



Staff Report

Infill Housing Design Review Committee

File Number: 3-N-22-IH

Meeting: 3/16/2022
Applicant: David Nicley DPN Builders
Owner: David Nicley DPN Builders

Property Information

Location: 114 E. Woodland Ave. **Parcel ID** 81 K F 002
Zoning: RN-2 (Single-Family Residential Neighborhood)
District: Oakwood/Lincoln Park Infill Housing Overlay District

Description of Work

Level III New Primary Structure

New primary residence fronting E. Woodland Avenue. One-story, front-gable roof residence measures 26' wide by 44' long, with an 8' deep by 18' wide front porch centered on the façade. The house is proposed to be set 84' from the front property line, to situate the house behind three large existing oak trees. Parking is proposed for an existing gravel area to the rear of the lot, measuring 20' by 25', extending off the right side (southwest) alley.

The house features a 10/12 pitch, front-gable roof clad in asphalt shingles, an exterior of vinyl siding, and a stuccoed CMU foundation. The façade (northwest) is three bays wide, featuring a centrally located door flanked by two one-over-one, vinyl, double-hung windows. The porch features a low-pitched, shed roof clad in metal supported by 6" square columns with trim at top and bottom. A second-story window is located in the front gable field. Both side elevations have three windows. The rear elevation features a secondary entry topped by a small shed roof.

Applicable Design Guidelines

Heart of Knoxville Infill Housing Design Guidelines

1. Front Yards

- Consistent front yard space should be created along the street with the setback of a new house matching the older houses on the block.
- When several infill houses, porches and the habitable portion of each house should be about the same distance from the street as the original houses.
- A walkway should be provided from the sidewalk or street to the front door. Along grid streets, the walk should be perpendicular to the street.
- Healthy trees that are outside the building footprint should be preserved. The root area should be marked and protected during construction.

2. House Orientation and Side Yards

- New housing should be proportional to the dimensions of the lot and other houses on the block.
- Side yard setbacks should be similar to older houses on the block, keeping the rhythm of spacing between houses consistent.

3. Alleys, Parking, and Services

- Parking should not be in front yards.
- Alley access should be used for garage or parking pad locations.
- On streets without alleys, garages or parking pads should be at least 20' behind the front façade of the infill house with access limited to one lane between the street and the front façade.
- On those streets which have alleys, driveways should not be permitted from the front of the house.
- Alley oriented parking pads, garbage collection points, and utility boxes should be screened with a combination of landscaping and fencing.

4. Scale, Mass, and Foundation Height

- The front elevation should be designed to be similar in scale to the other houses along the street.
- The front façade of new houses should be about the same width as original houses on the block.
- If extensions or bays were typically part of the neighborhood's historic house design, such elements should be incorporated into infill housing.
- New foundations should be about the same height as the original houses in the neighborhood.

5. Porches and Stoops

- Porches should be part of the housing design in those neighborhoods where porches were commonplace.
- Porches should be proportional to original porches on the block, extending about 8-12' toward the street from the habitable portion of the house.
- Porches should extend into the front yard setback, if necessary, to maintain consistency with similarly sited porches along the street.
- Porch posts and railings should be like those used in the historic era of the neighborhood's development.

6. Windows and Doors

- When constructing new houses, the windows and door styles should be similar to the original or historic houses on the block.
- To respect the privacy of adjacent properties, consider the placement of side windows and doors.
- The windows and doors on the front façade of an infill house should be located in similar proportion and position as the original houses on the block.
- Attention should be paid to window placement and the ratio of solid (the wall) to void (the window and door openings).
- Contemporary windows such as "picture windows" should not be used in pre-World War II neighborhoods.

7. Roof Shapes and Materials

- New roofs should be designed to have a similar pitch to original housing on the block.
- More complex roofs, such as hipped roofs and dormers, should be part of new housing designs when such forms were historically used on the block.
- Darker shades of shingle were often used and should be chosen in roofing houses in Infill neighborhoods.

8. Siding Materials

- Clapboard-like materials should be used in constructing new housing where painted wood siding was traditionally used.
- Brick, wood shingle, and other less common material may be appropriate in some older neighborhoods, particularly those with a mix of architectural styles.
- Faced stone, vertical siding, and other non-historic materials should not be used in building new houses.

11. Landscape and Other Considerations

- One native or naturalized shade tree should be planted in the front and rear yards of infill lots with 25 feet or more in depth to front of house.

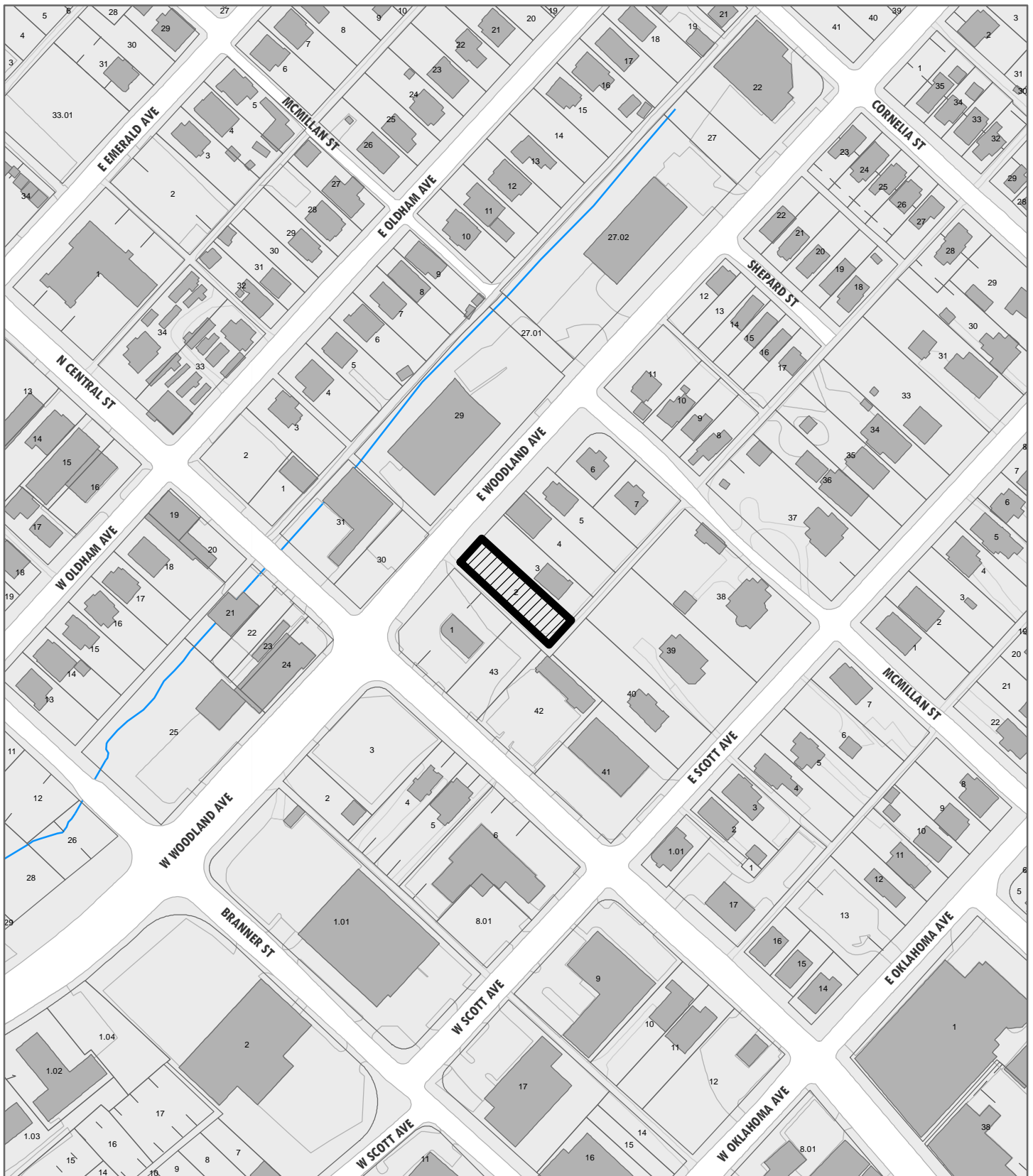
Comments

1. The proposed setback is 84' from the front property line. The block lacks front setback context; the adjacent house at 115 E. Woodland Ave is also substantially recessed at 96' from the front property line, while the next property is a church which sits directly on the front property line. The applicant has proposed the 84' front setback as a means of maintaining the three relatively old growth oak trees towards the front of the property. This corresponds with the design guideline to preserve healthy trees outside the building footprint. While the house will be recessed at the block, it will be in line with the adjacent house, create consistent front yard space, and maintain the large shade trees. The house is relatively centered on the lot with consistent side yard setbacks.
2. The subject block does not retain historic context, featuring a Minimal Traditional, a highly modified Craftsman, and a church building. The 1.5-story adaptation of a simple Folk Victorian house is appropriate for the context.
3. Parking meets Infill Housing design guidelines by being located to the rear of the house, with a parking pad accessed of the side alley. Final site plan modifications should meet City Engineering standards.
4. The 1.5-story, three-bay front elevation is compatible with other houses along the street and in the broader neighborhood. The façade width is consistent with similar historic houses and the front porch contributes modest complexity to the façade. The house incorporates a foundation height of approximately 4' on the façade, receding to approximately 1' to the rear, which meets the design guidelines.
5. The shed-roof porch, centered on the façade, meets the design guidelines for porches.
6. Windows and door styles and placement are compatible with the historic context and meet the design guidelines. There is a sufficient amount of transparency on side elevations.
7. The 10/12 pitch roof is compatible with historic houses in the neighborhoods. While the house does not incorporate more roofline complexity, the infill construction is proposed for a modest block where a simple front-gable roof is appropriate.
8. The asphalt shingle roofing, vinyl siding, and stuccoed foundation meet the design guidelines. The applicant should select a vinyl lap siding with an overlap to reflect historic clapboard siding instead of a Dutch lap.
9. The proposal retains the existing old growth shade trees.

Recommendation

Staff recommends approval of Certificate 3-N-22-IH, subject to the following conditions:

- 1) Final site plan and parking to meet City Engineering standards;
- 2) Applicant to select a lap siding with an overlap instead of Dutch lap.



3-N-22-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

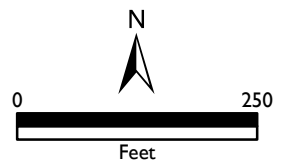
Applicant: David Nicley DPN Builders

**INFILL
HOUSING
REVIEW
BOARD**



114 E. Woodland Ave.
Oakwood/Lincoln Park Infill Housing Overlay
District

Original Print Date: 3/7/2022
Revised:
Knoxville/Knox County Planning - Infill Housing Design Review Committee





DESIGN REVIEW REQUEST

- DOWNTOWN DESIGN (DK)
- HISTORIC ZONING (H)
- INFILL HOUSING (IH)

David Nicley

Applicant

February 25, 2022

March 16, 2022

3-N-22-IH

Date Filed

Meeting Date (if applicable)

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Owner
- Contractor
- Engineer
- Architect/Landscape Architect

David Nicley

DPN Builders

Name

Company

518 Merritt Road

Washburn

TN

37888

Address

City

State

Zip

865-659-2577

DPNBuilders1@gmail.com

Phone

Email

CURRENT PROPERTY INFO

David Nicley

865-659-2577

Owner Name (if different from applicant)

Owner Address

Owner Phone

114 East Woodland Ave.

081KF002

Property Address

Parcel ID

McMillan

RN-2

Neighborhood

Zoning

AUTHORIZATION

Staff Signature

David Nicley

2-25-2022

Please Print

Date

Applicant Signature

Lindsay Crockett

2.25.22

Please Print

Date

STAFF

REQUEST

DOWNTOWN DESIGN

Level 1:

- Signs Alteration of an existing building/structure

Level 2:

- Addition to an existing building/structure

Level 3:

- Construction of new building/structure Site design, parking, plazas, landscape

See required Downtown Design attachment for more details.

Brief description of work: _____

HISTORIC ZONING

Level 1:

- Signs Routine repair of siding, windows, roof, or other features, in-kind; Installation of gutters, storm windows/doors

Level 2:

- Major repair, removal, or replacement of architectural elements or materials Additions and accessory structures

Level 3:

- Construction of a new primary building

Level 4:

- Relocation of a contributing structure Demolition of a contributing structure

See required Historic Zoning attachment for more details.

Brief description of work: _____

INFILL HOUSING

Level 1:

- Driveways, parking pads, access point, garages or similar facilities Subdivisions

Level 2:

- Additions visible from the primary street Changes to porches visible from the primary street

Level 3:

- New primary structure
 Site built Modular Multi-Sectional

See required Infill Housing attachment for more details.

Brief description of work: New Construction. Single Family Residence

STAFF USE ONLY

ATTACHMENTS

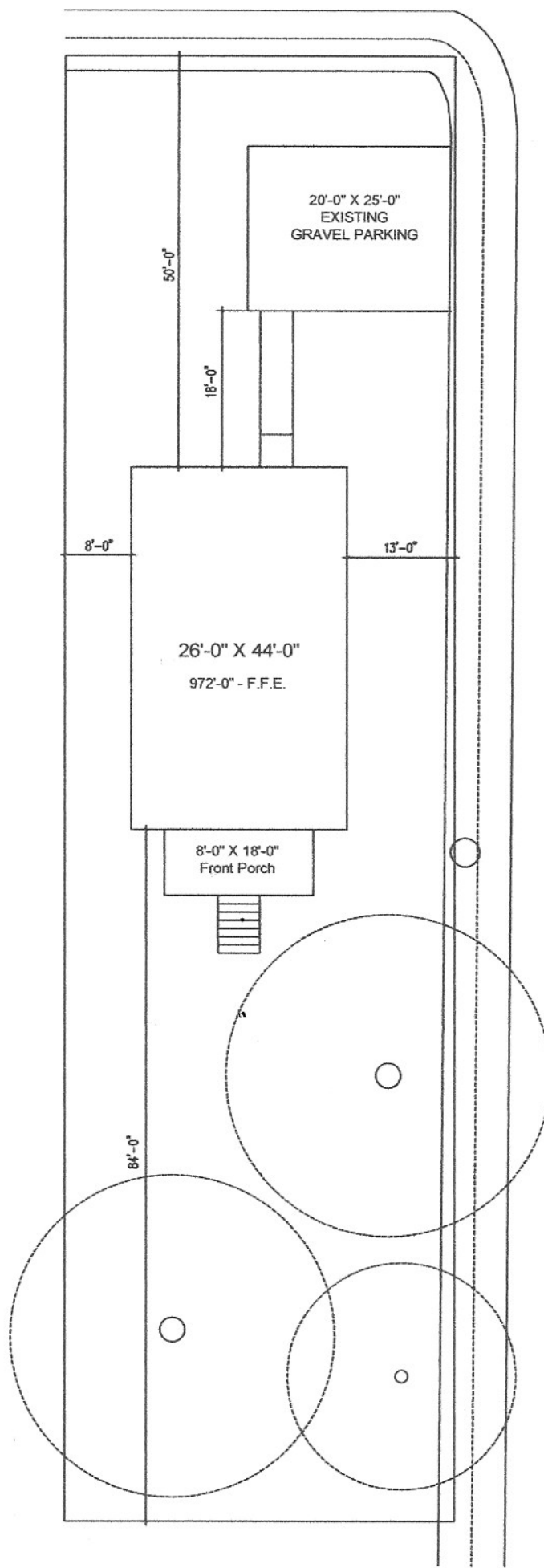
- Downtown Design Checklist
 Historic Zoning Design Checklist
 Infill Housing Design Checklist

ADDITIONAL REQUIREMENTS

- Property Owners / Option Holders

Level 1: \$50 • **Level 2:** \$100 • **Level 3:** \$250 • **Level 4:** \$500

FEE 1:	TOTAL:
250.00	250.00
FEE 2:	
FEE 3:	

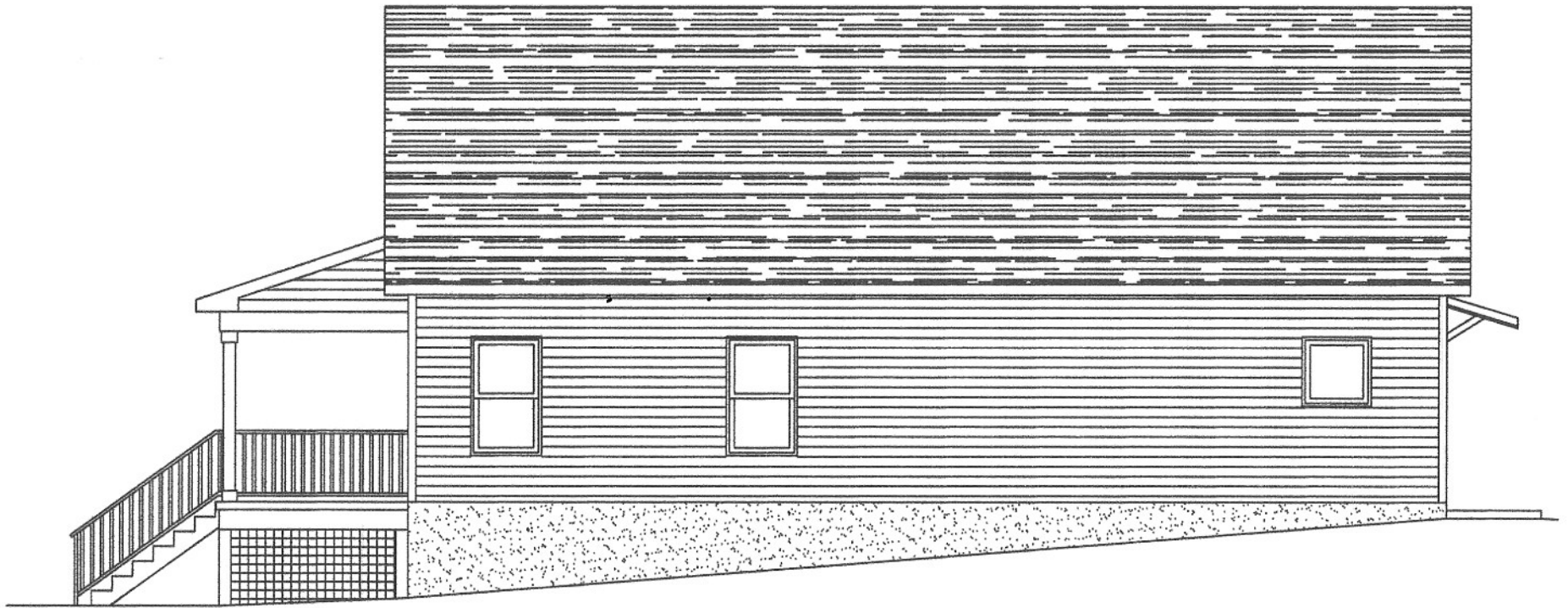


Site Plan

114 East Woodland Avenue 37917



Front Elevation
 114 East Woodland Avenue 37917



Side Elevation
114 East Woodland Avenue 37917



Side Elevation
114 East Woodland Avenue 37917



Rear Elevation
114 East Woodland Avenue 37917