

**Meeting:** 5/18/2022  
**Applicant:** Kelly Hunter  
**Owner:** Kelly Hunter

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## Property Information

**Location:** 3300 Orlando St. **Parcel ID** 69 L E 020  
**Zoning:** RN-2 (Single-Family Residential Neighborhood)  
**District:** Lonsdale Infill Housing Overlay District

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## Description of Work

Level III New Primary Structure

Revised design for new primary residence fronting Orlando Street. Initial submission was reviewed and approved by the Design Review Board in 2021 (12-A-21-IH). Revised proposal includes modifications to roofline; massings on front and rear elevations; and window placement and designs on front, rear, and side elevations.

The site plan has not been modified from previous review, featuring a front setback of approximately 35'-5" on the left side of the façade, with the primary massing recessed and set 45'-1" from the front property line on the right side. The parking has not been modified, with a 26'-8.5" long by 21' wide concrete parking pad extending off Seymour Avenue.

The two-story house features a 7/12 pitch, side-gable roof clad in dimensional shingles, with gable fields clad in lap siding; an exterior of brick veneer, and a brick foundation.

On the façade, a one-story, front-gable roof massing projects from the left half of the façade (revised from a two-story massing in previous submission), featuring a pair of double-hung, one-over-one, windows. A 9' deep and 8' wide, shed-roof entry stoop supported by a 10" by 10" square column is centered over the door, with a single-light picture window flanked by two double-hung windows on the third bay. Window placement on the right side elevation has been revised. The rear elevation has been revised to feature a one-story, full-length, hipped-roof massing with a secondary entry, and the second story will be clad in lap siding. The left side foundation has been revised to include four differently-sized windows.

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## 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.

#### 12. Small Lot 1930-1950 Era Houses

During this era, housing patterns began to change. Lots were occasionally platted in the Heart of Knoxville that were wider and were not typically served by alleys. Architectural styles were changing, too, with Dutch Colonial Revival, Tudor Revival, Minimal Traditional, Colonial Revival, and Ranch styles being popular. Most of the guidelines on the previous pages are applicable to infill housing and house modifications in such areas. Additional considerations and exceptions that should be taken into account are outlined in this section.

- Porches and Stoops: in blocks where entrances are dramatized by stoops, infill housing should feature a stoop (measuring 4 to 5 feet in depth) or a covered porch (6 to 8 feet in depth).

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## Comments

1. The site plan and parking have not been revised since the December 2021 approval. The previous DRB review approved the front setback at 35'-5" at the closest point and the reduced corner side setback of 9'-11.5" with the intent to accommodate the preservation of a large, existing magnolia tree on the right side of the property. The parking also meets Infill Housing design guidelines and has not been revised. Any final modifications to the site plan in permitting should meet City Engineering standards.
2. The previous review noted that the block to receive new construction is characterized by one-story Minimal Traditionals and Craftsman bungalows, with two-story houses on the north end of the block and one in the center of the block. The two-story house was previously approved by the Design Review Board. The overall massing of the house has been reduced; the house now features one-story projecting massings on the front and rear elevations which were originally proposed at two stories tall. The design retains a 1'-10" tall foundation height which is compatible with historic designs.
3. The porch design has not been revised, and continues to meet the depth recommendation of the design guidelines and is compatible on a block with several examples of Minimal Traditional entry stoops.
4. Window placements on all elevations have been modified from the previous proposal. The proposed window and door styles are compatible with historic elements on the block. The previous review noted that while the design guidelines discourage "picture windows" in "pre-World War II neighborhoods," the block features many Minimal Traditional houses which commonly feature picture windows.

Guidelines recommend attention to overall window placement and the ratio of solid to void. On the façade, the smaller second-story window is off center from the otherwise symmetrical façade arrangement and should be modified. The right side may benefit from replacing the picture window (which were typically used only on façade elevations) with another pair of double-hung windows like those immediately above. The left side elevation features three different sizes/forms of windows in an irregular placement. The brick arches and sills do contribute to the overall design.

5. The roof pitch has been modified from a 7/12 hipped roof to a 7/12 side gable roof, with additional complexity via the projecting front-gable massing and the hipped-roof section on the rear. The roof details meet design guidelines.

6. Materials, which meet the design guidelines, have not been modified since the initial revision.

7. The site plan includes the retention of existing trees in the front and rear yard.

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## **Recommendation**

Staff recommends approval of Certificate 5-A-22-IH, subject to the following conditions:

- 1) Revisions to façade and side elevation window placement and design;
- 2) Final site plan to meet City Engineering standards.



**5-A-22-IH**

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

**INFILL  
HOUSING  
REVIEW  
BOARD**

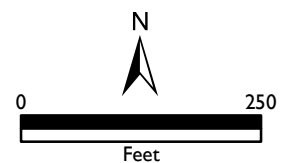


3300 Orlando St.  
Edgewood Park Infill Housing Overlay District

Original Print Date: 12/2/2021  
Knoxville/Knox County Planning - Infill Housing Design Review Committee

Revised:

Applicant: Kelly Hunter





## DESIGN REVIEW REQUEST

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

Kelly Hunter and Liliana Burbano

Applicant

4/29/2022

May 18, 2022

5-A-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

Kelly Hunter

Name

Company

3810 Fairmont Blvd

Knoxville

TN

37917

Address

City

State

Zip

865-599-9531

kellyrayhunter@gmail.com

Phone

Email

## CURRENT PROPERTY INFO

Owner Name (if different from applicant)

Owner Address

Owner Phone

3300 Orlando Street

865-599-9531

Property Address

Parcel ID

069LE020

Neighborhood

Zoning

## AUTHORIZATION

*Lindsay Crockett*

Lindsay Crockett

4.29.22

Staff Signature

Please Print

Date

*Kelly Hunter*

Kelly Hunter

4/29/2022

Applicant Signature

Please Print

Date

# 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: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

## 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

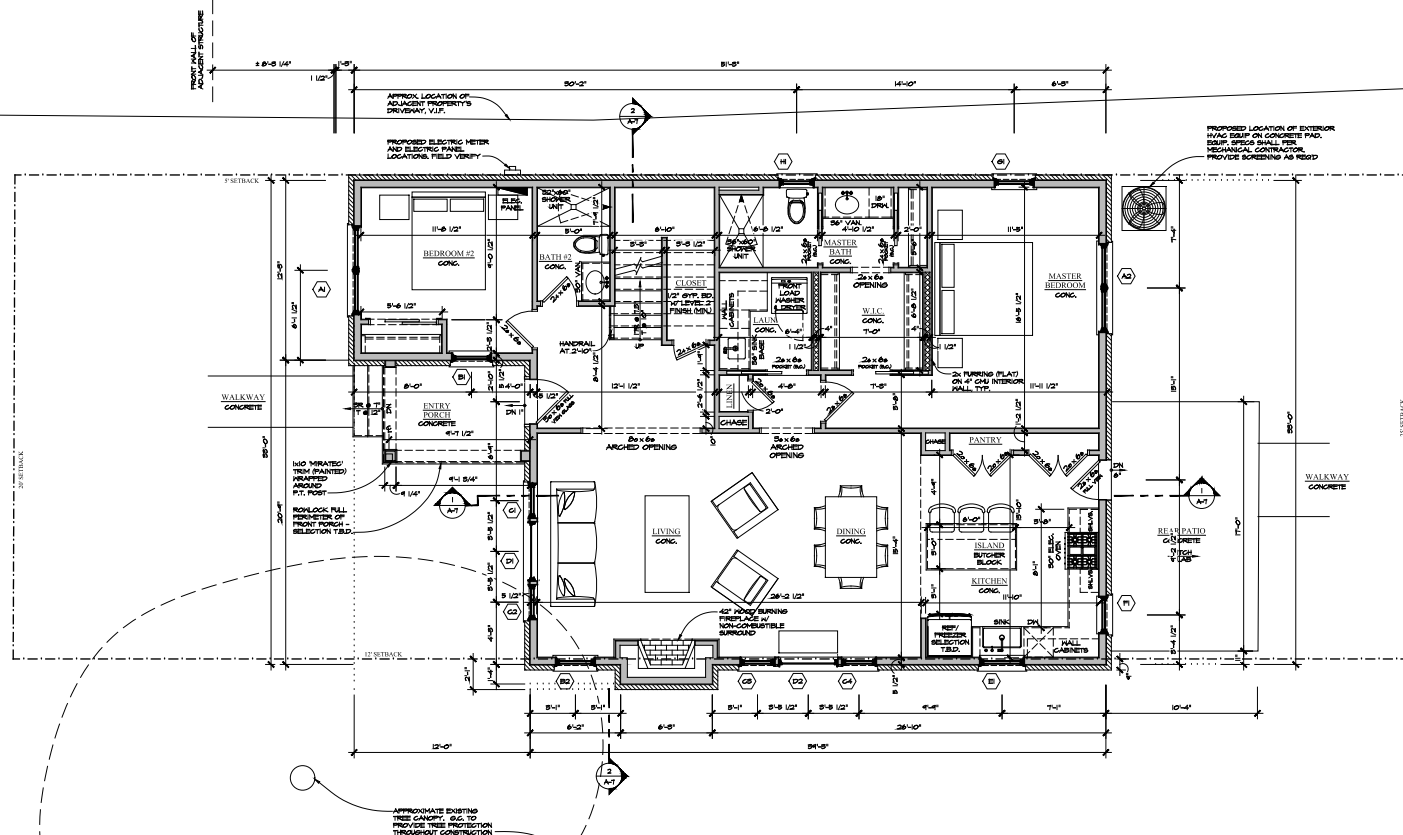
<b>FEE 1:</b>	<b>TOTAL:</b>
<b>FEE 2:</b>	
<b>FEE 3:</b>	







A.6



# FIRST FLOOR PLAN

9'-0" CEILING HEIGHT

## FINISH AND SPECIFICATION NOTES:

- NATURAL GAS CONNECTIONS.
- RANGE
- HEAT
- PANTRY HEATER
- MATERIAL: TANKLESS WATER HEATER
- WVAC
- ZONE
- ZONE #1 FIRST FLOOR
- ZONE #2 SECOND FL.

- DRYHALL
- SMOOTH FINISH HALL & CEILING w/ SQUARE EGGED CORNERS
- STANDING AND RUNNING TRIM
- PROVIDE CRACK MOLD AND BASEBOARD THROUGHOUT
- FINISHED SPACES AS INDICATED SCOPE OF WORK
- INTERIOR DOORS
- DO = SOLID CORE AS NOTED-METER TO PLAN
- FIRST FLOOR: 8'-6"
- LOWER LEVEL: 8'-6"

SQUARE FOOTAGE	
INTERIOR SPACE	
FIRST FLOOR=	1,463
SECOND FLOOR=	896
TOTAL INTERIOR=	2,358
EXTERIOR SPACE	
FRONT PORCH=	70
REAR PORCH=	176
TOTAL EXTERIOR=	246
BASEMENT (UNFIN.)=	N/A

NOTES:  
PROVIDE PRICING AND SAMPLES FOR A STANDARD FLOOR AND POWER TRUCK. FINISH FOR CONC. FLOORS.

## GENERAL NOTES:

- OPENING SIZES ARE GIVEN IN FEET AND INCHES
- ALL EXTERIOR WALL DIMENSIONS ARE TO FACE OF STUD. WALL.
- ALL EXTERIOR WALLS TO BE 2x6 UNLESS NOTED OTHERWISE
- ALL INTERIOR WALLS ARE 2x4 UNLESS NOTED OTHERWISE
- ALL ANGLED WALLS TO BE 45° UNLESS NOTED OTHERWISE
- VERIFY QUANTITY OF STAIRS w/ FIELD CONDITIONS
- WINDOW AND DOOR SIZES ARE APPROXIMATE. VERIFY ROUGH OPENINGS w/ SUPPLIER
- VERIFY ALL WINDOWS FOR TYPICAL GLASS AND EXPLODE COMPLIANCE WHERE REQUIRED.
- VERIFY MESH ROOM SIZE w/ HVAC SIZES AND WATER HEATER SIZES.
- VERIFY HATCHES / DRIVER AREA w/ CONTRACTOR.
- VERIFY CABINET SIZES w/ FIELD CONDITIONS.
- VERIFY KITCHEN LAYOUT w/ CABINET SUPPLIER.
- VANITY DRAWINGS ARE SCHEMATIC. OWNER TO SELECT VANITIES w/ CABINET SUPPLIER.

## DRAWING LEGEND

SP1	SITE PLAN
A1	FOUNDATION PLAN
A2	WINDOW SCHEDULE
A3	FIRST FLOOR PLAN
A4	SECOND FLOOR PLAN
A5	ROOF PLAN
A6	ELEVATIONS
A7	SECTIONS
E1	FIR. & SEC. FL. RCP
FR1	SEC. FLOOR FRAMING
FR2	ROOF FRAMING



NOBLE KNIGHTS  
CONSTRUCTION, INC.  
663-406-7223

HUNTER RESIDENCE,  
3300 ORLANDO STREET, KNOX COUNTY, KNOXVILLE, TN 37917  
LOT 78 IN FAIRMONT PARK ADDITION

## FLOOR PLANS FIRST FLOOR PLAN

No.	Date

## Plot Scale

Drawn	FOR REVIEW
Appd.	LOT #78
Project No.	21.13
Date	APRIL 17, 2022
She. No.	
of	

A.3





A.4

[illegible]