



Staff Report

Infill Housing Design Review Committee

File Number: 11-A-22-IH

Meeting: 11/16/2022
Applicant: Mike Ballinger Rock Creek Construction
Owner: Michael Girard

Property Information

Location: 325 Oglewood Ave. **Parcel ID:** 81 F L 028
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 Oglewood Ave. One-story residence features a front-gable roof (6/12 pitch, clad in asphalt shingles), an exterior of vinyl siding, and a concrete slab foundation. The front porch will be set 21' from the front property line, making the house ~29' from the front property line. Parking is proposed as a 10' wide by 35' long concrete drive accessed from the alley.

The façade (southeast) features a partial-width front-gable porch on one half of the façade, supported by square posts. The façade features paired double-hung windows and a centrally located half-light door. The left elevation features one centrally-located double-hung window, with two smaller fixed windows on the right elevation. A secondary entry accesses a small wood deck on the rear elevation.

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.
- If greater height is to be created (with new construction or an addition), that portion of the house should be located toward the side or rear of the property.

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.
- 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.

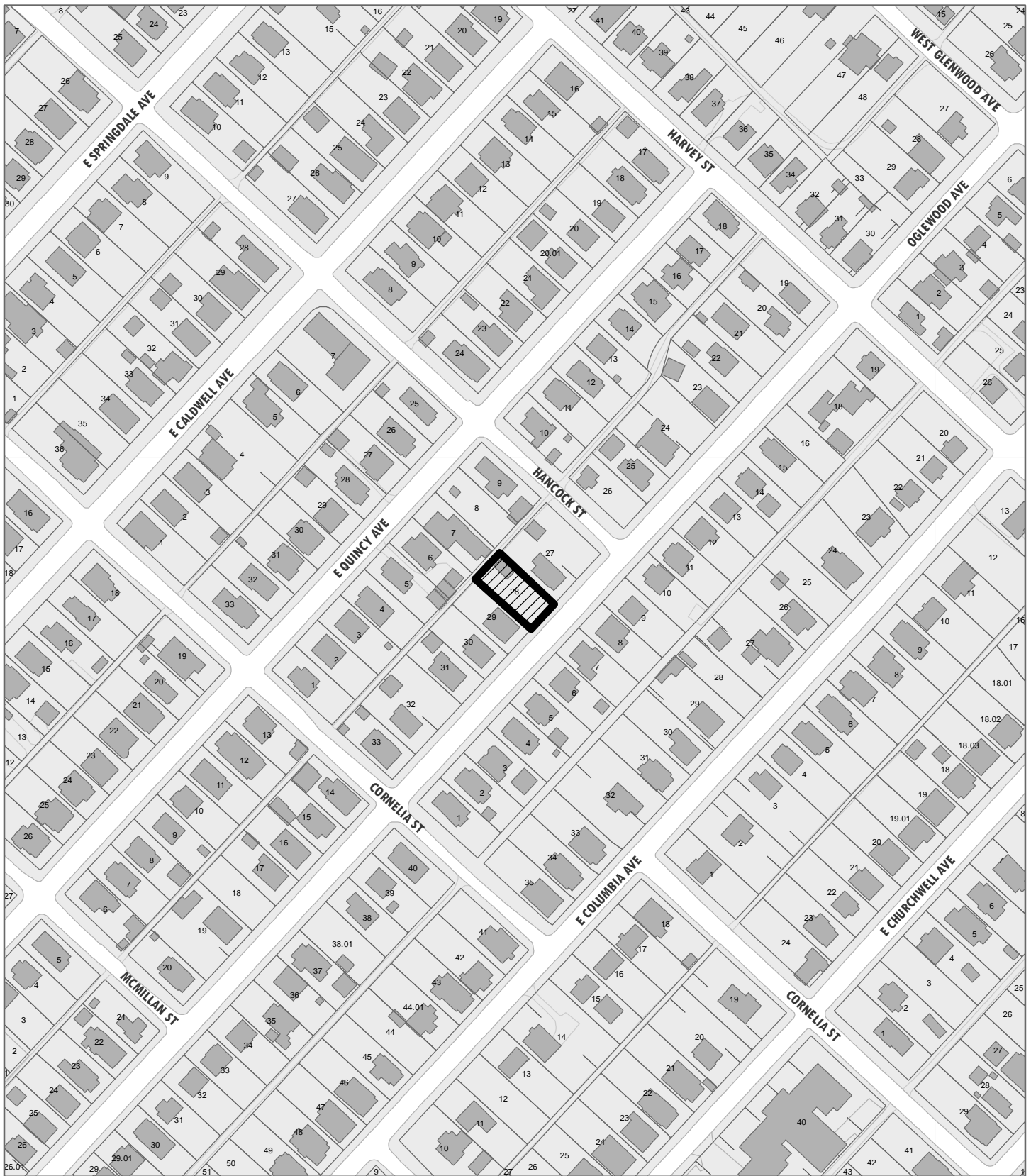
Comments

1. The new house will feature a main massing approximately 29' from the front property line. The porch depth is not defined on the drawings. The average front setback on the block face is ~21'. The house should be moved up towards the front property line to align with the average front setback of the block. The final site plan should include a walkway from the front porch to the sidewalk.
2. The block is characterized by modest one-story, three-bay Queen Anne cottages and some Craftsman bungalows. The proposed house is proportionate to the dimensions of the lot and the other houses on the block. The side setbacks will be evenly spaced along the block.
3. While the parking meets the Infill Housing design guidelines as being located behind the main house and accessible from the alley, final modifications may be necessary to meet City Engineering standards and the coverage limits of the RN-2 zoning. The applicant has indicated they would demolish the garage to remain within the building and impervious surface coverage limits, if necessary.
4. The one-story, three-bay façade is similar in scale and width to the block and neighborhood. The elevation drawings indicate a concrete slab foundation; guidelines recommend that foundations be the same height as original houses in the neighborhood. The foundation height should be elevated to be compatible with surrounding historic houses. The design includes a projecting front porch on the façade.
5. The design includes a partial-width, front-gable roof porch on the side of the façade. The front porch's location does not correspond on the elevation drawings; drawings should be updated to accurately show porch placement, and a porch depth of at least 8'. The porch design should be revised to include larger posts and additional detail as needed.
6. One-over-one windows instead of multi-light windows with simulated muntins are more appropriate for the neighborhood. Window placement should be revised to include additional transparency on the side elevations.
7. At 6/12, the roof pitch is the minimum typically approved in the Infill Housing overlay. The projecting bay from the porch adds complexity.
8. The roof cladding and siding meet the design guidelines. Additional siding elements may contribute additional complexity to the relatively simple design. The vinyl siding should use an overlap instead of flush panel or Dutch lap siding. The foundation should be elevated and clad in stucco or brick veneer to be more compatible with the context.
9. The final site plan should include a native or naturalized shade tree in the front and rear yards.

Recommendation

Staff recommends approval of Certificate 11-A-22-IH, subject to the following conditions:

- 1) Front setback to be modified to align with front setback pattern of block;
- 2) Final site plan to meet City Engineering standards and coverage limits of the RN-2 zoning, incorporating a walkway from the front door to the sidewalk;
- 3) Foundation height to be elevated to be compatible with original houses on the block;
- 4) Final elevation drawings to accurately depict front porch placement, including an 8' depth and revised posts;
- 5) Incorporation of additional windows on the side elevations;
- 6) Use siding with an overlap like typical wood lap siding instead of Dutch lap or flush panel siding;
- 7) Final site plan to include a native or naturalized shade tree in the front and rear yards.



11-A-22-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

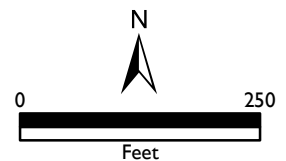
Applicant: Mike Ballinger Rock Creek Construction

INFILL HOUSING REVIEW BOARD



325 Oglewood Ave.
Oakwood/Lincoln Park Infill Housing Overlay District

Original Print Date: 11/8/2022
Revised:
Knoxville/Knox County Planning - Infill Housing Design Review Committee





DESIGN REVIEW REQUEST

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

Gil Feliciano

Applicant

October 24, 2022

November 16, 2022

11-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

Mike Ballinger

Rock Creek Construction

Name

Company

2908 Brabson Drive

Knoxville

TN

37918

Address

City

State

Zip

865-405-8123

mballingerrc@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Michael Girard

4933 Wise Springs Rd. Corryton Tn. 37721

865-740-3108

Owner Name (if different from applicant)

Owner Address

Owner Phone

325 Oglewood Ave. Knoxville Tennessee 37917

28

081FL028

Property Address

Parcel ID

CB Atkins Oakwood

RN-2

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

10.25.22

Staff Signature

Please Print

Date

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: New 1200 sq. ft. 3 bedroom 2 bath Concrete rear entrance driveway

STAFF USE ONLY

ATTACHMENTS

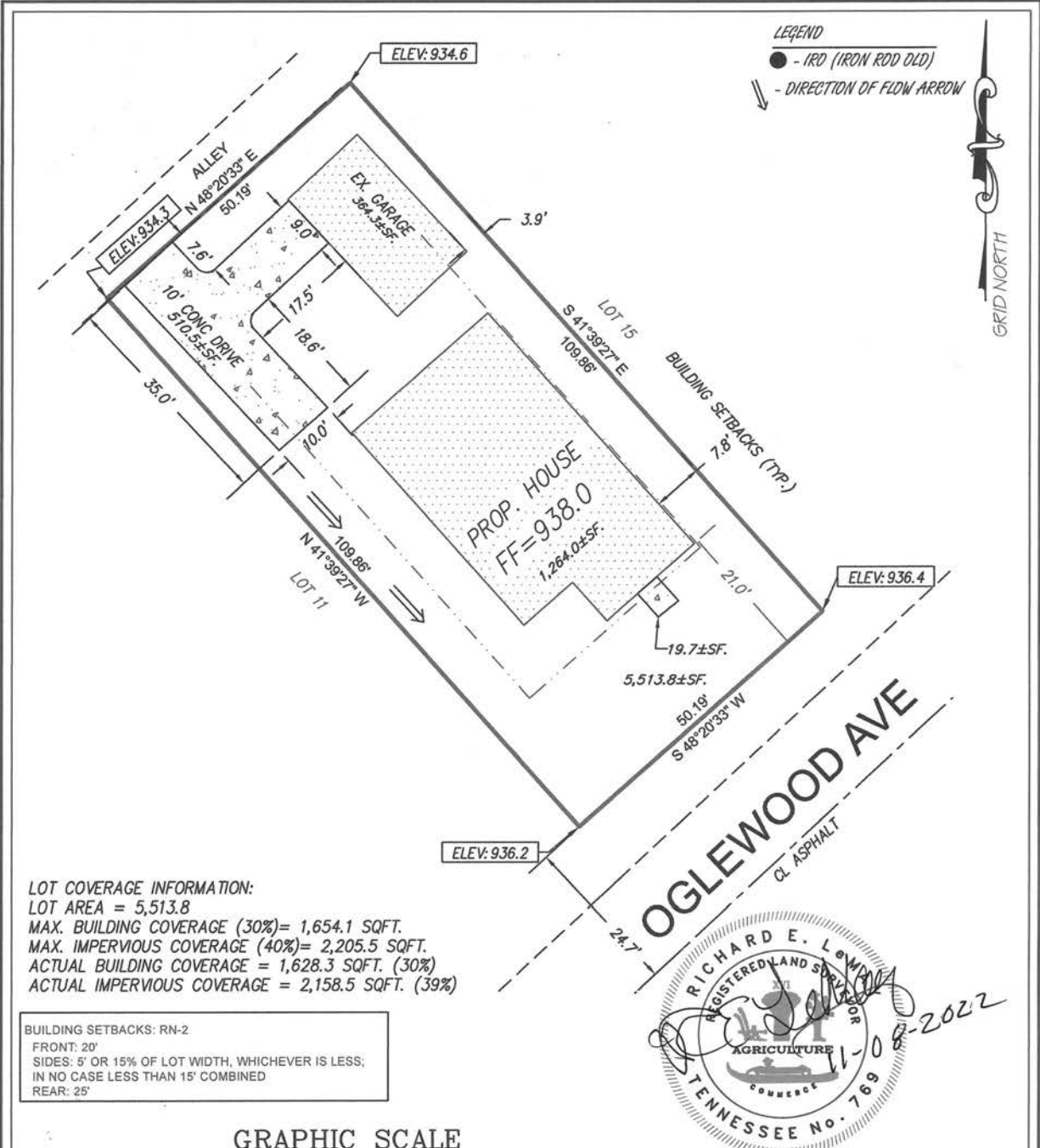
- Downtown Design Checklist
 Historic Zoning Design Checklist
 Infill Housing Design Checklist

ADDITIONAL REQUIREMENTS

- Property Owners / Option Holders

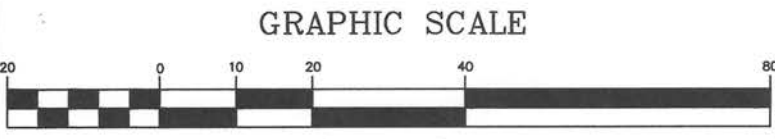
Level 1: \$50 • **Level 2:** \$100 • **Level 3:** \$250 • **Level 4:** \$500

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



LOT COVERAGE INFORMATION:
 LOT AREA = 5,513.8
 MAX. BUILDING COVERAGE (30%) = 1,654.1 SQFT.
 MAX. IMPERVIOUS COVERAGE (40%) = 2,205.5 SQFT.
 ACTUAL BUILDING COVERAGE = 1,628.3 SQFT. (30%)
 ACTUAL IMPERVIOUS COVERAGE = 2,158.5 SQFT. (39%)

BUILDING SETBACKS: RN-2
 FRONT: 20'
 SIDES: 5' OR 15% OF LOT WIDTH, WHICHEVER IS LESS;
 IN NO CASE LESS THAN 15' COMBINED
 REAR: 25'



SITE NOTES

- CORNER MONUMENTS AS SHOWN HEREON
- VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- DEED REFERENCE: INSTRUMENT # 202208100009460
- TAX MAP REFERENCE: TAX MAP 81, INSERT F, GROUP L, PARCEL 28
- TOTAL AREA: 5,513.8± SQFT.
- ZONING DISTRICT: RN-2
- NO CERTIFICATION IS MADE REGARDING ZONING CONFORMANCE.
- ALL STRUCTURES, UTILITIES AND/OR EASEMENTS THAT MAY EXIST ON OR CROSSING SURVEYED PROPERTY, NOT SHOWN THIS SURVEY.
- SURVEYED PROPERTY IS SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS, RIGHT-OF-WAYS, & RESTRICTIONS OF RECORD OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS, NOT SHOWN BY PUBLIC RECORDS.

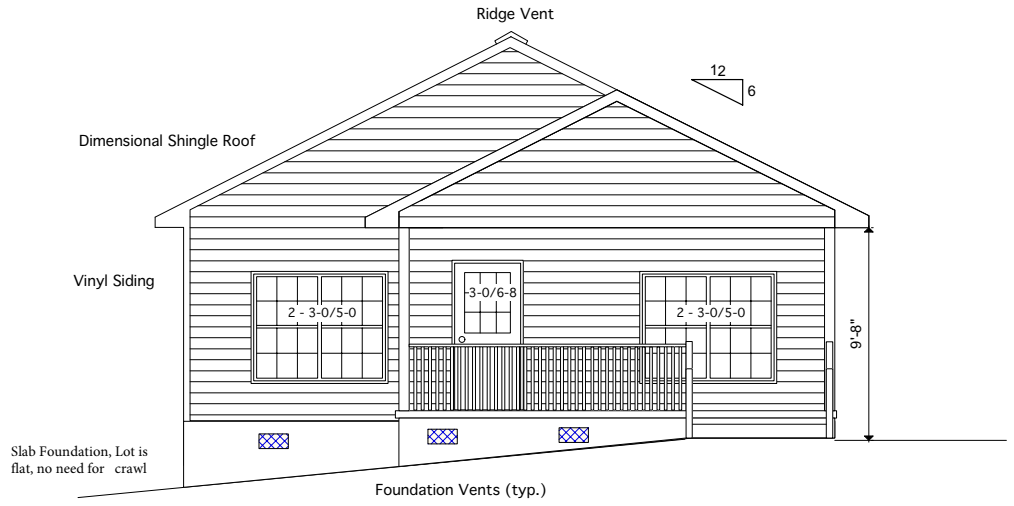


I hereby certify that the survey shown hereon is a category 1 survey and that the ratio of precision of the unadjusted survey is not less than 1:10,000 as shown hereon. no title opinion was furnished to this surveyor and easements shown and or not apparent in the field may or may not be discovered by a title search by a title attorney.

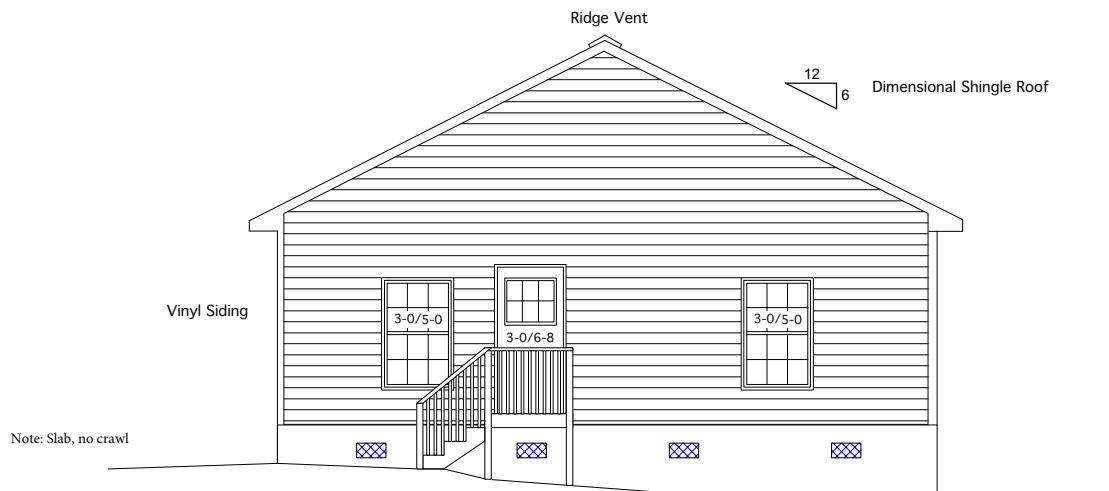
Surveyor
 Tenn. Reg. No. 769

PROPERTY OWNER(S)
 MICHAEL GIRARD
 4933 WISE SPRINGS
 CORRYTON, TN 37721

LeMAY & ASSOCIATES CONSULTING ENGINEERS 10816 KINGSTON PIKE KNOXVILLE, TN. 37934 PH: 865-671-0183	PLOT PLAN LOT 14 <i>C.B. ATKINS OAKWOOD</i> 325 OGLEWOOD AVE KNOXVILLE, TN 37917	DATE: 10-19-2022
		SCALE: 1" = 20' DWG. NO. 6234 DRAWN BY: RELjr.



Front elevation



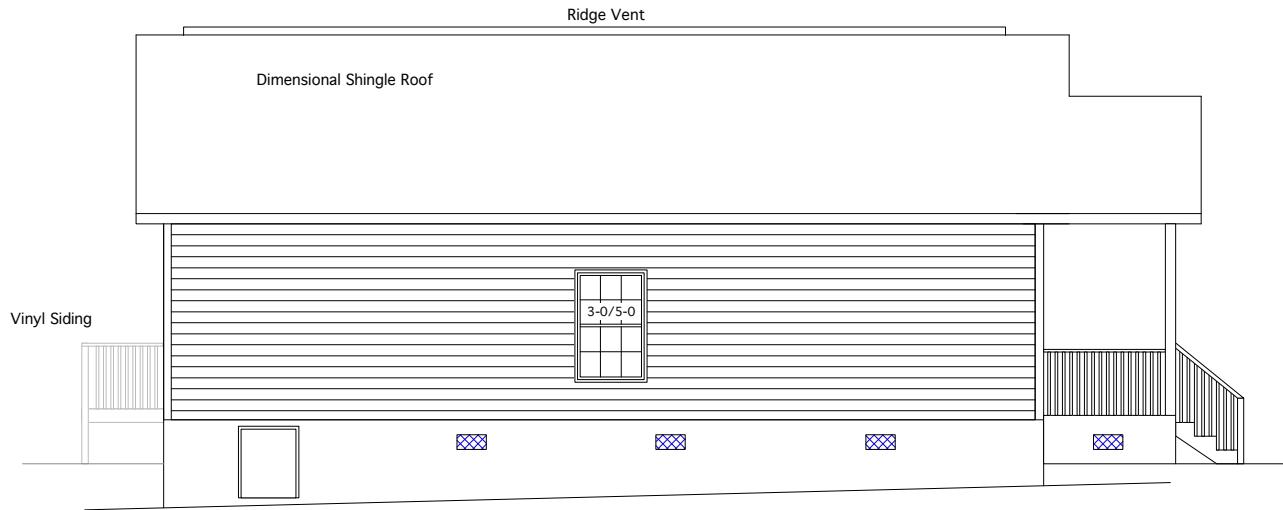
Back elevation

ELEVATIONS
Scale: 1/4" = 1'-0"

325 Oglewood Ave 37917

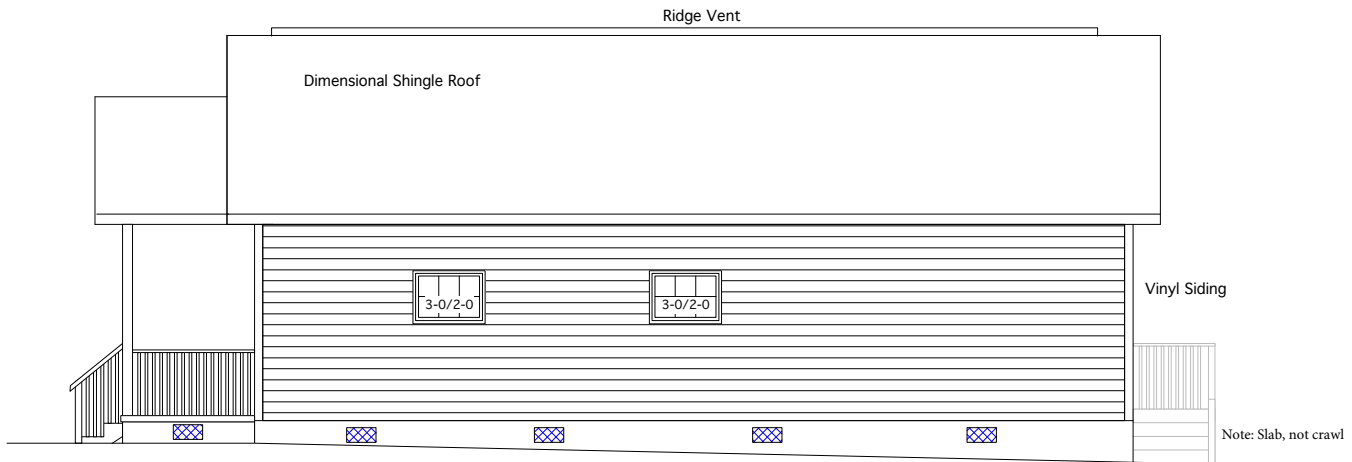
DATE:
9-4-17

SHEET
3
of 5



Left elevation

Note: Porch and
Patio to be concrete,
no wood decks, 1"
below house slab.



Right elevation

ELEVATIONS
Scale: 1/4" = 1'-0"

325 Oglewood Ave 37917

DATE:
9-4-17

SHEET
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of 4