



Staff Report

Infill Housing Design Review Committee

File Number: 9-A-22-IH

Meeting: 9/21/2022
Applicant: Kim Davis OBO Mike Stalsworth
Owner: James Michael Stalsworth

Property Information

Location: 427 Farragut Ave. **Parcel ID** 69 N G 004
Zoning: RN-2 (Single-Family Residential Neighborhood)
District: Oakwood/Lincoln Park Infill Housing Overlay District

Description of Work

Level II Additions Visible from the Primary Street

After-the-fact review of second-story addition. Addition measures 32' wide, and extends the full depth of the existing house, extending to the east (right side) of the primary house, with a side-gable roof. The applicant plans to install LP Smartside (engineered wood strand substrate vertical siding), with trim added to resemble board-and-batten siding. The addition features two pairs of double-hung vinyl windows on the façade (south), two on the east, and a sliding glass door on the rear.

Applicable Design Guidelines

Heart of Knoxville Infill Housing Design Guidelines

9. Additions

- In making an addition, exterior covering and roof materials, doors, and windows should be selected that are like those original to the house.
- Additions should be made to the rear or side of the house. Taller additions should be made to the rear of the house to keep the original scale of the front façade consistent with other houses along the block.
- The roofline and roofing materials should complement the original house.

Comments

1. The concrete block garage enclosure (with no roof) has been adjacent to the house's basement level since at least 2007. The garage and side addition were permitted (via City building permits, not Infill Housing design review) in 2002 but the owners did not initiate work and the project expired. At some point, the property owners also extended the deck and built a flat-roof front porch on the façade. The project has been partially constructed for at least a year.

2. The existing house at 427 Farragut Avenue is modest in size and design and does not retain significant integrity as a particular historic architectural style. The addition as completed would not meet the design guidelines for a typical local historic overlay. The addition is flush with the primary façade (as it was constructed above an existing open garage structure) and offset via a slightly taller roofline.

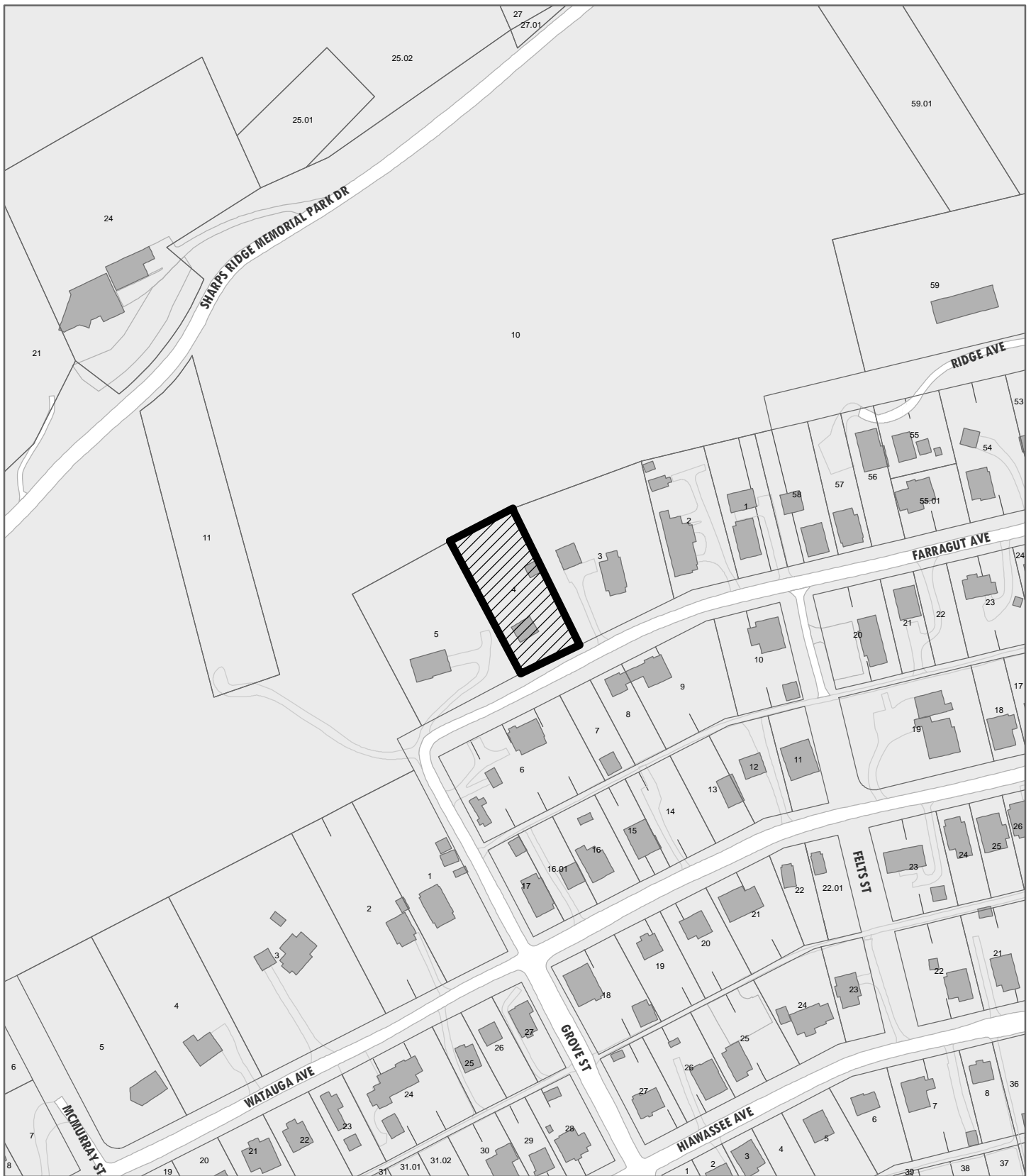
3. The Infill Housing design guidelines are very limited in scope for additions, recommending they be made to the

"rear or side of the house," use "a roofline and roofing materials" which complement the original house, and use "exterior covering, doors, and windows" which are compatible with the original house. Loosely, the addition as constructed meets these design guidelines. The addition should be differentiated from the main house via a vertical trim element or other design tactic.

4. Vertical siding is discouraged by the design guidelines, and Board reviews have typically encouraged the use of lap siding on new houses or additions instead of board-and-batten.

Recommendation

Recognizing the non-contributing nature of the house and the limited design guidelines for additions, staff recommends approval of Certificate 9-A-22-IH as completed, subject to the following conditions: 1) the applicant differentiate the addition from the primary house via a vertical trim board or other design tactic; 2) the applicant use a lap siding for the addition instead of vertical flush board siding.



9-A-22-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

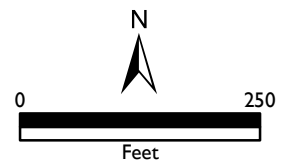
Applicant: Kim Davis OBO Mike Stalworth

**INFILL
HOUSING
REVIEW
BOARD**



427 Farragut Ave.
Oakwood/Lincoln Park Infill Housing Overlay
District

Original Print Date: 9/13/2022
Revised:
Knoxville/Knox County Planning - Infill Housing Design Review Committee





DESIGN REVIEW REQUEST

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

Mike Stalsworth

Applicant

8/12/2022

9/21/2022

9-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 Stalsworth

Name

Company

427 Farragut Avenue

Knoxville

TN

37917

Address

City

State

Zip

865 661 2022

kim@kimdavis.org

Phone

Email

CURRENT PROPERTY INFO

James Michael Stalsworth

427 Farragut Avenue

865 661 2022

Owner Name (if different from applicant)

Owner Address

Owner Phone

069NG004

Property Address

Parcel ID

Lincoln Park

Residential

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

Lindsay Crockett

8.12.22

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: Addition to existing house

STAFF USE ONLY

ATTACHMENTS

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

ADDITIONAL REQUIREMENTS

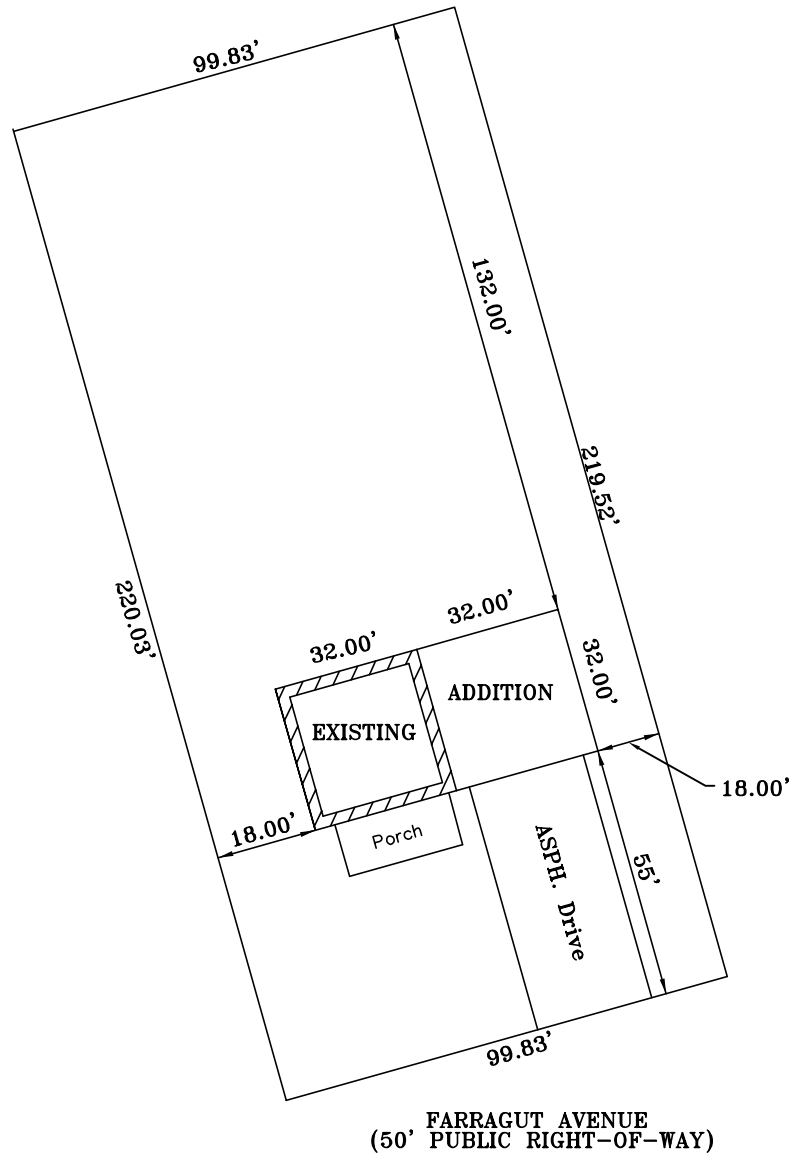
- Property Owners / Option Holders

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

FEE 1:		TOTAL:
100.00		
FEE 2:		
FEE 3:		

NOTES:

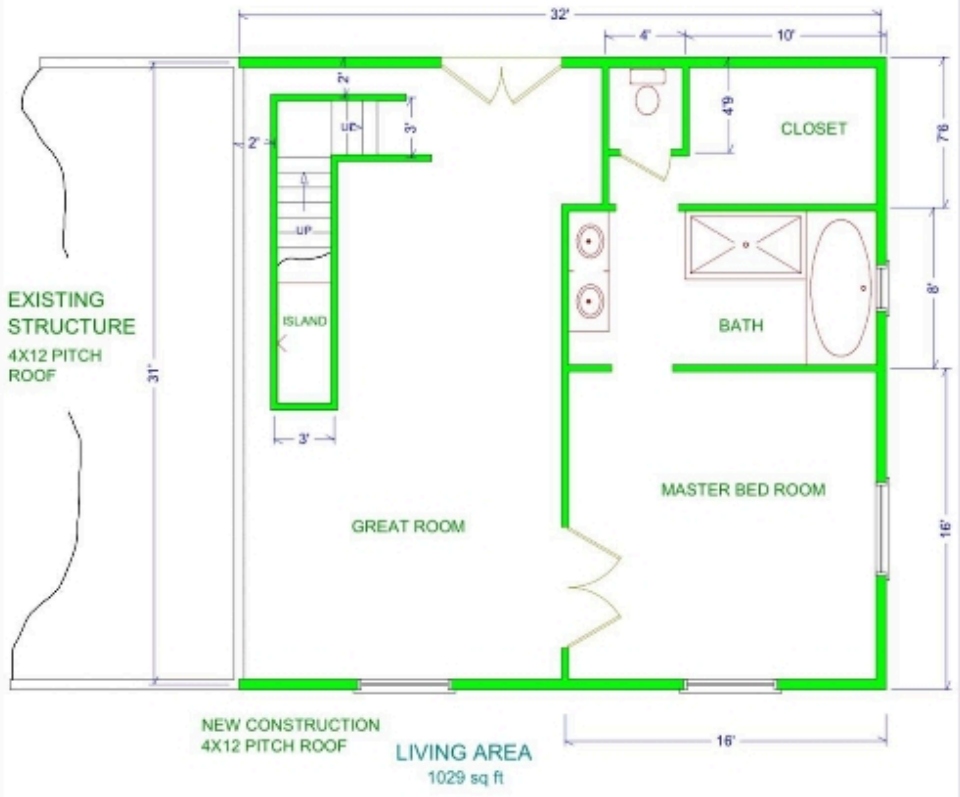
1. PROPERTY IS SUBJECT TO A 10' UTILITY & DRAINAGE EASEMENT ALONG ALL PROPERTY LINES.
2. PROPERTY IS ZONED "R-2". MINIMUM SETBACK REQUIREMENTS ARE AS FOLLOWS:
FRONT 20'
SIDE 5'
REAR 25'



PLOT PLAN OF:
427 FARRAGUT AVE
KNOXVILLE, KNOX COUNTY, TENNESSEE
TAX MAP 069 N G PARCEL 003.07







EXISTING
STRUCTURE
4X12 PITCH
ROOF

NEW CONSTRUCTION
4X12 PITCH ROOF

LIVING AREA
1029 sq ft

ISLAND

GREAT ROOM

BATH

MASTER BED ROOM

CLOSET

31'

32'

4'

10'

4'9"

7'6"

8'

16'

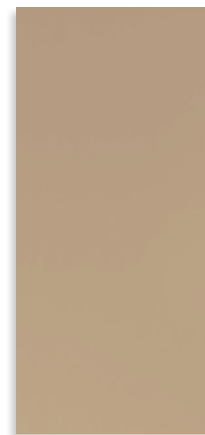
16'



LP® SMARTSIDE® VERTICAL SIDING

Vertical Siding* helps create a versatile, charming and modern aesthetic. Re-create the popular board and batten style by pairing LP® SmartSide® Smooth Finish Vertical Siding and LP SmartSide Smooth Finish Trim. The LP® SmartGuard® process provides added protection from the elements, helping your style look great for years to come.

- 16' lengths eliminate horizontal joints
- Pre-primed for exceptional paint adhesion
- Not rated for structural use
- Treated engineered wood strand substrate
- Available in cedar texture, smooth finish, and five beautiful ExpertFinish® colors



NEW Smooth Finish

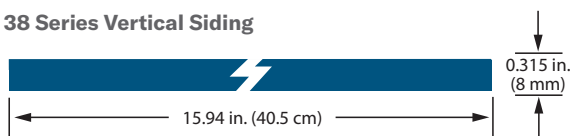


Cedar Texture



DESCRIPTION	LENGTH	ACTUAL WIDTH	MINIMUM THICKNESS	PID NUMBER	WEIGHT
38 Series Cedar Texture Vertical Siding	16 ft. (192 in.) (4.9m)	15.94 in. (40.5 cm)	0.315 in. (8 mm)	40503	1.5 PSF
38 Series Smooth Finish Vertical Siding	16 ft. (192 in.) (4.9m)	15.94 in. (40.5 cm)	0.315 in. (8 mm)	42126	1.5 PSF

38 Series Vertical Siding



*Vertical Siding may only span one plate-to-plate. Each vertical application is not to span beyond one floor to ceiling distance, or one floor to top-of-gable distance. Refer to application instructions (TN#028—Vertical Siding) at LPCorp.com for additional limitations.



ADD LP® SMARTSIDE® TRIM TO GET THE BOARD AND BATTEN LOOK

440 and 540 Series Cedar Texture Trim

DESCRIPTION	LENGTH	ACTUAL WIDTH	MINIMUM THICKNESS	PID NUMBER	WEIGHT
440 Series Cedar Texture Trim	16 ft. (192 in.) (4.9m)	1.50 in. (3.8 cm)	0.625 in. (15.9 mm)	25877	2 PSF
	16 ft. (192 in.) (4.9m)	2.50 in. (6.4 cm)	0.625 in. (15.9 mm)	25878	2 PSF
	16 ft. (192 in.) (4.9m)	3.50 in. (8.9 cm)	0.625 in. (15.9 mm)	25880	2 PSF
540 Series Cedar Texture Trim	16 ft. (192 in.) (4.9m)	1.50 in. (3.8 cm)	0.910 in. (23.1 mm)	25886*	3 PSF
	16 ft. (192 in.) (4.9m)	2.50 in. (6.4 cm)	0.910 in. (23.1 mm)	25887*	3 PSF
	16 ft. (192 in.) (4.9m)	3.50 in. (8.9 cm)	0.910 in. (23.1 mm)	25888	3 PSF

440 and 540 Series Smooth Finish Trim

DESCRIPTION	LENGTH	ACTUAL WIDTH	MINIMUM THICKNESS	PID NUMBER	WEIGHT
440 Series Smooth Finish Trim	16 ft. (192 in.) (4.9m)	1.50 in. (3.8 cm)	0.625 in. (15.9 mm)	41640	2 PSF
	16 ft. (192 in.) (4.9m)	2.50 in. (6.4 cm)	0.625 in. (15.9 mm)	41627	2 PSF
	16 ft. (192 in.) (4.9m)	3.50 in. (8.9 cm)	0.625 in. (15.9 mm)	41420	2 PSF
540 Series Smooth Finish Trim	16 ft. (192 in.) (4.9m)	1.50 in. (3.8 cm)	0.910 in. (23.1 mm)	41629	3 PSF
	16 ft. (192 in.) (4.9m)	2.50 in. (6.4 cm)	0.910 in. (23.1 mm)	41628	3 PSF
	16 ft. (192 in.) (4.9m)	3.50 in. (8.9 cm)	0.910 in. (23.1 mm)	41342	3 PSF

*Special order item. Requires minimum quantity and extended lead times.



Cedar Texture Trim



Smooth Finish Trim



For product catalog and complete warranty details, visit LPCorp.com/SmartSide

⚠ WARNING: Drilling, sawing, sanding or machining wood products can expose you to wood dust, a substance known to the State of California to cause cancer. Avoid inhaling wood dust or use a dust mask or other safeguards for personal protection. For more information go to www.P65Warnings.ca.gov/wood.