



Staff Report

Infill Housing Design Review Committee

File Number: 9-C-22-IH

Meeting: 9/21/2022
Applicant: Adrian Wannamaker
Owner: Adrian Wannamaker

Property Information

Location: 1724 Connecticut Ave. **Parcel ID** 81 P L 009
Zoning: RN-2 (Single-Family Residential Neighborhood)
District: Lonsdale Infill Housing Overlay District

Description of Work

Level III New Primary Structure

New primary residence fronting Connecticut Ave. One-story residence features a hipped roof (10/12 pitch, clad in architectural shingles), an exterior of fiber cement lap siding, and a concrete block foundation. The front porch will be set 20' from the front property line (making the house approximately 28' from the front property line). Parking is proposed as a 20' by 40' concrete parking pad accessible from the alley.

The façade (northwest) features a front-gable roof porch centered on the façade, with a 10/12 pitch roof with cornice returns, supported by square 8" by 8" wood columns. The façade features double-hung windows flanking a centered multi-light door. There are four bays of windows on the left side (northeast) elevation, located towards the rear of the house, and five bays of windows on the right side (southwest) elevation. A smaller hipped-roof porch projects from the left half of the rear elevation, with a secondary entryway.

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 front porch 20' from the front property line; the porch depth is not defined but the main massing of the house is approximately 28' from the front property line. The average front setback of the block is 26.4'. The front setback of the main massing to the property line should be provided to staff, with modifications as necessary to ensure the house conforms with the existing front setback pattern. The site plan includes a walkway from the front door to the street.
2. The block is characterized by one-story, three-bay Queen Anne cottages, with some modified Craftsmans and some infill construction. The proposed house is proportionate to the dimensions of the lot and the other houses on the street. The side setbacks meet the guidelines and will be evenly spaced along the block.
3. The revised parking (rear-access alley parking pad) meets the Infill Housing design guidelines. Modifications may be necessary to meet city Engineering standards. The final site plan should include accurate building and impervious surface coverage calculations and remain within the RN-2 zoning.
4. The one-story, three-bay façade is similar in scale and width to the block and neighborhood. The proposed foundation appears to be compatible with the historic context, though foundation height should be clarified on the elevation drawings prior to permitting. The design includes projecting bays on the façade and rear elevation for additional complexity.
5. The design incorporates an approximately 8' deep, front-gable roof porch, with a column and railing appropriate for the selected design and compatible with the neighborhood.
6. Overall, the windows and doors are compatible with the neighborhood context. The window trim shown in elevation drawings should be incorporated in the final project. One-over-one windows instead of four-over-four with simulated muntins may be more appropriate for the neighborhood; the applicant should clarify the windows to be used in final elevation drawings. The side elevations feature a sufficient number of windows, though the Board may choose to discuss shifting one elevation on the left side elevation closer to the façade.
7. The roof pitch is sufficiently steep for the neighborhood context. The projecting bay from the porch adds complexity and contributes to the house's overall symmetry.
8. Roof cladding and siding meet the design guidelines. The proposed CMU foundation should be clad in stucco 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 9-C-22-IH, subject to the following conditions:

- 1) Final site plan to be revised to meet City Engineering standards and dimensional standards of RN-2 zoning, with approval by staff;
- 2) Applicant to confirm front setback of main massing to the front property line, with modifications as needed to align with average front setback of block;
- 3) Applicant to clarify final window selections;
- 4) Foundation height to be compatible with historic houses on block and be clad in stucco;
- 5) Final site plan to include one shade tree in front and one in rear yards.



9-C-22-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

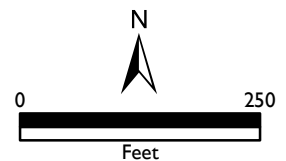
Applicant: Adrian Wannamaker

**INFILL
HOUSING
REVIEW
BOARD**



1724 Connecticut Ave.
Lonsdale 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)

Tri Investments

Applicant

08/30/2022

9/21/2022

9-C-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

Adrian Wannamaker

Tri Investments

Name

Company

1805 Howard Drive

Knoxville

Tn

37918

Address

City

State

Zip

865-964-9495

adrianwannamaker23@yahoo.com

Phone

Email

CURRENT PROPERTY INFO

Adrian Wannamaker

1805 Howard drive

8659649495

Owner Name (if different from applicant)

Owner Address

Owner Phone

1724 Connecticut Ave

081PL009

Property Address

Parcel ID

Lonsdale Land Co

RN-2

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

Lindsay Crockett

9.1.22

Staff Signature

Please Print

Date

Adrian Wannamaker

Adrian Wannamaker

08/30/2022

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: Building single family home on 1724 connecticut ave. This home will consist of 4 bedrooms and 2 baths. Approximately 1600 sq ft.
- _____
- _____

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

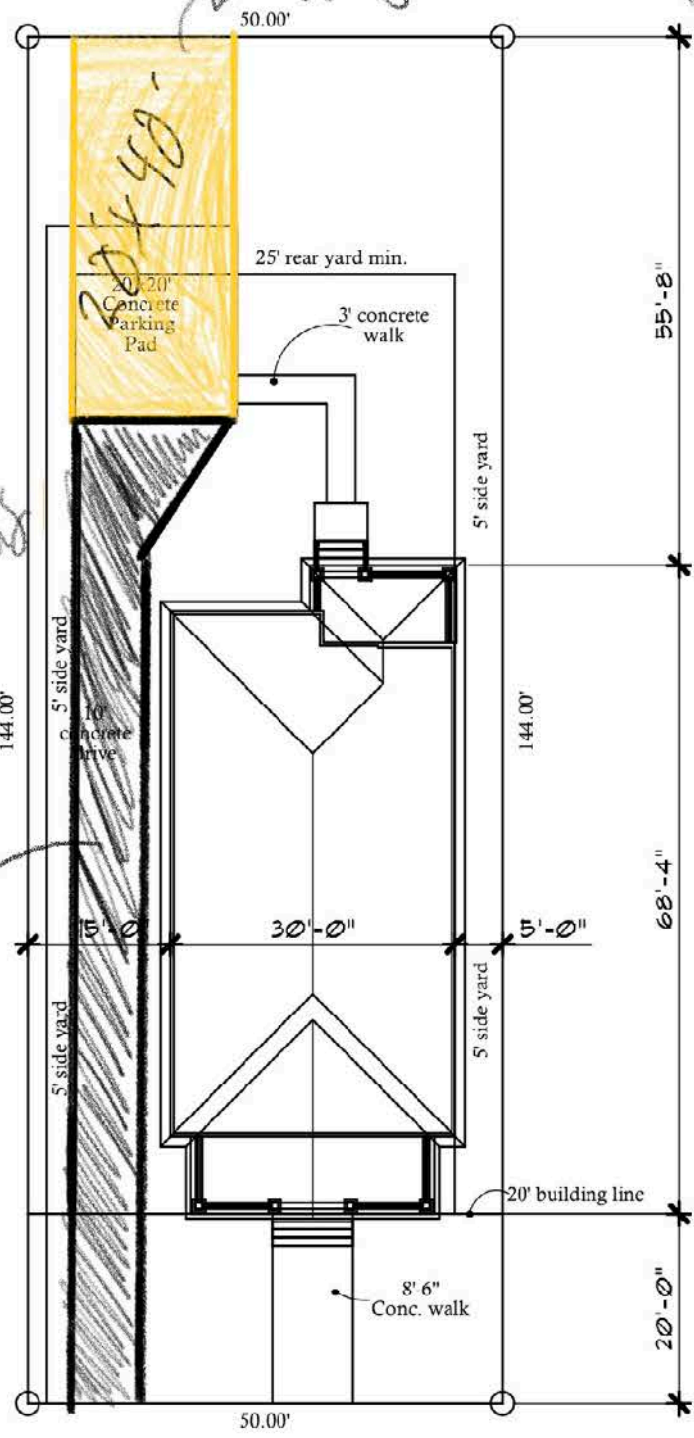
FEE 1:		TOTAL:
250.00	250.00	
FEE 2:		
FEE 3:		

39.61%
of 7,200

2,052 house
800 parking

will be
removed

alley access parking pad



1724 CONNETICUT AVENUE

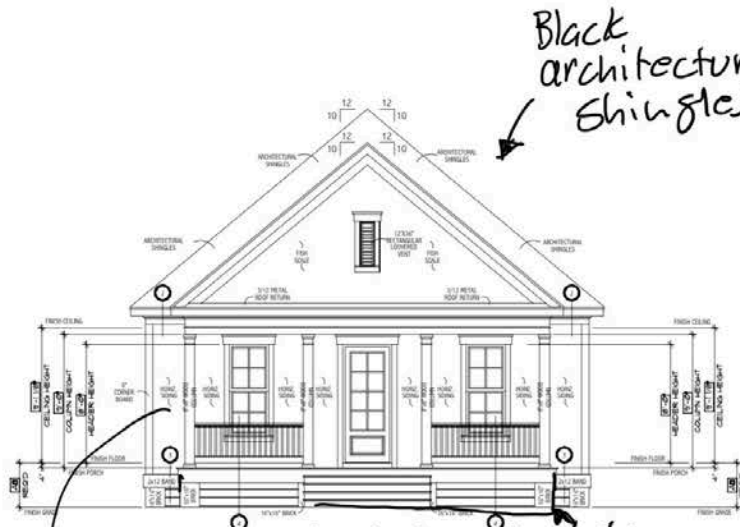
LOT 9

KNOXVILLE, TENNESSEE

NOTE: BUILDER TO VERIFY LOCATION OF EASEMENTS AND RESIDENCE ON LOT SUCH THAT IT MEETS OR EXCEEDS LOCAL BUILDING CODE AND SET BACK REQUIREMENTS.

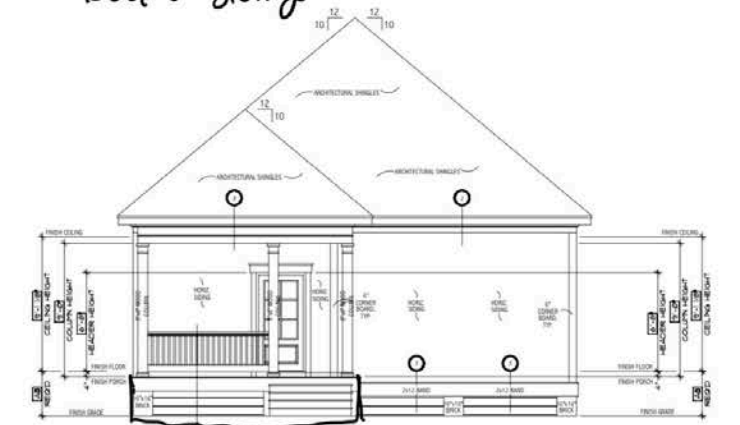
site plan

SCALE: 1" = 20' - 0"

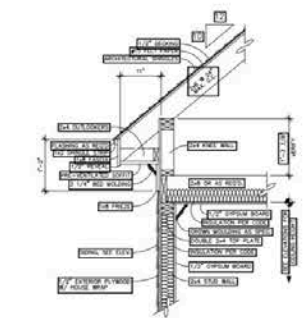


James Hardie Board Siding

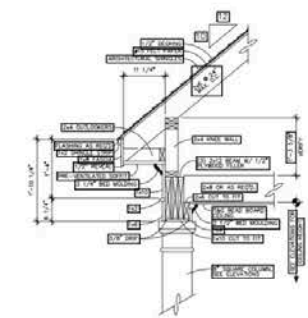
Concrete Porch



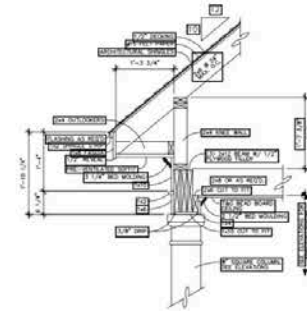
Concrete



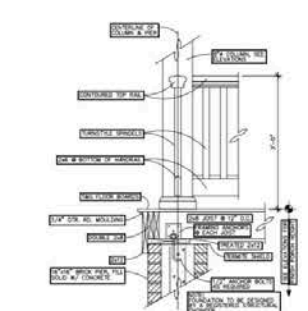
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SCALE 3/4" = 1'-0"



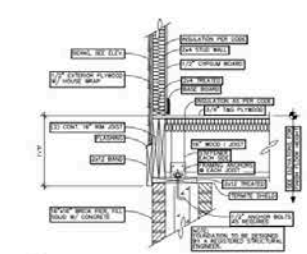
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SCALE 3/4" = 1'-0"



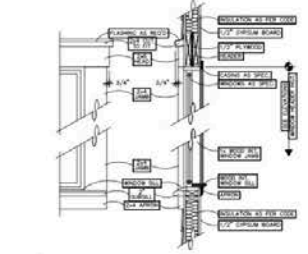
3 CONSTRUCTION DETAIL
SCALE 3/4" = 1'-0"



4 CONSTRUCTION DETAIL
SCALE 3/4" = 1'-0"



5 CONSTRUCTION DETAIL
SCALE 3/4" = 1'-0"



WD WINDOW DETAIL
SCALE 3/4" = 1'-0"

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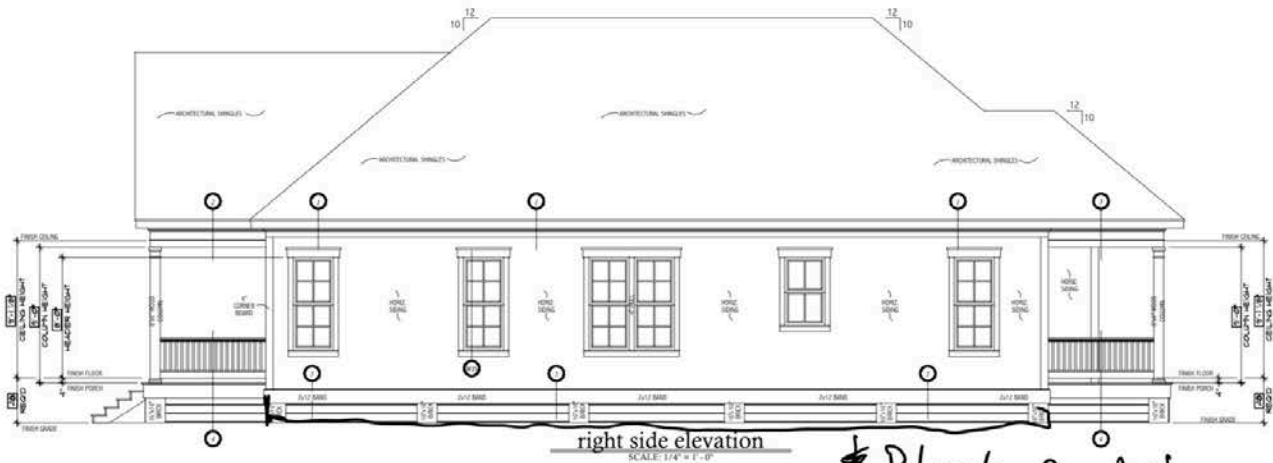
PROJECT	123319-16
DATE	08/28/2019
SCALE	1/4" = 1'-0"
DATE	08/28/2019

OWNER	LONG OAK
ARCHITECT	CUSTOM HOME DESIGNS
DATE	08/28/2019

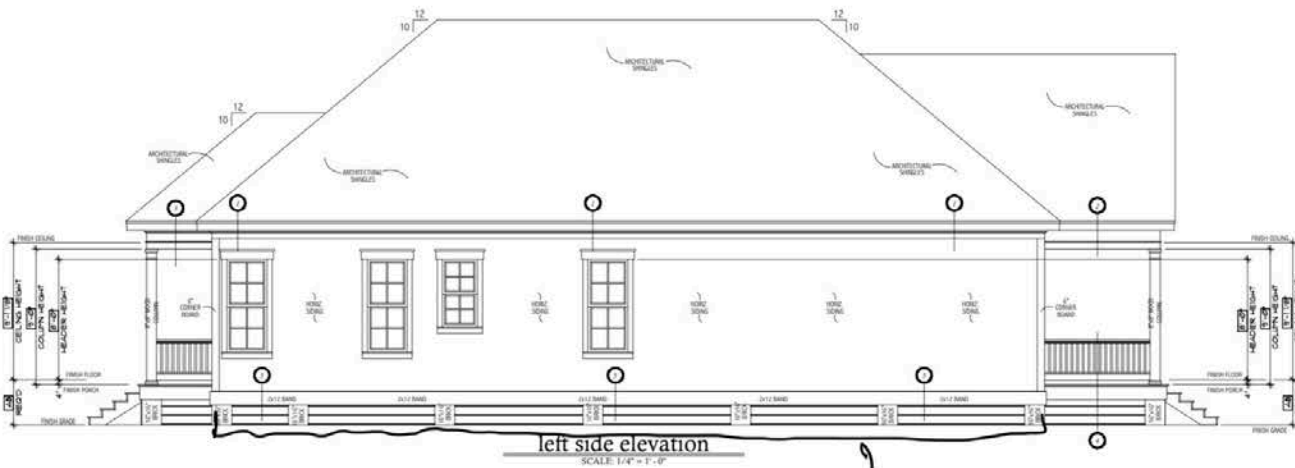
CUSTOM HOME DESIGNS
Residential Design and Planning

123319-16
123319-16
123319-16
123319-16

SCALE	1/4" = 1'-0"
DATE	08/28/2019
SCALE	1/4" = 1'-0"



Block foundation



Block foundation

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FOUNDATION

CONCRETE FOOTING

FOOTING

WOOD CONCRETE

WOOD

CONCRETE

WOOD

LONE OAK

EXTERIOR ELEVATIONS

CUSTOM HOME DESIGNS

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GREEN

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