

# **Staff Report**

# Infill Housing Design Review Committee

File Number: 8-C-23-IH

Meeting:	8/16/2023		
Applicant:	Mike Ballinger Rock Creek Construction, Inc.		
Owner:	Charles Gregory Obenschain		
Property Ir	nformation		
Location:	1719 Texas Ave.	Parcel ID 81 P D 031	
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 Texas Avenue. The one-story house is 25' wide by 50' long, with a front gable roof (8/12 pitch, clad in an unspecified material) and a centrally located porch projecting 8' covered by a smaller front gable roof (8/12 pitch). The house will be clad in vinyl lap siding and feature six 6/6 double-hung windows and one 4/4 double hung window. The house is proposed to be set 25' from the front property line, on a concrete foundation. Parking is proposed to be a 22' wide (483 square feet) concrete parking pad located behind the house and accessed via the alley.

The façade (north) features a centrally located door flanked by two 6/6 double-hung windows on each side. The left elevation features one 6/6 double-hung window and one smaller 4/4 double-hung window. The right elevation features paired 6/6 double-hung windows and one smaller 6/6 double-hung window. The rear elevation features a centrally located door opening to an uncovered landing, flanked by one 6/6 double-hung window on the right.

The proposed house is identical to the proposed new construction at 1723 Texas Avenue (8-D-23-IH).

#### **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 are sited, 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 Lots

- New housing should be proportional to the dimensions of the lot and other houses on the block.

On corner lots, side yard setbacks should be handled traditionally (that is, closer to the side street). The zoning requirement to treat corner lots as having two frontages should not apply in Heart of Knoxville neighborhoods.
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 level ground, pea gravel or similar material may be used as a parking pad off alleys.

- Alley-oriented parking pads, garbage collection points, and utility boxes should be screened with a combination of landscaping and fencing.

- On those streets which have alleys, driveways should not be permitted from the front of the house.

4. Scale, Mass, and Foundation Height

- The front elevation should be designed to be similar in scale to other houses along the street.

- The front façade of new houses should be about the same width as original houses on the block.

- 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 feet 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. Wrought iron, antebellum columns and other materials that were not used in the early 1900's should not be used.

#### 6. Windows and Doors

- When constructing new houses, the window 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 facade 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 Heart of Knoxville neighborhoods.

#### 8. Siding Materials

- Clapboard-like materials (such as cement fiberboard) 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 edge of the front porch is proposed to be set 25' from the front property line so the main massing of the house will be set 33' from the front property line. The average front setback of the block is 24.5', also measuring to full-length front porches on the houses. The new house's front setback will maintain a consistent streetscape pattern with houses on the block. The final site plan should include a walkway to the street.

2. The block to receive new construction is characterized by one-story modified Craftsman houses. The one-story, three-bay residence is proportional to the dimensions of the lot and the context of the block. The side yard setbacks are consistent with the block.

3. The proposed parking meets Infill Housing design guidelines as the parking pad is accessed from the alley and located to the rear of the house. Final revisions to the site plan may be necessary to meet City Engineering standards.

4. Overall, the one-story, three-bay façade is similar in scale to the context. The foundation height should be confirmed to be compatible with the neighborhood.

5. The site plan includes an 8' deep front porch with a front-gable roof, centered on the facade. The porch is compatible with the design of the house and the surrounding block. The 10" square framed columns contribute to the overall design.

6. Guidelines recommend window and door styles be similar, with similar proportions and ratio of solid to void, to historic houses on the block. The proportions of windows and door on the façade meet the guidelines. Revisions are necessary to side elevation window placement to avoid large swaths of siding with no transparency.

7. The proposed roof pitch and material are appropriate within the guidelines.

8. The elevation drawings do not specify a siding material. The applicant should specify siding materials, referring to page 13 of the Infill Housing Design Guidelines.

9. The final site plan should indicate one new native or naturalized shade tree to be planted in both front and rear yards.

10. The house is proposed to be identical to the adjacent new construction house at 1723 Texas Ave (8-D-23-IH). Revisions should be made to the two houses to introduce differentiation in design; options include revised rooflines, porch design and placement, or house massing.

#### Recommendation

Staff recommends approval of Certificate 8-C-23-IH, subject to the following conditions: 1) final site plan to meet City Engineering standards; 2) foundation to reflect foundation height of existing houses on block and be clad in stucco; 3) final siding materials to meet Infill Housing design guidelines; 4) revisions to placement of side elevation windows, with approval by staff; 5) revisions to differentiate from adjacent new house at 1723 Texas Avenue, with approval by staff.





## DESIGN REVIEW REQUEST

DOWNTOWN DESIGN (DK)

□ HISTORIC ZONING (H)

INFILL HOUSING (IH)

#### Greg Obenschain (Charles)

Applicant		
7/14/23	8/16/23	8-C-23-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, Inc.			
Name		Company			
2916 Brabson Drive		knoxville	tn	37918	
Address		City	State	Zip	
8654058123	mballingerrc@gmail.c	com			
Phone	Email				

### **CURRENT PROPERTY INFO**

Charles Gregory Obenschain	3008 Gibbs Drive, Knoxville, TN 37918		865-603-4482	
Owner Name (if different from applicant)	Owner Address		Owner Phone	
1719 Texas Ave		081PD031		
Property Address		Parcel ID		
Lonsdale		RN-2		
Neighborhood		Zoning		

#### **AUTHORIZATION**

Lindsau	Crockett	Lindsay Crockett	7.20.23
Staff Signature		Please Print	Date

Charles Gregory Obenschain Applicant Signature

Charles Gregory Obenschain

7/14/2023

Please Print

Date

# REQUEST

	Level 1:				
Z	Signs Alteration of an existing building/structure	Signs Alteration of an existing building/structure			
SIC	Addition to an existing building/structure				
2	Level 3:	Addition to an existing building/structure			
MM	Construction of new building/structure Site design, parking, plazas,	landscape			
	See required Downtown Design attachment for more details.				
N	Brief description of work:				
S					
		. /			
	Level 1:				
	Signs Routine repair of siding, windows, roof, or other features, in-k	kind: Installation of gutters, storn	n 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	
2	Relocation of a contributing structure Demolition of a contributing structure				
	ee required Historic Zoning attachment for more details.				
	Brief description of work:				
	Level 1:				
	Driveways, parking pads, access point, garages or similar facilities S	ubdivisions			
2	Level 2:				
NIC	Additions visible from the primary street Changes to porches visible	from the primary street			
Š	Level 3:				
É	New primary structure				
E	🔳 Site built 🗌 Modular 🗌 Multi-Sectional				
	ee required Infill Housing attachment for more details.				
	Brief description of work: This will be a new 1,200 sf 3 bedroom , 2 bath home. This will have windows on every side. The front porch is covered				
	and the driveway is in the alley. We will use traditional lap vinyl siding on the	nome.			
		FEE 1:	TOTAL:		
	ALIACHIVIENTS	250.00	250.00		
Z					
0	Historic Zoning Design Checklist	FEE 2:			
S	Infill Housing Design Checklist				
ŧ	ADDITIONAL REQUIREMENTS				
E.	Property Owners / Option Holders	FEE 3:			

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





GENERAL MECHANICAL NOTES:

- MECHANICAL CLOSET PROVIDE TWO VERTICAL DUCTS OR PLENUMS; I sq. IN. PER 4,000 BTUH INFUT EACH DUCT OR PLENUM, ONE TO TERMINATE 12' ABOVE FINISHED FLOOR ONE TO TERMINATE 12' BELON CELINOS, PROVIDE 6' MIN, EMANDS THE.
- EXACT LOCATIONS 4 SIZE OF SUPPLY 4 RETURN REGISTERS TO BE DETERMINED BY THE HVAC CONTRACTOR.
- 3. BACK DRAFT DAMPER REQUIRED ON EXHAUST FANS
- MECHANICAL VENTILATION FOR TOILET COMPARTMENTS, BATHROOMS AND LAUNDRY ROOMS SHALL BE COMPLY NITH CURRENT INC APPENDIX (2) MECHANICAL VENTILATION FOR OTHER MATCHLE ROOMS SHALL COMPLY WITH CURRENT INC APPENDIX (2)
- All ducts penetrating the separation of the garage one-hour fire wall shall be constructed of Not less than 26 gauge galvanzed steel and be continuous mithout openings or Non-hetallic convections
- 6. VENT DRYER TO EXTERIOR 25' MAX OR DESIGNED, DUCT TO BE SMOOTH WBACKDRAFT DAMPER ALL INVAC DUCTS SHALL HAVE R=8 INSULATION WRAPPING AND SHALL BE CONSTRUCTED AND INSTALLED PER CURRENT IMC SECTION (E) 502,41
- THE REAL OF THE ADDRESS AND AD ۸ 4. FLEXIBLE FACTORT-MADE AIR DUCTS SHALL BE SUPPORTED AS PER INC SECTION 603
- IO. MECHANICAL QUICK DISCONNECTS MUST BE READILY ACCESSIBLE
- II. HEIGHT TO COMBUSTIBLE MATERIAL ABOVE KITCHEN RANGES 30" (UNPROTECTED), 24" (PROTECTED), 6" (HORI.MIN)
- 12. THE FOLLOW SHALL BE CERTIFIED BY THE IEC, WATER HEATERS, SHOWER HEADS AND FAUCETS, SPACE CONDITIONING EQUIPMENT.
- 15. TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MIN. OF 3' FROM THE PROPERTY LINES OR ANY OPENINGS INTO THE BUILDING (IE: DRYERS, BATH AND UTILITY FANS ETC. AND ALSO 3' FROM DOORS, MINDONS, SYLTUGHTS OR A THIC VENTS).
- VENTS TERMINATING IN TYPE "B" OR "BH" GAS VENTS WITH LISTED VENT CAPS SIZED 12" OR SMALLER SHALL BE REMITTED TO BE TERMINATED IN ACCORDANCE WITH TABLE 808.6.2, FOR 8-12 ROOF 2" MIN HEIGHT
- 15. FAU & WATER HEATERS WHICH GENERATE A GLON, FLAME OR SPARK LOCATED IN A GARAGE SHALL BE INSTALLED SICH THAT THE IGNITION IS AT LEAST 18' ABOVE FINISHED FLOOR
- 16. BUILDING CAVITIES AND PLENAMS DEFINED OR CONSTRUCTED WITH MATERIALS OTHER THAN SEALED SHEET METAL DUCT BOARD OR FLEXIBLE DUCT SHALL NOT BE USED FOR CONVEYING CONDITIONED AIR, BUILDING CAVITIES MAY CONTAIN DUCTS.

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   2 X 4 STIDS DF 42 e 16\* 02. e ALL EXTERIOR MALLS NUCO.
   3 2X 6 STIDS DF 42 e 24\* 02. e ALL PUMBING MALLS.
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