



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 Information

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.
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- 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

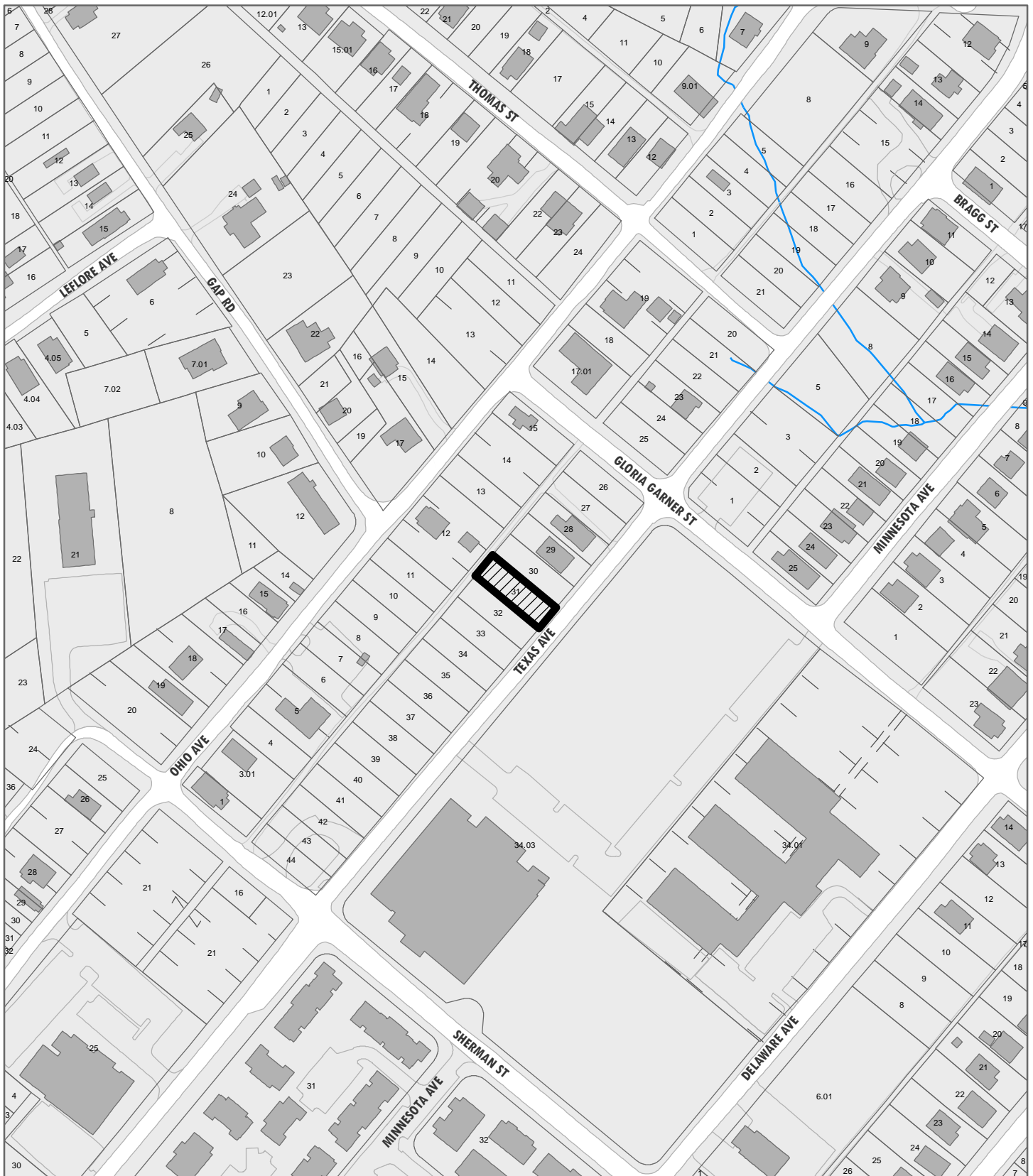
- One native or naturalized shade tree should be planted in the front and rear yards of infill lots with 25 feet or more in depth to front of house.

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.



**INFILL
HOUSING
REVIEW
BOARD**

**8-C-23-IH
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

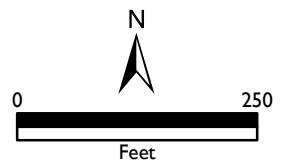


1719 Texas Ave.
Lonsdale Infill Housing Overlay District

Original Print Date: 8/7/2023
Knoxville/Knox County Planning - Infill Housing Design Review Committee

Revised:

Applicant: Mike Ballinger Rock Creek Construction, Inc.





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.


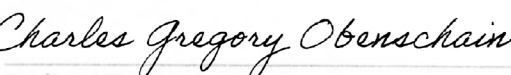
- Owner
- Contractor
- Engineer
- Architect/Landscape Architect

Mike Ballinger	Rock Creek Construction, Inc.		
Name	Company		
2916 Brabson Drive	knoxville	tn	37918
Address	City	State	Zip
8654058123	mballingerrc@gmail.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

	Lindsay Crockett	7.20.23
Staff Signature	Please Print	Date
	Charles Gregory Obenschain	7/14/2023
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: 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 home.

STAFF USE ONLY

ATTACHMENTS

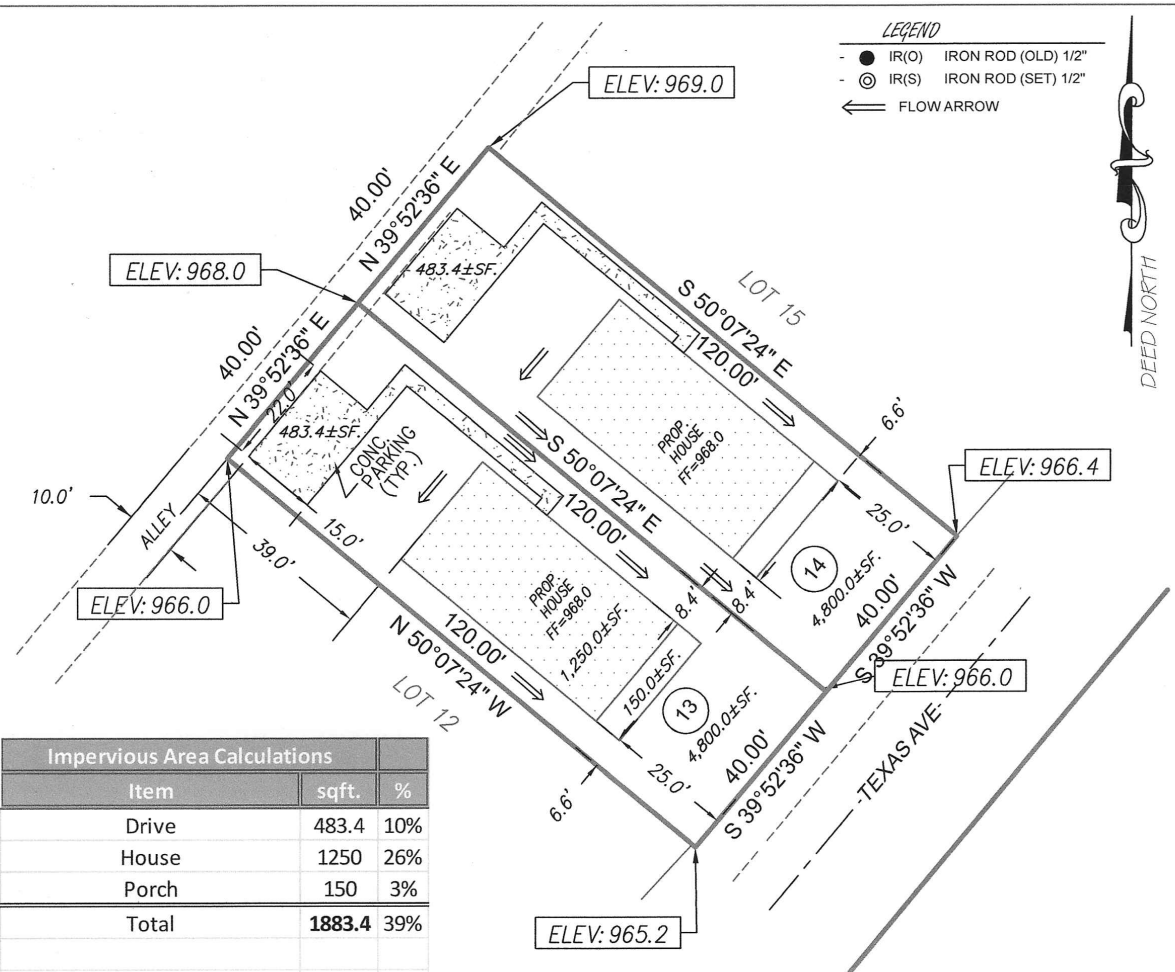
- Downtown Design Checklist
 Historic Zoning Design Checklist
 Infill Housing Design Checklist

ADDITIONAL REQUIREMENTS

- Property Owners / Option Holders

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

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

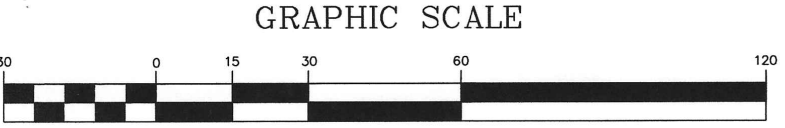


LEGEND
 ● IR(O) IRON ROD (OLD) 1/2"
 ⊙ IR(S) IRON ROD (SET) 1/2"
 ← FLOW ARROW

DEED NORTH

Impervious Area Calculations		
Item	sqft.	%
Drive	483.4	10%
House	1250	26%
Porch	150	3%
Total	1883.4	39%
Lot Area	4800	
Maximum Impervious Surface	40%	
Impervious Surface	39%	
Maximum Building Coverage	30%	
Building Coverage	29%	

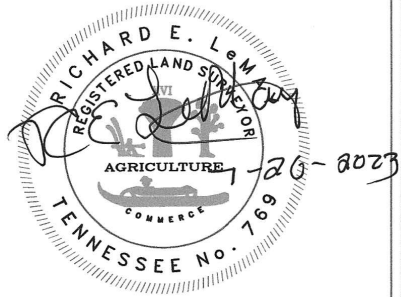
BUILDING SETBACKS: RN-2 ZONING
 FRONT: 20', OR THE AVERAGE OF BLOCKFACE, WHICHEVER IS LESS; IN NO CASE LESS THAN 10'
 SIDES: 5' OR 15% OF LOT WIDTH, WHICHEVER IS LESS; IN NO CASE LESS THAN 15' COMBINED
 REAR: 25'



(IN FEET)
 1 inch = 30 ft.

SITE NOTES

- CORNER MONUMENTS AS SHOWN HEREON
- VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- DEED REFERENCE: INSTRUMENT # 202302150045121; PLAT CAB 5, SLIDE 183
- PROPERTY SHOWN ON MAP 81 INSERT P, GROUP D, PARCEL(S) 31 & 32
- TOTAL AREA: 9,600± 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.



OWNER:
 OBENSCHAIN CHARLES &
 LESLI
 3008 GIBBS DR
 KNOXVILLE, TN 37918

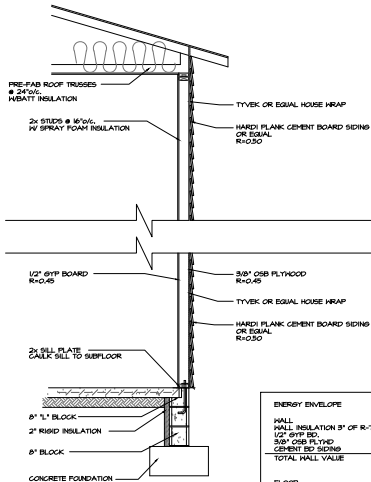
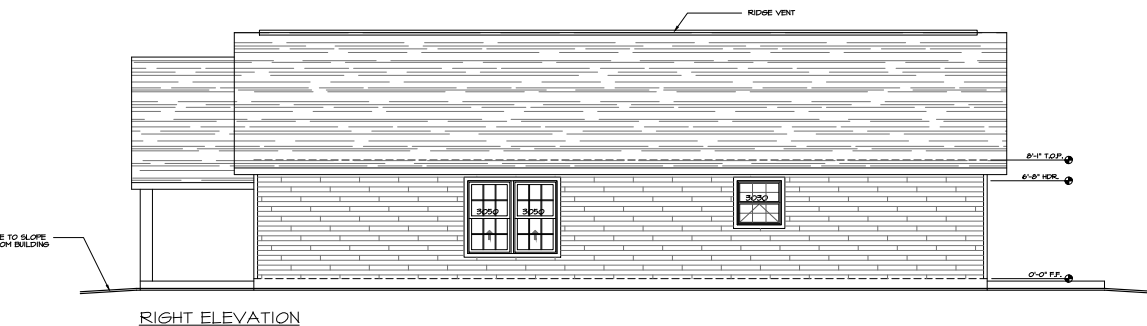
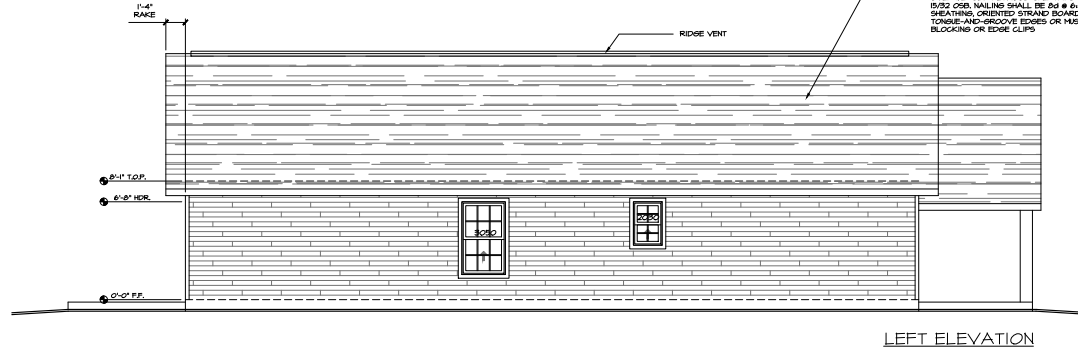
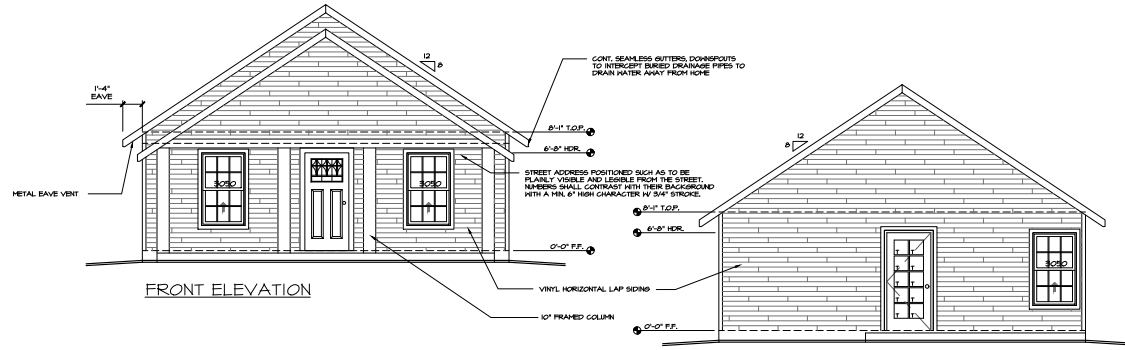
LeMAY & ASSOCIATES CONSULTING ENGINEERS 10816 KINGSTON PIKE KNOXVILLE, TN. 37934 PH: 865-671-0183	PLOT PLAN LOTS 13 & 14 LONSDALE ADDITION 1719-1713 TEXAS AVE. KNOXVILLE, TN 37921		DATE: 7-20-2023
			SCALE: 1" = 30'
			DWG. NO. 6304
			DRAWN BY: RELjr.

NOTE:

1. BALLOON FRAME ALL EXTERIOR WALLS WHERE APPLICABLE TO UNDERSIDE OF TRUSS.
2. TWO (2) LAYERS OF GRADE "D" PAPER IS REQUIRED AT HOOD SHEAR PANELS
3. PROVIDE 1/2" HOOD BATTENS WHERE ROOF EXCEEDS 1:12 SEE E.R. #2656
4. EXTERIOR FINISH TO BE VERTICAL AND HORIZONTAL SIDING TO BE DETERMINED BY OWNER
5. GUTTER LOCATION AND MATERIAL AND STYLE TO BE DETERMINED BY OWNER. ALL DOWNSPOUTS TO DRAIN INTO DRAINAGE LINES (DISCHARGING) AT THE LOWEST SIDE OF THE HOUSE
6. PROVIDE ATTIC VENTILATION AS PER CURRENT IRC SECT. 1205.2 FOR EAVE VENTS PROVIDE 1" OF VENT FOR EVERY SQ. FT. OF ATTIC.
7. PROVIDE AN APPROVED WATERPROOF BUILDING PAPER UNDER HOOD SIDING

ATTIC VENTS HOUSE

NOTE FOR 1/300 OF THE AREA OF THE SPACE VENTILATED, PROVIDE A VAPOR RETARDER HAVING A TRANSMISSION RATE NOT TO EXCEED 1 PERM IN ACCORDANCE WITH ASTM E 96 IS INSTALLED ON THE WARM SIDE OF THE ATTIC INSULATION AND PROVIDED 50% OF THE REQUIRED VENTILATING AREA PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 9' ABOVE EAVE)



ENERGY ENVELOPE	
HALL	R-2
HALL INSULATION 3\"/>	

WALL SECTION

REVISIONS	BY

BAL2301a_L
 THESE CONTRACT NOTICES AND SPECIFICATIONS OR ANY PART THEREOF SHALL BE VOID IF NOT BEING PRINTED AND DATED IN THE CITY OF KNOXVILLE, TENNESSEE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF KNOXVILLE, TENNESSEE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF KNOXVILLE, TENNESSEE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF KNOXVILLE, TENNESSEE.

PROJECT: **BALLINGER SPEC**
 1723 TEXAS AVE
 KNOXVILLE TN

EXTERIOR ELEVATIONS

A & R
 DESIGN & DRAFTING SERVICE
 300 N. MAIN ST., SUITE 100
 KNOXVILLE, TN 37901
 (615) 598-9805 ROSETT@ARADLLC.COM



DATE: 5/11/2023
 SCALE: 1/4" = 1'-0"
 DRAWN: R.J.
 JOB: BAL2301a
 SHEET: A201

