



# Staff Report

Infill Housing Design Review Committee

File Number: 8-E-23-IH

**Meeting:** 8/16/2023  
**Applicant:** Jonathan Winkelman  
**Owner:** Jonathan Winkelman

---

## Property Information

**Location:** 103 Oglewood Ave. **Parcel ID** 81 K B 02601  
**Zoning:** RN-4 (General Residential Neighborhood)  
**District:** Oakwood/Lincoln Park Infill Housing Overlay District

---

## Description of Work

Level III New Primary Structure

New primary residence fronting Oglewood Avenue. The one-story house features a front-gable roof (6/12 pitch), clad in asphalt shingles. The exterior siding will be clad in fiber cement lap siding with an 8" exposure. The house is approximately 25' wide by 44' long, and is proposed to be set approximately 18'-4" from the front property line. Parking will be a 10' wide concrete driveway along the side of the house, accessed via Oglewood Avenue.

The façade (south) features a recessed corner porch on the left side, with a centrally located door flanked on each side by a 1/1 double-hung window. The left elevation features one 1/1 double-hung window. The right elevation features two 1/1 double-hung windows and two fixed transom windows, with a recessed corner porch on the far right side of the elevation. The rear elevation features one 1/1 double-hung window and a pair of 1/1 double-hung windows

---

## 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 house is proposed to be set 18'-3.5" from the front property line. The average front setback of the block is 14.7', with adjacent houses set 16' and 12' from the front property line. The house should be moved towards the front property line to maintain a consistent streetscape pattern with the block.
2. The block to receive new construction is characterized by one-story Queen Anne cottages, modified Craftsmans, and some infill construction. 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 for streets without alleys (parking at least 20' behind the front façade of the house, with access limited to one driveway). 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 is not depicted and should be confirmed to be compatible with the neighborhood.
5. The site plan includes an 7'-7" deep corner porch which is recessed below the primary roofline. The porch is not "proportional to original porches on the block, extending about 8-12' toward the street from the habitable portion of the house" and does not use "posts and railings like those used in the historic era of the neighborhoods development." The porch should be revised in design, incorporating columns or a more compatible roofline element, to be compatible with the context.
6. Guidelines recommend window and door styles be similar, with similar proportions and ratio of solid to void, to historic houses on the block. Revisions are necessary to front and side elevation window placement and design to be compatible with the historic context, including the asymmetrical alignment of the façade windows, the small transom windows on the right side elevation, and the left side elevation's large swath of siding with no transparency.
7. The proposed roof pitch and material are appropriate within the guidelines.
8. The siding materials meet the design guidelines. The foundation should be clad in stucco to reflect the context instead of exposed CMU.
9. The final site plan should indicate one new native or naturalized shade tree to be planted in both front and rear yards.

---

## Recommendation

Staff recommends approval of Certificate 8-E-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) revisions to front porch, with approval by staff; 4) revisions to placement and design of façade and side elevation windows, with approval by staff.

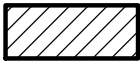


**8-E-23-IH**

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

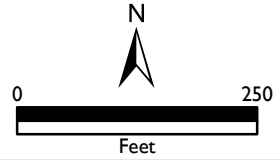
Applicant: Jonathan Winkelman

**INFILL  
HOUSING  
REVIEW  
BOARD**



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

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





# DESIGN REVIEW REQUEST

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

Applicant

August 16, 2023

8-E-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

Name

Company

Address

City

State

Zip

Phone

Email

## CURRENT PROPERTY INFO

Owner Name (if different from applicant)

Owner Address

Owner Phone

Property Address

Parcel ID

Neighborhood

Zoning

## AUTHORIZATION

*Lindsay Crockett*

Lindsay Crockett

7.13.23

Staff Signature

Please Print

Date

*Jonathan Winkelman*

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: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

## STAFF USE ONLY

**ATTACHMENTS**

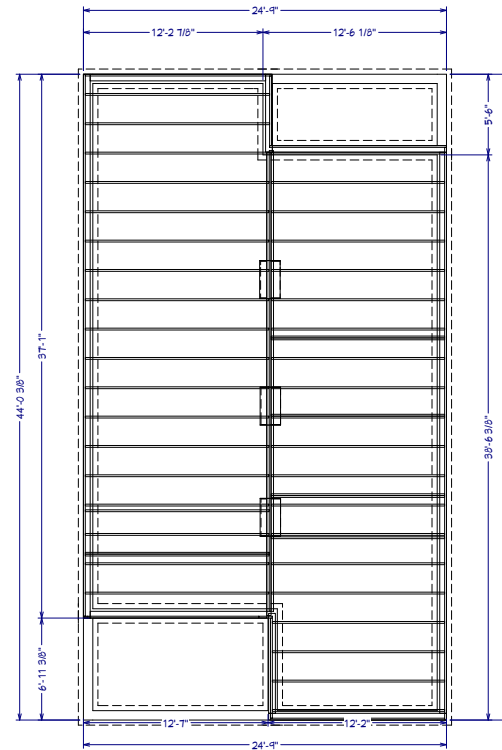
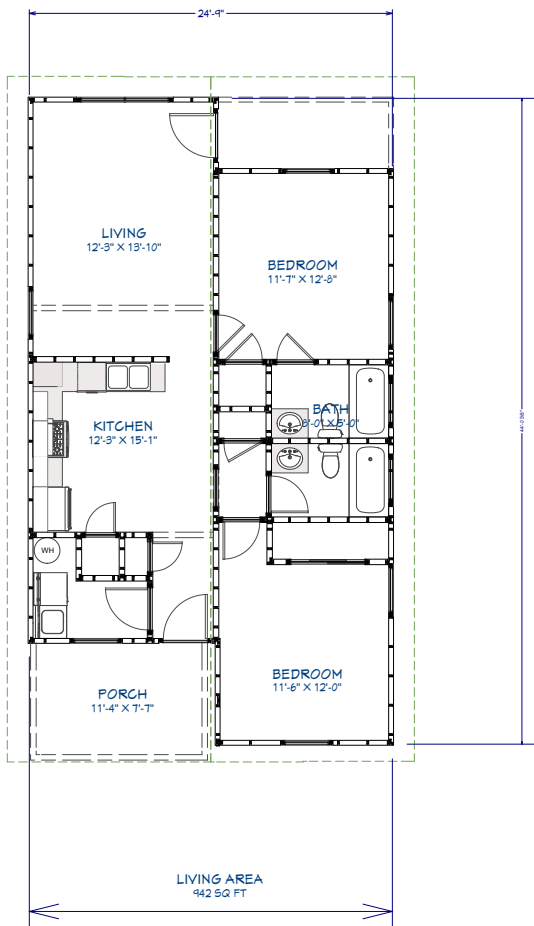
- Downtown Design Checklist  
 Historic Zoning Design Checklist  
 Infill Housing Design Checklist

**ADDITIONAL REQUIREMENTS**

- Property Owners / Option Holders

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

<b>FEE 1:</b>		<b>TOTAL:</b>
250.00		
<b>FEE 2:</b>		
<b>FEE 3:</b>		250.00



NUMBER	DATE	REVISION BY	DESCRIPTION

103 OGLEWOOD AVE  
KNOXVILLE TN

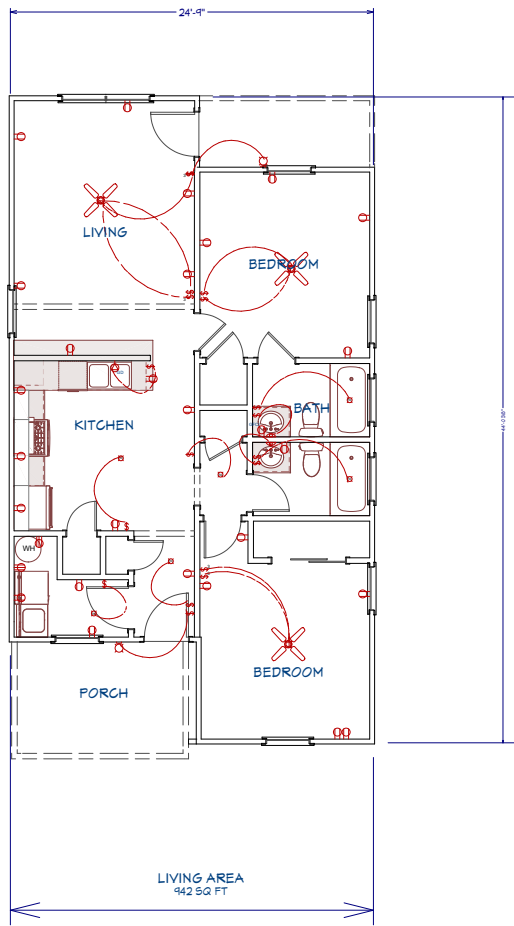
DRAWINGS PROVIDED BY:  
JONATHAN PINCKELMAN  
865-602-3800

DATE:  
7/26/23

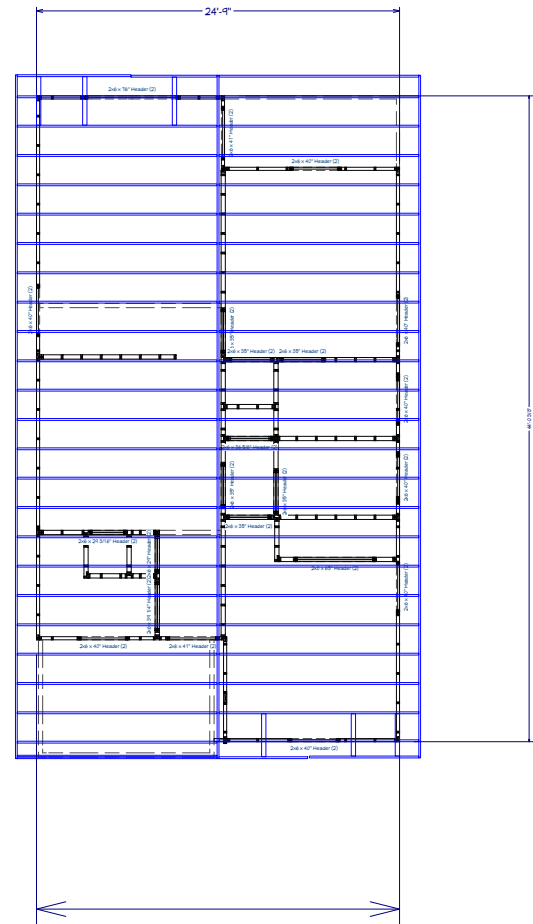
SCALE:

SHEET:

P-1



Electrical Plan View



Framing, Roof Plan View

REVISION TABLE	
NUMBER	DATE

103 OGLEWOOD AVE  
KNOXVILLE TN

DRAWINGS PROVIDED BY:  
JONATHAN PINCKELMAN  
865-602-3800

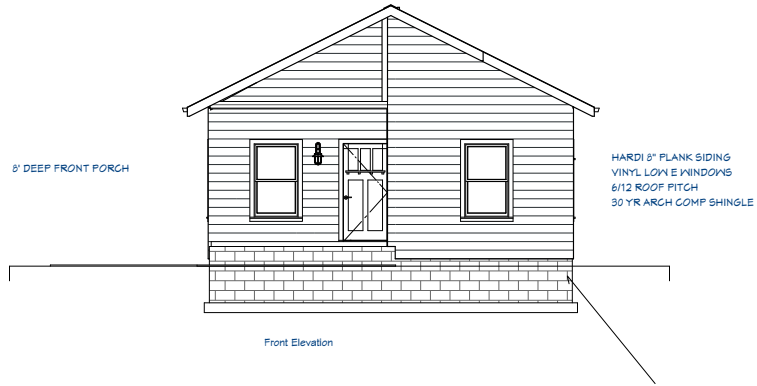
DATE:

7/26/23

SCALE:

SHEET:

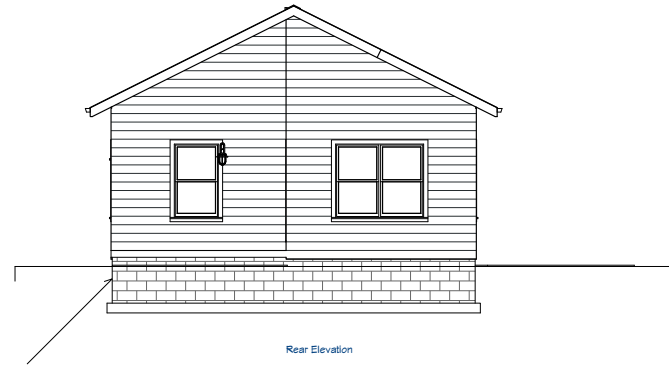




8" DEEP FRONT PORCH

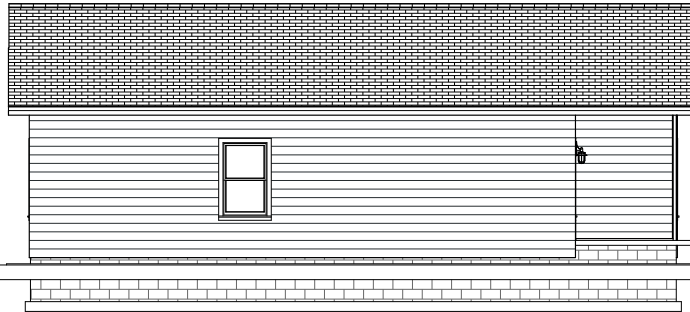
HARDI 8" PLANK SIDING  
VINYL LOW E WINDOWS  
6/12 ROOF PITCH  
30 YR ARCH COMP SHINGLE

Front Elevation

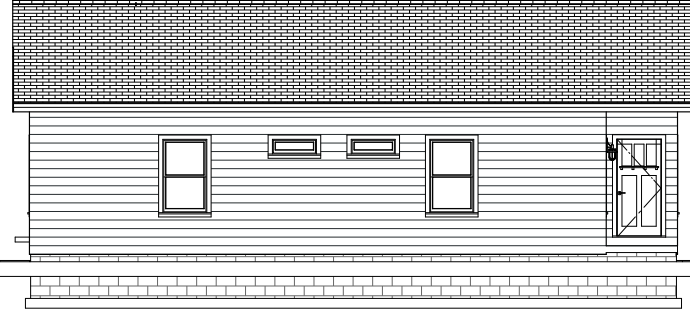


Rear Elevation

PROPOSED FINISHED FLOOR ELEVATION IS 18" AT FRONT PORCH TO MATCH EXISTING HOMES ON STREET



L Side Elevation



R Side Elevation

PROPOSED FINISHED FLOOR ELEVATION IS APPROX 36" AT REAR PORCH TO FOLLOW LOT GRADE

REVISION TABLE	
NUMBER	DATE / REVISION BY / DESCRIPTION

103 OGLEWOOD AVE  
KNOXVILLE TN

DRAWINGS PROVIDED BY:  
JONATHAN WINKELMAN  
865-602-3800

DATE:

7/26/23

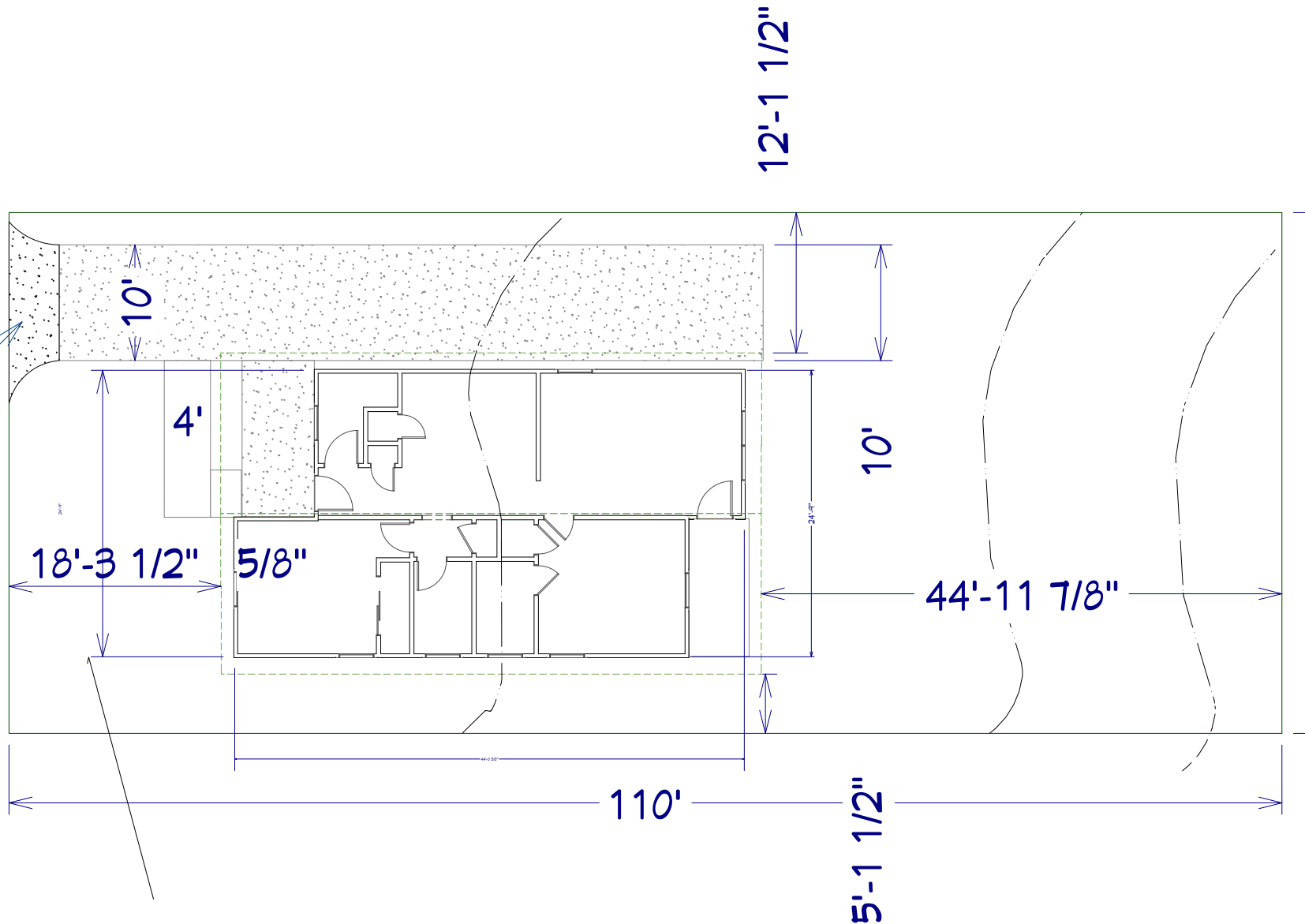
SCALE:

SHEET:



Plot Plan View

5' WIDE TURN  
RADIUS



18' SETBACK TO MATCH EXISTING HOMES ON STREET

REVISION TABLE	
NUMBER	DATE

103 OGLEWOOD AVE  
KNOXVILLE TN

DRAWINGS PROVIDED BY:  
JONATHAN WINKELMAN  
666-602-3800

DATE:

7/26/23

SCALE:

SHEET: