



# Staff Report

Infill Housing Design Review Committee

File Number: 12-A-23-IH

**Meeting:** 12/20/2023  
**Applicant:** Charles Sherrod City of Knoxville  
**Owner:** Thomas Kitts

---

## Property Information

**Location:** 704 E. Columbia Ave. **Parcel ID** 81 F F 008  
**Zoning:** RN-2 (Single-Family Residential Neighborhood)  
**District:** Oakwood/Lincoln Park Infill Housing Overlay District

---

## Description of Work

Level III New Primary Structure

New primary residence fronting E. Columbia Avenue. One-story residence features a side gable roof (6/12 pitch), an exterior of vinyl lap siding, and a stuccoed foundation. The house measures approximately 31' wide by 30' long and will be set 29' from the front property line. The parking will use an existing, approximately 49' long by 13' wide, concrete driveway along the side of the house.

The façade (north elevation) features a shed-roof stoop slightly left of center approximately 8' wide, with stairs leading down from the left side. The stoop and stairs will be constructed of concrete with a vinyl railing. There will be one 1/1 double-hung window on the left side of the elevation and a pair of 1/1 double-hung windows on the right.

The left elevation will feature two 1/1 double-hung windows right of center. The right elevation will feature one 1/1 double-hung window on each side of the elevation.

---

## 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.
- 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 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.

### 5. Porches and Stoops

- Small stoops centered on entry and no more than 5 feet deep are appropriate on blocks where porches were not traditional.

### 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).

### 7. Roof Shapes and Materials

- New roofs should be designed to have a similar pitch to original housing 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.
- Faced stone, vertical siding, and other non-historic materials should not be used in building new houses. In 1930-1950 era neighborhoods, faced stone may be appropriate (see Section 12).

### 11. Landscaping 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.

### 12. Small Lot 1930-1950 Era Houses

- Porches and Stoops: in blocks where entrances are dramatized by stoops, infill housing should feature a stoop (measuring 4 to 5 feet in depth) or a covered porch (6 to 8 feet in depth; 60 square feet, minimum). Porches should not be added to Tudor Revival-style houses.

---

## Comments

1. The house will be set 29' from the front property line, which will replicate the front setback of the existing house. The house will maintain a consistent streetscape pattern with other 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 modest Minimal Traditional houses. The proposed design replicates the existing Minimal Traditional house on the site. The one-story, three-bay house is proportional to dimensions of the lot and the context of the block. The side yard setbacks are consistent with the block.
  3. While the Infill Housing design guidelines and code require alley accessed-parking from properties with operable alleys, the application includes the reuse of an existing driveway, placing parking to the rear of the house with a zero-step entry on the rear elevation. The proposed parking is appropriate for the site. Final revisions to the site plan may be necessary to meet City Engineering standards.
  4. The modest, one-story, three-bay façade is similar to the context. The drawings indicate an elevated, 5' tall foundation, which reflects the existing context of the block.
  5. The house features a small entry stoop, which is recommended in the guidelines for "small lot, 1930-19350-era houses."
  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 and placement of windows and door meet the design guidelines; the applicant should provide a rear elevation drawing showing some transparency on that elevation.
  7. The proposed roof pitch is appropriate for a house built to reflect a Minimal Traditional.
  8. Vinyl lap siding meets the design guidelines; the final siding material should feature an overlap instead of flush panel or Dutch lap siding.
  9. The site plan includes the planting of one new tree in the front yard and the retention of existing trees in the rear.
- 

## **Recommendation**

Staff recommends approval of Certificate 12-A-23-IH, subject to one condition: 1) final site plan to meet City Engineering standards.



**12-A-23-IH**

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

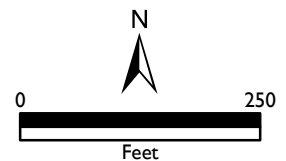
Applicant: Charles Sherrod City of Knoxville

**INFILL  
HOUSING  
REVIEW  
BOARD**



704 E. Columbia Ave.  
Oakwood/Lincoln Park Infill Housing Overlay  
District

Original Print Date: 12/5/2023  
Revised:  
Knoxville/Knox County Planning - Infill Housing Design Review Committee





# DESIGN REVIEW REQUEST

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

Charles D Sherrod

Applicant

11/14/2023

December 20, 2023

12-A-23-1H

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



Charles D Sherrod/ Jon Colbaugh City of Knoxville Housing and Neighborhood Development

| Name            | Company                  |       |       |
|-----------------|--------------------------|-------|-------|
| 400 Main Street | Knoxville                | TN    | 37919 |
| Address         | City                     | State | Zip   |
| 8652152610      | csherrod@knoxvilletn.gov |       |       |
| Phone           | Email                    |       |       |

## CURRENT PROPERTY INFO

| Timothy Kitts                            | 704 E Columbia Ave. 37917 | 8652169319  |
|--|---------------------------|-------------|
| Owner Name (if different from applicant) | Owner Address             | Owner Phone |
| 704 E Columbia Ave. 37919                | 081FF008                  |             |
| Property Address                         | Parcel ID                 |             |
| Scotts Oakhill Addition                  | RN-2 IH                   |             |
| Neighborhood                             | Zoning                    |             |

## AUTHORIZATION

|   |                   |            |
|---|-------------------|------------|
|  | Please Print      | 11/14/23   |
| Staff Signature   |                   | Date       |
|  | Charles D Sherrod | 11/14/2023 |
| 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

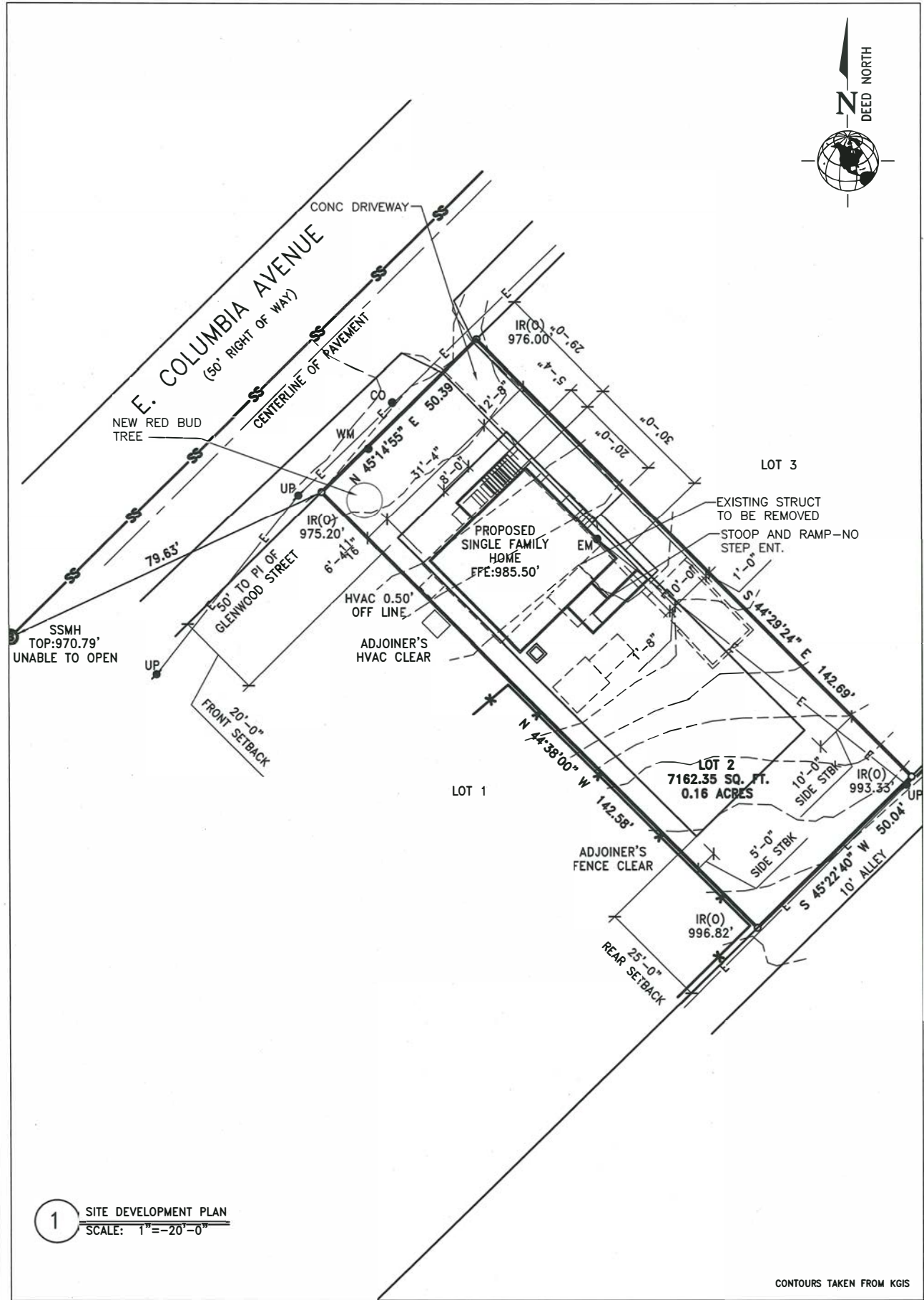
**Level 2:**  
 Additions visible from the primary street     Changes to porches visible from the primary street

**Level 3:**  
 New primary structure  
      Site built     Modular     Multi-Sectional

*See required Infill Housing attachment for more details.*

Brief description of work: Site Build 940 square foot home with 1 bath and two bedrooms. House will be on crawlspace.  
 \_\_\_\_\_  
 \_\_\_\_\_

|                                |  |               |               |
|--------------------------------|--|---------------|---------------|
| <b>STAFF USE ONLY</b>          | <b>ATTACHMENTS</b>   | <b>FEE 1:</b> | <b>TOTAL:</b> |
|                                | <input type="checkbox"/> Downtown Design Checklist   |               |               |
|                                | <input type="checkbox"/> Historic Zoning Design Checklist                                    |               |               |
|                                | <input type="checkbox"/> Infill Housing Design Checklist                                     | <b>FEE 2:</b> |               |
| <b>ADDITIONAL REQUIREMENTS</b> |  |               |               |
|                                | <input type="checkbox"/> Property Owners / Option Holders                                    | <b>FEE 3:</b> |               |
|                                | <b>Level 1:</b> \$50 • <b>Level 2:</b> \$100 • <b>Level 3:</b> \$250 • <b>Level 4:</b> \$500 |               |               |



1 SITE DEVELOPMENT PLAN  
SCALE: 1" = 20'-0"

CONTOURS TAKEN FROM KGIS

CITY OF KNOXVILLE  
COMMUNITY DEVELOPMENT  
400 MAIN STREET  
KNOXVILLE, TN 37902  
865-215-2120

OWNER OCCUPIED REHABILITATION  
TIMOTHY KITTS  
704 E. COLUMBIA AVE.  
KNOXVILLE, TN  
REHAB SPECIALIST: DOUGH SHERROD

Parcel ID 081FF008  
CITY BLOCK NO. 17522, LOT 2 BLK 30  
7TH CIVIL DISTRICT  
17TH WARD  
RN-2 IH

SURVEY PROVIDED BY  
ROTH LAND SURVEYING  
Gary L. Roth, Jr. RLS  
6718 Kern Road  
Knoxville, TN 37918  
PH: (865) 689-8186  
FAX: (865) 687-3231





1 FRONT ELEVATION  
 SCALE:  $\frac{3}{16}'' = 1'-0''$

OWNER OCCUPIED REHABILITATION  
 TIMOTHY KITTS  
 704 E. COLUMBIA AVE  
 KNOXVILLE, TN  
 REHAB SPECIALIST: DOUG SHERROD

CITY OF KNOXVILLE  
 COMMUNITY DEVELOPMENT  
 400 MAIN STREET  
 KNOXVILLE, TN 37902  
 865-215-2120

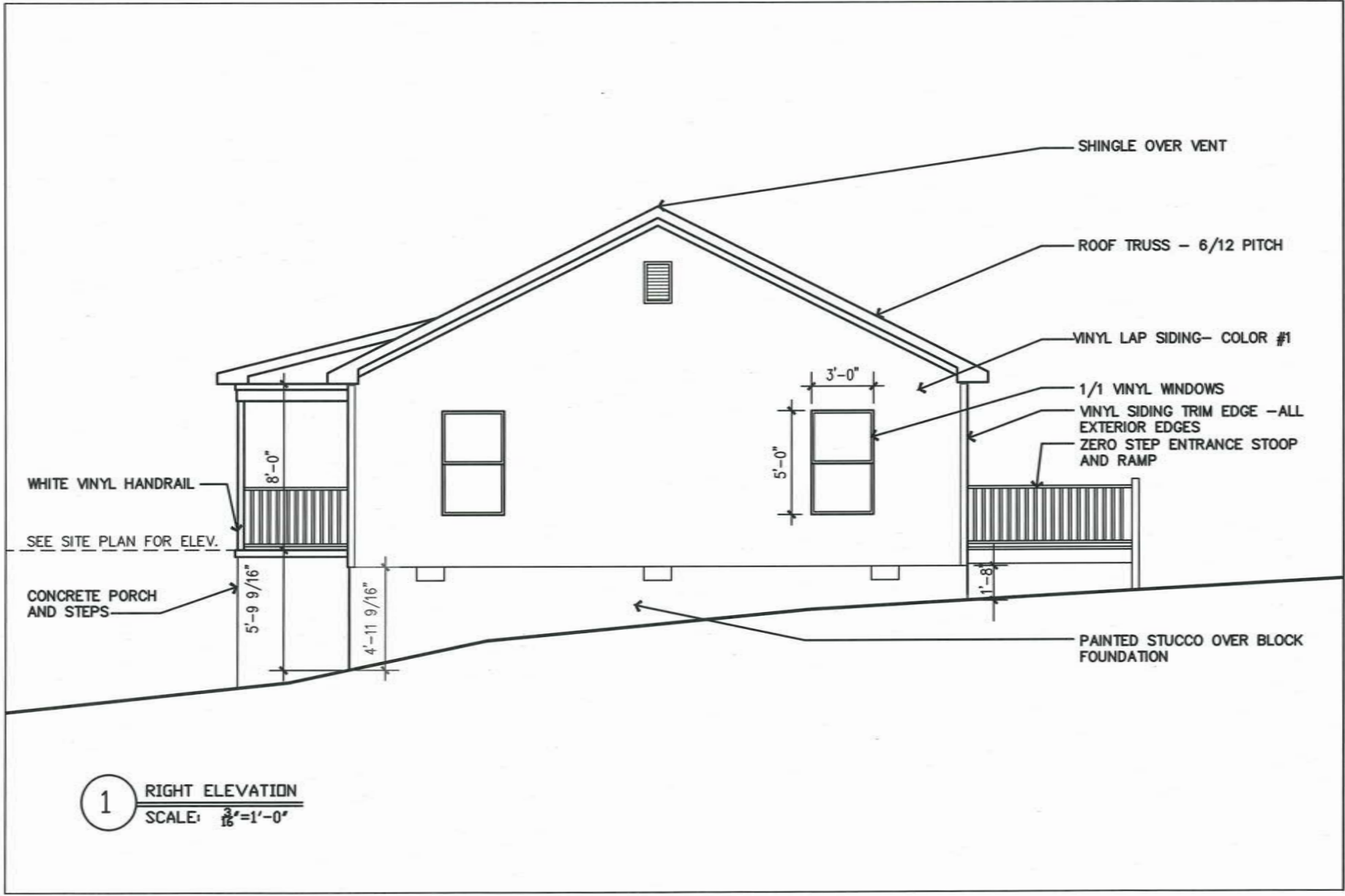




OWNER OCCUPIED REHABILITATION  
 TIMOTHY KITTS  
 704 E. COLUMBIA AVE  
 KNOXVILLE, TN  
 REHAB SPECIALIST: DOUG SHERROD

CITY OF KNOXVILLE  
 COMMUNITY DEVELOPMENT  
 400 MAIN STREET  
 KNOXVILLE, TN 37902  
 865-215-2120

1 LEFT ELEVATION  
 SCALE:  $\frac{3}{16}'' = 1'-0''$



1 RIGHT ELEVATION  
 SCALE:  $\frac{3}{16}'' = 1'-0''$

SHINGLE OVER VENT

ROOF TRUSS - 6/12 PITCH

VINYL LAP SIDING- COLOR #1

1/1 VINYL WINDOWS

VINYL SIDING TRIM EDGE -ALL EXTERIOR EDGES

ZERO STEP ENTRANCE STOOP AND RAMP

PAINTED STUCCO OVER BLOCK FOUNDATION

WHITE VINYL HANDRAIL

SEE SITE PLAN FOR ELEV.

CONCRETE PORCH AND STEPS

OWNER OCCUPIED REHABILITATION  
 TIMOTHY KITTS  
 704 E. COLUMBIA AVE  
 KNOXVILLE, TN  
 REHAB SPECIALIST: DOUG SHERROD

CITY OF KNOXVILLE  
 COMMUNITY DEVELOPMENT  
 400 MAIN STREET  
 KNOXVILLE, TN 37902  
 865-215-2120

