



Staff Report

Infill Housing Design Review Committee

File Number: 12-B-23-IH

Meeting: 12/20/2023
Applicant: Clayton Powers
Owner: Clayton Powers

Property Information

Location: 1225 Connecticut Ave. **Parcel ID** 81 I K 039
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 Avenue. One-story residence features a front-gable roof (6/12 pitch), an exterior of horizontal siding (no material specified), and a concrete block foundation. The front porch will be set 21.54' from the front property line. The parking will be located to the rear of the house, accessed from the alley.

The façade (south elevation) features a partial-width, front-gable roof porch supported by square wood posts. The three-bay façade features a centrally-located front door flanked by paired one-over-one windows. The right elevation features one one-over-one window, and the left elevation features two smaller slider windows. A secondary access is located on the rear 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.
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- 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 front porch is proposed to be set 21.54' from the front property line, resulting in the house's massing set approximately 29.54' from the front property line. The adjacent houses are set 26' and 23' from the front property line. The applicant should provide measurements on the front porch depth to staff; revisions to the front setback may be necessary to align new house with the streetscape. The site plan includes a sidewalk to the street.

2. The block to receive new construction is characterized by Queen Anne cottages and Craftsman bungalows. The proposed one-story, three-bay house 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 the Infill Housing design guidelines as using the alley for access and placing parking behind the house. Final revisions to the site plan may be necessary to meet City Engineering standards.
 4. The one-story, three-bay façade is similar to the context. The proposed house has an elevated foundation which appears comparable to the neighborhood context; the applicant should provide final measurements on the foundation height.
 5. The house features a partial-width front porch (depth not provided). The overall porch design meets the Infill Housing guidelines, though the applicant should provide measurements on porch supports and porch depth. The porch should be supported by posts that are at least 6 by 6 and measure at least 8' in depth.
 6. Guidelines recommend window and door styles be similar, with similar proportions and ratio of solid to void to, to historic houses on the block. Revisions should be made to the side elevations to incorporate additional transparency.
 7. The proposed roof pitch, 6/12, is the minimum typically approved in the Infill Housing overlay and meets the design guidelines.
 8. Siding materials are not specified on the application. If the applicant selects vinyl siding, the final siding material should feature an overlap instead of flush panel or Dutch lap vinyl siding.
 9. The site plan includes the planting of one new tree in the rear yard and the retention of an existing tree in the front.
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Recommendation

Staff recommends approval of Certificate 12-B-23-IH subject to the following conditions: 1) applicant to provide final measurements on front porch depth and setback from main massing to front property line; front setback revisions to align house with streetscape as needed, to be approved by staff; 2) final site plan to meet City Engineering standards; 3) front porch to measure 8' in depth and feature posts that are at least 6 by 6; 4) revisions to side elevation windows, to be approved by staff.



12-B-23-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

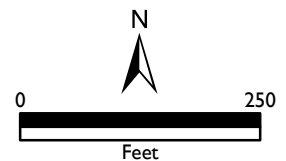
Applicant: Clayton Powers

**INFILL
HOUSING
REVIEW
BOARD**



1225 Connecticut Ave.
Lonsdale 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)

Clayton Powers

Applicant

11/29/23

12/20/23

12-B-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

Clayton Powers

Name

Company

1427 Harvest Moon Lane

Knoxville

TN

37922

Address

City

State

Zip

865-567-3923

clay.powers16@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Owner Name (if different from applicant)

Owner Address

Owner Phone

1225 Connecticut Avenue

081IK039

Property Address

Parcel ID

Lonsdale

RN-2

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett
Staff Signature

Lindsay Crockett

11.30.23

Please Print

Date

Clayton Powers
Applicant Signature

Clayton Powers

11/29/23

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: **A proposal for a 1,245 square foot home, and the plan is to keep the two trees on the property for the front and back side of the house. By utilizing the back alleyway there will be parking provided to the back of the house. The exterior of the house is to be of similar builds on Connecticut Avenue.**

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:	250.00	TOTAL:
		250.00
FEE 2:		
FEE 3:		

EROSION CONTROL NOTES:

1. PRIOR TO ANY WORK, CONTRACTOR SHALL STRIP SITE OF ALL VEGETATION AND TOPSOIL IN AREAS OF OPERATION.
2. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE THROUGHOUT THE SITE AND USE ALL MEANS NECESSARY TO PREVENT SEDIMENT FROM EXITING THE SITE.
3. STAKED HAY BALES OR SILT FENCE SHALL BE PLACED PRECEDING ALL CULVERT INLETS OR OTHER DRAINAGE DITCHES BEFORE RUNOFF EXITS THE PROJECT OR ENTERS A SWALE AND AT OTHER LOCATIONS DESIGNATED BY THE ARCHITECT.
4. ALL DISTURBED AREAS, IF ANY, ARE TO BE MULCHED AND SEEDED AS SOON AS POSSIBLE.
5. ALL PERTINENT ORDINANCES OF CITY OF KNOXVILLE AND KNOX COUNTY SHALL BE FOLLOWED.
6. FINAL GRADING SHALL BE AS SUCH TO DRAIN SURFACE WATER AWAY FROM THE FOUNDATION WALLS. GRADES SHALL FALL NOT FEWER THAN 6 INCHES WITHIN THE FIRST 10 FEET.

ZONING: RN-2 INFILL HOUSING

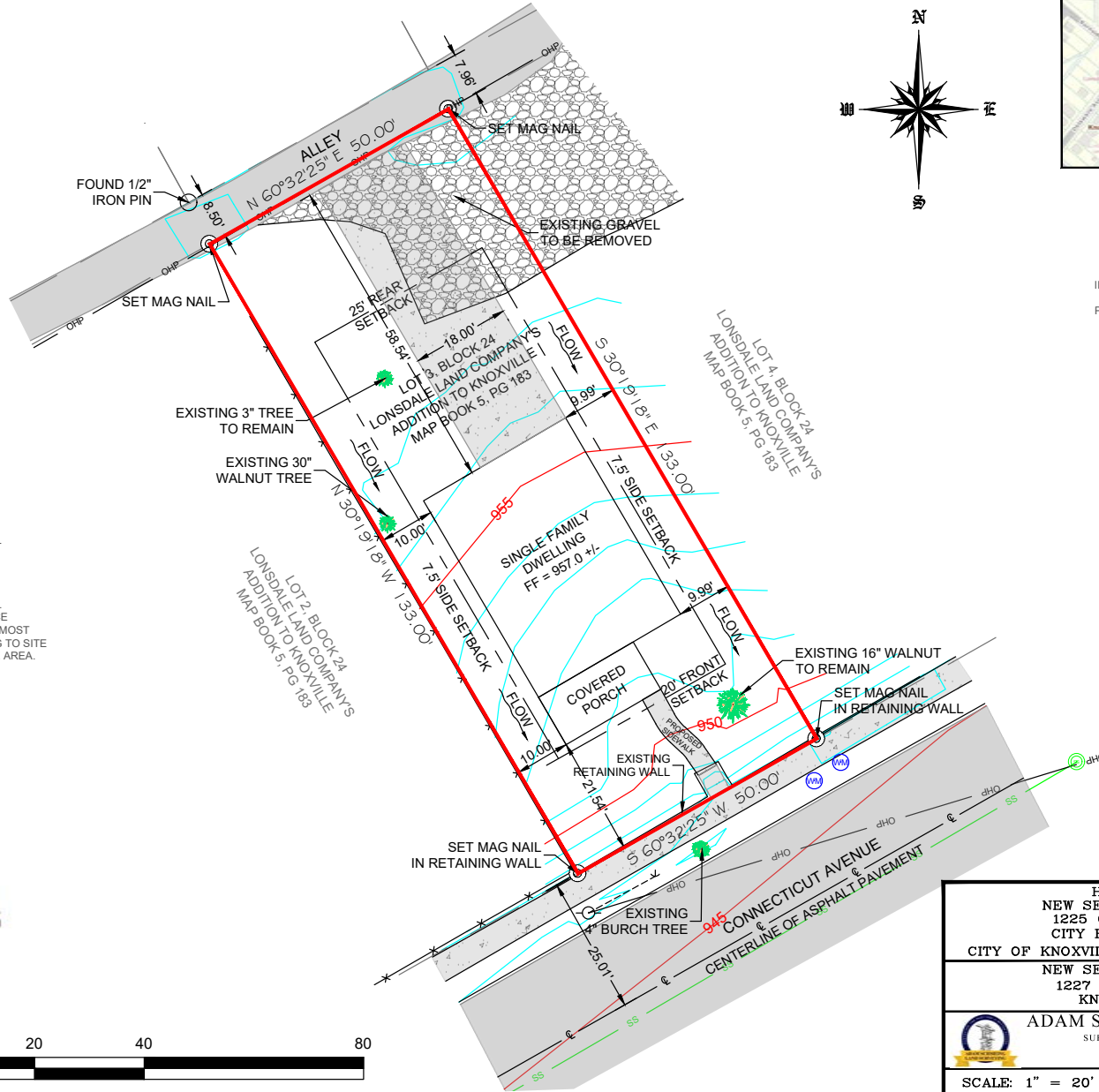
MAXIMUM BUILDING COVERAGE = 30%
MAXIMUM IMPERVIOUS SURFACE = 40%

SITE AREA = 6,649.3 S.F. +/-
IMPERVIOUS AREA = 2,581.0 S.F. +/-
IMPERVIOUS SURFACE COVERAGE = 39%

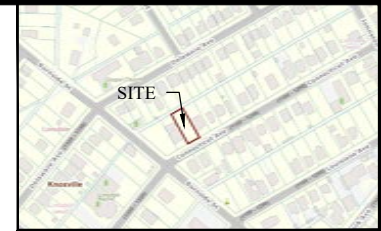
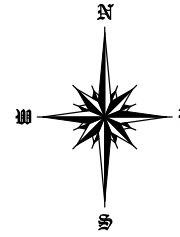
SET BACKS:
FRONT = 20 FEET (10' +/- AVG. BLOCK FACE)
SIDE = 5 FEET NO LESS THAN 15 FEET TOTAL
REAR = 25 FEET

SITE PLAN NOTES:

1. CONTOURS ARE ON A 1 FOOT INTERVAL.
2. ELEVATIONS SHOWN ARE FOR GUIDANCE ONLY. OWNER/ CONTRACTOR MAY USE MOST APPROPRIATE ELEVATIONS ACCORDING TO SITE CONDITIONS AND TOPOGRAPHY OF THE AREA.



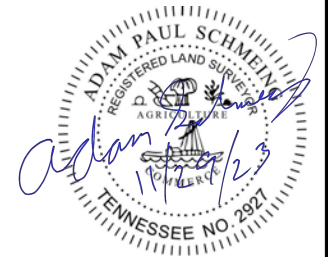
GRID NORTH
BEARINGS BASED ON GNSS OBSERVATIONS



VICINITY MAP
N.T.S.

IMPERVIOUS SURFACE CALCULATIONS:

PROPOSED BUILDING = 1,445.0 S.F. +/-
DRIVEWAY = 1,051.3 S.F. +/-
SIDEWALK = 84.7 S.F. +/-
TOTAL AREA = 2,581.0 S.F. +/-



<p>HOUSE SITE PLAN NEW SEASON PROPERTIES LLC. 1225 CONNECTICUT AVENUE CITY BLOCK 19561, WARD 19 CITY OF KNOXVILLE, KNOX COUNTY, TENNESSEE</p>		
<p>NEW SEASON PROPERTIES LLC. 1227 HARVEST MOON LANE KNOXVILLE, TN 37922</p>		
<p>ADAM SCHEMEING LAND SURVEYING SURVEYING THE PAST FOR A BETTER FUTURE 6619 CROSSGATE DRIVE KNOXVILLE, TN 37912 850.331.2601</p>		
SCALE: 1" = 20'	DATE: 11/29/2023	23230

REVISIONS	BY

POW2304A_1

THESE CONTRACT NOTATIONS AND SPECIFICATIONS ARE FOR INFORMATION ONLY AND DO NOT CONSTITUTE A WARRANTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

PROJECT
POWERS SPEC HOME
 1225 CONNECTICUT AVE
 KNOXVILLE TN

EXTERIOR ELEVATIONS

A & R
 DESIGN & DRAFTING SERVICE
 3000 W. WASHINGTON AVE
 LEONOR CITY, TENNESSEE 37112
 (615) 999-8805 ROLLET@ARMAIL.COM



DATE 11/24/2023
 SCALE 1/4" = 1'-0"
 DRAW R.J.
 JOB POW2304B
 SHEET

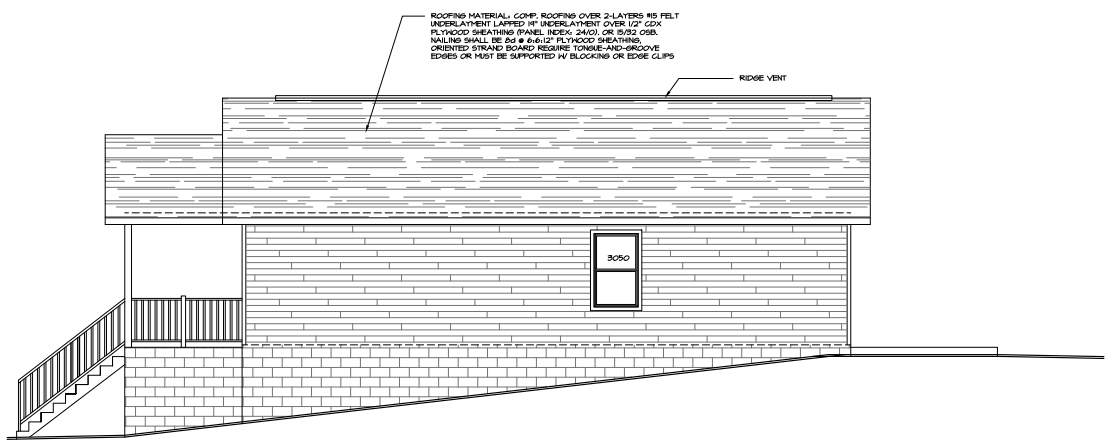
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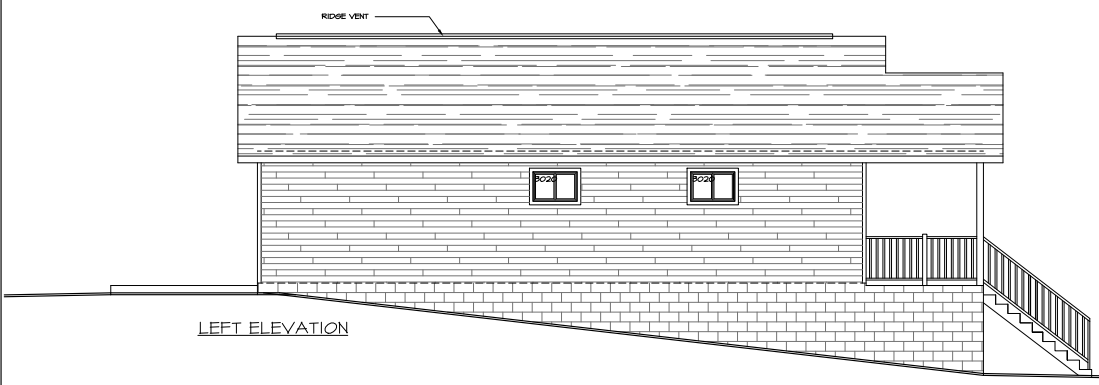
FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

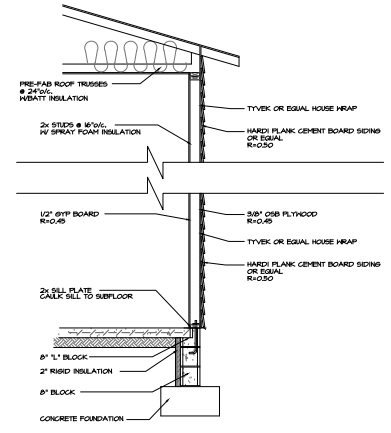
NOTE:

- BALLOON FRAME ALL EXTERIOR WALLS WHERE APPLICABLE TO UNDERSIDE OF TRUSS.
- THO (2) LAYERS OF GRADE "D" PAPER IS REQUIRED AT WOOD SHEAR PANELS
- PROVIDE 1x3 WOOD BATTENS WHERE ROOF EXCEEDS 7:12 SEE E.R. #2656
- EXTERIOR FINISH TO BE VERTICAL AND HORIZONTAL SIDING TO BE DETERMINED BY OWNER
- 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
- PROVIDE ATTIC VENTILATION AS PER CURRENT IRC SECT. 1203.2 FOR EAVE VENTS
 PROVIDE 1sf OF VENT FOR EVERY 150sf OF ATTIC.
- PROVIDE AN APPROVED WATERPROOF BUILDING PAPER UNDER WOOD SIDING

ATTIC VENTS HOUSE

NOTE FOR 1/500 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 98 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 3' ABOVE EAVE)

ENERGY ENVELOPE	
HALL	R-21
HALL INSULATION 3" OF R-11 PER INCH SPRAY FOAM	R-21
1/2" GYP SO.	R-0.46
5/8" OSB PLYND	R-0.46
CEMENT FC SIDING	R-0.030
TOTAL HALL VALUE	R-22.4
FOUNDATION	R-10 (24")
FOUNDATION INSULATION	R-10 (24")
ATTIC INSULATION	R-44



WALL SECTION