



# Staff Report

Infill Housing Design Review Committee

File Number: 12-H-23-IH

**Meeting:** 12/20/2023  
**Applicant:** David Kerns  
**Owner:** Monty Fairchild

---

## Property Information

**Location:** 1134 Rider Ave. **Parcel ID** 69 M L 045  
**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 Rider Avenue. One-story residence features a front-gable roof (6/12 pitch), an exterior of vinyl siding, and foundation clad in "cement wash stucco." The house (26' wide by 44' deep) will be set 29' from the front property line. The parking is proposed for the front yard, featuring a 16' wide concrete pad.

The façade (north elevation) features a partial-width, front-gable roof porch supported by square 6 by 6 wood posts. The three-bay façade features a centrally-located front door flanked by paired one-over-one windows. The left elevation features one one-over-one window, and the right elevation features two smaller fixed windows. A secondary access is located on the right side 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.
  - On streets without alleys, garages or parking areas should be at least 20 feet behind the front façade of the infill house with access limited to one lane between the street and the front façade.
-

- 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.

---

## Comments

1. The house is proposed to be set 29' from the front property line, with the front porch at 20' from the front property line. The average of the blockface is 25.6', with the adjacent houses set 25' and 32' from the front property line. The house's placement will be compatible with the blockface. The final site plan should feature a walkway to the street.
2. The block to receive new construction is characterized by Queen Anne cottages, Minimal Traditionals, and some infill construction. 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 broader neighborhood.
3. The Infill Housing code states that when an operable alley is present, parking must be accessed from the alley. The parking should be revised to be accessed from the alley and located to the rear of the house. Moving the

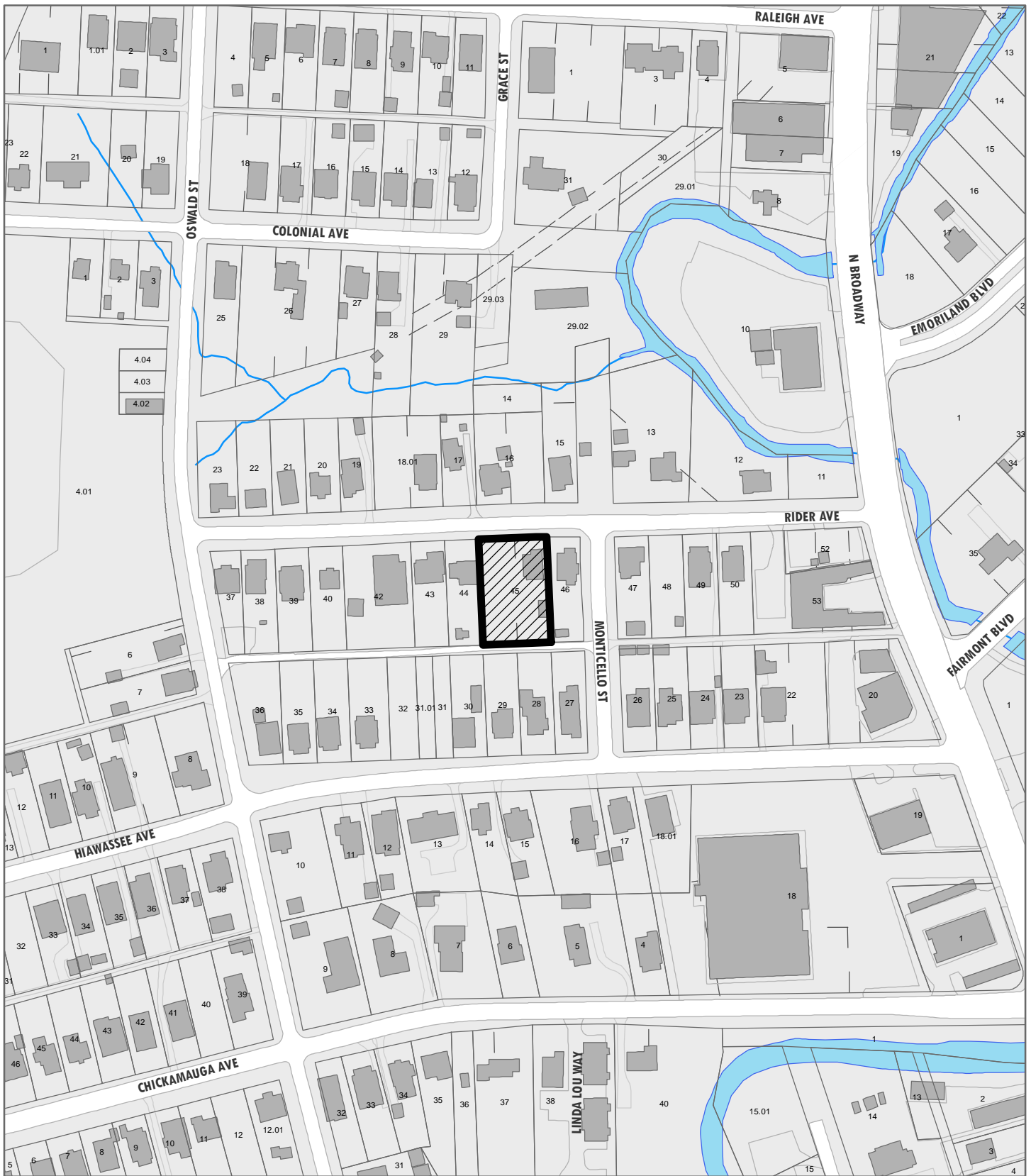
parking to the rear would also allow for the preservation of two large cedar trees in the front yard. Final site plan revisions may be necessary to meet City Engineering standards.

4. The one-story, three-bay façade is similar to the neighborhood context. The foundation height should be confirmed to be compatible with historic houses on the block.
5. The house features an 8' deep front porch which projects outward from the house. The porch is compatible with the design of the house and the surrounding block.
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. The façade, side, and rear elevations have sufficient windows. Infill Housing reviews typically discourage non-operable shutters that are not sized to fit the windows.
7. The proposed roof pitch, 6/12, is the minimum typically approved in the Infill Housing overlay and meets the design guidelines.
8. While vinyl siding meets the Infill Housing guidelines, the final siding material should feature an overlap instead of flush panel or Dutch lap vinyl siding.
9. Guidelines state that "healthy trees that are outside the building footprint should be preserved." The two older-growth cedar trees on the front elevation should be retained.

---

## Recommendation

Staff recommends approval of Certificate 12-H-23-IH, subject to the following conditions: 1) site plan should be revised to locate parking in the rear, accessed from the alley; 2) trees at the front of the property should be noted on final site plan and retained; 3) final site plan to meet City Engineering standards.



**12-H-23-IH**

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

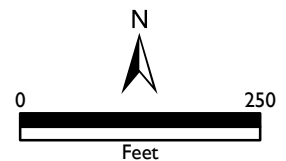
Applicant: David Kerns

**INFILL  
HOUSING  
REVIEW  
BOARD**



1134 Rider 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)

DAVID C KERNS

Applicant

12/1/23

December 20, 2023

12-H-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

DAVID C KERNS

KERNS CONSTRUCTION INC

Name

Company

410 LOCUST HILL LANE

KNOXVILLE

TN

37920

Address

City

State

Zip

865 556 2446

CLANCYCKERNS1@YAHOO.COM

Phone

Email

## CURRENT PROPERTY INFO

MONTY FAIRCHILD

6815 WASHINGTON PIKE KNOXVILLE TN 27918

865 740 6370

Owner Name (if different from applicant)

Owner Address

Owner Phone

1134 RIDER AVENUE KNOXVILLE TN 37917

MAP 069, INSERT M, GROUP L, PARCEL 045.00

Property Address

Parcel ID

MONTICELLO ADDITION

Neighborhood

Zoning

## AUTHORIZATION

*Lindsay Crockett*

Lindsay Crockett

12.1.2023

Staff Signature

Please Print

Date

*David C Kerns*

DAVID C KERNS

1/1/23

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: NEW 3 BEDROOM, 2 BATH 1 STORY  
 \_\_\_\_\_  
 \_\_\_\_\_

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

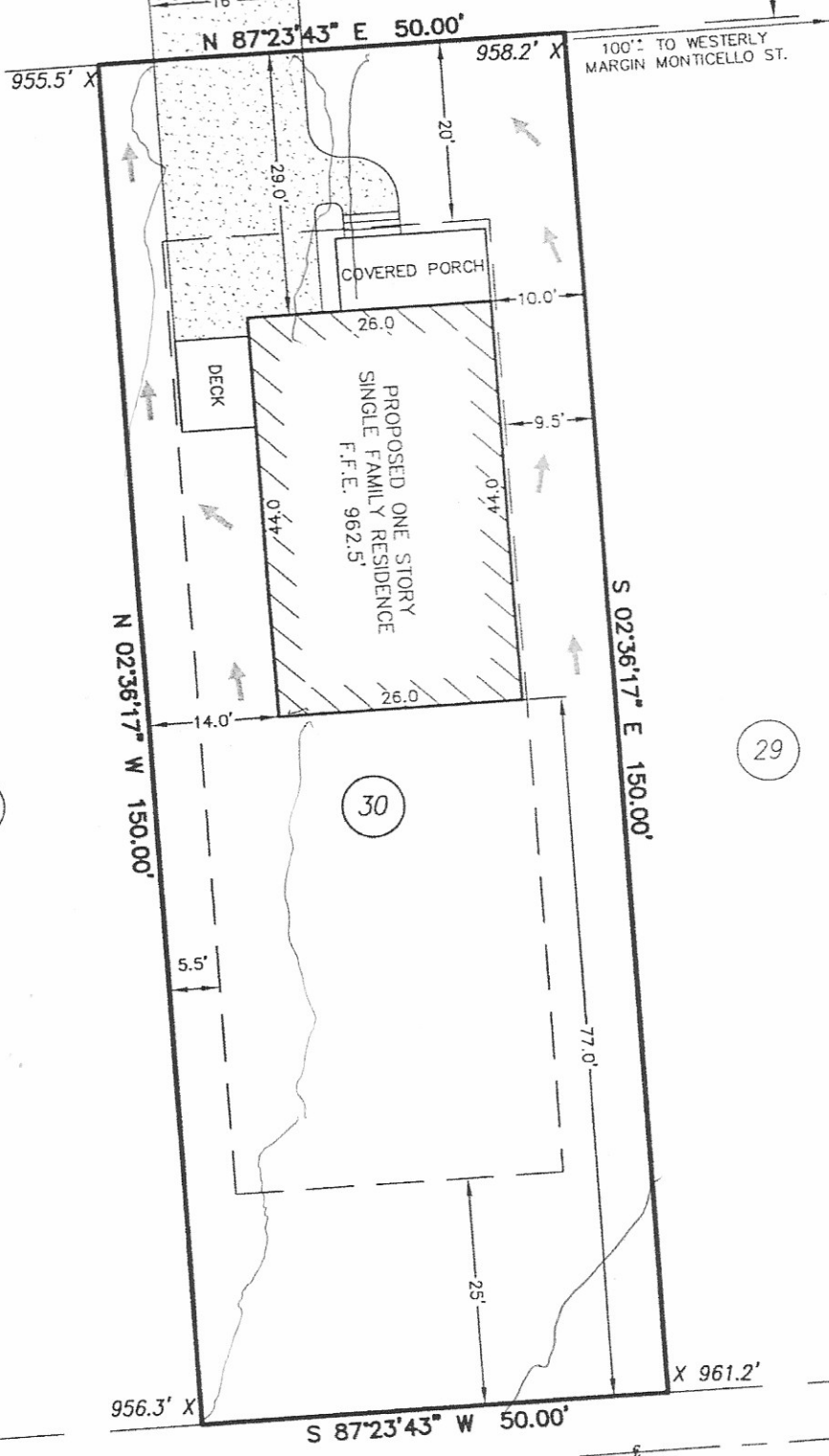
<b>FEE 1:</b> 250.00	<b>TOTAL:</b>  250.00
<b>FEE 2:</b>	
<b>FEE 3:</b>	

# RIDER AVENUE

1138

SSMH  
TOP.....962.1'

18%  
-7.3%  
-25.3%



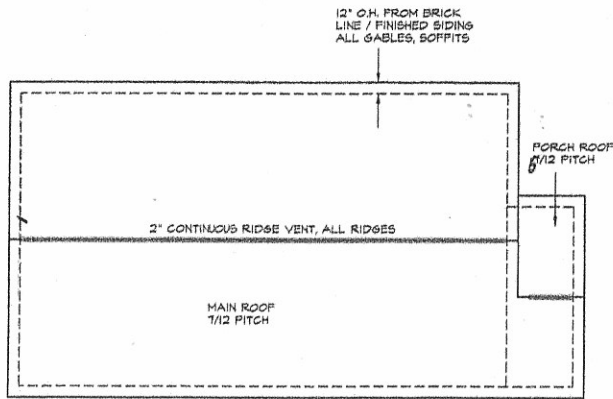
31

30

29

12.5'

A 102 - ~~House~~ <sup>ULTIMATE</sup> ELEVATION PERMITS

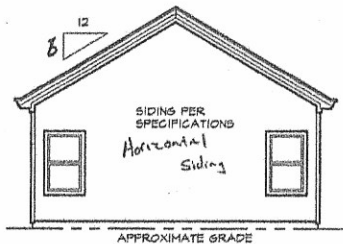


ROOF LAYOUT PLAN  
SCALE: 1/8" = 1'-0"

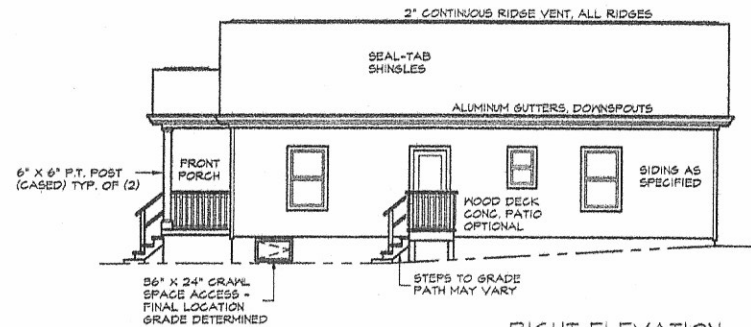


FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

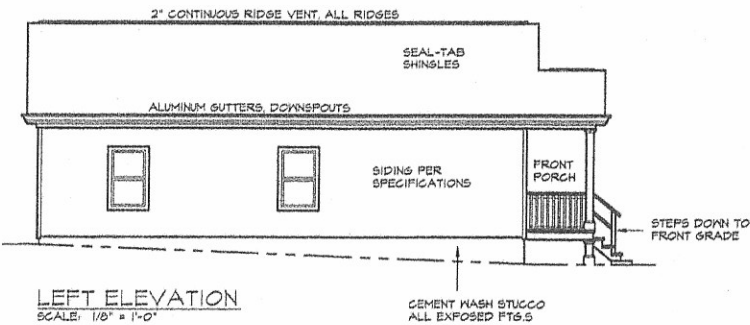
NOTE:  
ALL WINDOW, DOOR, ACCESSORY & TRIM STYLES ARE INDICATED FOR ILLUSTRATION ONLY AND ARE SUBJECT TO APPROVAL/CHANGE BY GENERAL CONTRACTOR - ALL SUCH CHANGES SHALL CONFORM TO APPLICABLE LOCAL / STATE / NATIONAL BUILDING CODES



REAR ELEVATION  
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION  
SCALE: 1/8" = 1'-0"



LEFT ELEVATION  
SCALE: 1/8" = 1'-0"

NOTICE

THE DESIGNER OFFERS NO WARRANTY AS TO THE SUITABILITY OF THE DESIGN FOR ANY BUILDING SITE, NOR FOR THE ACCURACY OF DIMENSIONS OR SQUARE FOOTAGE CALCULATIONS AS CONSTRUCTED. ALL STRUCTURAL SPAN & LOAD CAPACITIES OF ENGINEERED AND PRE-MFD. COMPONENTS IS EXCLUDED. THE PLANS ARE DIAGRAMATIC ONLY AND ARE DESIGNED STRICTLY AS A GENERAL GUIDE TO CONSTRUCTION. THE DRAWING EXHIBITS DO NOT GUARANTEE THE STRUCTURAL INTEGRITY OF FRAMING METHODS USED ONSITE. THE USER IS RESPONSIBLE IN TOTAL FOR ALL PHASES OF THE CONSTRUCTION PROJECT. LOCAL/REVISED BUILDING CODES AND AMENDMENTS SHALL SUPERCEDE.

Designed To 2018 IRC

1

**Sam R. Ensor**  
RESIDENTIAL DRAFTING SERVICE  
1311 Greenwell Drive, Knoxville, TN 37908  
Telephone 865-947-8951

PLAN NO	101203
DRAWINGS	12/19/2018
DATE	
BY	
CHECKED	
APPROVED	

**Planning**  
PLAN REVIEW CERTIFICATION  
Plan Approved: *HTB* 4/24/2020  
Zone: R-1-1/4H-1  
Planning File #: 1-A-20-114