



Staff Report

Infill Housing Design Review Committee

File Number: 12-I-23-IH

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

Property Information

Location: 2527 Pershing St. **Parcel ID** 81 F B 001
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 Pershing Street. 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.
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- 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 21.6', with the adjacent house set 18' from the front property line. The house should be moved slightly closer to the street to align with the blockface. The final site plan should feature a walkway to the street.
2. The block to receive new construction is characterized by modified Queen Anne cottages 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 somewhat unique for the block but respond to a triangular lot.
3. The Infill Housing guidelines state that "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." Parking should be revised to avoid 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.

Recommendation

Staff recommends approval of Certificate 12-I-23-IH, subject to the following conditions: 1) site plan should be revised to avoid parking in the front yard, with final site plan to be reviewed by staff; 2) house should be moved towards front property line to align with setback pattern of block; 3) final site plan to meet City Engineering standards.



**INFILL
HOUSING
REVIEW
BOARD**

**12-I-23-IH
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

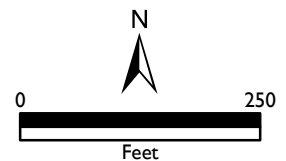


2527 Pershing St.
Oakwood/Lincoln Park Infill Housing Overlay
District

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

Revised:

Applicant: David Kerns





DESIGN REVIEW REQUEST

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

DAVID C KERNS

Applicant

12/1/23

December 20, 2023

12-I-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 WASHINGRTON PIKE KNOXVILLE TN 27918

865 740 6370

Owner Name (if different from applicant)

Owner Address

Owner Phone

2527 PERSHING KNOXVILLOE TN 379xx

MAP 081, INSERT F, GROUP B, PARCEL 001.00

Property Address

Parcel ID

SCOTTS PARK

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett
Staff Signature

Lindsay Crockett

12.1.2023

Please Print

Date

D. C. Kerns
Applicant Signature

DAVID C KERNS

1/1/23

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: NEW 3 BEDROOM, 2 BATH 1 STORY

STAFF USE ONLY

ATTACHMENTS

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

ADDITIONAL REQUIREMENTS

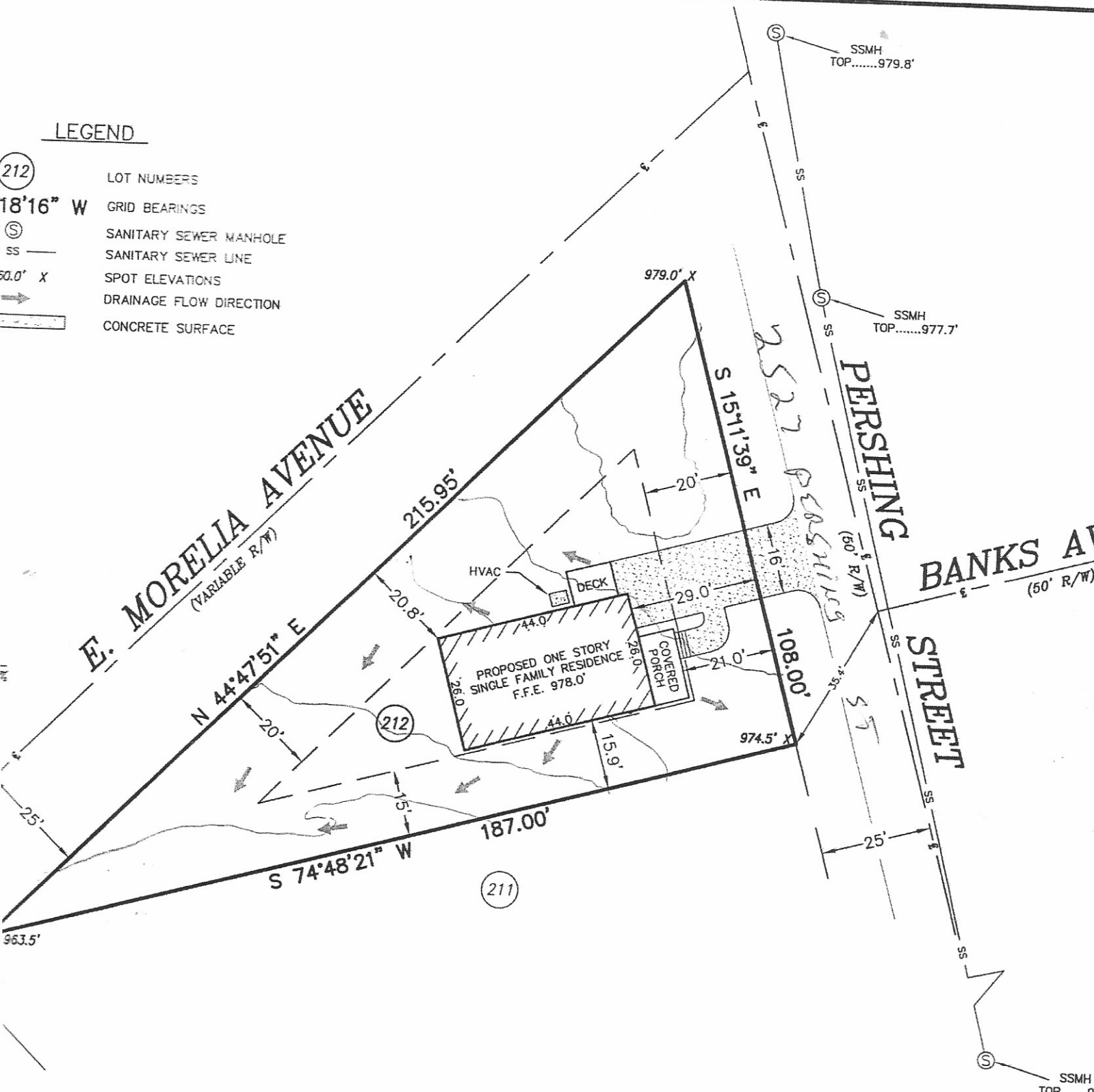
- Property Owners / Option Holders

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

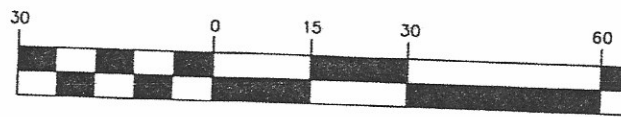
FEE 1:		TOTAL: 250.00
250.00		
FEE 2:		
FEE 3:		

LEGEND

- (212) LOT NUMBERS
- 18'16" W GRID BEARINGS
- ⊙ SANITARY SEWER MANHOLE
- SS - SANITARY SEWER LINE
- 50.0' X SPOT ELEVATIONS
- DRAINAGE FLOW DIRECTION
- ▨ CONCRETE SURFACE

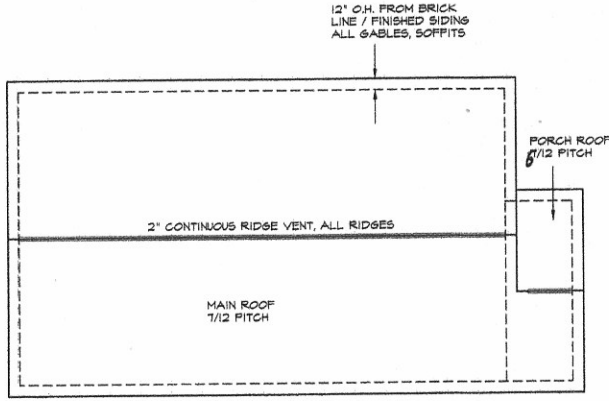


GRAPHIC SCALE

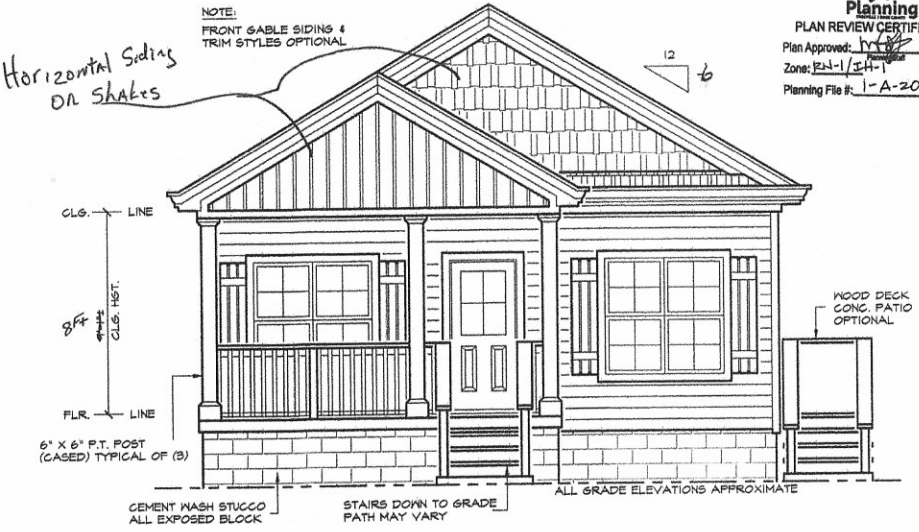


(IN FEET)
1 inch = 30 ft.

A 102 - ~~floor plan~~
ELEVATION PERMITS

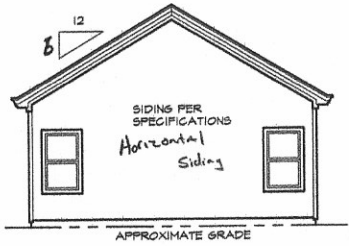


ROOF LAYOUT PLAN
SCALE: 1/8" = 1'-0"

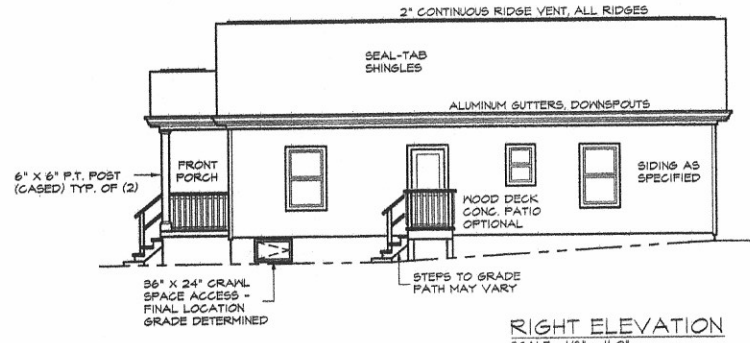


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

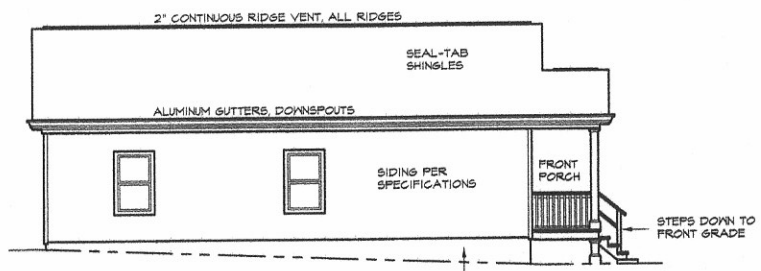
NOTE:
ALL WINDOW, DOOR, ACCESSORY & TRIM STYLES ARE INDICATED FOR ILLUSTRATION ONLY AND ARE SUBJECT TO APPROVAL/CHANGE BY GENERAL CONTRACTOR - ALL SUCH CHANGES SHALL CONFORM TO APPLICABLE LOCAL / STATE / NATIONAL BUILDING CODES



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-FACT. COMPONENTS IS EXCLUDED. THE PLANS ARE DIAGNOSTIC 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 SUPERSEDE.

Designed To 2018 IRC

1

Sam R. Ensor
RESIDENTIAL DRAFTING SERVICE
1311 Greenwell Drive, Knoxville, TN 37938
Telephone 865-947-8951

PLAN NO
101203

DRAWINGS
12/19/2018

APPROVED

CITY OF KNOXVILLE
PLANNING DEPARTMENT

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