



# Staff Report

Infill Housing Design Review Committee

File Number: 11-A-23-IH

**Meeting:** 11/15/2023  
**Applicant:** Michael Haynes Michael Haynes Construction  
**Owner:** Michael Haynes Michael Haynes Construction

---

## Property Information

**Location:** 1706 Ohio Ave. **Parcel ID** 81 P D 014101  
**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 Ohio Avenue. The one-story, front-gable roof house is approximately 50 ft long by 24 ft wide and is proposed to be set back approximately 23 feet from the front property line. The house will rest on a 12" tall, cement wash stucco foundation, featuring a front gable roof (7/12 pitch) clad in metal. The house will be clad in vinyl siding with vinyl shake siding on the front gable. Parking is proposed to be a 300 sq ft concrete parking pad located in the rear of the house and accessed via the alley.

The façade (north) features a recessed corner porch on the left side of the elevation, supported by two 6x6 columns. Column and railing materials are unspecified. A door is centrally located on the façade, flanked by a pair of 4/4 double-hung windows on the left and a single double-hung 4/4 window on the right projecting mass.

The left elevation features one 1/1 double-hung window. The right elevation features three 1/1 double-hung windows. The rear elevation features a projecting front gable porch on the right, supported by two 6x6 columns. A secondary access door opens to the porch, flanked by one small 1/1 double-hung window on the left and a larger 1/1 double-hung window towards the center 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. Housing Orientation

- New housing should be proportional to the dimensions of the lot and other houses on the block.
  - On corner lots, side yard setbacks should be handled traditionally (that is, closer to the side street). The zoning
-

requirement to treat corner lots as having two frontages should not apply in "Heart of Knoxville" neighborhoods.

- 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.

- Garages which are perpendicular to the alley should be about 18 feet from the center line of the alley pavement, allowing a comfortable turning radius for a driver to enter a garage.

- 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.

- On corner lots, a driveway to the garage may be provided off the side street.

### 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.

- 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 feet 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. Wrought iron columns and other materials that were not used in the early 1900's should not be used.

- 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 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 Heart of Knoxville neighborhoods.

### 8. Siding Material

- Clapboard-like materials (such as cement fiberboard) should be used in constructing new housing where painted

wood siding was traditionally used.

- Brick, wood shingle, and other less common material may be appropriate in some older neighborhoods, particularly those with a mix of architectural styles.

- 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. Landscape and Other Considerations

- One native or naturalized shade tree should be planted in the front and rear yards of in fill lots with 25 feet or more in depth to front of house.

---

## Comments

1. The house is proposed to be set 23' from the front property line at the closest point. The average front setback of the block is 18', with the adjacent houses set 19' and 21' from the front property line. The house should be moved closer to the front property line to maintain a consistent streetscape pattern with houses on the block. The site plan includes a walkway to the street.

2. The block to receive new construction is relatively vacant, featuring modified Craftsman bungalows, a shotgun house, and a church building. The one-story, three-bay building 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 as the parking pad is accessed from the alley and located to the rear of the house. 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. Drawings indicate a 12" tall foundation, which is generally compatible with the context.

5. The house features an 8' deep front porch, recessed under the primary roofline. The porch is compatible with the design of the house and the surrounding block. The drawings indicate 6 by 6 square columns.

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 of the windows and door on the façade meet the guidelines. One window should be added to the left elevation.

7. The proposed roof pitch (7/12) and material are appropriate within the guidelines.

8. Vinyl lap siding and shingle details meet the design guidelines; the final siding material should feature an overlap instead of flush panel or Dutch lap siding.

9. The final site plan should indicate one new native or naturalized shade tree to be planted in the front and rear yards.

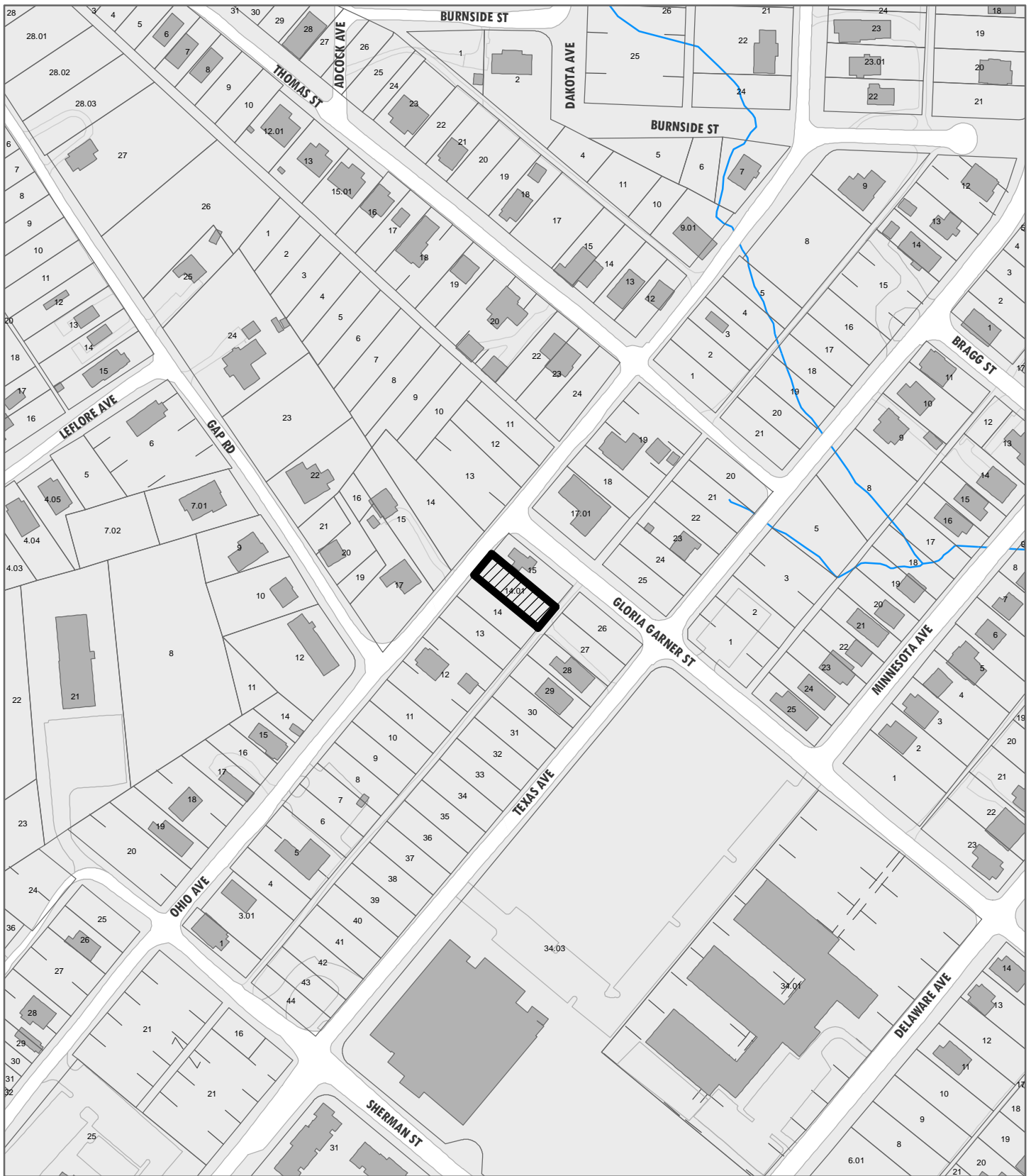
10. The house is proposed to be identical to the adjacent new construction houses at 1708 Ohio Ave (11-B-23-IH) and 1710 Ohio Ave (11-C-23-IH). Revisions should be made to the plans to introduce differentiation in design among the three houses; options could include revised rooflines, porch design and placement, or overall house massing.

---

## Recommendation

Staff recommends approval of Certificate 11-A-23-IH, subject to the following conditions: 1) final site plan to meet City Engineering standards; 2) house to be moved closer to the front property line to align with the setback pattern of the block; 3) one window to be added to left elevation; 4) revisions to differentiate from adjacent new houses at

1708 Ohio Ave and 1710 Ohio Ave, with approval by staff.



**11-A-23-IH**

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

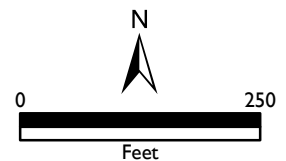


1706 Ohio Ave.  
Lonsdale Infill Housing Overlay District

Original Print Date: 11/7/2023  
Revised:  
Knoxville/Knox County Planning - Infill Housing Design Review Committee

Applicant: Michael Haynes Michael Haynes Construction

**INFILL HOUSING REVIEW BOARD**



Download and fill out this form at your convenience. (2) Sign the application digitally (or print, sign, and scan). (3) Either print the completed form and bring it to the Knoxville-Knox County Planning offices or email it to applications@knoxplanning.org.



**Planning**  
KNOXVILLE | KNOX COUNTY

### DESIGN REVIEW REQUEST

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

*Michael Haynes*  
Applicant

*10-25-23*  
Date Filed

*Nov 15*  
Meeting Date (if applicable)

*11-A-23-IH*  
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 *Michael Haynes* Company *Michael Haynes Construction Inc.*  
 Address *8207 weaver hollow way* City *Powell* State *TN* Zip *37849*

*865-304-5195*  
Phone

*DDBIA01@icloud.com*  
Email

### CURRENT PROPERTY INFO

Owner Name (if different from applicant) \_\_\_\_\_ Owner Address \_\_\_\_\_ Owner Phone \_\_\_\_\_

*1706 Ohio Ave.*  
Property Address

*081RD 0401*  
Parcel ID

*Lonsdale Land Co*  
Neighborhood

\_\_\_\_\_  
Zoning

### AUTHORIZATION

*Lindsay Crockett*  
Staff Signature

Lindsay Crockett

10.23.23

Please Print

Date

*Michael Haynes*  
Applicant Signature

*Michael Haynes*  
Please Print

*10-23-23*  
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: Construction 3bed 2bath  
 \_\_\_\_\_  
 \_\_\_\_\_

STAFF USE ONLY

**ATTACHMENTS**

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

**ADDITIONAL REQUIREMENTS**

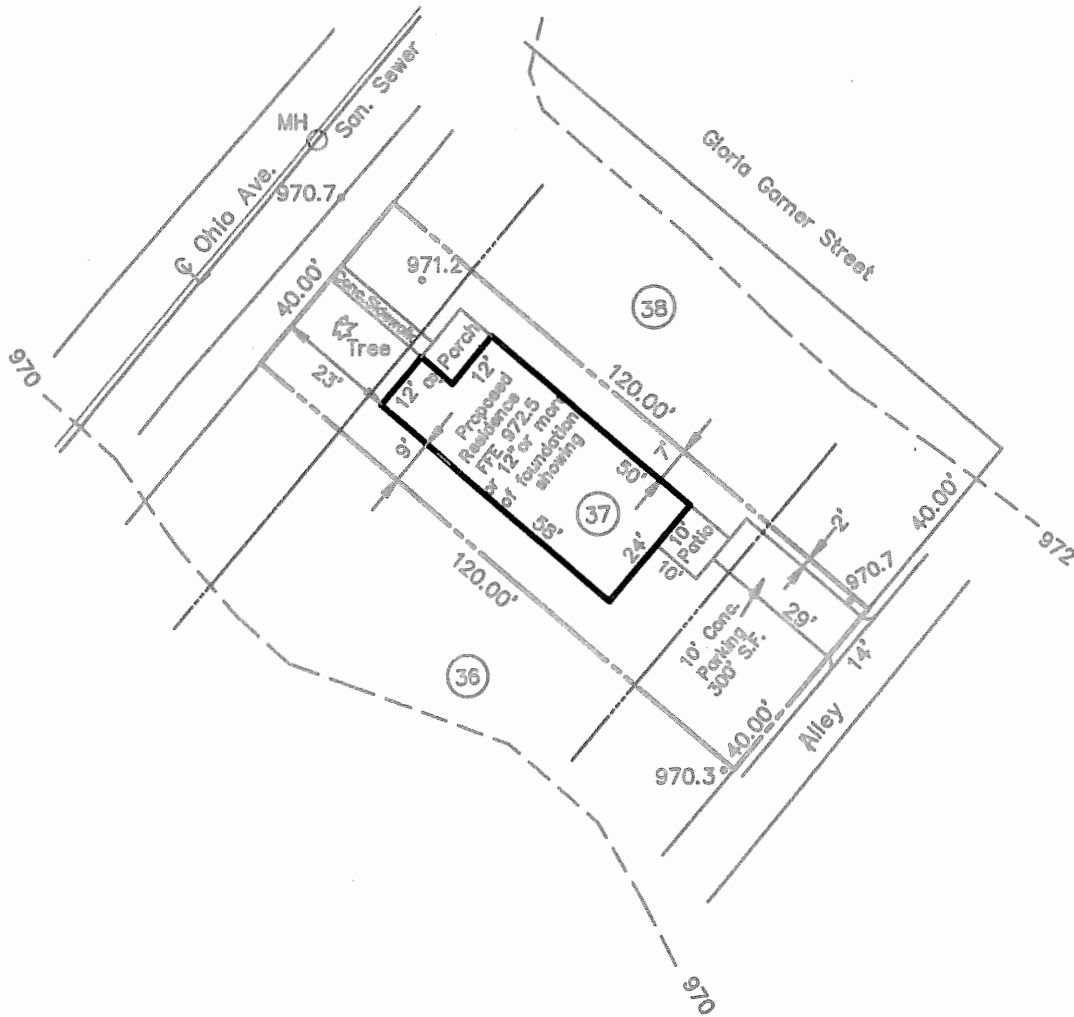
- Property Owners / Option Holders

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

<b>FEE 1:</b>		<b>TOTAL:</b>
1010	\$250	\$250
<b>FEE 2:</b>		
<b>FEE 3:</b>		

NOTES:

1. Zone -- RN-2
2. Setbacks
  - 20' Front
  - side -- 5' or 15% of width, whichever is less;  
In no case less than 15% combined
  - Rear -- 25'
3. Area of Lot -- 4800 SF.  
Area covered by improvements -- 1862 S.F.  
Percentage covered -- 39%



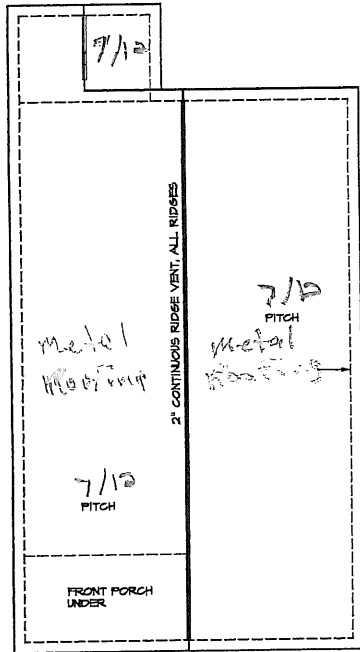
PLOT PLAN

Plot Plan  
 Lot 37  
 Lonsdale Land Company's  
 Addition to Knoxville  
 Block 7  
 City Block 19161  
 CLT 081-P, Group D, Parcel 014.01

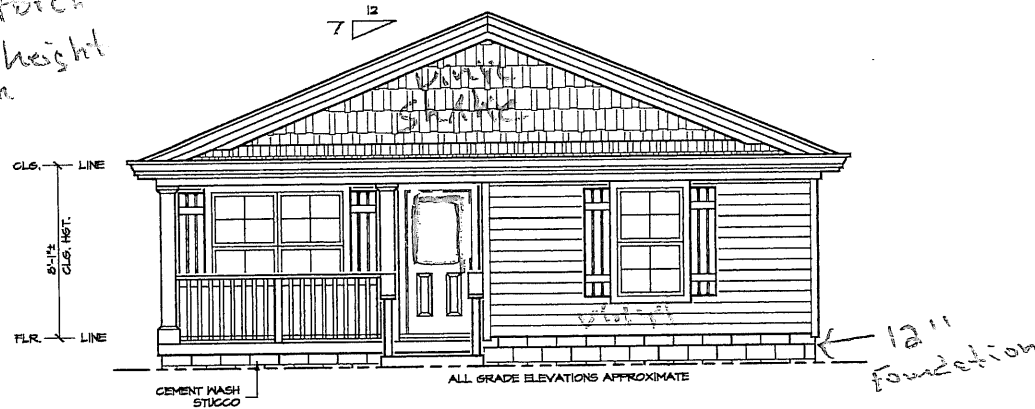
Owner: <u>1710 Ohio Ave.</u> <u>1706 Ohio Ave</u>		Lot <u>37</u>	
		Subd. <u>Lonsdale Land Company's Addition to Knoxville</u>	
		County <u>Knox</u> Dist. <u>5</u>	
		City <u>Knoxville</u> -- Ward <u>19</u>	
		State <u>Tennessee</u>	
Jim Sullivan, Land Surveyor Maryville, Tenn. Ph. 408-7324	Scale <u>1"=30'</u> Date <u>Oct. 25, 2023</u>		



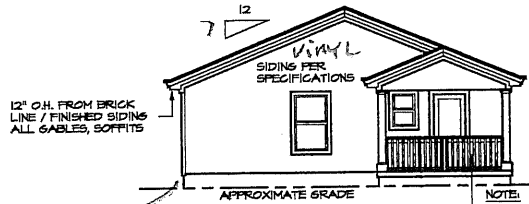
6x6 Columns on  
Front and rear porch  
12" Foundation height  
on all foundation  
Vinyl Siding



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



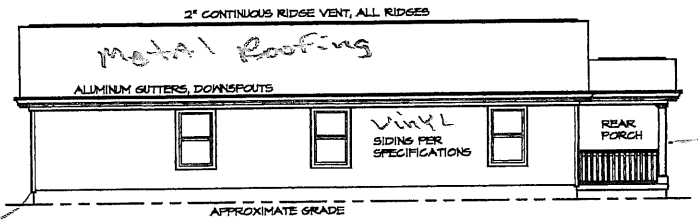
FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



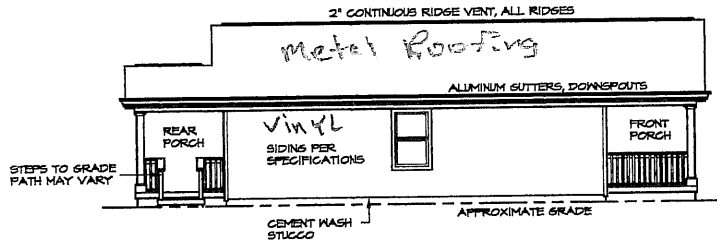
REAR ELEVATION  
SCALE: 1/8" = 1'-0"

NOTE:  
PROVIDE 40" HIGH RAIL  
& BANNISTER IF PORCH  
FLOOR IS MORE THAN  
30" ABOVE GRADE

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



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-MIXED COMPONENTS IS EXCLUDED. THE PLANS ARE DIAGRAMMATIC ONLY AND ARE DESIGNED STRICTLY AS A GENERAL GUIDE TO CONSTRUCTION. THE DRAWING EXHIBITS DO NOT GUARANTEE THE STRUCTURAL INTEGRITY OF FRAMING METHODS USED ON-SITE. 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 Greenwall Drive, Knoxville, TN 37938  
Telephone 865-216-3828

DATE: ELEVATION DRAWINGS	DWG. NO. 21-0501
BY: S.R.E.	DATE: 07/20/2021

