



Staff Report

Infill Housing Design Review Committee

File Number: 11-B-23-IH

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

Property Information

Location: 1708 Ohio Ave. **Parcel ID** 81 P D 014
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
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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 existing 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.

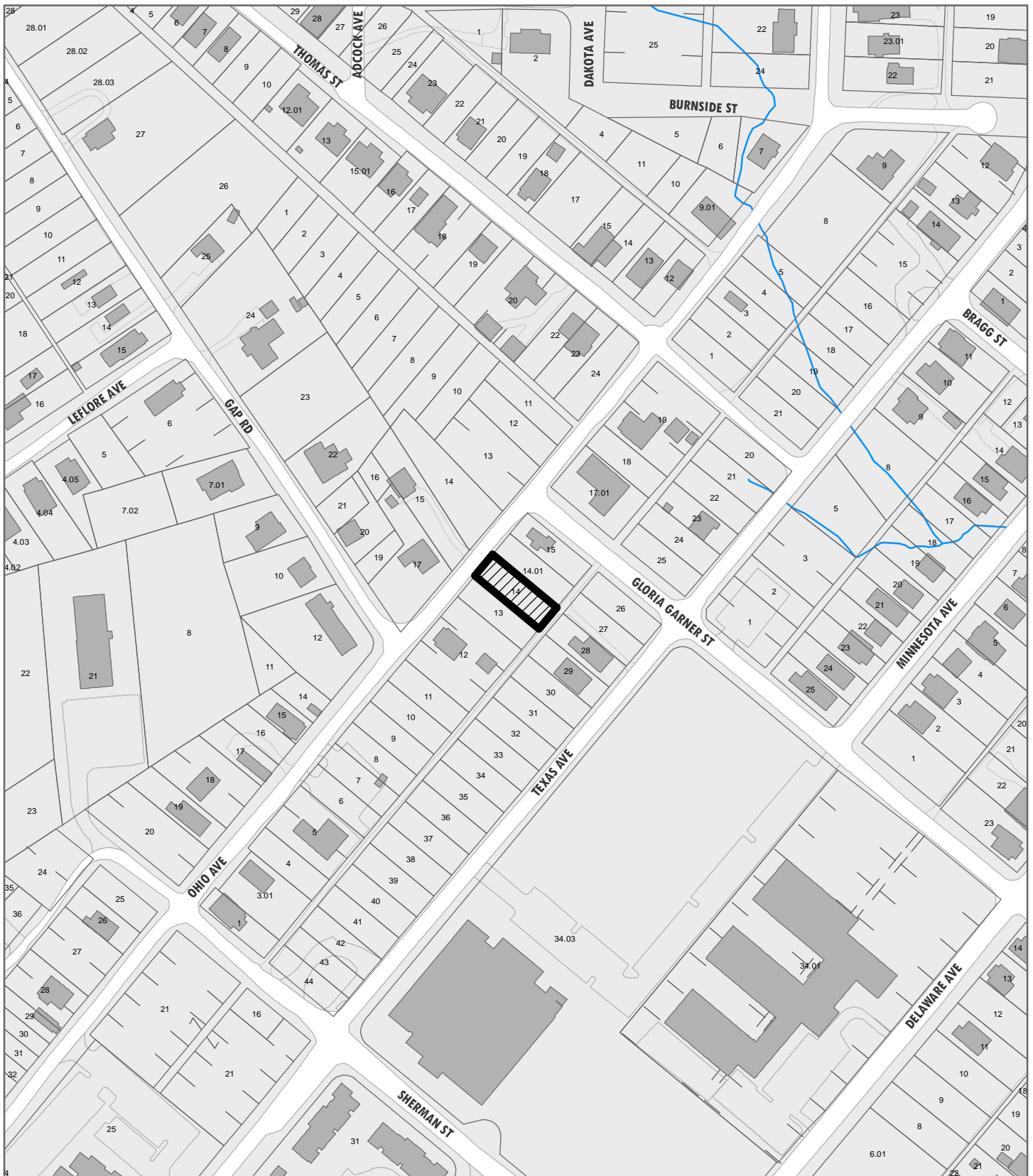
9. The final site plan should indicate one new native or naturalized shade tree to be planted in the front and rear yards.

10. The house is proposed to be identical to the adjacent new construction houses at 1706 Ohio Ave (11-A-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-B-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

1706 Ohio Ave and 1710 Ohio Ave, with approval by staff.



**INFILL
HOUSING
REVIEW
BOARD**

**11-B-23-IH
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

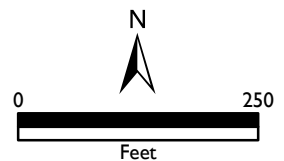


1708 Ohio Ave.
Lonsdale Infill Housing Overlay District

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

Revised:

Applicant: Michael Haynes Michael Haynes
Construction



1) Completed and fill out this form with your consent. (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 office 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

Meeting Date (if applicable)

File Number(s)

~~HA~~
11-B-23-IH

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Owner
- Contractor
- Engineer
- Architect/Landscape Architect

Michael Haynes
Name

Michael Haynes Construction INC.
Company

8207 weaver Hollow way
Address

Powell
City

TN
State

37849
Zip

865 304 5195
Phone

DDBA01@icloud.com
Email

CURRENT PROPERTY INFO

Owner Name (if different from applicant)

Owner Address

Owner Phone

1708 Ohio Ave.
Property Address

081PD014
Parcel ID

Lonsdale Land Co.
Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett
Staff Signature

Lindsay Crockett
Please Print

10.23.23
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

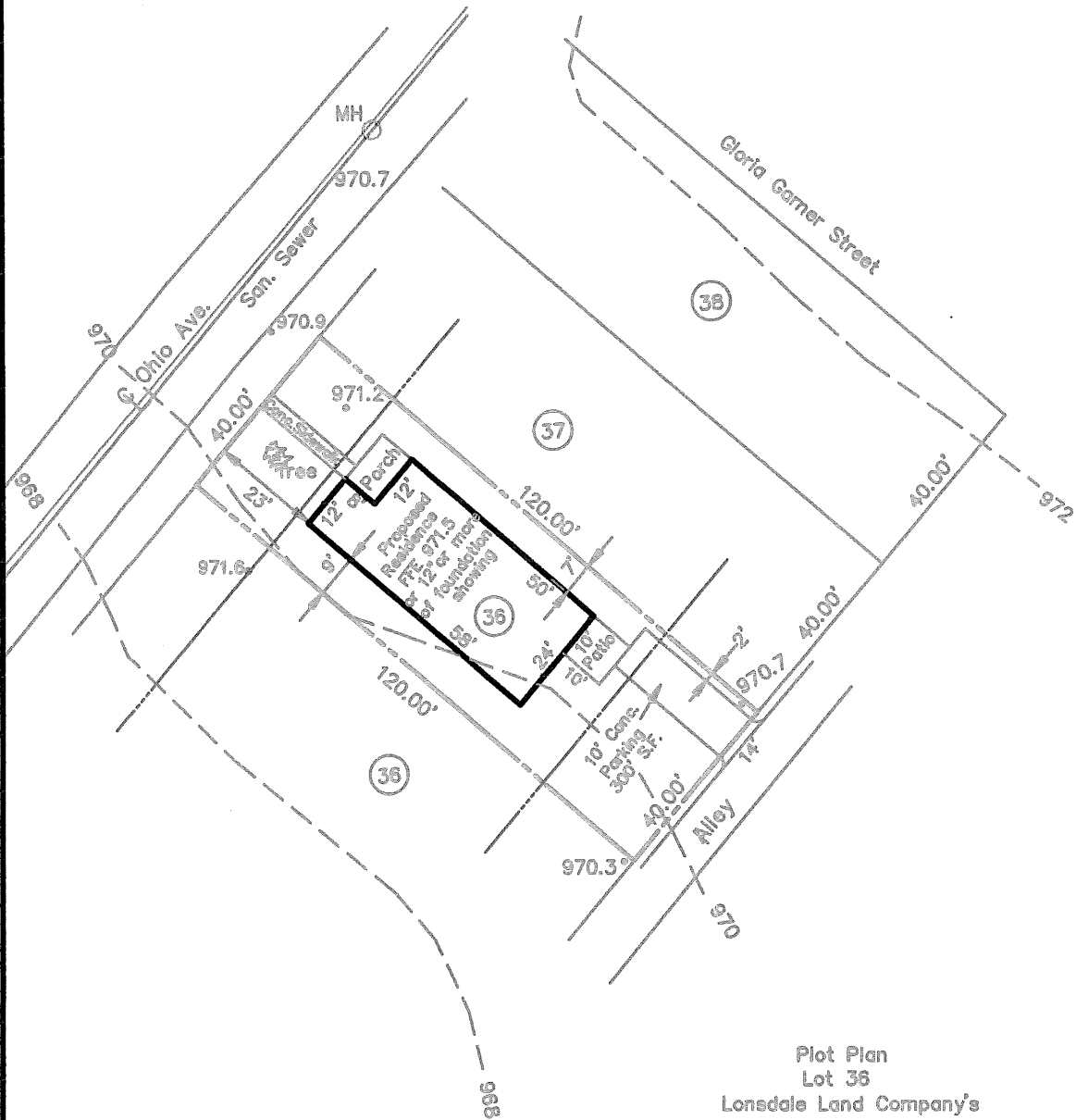
- Property Owners / Option Holders

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

FEE 1:	1010 \$250~	TOTAL: \$250~
FEE 2:		
FEE 3:		

NOTES:

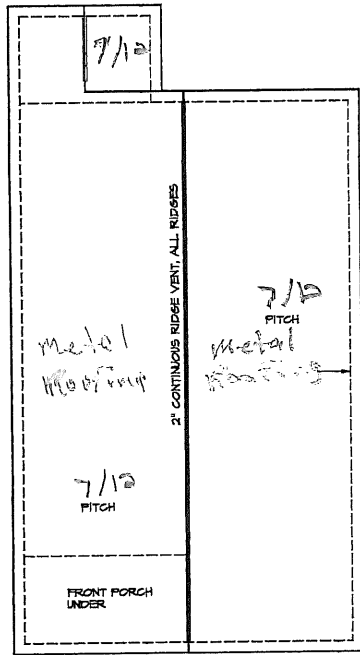
1. Zone - RN-2
2. Setbacks
 - 20' Front
 - side - 5' or 15% of width, whichever is less;
In no case less than 15% combined
 - Rear - 25'
3. Area of Lot - 4800 SF.
Area covered by improvements - 1882 S.F.
Percentage covered - 39%



PLOT PLAN

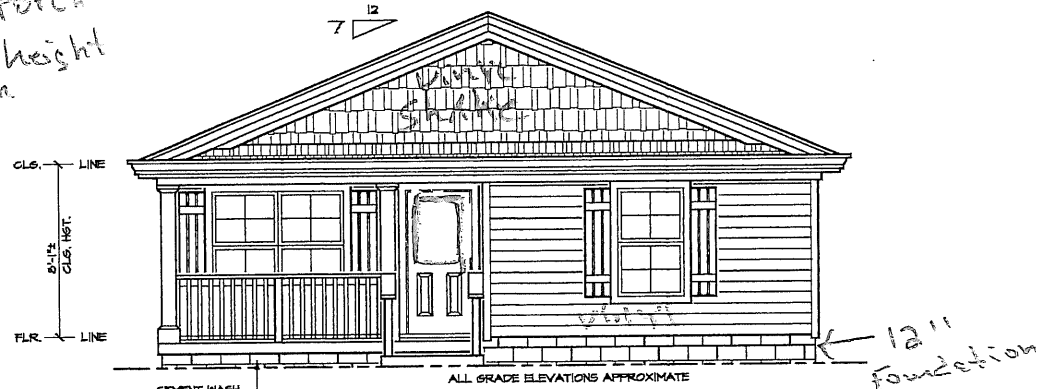
Plot Plan
 Lot 36
 Lonsdale Land Company's
 Addition to Knoxville
 Block 7
 City Block 19161
 CLT 081-P, Group D, Parcel 014

Owner: <u>1708 Ohio Ave.</u>		Lot <u>36</u>
		Subd. <u>Lonsdale Land Company's Addition to Knoxville</u>
		County <u>Knox</u> Dist. <u>5</u>
		City <u>Knoxville - Ward 19</u>
		State <u>Tennessee</u>
Jim Sullivan, Land Surveyor Maryville, Tenn. Ph. 408-7324	Scale <u>1"=30'</u> Date <u>Oct. 24, 2023</u>	

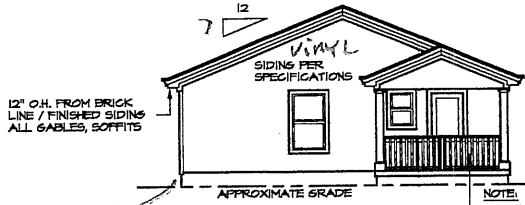


ROOF LAYOUT PLAN
SCALE: 1/8" = 1'-0"

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



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

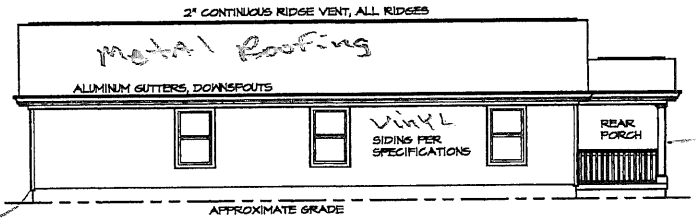


REAR ELEVATION
SCALE: 1/8" = 1'-0"

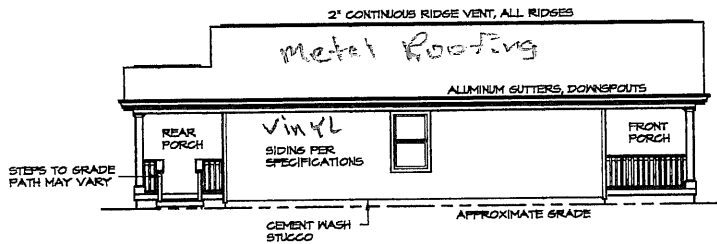
NOTE:
PROVIDE 40" HIGH RAIL
& BANNISTER IF PORCH
FLOOR IS MORE THAN
30" ABOVE GRADE

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-MFD. COMPONENTS IS EXCLUDED. THE
PLANS ARE DIAGRAMMATIC ONLY AND ARE DESIGNED STRICTLY AS A GENERAL
GUIDE TO CONSTRUCTION. THE DRAWING EXPERTS 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

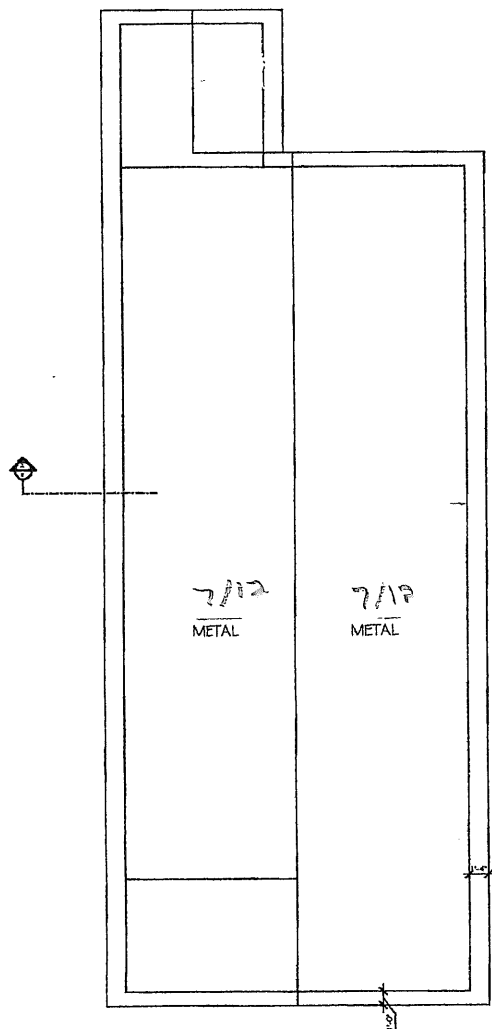
Designed To 2018 IRC

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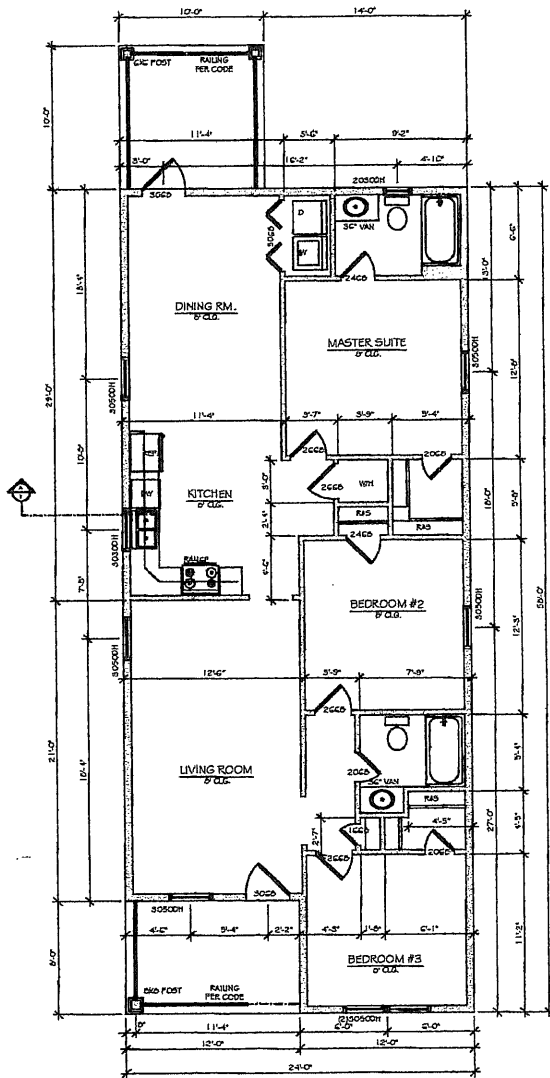
Sam R. Ensor
RESIDENTIAL DRAFTING SERVICE
1311 Greenwall Drive, Knoxville, TN 37938
Telephone 865-216-3828

DATE: 07/20/2021	PLAN NO: 21-0501
BY: S.R.E.	DATE: 07/20/2021

IT IS THE DUTY OF THESE DOCUMENTS TO PROVIDE SUFFICIENT INFORMATION TO THE EXERCISED OWNER TO CONSTRUCT THE PROJECT SHOWN. IT IS THE RESPONSIBILITY OF THE EXERCISED OWNER TO VERIFY ACCURACY AND COMPLETENESS OF ALL INFORMATION AND TO OBTAIN NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE EXERCISED OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE EXERCISED OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE EXERCISED OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.



ROOF PLAN
SCALE: 0'-1/4" = 1'-0"



MAIN FLOOR PLAN
SCALE: 0'-1/4" = 1'-0"

SQ FT	
TOTAL HEATED AREA:	1296
MAIN FLOOR:	1296
FORCH ENTRY:	86
COVERED PATIO:	100

DATE	1/23/20
DRAWN BY	DR
CHECKED BY	
DATE	
SCALE	
PROJECT NO.	
DATE	
OF	4

REVISIONS

MAIN FLOOR / ROOF PLAN
SCALE: 0'-1/4" = 1'-0"

HAYNES CONSTRUCTION
216C WALL
3 BEDROOM (LEFT)

D.J. DESIGN
865-221-3231