



Staff Report

Infill Housing Design Review Committee

File Number: 11-C-23-IH

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

Property Information

Location: 1710 Ohio Ave. **Parcel ID** 81 P D 013
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

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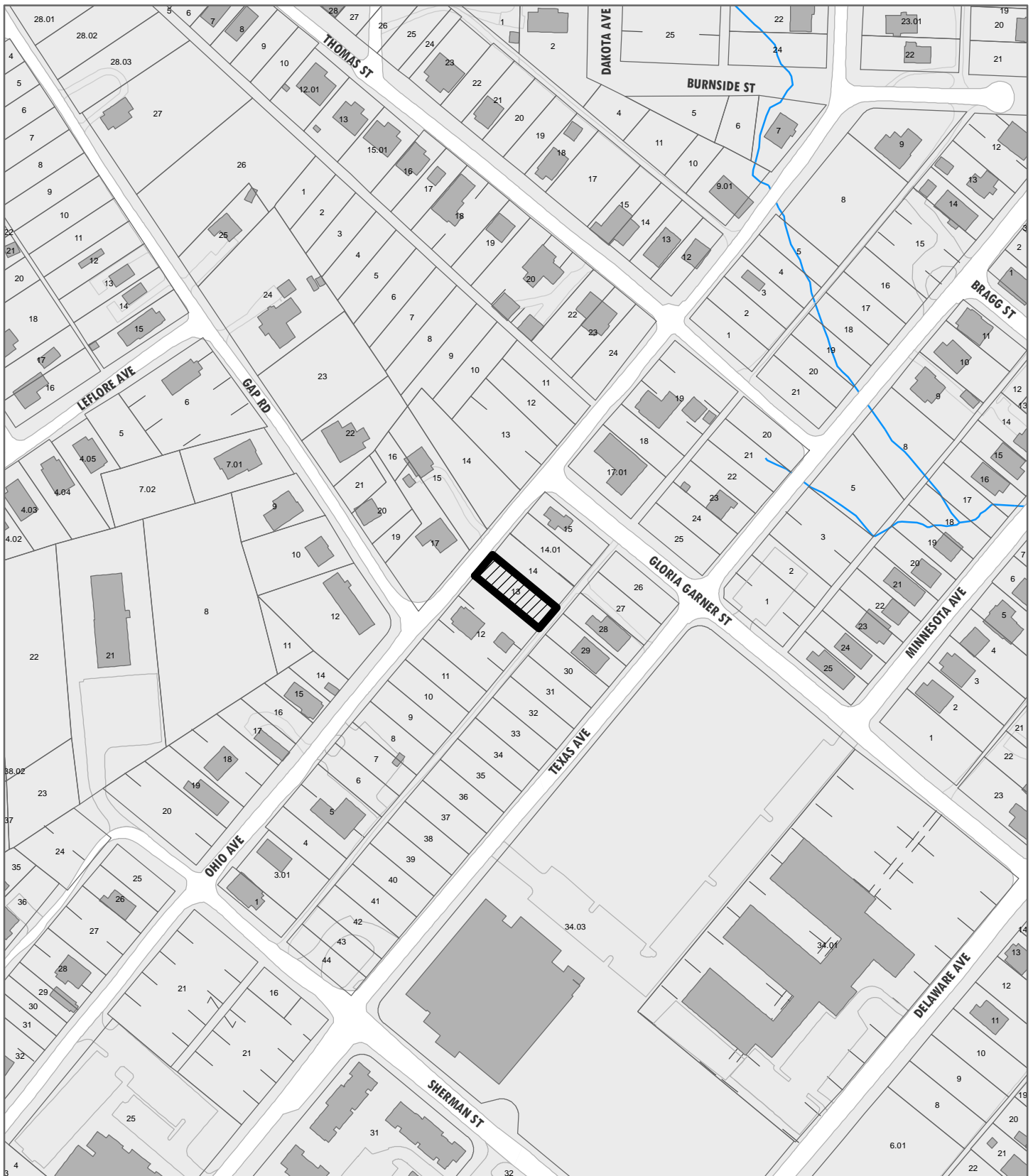
windows. The rear elevation features a projecting front gable porch on the right, supported by two 6x6 columns. A secondary access door opens to the porch, flanked by one small 1/1 double-hung window on the left and a larger 1/1 double-hung window towards the center of the elevation.

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 1708 Ohio Ave (11-B-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-C-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 1708 Ohio Ave, with approval by staff.



**INFILL
HOUSING
REVIEW
BOARD**

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

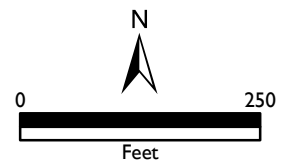


1710 Ohio Ave.
Lonsdale Infill Housing Overlay District

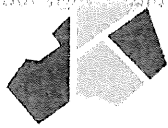
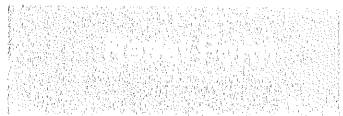
Original Print Date: 11/7/2023
Knoxville/Knox County Planning - Infill Housing Design Review Committee

Revised:

Applicant: Michael Haynes Michael Haynes
Construction



1) Download and fill out this form at your convenience. 2) Sign the application digitally for print, sign, and scan. 3) Either print the completed form and bring it to the Knoxville Knox County Planning office or mail 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, 2023
Meeting Date (if applicable)

11-C-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

Michael Haynes
Name

Michael Haynes Construction Inc
Company

8207 weaver Hollow way
Address

Powell
City

TN
State

37849
Zip

865 776 1140 / 865 3045195
Phone

DDBA01@icloud.com
Email

CURRENT PROPERTY INFO

Owner Name (if different from applicant)

Owner Address

Owner Phone

1710 Ohio Ave
Property Address

081PD013
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

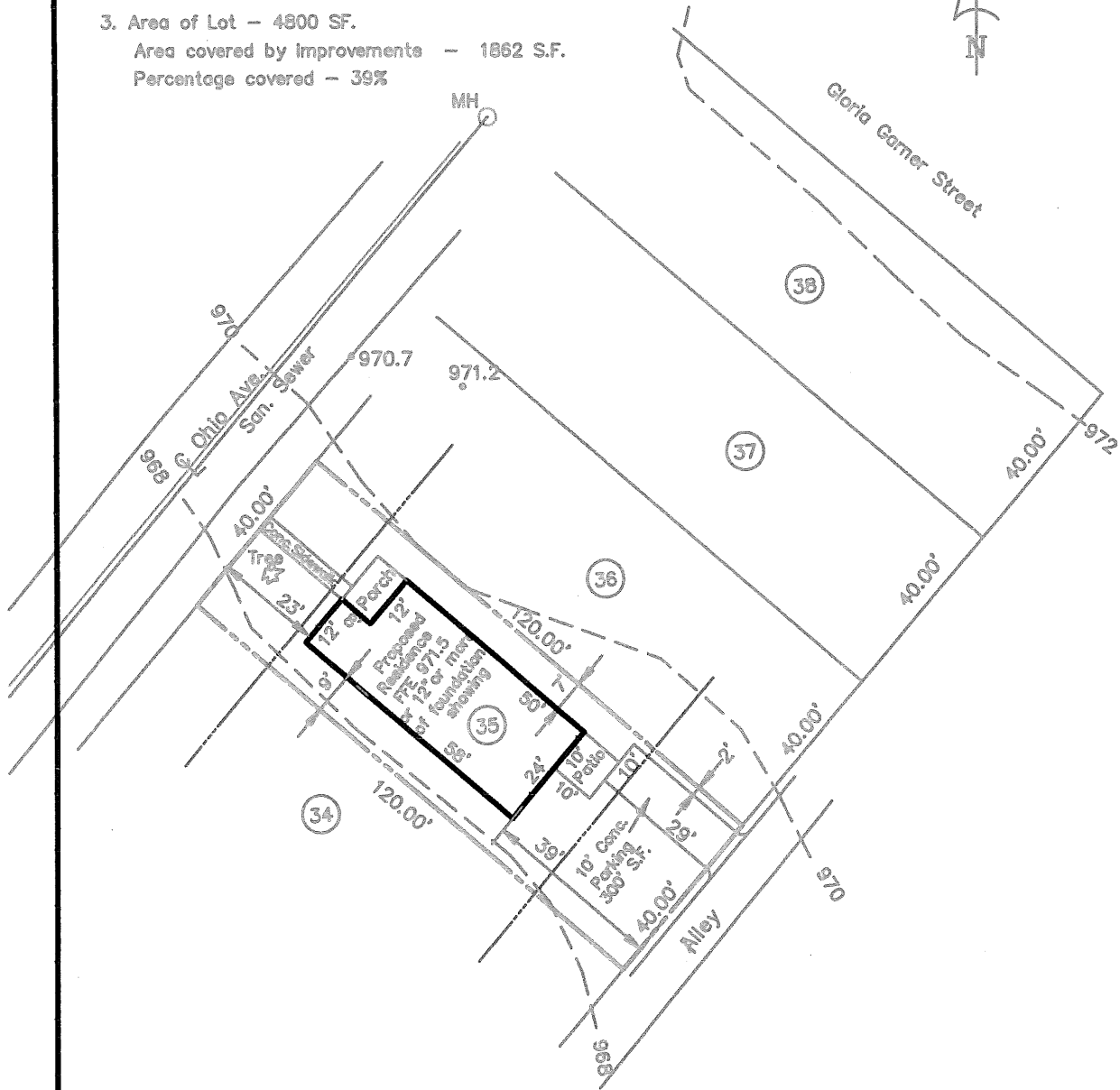
- Property Owners / Option Holders

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

FEE 1:		TOTAL:
	1010	\$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 - 1862 S.F.
Percentage covered - 39%



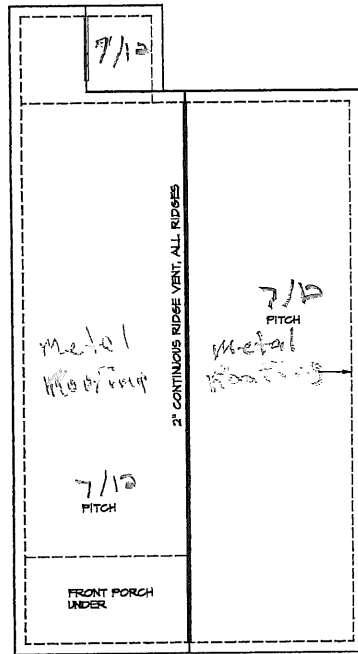
PLOT PLAN

Plot Plan
Lot 35

Lonsdale Land Company's
Addition to Knoxville
Block 7
City Block 19161

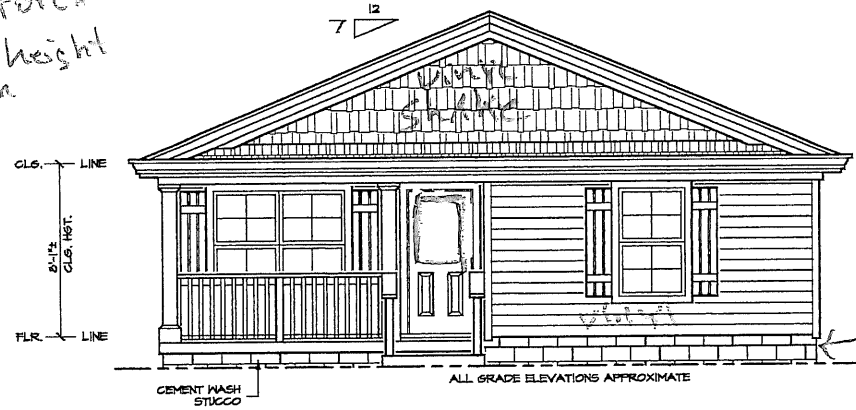
CLT 081-P, Group D, Parcel 013

Owner: <u>1710 Ohio Ave.</u>	Lot <u>35</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>

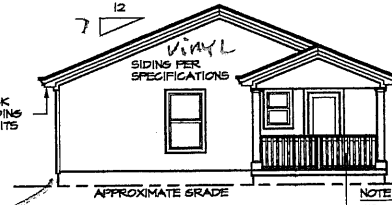


ROOF LAYOUT PLAN
SCALE: 1/8" = 1'-0"

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

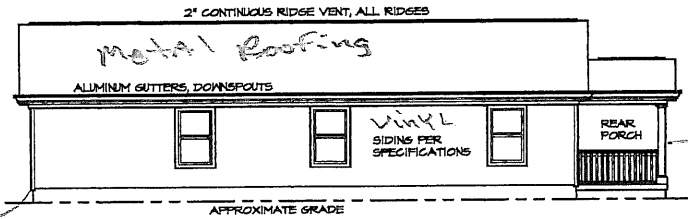


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

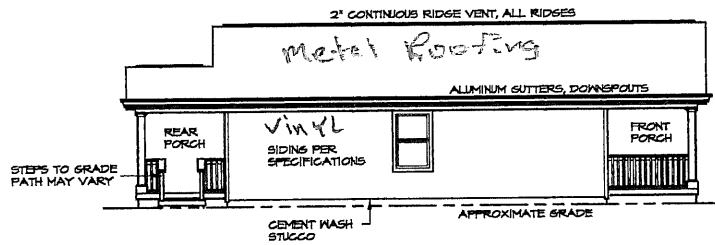


REAR ELEVATION
SCALE: 1/8" = 1'-0"

NOTE:
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 SHEETS 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.

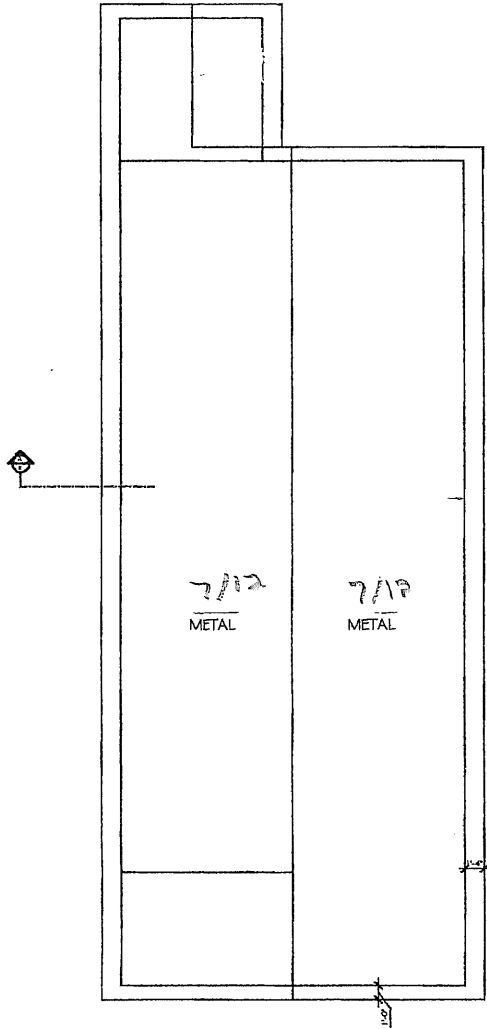
Designed To 2018 IRC

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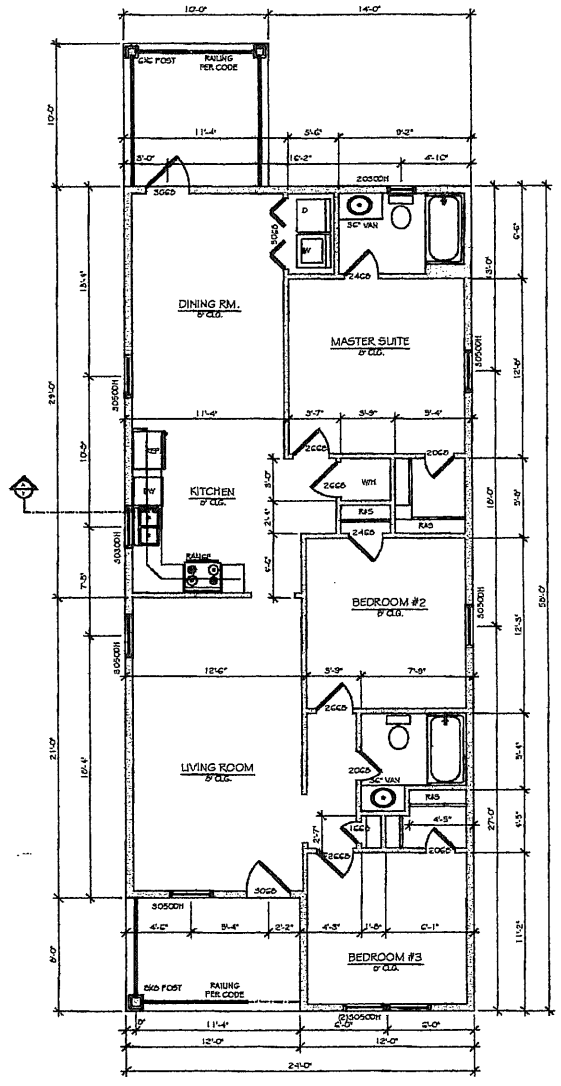
Sam R. Ensor
RESIDENTIAL DRAFTING SERVICE
1311 Greenwell Drive, Knoxville, TN 37938
Telephone 855-216-3828

DATE: 07/20/2021	DWG. NO. 21-0501	PLAN NO. 1
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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
PORCH ENTRY:	96
COVERED PATIO:	100

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

REVISIONS

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

HAYNES
CONSTRUCTION
2165 WALKER
3 BEDROOM (LEFT)

D.J. DESIGN
865-221-1321