

Meeting: 10/18/2023
Applicant: Alma Johnson
Owner: Alma Johnson

Property Information

Location: 3220 Orlando St. **Parcel ID** 70 P A 051
Zoning: RN-2 (Single-Family Residential Neighborhood)
District: Edgewood Park Infill Housing Overlay District

Description of Work

Level II Additions Visible from the Primary Street, Changes to Porches Visible from the Primary Street

New front porch, to replace existing small stoop. The proposed porch measures 6' deep by 26' wide and is proposed to be centered on the façade. The porch will feature a low-slope, metal shed roof and four 4" by 4" wood posts. The porch is proposed to feature a 22.5" tall foundation, aligned in height with the house's foundation, with stairs centered on the door.

Applicable Design Guidelines

Heart of Knoxville Infill Housing Design Guidelines

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, antebellum columns and other materials that were not used in the early 1900's should not be used.

7. Additions

- In making an addition, exterior covering and roof materials, doors and windows should be selected that are like those original to the house.
- The roof line and roofing materials should complement the original house.
- The open appearance of front porches should be maintained; if porches are to be enclosed, glass should be used (without obstructing architectural details) where the open dimensions of the porch had been located.

Comments

1. The block is characterized by Minimal Traditional houses and some infill construction. Several Minimal Traditional houses on the block have been modified to feature front porches instead of stoops.
2. The proposed porch is proportional to the house on which it's proposed. Increasing the depth to eight feet may

more easily accommodate active use and meet the design guidelines; however, the 6' deep porch is comparable to stoops typical for the form and proportional to the house.

3. A metal roof and square wood posts meet the design guidelines. The posts should be increased to 6 by 6 square posts to be proportional to the house. Additional information on the railing should be submitted to staff for approval.

Recommendation

Staff recommends approval of Certificate 10-A-23-IH, subject to the following condition: 1) select 6 by 6 wood posts instead of the proposed 4 by 4s.



10-A-23-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Applicant: Alma Johnson

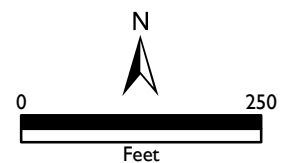
**INFILL
HOUSING
REVIEW
BOARD**



3220 Orlando St.
Edgewood Park Infill Housing Overlay District

Original Print Date: 10/4/2023
Knoxville/Knox County Planning - Infill Housing Design Review Committee

Revised:





DESIGN REVIEW REQUEST

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

Alma Johnson

Applicant

Date Filed

Meeting Date (if applicable)

File Number(s)

10-A-23-IH

CORRESPONDENCE

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

☒ Owner ☐ Contractor ☐ Engineer ☐ Architect/Landscape Architect

Alma Johnson

Name

Company

3220 Orlando Street

Address

Knoxville TN

City

State

37917

Zip

865-210-2083

Phone

almajohnson1959@gmail.com

Email

CURRENT PROPERTY INFO

Same as Above

Owner Name (if different from applicant)

Owner Address

Owner Phone

Property Address

Parcel ID

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

Lindsay Crockett

10.2.23

Staff Signature

Please Print

Date

Applicant Signature

Please Print

Date

REQUEST

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: creation of a park.

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: _____

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: _____

ATTACHMENTS

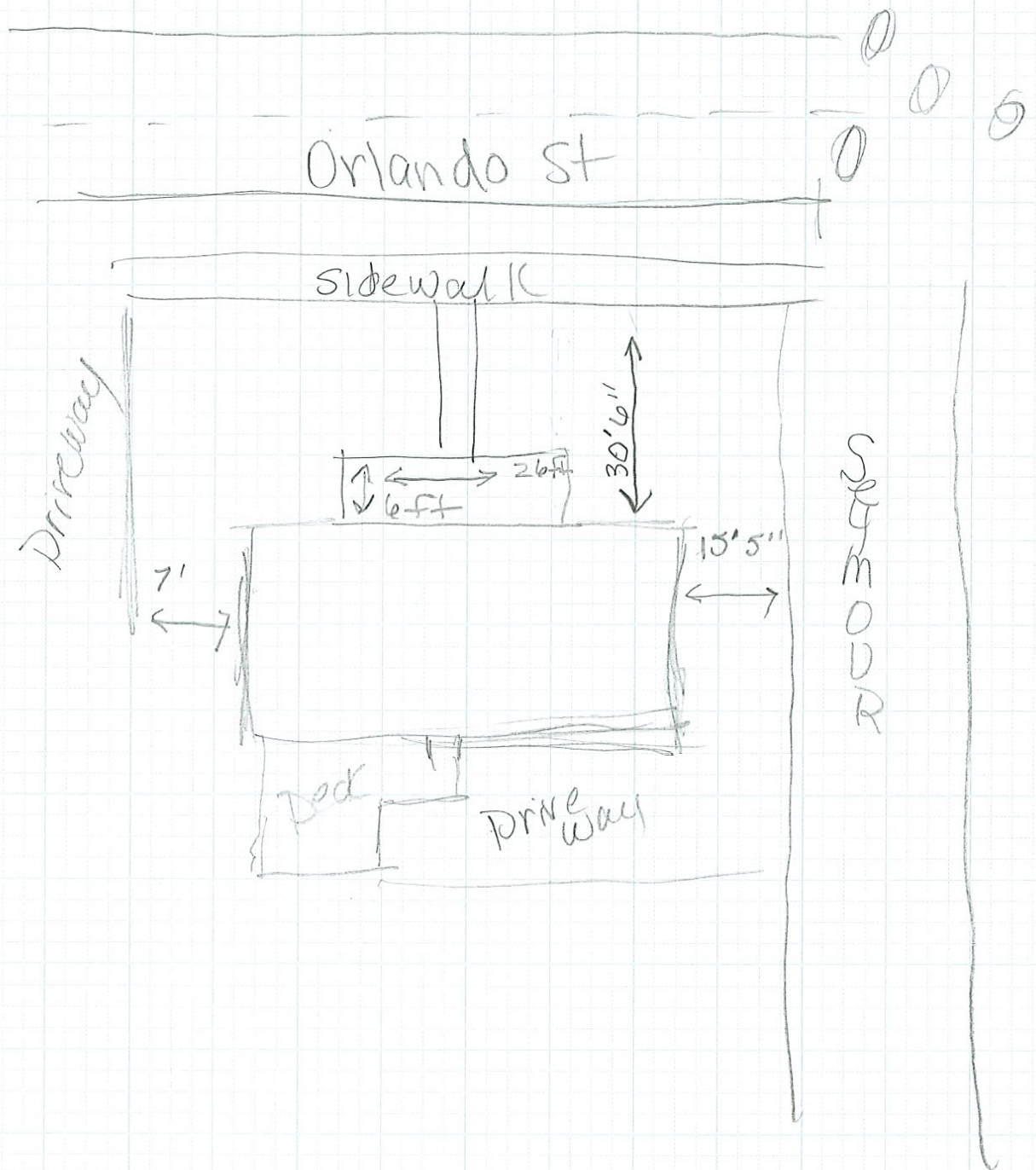
- ☐ Downtown Design Checklist
☐ Historic Zoning Design Checklist
☐ Infill Housing Design Checklist

ADDITIONAL REQUIREMENTS

- ☐ Property Owners / Option Holders

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

FEE 1:	TOTAL:
FEE 2:	
FEE 3:	



vinyl siding

Porch roof - Metal - Lean to

Lumber

Shingle Roof

metal
shed roof

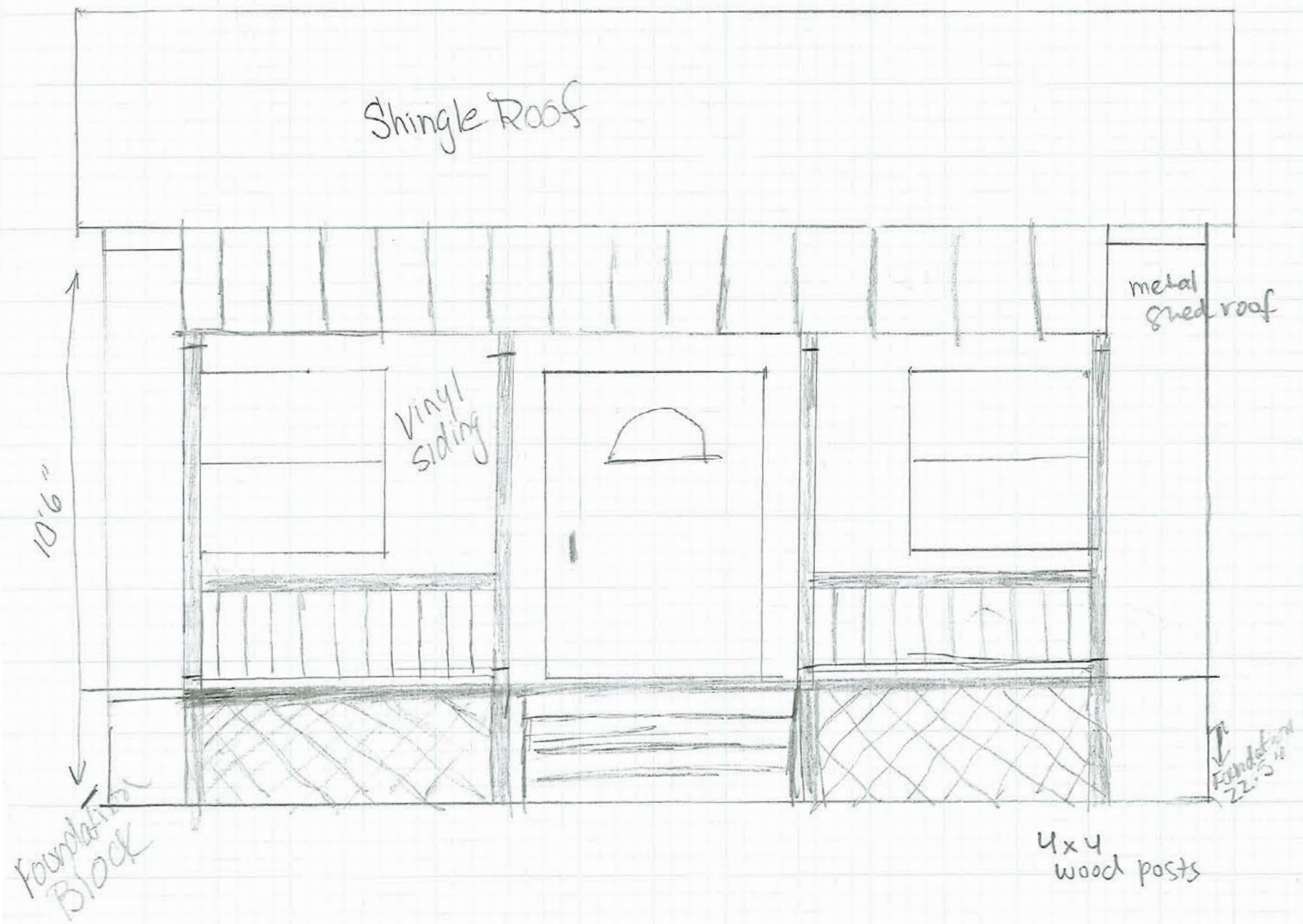
vinyl
siding

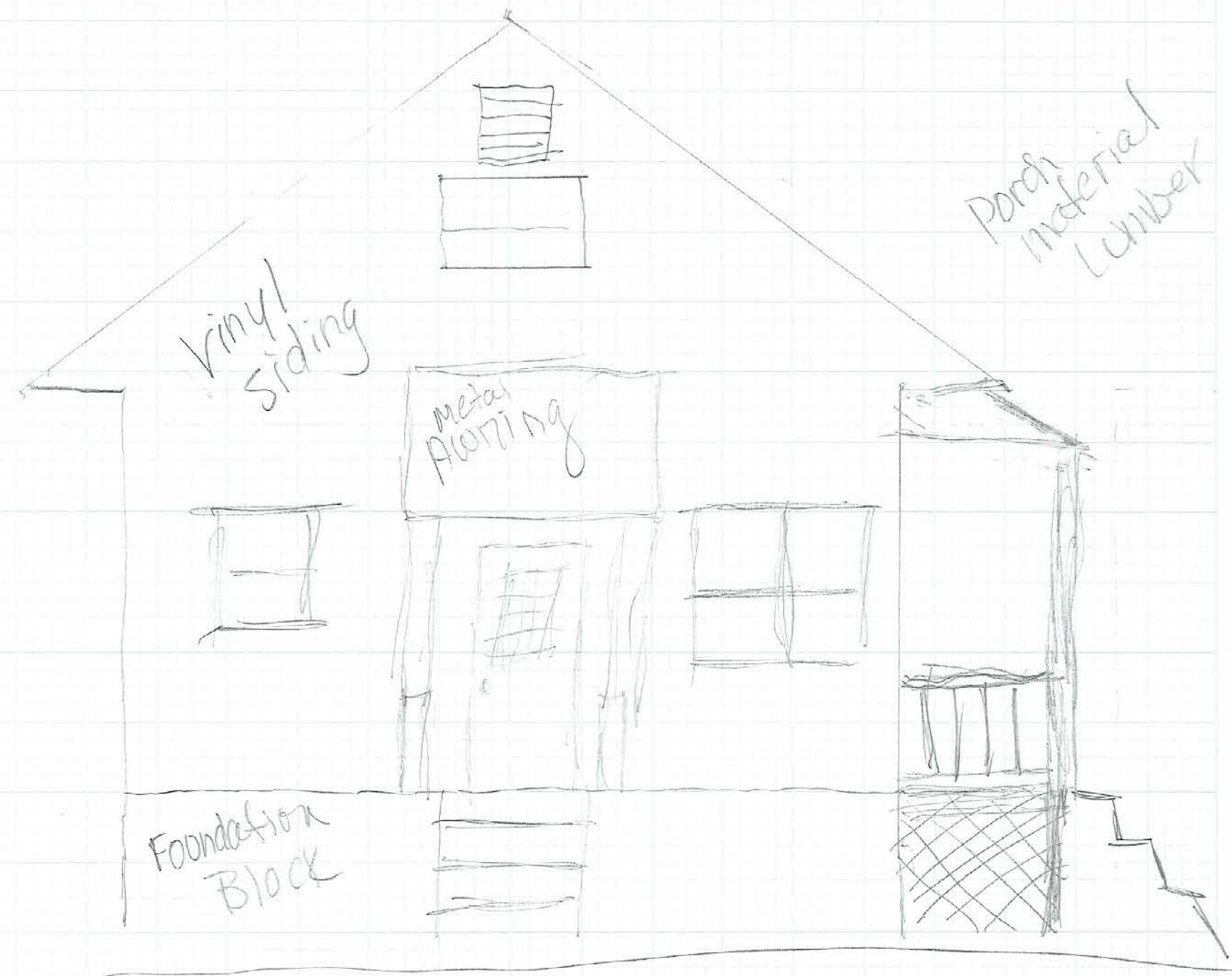
10'6"

Foundation
Block

Foundation
22'5"

4x4
wood posts





vinyl siding

metal Awning

Foundation Block

porch material Lumber

Seymour St.

