



Staff Report

Infill Housing Design Review Committee

File Number: 4-A-24-IH

Meeting: 4/17/2024

Applicant: Tim Wells

Owner: Tim Wells

Property Information

Location: 305 E. Woodland Ave.

Parcel ID 81 L A 040

Zoning: RN-4 (General Residential Neighborhood)

District: Oakwood/Lincoln Park Infill Housing Overlay District

Description of Work

Level III New Primary Structure

New primary structure fronting E. Woodland Ave. Two-story duplex features adjoining front-gable roofs (8/12 pitch) with a central cross-gable, an exterior of horizontal lap siding, and a stuccoed foundation. The building measures 39' wide by 42' deep and features a central projecting shed-roof massing, with 5' deep recessed entry stoops on each side. The building is proposed to be set 20'-9.25' from the front property line. Parking is located to the rear and accessed from the alley.

The façade (southeast) is four bays wide, symmetrically arranged, with a recessed single-light casement window adjoining an entry door, two bays of single-light windows on the projecting shed-roof massing, and another matching entry. The roofline features lower gable-roof massings on the central bays. Side elevations feature identical window arrangements with three bays of windows on the first floor and three on the second floor. On the rear elevation, secondary entries access a rear deck. The basement level (visible from the rear elevation due to the property's slope), provides parking via a garage door.

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 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).
- 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).

10. Multi-Unit Housing

- Multi-unit housing (where permitted by zoning) should have similar front yard space to that of the traditional single-family houses along the street.
- In zoning districts where multi-unit housing is permitted, the height of the new housing should be similar to the original houses along the street.
- Multi-unit housing should be designed to continue the architectural rhythm of the block. In addition to the same build-to line, porches, bays and breaks in the front façade should be created to mimic the look of older homes when looking down the block. This should be done by dividing the building into separate sections that are proportionally similar to original houses on the block.
- Parking should be provided behind apartments with access from the alley.
- Landscaping, including shade trees, should be planted in both front and back yards.

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. This application will use Section 4.6 of the zoning code, the Middle Housing standards. Middle Housing review occurs separately through Planning staff; the DRB review focuses on how the project meets the Infill Housing guidelines. As proposed, the duplex meets the Middle Housing standards. Major changes to the site plan or building elevations may trigger additional review by the DRB.
2. The duplex is proposed to be set approximately 21' from the front property line. The average front setback of the 24.2,' with the adjacent property at 18' from the front property line. Middle Housing standards require a front setback of the average of the blockface, plus or minus five feet; the proposed front setback meets the Infill Housing guidelines and Section 4.6.C. The site plan includes walkways to the front sidewalk.
3. The block to receive new construction is characterized by Queen Anne cottages, Minimal Traditionals, and infill construction. The two-story, four bay duplex is proportional to the dimensions of the lot and the context of the block.
4. The proposed parking meets the Infill Housing guidelines and the Middle Housing standards, accessed from an alley and located to the rear of the house. Final site plan revisions may be necessary to meet City Engineering standards; staff could approve minor revisions to the site plan.
5. The duplex's façade, at 39' wide, is comparable in scale and width to other houses on the street; especially as it combines two units in one structure. A two-story, 41' wide single-family house was approved by the DRB across the street in December 2022. The foundation height, lower in the front and taller towards the rear, is comparable to houses on the block. The drawings accurately reflect the property's grade and how the foundation will be constructed.
6. While the proposed entry stoops are not 8' deep per the guidelines, similarly designed entry stoops have been approved for multi-unit buildings in the Infill Housing overlay. The stoops are proportionate to the facades.
7. Guidelines recommend that windows and door styles be similar to historic houses on the block, with similar proportions and positions, and similar ratio of solid to void. Overall, the proposed window design and placement is

compatible with the block and the surrounding neighborhood. The design avoids large swaths of siding with no transparency. Final elevations should meet the base zoning code's requirements for transparency for duplexes.

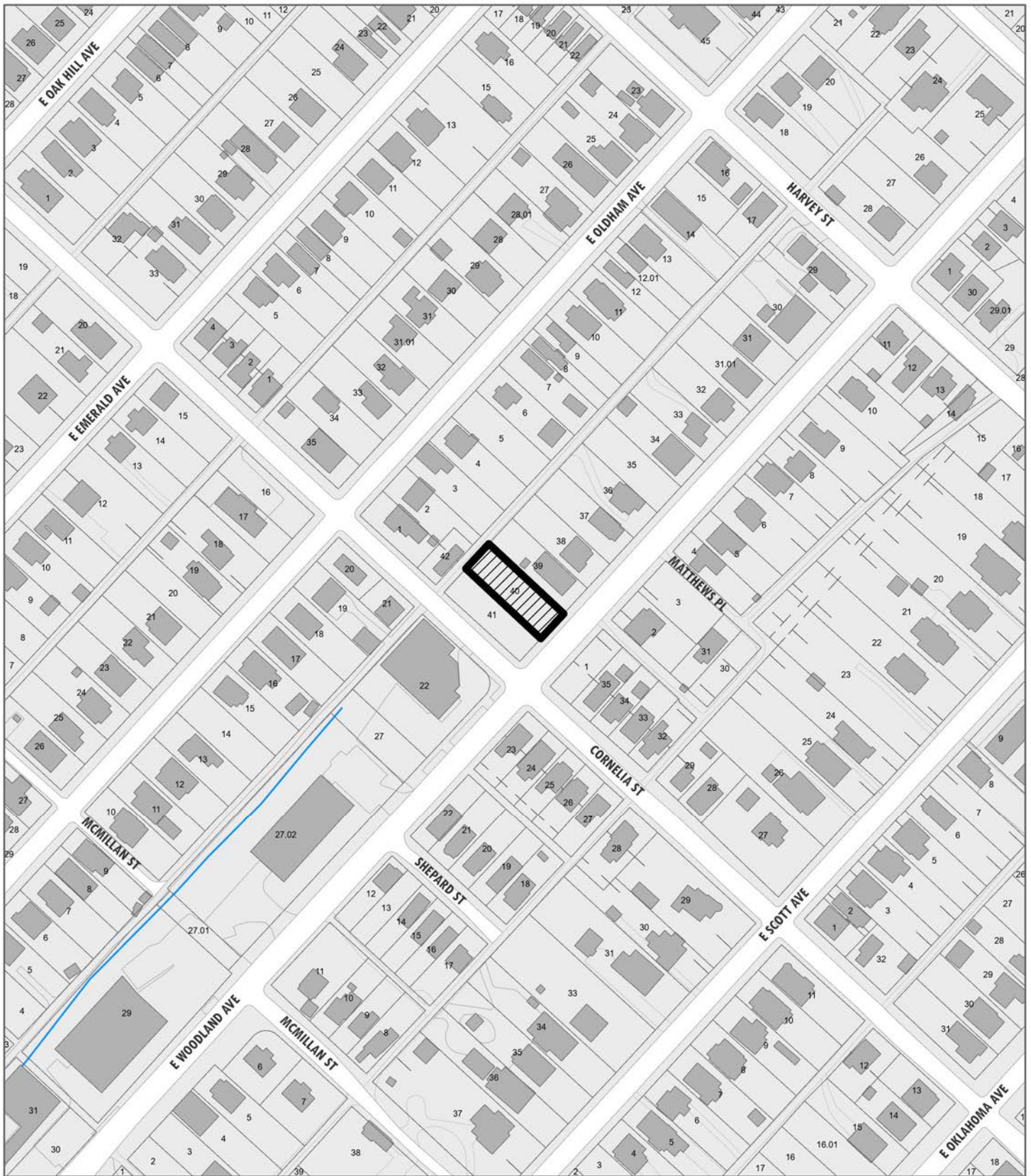
8. The proposed roofline is similar in pitch and complexity to houses on the block.

9. Siding materials: the buildings are proposed to be clad in a lap siding, with 6" cornerboards and 4" window trim, which meets the guidelines. The stuccoed or parge-coated foundation meets the guidelines.

10. The final site plan should incorporate a native or naturalized shade tree in the front and rear yards.

Recommendation

Staff recommends approval of Certificate 4-A-24-IH, subject to the following conditions: 1) meeting all relevant standards of Section 4.6, Middle Housing standards; 2) meeting City Engineering standards.



4-A-24-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

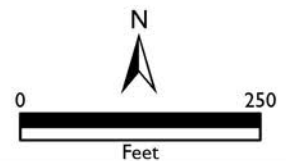
Applicant: Tim Wells

**INFILL
HOUSING
REVIEW
BOARD**



305 E. Woodland Ave.
Oakwood/Lincoln Park Infill Housing Overlay
District

Original Print Date: 4/3/2024
Revised:
Knoxville/Knox County Planning - Infill Housing Design Review Committee





DESIGN REVIEW REQUEST

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

Tim Wells

Applicant

3/21/2024

April 18, 2024

4-A-24-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

Tim Wells

TS WELLS INC

Name

Company

4237 Greenway dr

knoxville

tn

37918

Address

City

State

Zip

8654067584

timwells@wellbuiltknoxville.com

Phone

Email

CURRENT PROPERTY INFO

Tim and Sarah Wells

4237 greenway dr

8654067584

Owner Name (if different from applicant)

Owner Address

Owner Phone

305 e woodland ave

081LA040

Property Address

Parcel ID

MOUNTAIN VIEW ADD

RN-4

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

Lindsay Crockett

3/25/24

Staff Signature

Please Print

Date

Applicant Signature

Please Print

Date

Timothy A Wells

3/25/24

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: Duplex new construction _____

STAFF USE ONLY

ATTACHMENTS

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

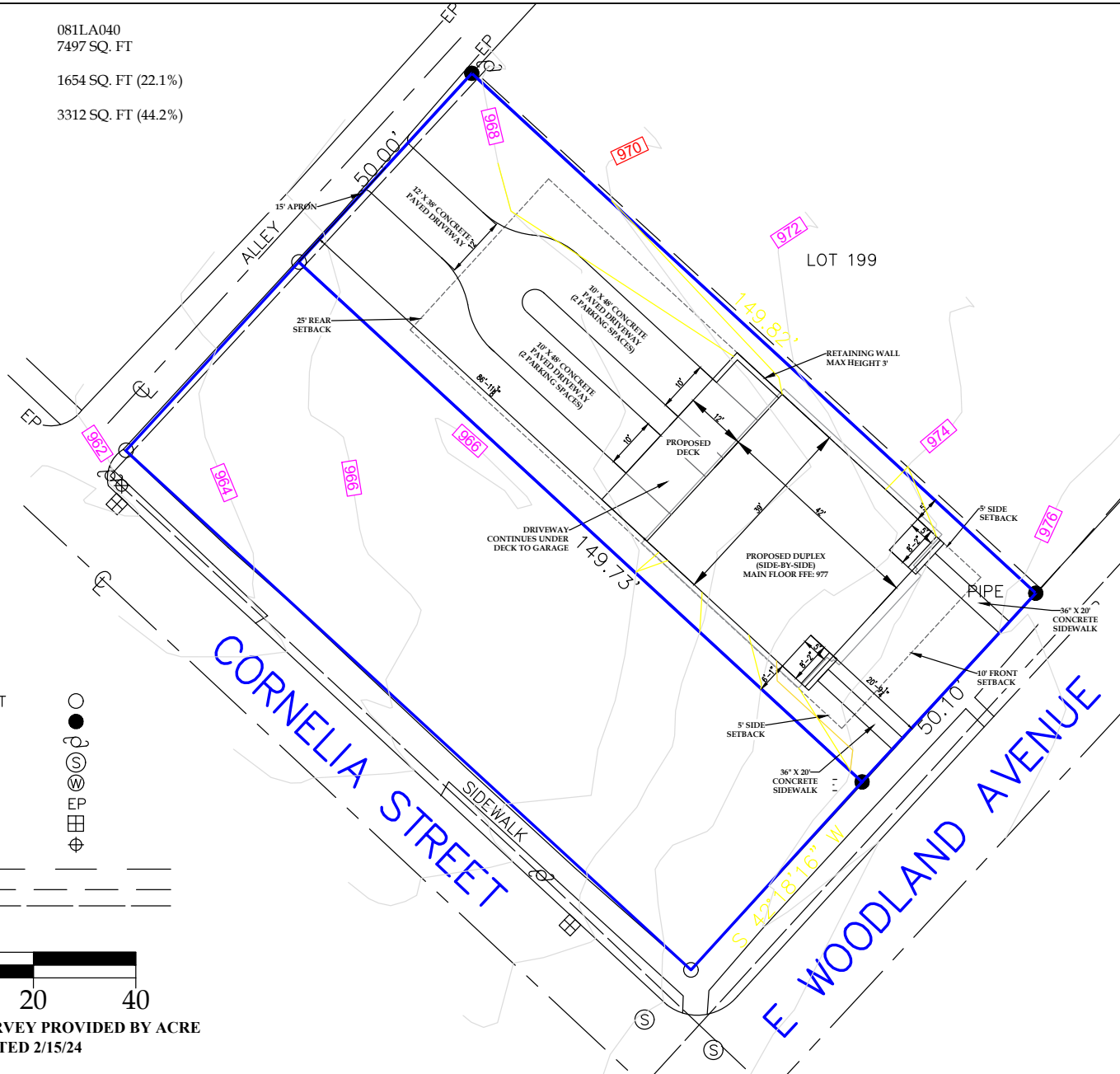
ADDITIONAL REQUIREMENTS

- 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:		

PARCEL ID: 081LA040
 LOT AREA: 7497 SQ. FT
 TOTAL PROPOSED BUILDING COVERAGE: 1654 SQ. FT (22.1%)
 TOTAL PROPOSED IMPERVIOUS AREA: 3312 SQ. FT (44.2%)



LEGEND:

- IRON PIN AND CAP SET
- IRON PIN FOUND
- UTILITY POLE
- MANHOLE
- WATER METER
- EDGE PAVEMENT
- CATCH BASIN
- UTILITY PEDESTAL
- SEWER LINE
- FENCE
- OVERHEAD UTILITIES



SITE PLAN BASED ON SURVEY PROVIDED BY ACRE
 BY ACRE SURVEYING DATED 2/15/24



DEAN
 ENGINEERING & DESIGN
 KNOXVILLE, TN
 (865) 385-1167
 TSMITH@DEAN-ENGINEERING.COM

PROPOSED SITE PLAN
 PROPOSED SITE PLAN
 305 E. WOODLAND AVE (LOT 200)
 KNOXVILLE, TN

REVISIONS		PREP/AUTH
DATE	DESCRIPTION	DATE
03/06/24	INITIAL RELEASE	

03/06/24
 PROJECT NO.
 24-09
 SHEET NO.
SP 0.0



DEAN
ENGINEERING & DESIGN
KNOXVILLE, TN
(865) 385-1167
TSMITH@DEAN-ENGINEERING.COM

**ELEVATION VIEW FROM
WOODLAND**

PROPOSED SITE PLAN
305 E. WOODLAND AVE (LOT 200)
KNOXVILLE, TN

REVISIONS		PREP/AUTH
DATE	DESCRIPTION	INITIALS
03/06/24	INITIAL RELEASE	TDS

03/06/24

PROJECT NO.

24-09

SHEET NO.

SP 0.1



FFE: 977

EL: 975

PROPERTY LINE

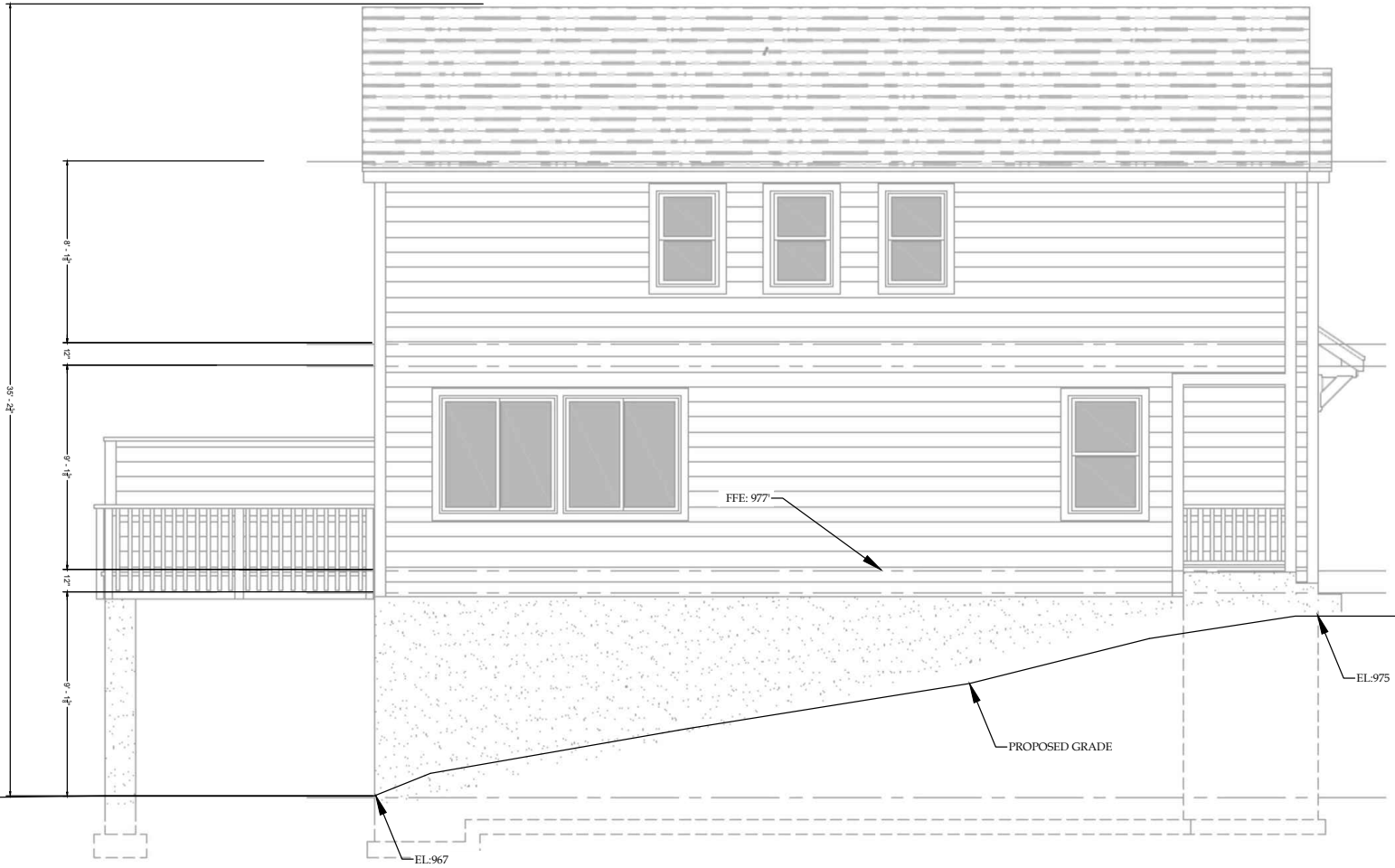




DEAN
ENGINEERING & DESIGN
KNOXVILLE, TN
(865) 385-1167
TSMITH@DEAN-ENGINEERING.COM

LEFT ELEVATION VIEW

PROPOSED SITE PLAN
305 E. WOODLAND AVE (LOT 200)
KNOXVILLE, TN



REVISIONS		PREP	AUTH
DATE	DESCRIPTION	DATE	DATE
03/06/24	INITIAL RELEASE		

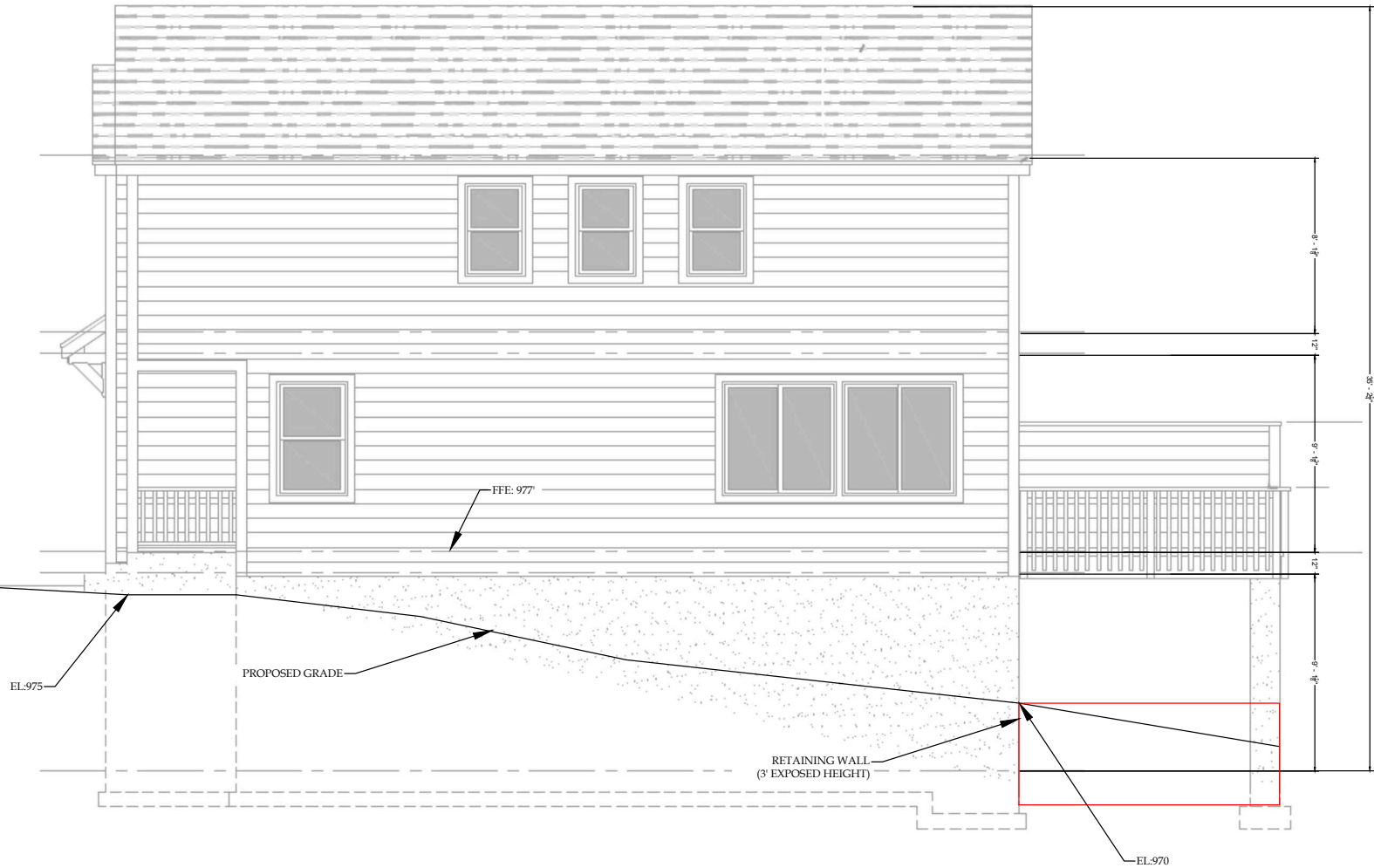
03/06/24
PROJECT NO.
24-09
SHEET NO.
SP 0.2



DEAN
ENGINEERING & DESIGN
KNOXVILLE, TN
(865) 385-1167
TSMITH@DEAN-ENGINEERING.COM

RIGHT ELEVATION VIEW

PROPOSED SITE PLAN
305 E. WOODLAND AVE. (LOT 200)
KNOXVILLE, TN



REVISIONS		PREP	AUTH
DATE	DESCRIPTION	INITIALS	RELEASE
03/06/24			

03/06/24
PROJECT NO.
24-09
SHEET NO.
SP 0.3



DEAN
ENGINEERING & DESIGN
KNOXVILLE, TN
(865) 385-1167
TSMITH@DEAN-ENGINEERING.COM

REAR ELEVATION VIEW

PROPOSED SITE PLAN
305 E. WOODLAND AVE. (LOT 200)
KNOXVILLE, TN

REVISIONS

DATE	DESCRIPTION	INITIALS	PREP	AUTH
03/06/24	INITIAL RELEASE		TDS	TDS

03/06/24

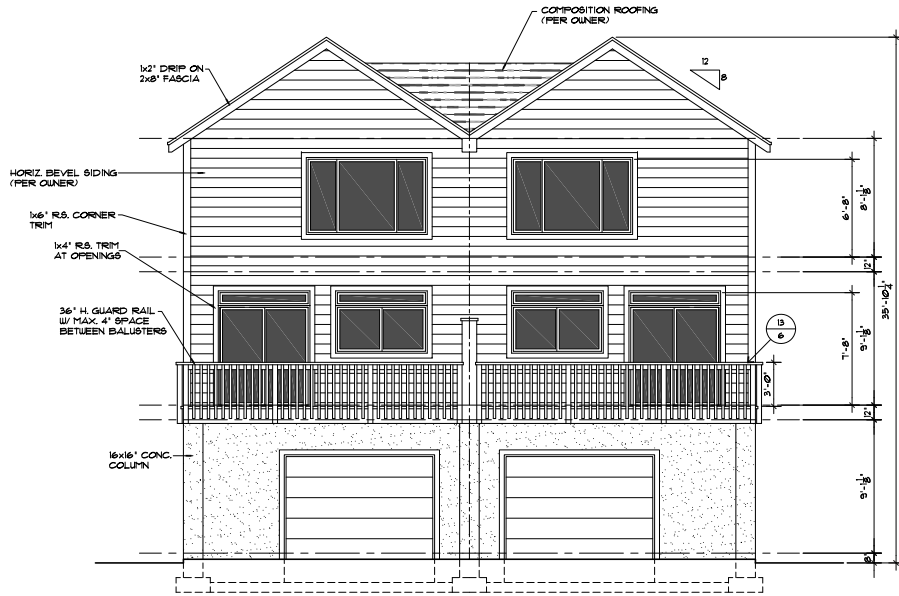
PROJECT NO.

24-09

SHEET NO.

SP 0.4

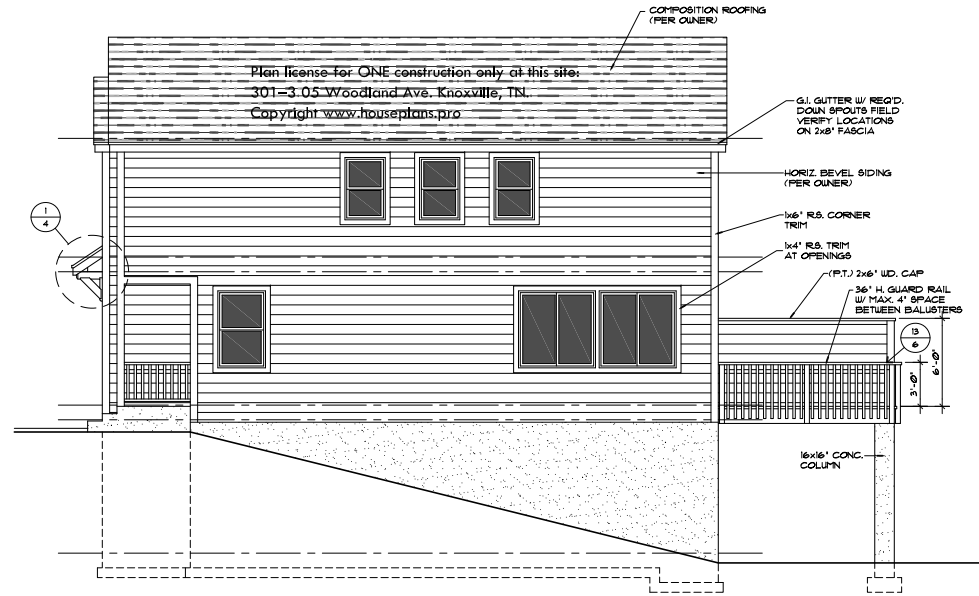




REAR ELEVATION

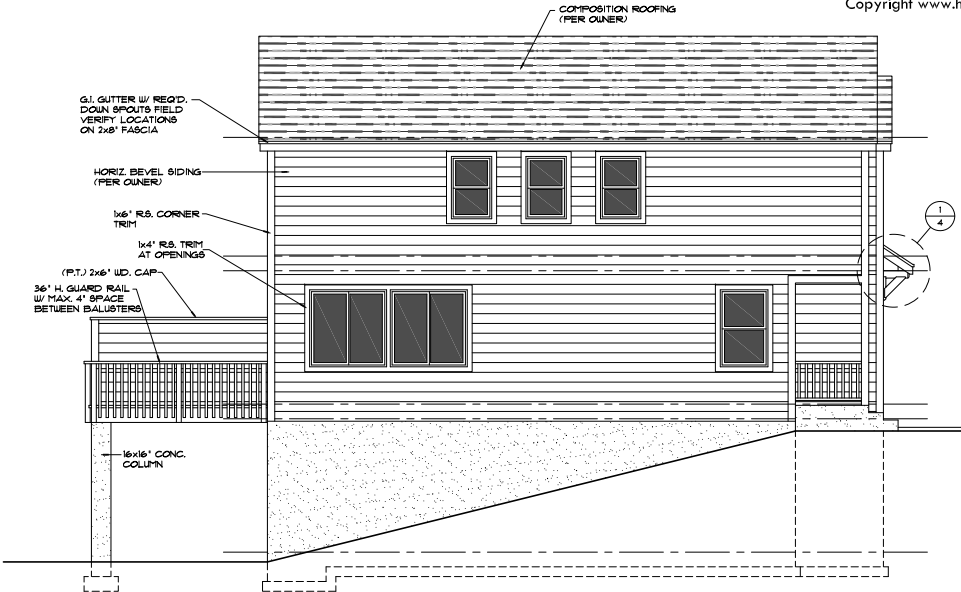
SCALE: 1/4"=1'-0"

Plan license for ONE construction only at this site:
301-3 05 Woodland Ave. Knoxville, TN.
Copyright www.houseplans.pro



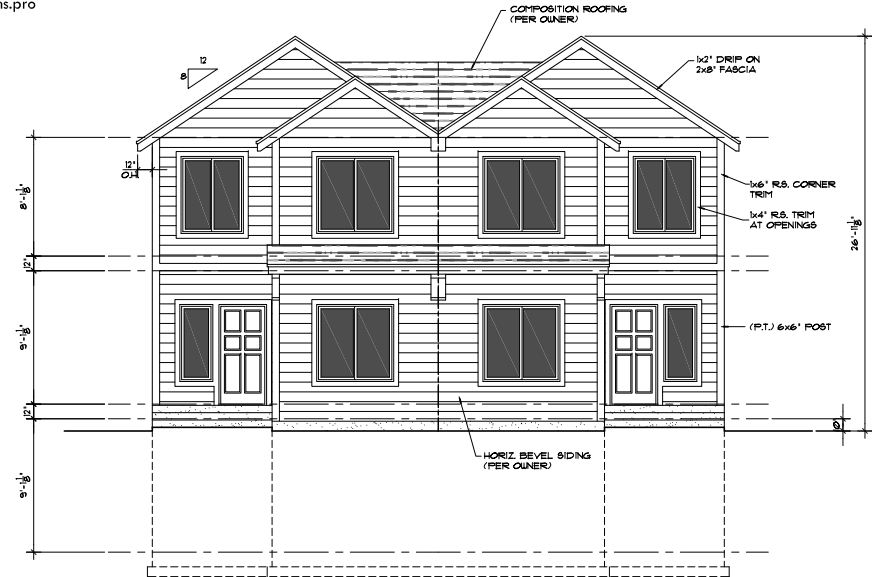
RIGHT SIDE ELEVATION

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



LEFT SIDE ELEVATION

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



FRONT ELEVATION

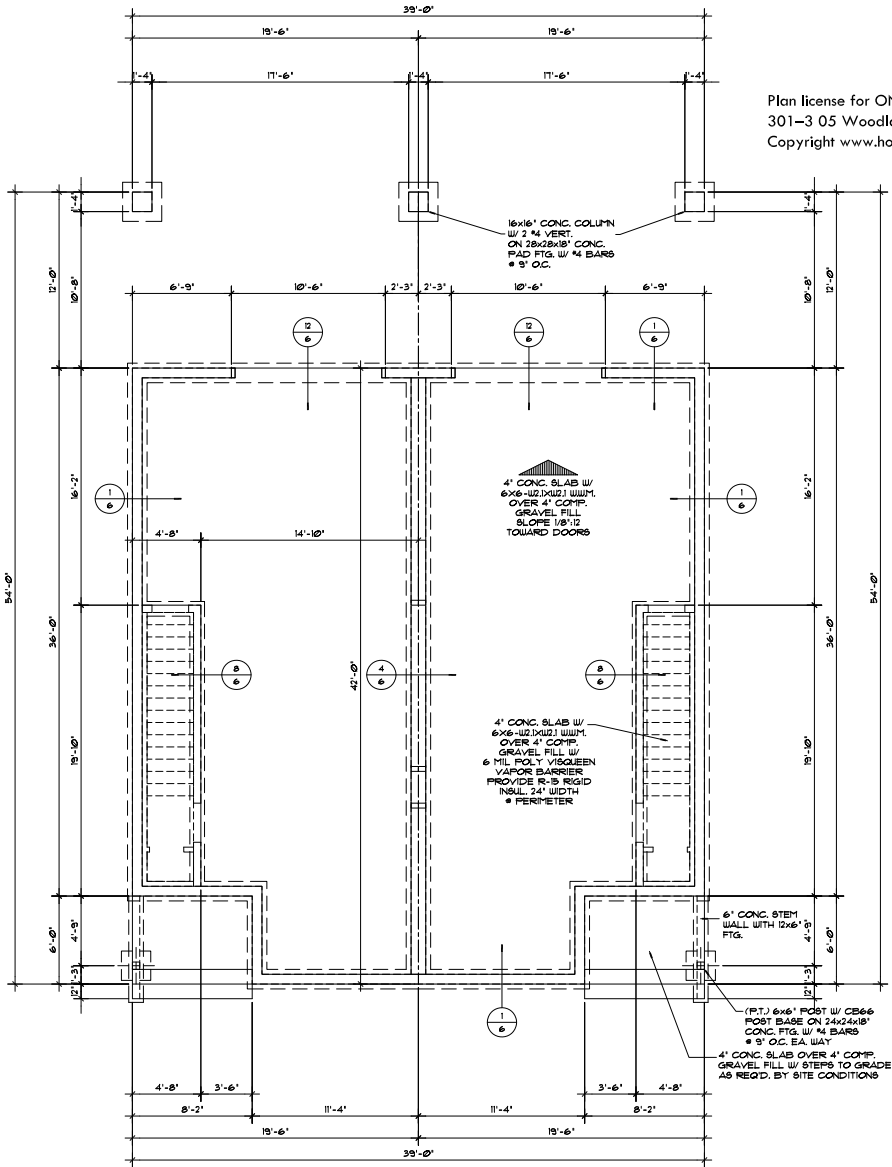
SCALE: 1/4"=1'-0"

These plans are limited to one construction only by the purchaser. These plans, or reproduction, may not be used for any other construction project without the express written consent of the copyright owner. Copyright © 2024 by Houseplans.pro, Inc. All rights reserved. No part of these plans may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Houseplans.pro, Inc.

Plan license for ONE construction only at this site:
301-3 05 Woodland Ave. Knoxville, TN.
Copyright www.houseplans.pro

houseplans.pro by
Bruhler & associates, inc.
building designers 503-246-3022
1334 SW BERTHA BLVD. PORTLAND OREGON 97219

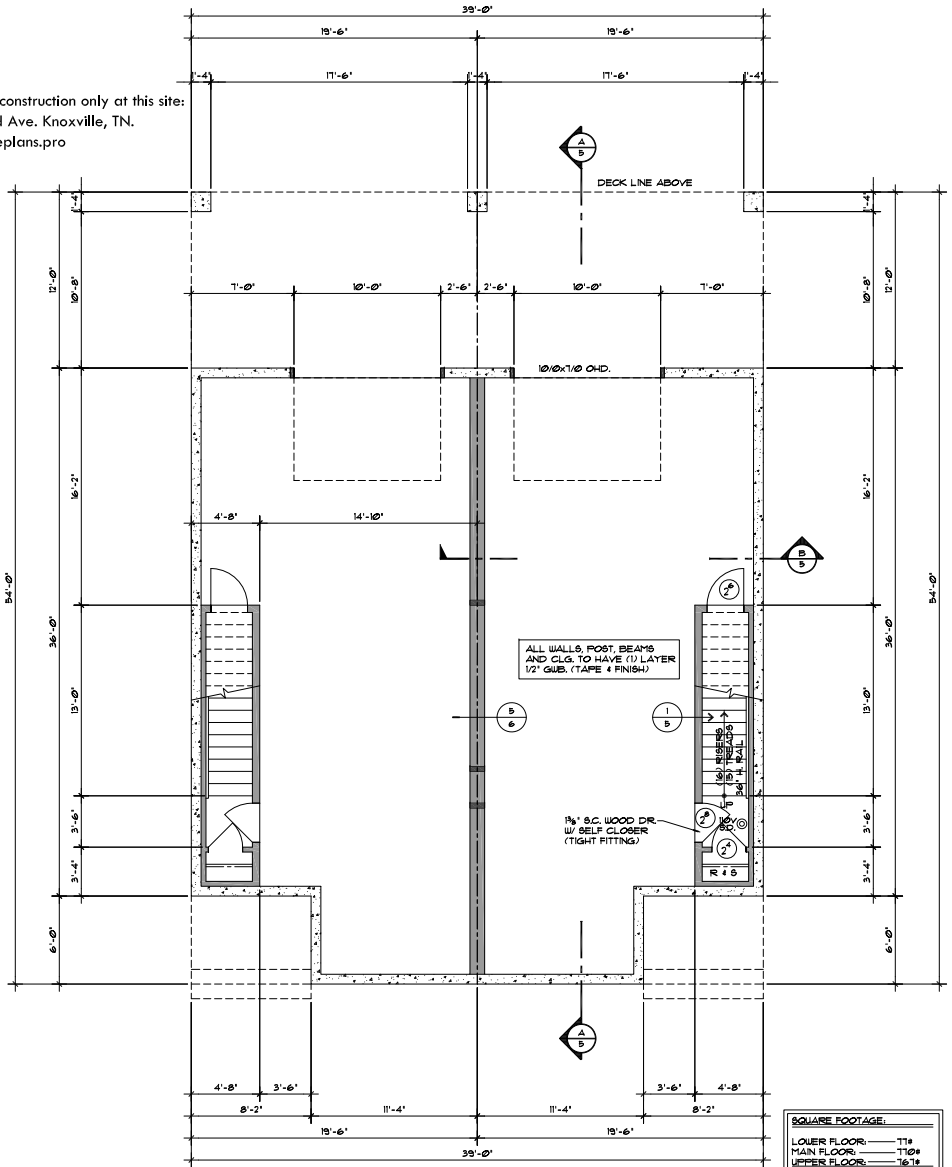
PROJECT:	
DATE:	
DESIGNED BY:	CPB
DRAWN BY:	DAW
CHECKED BY:	
DATE:	
SHEET	6
OF	6
PROJECT NO.	D-522



FOUNDATION PLAN

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

Plan license for ONE construction only at this site:
301-3 05 Woodland Ave. Knoxville, TN.
Copyright www.houseplans.pro



LOWER FLOOR PLAN

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

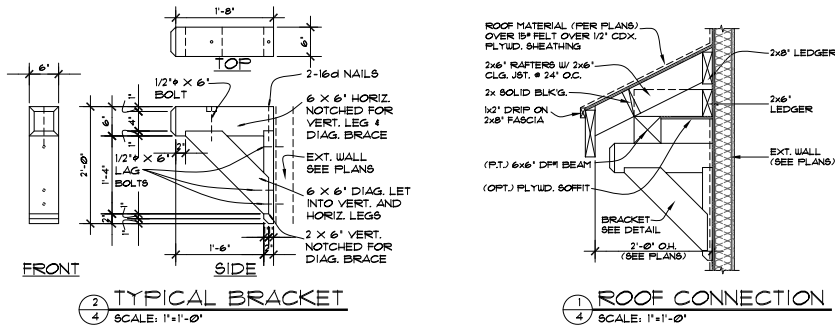
SQUARE FOOTAGE:	
LOWER FLOOR:	T14
MAIN FLOOR:	T108
UPPER FLOOR:	1618
TOTAL LIVING AREA: 1648	
GARAGE:	640#

These plans are limited to one construction only by the purchaser. No resale, or reproduction, or alteration of these plans is permitted without the written consent of the copyright owner. Copyright © 2022 by Houseplans.pro, Inc. All rights reserved. This document is the property of Houseplans.pro, Inc. and is to be used only for the construction of the project described herein. Any other use is prohibited. Copyright ACT TITLE 201.

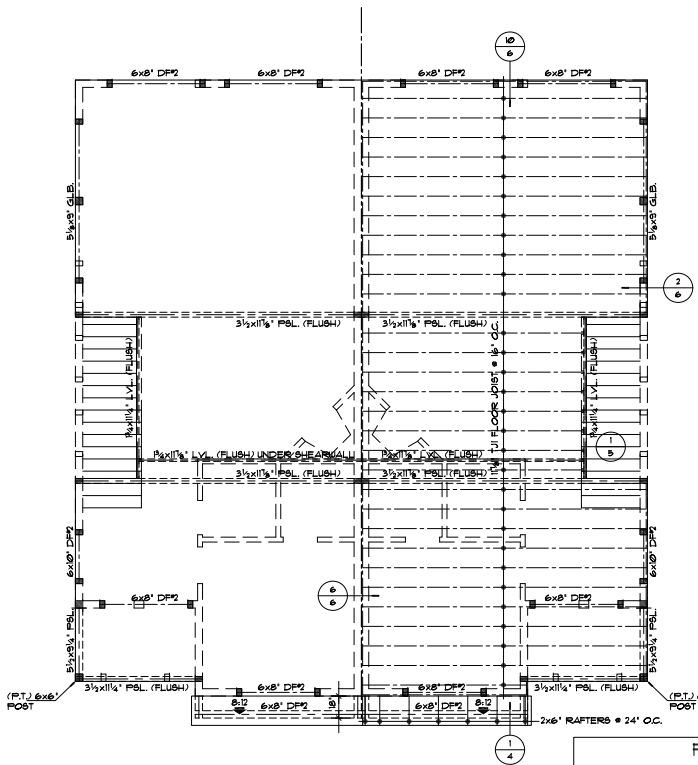
Plan license for ONE construction only at this site:
301-3 05 Woodland Ave. Knoxville, TN.
Copyright www.houseplans.pro

houseplans.pro by
Bruhler & associates, inc.
building designers 503-246-3022
1324 SW BERTHA BLVD. PORTLAND OREGON 97219

PROJECT:	CPB
DRAWN BY:	DAW
DATE:	
SHEET	2 OF 6
PROJECT:	D-522



Plan license for ONE construction only at this site:
301-3 05 Woodland Ave. Knoxville, TN.
Copyright www.houseplans.pro



Plan license for ONE construction only at this site:
301-3 05 Woodland Ave. Knoxville, TN.
Copyright www.houseplans.pro

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

FRAMING NOTES

PROVIDE BC 1 CC CONNECTORS AT EACH BC 4 BEAM CONNECTION UNLESS NOTED OTHERWISE

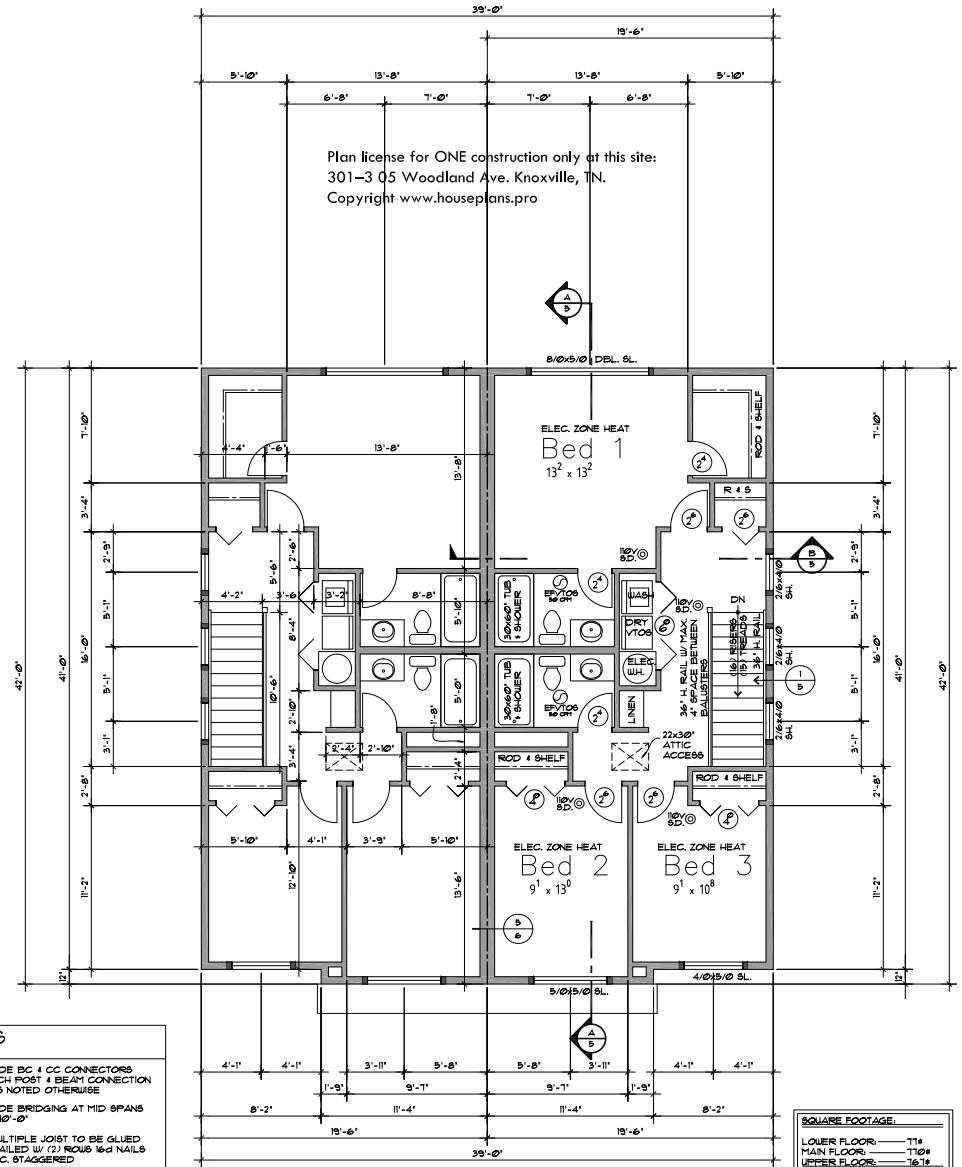
ALL HEADERS TO BE 6x8" DPM LOCATED ABOVE ALL EXTERIOR OPENINGS TYPICAL UNLESS NOTED OTHERWISE

PROVIDE BRIDGING AT MID SPANS OVER 10'-0"

PROVIDE 2x SOLID TRIMMERS AT EACH END OF EACH HEADER UNLESS NOTED OTHERWISE

ALL MULTIPLE JOIST TO BE GLUED AND NAILLED W/ 12" ROWS 16d NAILS # 9" O.C. STAGGERED

PROVIDE MIN. 4x SOLID POST AT EACH END OF EACH LOAD BEARING SUPPORT MEMBER UNO.



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

SQUARE FOOTAGE:	
LOWER FLOOR	T14
MAIN FLOOR	T108
UPPER FLOOR	1618
TOTAL LIVING AREA	1618
GARAGE	640

These plans are limited to one construction only for the particular lot, tract, or subdivision, as shown on the plat, map, or other record, and are not to be used for any other purpose. The user assumes all responsibility for any errors or omissions. Copyright © 2024 by Houseplans.pro, Inc. All rights reserved. No part of these plans may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Houseplans.pro, Inc. 1324 SW BERTHA BLVD. POPELAND OREGON 97139

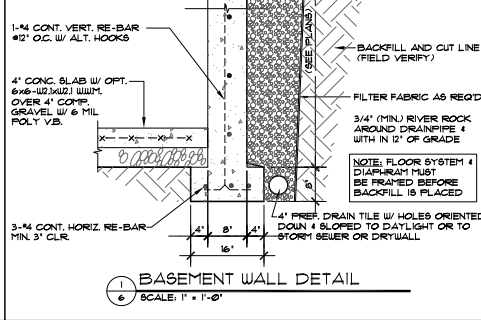
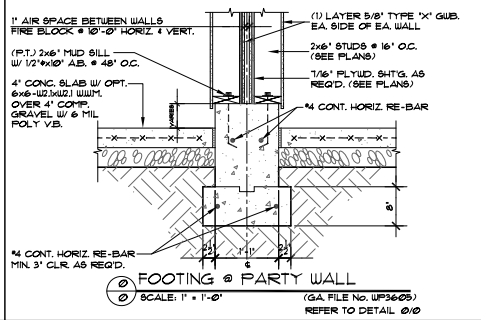
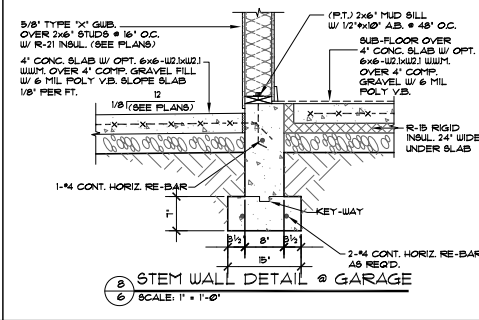
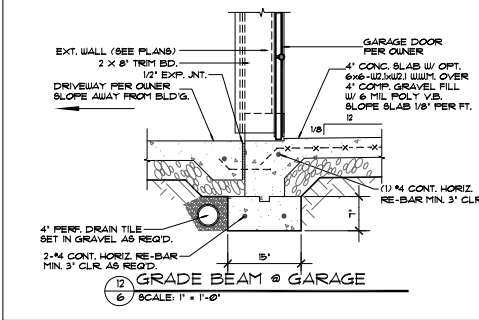
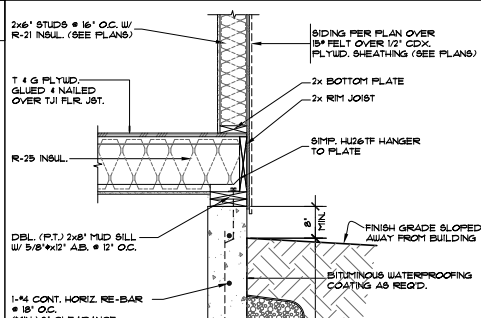
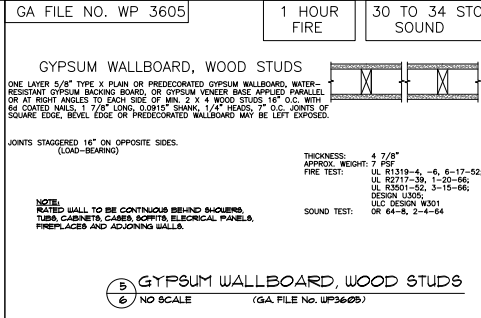
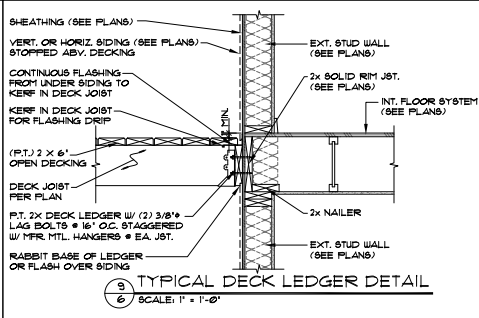
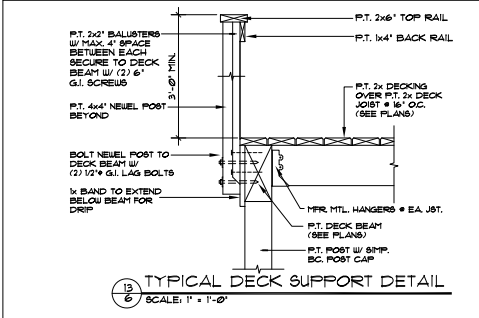
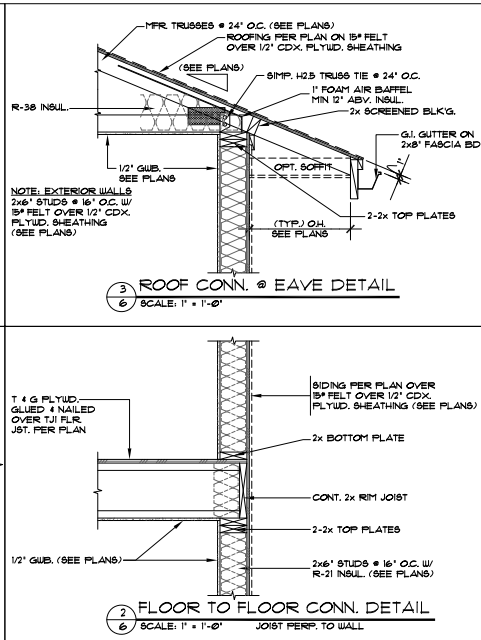
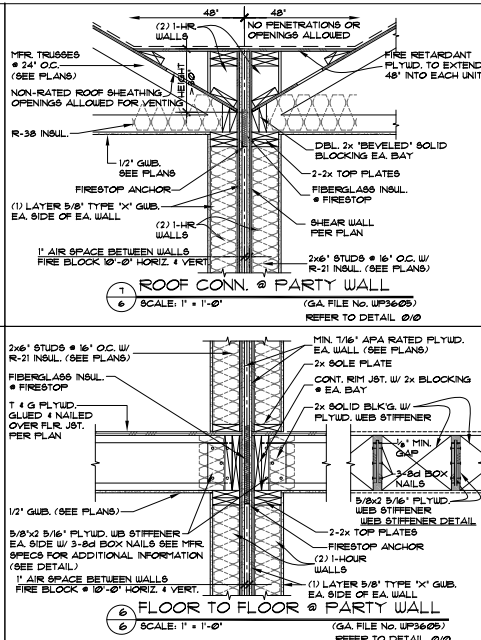
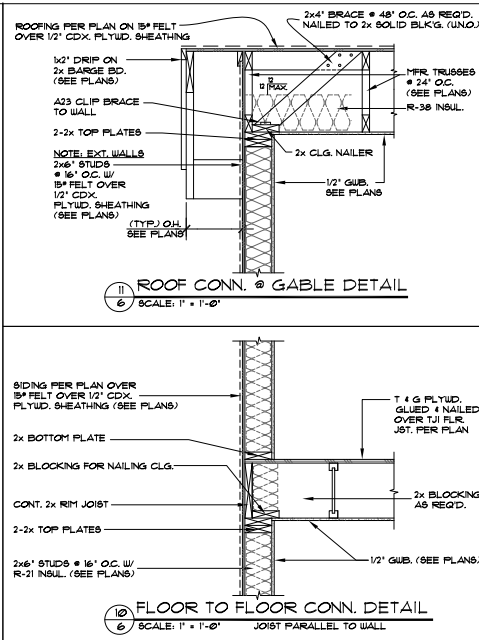
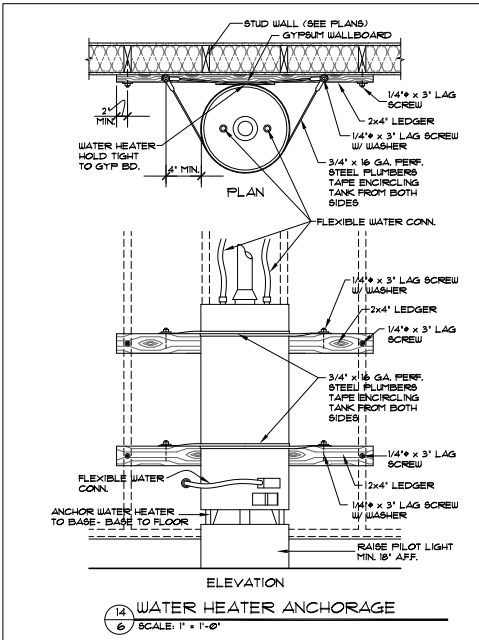
Plan license for ONE construction only at this site:
301-3 05 Woodland Ave. Knoxville, TN.
Copyright www.houseplans.pro

houseplans.pro by
Bruhler & associates, inc.
building designers 503-246-3022
1324 SW BERTHA BLVD. POPELAND OREGON 97139

DATE: _____
DRAWN BY: DAU
CHECKED BY: CFB
SCALE: _____

SHEET
4
OF
6

PROJECT NO. P-522



These plans are limited to one construction only by the architect. No reuse, reproduction, or modification is permitted without the written consent of the architect. The architect shall not be responsible for any errors or omissions in these plans. ANY VARIATIONS FROM THE ORIGINAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COPYRIGHT © 2024 BY HOUSEPLANS.PRO

Plan license for ONE construction only at this site:
 301-3 03 Woodland Ave. Knoxville, TN.
 Copyright www.houseplans.pro

houseplans.pro by
 Bruhner & associates, inc.
 building designers 503-246-3022
 1324 SW BERTHA BLVD. PORTLAND OREGON 97219

DATE: _____
 SHEET
6
 OF
6
 PROJECT NO. _____
 DRAWING NO. _____