



Staff Report

Infill Housing Design Review Committee

File Number: 4-B-24-IH

Meeting: 4/17/2024
Applicant: Kelly Stephenson
Owner: Kelly Stephenson

Property Information

Location: 400 E. Oldham Ave. **Parcel ID** 81 L A 006
Zoning: RN-2 (Single-Family Residential Neighborhood)
District: Oakwood/Lincoln Park Infill Housing Overlay District

Description of Work

Level II Driveways, Parking Pads, Access Points, Garages, or Similar, Changes to Porches Visible from the Primary Street

After-the-fact review of new front porch and new front driveway.

Front-gable roof stoop was replaced with a full-length, 5'-7" deep front porch, featuring horizontal wood railing and a full-length wood pergola above. The pergola is not considered a roof, so the front porch is considered a "deck" by the City zoning code standards and requires a roof covering or to be removed. The applicant has proposed the addition of black metal panel panels, at a 2/12 pitch, to the pergola structure to create a roof.

New front driveway, measuring 9'-3" wide. The driveway was constructed without Infill Housing approval or a permit from the City of Knoxville.

Applicable Design Guidelines

Heart of Knoxville Infill Housing Design Guidelines

3. Alleys, Parking, and Services

- Parking should not be in front yards.
- Alley access should be used for garage or parking pad locations.
- On streets without alleys, garages or parking pads should be at least 20 feet behind the front facade of the infill house with access limited to one lane between the street and the front façade.
- On those streets which have alleys, driveways should not be permitted from the front of the house.

5. Porches and Stoops

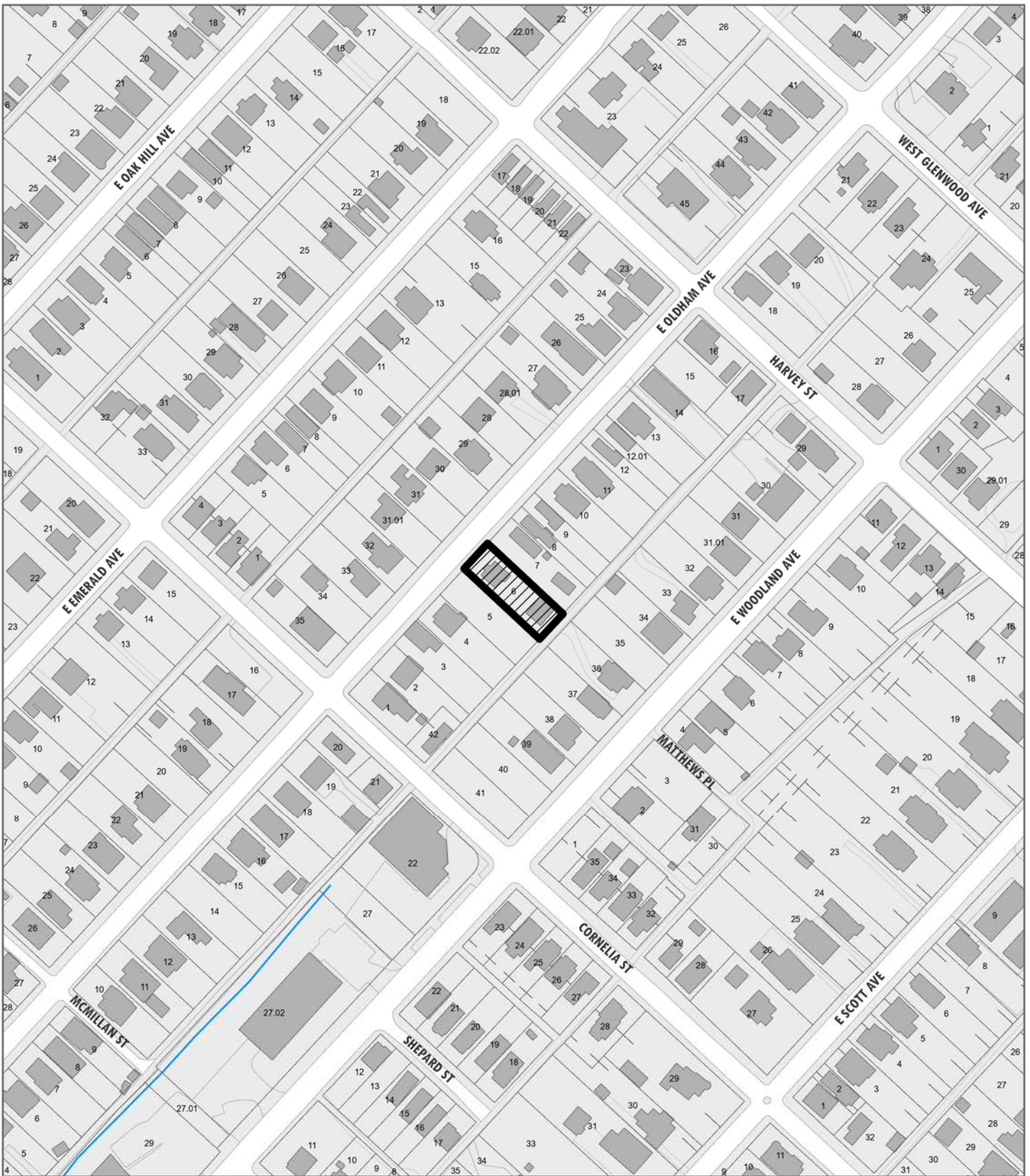
- Porches should be part of the housing design in those neighborhoods where porches were commonplace.
 - Porches should be proportional to original porches on the block, extending about 8-12 feet toward the street from the habitable portion of the house.
 - Porch posts and railings should be like those used in the historic era of the neighborhood's development.
 - Small stoops centered on entry and no more than 5 feet deep are appropriate on blocks where porches were not traditional.
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Comments

1. In the Infill Housing overlay, administrative (Level 1) COAs may be issued for minor modifications to existing porches and new driveways which meet the design guidelines; all other matters are delegated to the Design Review Board (Article 16.6.E.2).
2. All work was completed without a permit or a COA and is being reviewed after-the-fact.
3. The new front porch extends an existing stoop to the full length of the house, which is generally supported by the design guidelines, provided the posts and railings are comparable to those "used in the historic era of the neighborhood's development." The horizontal porch railings are a contemporary design and do not meet the guidelines.
4. The applicant is required to add a roof above the porch, for compliance with the City zoning code, which prohibits decks (uncovered porches) in the front yard. The applicant proposes to add metal panels above the pergola supports. The guidelines do not speak to roofing materials, and at the proposed pitch, the metal will be minimally visible from the street.
5. New front driveways on properties without alleys do not meet the design guidelines. Most other houses on the block, including the adjacent new construction recently approved by the DRB, use the alley for access. The City zoning code (Article 16.6.D.3) also states "an alley must serve as the primary means of ingress and egress for all dwelling units unless special site circumstances or conditions prohibit alley access, such as exceptional narrowness or topography." An approximately 30' wide garage structure blocks the alley access from the rear yard.
6. The new driveway requires extensive work to the curb line, sidewalk in the apron, connection to the street, and concrete poured in the right-of-way to come into compliance with City Engineering.

Recommendation

Recognizing the special site circumstances prohibiting alley access, staff recommends after-the-fact approval of the new driveway, subject to meeting City Engineering requirements. Staff recommends after-the-fact approval of the new front porch, subject to the following condition: 1) removal of horizontal railing and installation of vertical posts to meet design guidelines.



4-B-24-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



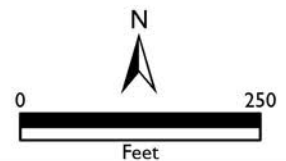
400 E. Oldham Ave.
 Oakwood/Lincoln Park Infill Housing Overlay
 District

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

Revised:

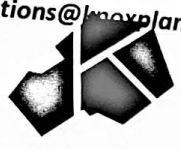
Applicant: Kelly Stephenson

**INFILL
 HOUSING
 REVIEW
 BOARD**



scan). (3) Either print the completed form and bring it to the Knoxville-Knox County Planning offices or email it to applications@knoxplanning.org.

Reset Form



Planning
KNOXVILLE | KNOX COUNTY

DESIGN REVIEW REQUEST

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

KELLY STEPHENSON (REDBUD PROPERTY PARTNERS)
Applicant

3-27-24 IRC-ALT-23-0938
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

KELLY STEPHENSON REDBUD PROPERTY PARTNERS, LLC
Name Company

421 Royal Birkdale Rd. Knoxville TN 37934
Address City State Zip

865-599-4116 AKMS @ TDS.NET
Phone Email

CURRENT PROPERTY INFO

421 Royal Birkdale Rd.
Knoxville, TN 37934
865-599-4116
Owner Name (if different from applicant) Owner Address Owner Phone

400 EAST OLDHAM AVE Knoxville, TN 081LA006
Property Address City State Parcel ID

OAKWOOD INFILL HOUSING
Neighborhood Zoning

AUTHORIZATION

Lindsay Crockett Lindsay Crockett 3.28.2024
Staff Signature Please Print Date

Kelly S. Stephenson Kelly S. STEPHENSON 3-28-24
Applicant Signature Please Print 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: REPLACE EXISTING ASPHALT DRIVEWAY IN DISREPAIR & REPLACE WITH CONCRETE ON EXISTING DRIVEWAY FOOTPRINT. REPAIR AND REPLACE DAMAGED MATERIAL ON EXISTING FRONT PORCH GABLE AND FLOOR. EXTEND PORCH FOOTPRINT TO RIGHT & LEFT AND ADD SHADE STRUCTURE.

STAFF USE ONLY

ATTACHMENTS

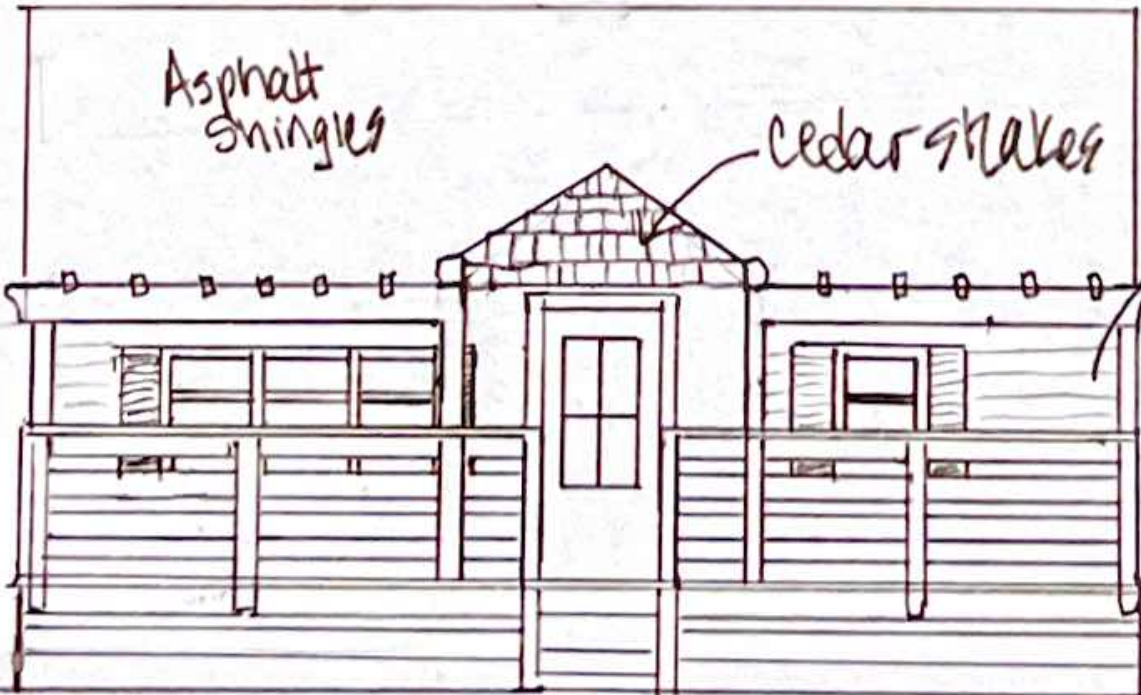
- Downtown Design Checklist
 Historic Zoning Design Checklist
 Infill Housing Design Checklist

ADDITIONAL REQUIREMENTS

- Property Owners / Option Holders

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

FEE 1: 100.00	TOTAL: 100.00
FEE 2:	
FEE 3:	



Asphalt Shingles

Cedar Shakes

Aluminum Siding

Height to Eave

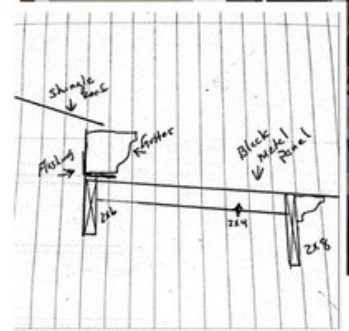
10'

6x6 posts



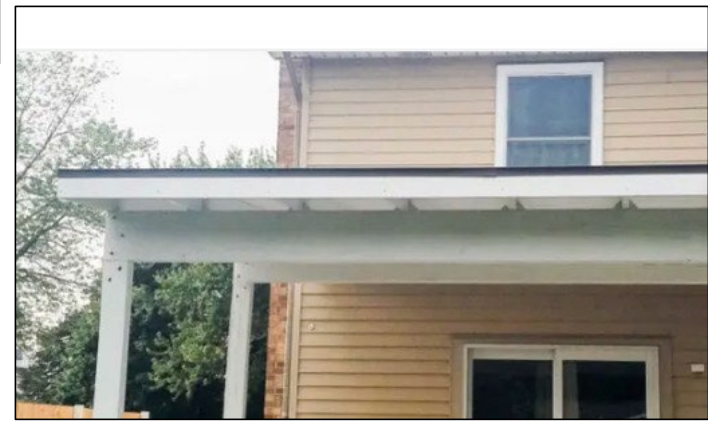
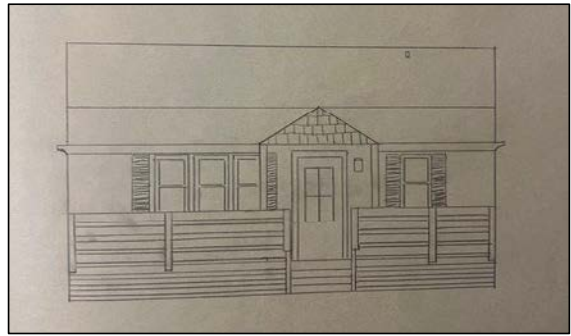
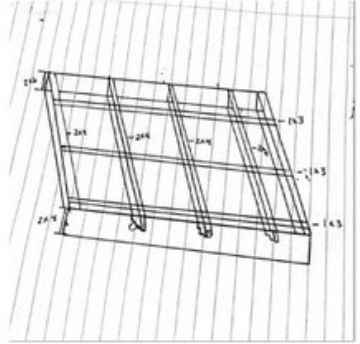
Porch addition as completed





*Additional supports added to pergola structure to support black metal 5' x 3' panels.

*Adjusted to achieve 2:12 pitch



Modifications to add a porch roof



Photos of driveway constructed without permit



Photos of existing garage in rear yard