



Staff Report

Infill Housing Design Review Committee

File Number: 4-C-24-IH

Meeting: 4/17/2024
Applicant: Manuel Hudson
Owner: Manuel Hudson

Property Information

Location: 433 Hiwassee Ave. **Parcel ID** 81 B B 03102
Zoning: RN-2 (Single-Family Residential Neighborhood)
District: Oakwood/Lincoln Park Infill Housing Overlay District

Description of Work

Level III New Primary Structure

New primary structure fronting Hiwassee Ave. One-story residence features a front-gable roof (8/12 pitch), an exterior of fiber cement lap siding, and a parge-coated foundation. The house features a 6' deep, full-length front porch with a hipped roof, supported by square 8 by 8 columns. Parking is located to the rear and accessed from the alley.

The façade (southeast) features three adjoining double-hung windows with a half-light door on the rightmost bay. The windows have board and batten shutters with shutter dogs. There are two bays of windows on the right elevation and two on the left. A secondary entry is located on the rear 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 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.
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- 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).

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.
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Comments

1. The house is proposed to be set 25' from the front property line, with a full-length front porch projecting 6' (19' from the front property line). The front setback is aligned with the adjacent houses and the overall front setback pattern of the block. The site plan includes a walkway extending to the street.
 2. The block to receive new construction is characterized by modified Queen Anne cottages, Craftsman bungalows, and some infill construction. The proposed one-story residence is proportional to the dimensions of the lot and the other houses on the block. The existing side setbacks on the block are relatively inconsistent.
 3. The proposed parking meets the zoning code and design guidelines for the Infill Housing overlay. Final site plan modifications may be necessary to meet City Engineering standards.
 4. Overall, the one-story, four-bay façade is similar in scale and width to the context. The design includes a front foundation that is compatible with the block and drawn accurate to the block's topography.
 5. The proposed front porch, while 6' deep, is proportionate to the house, compatible with the house's design, and the surrounding context.
 6. Guidelines recommend window and door styles be similar, with similar proportions and ratio of solid to void, to historic houses on the block. All elevations have sufficient transparency. The proposed shutters appear appropriately sized for the windows.
 7. The proposed roof pitch (8/12) meets the design guidelines, along with additional complexity from the hipped-roof porch.
 8. Overall materials are appropriate within the guidelines. The drawings include additional complexity via window trim and cornerboards.
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Recommendation

Staff recommends approval of Certificate 4-C-24-IH, subject to the following condition: 1) final site plan to meet City Engineering standards.

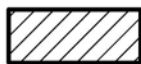


4-C-24-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

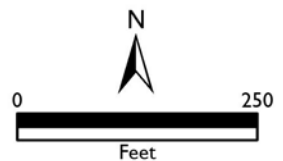
Applicant: Manuel Hudson

**INFILL
HOUSING
REVIEW
BOARD**



433 Hiwassee 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)

Manuel Hudson

Applicant

3/8/2024

April 17, 2024

4-C-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

Manuel Hudson

Name

Company

PO Box 12786

Knoxville

TN.

37912

Address

City

State

Zip

865-604-7434

hytecelectric@gmail.com

Phone

Email

CURRENT PROPERTY INFO

PO Box 12786 Knoxville, TN. 37912

865-604-7434

Owner Name (if different from applicant)

Owner Address

Owner Phone

433 Hiwassee Ave.

081BB03102

Property Address

Parcel ID

Lincoln Park

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett
Staff Signature

Lindsay Crockett

3.8.24

Please Print

Date

Manuel Hudson

2/15/24

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: Construction of new single family dwelling

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:		

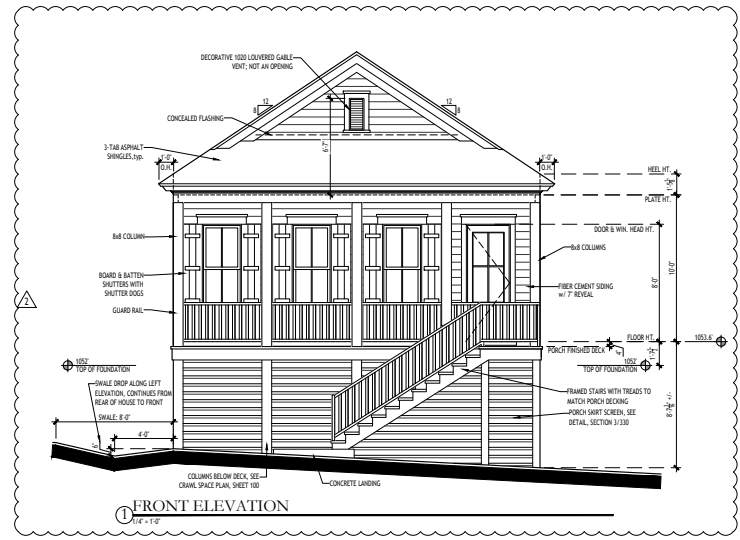
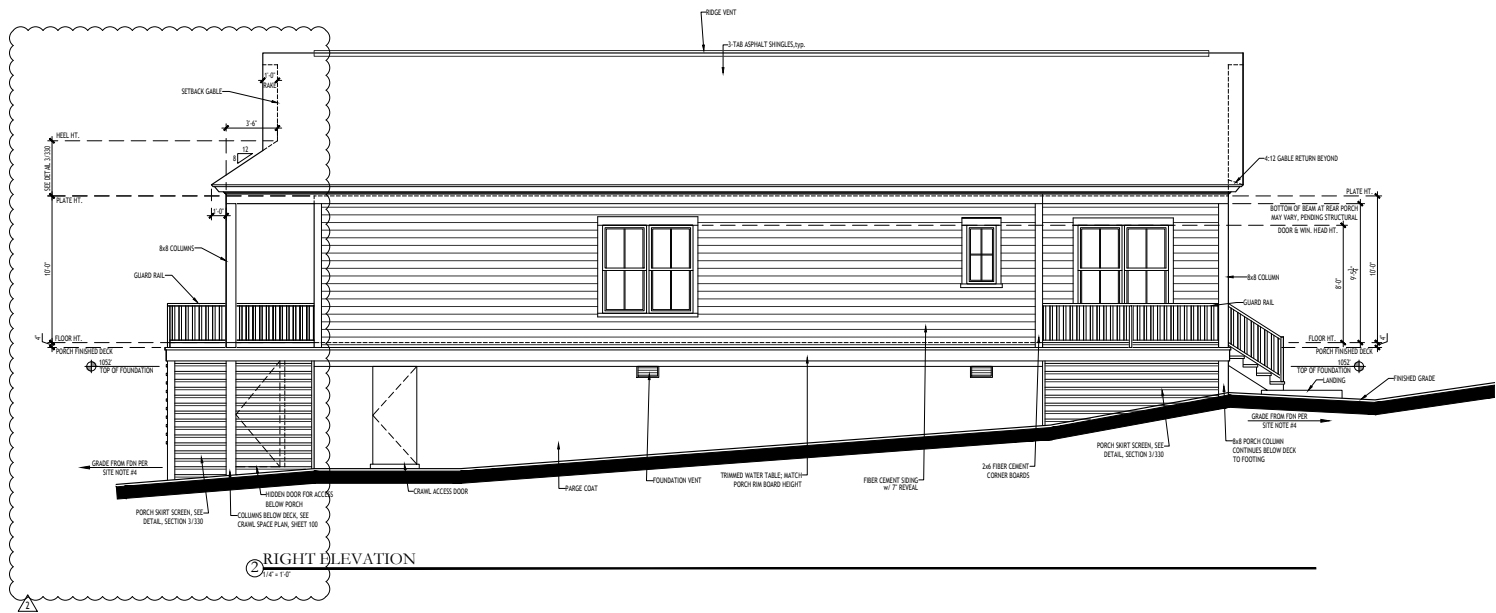
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 865-597-4331

Gregory L. Huddy
 ARCHITECT
 02/15/2024

SINGLE FAMILY RESIDENCE

4333 HIAWASSEE AVE, KNOXVILLE, TN 37917



REVISIONS	
▲	February 27, 2024
▲	March 15, 2024
DATE Preview Set February 14, 2024	
PROJECT 2402004	
DRAWN BEB / BML	CHECKED BML

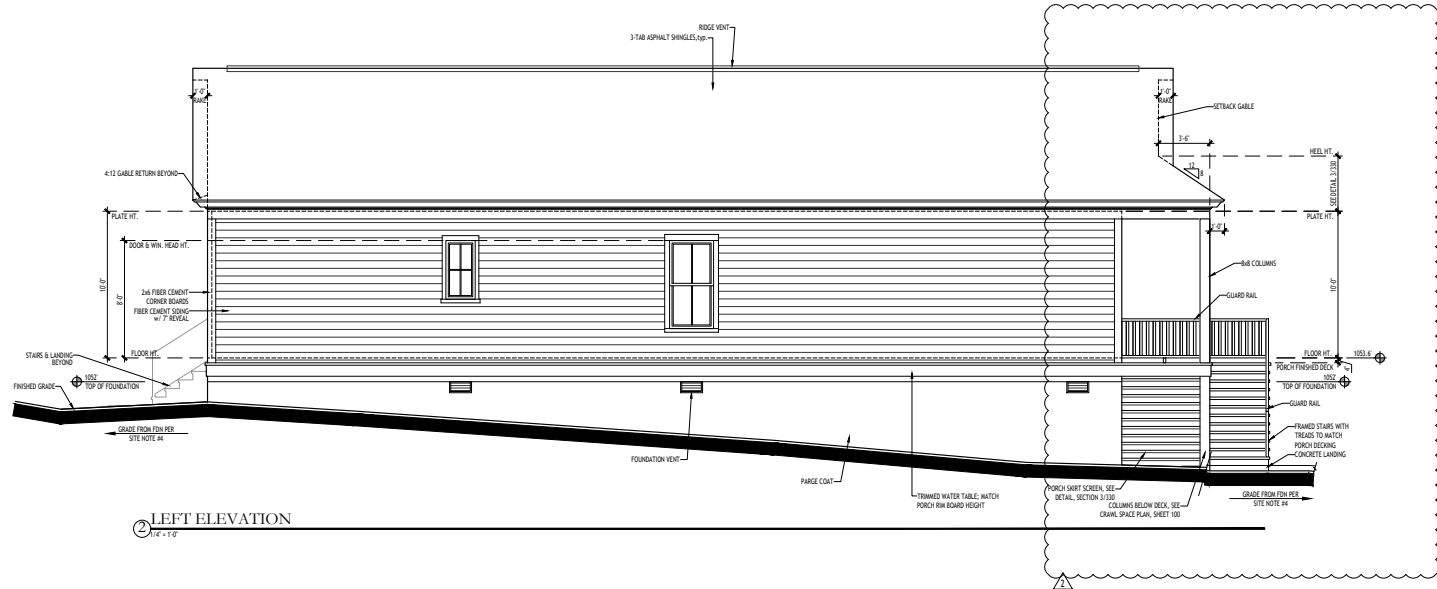
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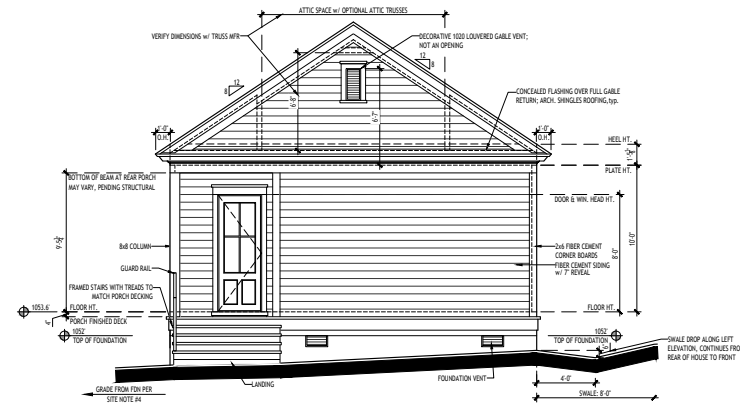
GREGORY L. HUDDY
 ARCHITECT
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 Knoxville, TN 37902
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02/15/2024



① LEFT ELEVATION
 1/4" = 1'-0"



① REAR ELEVATION
 1/4" = 1'-0"

SINGLE FAMILY RESIDENCE
 4333 HIAWASSEE AVE, KNOXVILLE, TN 37917

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