



Staff Report

Infill Housing Design Review Committee

File Number: 8-C-24-IH

Meeting: 8/21/2024
Applicant: Lobes Nzohabonimana
Owner: Lobes Nzohabonimana

Property Information

Location: 3201 Johnston St. **Parcel ID** 81 | E 012
Zoning: C-N (Neighborhood Commercial)
District: Lonsdale Infill Housing Overlay District

Description of Work

Level III New Primary Structure

New primary structure fronting Johnston Street. 1.5-story-residence features a front-gable roof (5/12 pitch) with a smaller front-gable roof massing projecting from the left half of the façade, and a 4'-6" deep porch recessed under the primary roof slope on the right half of the façade. The house features an exterior of board-and-batten siding and a slab foundation. The house measures 30' wide by 60'-4" deep and will be set 23.6' from the front property line. Parking is located to the rear and accessed from the alley.

The façade (east) is four bays wide, featuring two double-hung windows on the projecting front-gable massing, followed by a door and a pair of double-hung windows recessed on the porch. There are three windows on the right side elevation and zero on the left.

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).

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. The house is proposed to be set 23.5' from the front property line. The average front setback of the block is 24.9', with the adjacent house at 26'. The front setback will be consistent with the block, and the site plan includes a walkway to the street.

The property is zoned CN (Neighborhood Commercial), which has no minimum interior side setback unless abutting a residential district, and a 15' corner side setback requirement. The proposed side setbacks are compatible with the context of the block (including the narrow side setbacks) and can be approved by the DRB. Final approval of the corner side and interior side setback will be subject to City Engineering and Building codes review; minor modifications to the site plan could be approved by staff.

2. The block to receive new construction is characterized by Queen Anne houses with similar massings as the proposed new construction. The proposed 1.5-story, four-bay house is proportional to the dimensions of the lot and the context of the block.

3. The proposed parking meets the Infill Housing design guidelines as it is located to the rear of the property and accessed from the alley. Final site plans may be necessary to meet City Engineering standards.

4. The façade is similar in scale and width to the context. Drawings show a slab foundation, which does not reflect the context of the block, where houses are elevated by 1'-2' tall foundations. The final designs should incorporate an elevated foundation.

5. Guidelines recommend a front porch proportional to original porches on the block, extending about 8'-12' deep; the proposed recessed porch is 4'-6" and should be increased in depth to meet the guidelines.

6. Guidelines recommend windows and doors styles similar to historic houses on the block, with similar placement and ratio of solid to void. As proposed, there are no windows on the left elevation, which will front Heiskell Street. Windows should be added to the left side elevation.

Related to the base zone, in the CN zone, building facades along a public right-of-way must not contain blank wall areas that exceed 30 linear feet. The front façade must maintain a minimum transparency of 30%. This requirement can be waived by the DRB via issuance of a COA, based on the fenestration patterns being appropriate for a house.

7. The roof pitch should be elevated to at least 6/12 to be compatible with the design guidelines.

8. Design guidelines discourage vertical siding; the board-and-batten siding should be revised to a horizontal lap siding comparable to historic houses in the neighborhood. The applicant should provide finish details on the foundation.

Recommendation

Staff recommends approval of Certificate 8-C-24-IH, subject to the following conditions: 1) Final site plan to meet City Engineering standards and requirements of Plans Review and Inspections; 2) foundation height to be revised to be comparable to the block; 3) front porch to be revised to meet design guidelines; 4) windows to be added to the left side elevation; 5) roof pitch to be elevated to at least 6/12, with final drawings to reflect conditions and

submitted to staff for approval prior to permitting.



**INFILL
HOUSING
REVIEW
BOARD**

**8-C-24-IH
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

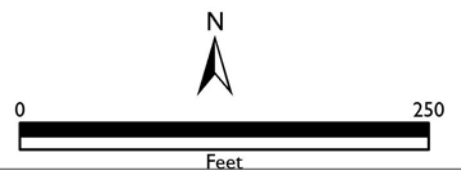


3201 Johnston St.

Lonsdale Infill Housing Overlay District

Original Print Date: 8/13/2024
Revised:
Knoxville/Knox County Planning - Infill Housing Design Review Committee

Applicant: Lobes Nzohabonimana





DESIGN REVIEW REQUEST

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

Applicant

8/1/2024 8/21/2024 8-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

Lobes Nzohabonimana SandNJ Investments LLC
 Name Company

Address Knoxville TN 37921
 City State Zip

(865) 441-6965 Lobesremodeling@gmail.com
 Phone Email

CURRENT PROPERTY INFO

Owner Name (if different from applicant) 1326 W Baxter Avenue (865) 441-6965
 Owner Address Owner Phone

3201 Johnston St 081E012
 Property Address Parcel ID

Neighborhood Zoning

AUTHORIZATION

Lindsay Crockett Lindsay Crockett 8/1/24
 Staff Signature Please Print Date

 Lobes Nzohabonimana 8/01/2024
 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: _____

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:

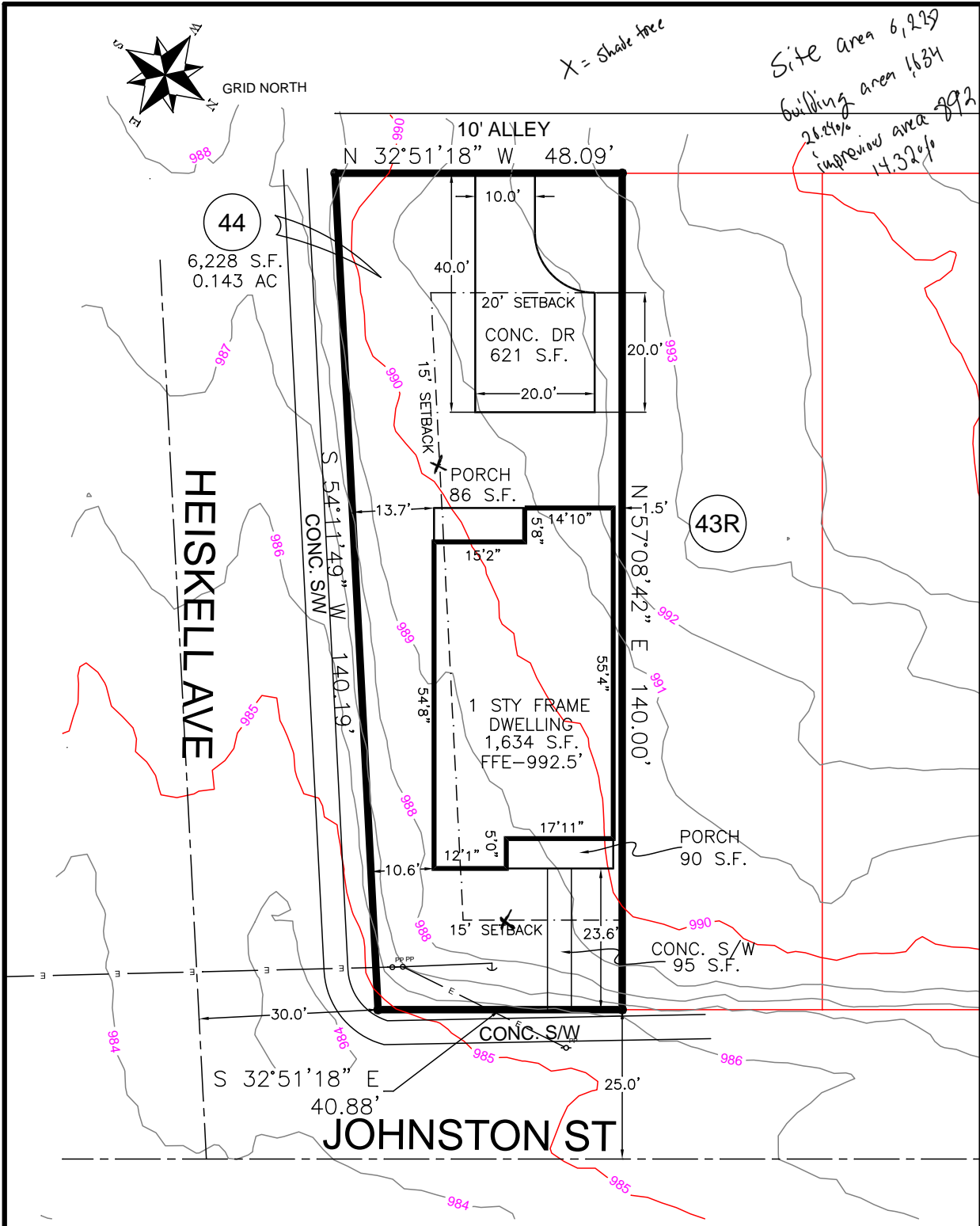
250.00

FEE 2:

FEE 3:

TOTAL:

250.00



44

6,228 S.F.
0.143 AC

43R

HEISKELL AVE

JOHNSTON ST

DATE: 07/31/24

SITE PLAN

DRAWING NUMBER 445024

FOR DEFINITY INVESTMENTS LLC
 ADDRESS 3201 JOHNSTON STREET
 DISTRICT 5th COUNTY KNOX CITY KNOXVILLE STATE TN ZIP 37917
 LOT NO. 44 AMBROSE & GALBRAITH S/D
 WARD 19th CITY BLOCK 19304 DRAWN BY SWA
 MAP CAB. P.C. A, SLIDE 129B
 TAX MAP 0811 GROUP E PARCEL 012.00
 WARRANTY DEED BK. 202407120002131
 MORTGAGE CO.
 TITLE CO.

ABBOTT LAND SURVEYING LLC
 STEVEN W. ABBOTT JR, RLS
 1109 E. WOODSHIRE DRIVE
 KNOXVILLE, TN 37922
 OFFICE: (865) 671-1149
 EMAIL: survmap@tds.net



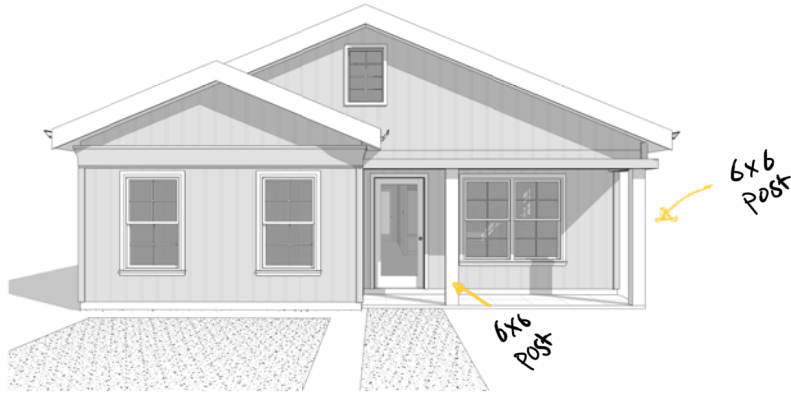
THIS IS TO CERTIFY THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR THE STATE OF TENNESSEE. THIS IS TO CERTIFY THAT ON THE DATE SHOWN, I MADE AN ACCURATE SURVEY OF THE PREMISES SHOWN HEREON USING THE LATEST RECORDED DEED AND OTHER INFORMATION FURNISHED TO ME, THAT THERE ARE NO EASEMENTS, ENCROACHMENTS OR PROJECTIONS EVIDENT OTHER THAN THOSE SHOWN. THE SURVEY WAS DONE UNDER THE AUTHORITY OF TCA 62-18-126; AND THE SURVEY IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-07. THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP AND FOUND THE DESCRIBED NOT TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA.

PROJECT: PROJECT NAME

CLIENT: Client Name

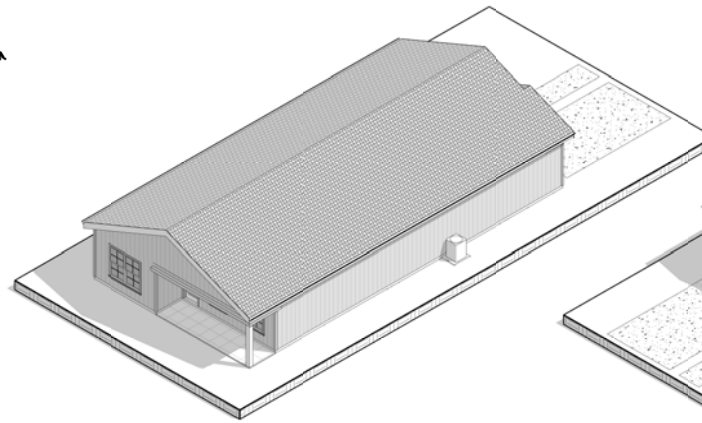
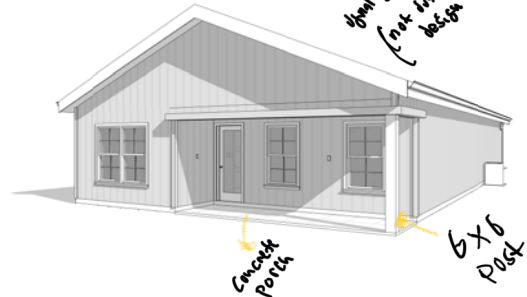
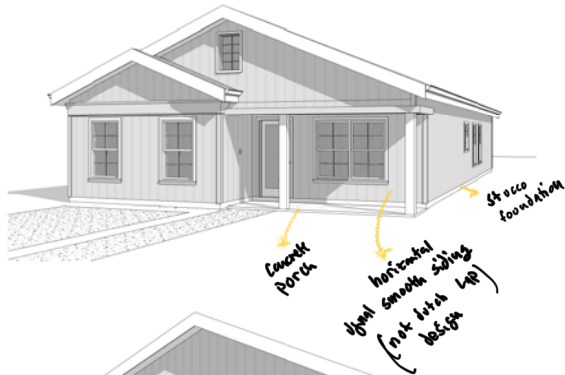
PROJECT ADDRESS

DRAWING INDEX	
CODE	CONTENT
A1	COVER
A2	ARCHITECTURAL FLOOR PLAN & ELEVATIONS
A3	FLOOR PLAN
A4	CEILINGS & SECTIONS
E1	ELECTRICAL FLOOR PLAN
S1	FOUNDATION PLAN
S2	ROOF PLAN
S3	ROOF TRUSSES FLOOR PLAN

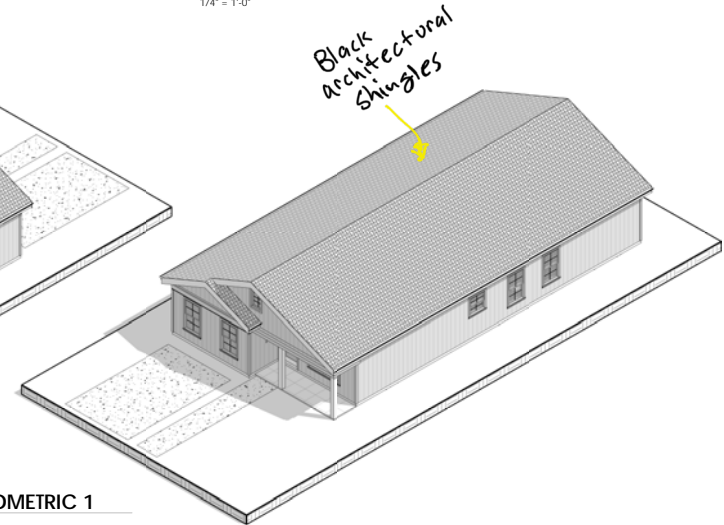


FRONT ELEVATION

1/4" = 1'-0"

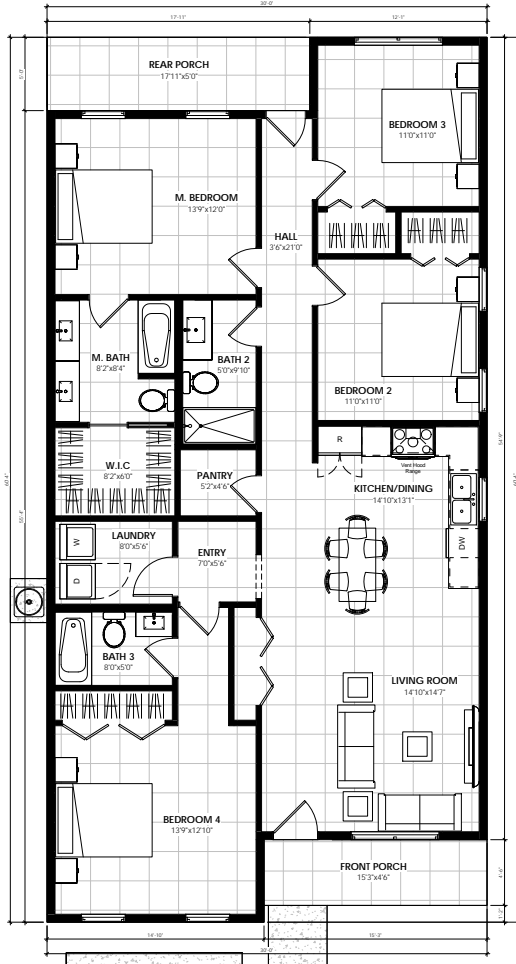


ISOMETRIC 2



ISOMETRIC 1

AREA SCHEDULE			
LEVEL	NAME	AREA TYPE	AREA
HEATED			
Level 1	LIVING AREA	HEATED	1635 SF
			1635 SF
NOT HEATED			
Level 1	FRONT PORCH	NOT HEATED	68 SF
Level 1	REAR PORCH	NOT HEATED	90 SF
			158 SF
TOTAL CONSTRUCTION AREA			1793 SF



ARCHITECTURAL FLOOR PLAN
1/4" = 1'-0"



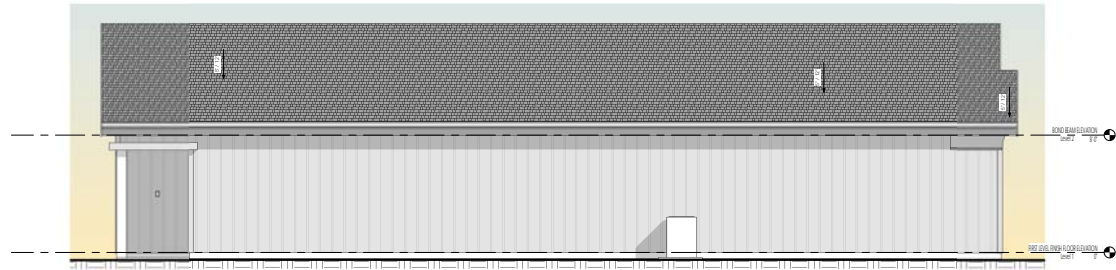
1 FRONT ELEVATION
1/4" = 1'-0"



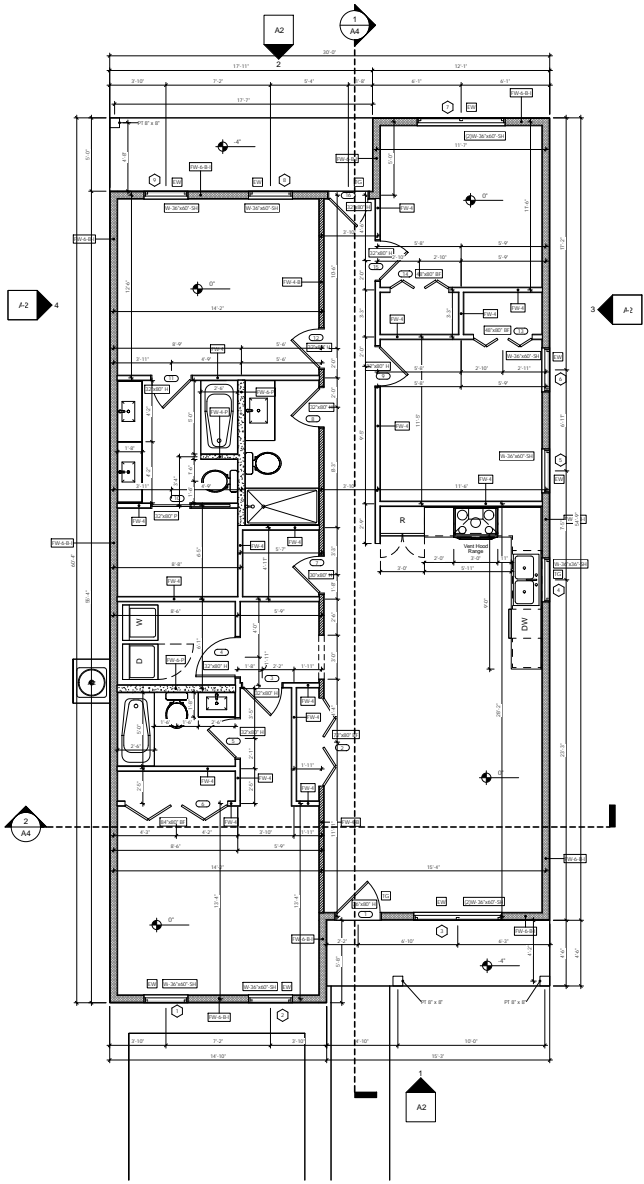
2 REAR ELEVATION
1/4" = 1'-0"



3 RIGHT ELEVATION
1/4" = 1'-0"



4 LEFT ELEVATION
1/4" = 1'-0"



FLOOR PLAN (TAGS & DIMENSIONS)
1/4" = 1'-0"

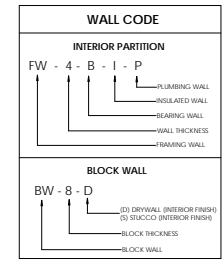
WINDOW SCHEDULE							
NUMBER	CODE	TYPE	WIDTH	HEIGHT	FRAME	GLASS	COMMENTS
1	W-36x48 SF	HINGE HINGE	36"	48"	ALUMINUM	CLEAR DOUBLE PANE	
2	W-36x48 SF	HINGE HINGE	36"	48"	ALUMINUM	CLEAR DOUBLE PANE	
3	DW-36x48 SF	HINGE HINGE	36"	48"	ALUMINUM	CLEAR DOUBLE PANE	
4	W-36x48 SF	HINGE HINGE	36"	48"	ALUMINUM	CLEAR DOUBLE PANE	
5	W-36x48 SF	HINGE HINGE	36"	48"	ALUMINUM	CLEAR DOUBLE PANE	
6	W-36x48 SF	HINGE HINGE	36"	48"	ALUMINUM	CLEAR DOUBLE PANE	
7	DW-36x48 SF	HINGE HINGE	36"	48"	ALUMINUM	CLEAR DOUBLE PANE	
8	W-36x48 SF	HINGE HINGE	36"	48"	ALUMINUM	CLEAR DOUBLE PANE	
9	W-36x48 SF	HINGE HINGE	36"	48"	ALUMINUM	CLEAR DOUBLE PANE	
10	W-24x36 F4	FIXED	24"	36"	ALUMINUM	FIXED WINDOWS	

DOOR SCHEDULE							
NUMBER	CODE	TYPE	WIDTH	HEIGHT	FRAME	GLASS	COMMENTS
1	D-36x80 H	HINGED GLASS DOOR	36"	80"	METAL OR WOOD	CLEAR DOUBLE PANE	
2	D-36x80 BF	BUCKLE 4 PANEL	36"	80"	METAL OR WOOD		
3	D-36x80 H	HINGED DOOR	36"	80"	METAL OR WOOD		
4	D-36x80 H	HINGED DOOR	36"	80"	METAL OR WOOD		
5	D-36x80 H	HINGED DOOR	36"	80"	METAL OR WOOD		
6	D-36x80 BF	BUCKLE 4 PANEL	36"	80"	METAL OR WOOD		
7	D-36x80 H	HINGED DOOR	36"	80"	METAL OR WOOD		
8	D-36x80 H	HINGED DOOR	36"	80"	METAL OR WOOD		
9	D-36x80 H	HINGED DOOR	36"	80"	METAL OR WOOD		
10	D-36x80 H	HINGED DOOR	36"	80"	METAL OR WOOD		
11	D-36x80 H	HINGED DOOR	36"	80"	METAL OR WOOD		
12	D-36x80 H	HINGED DOOR	36"	80"	METAL OR WOOD		
13	D-36x80 BF	BUCKLE 4 PANEL	36"	80"	METAL OR WOOD		
14	D-36x80 BF	BUCKLE 4 PANEL	36"	80"	METAL OR WOOD		
15	D-36x80 H	HINGED DOOR	36"	80"	METAL OR WOOD		
16	D-36x80 H	HINGED GLASS DOOR	36"	80"	METAL OR WOOD	CLEAR DOUBLE PANE	

NOTE 1: R302.5.1 Opening protection.
Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches (35mm) in thickness, solid or polycomb-core steel door not less than 1 3/8 inches (35 mm) thick, or 20-gauge fire-rated doors, equipped with a self-closing device.

NOTE 2: R309.2 Separation required.
The garage shall be separated from the residence and its attic area by not less than 1/2 inch (12.7 mm) type X gypsum board applied to the garage side. Garage floors beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8 inch (15.9 mm) type X gypsum board or equivalent. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than 1/2-inch (12.7 mm) type X gypsum board or equivalent.

NOTE 3: All exterior walls designed as shear walls (TYP).



ROUGH OPENING CHART	
DOOR SIZE	ROUGH OPENING
24 x 80	26 x 82 1/2
24 x 96	26 x 98 1/2
28 x 80	30 x 82 1/2
28 x 96	30 x 98 1/2
30 x 80	32 x 82 1/2
30 x 96	32 x 98 1/2
32 x 80	34 x 82 1/2
32 x 96	34 x 98 1/2
36 x 80	38 x 82 1/2
36 x 96	38 x 98 1/2

DOOR TYPE LEGEND	
H	HINGES
BF	BUCKLE
I	INSULATED
B	BEARING
P	PLUMBING
CS	OVERHEAD SECTIONAL

LEGEND

- #5 REBAR IN FILLED CELL
- #5 REBAR IN FILLED CELL (STEM WALL HEIGHT)
- PT POST
- LINTEL SCHEDULE
- TEMPERED GLASS
- EGRESS WINDOW
- WINDOW SCHEDULE (WIDTH AND HEIGHT)
- DOOR SCHEDULE (WIDTH AND HEIGHT)
- CURTAIN WALL WINDOW
- HYDRO - STATIC OPENING

WALL LEGEND

- 8" BLOCK MASONRY WALL
- 8" BLOCK MASONRY WALL + 1 FACE FURRING
- 4.6 OR 8" NOT BEARING FRAMING WALL
- 4.6 OR 8" BEARING FRAMING WALL
- 4.6 OR 8" INSULATED BEARING FRAMING WALL
- 4.6 OR 8" INSULATED NOT BEARING FRAMING WALL
- 6 OR 8" PLUMBING WALL
- 6 OR 8" INSULATED PLUMBING WALL
- 8" CONCRETE BLOCK + 6" PLUMBING WALL

NOTE: DRAWINGS ARE INTENDED TO CONVEY DESIGN INTENT ONLY. CONTRACTOR AND/OR FABRICATOR SHALL HAVE SOLE RESPONSIBILITY FOR CONSTRUCTION METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK. CONTRACTOR AND/OR FABRICATOR IS SOLELY RESPONSIBLE FOR STRUCTURAL INTEGRITY AND PERFORMANCE OF ALL ELEMENTS. CONTRACTOR AND/OR FABRICATOR SHALL BE RESPONSIBLE FOR COORDINATING AND VERIFYING ALL DIMENSIONS OF ALL WORK. CONTRACTOR AND/OR FABRICATOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.