



Staff Report

Infill Housing Design Review Committee

File Number: 12-D-24-IH

Meeting: 12/18/2024
Applicant: Edilmar Lopez LVS Construction
Owner: Edilmar Lopez LVS Construction

Property Information

Location:	202 Hiwassee Ave.	Parcel ID
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 hipped roof (8/12 pitch), an exterior of "horizontal siding" (material unspecified), and a slab foundation. The house is 35' wide by 50' deep and will be set back 20' from the front property line. It features a half-length, 6' deep front porch recessed under the primary roofline and supported by two square columns with a base and shaft made from an unspecified material. Parking is a 10' concrete pad located in the front and accessed via Hiwassee Avenue.

The façade (north) features three bays, with a projecting front-gable massing with a front-gable box-bay paired picture window on the left bay, a projecting shed roof dormer with grouped picture windows and a quarter-lite door in the center bay, and a paired picture window on the right bay. The left elevation features one single-hung window and one small picture window. The right elevation features a paired picture window, and the rear elevation features two pairs of picture windows flanking a secondary entrance.

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.
- On streets without alleys, garages or parking pads should be at least 20 feet behind the front façade of the infill house with access limited to one lane between the street and the front façade.
- 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 new house is proposed to be set 20' from the front property line. The average front setback of the blockface is 29.8'; however, the blockface is long and features a wide variety of front setbacks. The three adjoining new houses will create a consistent front setback pattern. The final site plan should include a walkway from the front of the house to the street.

2. Overall, the block lacks significant context. Nearby houses are shotgun-style and Minimal Traditionals, and there is infill construction and modified Craftsman bungalows/cottages on the neighboring block on Hiawasse Avenue. The proposed new house is proportionate to the dimensions of the lot and to other houses on the block.

3. Infill Housing design guidelines recommend that on lots without alleys, new driveways should be at least 20' behind the front façade of the infill house with access limited to one lane between the street and the front façade. Parking is currently proposed for the front yard and should be revised to meet guidelines. The final site plan should meet City Engineering standards.

4. The three-bay façade is similar in scale and height to the context.

5. The design includes a 6' deep, half-length front porch recessed under the primary roofline, supported by two square columns with a base and shaft made from an unspecified material. Guidelines typically recommend a porch 8'-12' deep. The porch depth should be revised to meet guidelines.

6. Guidelines recommend window and door styles be similar to historic houses on the block, with similar placement and ratio of solid to void, and also note that "contemporary windows such as 'picture windows' should not be used." The design primarily uses paired picture windows, which are incompatible with the context where 1/1 single-hung windows are most common. The front and rear elevations contain sufficient transparency. The right elevation contains one paired picture window, and the left elevation features a single-hung window and a small picture window. Picture windows should be revised to be single-hung, and one window should be added to the right and left elevations, with details submitted to staff for approval.

7. The hipped roof has a sufficiently steep pitch for the neighborhood context, and the design benefits from the added complexity of the front-gable massing and shed roof dormer that project from the façade.

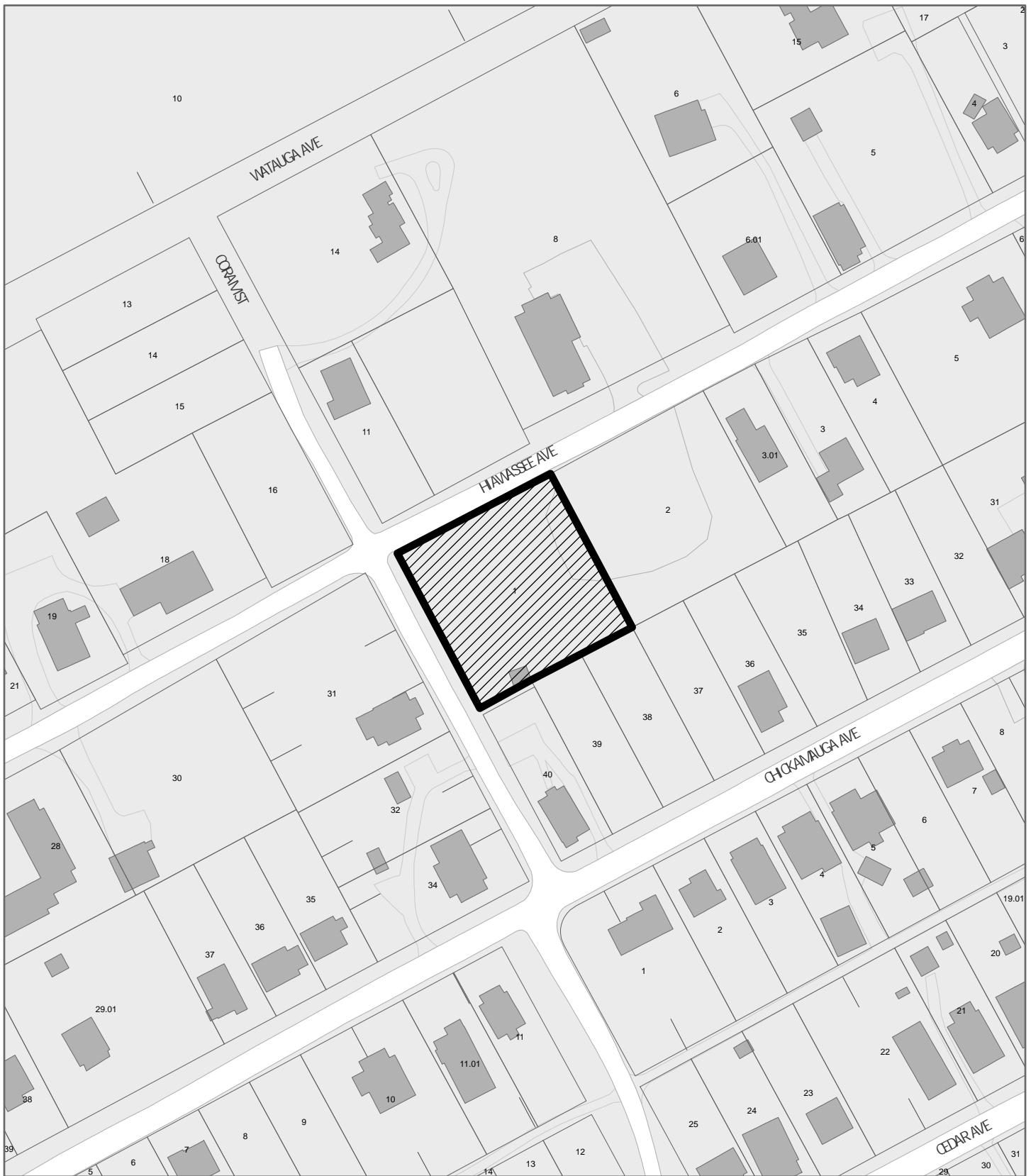
8. The materials for the roofing and siding were not provided, and the foundation appears to be a concrete slab. The slab foundation should be clad in stucco or parge-coated to match the context. Siding should be a horizontal lap siding with an overlap similar to wood clapboard patterns instead of Dutch lap or flush panel siding.

9. The site plan indicates a tree in the front yard, and the final site plan should also include a tree in the rear yard.

10. The three adjoining new houses are sufficiently differentiated from each other.

Recommendation

Staff recommends approval of Certificate 12-D-24-IH, subject to the following conditions: 1) final site plan to meet City Engineering standards; 2) modifications to the porch to meet Infill Housing guidelines; 3) use of lap siding with an overlap instead of Dutch lap or flush panel siding; 4) final site plan to include a walkway from the front door to the street; 5) revisions to parking to meet design guidelines and avoid the front yard; 6) revisions to façade and side elevation windows design and placement, with approval by staff; 7) final site plan to include one tree in the front and rear yards.



12-D -24-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Applicant: Edilmar Lopez LVS Construction

INFILL
HOUSING
REVIEW
BOARD



202 Hiawasse Ave.

Oakwood/Lincoln Park Infill Housing Overlay
District

Original Print Date: 12/6/2024

Revised:

Knoxville/Knox County Planning - Infill Housing Design Review Committee





DESIGN REVIEW REQUEST

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

EDILMAR LOPEZ

Applicant

11/19/2024

12/18/2024

12-D-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

EDILMAR LOPEZ

Name

Company

6045 BABELAY RD

KNOXVILLE

TN

37924

Address

City

State

Zip

8652872444

LVZCONSTRUCTION15@GMAILCOM

Phone

Email

CURRENT PROPERTY INFO

6045 BABELAY RD KNOXVILLE TN 37924

8652872444

Owner Name (if different from applicant)

Owner Address

Owner Phone

202 HIAWASSEE AVE KNOXVILLE TN 37917

081BG001

Property Address

Parcel ID

LINCOLN PARK

RN-2

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

Staff Signature

Please Print

Date

Edilmar Lopez

EDILMAR LOPEZ

11/19/2024

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

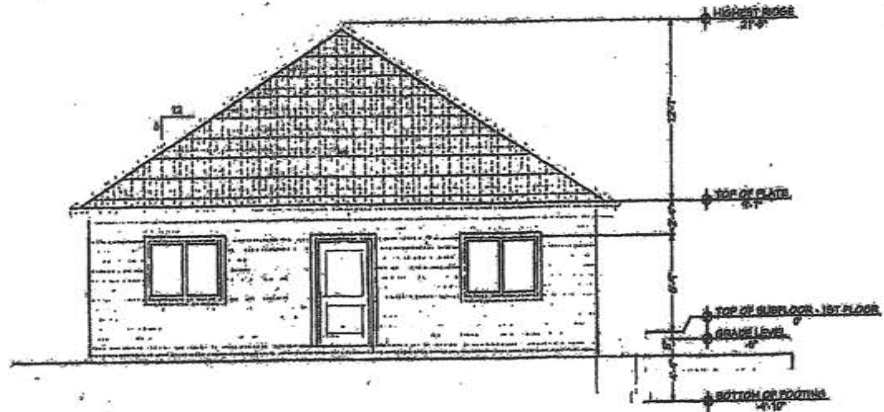
Level 1: \$50 • **Level 2:** \$100 • **Level 3:** \$250 • **Level 4:** \$500

FEE 1:		TOTAL:
FEE 2:		
FEE 3:		

Pd.11/22/2024, SG



FRONT ELEVATION "A"



REAR ELEVATION A B & C



FRONT ELEVATION "B"



FRONT ELEVATION "C"

Front and Back Elevations

DATE:

Oct. 30, 2024

SCALE:

1/8"=1'

SHEET:

A-5

GENERAL NOTES:

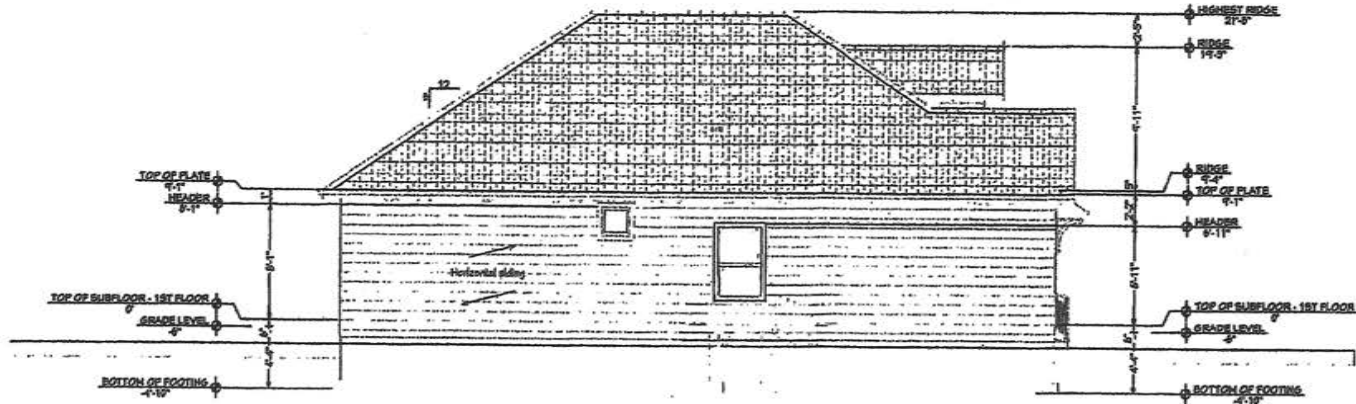
THE BUILDER SHALL VERIFY THAT ALL CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILLED SHALL BE CONSIDERED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILLED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE DESIGNER'S DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF ANY DISCREPANCIES ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN. IF DISCREPANCIES ARE FOUND BY THE PLANS OR NOTED, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES, THE CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DISCREPANCIES INCLUDING ROUND-OFFS.

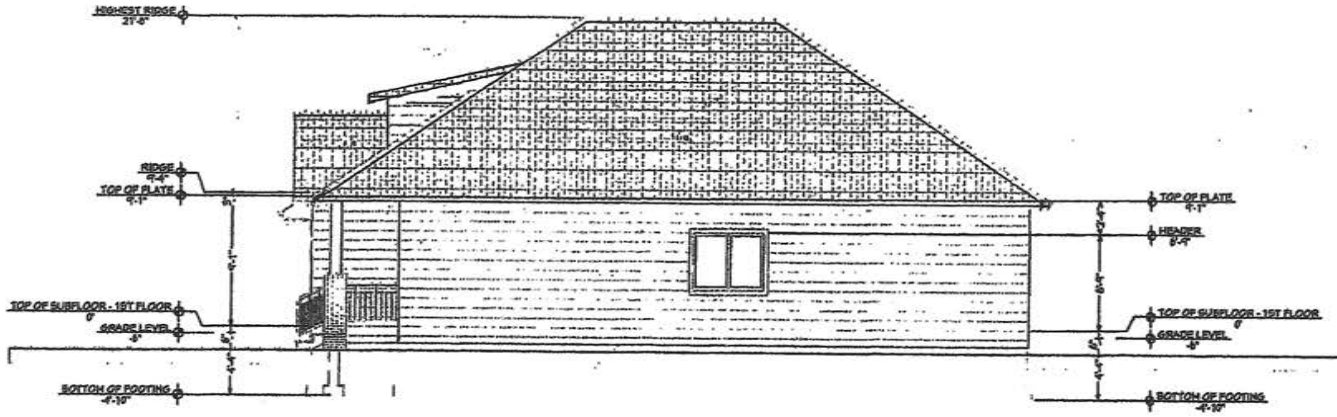
PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

GENERAL REQUIREMENTS:

WIND LOAD CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE CALCULATIONS FOR BRACE, DESIGN, CONNECTIONS, AND OVERHEAD AREAS NOT INCLUDED IN THESE PLANS. ALL EROSION TIES TO BE VERIFIED DIRECTLY TO THE DESIGNER. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH GULF OR POLY.



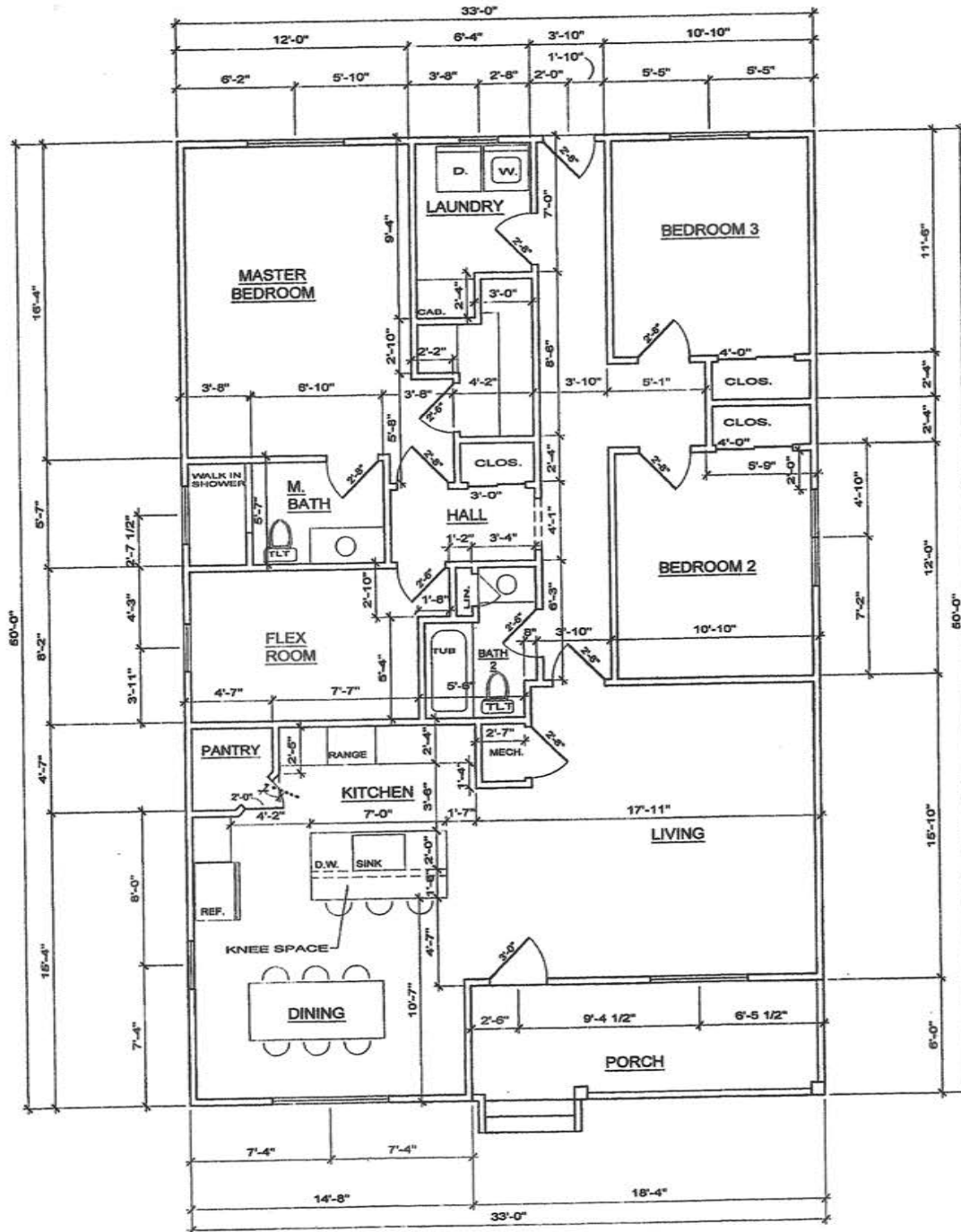
LEFT SIDE ELEVATION HOUSE "A" & "B"



RIGHT SIDE ELEVATION HOUSE "A" & "B"

Side Elevations

DATE:
Oct. 20, 2024
SCALE:
1/8"=1'
SHEET:
A-6



LIVING AREA:
1540 SQ. FT.

FLOOR PLAN 'B' 33' WIDE PLAN
SCALE: 1/4" = 1'-0"

BOB ALCORN ARCHITECTS
1545 Western Avenue, Suite 210
Knoxville, TN 37921
865 659 0729
balcornarchitect@yahoo.com

Bob Alcorn Architects assumes no liability for any structure constructed from this plan. It is the responsibility of the purchaser of this plan to perform the following before beginning actual construction:
1) Builder or contractor must verify all dimensions prior to proceeding with construction.
2) Contractor must verify compliance with all local Building codes in the area where the structure is to be constructed.
3) Plans indicate locations only; engineering aspect should incorporate actual site conditions.

copyright Bob Alcorn Architects. All Rights Reserved. The Duplication, Reproduction, copying, Sale, Rental, Licensing, or any other thereof, or the plans depicted thereon is strictly Prohibited unless expressly authorized in writing by BAA.

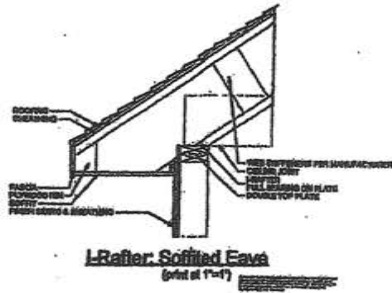
Lopez Residence
33' WIDE
FLOOR PLAN

revisions:
date: _____
date: _____
date: _____

drawn by:

sheet no.
A-3

date:
Oct. 30, 2024



ROOF FRAMING / TRUSS NOTES:

TRUSS DRAWING IS FOR ILLUSTRATION ONLY. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS DRAWINGS & SPECIFICATIONS.

ALL TRUSSES SHALL CARRY MANUFACTURERS STAMP.

ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATIONS.

ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.

ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURER.

ALL ROOF FRAMING 24" O.C.

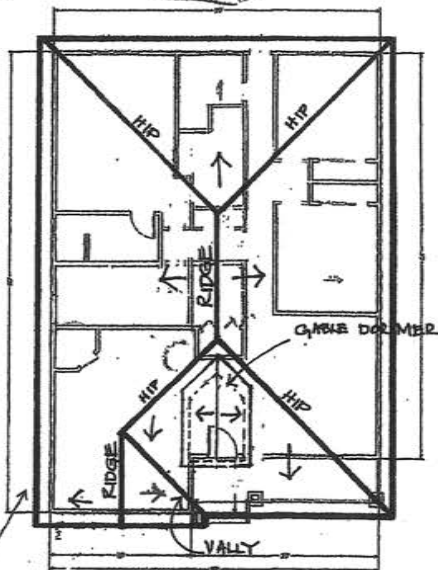
ALL OVERHANGS 16".

INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.

ATTIC VENTILATION: REQUIRED ABOVE HOUSE.

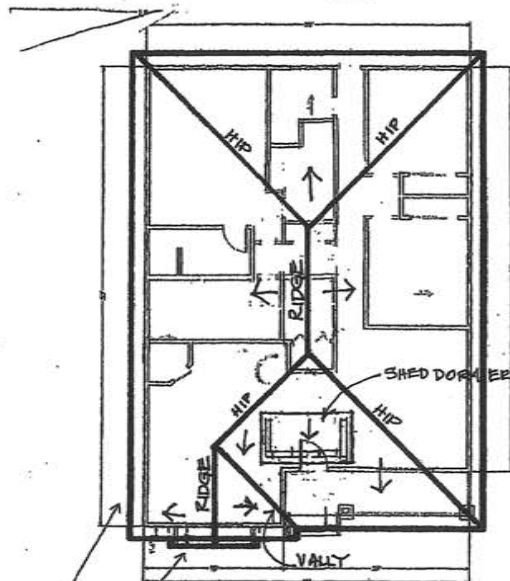
MIN. SNOW LOAD 50 LBS PER SQUARE FOOT.

WALL HEADERS: (2) 2 X 10 DF 2 TYP. UNO



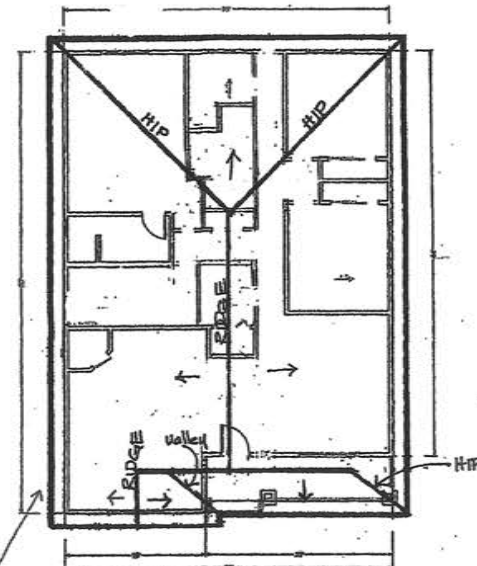
ROOF DESIGN HOUSE "A"

16" Overhang throughout



ROOF DESIGN HOUSE "B"

16" Overhang throughout except for the roof plane above the shed above the shed.



ROOF DESIGN HOUSE "C"

16" Overhang throughout

Roof Design

DATE:

Oct 30, 2024

SCALE:

SHEET:

A-8