



Staff Report

Infill Housing Design Review Committee

File Number: 8-E-24-IH

Meeting: 12/18/2024
Applicant: Sean Sean Olu Double D & P LLC Double D & P LLC
Owner: Sean Sean Olu Double D & P LLC Double D & P LLC

Property Information

Location: 1336 Delaware Ave. **Parcel ID** 81 P G 012
Zoning: RN-2 (Single-Family Residential Neighborhood)
District: Lonsdale Infill Housing Overlay District

Description of Work

Level III New Primary Structure

One new townhouse building fronting Bragg Street, containing four units. The main massing of the building is proposed to be set 10' from Bragg Street (front setback), and 15' from Delaware Avenue (left side setback). Overall, the building measures 91'-10" wide (containing two units measuring 24'-9" wide and two units measuring 20'-9" wide) by 25' deep. Parking is proposed to be accessed from the alley and located to the right side of the building.

The building is two stories tall, featuring a side gable roofline (approximately 8/12 pitch). The roof will be clad in asphalt shingles ("selected wood"); the exterior will be clad in vinyl siding and rest on a concrete slab foundation with 1'-6" above grade.

All elevations have been revised. The façade (southwest, fronting Bragg Street) features four two-story, projecting front gable massings, each with two double-hung windows on both stories. The façade also features a full-length, 4' deep front porch recessed under a shed roof and supported by posts with vinyl-clad piers, and each unit features a paneled steel door, with corner board and trim distinguishing the separate units. The left side elevation fronting Delaware Avenue features a 4' deep, one-bay stoop with a secondary entrance, and there are two bays with one double-hung window on both stories. The right side elevation features a secondary entrance with a 3' deep sundeck on the first-story and two bays with one double-hung window on both stories. The rear elevation features eight bays with one double-hung window in all of the first-story bays and in six of the second-story bays; there are two secondary entrances with a 4' deep sundeck. The revised plans indicate that the units and stories will be distinguished by color variation in the vinyl cladding.

Applicable Design Guidelines

Heart of Knoxville Infill Housing Design Guidelines

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.

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 applicant intends to use Section 4.6 of the zoning code, the Middle Housing standards, which are "intended to promote the development of neighborhood-scale housing forms which are compatible with existing housing in the surrounding area," and "may allow more flexible development of land than is possible under the base district zoning regulations," subject to additional dimensional, design, and parking standards. Middle Housing review occurs separately through Planning staff; the DRB review focuses on how the project meets the Infill Housing design guidelines. However, some elements of Middle Housing review may trigger site plan and building elevation revisions, which would require additional review by the DRB.

2. To accommodate four units, the applicant will re-address the property to front Bragg Street. The proposed front setback of 10' is appropriate for the context, as the east side of Bragg Street primarily features the side elevations of houses, and it meets the Middle Housing requirement of a front setback reflecting the average of the blockface, plus or minus five feet, and no less than ten feet. At 15', the left elevation will be slightly closer to Delaware Ave than the other houses on that block (the adjacent house is 20' from the front property line) but will meet the required corner side setback.

3. The proposed parking is accessed from the alley and located to the immediate right of the house's right elevation. Site plan revisions may be necessary to meet City Engineering and Middle Housing standards. Article 4.6.D notes that parking areas must be set 5' minimum from interior side lot lines; the rightmost parking spot may be required to be removed. Parking is typically required to be angled to back into the alley. Off-street parking is not required by the Middle Housing standards as the site is under 0.25 miles from a traffic route, so the parking may be omitted altogether.

4. The guidelines for multi-unit housing recommend that "new multi-family buildings be designed in scale and context with the early architectural features of the neighborhood." the property is a corner lot, with frontage on two streets. The surrounding blocks are characterized by 1-story and 1.5-story Queen Anne cottages, Craftsman bungalows, and infill construction, which feature projecting front-gable massings, steeply-pitched roofs, and front porches. The revised elevation drawings attempt to relate to the context via projecting front porches and projecting gable-roof massings.

5. Guidelines recommend that the height of new housing be similar to similar houses along the street. While a multi-unit townhouse form often necessitates an additional story beyond the height of the one- to 1.5-story single family houses along the street, the townhouses are not overly tall, measuring 27'-5" to the top of the roof peak.

6. Guidelines recommend "bays or breaks in the front façade" that "continue the architectural rhythm of the block. The guidelines also recommend the individual units be "divided into separate sections that are proportionally similar to original houses on the block." The proposed design is rectangular in form; revised drawings provide bays to the façade with four two-story, projecting front gable massings and indicate trim and variation in color to distinguish the units and stories of the building.

7. The Bragg Street elevation features a 4' deep, full-length porch recessed under a shed roof and supported by square posts on vinyl-clad piers, a revision from the previous design. The Delaware Street elevation has been revised to feature one secondary entrance recessed under the partial-width, shed-roof front porch.

8. The intent of both the Middle Housing standards and the Infill Housing design guidelines is to avoid blank walls, using porches, bays, and breaks in elevations to mimic the look of older houses when looking down the block. The principal use standards for townhouses (9.3.1) also require at least 15% transparency on all elevations facing the street. The Delaware Street elevation has been revised to feature one secondary entrance, with two bays containing a double-hung window on both stories.

Guidelines recommend that windows and door styles be similar to historic houses on the block, with similar proportions and positioning, and similar ratio of solid to void. The application has been revised to incorporate typical double-hung windows instead of square slider windows, and the windows have a more symmetrical arrangement than initially proposed. The placement and proportion of the windows is sufficient for the context.

The secondary door on Delaware Avenue is in a location not consistent with historic front doors. The door could be placed in the same location as the adjacent window. The steel doors with fanlight windows should be revised to be more aligned with the historic context, with specifications provided to staff for approval.

The Board should discuss the placement of doors on the Bragg Street elevation.

9. At least a 6/12 roof pitch is required in the Middle Housing standards to fill the "steep" category of roofline; 6/12 is also the minimum pitch approved by the IH guidelines. The revised roof pitch appears to be 8/12, but the applicant should confirm the roof pitch.

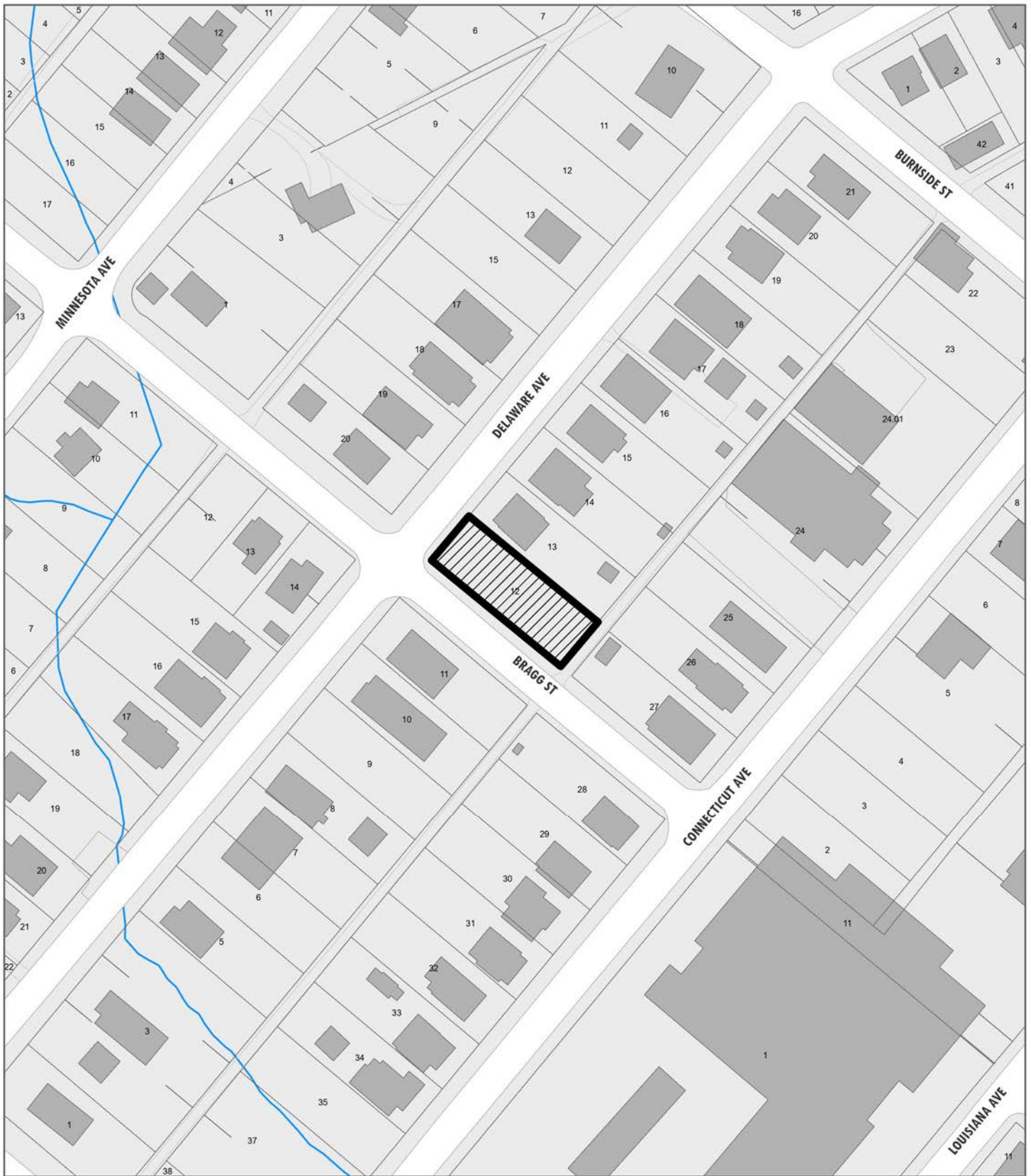
10. The vinyl lap siding should feature a horizontal overlap similar to wood siding instead of Dutch lap siding or flush panels. Changes in siding pattern may assist in breaking up the large rectangular massing.

11. The site plan and renderings include trees and plantings that are atypical of native or naturalized vegetation in East Tennessee. Landscaping should be incorporated in the final design, including as screening for the parking area. A final landscape plan may be required for permitting.

Recommendation

The Board should discuss the door placement on the Bragg Street elevation, and any necessary changes in siding

pattern to break up the large massing; pending additional conditions identified by the Board, staff recommends approval of Certificate 8-E-24-IH, subject to the following conditions: 1) final site plan and elevation drawings to meet Middle Housing standards (Article 4.6) and City Engineering standards, with minor revisions to be approved by staff; 2) revisions to the Delaware Street elevation to locate the secondary door in the location of the adjacent window; 3) revised door specifications to be submitted to staff for approval.



INFILL HOUSING REVIEW BOARD


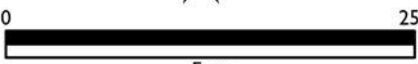
8-E-24-IH
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

1336 Delaware Ave.

Lonsdale Infill Housing Overlay District

Original Print Date: 8/9/2024 Revised:
 Knoxville/Knox County Planning - Infill Housing Design Review Committee

Applicant: Sean Olu Double D & P LLC

N

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 Feet



DESIGN REVIEW REQUEST

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

Double D & P LLC

Applicant

8/2/2024

8/21/2024

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

Sean Olu

Double D & P LLC

Name

Company

6923 Maynardville Pike, Suite 137

Knoxville

TN

37918

Address

City

State

Zip

832-967-2573

doubledhomesllc@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Double D & P LLC

6923 Maynardville Pike, Suite 137

8329672573

Owner Name (if different from applicant)

Owner Address

Owner Phone

1336 Delaware Av

081PG012

Property Address

Parcel ID

Lonsdale

RN-2

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

Staff Signature

Please Print

Date

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: **New Construction of four unit small townhouse. The units are 2 stories.**
Two of the units are 3 beds/1.5 baths and the other two are 2 beds/1.5 baths

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:		

PROPOSED TOWNHOUSE DEVELOPMENT

FOR

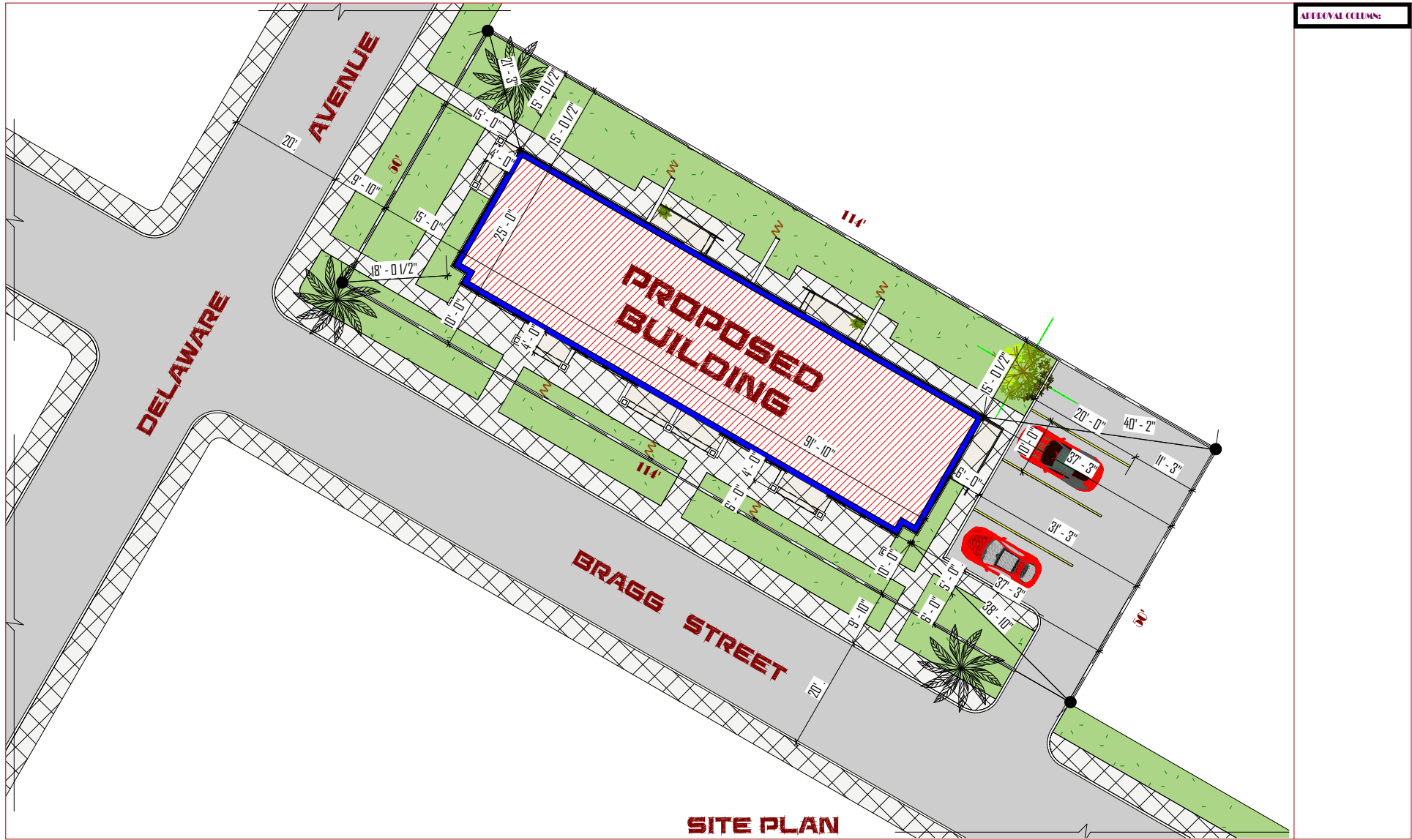
DOUBLE D & P LLC

**AT 1336 DELAWARE AVENUE,
KNOXVILLE TN 37921**

PARCEL ID: 081PG012

DECEMBER, 2024.

CONSULTANT:  **KNOWBLE ARCH.
CONSULT**
.....ARCHITECT DEALS WITH STYLE
HIC MIKROLAB OFFICE BLOCK,
OFF. PRINCE BOLA AJIBOLA HOUSE, ASERO ABK.
P.O.BOX 2475, SAPON ABEOKUTA.
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APPROVAL COLUMN:

CONSULTANT:

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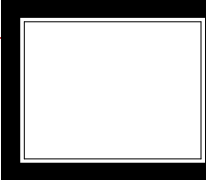
CLIENT:

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PROJECT:

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PARCEL ID: 081PG012



DESIGNED BY: **ARC R.A. OGUNBAYO**

CHECKED BY: **ARC AYODELE A.E**
F/4852

DRAWN BY: **RASAO A.**

CONTENT:

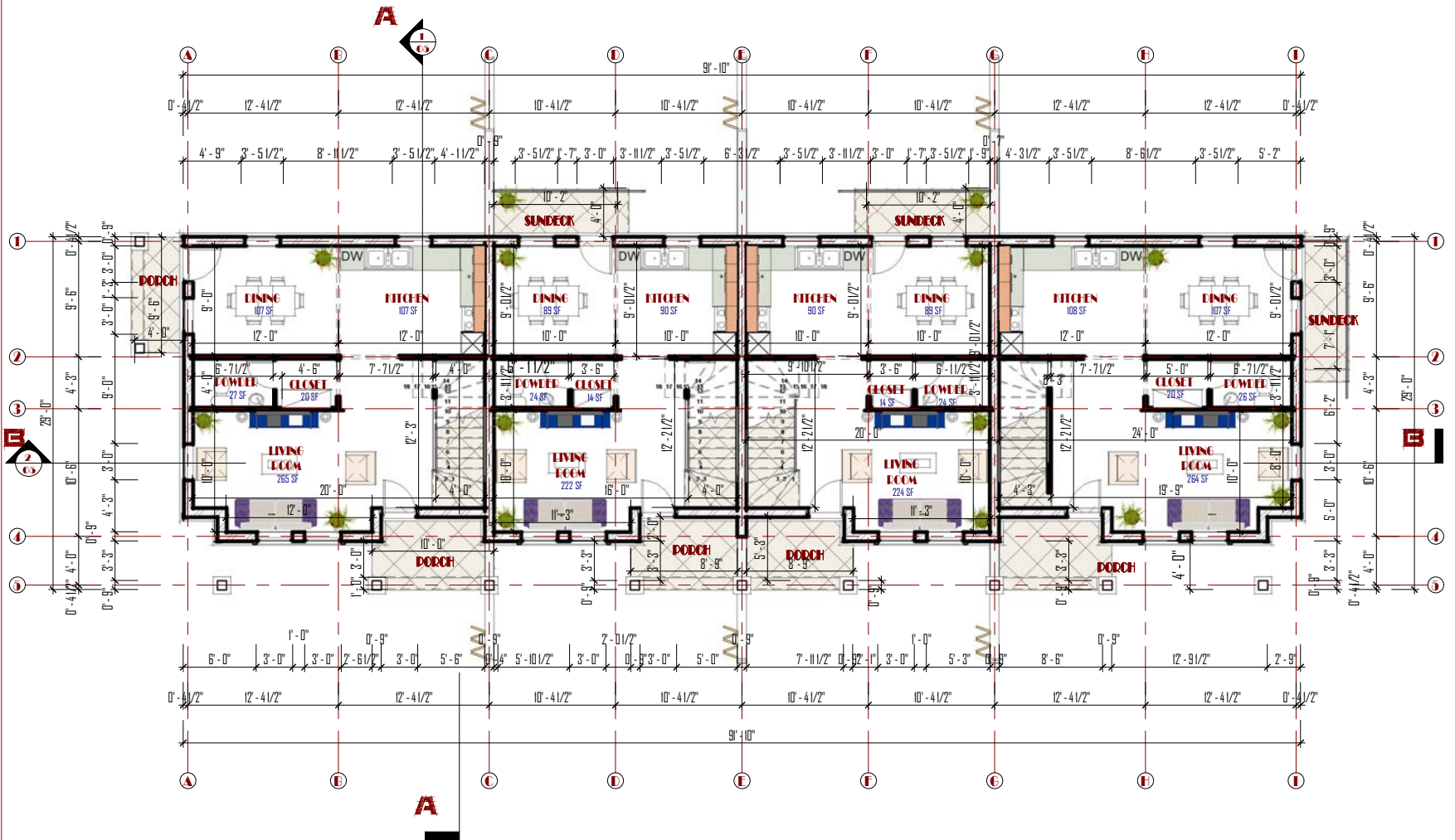
SITE PLAN

DRAWING NO: **KNO24/001** DATE: **DECEMBER, 2024.** SCALE: **1 : 175** SHEET NO.: **01**

NOTE

1. NO DIMENSIONS TO BE SCALED.
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APPROVAL COLUMN:



FIRST FLOOR PLAN

CONSULTANT:

KNOWBLE ARCH. CONSULT

.....ARCHITECT DEALS WITH STYLE

HIC MIKROLAB OFFICE BLOCK,
OPP. PRINCE BOLA AJIBOLA HOUSE, ASERO ABK,
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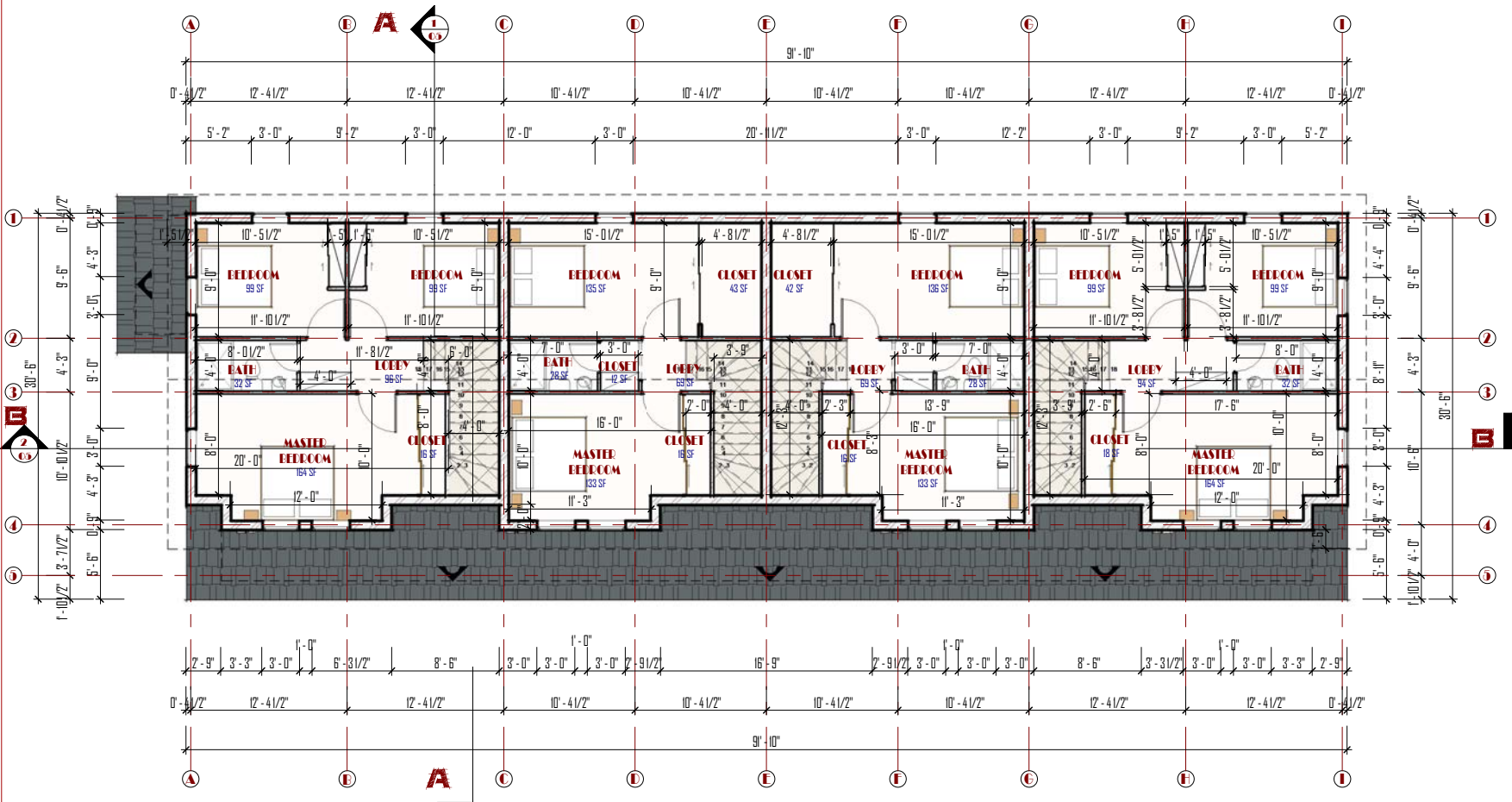
FIRST FLOOR PLAN

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ALLEYWAY COLUMN:



SECOND FLOOR PLAN

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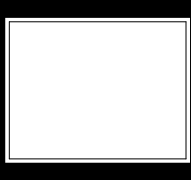
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DESIGNED BY: **ARC R.A. OGUNBAYO**

CHECKED BY: **ARC AYODELE A.E**
F/4852

DRAWN BY: **RASAO A.**

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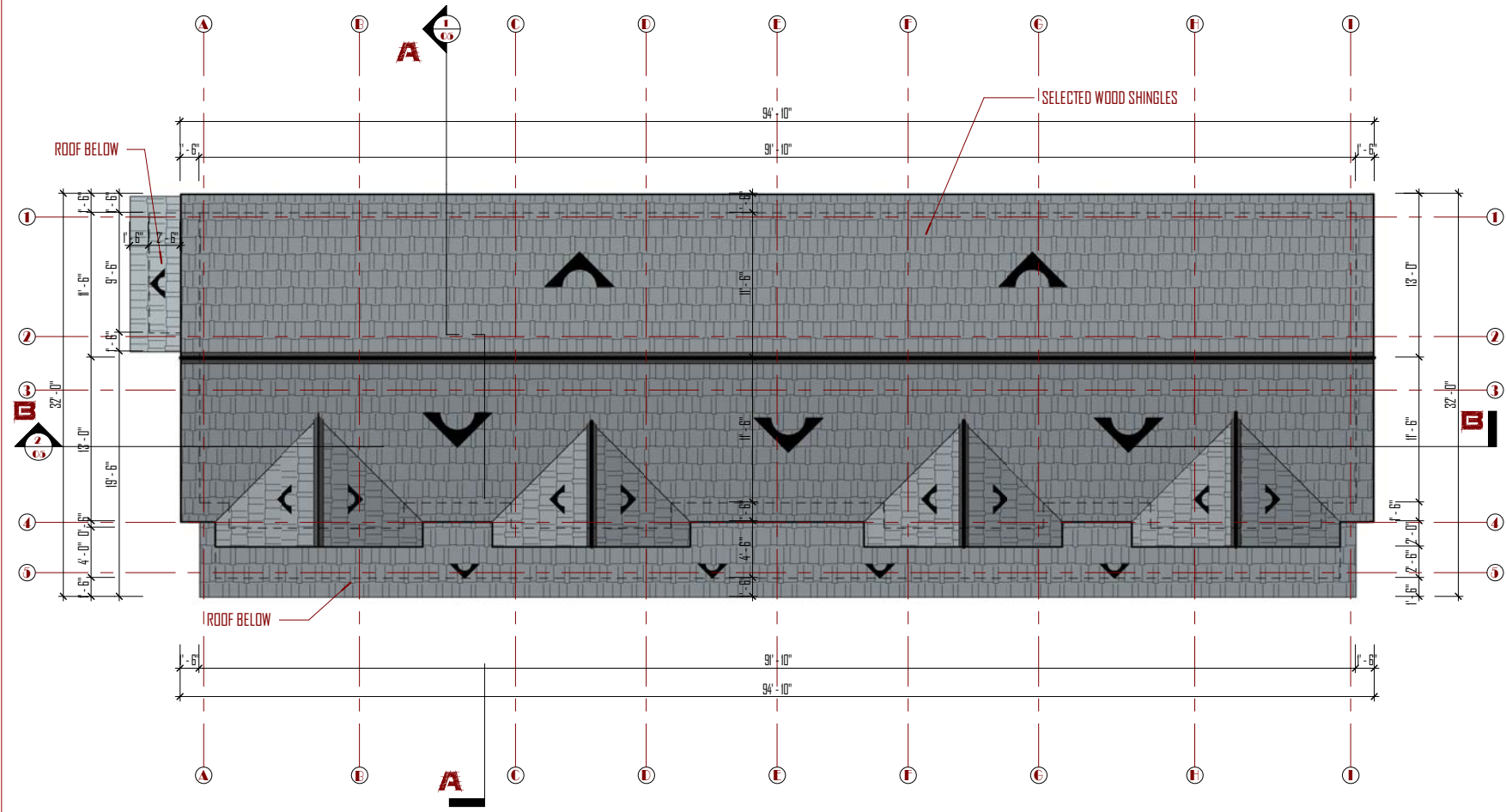
SECOND FLOOR PLAN

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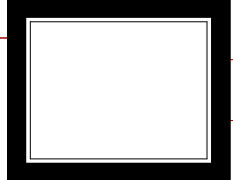
APPROVAL COLUMN:



ROOF PLAN

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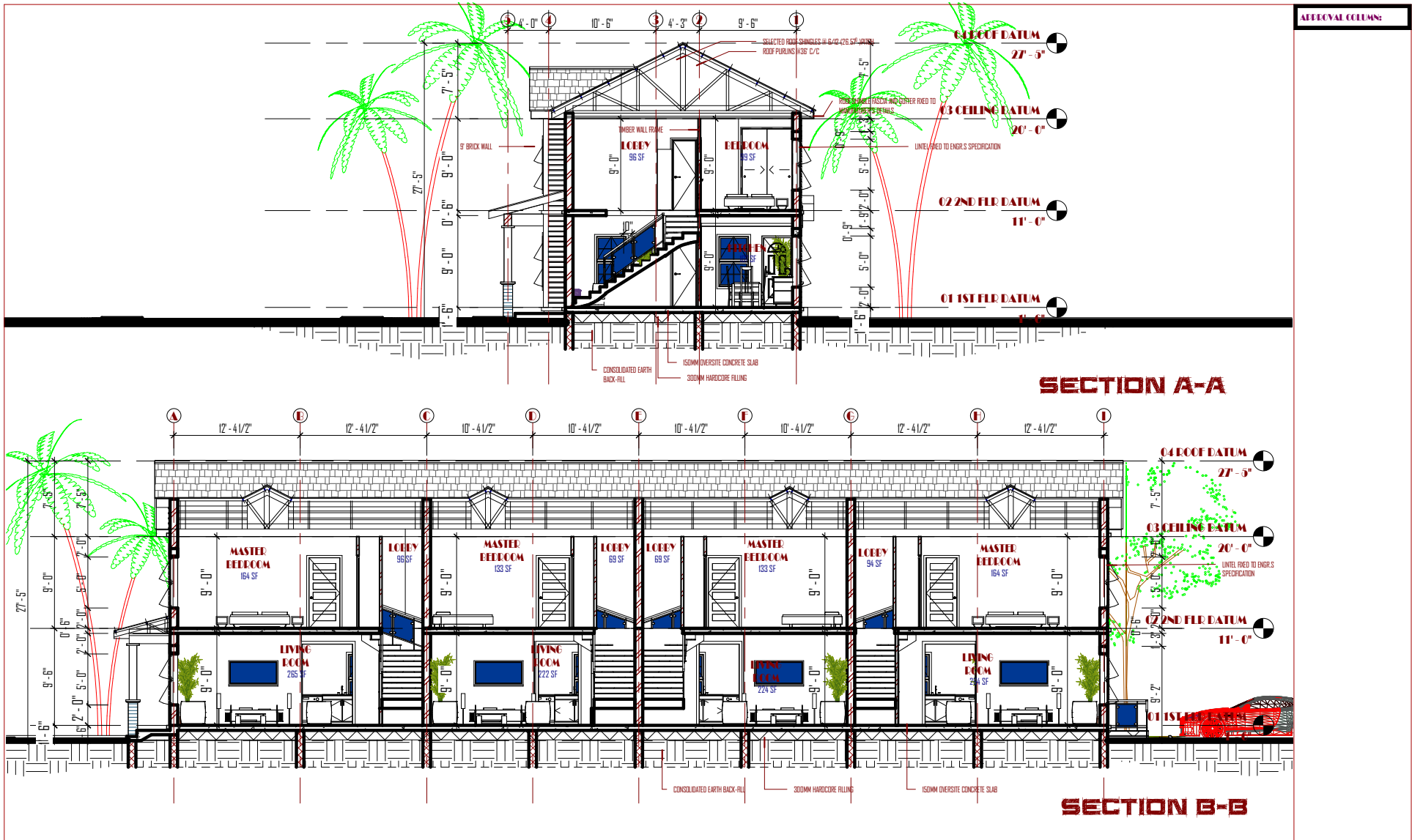


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 DRAWN BY: **RASAQ A.**

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ROOF PLAN

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SECTIONS

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CONTENT:

ELEVATIONS

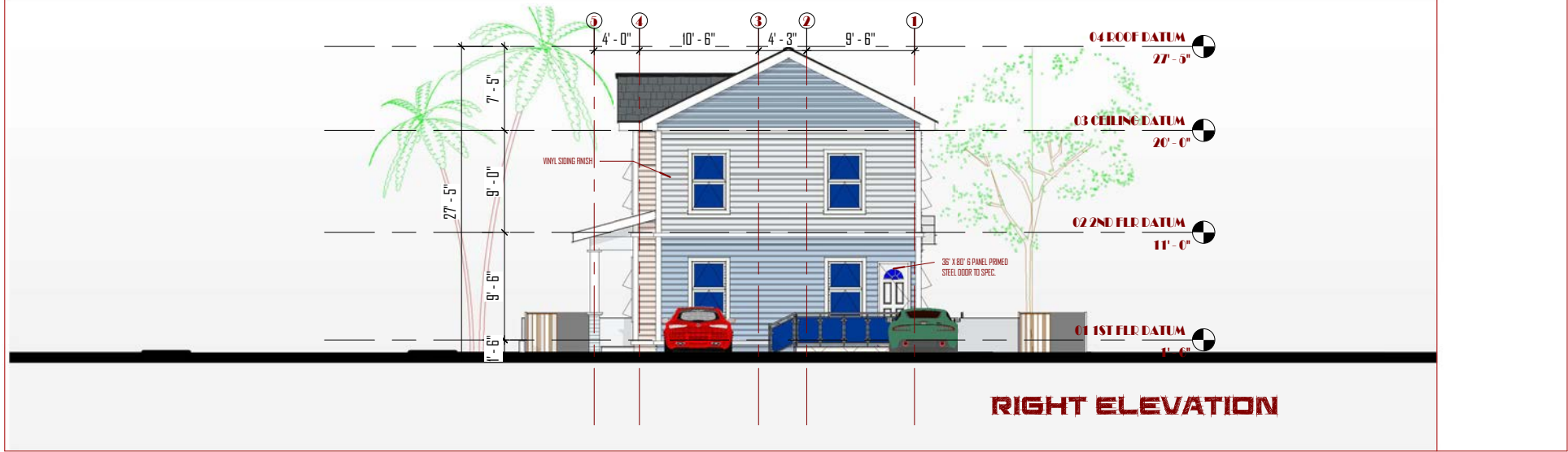
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BACK ELEVATION



RIGHT ELEVATION

CONSULTANT:

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ELEVATIONS

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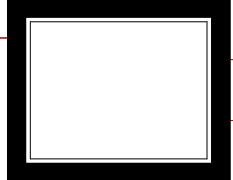
CLIENT:

DOUBLE D & P LLC

PROJECT:

**PROPOSED TOWNHOUSE DEVELOPMENT
AT 1336 DELAWARE AVENUE,
KNOXVILLE TN 37921**

PARCEL ID: 081PG012



DESIGNED BY	ARC R.A. OGUNBAYO
CHECKED BY	ARC AYODELE A.E F/4852
DRAWN BY	RASAO A.

CONTENT:			
3-D RENDERING			
DRAWING NO:	DATE:	SCALE:	SHEET NO.:
KNO/24/001	DECEMBER, 2024.		08

NOTE

1. NO DIMENSIONS TO BE SCALED.
2. DIMENSIONS ARE TO BE CHECKED ON SITE
3. DIMENSIONS ARE TAKEN TO CENTRE LINES OR STRUCTURAL SURFACES AND DO NOT INCLUDE FINISHES EXCEPT WHERE OTHERWISE STATED.
4. ARCHITECT IS TO BE NOTIFIED OF ANY DISCREPANCIES BETWEEN THIS DRAWING AND OTHERS INCLUDING THOSE ISSUED BY CONSULTANTS AND NOMINATED SUB-CONTRACTORS BEFORE COMMENCING WORK.

APPROVAL COLUMN:



CONSULTANT:



**KNOWBLE ARCH.
CONSULT**
.....ARCHITECT DEALS WITH STYLE

HIC MIKROLAB OFFICE BLOCK,
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CONSULTANT:

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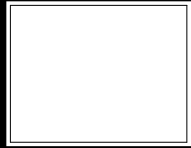
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