



Staff Report

Infill Housing Design Review Committee

File Number: 2-F-24-IH

Meeting: 2/21/2024
Applicant: William McGhee McGhee Construction
Owner: Chabella LLC

Property Information

Location: 3420 Divide St. **Parcel ID** 81 I T 042
Zoning: RN-2 (Single-Family Residential Neighborhood)
District: Lonsdale Infill Housing Overlay District

Description of Work

Level III New Primary Structure

New primary structure facing Divide Street. One-story residence features a front-gable roof (6/12 pitch), an exterior of vinyl lap siding and brick veneer, and a slab foundation. The house features a partial-width porch, recessed under the primary roofline, supported by two wood posts. Parking is accessed from the street and located to the left side of the house via a 10' wide by 42' long driveway.

The façade (southwest) is three bays wide, featuring a projecting front-gable roof massing with paired double-hung windows, and door and paired double-hung windows recessed under the porch. The left side has no windows; the right elevation features two double-hung windows recessed toward the rear of the house.

3420 Divide Street is proposed to be identical to adjacent new houses at 3440, 3436, 3432, 3428, 3424, and 3416 Divide Street. The applicant has provided renderings showing material differentiation.

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. House Orientation and Side Yards

- New housing should be proportional to the dimensions of the lot and other houses on the block.
- 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.
- On streets without alleys, garages or parking areas 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.
- 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.
- 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.

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.

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.

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).

7. Roof Shapes and Materials

- New roofs should be designed to have a similar pitch to original housing on the block.
- Darker shades of shingle were often used and should be chosen in roofing houses in Heart of Knoxville neighborhoods.

8. Siding Materials

- Clapboard-like materials (such as cement fiberboard) should be used in constructing new housing where painted wood siding was traditionally used.
- 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. Landscaping and Other Considerations

- One native or naturalized shade tree should be planted in the front and rear yards of infill lots with 25 feet or more in depth to front of house.

Comments

1. The house is proposed to be set 20' from the front property line. The block to receive new construction does not contain other houses; the proposed front setback is appropriate for the block and seven new houses will create a consistent streetscape.

2. There are no houses on the block to serve as design context. The one-story, three-bay houses are proportional to the dimensions of the lot and the context of the broader neighborhood.
3. There is no constructed alley on the property. The proposed parking meets the design guidelines for properties without alleys (placing parking at least 20' behind the front façade of the house with access limited to one lane between the street and the front façade). Modifications may be necessary to meet City Engineering standards. Modifications may also be necessary to Divide Street, as the street is very narrow and unfinished.
4. The house's façade is similar in scale and width to existing houses in the neighborhood. The house is proposed for a concrete slab foundation; the foundation should be elevated to at least 12" to 18" to reflect foundation heights in the neighborhood.
5. The house features a recessed corner porch below the primary roofline; no porch depth measurements are provided. The front porches should be revised to be at least 8' deep to be proportional to original porches in the neighborhood.
6. Guidelines recommend window and door styles be similar, with similar proportions and ratio of solid to void, to historic houses in the context. The left elevation should feature at least two windows to be compatible with the context.
7. The proposed roof pitch, 6/12, is the minimum typically approved in the Infill Housing overlay.
8. Final horizontal siding materials should incorporate an overlap instead of Dutch lap or flush panel sidings. The foundation should be clad in stucco or a parge coat.
9. The final site plans should incorporate one native or naturalized shade tree in the front and rear yards. The lots currently feature a substantial amount of trees and other vegetation; existing trees should be retained if at all possible.
10. The proposed new construction house should be differentiated in design from the six other new construction houses proposed on Divide Street at the same time. Design tactics can include roofline modifications, different porch designs, or other methods.

Recommendation

Staff recommends approval of Certificate 2-F-24-IH, subject to the following conditions: 1) final site plan to meet City Engineering standards; 2) foundation to be elevated to at least 12 inches to reflect historic houses in neighborhood; 3) front porches to be revised to measure at least 8 feet deep; 4) left elevation to be revised to incorporate additional windows; 5) design to be revised to differentiate from other adjacent new construction houses on Divide Street, with approval by staff.



2-F-24-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

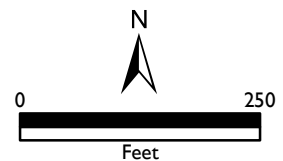
Applicant: William McGhee McGhee Construction

INFILL HOUSING REVIEW BOARD



3420 Divide St.
Lonsdale Infill Housing Overlay District

Original Print Date: 2/6/2024
Revised:
Knoxville/Knox County Planning - Infill Housing Design Review Committee





DESIGN REVIEW REQUEST

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

William McGhee

Applicant

1/26/24

2/21/24

2-F-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

William McGhee

McGhee Construction

Name

Company

192 Galilean Rd

kingston

tn

37763

Address

City

State

Zip

865-386-5955

william@mcgheecc.com

Phone

Email

CURRENT PROPERTY INFO

CHABELLA LLC

3010 N BROADWAY KNOXVILLE, TN 37917

865-770-9097

Owner Name (if different from applicant)

Owner Address

Owner Phone

3420 DIVIDE ST

081IT042

Property Address

Parcel ID

MARIETTA ADD

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

2.1.24

Lindsay Crockett
Staff Signature

Please Print

Date

William McGhee

1/26/24

William McGhee
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 single family residence 1250sq ft single story

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:

FEE 2:

FEE 3:

TOTAL:

LOCATION MAP



NOT TO SCALE

NOTES :

NORTH TAKEN FROM PLAT OF RESUB. OF LOTS 58 THRU 62 OF THE MARIETTA ADDITION - INSTRUMENT #2009113-0035971 RECORDED IN THE KNOX COUNTY REGISTER OF DEEDS OFFICE.

PARCEL ID 0811T001, 0811T041, 0811T043, 0811T044, 0811T045, 0811T046

REFERENCE DEEDS : 20221110-0028291, 20221110-0028287 & 20221110-0028515

SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD.

LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM THE FOUNDATION WALLS. THE GRADE SHALL FALL NOT LESS THAN 6 INCHES WITHIN THE FIRST TEN FEET.

DRIVEWAY CULVERTS TO BE INSTALLED AS REQUIRED. 15' PIPE IS REQUIRED BY ORDINANCE BUT SPECIFIC SITE CONDITIONS MAY REQUIRE A LARGER DIAMETER.



LEGEND

THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.

- CONCRETE
- PROPERTY CORNER
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- PROPOSED HOUSE

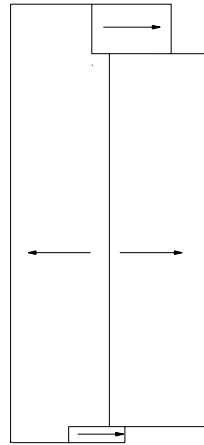


SITE PLAN FOR MCGHEE CONSTRUCTION

SITE PLAN ON LOTS 51 - 55 OF THE MARIETTA ADDITION IN THE FIFTH CIVIL DISTRICT OF KNOX COUNTY, TN

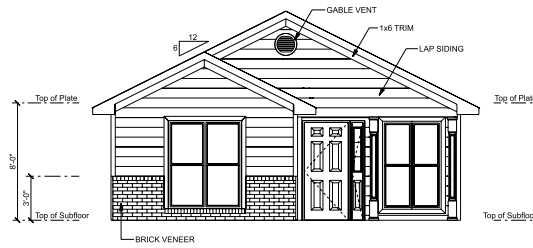
353 N. CULLOM ST. CLINTON, TN. 37716
PHONE : (865) 457-1664 FAX : (865) 463-7609
EMAIL : MCGREWENG@GMAIL.COM

| | |
|--------------|----------|
| DRAWN BY: | LEB |
| APPROVED BY: | GAM |
| SCALE: | 1" = 30' |
| DATE: | 1-9-24 |
| DRAWING NO: | 5254A |

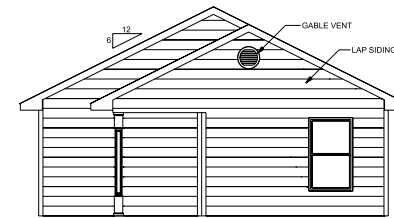


ROOF PLAN
SCALE: 1/8" = 1'-0"

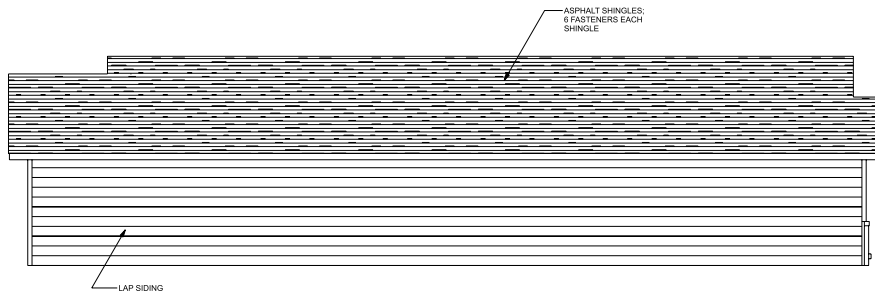
NOTE: 2x6 RAFTERS @ 16" o.c. TYP.



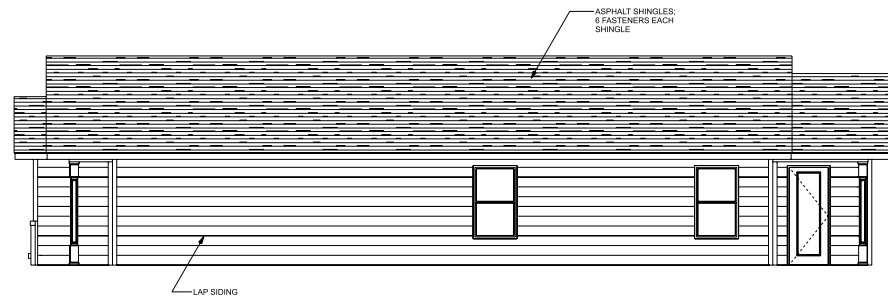
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



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



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

| DRAWING SCHEDULE | |
|------------------|---|
| ELEVATIONS | 1 |
| FLOOR PLAN | 2 |
| NOTES | 3 |
| PLUMBING | 4 |
| FOUNDATION | 5 |
| DETAILS | 6 |
| BRACING | 7 |

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License number: 2660

NOTES/REVISIONS

USE TO OBTAIN PERMITS. VARIANCES FROM THE LOCATION, FINISHES, MATERIALS, AND DIMENSIONS ARE THE RESPONSIBILITY OF THE USER. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND VARIANCES. ALL APPROVALS MUST BE OBTAINED FROM THE LOCAL BUILDING DEPARTMENT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND VARIANCES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND VARIANCES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND VARIANCES.

FOR BUILDER USE

PlanSource, Inc
Home plans Duplex plans
Small apartments
www.plansourceinc.com
2686 SANDGATE RD SUITE 1, GREENVILLE, NC 28940

PROJECT/PLAN #:
S0119

JOB LOCATION:

APPROVED BY:

SCALE:
AS SHOWN

FILE:

SHEET

ELEVATIONS