



Staff Report

Infill Housing Design Review Committee

File Number: 7-A-24-IH

Meeting: 7/17/2024
Applicant: Todd Kennedy ETHDC
Owner: KCDC

Property Information

Location: 1510 Texas Ave. **Parcel ID** 81 P E 009
Zoning: RN-2 (Single-Family Residential Neighborhood)
District: Lonsdale Infill Housing Overlay District

Description of Work

Level I New Primary Structure

New primary structure fronting Texas Avenue. One-story residence features a hipped roof with a smaller hipped massing projecting from the left half of the façade, and a 10' deep porch recessed under the primary roof slope on the right half of the façade. The house features an exterior of horizontal lap siding and a stucco-clad foundation. The house measures 24' wide by 56' deep and will be set 20' from the front property line. Parking is located to the rear and accessed from the alley.

The façade (northwest) is three bays wide, featuring paired double-hung windows flanking a central door. There are four bays of windows on the left side elevation and three bays on the right. A secondary access 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.
- 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

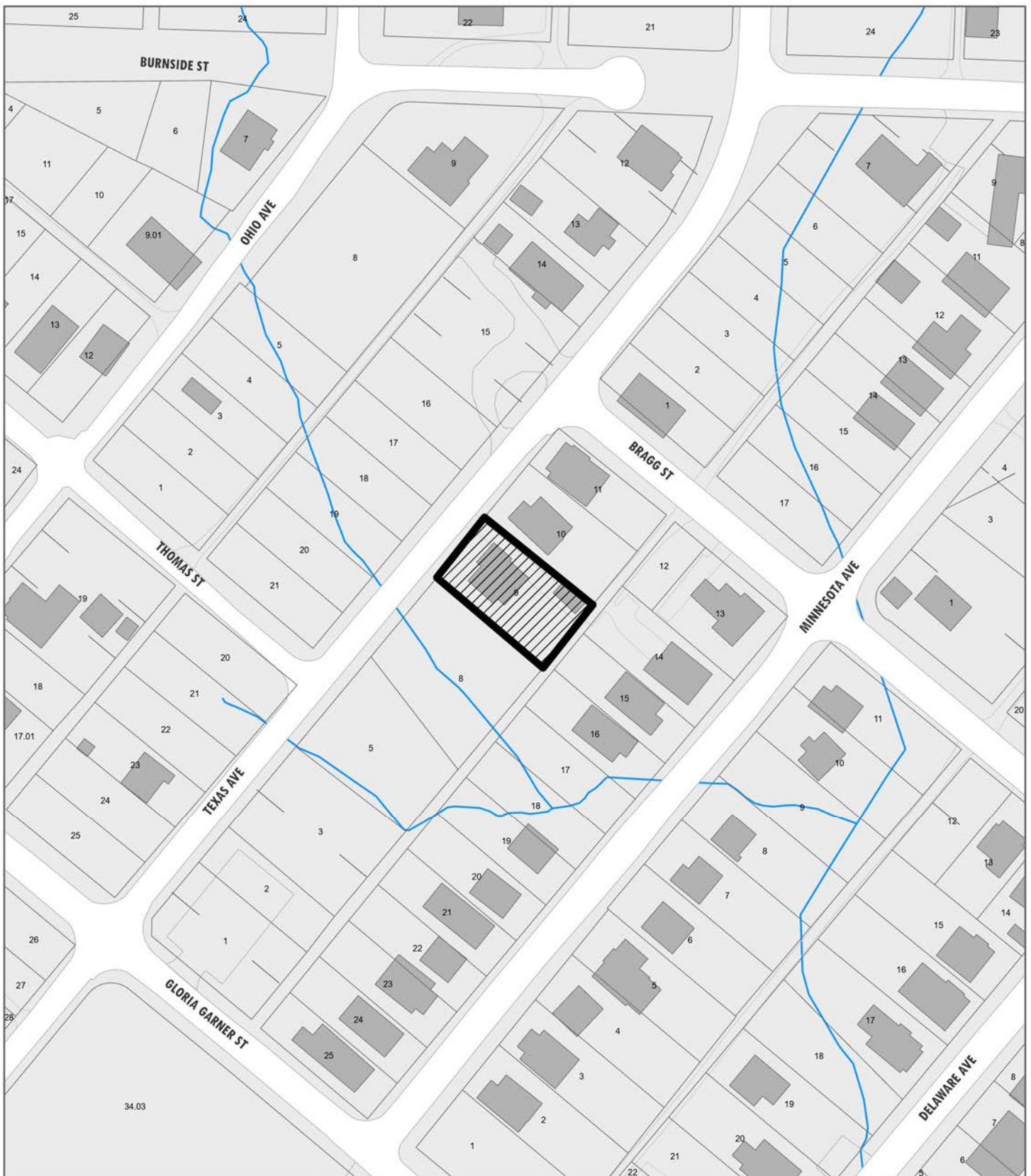
- One native or naturalized shade tree should be planted in the front and rear yards of in fill lots with 25 feet or more in depth to front of house.

Comments

1. The house is proposed to be set 20' from the front property line. The average of the blockface is 22'. The proposed front setback will be consistent with the block. The site plan includes a walkway to the street.
2. The block to receive new construction is relatively vacant, featuring two infill houses and one modified Queen Anne cottage. The proposed one-story, three-bay house is proportional to the dimensions of the lot and the context of the block. The house is also differentiated from the adjacent new construction.
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 three-bay façade is similar in scale and width to the context. The drawings show a foundation height comparable to other houses on the block.
5. The partial-width, 10'-deep front porch meets the design guidelines.
6. Overall, the windows on the front and side elevations meet the design guidelines, with styles similar to historic houses on the block and similar proportions and positions.
7. The proposed 7/12 pitch roof is compatible with the broader neighborhood context and materials meet the design guidelines.
8. The siding and foundation materials meet the design guidelines. Siding should be horizontal, clapboard-style lap siding with an overlap instead of Dutch lap or flush panel siding.

Recommendation

Staff recommends approval of Certificate 7-A-24-IH, subject to the following conditions: 1) final site plan to meet City Engineering standards.



**INFILL
HOUSING
REVIEW
BOARD**


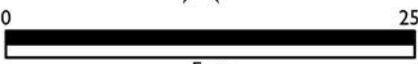
7-A-24-IH
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

 **1510 Texas Ave.**

Lonsdale Infill Housing Overlay District

Original Print Date: 7/2/2024 Revised:
Knoxville/Knox County Planning - Infill Housing Design Review Committee

Applicant: Todd Kennedy ETHDC



Feet



DESIGN REVIEW REQUEST

☐ DOWNTOWN DESIGN (DK)

☐ HISTORIC ZONING (H)

☒ INFILL HOUSING (IH)

East Tennessee Housing Development Corporation

Applicant

July 17, 2024

7-A-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

**NOTE: IN PROCESS OF PURCHASING
THIS LOT FROM KCDC VIA THE CITY'S
HOMEMAKERS PROGRAM**

Todd Kennedy

ETHDC

Name

Company

10414 Jackson Oaks Way, Ste. 202

Knoxville

TN

37922

Address

City

State

Zip

(865) 312-4612

thkennedy@gmail.com

Phone

Email

CURRENT PROPERTY INFO

KCDC

PO BOX 3550

(865) 403-1100

Owner Name (if different from applicant)

Owner Address

Owner Phone

1510 Texas Ave.

081PE009

Property Address

Parcel ID

Lonsdale

RN-2 (IH)

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

Lindsay Crockett

6.20.24

Staff Signature

Please Print

Date

Todd Kennedy

Todd Kennedy

June 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: Construction of a new 3BR/2BA, 1,176 Sq.Ft. single-family dwelling. This home will be sold as an affordable home ownership project.

STAFF USE ONLY

ATTACHMENTS

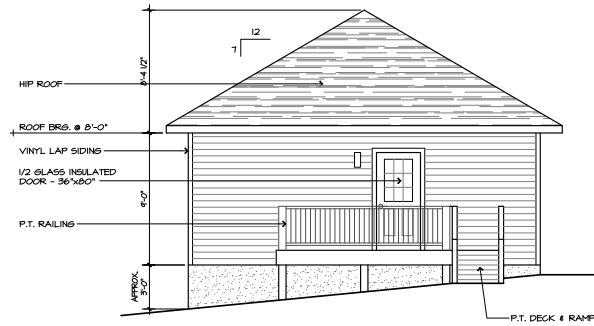
☐ Downtown Design Checklist
☐ Historic Zoning Design Checklist
☐ Infill Housing Design Checklist

ADDITIONAL REQUIREMENTS

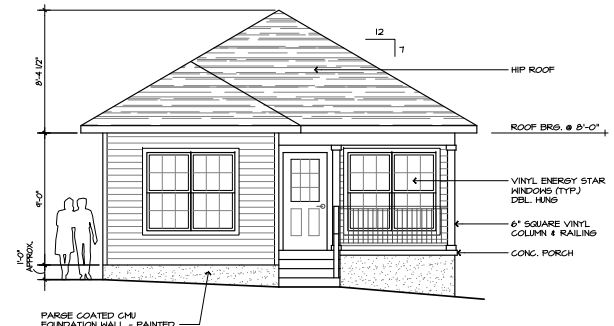
☐ Property Owners / Option Holders

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

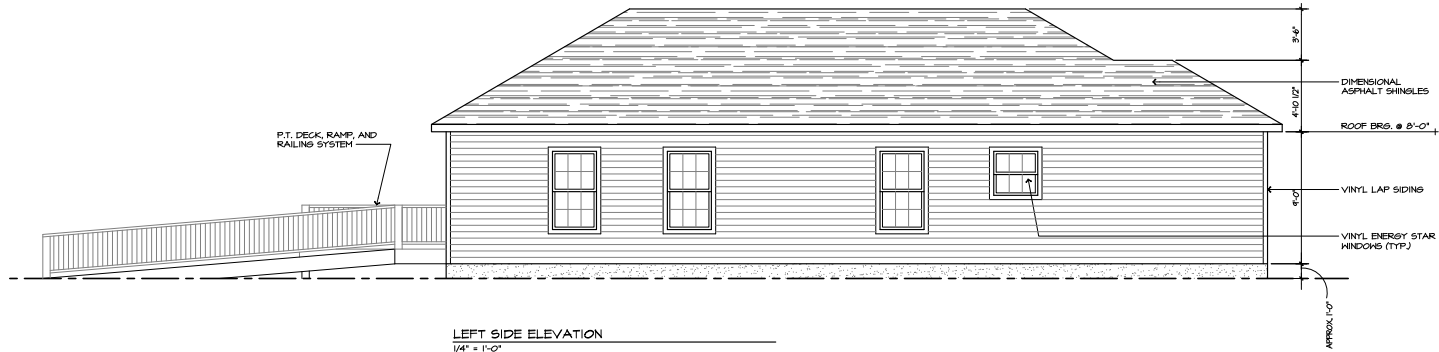
FEE 1:	TOTAL: 250.00
250.00	
FEE 2:	
FEE 3:	



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



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



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



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

EAST TENNESSEE
DEVELOPMENT CORP.
1510 TEXAS AVE.
KNOXVILLE, TN 37921

THIS DRAWING HAS BEEN ISSUED:

- ☐ FOR INFO/REVIEW
- ☒ FOR PERMITTING
- ☒ FOR PROCEEDING
- ☒ FOR CONSTRUCTION

ISSUED DATE: 6/19/24

DESIGNED BY: DATE: 6/19/24

PROJECT # 12

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EXTERIOR
ELEVATIONS

A1.2



LOT FROM THE ALLEY



LOT FROM TEXAS AVENUE

DESIGN GUIDELINES CHECK LIST

Use the following check list to determine the appropriateness of proposed infill housing design for the Heart of Knoxville. For each unchecked item, please refer to the appropriate Heart of Knoxville Infill Housing Design Guidelines section.

Front Yards

Section 1, page 5

- ☒ Setback and front door are in line and consistent with original houses on the block.
- ☒ Porch and habitable portion of house is offset from street equal to neighboring houses.
- ☒ Walkway is proposed from sidewalk (when available) to front door, perpendicular to street. *- TO MAILBOX - NO SIDEWALK*
- N/A* ☐ Fencing is constructed of traditional materials and excludes chain link, masonry, wide boards, and other contemporary materials.
- N/A* ☐ Healthy trees are marked for preservation. *NONE ON PROPERTY*

House Orientation and Side Yards

Section 2, page 6

- ☒ Proposed infill is proportional to dimensions of lot and original houses on the block.
- N/A* ☐ Proposed infill on corner lots has applied for any necessary zoning variance to locate closer to side street.
- ☒ Proposed infill keeps the spacing between houses consistent with original houses on the block.

Alleys, Parking, and Services

Section 3, page 7

- ☒ Proposed parking avoids the front yard. *ALLEY ONLY*
- ☒ Proposed infill house has access from alley only (where available) for garage or parking pad. (If no alley access exists, proposed garage or parking pad extends 20 feet beyond the front façade of proposed infill house.)
- N/A* ☐ Proposed garages accessed by alley are setback at least 18 feet from centerline of alley pavement.
- N/A* ☐ Proposed parking pads, utility boxes, and waste collection points are visually screened by landscaping and/or fencing.

Scale, Mass, and Foundation Height

Section 4, page 8

- ☒ Proposed infill elevation is proportional in scale to the original houses on the block.
- ☒ Proposed infill façade respects width of older houses on the block.
- ☒ Proposed infill attempts to incorporate historic elements of the block into the design.
- ☒ Foundation height is consistent with original houses on the block.
- N/A* ☐ Additions that cannot conform to scale and height of streetscape are located to the side or rear of infill lot.

Porches and Stoops

Section 5, page 9

- ☒ Proposed infill includes plans for a porch in a neighborhood where porches are dominant.
- ☒ Proposed porch is proportional to existing porches on block.
- ☒ Proposed porch maintains consistency with existing porches in setback along the street.
- ☒ Proposed porch materials and details complement the historic character and style of neighborhood (refer to Appendix C).

Windows and Doors

Section 6, page 10

- ☒ Proposed window and door styles complement historic character and style of block (refer to appendix).
- ☒ Proposed window or door positioning does not violate the privacy of neighboring homes.
- ☒ Proposed infill excludes contemporary window styles in pre-1940 areas.
- ☒ Proposed infill respects window and door placement of older houses on the block.

Roof Shapes and Materials*Section 7, page 12*

- ☒ Proposed infill specifies similar pitch to existing houses on block.
- ☒ Proposed infill respects complex roof forms of historic blocks (refer to appendix).
- ☒ Proposed infill for a pre-1940 neighborhood specifies darker shades of shingle roofing.

Siding Materials*Section 8, page 13*

- ☒ In a neighborhood dominated by painted wood siding, the proposed infill specifies clapboard or similar substitutes.
- ☒ In a neighborhood with mixed architectural styles, the proposed infill specifies appropriate material and detail.
- ☒ The proposed infill excludes faced stone, vertical siding, and other non-historic materials.

Additions*Section 9, page 14*

- ☐ Proposed additions to existing houses respect siding and roof materials, as well as door and window styles original to the house.
- ☐ Proposed window or door replacements should respect original style (refer to Appendix C).
- ☐ Proposed additions are located to the side or rear of original house.
- ☐ Proposed additions which require additional height are located to the rear of the house.
- ☐ Specified roof line and roofing materials for proposed addition respect original house.
- ☐ Proposed addition does not violate openness or character of front porch.

Multi-unit Housing*Section 10, page 15*

- ☐ Proposed multi-unit housing respects traditional front yard setbacks of neighborhood.
- ☐ Proposed multi-unit housing respects height of original houses in the neighborhood.
- ☐ Proposed multi-unit housing respects rhythm and proportion of historic homes on the block.
- ☐ Proposed parking for multi-unit housing accesses existing alleys.
- ☐ Proposed housing specifies landscaping to include shade trees, in front and back yards.

Landscape and Other Considerations*Section 11, page 16*

- ☐ For proposed infill with 25 feet or greater front yard depth, at least one shade tree is specified for planting.
- ☐ Specified fencing and/or hedges will not exceed 42 inches in height in front yard.
- ☒ Front yard fences avoid chain link and specify appropriate historic material.

Small Lot 1930-1950 Era Houses*Section 12, page 17*

- ☒ Off-street parking is located in the side or rear yard or parallel to the street.
- ☐ Multi-unit housing is in scale with other houses on the block and across the street.
- ☒ A porch or stoop is part of the design.
- ☒ Decks or patios are located behind the house.