



Staff Report

Infill Housing Design Review Committee

File Number: 2-B-24-IH

Meeting: 6/20/2024
Applicant: William McGhee McGhee Construction
Owner: Chabella LLC

Property Information

Location: 3436 Divide St. **Parcel ID** 81 I T 046
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 horizontal lap siding and brick veneer, and a parge-coated foundation. The house features a partial-width, hipped-roof porch which projects from the left half of the façade, supported by square posts. Parking is accessed from the street and located to the right side of the house via a 12' wide driveway.

The façade (southwest) is three bays wide, featuring one double-hung window, a full-light door flanked by a sidelight, and paired double-hung windows on the rightmost bay. There are three windows on the right side elevation and two 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. 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.
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- 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 23'-4" 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 driveway should be confirmed to meet 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 revised proposal includes a foundation which is 12" tall at the façade and slopes toward the rear with the property's topography.
 5. The house features a projecting front porch which meets the design guidelines.
 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 revised elevation drawings incorporate two windows on the left side elevation, and three on the right.
 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.
 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 applicant has submitted revisions to differentiate the design from the six other new construction houses proposed on Divide Street at the same time.
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Recommendation

Staff recommends approval of Certificate 2-B-24-IH, subject to the following conditions: 1) final site plan to meet City Engineering standards; 2) driveway to extend at least 20' behind the façade of the house; 3) final site plan to include trees to meet guidelines.



2-B-24-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



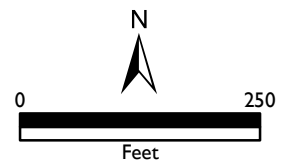
3436 Divide St.
Lonsdale Infill Housing Overlay District

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

Revised:

Applicant: William McGhee McGhee Construction

INFILL HOUSING REVIEW BOARD





DESIGN REVIEW REQUEST

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

William McGhee

Applicant

1/26/24

2/21/24

2-B-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@mcghecc.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

3436 DIVIDE ST

081IT046

Property Address

Parcel ID

MARIETTA ADD

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

2.1.24

Staff Signature

Please Print

Date

William McGhee

1/26/24

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

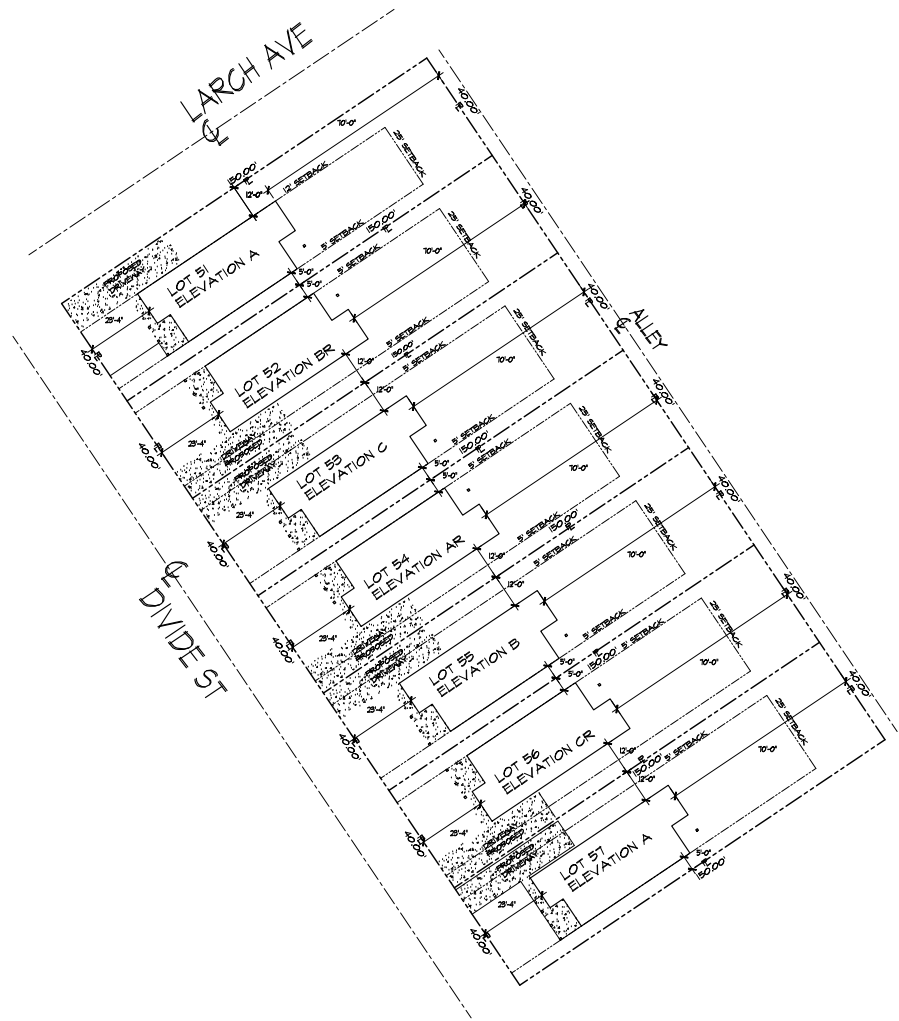
- Downtown Design Checklist
 Historic Zoning Design Checklist
 Infill Housing Design Checklist

ADDITIONAL REQUIREMENTS

- Property Owners / Option Holders

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

FEE 1:		TOTAL:
FEE 2:		
FEE 3:		

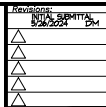


LEGAL DESCRIPTION:
 DIVIDE ST
 NOKVILLE TN 37123
 PARCEL ID: 081T01, 081T04B, 081T044
 081T04G, 081T04E, 081T04Z, 081T04I

SQUARE FOOTAGE:

FLOOR PLAN:	
LIVING	1811 SQFT
COVERED PORCH	44 SQFT
COVERED DECK	48 SQFT
TOTAL LIVING	1811 SQFT

- SHEET INDEX:**
- C-1 CIVIL
 - A-1 SITE PLAN
 - A-2 FLOOR PLAN
 - A-3 FLOOR PLAN REVERSED
 - A-4 ELEVATION A
 - A-5 ELEVATION AR
 - A-6 ELEVATION B
 - A-7 ELEVATION BR
 - A-8 ELEVATION C
 - A-9 ELEVATION CR



DMA
 DAVE MADDEN ARCHITECTURE
 Phone: 615-700-4444 • Email: dma@dmadma.com
 17125 PARKER HARRISON PARK, NOKAVILLE TN, 37124

Project name & location:
MCSHEE RESIDENCE
DIVIDE ST.

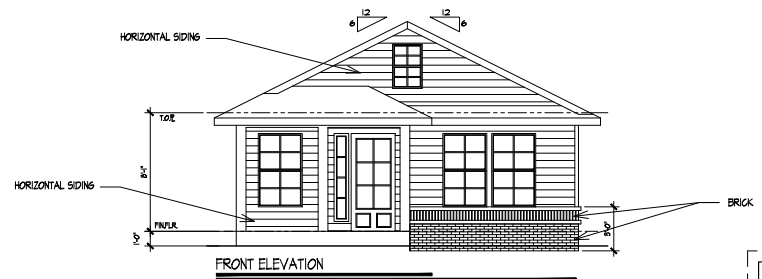


Drawn by: DM
 Checked by:
 Date: 5/26/2024
 Job No. 24-004TN

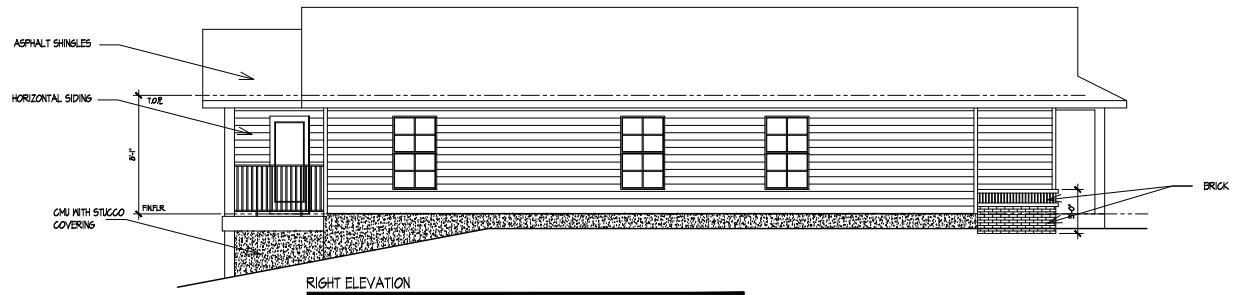


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A-1
 Of Sheets

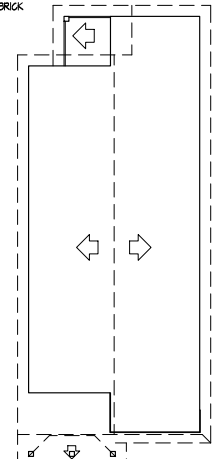
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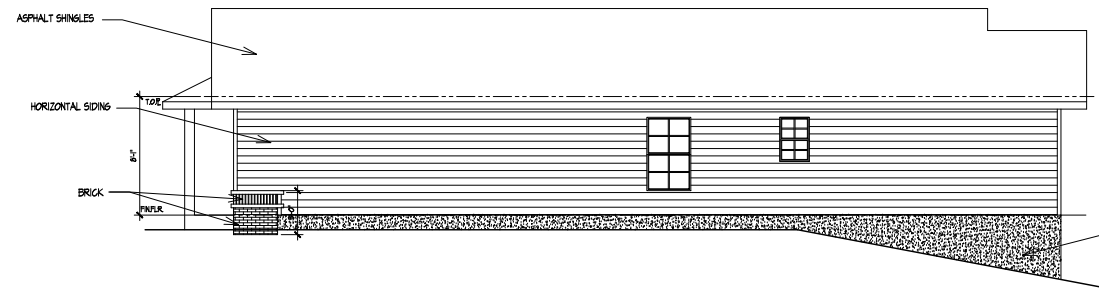
FRONT ELEVATION



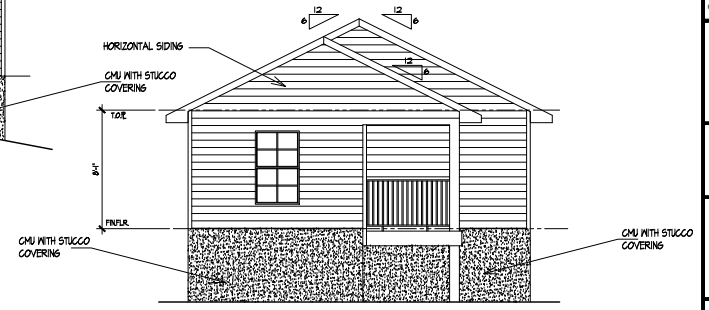
RIGHT ELEVATION



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



LEFT ELEVATION



REAR ELEVATION

<p>DMA DAVE MADDEN ARCHITECT Phone 865-770-0446 • Email: madden@dmadma.com 11255 Foraker - Harrison Hwy, Knoxville, TN 37924</p>	<p>ELEVATION BR</p>	<p>Project and Location MCGHEE RESIDENCE KNOXVILLE, TN 37921</p>	
<p>Drawn by DM Checked by Date 5/29/2024 Job No. 24-0047H</p>	<p>1/4" = 1'-0" A-7 Of Sheets</p>	<p>3/20/2024/ELEV-01-002.dwg</p>	<p>ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE. ALL FINISHES TO BE AS SHOWN. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE AND ALL APPLICABLE LOCAL ORDINANCES. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS.</p>