

Meeting: 6/20/2024
Applicant: Greg Smith
Owner: Greg Smith

Property Information

Location: 112 - 114 Warren Ave. **Parcel ID** 81 K M 034
Zoning: RN-4 (General Residential Neighborhood), IH (Infill Housing Overlay)
District: Oakwood/Lincoln Park Infill Housing Overlay District

Description of Work

Level III New Primary Structure

New primary structure fronting Warren Avenue. Two-story duplex features a hipped roof with two projecting hipped-roof massings, an exterior clad in stucco, and a slab foundation. The building measures 30' wide by 49'-6" deep and features a projecting one-story shed-roof massing, with two 3' deep recessed entry stoops centered on the façade. The building is proposed to be set 14' from the front property line. Parking is located to the rear and accessed from the alley.

The façade (north) is four bays wide, symmetrically arranged, with large round-arched, single-light window on a projecting front-gable massings on the outer bays, and recessed entry doors on the interior bays. Upper level windows feature arched, three-part single-light windows and smaller square single-light windows. The right and left side elevations feature projecting shed-roof massings and irregularly spaced, single-light slider windows. The rear elevations feature projecting bay windows on the upper levels.

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).

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.

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.

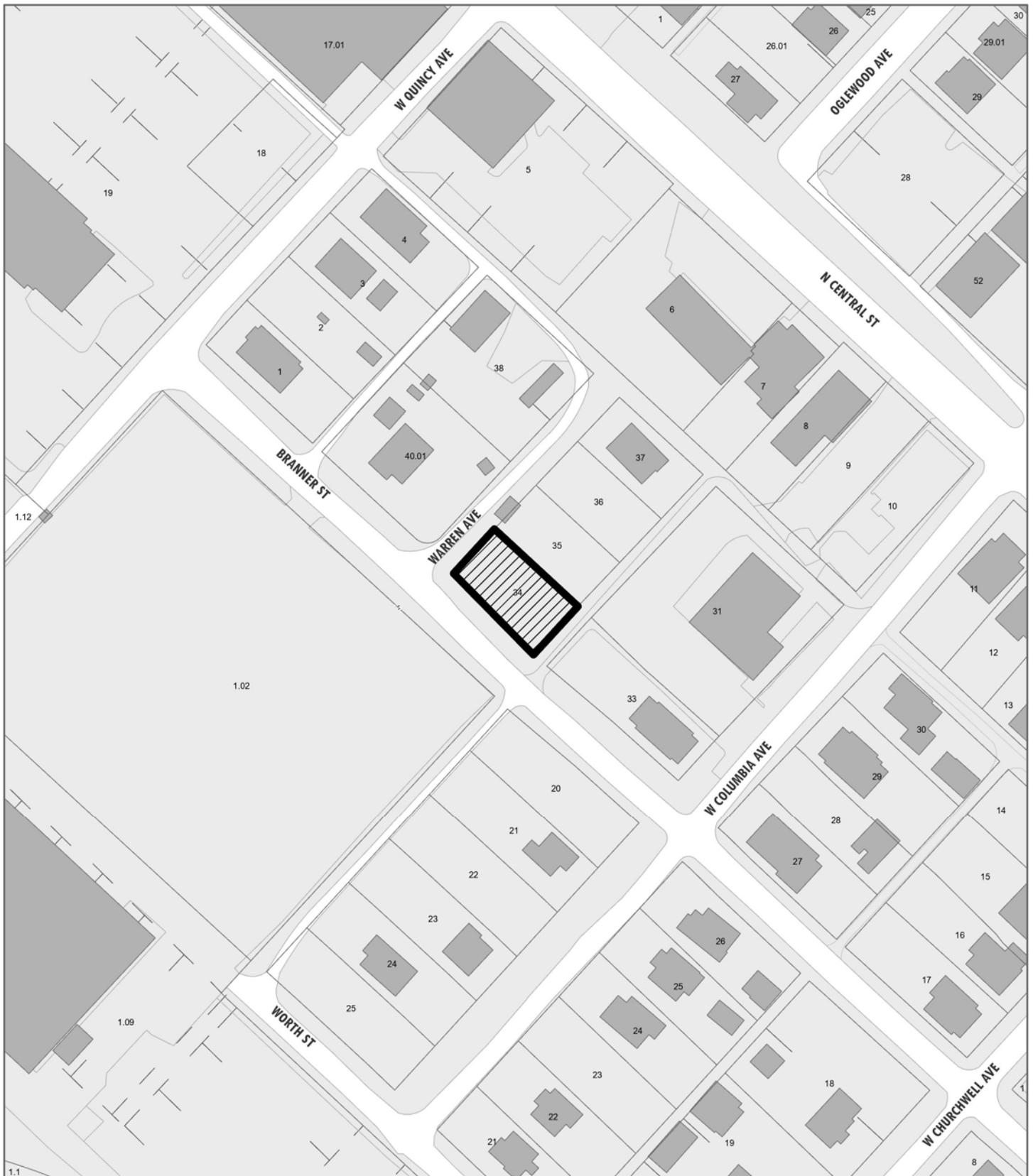
Comments

1. The duplex is proposed to be set 14' from the front property line. There is only one other structure on the blockface, which does not conform to the RN-4 base zoning. The proposed 14' front setback is appropriate. The site plan includes a walkway to the front street.
2. The block to receive new construction lacks significant context, as it is relatively vacant and adjacent to an industrial site. The proposed two-story, four-bay duplex is proportional to the dimensions of the lot. The overall form of the house, with a hipped roof, is comparable to an American Foursquare (referenced in the design guidelines).
3. The proposed parking meets the Infill Housing guidelines, as it is located to the rear of the house and accessed from an operable alley. Final site plan revisions may be necessary to meet City Engineering standards.
4. The duplex's façade, at 30' wide, is comparable in scale and width to other houses in the broader neighborhood. The foundation height is depicted as a slab on grade; the applicant should clarify the visible foundation height and the foundation should be at least 12" to be compatible with historic houses in the neighborhood.
5. While the proposed entry stoops are not 8' deep per the guidelines, similarly-designed entry stoops have been approved for multi-unit buildings in the Infill Housing overlay. The recessed entry stoops are proportionate to the building and covered by a shed roof.
6. Guidelines recommend that windows and door styles are similar to historic houses on the block, with similar proportions and positions, and similar ratio of solid to void. The large, round-arched windows on the facade are not compatible with the historic context of the neighborhood, where houses typically have double-hung windows. Façade windows should be revised to meet design guidelines.
7. The proposed roofline is similar in pitch to the neighborhood, and the projecting hipped and front-gable massings contribute additional complexity to the design.
8. The building is proposed to be clad in stucco, with an asphalt shingle roof. Stucco is not listed as recommended material in the design guidelines but is not necessarily incompatible with the neighborhood; the Board should

discuss the proposed cladding.

Recommendation

Staff recommends approval of Certificate 6-C-24-IH, subject to the following conditions: 1) final site plan to meet City Engineering standards; 2) revisions to façade windows to incorporate double-hung windows or other window styles compatible with the guidelines.



**INFILL
HOUSING
REVIEW
BOARD**

6-C-24-IH
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS


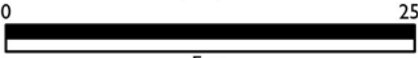
 **112 - 114 Warren Ave.**

Oakwood/Lincoln Park Infill Housing Overlay District

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

Revised:

Applicant: Greg Smith



Feet

(1) Download and fill out this form at your convenience. (2) Sign the application digitally (or print, sign, and scan). (3) Either print the completed form and bring it to the Knoxville-Knox County Planning offices or email it to applications@knoxplanning.org.

Reset Form



DESIGN REVIEW REQUEST

☐ DOWNTOWN DESIGN (DK)

☐ HISTORIC ZONING (H)

☒ INFILL HOUSING (IH)

Greg Smith

Applicant

5-22-24

Date Filed

June 20, 2024

Meeting Date (if applicable)

6-C-24-IH

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

Greg Smith

Name

MES DEVELOPMENT

Company

3901 Asheville Hwy

Address

Knoxville

City

TN

State

37914

Zip

865-228-2241

Phone

Mesdevelopment@yahoo.com

Email

CURRENT PROPERTY INFO

Greg Smith

Owner Name (if different from applicant)

5913 Apple Valley Dr.

Owner Address

865-228-2241

Owner Phone

112-114 Warren Ave

Property Address

081KM034

Parcel ID

RN4 /IH

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

Staff Signature

Lindsay Crockett

Please Print

5.23.24

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 3 bed 2 bath 2 story duplex*

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:

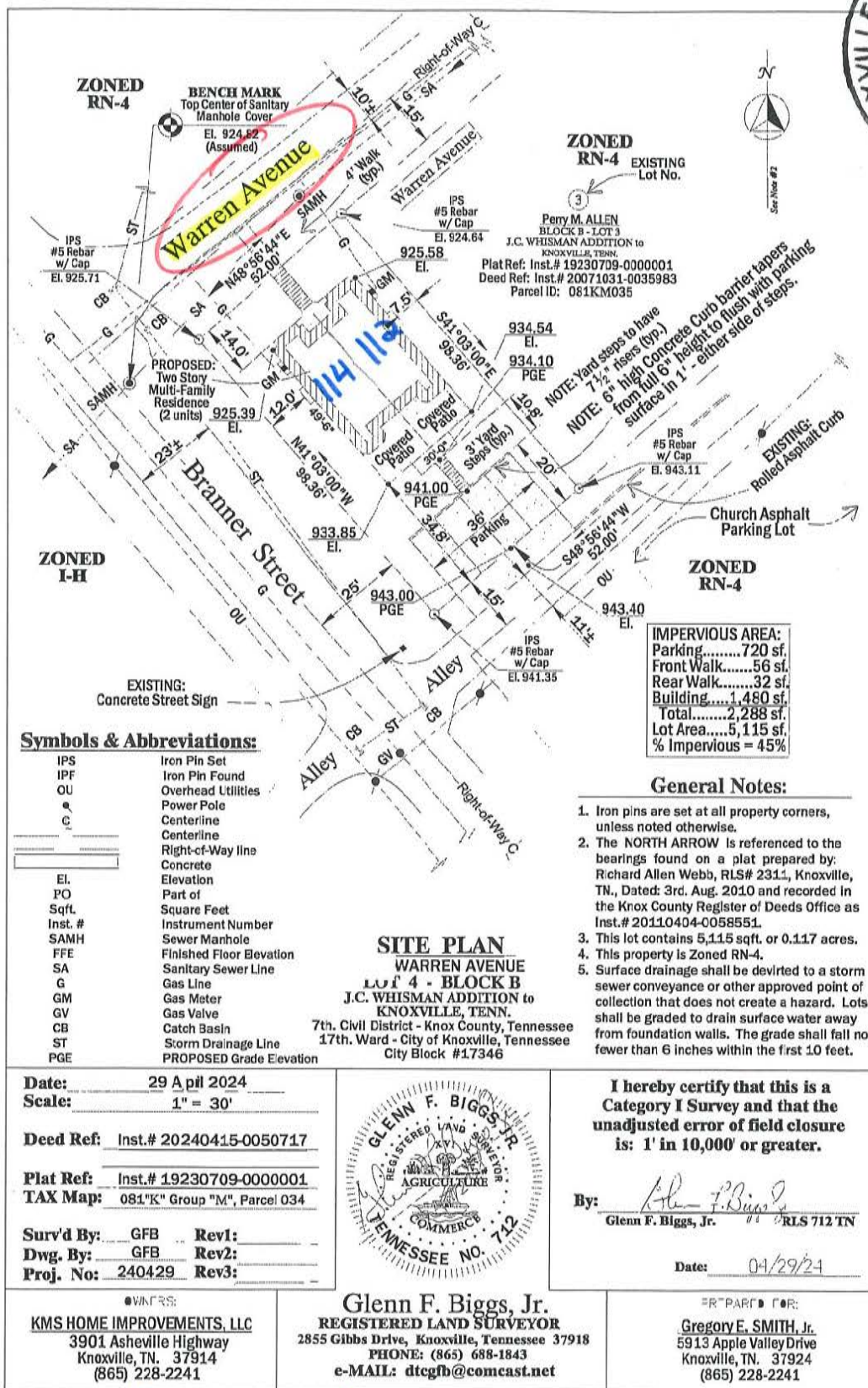
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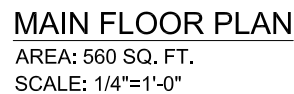
FEE 2:

FEE 3:

TOTAL:

250.00



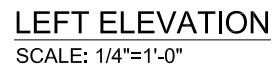
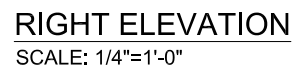
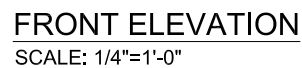


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Design #	101011
Sheet	A-1

New Contact	
First Name	
Last Name	
Address	
Local Phone	
Expiry Date	11/9/2015
Expiry	2.0
Approved	



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Design #	101011
Sheet	A-2

Employee Contact	
Employee's Name	
Employee's Address	
Employee's Phone	
Effective Date	Expiry Date
11/02/2015	2
RECEIVED	