



Staff Report

Infill Housing Design Review Committee

File Number: 3-D-24-IH

Meeting: 3/20/2024
Applicant: Jared Hueter Ally Architecture
Owner: Parker Bartholomew

Property Information

Location: 2330 Money Place **Parcel ID** 70 P J 01701 01702
Zoning: RN-4 (General Residential Neighborhood)
District: Edgewood Park Infill Housing Overlay District

Description of Work

Level III New Primary Structure

Two new townhouse buildings: building fronting Money Place contains three units; building fronting Whittle Springs Road contains four units. On Money Place, the townhouses are set 10' from the front property line; on Whittle Springs Ave, the units are set 12' from the front property line.

Parking is proposed for a "public alley or drive" accessible from Whittle Springs road, featuring 7 parking spots in a parking area recessed behind both buildings.

The Money Place building ("Building B") is two stories tall, featuring a cross-gable roofline, with 6/12-pitch front-gable roof massings projecting towards the façade. The units are 17' wide, with the building a maximum of 51' wide, and measure 22'-3" deep including the front and rear entry stoops. The building will feature an asphalt shingle roof, fiber cement lap siding with a 4-inch exposure, and a CMU veneer foundation. The façade features a second story cantilevered above a 4'-deep, full-length entry stoop, supported by 4" steel posts. The rear elevation features cantilevered massings projecting from the second story's right side, a secondary entry, and a CMU veneer knee wall delineating a dooryard area. Windows include fixed single-light and double-hung, and doors are full-light entries.

The building fronting Whittle Springs Road ("Building A") is two stories tall, featuring a cross-gable roofline, with irregular pitched front-gable rooflines on each individual unit. The roof pitches vary on the left and right slopes, at 4/12 and 8/12. The building will be clad in fiber cement lap siding, fiber cement vertical v-groove siding (in panels adjacent to second-story windows), and CMU veneer. The building features recessed full-light entries below flat-roof metal canopies, and fixed single-light windows adjoining double-hung windows. The north elevation of Building A will front Money Place; the elevation features two bays of windows on each story, a section of CMU veneer cladding, and a combination of fiber cement lap and vertical panel siding.

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 property, currently two vacant parcels, is zoned RN-4. The surrounding area is characterized by small-scale commercial properties (zoned C-N) at the intersection of Washington Pike and Whittle Springs, and single-family residential houses (zoned RN-2) along Money Place.
2. 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 guidelines. However, some elements of Middle Housing review may trigger site plan and building elevation revisions, which would require additional review and approval by the DRB, as the design would change.
3. On Money Place, the proposed front setback from the property line is 10'. The average of the blockface is 40.3'. Middle Housing standards require front setbacks to be the average of the blockface, plus or minus five feet, in no case less than 10'. Administrative variations may be granted "a decrease up to 50 percent, provided the setback is consistent with the blockface." The applicant may also request a variance from the Board of Zoning Appeals. Revised designs, unit counts, or building placement and arrangement may require additional review and approval by the DRB.

4. The proposed parking meets the Infill Housing design guidelines, as it is located behind the primary buildings and accessed from an alley. In its current configuration, the proposed parking is approvable. City Engineering has commented that the alley is non-functional, with a substantial grade as it approaches the street; City Engineering would recommend closure of the alley and the creation of a driveway to the street where the curb cut exists on Whittle Springs. Middle Housing standards feature units counts based on the existence of an alley, as properties can use a secondary means of access to the property/parking, access the parking from the rear, and not create a new curb cut at the façade. If the site plan must be revised to access the parking from a new driveway off Money Place, fewer units may be permitted. The inability to close the alley and create a drive in the current configuration would require site plan revisions and a return to the DRB.

5. 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 and a transition from small-scale commercial development fronting Whittle Springs, to single-family houses on Money Place and further into the Edgewood Park neighborhood. The houses on Money Place are modest one-story Minimal Traditionals and infill construction, with low-pitched, front gable roofs, front porches, and simple details. The townhouses are aligned with the surrounding residential construction via gable roofs, double-hung windows, lap siding, and modest architectural detail.

6. Guidelines recommend that the height of new housing be similar to similar houses along the street. While the multi-unit townhouse form necessitates an additional story beyond the height of the one-story single-family houses along the street, the townhouses are not overly tall, or disproportionately out of scale with the context. The more narrow units, within a smaller building of three units instead of four, front Money Place, while the larger building and units front Whittle Springs Road.

7. The proposed designs use "porches, bays, and breaks in the front façade" on both units that "continue the architectural rhythm of the block." The individual units are "divided into separate sections that are proportionally similar to original houses on the block."

8. Porches: both buildings incorporate recessed entry stoops; the Money Place building includes full-length, 4' wide stoops. The Money Place porch design is compatible with the original porches on the surrounding block, which mostly feature narrow recessed entry stoops or smaller corner porches.

9. Windows and doors: 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. Overall, the proposed window design and placement is compatible with the block and surrounding neighborhood; the design incorporates a symmetrical fenestration pattern on both the Money Place and Whittle Springs buildings, double-hung windows connect the design with the single-family houses in the neighborhood, and existing adjacent mid-century houses feature a fixed single-light window flanked by double-hung windows. The design avoids large swaths of siding with no transparency, and doors meet the Infill Housing design guidelines. Final elevations should meet the base zoning code's transparency requirements for townhouses.

10. Roof pitches and rooflines: the rooflines on Money Place have comparable pitches to the existing houses on the block; the existing houses feature lower pitches like 5/12 and 6/12. The Whittle Springs building incorporates the irregular roof pitches, a contemporary design element incorporated in multiple design overlays in Knoxville in the last two years. In this design, the irregularly-pitched massings are secondary to the overall side-gable roofline, and serve to delineate the individual units. In this application, the irregular roof pitches are appropriate for the overall design.

11. Siding materials: the buildings are proposed to be clad in a 4" fiber cement lap siding, with vertical details adjoining the windows, which meets the design guidelines. While basic CMU is discouraged in the Infill Housing guidelines, the proposed application will mirror the design of brick veneer and contributes additional complexity to

the building.

12. The application includes landscaping elements which are generally compatible with the Infill Housing design guidelines. A final landscape plan may be required for permitting.

Recommendation

Staff recommends approval of Certificate 3-D-24-IH, subject to the following conditions: 1) meeting all relevant standards of Section 4.6, Middle Housing Standards, or receiving the necessary administrative variation or variance; 2) meeting all City Engineering standards; 3) meeting the transparency requirements of the base zoning; noting that major revisions to site plan, parking, or building design would require further review and approval by the DRB.



3-D-24-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



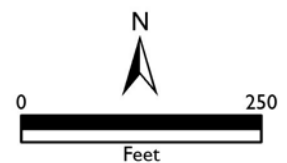
2330 Money Place
Edgewood Park Infill Housing Overlay District

Original Print Date: 3/8/2024
Knoxville/Knox County Planning - Infill Housing Design Review Committee

Revised:

Applicant: Jared Hueter Ally Architecture

**INFILL
HOUSING
REVIEW
BOARD**





DESIGN REVIEW REQUEST

☐ DOWNTOWN DESIGN (DK)

☐ HISTORIC ZONING (H)

☒ INFILL HOUSING (IH)

ALLY Architecture

Applicant

3/1/2024

3/21/2024

3-D-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

Jared Hueter

ALLY Architecture

Name

Company

105 N. Market Street, Suite 131

Chattanooga

TN

37405

Address

City

State

Zip

504-4952950

jared@allyarchitecture.com

Phone

Email

CURRENT PROPERTY INFO

Parker Bartholomew

P O BOX 53102 KNOXVILLE, TN 37950

865-228-9375

Owner Name (if different from applicant)

Owner Address

Owner Phone

2330-2334 Money Place, Knoxville, TN

070PJ01701 & 070PJ01702

Property Address

Parcel ID

TDR

RN-4

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

3.1.24

Staff Signature

Please Print

Date

Dawn Snyder

Digitally signed by Dawn Snyder
Date: 2024.03.01 15:48:02 -05'00'

Dawn Snyder for Ally Architecture

03/01/2024

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: New development of 7 townhomes, three 1-bedroom and four 2-bedroom unit types, 2 story with parking behind for 7 spaces accessed from the alley.

STAFF USE ONLY

ATTACHMENTS

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

ADDITIONAL REQUIREMENTS

- ☐ Property Owners / Option Holders

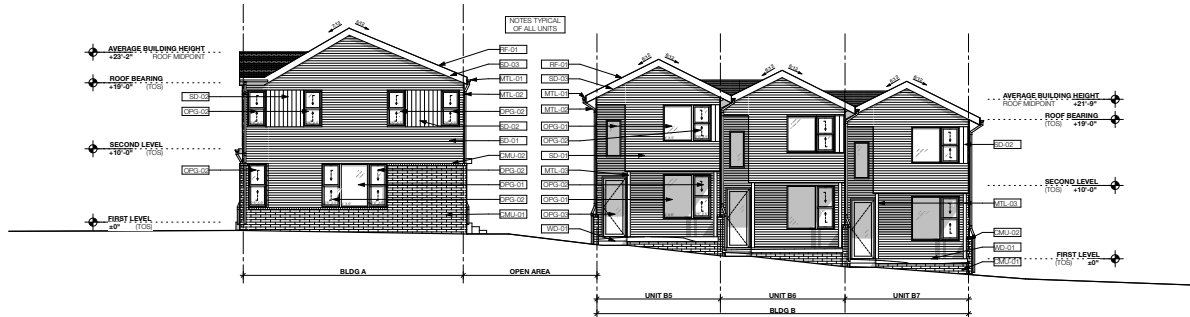
Level 1: \$50 • Level 2: \$100 • Level 3: \$250 • Level 4: \$500

| | |
|--------|------------------|
| FEE 1: | TOTAL: 250.00 |
| 250.00 | |
| FEE 2: | |
| FEE 3: | |

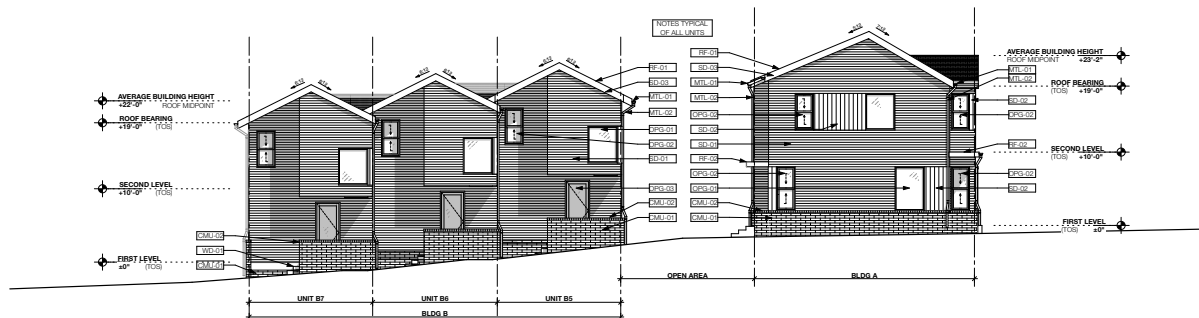




3 BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



4 BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



5 BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

| ID TAG | DESCRIPTION | COLOR |
|--|---|--------------|
| 03 CONCRETE | | |
| CS-01 | CONCRETE SLAB - TROWEL FINISH | NATURAL GRAY |
| CS-02 | CONCRETE STAIRS - TROWEL FINISH | NATURAL GRAY |
| 04 MASONRY | | |
| MS-01 | CONCRETE MASONRY VENEER, FIELD, RUNNING BOND | NATURAL GRAY |
| MS-02 | MORTAR TO MATCH FIELD COLOR | |
| MS-03 | CONCRETE MASONRY ROWLOCK WALL CAP | NATURAL GRAY |
| MS-04 | MORTAR TO MATCH FIELD COLOR | |
| 05 METALS | | |
| ML-01 | ALUMINUM GUTTER, PREFINISHED | WHITE |
| ML-02 | ALUMINUM DOWNSPOUT, PREFINISHED | WHITE |
| ML-03 | STEEL COLUMN, 4" PAINTED | WHITE |
| 06 WOOD | | |
| WD-01 | WOOD DECK/STAIRS, SEALED | NATURAL |
| 07 THERMAL & MOISTURE PROTECTION | | |
| TM-01 | FIBER CEMENT LAP SIDING, 4" EXPOSURE, PAINTED | WHITE |
| TM-02 | FIBER CEMENT V-GROOVE SIDING, 7" EXP, VERT. PAINTED | WHITE |
| TM-03 | FIBER CEMENT FASCIA, PAINTED | WHITE |
| TM-04 | FIBER CEMENT TRIM, PAINTED | WHITE |
| TM-05 | ASPHALT SHINGLE | DARK GRAY |
| TM-06 | TPO ROOF MEMBRANE OVER WOOD FRAMING | WHITE |
| 08 OPENINGS (SEE WINDOW & DOOR SCHEDULE) | | |
| OS-01 | WINDOW, FIXED | WHITE |
| OS-02 | WINDOW, DOUBLE HUNG | WHITE |
| OS-03 | DOOR, SWING, FULL LITE GLASS | WHITE |

NOTE:
1. COLOR REFERS TO DESIGN INTENT. ALL FINAL COLORS TO BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.

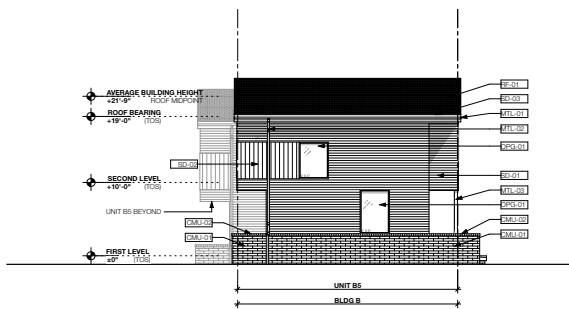
WHITTLE SPRINGS TOWNHOMES
2330 - 2334 MONEY PLACE, KNOXVILLE, TN
SCHEMATIC DESIGN

ALLY architecture

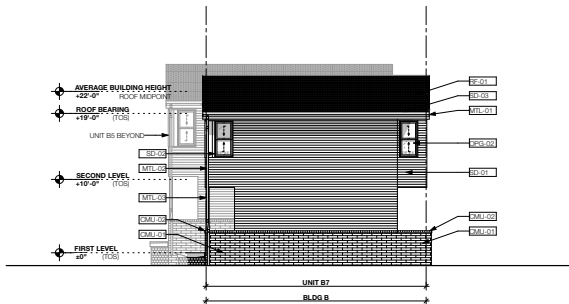
project number:
#Pin
issue date:
3/1/24
copyright ©
ALLY Architecture, LLC
3007 Bankley Drive
Chattanooga, TN 37415
sheet number:
A2.01
sheet name:
Exterior Elevations



1 BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



2 BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



3 BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

| MATERIALS LEGEND | | |
|---|---|--------------|
| ID TAG | DESCRIPTION | COLOR |
| 03 CONCRETE | | |
| C3-01 | CONCRETE SLAB - TROWEL FINISH | NATURAL GRAY |
| C3-02 | CONCRETE STAIRS - TROWEL FINISH | NATURAL GRAY |
| 04 MASONRY | | |
| M4-01 | CONCRETE MASONRY VENEER, FIELD, RUNNING BOND | NATURAL GRAY |
| M4-02 | CONCRETE MASONRY ROWLOCK WALL CAP | NATURAL GRAY |
| 05 METALS | | |
| M5-01 | ALUMINUM GUTTER, PREFINISHED | WHITE |
| M5-02 | ALUMINUM DOWNSPOUT, PREFINISHED | WHITE |
| M5-03 | STEEL COLUMN, 4" PAINTED | WHITE |
| 06 WOOD | | |
| W6-01 | WOOD DECK/STAIRS, SEALED | NATURAL |
| 07 THERMAL & MOISTURE PROTECTION | | |
| T7-01 | FIBER CEMENT LAP SIDING, 4" EXPOSURE, PAINTED | WHITE |
| T7-02 | FIBER CEMENT V-GROOVE SIDING, 7" EXP, VERT. PAINTED | WHITE |
| T7-03 | FIBER CEMENT FASCIA, PAINTED | WHITE |
| T7-04 | FIBER CEMENT TRIM, PAINTED | WHITE |
| T7-05 | ASPHALT SHINGLE | DARK GRAY |
| T7-06 | TPO ROOF MEMBRANE OVER WOOD FRAMING | WHITE |
| 08 OPENINGS (SEE WINDOW & DOOR SCHEDULE) | | |
| O8-01 | WINDOW, FIXED | WHITE |
| O8-02 | WINDOW, DOUBLE HUNG | WHITE |
| O8-03 | DOOR, SWING, FULL LITE GLASS | WHITE |
| NOTE: | | |
| 1. COLOR REFERS TO DESIGN INTENT. ALL FINAL COLORS TO BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION. | | |

WHITTLE SPRINGS TOWNHOMES
2330 - 2334 MONEY PLACE, KNOXVILLE, TN
SCHEMATIC DESIGN



project number:
#PIn
issue date:
3/1/24
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ALLY Architecture, LLC
3007 Bankley Drive
Chattanooga, TN 37415
sheet number:
A2.02
sheet name:
Exterior Elevations