



Staff Report

Infill Housing Design Review Committee

File Number: 11-B-24-IH

Meeting: 11/20/2024
Applicant: Eric Forrestall Bald Design Services LLC
Owner: Jose Martinez

Property Information

Location: 1212 Katherine Ave. **Parcel ID** 81 I J 004
Zoning: RN-2 (Single-Family Residential Neighborhood)
District: Lonsdale Infill Housing Overlay District

Description of Work

Level III New Primary Structure

Modification to COA 5-B-22-IH: new primary residence fronting Katherine Ave. One-story residence features a front-gable roof (6/12 pitch, clad in asphalt shingles), an exterior of lap siding (material unspecified), and a foundation clad in brick veneer. The house will be set 15' from the front property line. The house is rectangular in shape, measuring 33'-9" wide by 42' deep. The parking is proposed to be accessed from the alley, featuring a 57'-3" long granite driveway.

The façade (northwest) features a projecting, front gable-roof massing flush on the right side of the façade, flush with a porch on the left side. The porch features a partial hipped roof and turned wood balusters. The right side elevation features one pair of double-hung windows and a single double-hung window, and the left side elevation features two pairs. On the rear elevation, a second-story deck provides access to the secondary entrance.

Revisions include the removal of shingles in the front gable fields, removal of rear elevation windows, and minor revisions to building footprint and driveway placement.

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.
- On streets without alleys, garages or parking pads 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.
- 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 new house is proposed to be set 15' from the front property line. The average setback of the blockface is 9.5'; the site plan should be revised to include a front setback of 10' (minimum front setback for the block) to create a consistent street. The site plan includes a walkway to the front sidewalk.
2. The block itself lacks significant context; a shotgun-type house was on the lot previously, with a new construction house similar to a shotgun house at 1218 Katherine Ave. The surrounding blocks of Lonsdale feature modified Queen Anne cottages, modified Craftsman bungalows, and a significant amount of infill construction. The house is somewhat wider than other houses on the block.
3. The proposed parking meets Infill Housing design guidelines as it's located behind the main house and is accessible from the alley. Final modifications may be necessary to meet City Engineering standards and the impervious surface limits of the RN-2 zoning.
4. The three-bay façade is somewhat wider than original houses on the block. The design does contain projecting bays and massing details compatible with the context, and the foundation height reflects those on original houses in the neighborhood.
6. The design includes a 5' deep, recessed front porch on the left half of the façade, supported by narrow turned wood posts. Guidelines typically recommend a porch 8'-12' deep, with posts comparable to the historic context (larger than 2 by 2s).
7. One-over-one windows are similar to historic houses on the block. The façade, side elevations, and rear elevation demonstrate a sufficient proportion of solids to voids.
8. The 6/12 pitch is typically the minimum pitch recommended in the Infill Housing overlay. The house incorporates additional complexity via a hipped porch roof and a projecting front-gable massing.
9. The siding material is not specified but lap siding is indicated, which meet the design guidelines. Final siding selection should use an overlap similar to wood clapboard patterns instead of Dutch lap or flush panel siding. A brick clad foundation meets the guidelines.
10. The final site plan indicates trees in the front and rear yards.

Recommendation

Staff recommends approval of Certificate 11-B-24-IH, subject to the following conditions: 1) final site plan to meet City Engineering standards; 2) revision to proposed front setback, with site plan approval by staff; 3) modifications to the porch to meet Infill Housing guidelines; 4) use of lap siding with an overlap instead of Dutch lap or flush panel

siding.



11-B-24-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

1212 Katherine Ave.

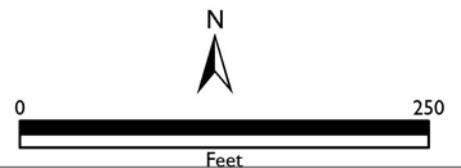
Lonsdale Infill Housing Overlay District



Original Print Date: 11/6/2024
 Revised:
 Knoxville/Knox County Planning - Infill Housing Design Review Committee

Applicant: Eric Forrestall Bald Design Services LLC

INFILL HOUSING REVIEW BOARD





DESIGN REVIEW REQUEST

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

Eric Forrestall

Applicant

10.15.2024

11.20.2024

11-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

Eric Forrestall

Bald Design Services LLC

Name

Company

11519 Kingston Pike #174

Farragut

TN

37934

Address

City

State

Zip

(865)240-7090

eric@balddesign.com

Phone

Email

CURRENT PROPERTY INFO

Jose Martinez

1107 Lovell Rd, Knoxville, TN 37932

865-250-2740

Owner Name (if different from applicant)

Owner Address

Owner Phone

1212 Katherine Ave, Knoxville, 37921

0811J004

Property Address

Parcel ID

RN-2

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

Staff Signature

Please Print

Date

Eric R. Forrestall

Eric R. Forrestall

08/30/2024

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 lot, construction of a new single family house

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: _____

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:

Pd. 10/16/2024, SG

