



# Staff Report

Infill Housing Design Review Committee

File Number: 11-G-24-IH

**Meeting:** 11/20/2024  
**Applicant:** Tae Cho New Season Properties, LLC  
**Owner:** Tae Cho New Season Properties, LLC

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## Property Information

**Location:** 3215 Johnston St. **Parcel ID** 81 | E 009  
**Zoning:** RN-2 (Single-Family Residential Neighborhood)  
**District:** Lonsdale Infill Housing Overlay District

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## Description of Work

Level III New Primary Structure

New primary structure (duplex) fronting Johnston Street. Two-story building measures 32'-6" wide by 50' deep, featuring a side-gable roof with lower front-gable roof massings projecting towards the façade, two 8' deep shed-roof porches, and a one-story shed-roof massing projecting towards the rear. The building features an asphalt shingle-clad roof, an exterior of horizontal vinyl lap siding, and a concrete block foundation. The duplex will be set 25' from the front property line.

The façade features two units, each with a paired double-hung window and an entry below the shed-roof porch and a projecting bay window on the second story. The right side elevation features four windows on the first story and one small transom window on the second story. The left side elevation features four windows on the first story and two on the second story.

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## 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.
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- 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.

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## Comments

1. 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 design guidelines. However, some elements of Middle Housing review may trigger site plan and building elevation revisions, which would require additional review by the DRB.
2. The building is proposed to be set 25' from the front property line, with the front porches at 17' from the front property line. The average front setback of the blockface is 24.9'. The proposed front setback will maintain a consistent streetscape with the block.
3. 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 block to receive new construction features one-story Craftsman houses and modified Queen Anne cottages. The duplex is proportional to the dimensions of the lot and features consistent side setbacks.
3. The current site plan does not include parking, as off-street parking is not required for Middle Housing projects within a quarter-mile of a transit route. Revisions would be necessary to the site plan if the applicant intends to include parking, as there is not an operable alley and parking must be placed at least 20' behind the façade line of the house on a driveway between 10' and 14' wide. The site plan should meet City Engineering standards.
4. The 32'-6" wide duplex is compatible in façade width with original houses on the street and is below the maximum building width requirements in the Middle Housing standards. Guidelines also recommend that multi-unit housing be similar in height to original houses on the street; the two-story structure is taller than one-story houses in the context. The height's visual impact is somewhat reduced on the façade by the lower front-gable roof massings. The side elevations feature little architectural variation; to avoid large swaths of siding with minimal transparency, additional siding variation may benefit the overall design.
5. The proposed 8' deep front porches meet the design guidelines for size and placement. Infill Housing reviews typically recommend at least 6 by 6 porch supports to be more compatible with the neighborhood, instead of the

proposed 4 by 4s.

6. The building's main massing features a 6/12 roof pitch, which is the minimum typically approved in the Infill Housing overlay.

7. Guidelines recommend window and door styles be similar to historic houses on the block, with similar placement and ratio of solid to void. The side elevations feature a wide variety of window sizes and placement, and the right side elevation does not have sufficient transparency. The side elevation window sizes should be revised to be more consistent with the historic context, and an additional window should be added to the right side elevation's second story.

8. The proposed horizontal lap vinyl siding should feature a horizontal overlap similar to wood siding instead of Dutch lap or flush panels, and the concrete block foundation should be clad in stucco or parge-coated. A variation in siding materials may assist in breaking up the large massing on the side elevations.

9. The final site plan should feature a native or naturalized shade tree in both the front and rear yards.

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## Recommendation

Staff recommends approval of Certificate 11-G-24-IH, subject to the following conditions: 1) final site plan to meet City Engineering standards; 2) porch supports to be revised in size and/or design to better align with neighborhood context; 3) revision to side elevation window placement and sizing, with the addition of one window on the right side, second story; 4) final site plan to include one tree in both front and rear yards.



**INFILL  
HOUSING  
REVIEW  
BOARD**

**11-G-24-IH**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

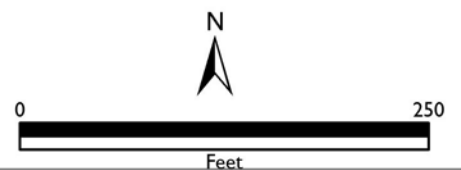


**3215 Johnston St.**

Lonsdale Infill Housing Overlay District

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

Applicant: Tae Cho New Season Properties, LLC



(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](mailto:applications@knoxplanning.org).

Reset Form



## DESIGN REVIEW REQUEST

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

New Season Properties, LLC

Applicant

11/1/24

11/20/2024

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

Tae Cho

New Season Properties, LLC

Name

Company

915 Hwy 321 N

Lenoir City

TN

37771

Address

City

State

Zip

(865) 771-3887

newseasonpropertiesllc@gmail.com

Phone

Email

## CURRENT PROPERTY INFO

see above

see above

Owner Name (if different from applicant)

Owner Address

Owner Phone

3215 Johnston St, Knoxville, TN 37921

0811E009

Property Address

Parcel ID

Ambrose and Galbraith

RN-2

Neighborhood

Zoning

## AUTHORIZATION

  
Staff Signature

Lindsay Crockett

11.1.24

Please Print

Date



Tae Cho

11-1-24

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 construction side by side 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:**

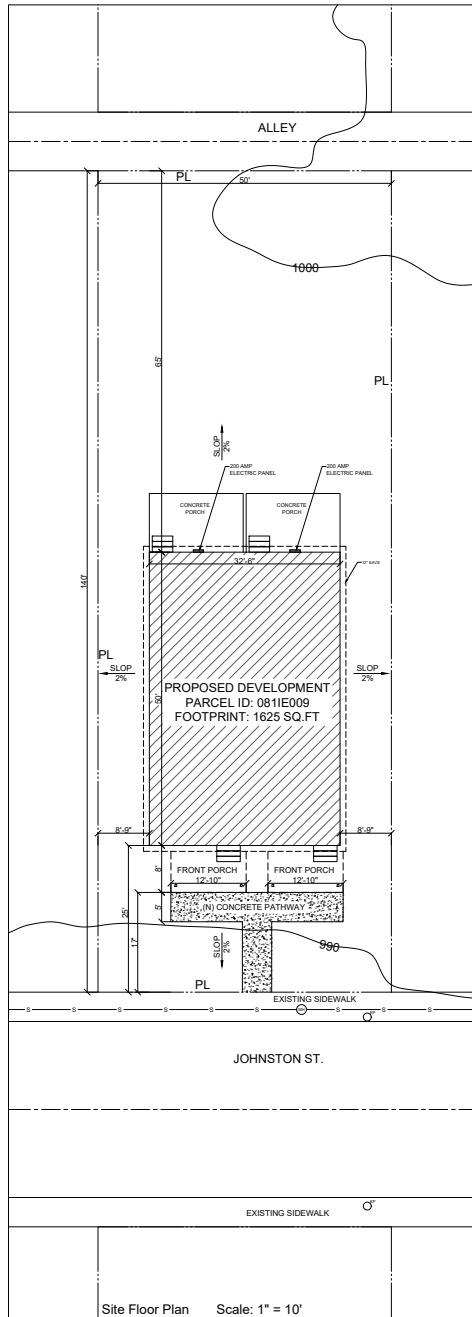
250.00

**FEE 2:**

**FEE 3:**

**TOTAL:**  
250.00

Pd. 11/04/2024, SG



Site Floor Plan Scale: 1" = 10'

Page Index	
A0.0	Site Plan / Project Information
A1.0	Main & 2nd Floor Plan
A1.1	Elevations
S1.0	Sections
S1.1	Roof Layout
S1.2	Foundation Plan
S1.3	Framing Plan
E1.0	Electrical Layout
P1.0	Plumbing Layout
D1.0	Details
D1.1	Details Cont...

Project Scope

Development and Construction of two unit - 1424.81 sq.ft., 3 bedroom 2 bathroom Town Houses at 3215 Johnston St., Knoxville, TN 37921.

Project Contacts

**Property Address**  
3215 Johnston St.,  
Knoxville, TN  
37921

Parcel ID: 0811E009

**Owner**  
Tae Cho,  
New Season Properties,  
3215 Johnston St.,  
Knoxville, TN  
37921  
TP:  
Email:

Contractor

Area Calculations

**Building Footprint and Lot Coverage**  
(All Areas Under Roof Canopy, Not Including Eaves)  
New Total Footprint: 1625 sq.ft.  
Lot Footprint: 7000 sq.ft.  
Lot Coverage: 0.2

Symbol Legend

- — — — — Property Line
- - - - - Existing Sewer
- EP Existing Electric Post
- MH Existing Manhole - Water

Vicinity Map



Aerial View



New Two Unit Townhouse Design To:  
**Tae Cho**  
 3215 Johnston St., Knoxville, TN 37921

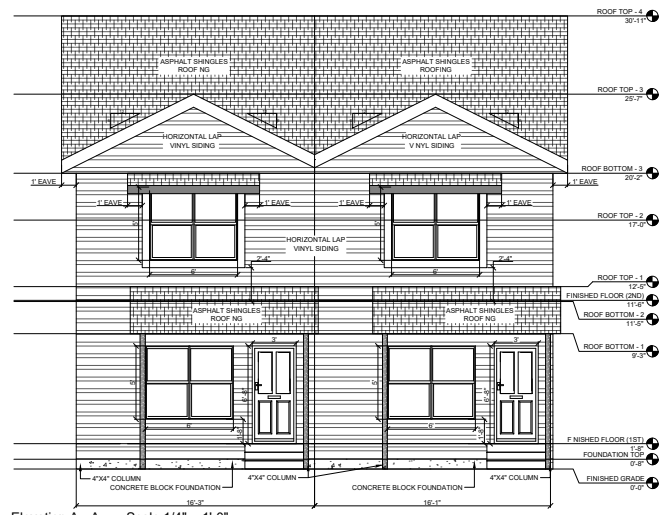
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**A0.0**

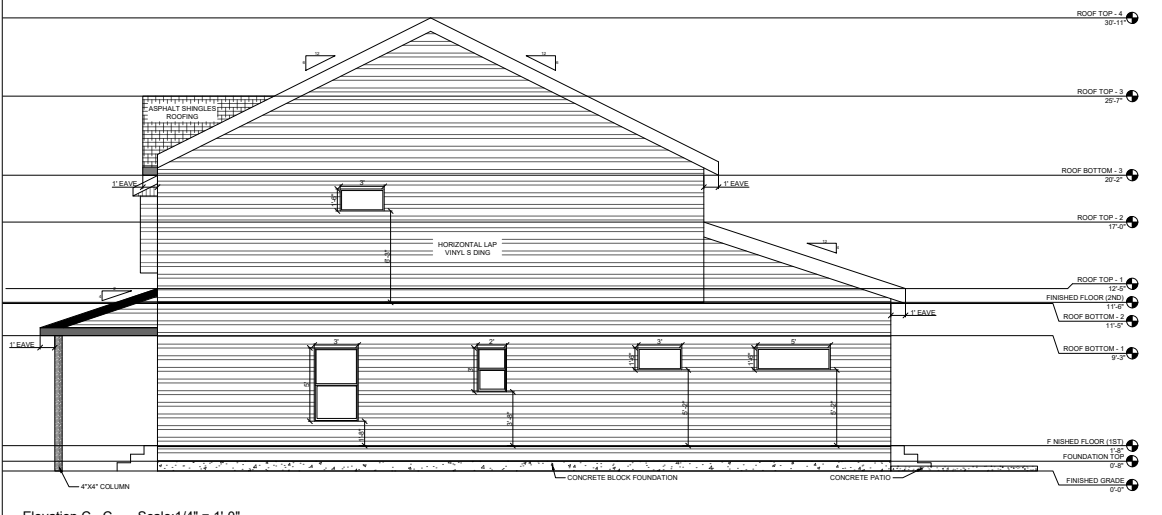
Site Plan / Project Information

Scale: 1" = 10'





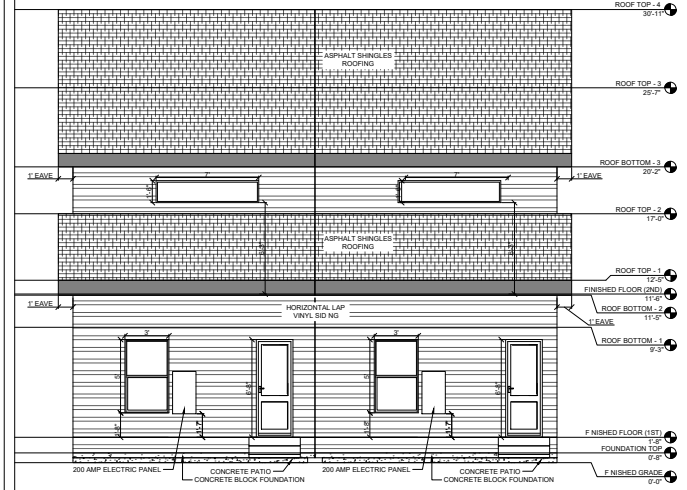
Elevation A - A Scale: 1/4" = 1'-0"



Elevation C - C Scale: 1/4" = 1'-0"



Elevation D - D Scale: 1/4" = 1'-0"



Elevation B - B Scale: 1/4" = 1'-0"

Window Surface Area Calculation		Door Schedule		Window Schedule	
Label	Size	Label	Size	Label	Size
Total Area of the Front Facade: 736.14 SF		1	3'-0" X 7'-6" - FOLDING	A	6'-0" X 5'-0"
Total Area Covered by Windows: 120 SF		2	2'-6" X 7'-0" - FOLDING	B	2'-0" X 3'-0"
Ratio: 16.3%		3	2'-6" X 7'-0" - FOLDING	C	3'-0" X 5'-0"
		4	2'-6" X 7'-0" - FOLDING	D	5'-0" X 1'-6"
		5	2'-3" X 7'-0" - FOLDING	E	3'-0" X 1'-6"
		6	6'-0" X 7'-0" - SLIDING	F	2'-0" X 3'-0"
				G	7'-0" X 1'-6"
				H	6'-0" X 1'-6"

New Townhouse Design To:  
**Tae Cho**  
 3215 Johnston St., Knoxville, TN 37921

- PROJECT No.: \_\_\_\_\_  
 DRAWN: \_\_\_\_\_  
 CHECK: \_\_\_\_\_  
 ISSUE: \_\_\_\_\_  
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**A1.1**

Elevations

Scale: 1/4" = 1'-0"



Uzunluk: 200 cm

