



Staff Report

Infill Housing Design Review Committee

File Number: 10-A-24-IH

Meeting: 10/16/2024
Applicant: Bryan Maddox one16Properties
Owner: Bryan Maddox one16Properties

Property Information

Location: 1117 Hiawasse Ave. **Parcel ID** 69 M L 032
Zoning: RN-2 (Single-Family Residential Neighborhood)
District: Oakwood/Lincoln Park Infill Housing Overlay District

Description of Work

Level III New Primary Structure

New primary structure fronting Hiawasse Avenue. House measures 24' wide by 42' deep and will be set 21' from the front property line. The house features an 8' deep, full-length front porch recessed under the primary roofline. The house features an 8/12 pitch hipped roof, an exterior clad in board-and-batten siding, and a concrete slab foundation.

The façade (south) is three bays wide and features two double-hung windows flanking a door. Two windows are located on the left elevation, and the right elevation features three bays of double-hung windows and one secondary entry door.

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.
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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.
- 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

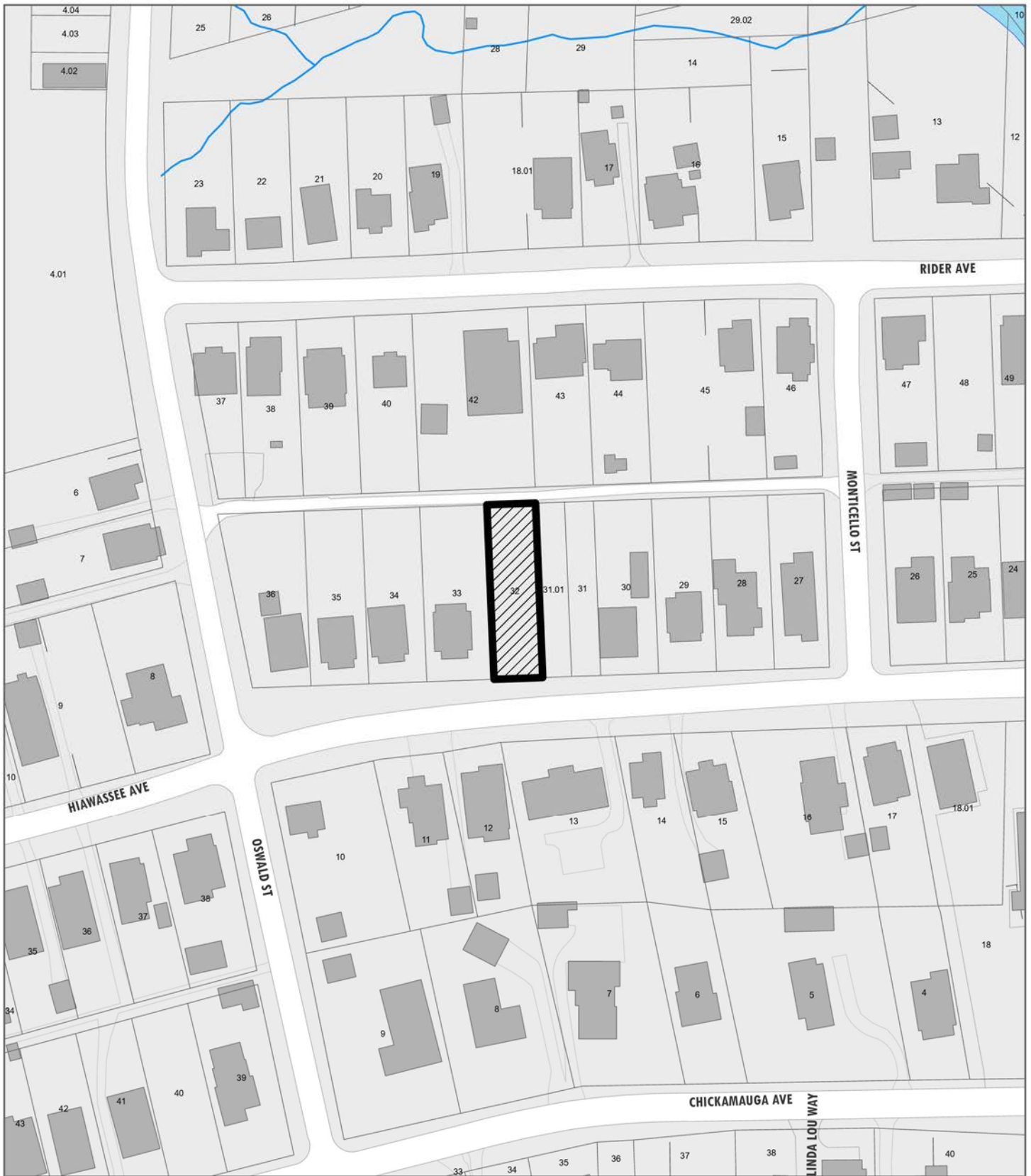
- One native or naturalized shade tree should be planted in the front and rear yards of in fill lots with 25 feet or more in depth to front of house.

Comments

1. The house is proposed to be set 21' from the front property line. The average front setback of the block is 24.2', with the adjacent properties at 26' and 15' from the front property lines. The proposed front setback will be consistent with the blockface. The site plan includes a walkway to the street.
 2. The block to receive new construction is characterized by Queen Anne cottages and Craftsman bungalows. The proposed house is proportionate to the dimensions of the lot and the other houses on the block.
 3. The house will be set on a combination of two parcels which will require a new subdivision plat from two lots of record (the two parcels include Lot 5 and part of Lot 6). The site plan currently aims to stay within Lot 5, so the house will be set significantly to the left of the property, with an 11' left side setback and a right side setback measuring 6.9' to the existing lot line and 32.3' to the proposed new lot line. The applicant should clarify the intent to subdivide the property and the proposed side setbacks.
 4. The proposed parking meets the Infill Housing design guidelines as it is located to the rear of the property and accessed from the alley. Final site plan revisions may be necessary to meet City Engineering standards.
 5. The façade is similar in scale to other houses along the street. The façade is slightly more narrow than original houses on the block, but only by one to three feet and will not be disproportionate to the context. Drawings indicate a slab foundation; the house should feature an elevated foundation, with a height compatible with the block's historic context.
 6. The house incorporates an 8' deep, full length front porch which meets the design guidelines. Guidelines encourage porches to original porches on the block, with rooflines that echo the complexity of historic houses in the context. Incorporating a separate roofline for the porch instead of recessing the porch under the primary roofline would make the house's porch and overall massing more compatible with the context.
 7. Guidelines recommend window and door styles be similar to historic houses on the block, with similar placement and ratio of solid to void. All elevations feature sufficient transparency for the historic context. While the house incorporates a solid door, the transom window above contributes to the transparency, and the window and transom header heights are aligned.
 8. Guidelines discourage board-and-batten siding and encourage clapboard-like siding where the material is commonplace.
 9. The final site plan should incorporate one native or naturalized shade tree in the front and rear yards.
-

Recommendation

Staff recommends approval of Certificate 10-A-24-IH, subject to the following conditions: 1) final site plan to meet City Engineering standards; 2) foundation height to be elevated to be compatible with neighborhood context; 3) front porch design to be revised to feature a separate roofline, with approval by staff; 4) siding to be revised to horizontal lap siding; 5) final site plan to include trees in front and rear yards; 6) final site plan after recording of any new subdivision plat should reflect placement approved by DRB.



10-A-24-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

1117 Hiawasse Ave.

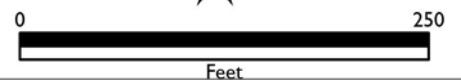


Oakwood/Lincoln Park Infill Housing Overlay District

Original Print Date: 10/2/2024
 Knoxville/Knox County Planning - Infill Housing Design Review Committee

Revised:

Applicant: Bryan Maddox one16Properties



INFILL HOUSING REVIEW BOARD



DESIGN REVIEW REQUEST

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

one16Properties, LLC (Byron Maddox - owner)

Applicant

9/16/24

October 16, 2024

10-A-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

Byron Maddox

one16Properties

Name

Company

2843 Macy Blair Rd

Knoxville

TN

37931

Address

City

State

Zip

865-567-6854

maddox@one16properties.com

Phone

Email

CURRENT PROPERTY INFO

Owner Name (if different from applicant)

Owner Address

Owner Phone

1117 Hiwassee Ave

069ML032

Property Address

Parcel ID

Oakwood-Lincoln Park

RN-2

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

9.16.24

Staff Signature

Please Print

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: _____

STAFF USE ONLY

ATTACHMENTS

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

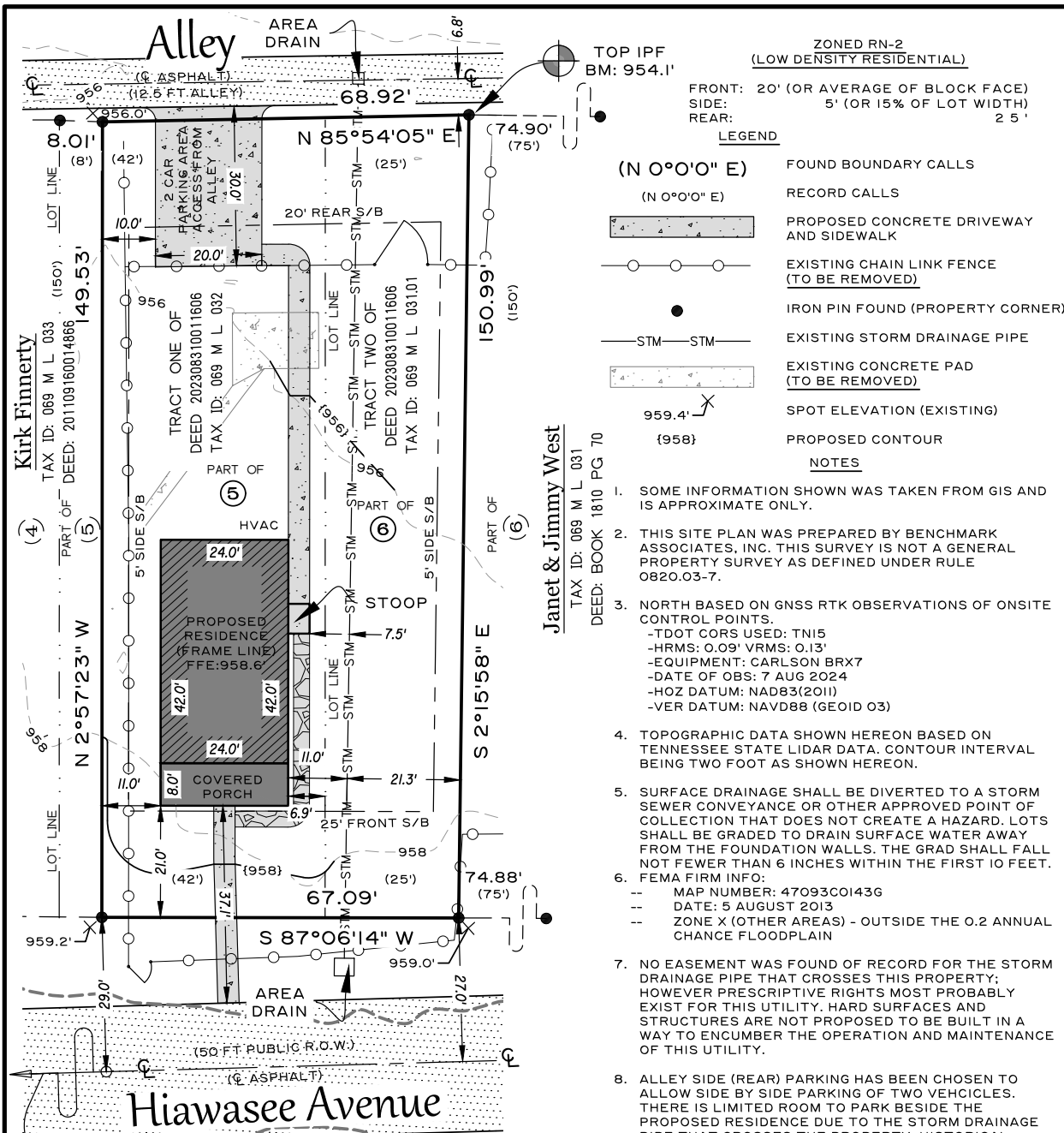
ADDITIONAL REQUIREMENTS

- Property Owners / Option Holders

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

FEE 1:		TOTAL:
250.00		
FEE 2:		
FEE 3:		250.00

Pd. 09/19/2024, SG



TOP IPF
BM: 954.1'

ZONED RN-2
(LOW DENSITY RESIDENTIAL)

FRONT: 20' (OR AVERAGE OF BLOCK FACE)
SIDE: 5' (OR 15% OF LOT WIDTH)
REAR: 25'

- LEGEND**
- (N 0°0'0" E) FOUND BOUNDARY CALLS
 - (N 0°0'0" E) RECORD CALLS
 - PROPOSED CONCRETE DRIVEWAY AND SIDEWALK
 - EXISTING CHAIN LINK FENCE (TO BE REMOVED)
 - IRON PIN FOUND (PROPERTY CORNER)
 - STM-STM EXISTING STORM DRAINAGE PIPE
 - EXISTING CONCRETE PAD (TO BE REMOVED)
 - SPOT ELEVATION (EXISTING)
 - {958} PROPOSED CONTOUR
- NOTES**

1. SOME INFORMATION SHOWN WAS TAKEN FROM GIS AND IS APPROXIMATE ONLY.
2. THIS SITE PLAN WAS PREPARED BY BENCHMARK ASSOCIATES, INC. THIS SURVEY IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820.03-7.
3. NORTH BASED ON GNSS RTK OBSERVATIONS OF ONSITE CONTROL POINTS.
-TDOT CORS USED: TN15
-HRMS: 0.09' VRMS: 0.13'
-EQUIPMENT: CARLSON BRX7
-DATE OF OBS: 7 AUG 2024
-HOZ DATUM: NAD83(2011)
-VER DATUM: NAVD88 (GEOID 03)
4. TOPOGRAPHIC DATA SHOWN HEREON BASED ON TENNESSEE STATE LIDAR DATA. CONTOUR INTERVAL BEING TWO FOOT AS SHOWN HEREON.
5. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM THE FOUNDATION WALLS. THE GRAD SHALL FALL NOT FEWER THAN 6 INCHES WITHIN THE FIRST 10 FEET.
6. FEMA FIRM INFO:
-- MAP NUMBER: 47093COI43G
-- DATE: 5 AUGUST 2013
-- ZONE X (OTHER AREAS) - OUTSIDE THE 0.2 ANNUAL CHANCE FLOODPLAIN
7. NO EASEMENT WAS FOUND OF RECORD FOR THE STORM DRAINAGE PIPE THAT CROSSES THIS PROPERTY; HOWEVER PRESCRIPTIVE RIGHTS MOST PROBABLY EXIST FOR THIS UTILITY. HARD SURFACES AND STRUCTURES ARE NOT PROPOSED TO BE BUILT IN A WAY TO ENCUMBER THE OPERATION AND MAINTENANCE OF THIS UTILITY.
8. ALLEY SIDE (REAR) PARKING HAS BEEN CHOSEN TO ALLOW SIDE BY SIDE PARKING OF TWO VEHICLES. THERE IS LIMITED ROOM TO PARK BESIDE THE PROPOSED RESIDENCE DUE TO THE STORM DRAINAGE PIPE THAT CROSSES THE PROPERTY. HISTORICAL AERIAL IMAGERY SHOWS ACCESS (AS WELL AS THE OLD HOUSE) WAS SITUATED ALONG THIS ALLEY.

Site Plan
Proposed Residence
Part of Lot 5
Monticello Addition to Knoxville

FOR: ONE16PROPERTIES OWNER: ONE16PROPERTIES DRAWN BY: EIP

ADDRESS: 0 HIAWASSEE AVE. DISTRICT: 7 COUNTY: KNOX CITY: KNOXVILLE WARD: 18 BLOCK: 18601

CLT MAP: 069 INSERT: M GROUP: L PARCEL: 032 & 31.01 SCALE: 1"= 20' BM-NUMBER: 23-163 DATE: 7 AUGUST 2017

DEED: INST.NO.202308310011606 SUBDIVISION: "MONTICELLO ADDITION TO KNOXVILLE" CABINET A PAGE 160B LOT: PART OF 5 & 6

Member:
Tennessee Association of
Professional Surveyors

BENCHMARK ASSOCIATES, INC.

10308 Hardin Valley Road
Knoxville TN 37932
bma-ls.com

Phone (865) 692-4090
Facsimile (865) 692-4091

Land Planners

Land Surveyors



ONE 16
Properties,
 1,008 sq ft
LLC

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FLOORING PLAN	11



SHEET NUMBER
1

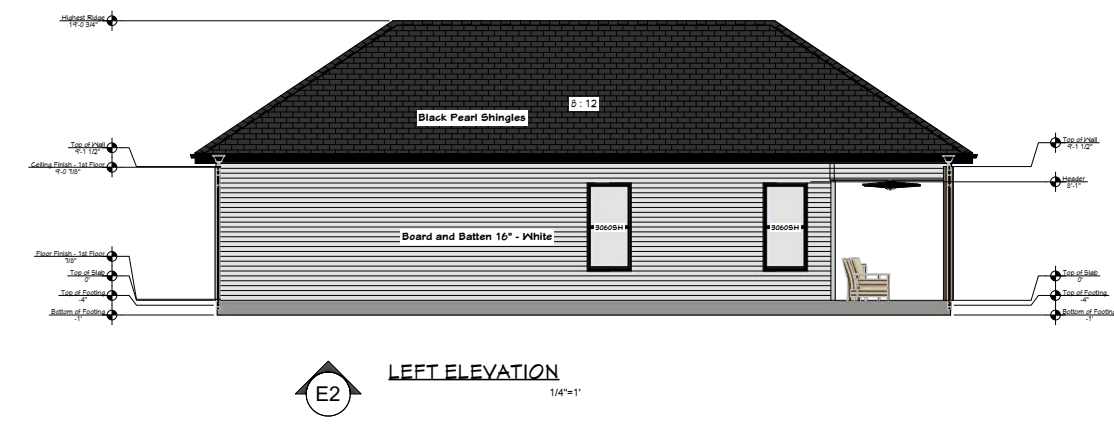
SCALE: SEE VIEW
 DATE: 7/12/2024
 DRAWN BY: J.G.

PRESENTATION VIEWS
 FOR ILLUSTRATION ONLY, NO SCALE

one16Properties, LLC
**1,008 SQFT CUSTOM
 DESIGN**

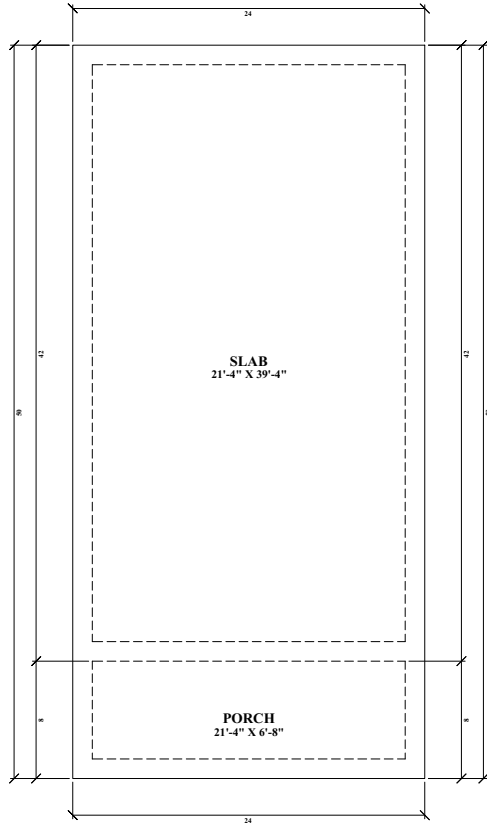
Jeff Goodman
 4399 NORTH OCOEE ST
 CLEVELAND, TN, 37312
 (423) 244-4028





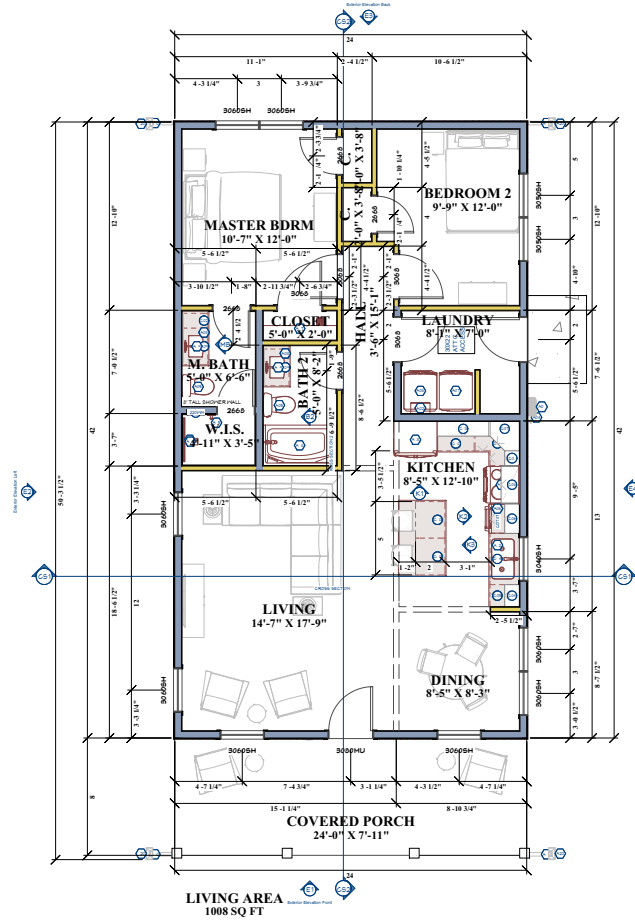
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SHEET NUMBER 7	SCALE: SEE VIEW
	DATE: 7/12/2024 DRAWN BY: JG
EXTERIOR ELEVATIONS	
one16Properties, LLC	
1,008 SQFT CUSTOM DESIGN	
Jeff Goodman 4399 NORTH OCOEE ST CLEVELAND, TN, 37312 (423) 244-4028	



FOUNDATION PLAN

1/4"=1'



MAIN - FLOOR

5' C.H. THROUGHOUT
UNLESS OTHERWISE NOTED

1/4"=1'

SQUARE FOOTAGE

FIRST FLOOR
CONDITIONED/HEATED - 1008
PORCHES/DECKS-192
TOTAL SQFT - 1200

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SHEET NUMBER

4

SCALE: SEE VIEW

DATE: 7/12/2024

DRAWN BY: J.G.

**FOUNDATION/FLOOR
PLAN**

one16Properties, LLC
**1,008 SQFT CUSTOM
DESIGN**

Jeff Goodman
4399 NORTH OCOEE ST
CLEVELAND, TN, 37312
(423) 244-4028

