

File Number: 2-H-25-IH

Meeting: 4/16/2025
Applicant: Dave Madden
Owner: Antares LLC
District: Lonsdale Infill Housing Overlay District

Property Information

Location: 3339 Divide St. **Parcel ID:** 81 P B 002
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description:

Description of Work

Level III New Primary Structure

New primary structure fronting Divide Street. The residence is one-story on the facade elevation with an additional basement-level story extending towards the rear of the property, along the grade. The front massing features a side-gable roof, and the rear massing features a front-gable roof, both of which have a 6/12 pitch and are clad in asphalt shingles. It features an exterior of vinyl lap siding and an unspecified foundation that appears to be a concrete block. The house is 25' wide by 73'-8" deep (front 37'-2" and rear 36'-6") and is proposed to be set 32'-9" from the front lot line. It features a half-length, 8'-8" deep front porch with a front-gable roof supported by two 8" square wooden posts. Parking is a 10' wide by 32'-9" deep concrete driveway in the front of the house and is accessed via Divide Street.

The façade (northeast) features three bays, with paired windows in the left bay above brick veneer with trim, a full-lite door in the central bay, and paired windows and a porch railing in the right bay. The left elevation features one window on the front massing and another on the rear massing. The right elevation features a pair and two windows on the front massing, and the rear massing features a pair and one windows and a secondary entrance with a deck. The rear elevation features the deck and steps on the left, and a two-story projecting front-gable massing on the right, with paired windows in the second story. All windows are 4/4 and single-hung.

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 house is proposed to be set 32'-9" front the front property line. The average front setback of the block is 41'. The adjacent houses are set significantly back, at 70' and 79'. The adjacent houses are proposed at 37'-3" and 43'; the house should be moved towards the rear property line to align with the new houses. The final site plan should be revised so that the front walkway connects to both the street and the driveway.

2. The block to receive new construction lacks significant context, as almost all the houses on the street are infill construction, interspersed with Minimal Traditionals and vacant lots. The 25' wide by 73'-8" deep house is significantly deeper than the nearby houses, which are between 28'-40' deep. However, the lot has a steep slope and is approximately 190' deep, and the depth results from the basement-level story built along grade. This rear massing will be minimally visible from the right-of-way due to the grade and small side setbacks of adjacent houses, but it will be visible from Savoy Street, which runs along the rear lot line. The Board should discuss the depth of the house.

3. Infill Housing design guidelines recommend that on lots without alleys, new driveways should be at least 20' behind the front façade of the infill house with access limited to one lane between the street and the front façade. Parking can also be accessed from the rear street on through lots. Parking is a concrete pad located in front of the house and accessed via a driveway from Divide Street. Parking should be revised to avoid the front yard. The final site plan should meet City Engineering standards.

4. The one-story, three-bay façade on the front elevation is similar in scale and height to the context. No other houses on the block feature an additional basement-level massing, but those lots are not steeply sloped.

5. The house features a half-length, 8'-8" deep front porch with a projecting front-gable roof supported by two 8" square wooden posts, which meets design guidelines.

6. Guidelines recommend window and door styles be similar to historic houses on the block, with similar placement and ratio of solid to void. The 4/4 single-hung windows are compatible with the 6/6 single-hung windows on most houses in the block, and all elevations except the left elevation feature a sufficient ratio of solid to void. The left elevation will be minimally visible from the street due to small setbacks, but it features large swaths of blank siding, particularly on the rear massing. The Board should discuss whether an additional window on the left elevation of the rear massing is necessary.

7. The 6/12 roof pitch matches guidelines and the neighborhood context. The design benefits from the complexity

of the trim and partial cornice returns, which should be retained.

8. The asphalt shingles and vinyl horizontal siding meet the design guidelines. The foundation appears to be a concrete block, which should be clad in stucco or parge-coated to meet the design guidelines. The final siding material should be lap siding with an overlap, as opposed to Dutch lap, flush panel, or board-and-batten siding.

9. The final site plan should be revised to include a native or naturalized shade tree in the front and rear yards. Guidelines state that “Healthy trees that are outside the building footprint should be preserved.” The remaining trees in the rear yard should be retained and indicated on the site plan, unless revisions to the parking location make removal necessary.

10. The applicant is proposing two additional houses adjacent to this one. They are differentiated by variations in the roof design on the projecting porch massing. The Board should discuss whether any additional differentiation is necessary.

Recommendation

Staff recommends approval of Certificate 2-H-25-IH, subject to the following conditions:

1) the final site plan to meet City Engineering standards; 2) front setback to be revised to align with adjacent new houses, with final measurement provided to staff on final site plan ; 3) parking location to be revised to avoid the front yard; 4) the final site plan to include a walkway to the street; 5) foundation to be clad in stucco or parge-coated and siding to be lap siding with an overlap, as opposed to Dutch lap, flush panel, or board-and-batten siding; 6) the final site plan to include a native or naturalized shade tree in the front yard and rear yard, and the remaining trees in the rear yard should be retained if at all possible.



<p>INFILL HOUSING REVIEW BOARD</p>	<p align="center">2-H-25-IH APPLICATION FOR CERTIFICATE OF APPROPRIATENESS</p>	<p>Applicant: Dave Madden</p>
	<div data-bbox="371 1820 509 1881" data-label="Image"> </div> <p align="center">3339 Divide St.</p> <hr/> <p align="center">Lonsdale Infill Housing Overlay District</p> <p>Original Print Date: 2/10/2025 Revised:</p> <p>Knoxville/Knox County Planning - Infill Housing Design Review Committee</p>	<div data-bbox="1252 1814 1292 1902" data-label="Image"> </div> <div data-bbox="1073 1902 1503 1976" data-label="Figure"> </div>



DESIGN REVIEW REQUEST

☐ DOWNTOWN DESIGN (DK)

☐ HISTORIC ZONING (H)

☒ INFILL HOUSING (IH)

Kelsey Chambers

Applicant

1/20/25

February 19, 2025

2-H-25-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

Dave Madden

Dave Madden, Architect

Name

Company

3735 Parker Harrison Way

Knoxville

TN

37924

Address

City

State

Zip

865-770-9496

madden.dave56@gmail.com

Phone

Email

CURRENT PROPERTY INFO

ANTARES LLC

3701 N BROADWAY ST KNOXVILLE, TN 37917

865-770-9097

Owner Name (if different from applicant)

Owner Address

Owner Phone

3339 Divide Street, Knoxville, TN 37921

081PB002

Property Address

Parcel ID

RN-2

Neighborhood

Zoning

AUTHORIZATION

Lindsay Lanois
Staff Signature

Lindsay Lanois

Please Print

Date

KChambers
Applicant Signature

Kelsey Chambers

Please Print

1/20/25

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: Proposed construction of a new single-family residence.

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

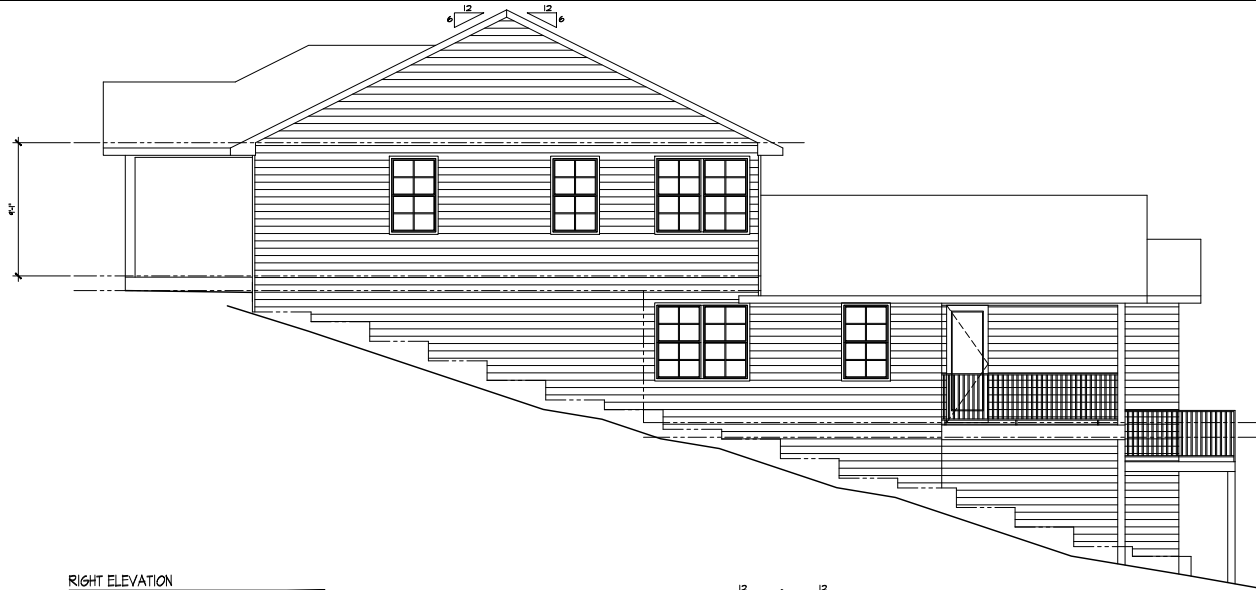
FEE 2:

FEE 3:

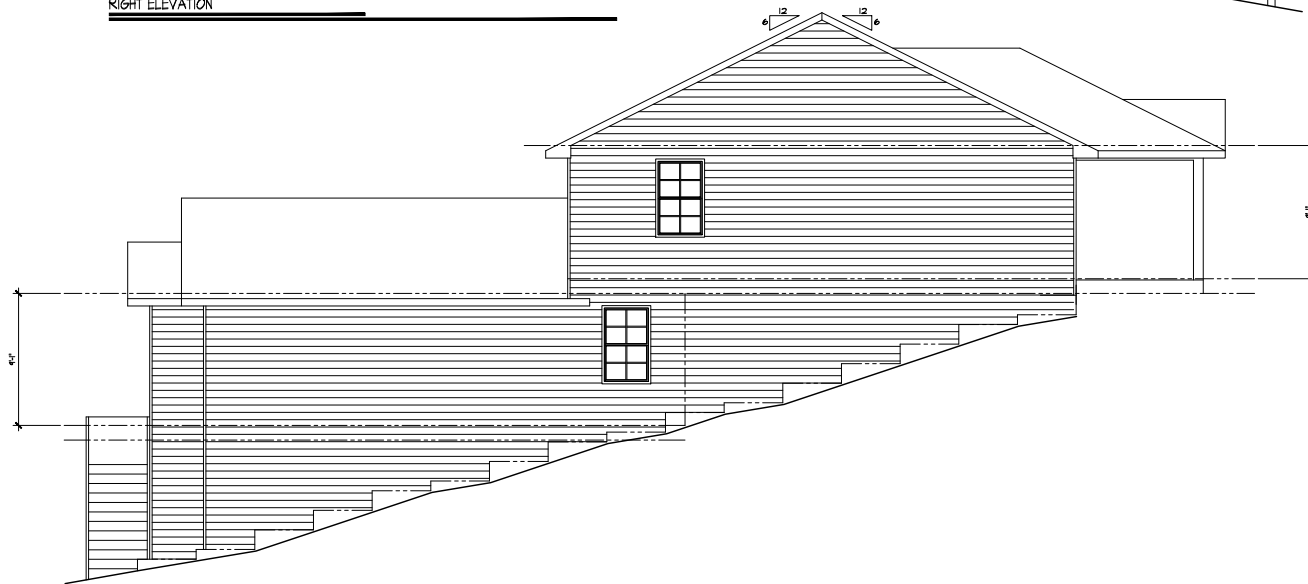
TOTAL:

\$250.00

Pd. 01/24/2025, SG



RIGHT ELEVATION

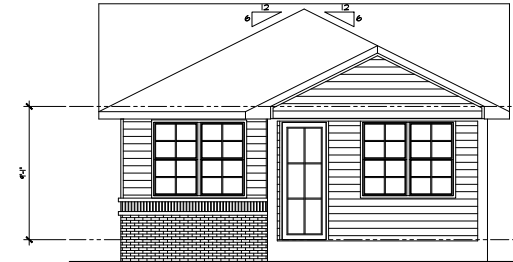


LEFT ELEVATION

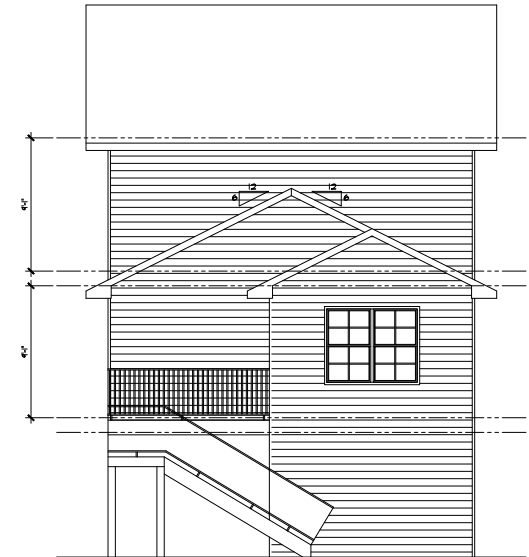
ELEVATION SCHEDULE

INDICATES NOTES APPLICABLE TO THIS PLAN ONLY.
(UNLESS NOTED OTHERWISE)

- ALL EXPOSED TRIM, ROOF SHEATHING, BEAMS, ETC., WHERE INDICATED SHALL BE REBURN AND FREE OF LOOSE ENDS, SIPS AND SPLITS AS POSSIBLE.
- PAINT: EXTERIOR: 1. COLORED-FLAMING WITH CAULKING AT INTERSECTION OF ROOF TO WALL.
- ROOFING MATERIAL: "CERTAINTEED" GLASS 1/4" ASPHALT SHIMMER (COMMON-USE) OR APPROVED EQUAL, PROVIDE 1/4" HANE TRIM TIES AND DAVE CLIPS, ROOF MATERIAL TO BE INSTALLED PER MFG. SPEC. PROVIDE 2x6 OR 4x4 PLANKING 1. COLORED-FLAMING AS REQUIRED. USE 1/2" LATHING FOR FELL UNDERLAPMENT PER ROOF MATERIAL. IS APPLIED OVER FLYWOODS (HANG EXISTING OR NEW) POWER.
- ALUMINUM PREPARED 2x4 FASCIA WITH ALUMINUM VENTED BONED DAVEL.
- BEAM (SEE NOTE #1) BANGSHAW OR CHAFFERED AS INDICATED SIZE AS SHOWN.
- POST (SEE NOTE #1) FLANK BANGSHAW, CHAFFERED OR TURNED AS INDICATED SIZE AS SHOWN.
- HORIZONTAL VENT, VENTILY COLOR BROWN.
- PAINT: VIL. LOANDED ARTS. USE WITH SPOKE BACKING.
- 2x4 WOOD SERRAND OVER 1/4" FELT.



FRONT ELEVATION



REAR ELEVATION



DMA
DAVE MADDEN ARCHITECT
Phone 615-770-4446 • Email: madden@dmarchitect.com
3125 Forster - Harrison Hwy, Knoxville, TN 37924

ELEVATIONS

ALLAUNA VITELLI RES
3339 DIVIDE ST
KNOXVILLE TN 37921
LOT: 2



Drawn by: DM
Checked by:
Date: 12/21/2024
Job No: 24-0497N

1/4" = 1'-0"
Sheet Number
A-4
Of Sheets

3/20/24/ELEV-0100.dwg

