

File Number: 2-J-25-IH

Meeting: 4/16/2025
Applicant: Spencer Stanley - Stanley Homes LLC
Owner: Spencer Stanley - Stanley Homes LLC
District: Oakwood/Lincoln Park Infill Housing Overlay District

Property Information

Location: 816 E. Churchwell Ave. **Parcel ID:** 81 E H 005
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description:
New primary structure.

Description of Work

Level III New Primary Structure

New primary structure fronting East Churchwell Avenue. Two story residence features a side-gable roof (9/12 pitch) clad in asphalt shingles, an exterior of horizontal vinyl lap siding with trim, and a block foundation clad in stucco. The house is 28' wide by 40' deep and is proposed to be set 39' from the front lot line. It features a full-length 8' deep porch recessed under a shed roof and supported by four 6" square columns made from pressure-treated wood with a horizontal header; the porch is accessed via steps, as the foundation is raised 3.5' above grade. Parking is a 22' wide by 25' deep concrete pad at the rear of the property and is accessed via the alley. The site plan includes a walkway from the porch to the street and an existing tree in the rear yard.

The façade (south) features three bays, with paired 1/1 single-hung windows in the left and right bays and a quarter-lite door in the central bay. The second story features a shed roof dormer with three grouped 1/1 single-hung windows that projects from the primary roofline. The left elevation features one 1/1 single-hung window on the first story and two windows on the second story. The right elevation features two 1/1 single hung windows on the first story and one transom window on the second story. The rear elevation features a secondary entrance with a quarter-lite paneled door recessed under the primary roofline with a rear deck and one 1/1 single-hung window.

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.
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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 29' from the front property line. The average front setback of the blockface is 29', with the adjacent house at 30'. The site plan includes a walkway from the porch to the street.
2. The block to receive new construction is characterized by Minimal Traditionals and infill construction. The 28' wide by 40' deep house is proportionate to other houses on the block and the dimensions of the lot.
3. Parking is an 11' wide by 25' deep diagonal concrete pad that is accessed from the rear alley, which meets design guidelines. The final site plan should meet City Engineering standards.
4. The two-story, three-bay façade is similar in scale and height to the context.
5. The house features a full-length 8' deep porch recessed under a shed roof and supported by four 6" square columns made from pressure-treated wood with a horizontal header, which meets design guidelines.
6. Guidelines recommend that window and door styles be similar to the context and that all elevations feature a sufficient ratio of solid to void. All elevations feature sufficient transparency except for the left elevation, where one additional window should be added. The 1/1 single hung windows and quarter-lite paneled doors match the context.
7. The 9/12 pitch roof matches the neighborhood context, and the design benefits from the shed dormer, overhanging eaves, and trim.
8. The asphalt shingles, vinyl lap siding, and stucco coated block foundation all meet the design guidelines.
9. The site plan includes the existing tree in the back yard. The final site plan should also include one new native or naturalized shade tree in the front yard.

Recommendation

Staff recommends approval of Certificate 2-J-25-IH, subject to the following conditions: 1) the final site plan to meet City Engineering standards; 2) an additional window to be added to the left elevation, with details to be approved by staff; 3) the final site plan to include the existing tree in the rear yard, if possible, and a new native or naturalized shade tree in the front yard.



**INFILL
HOUSING
REVIEW
BOARD**

2-J-25-IH
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



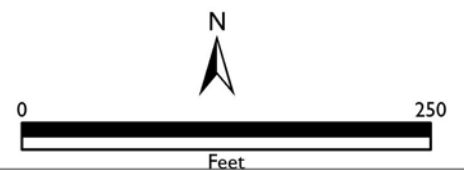
816 E. Churchwell Ave.

Oakwood/Lincoln Park Infill Housing Overlay
District

Original Print Date: 2/10/2025
Knoxville/Knox County Planning - Infill Housing Design Review Committee

Revised:

Applicant: Spencer Stanley Stanley Homes
LLC





DESIGN REVIEW REQUEST

☐ DOWNTOWN DESIGN (DK)

☐ HISTORIC ZONING (H)

☒ INFILL HOUSING (IH)

STANLEY HOMES LLC

Applicant

1/30/2025

2/19/2025

2-J-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

SPENCER STANLEY

STANLEY HOMES LLC

Name

Company

6313 CLINTON HWY APT 410

KNOXVILLE

TN

37917

Address

City

State

Zip

423742826

STANLEYHOMESLLC@GMAIL.COM

Phone

Email

CURRENT PROPERTY INFO

SPENCER STANLEY

6313 CLINTON HWY APT 410, KNOXVILLE, TN 37917 423742826

Owner Name (if different from applicant)

Owner Address

Owner Phone

816 E CHURCHWELL AVE

081EH005

Property Address

Parcel ID

RN-2

Neighborhood

Zoning

AUTHORIZATION

Lindsay Lanois
Staff Signature

Lindsay Lanois

Please Print

Date

Spencer Stanley
Applicant Signature

Spencer Stanley

Please Print

1/31/2025

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: The project being proposed at 816 E Churchwell Ave, Knoxville, TN 37917 is a single family house.

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:

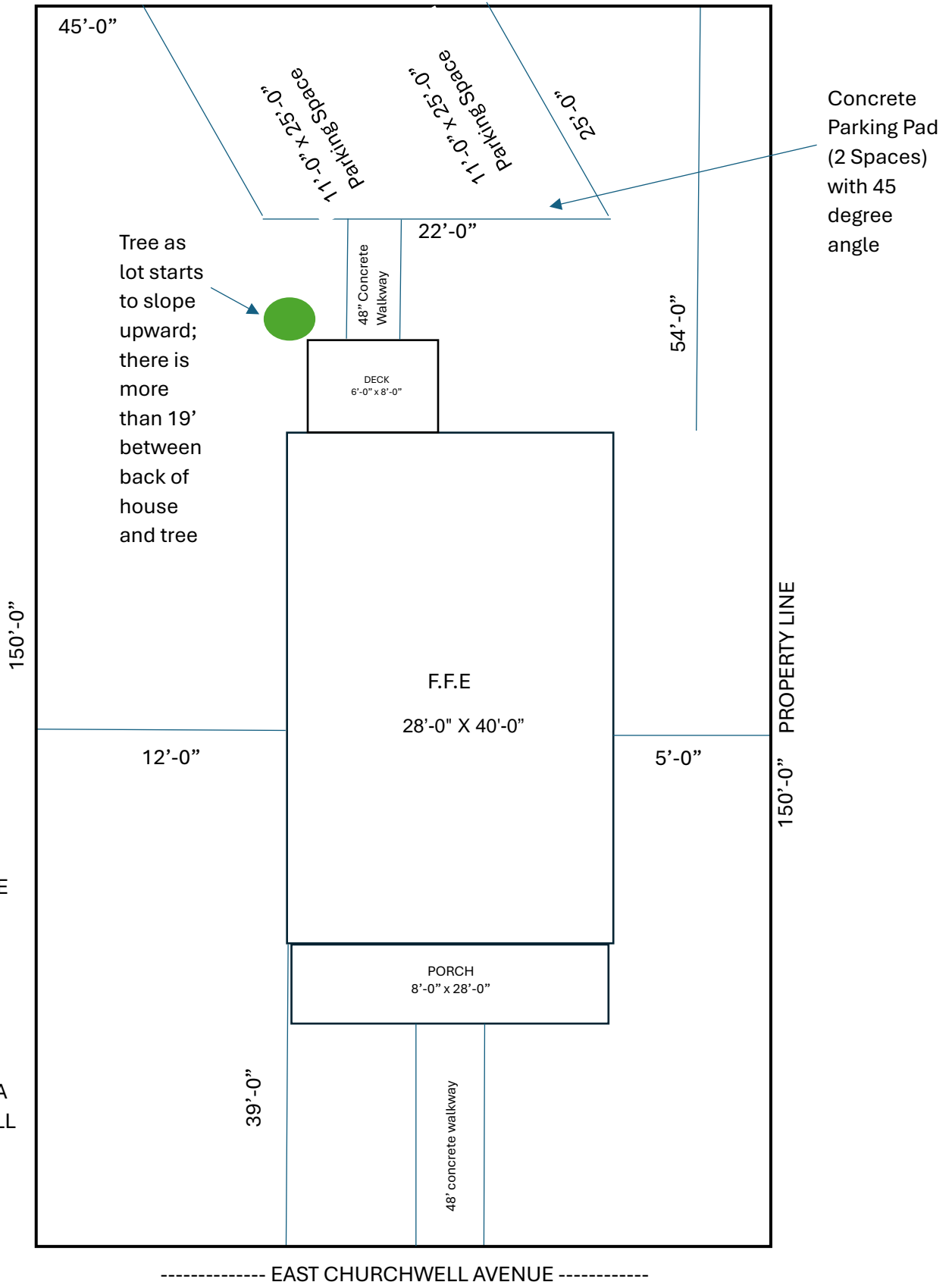
FEE 2:

FEE 3:

TOTAL:

\$250.00

Pd. 02/03/2025, SG



NOTE: SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN AWAY FROM THE FOUNDATION WALLS. THE GRADE SHALL FALL NOT FEWER THAN 6 INCHES WITHIN THE FIRST 10 FEET.

816 E CHURCHWELL AVE

BUILDING LOT COVERAGE (19.9%):
 LOT – 6,750 sf
 HOUSE/PORCH– 1,344 sf
IMPERVIOUS AREA (31.9%):
 HOUSE/PORCH – 1,344 sf
 PARKING/WALKWAY/DECK – 814 sf

SHINGLE OVER VENT

DIMENSIONAL
ASPHALT SHINGLE

9:12 PITCH ROOF

VINYL SIDING—WHITE TRIM
EDGE, ALL SIDES

6" PRESSURE
TREATED COLUMN

STUCCO OVER
BLOCK FOUNDATION

8'-0"

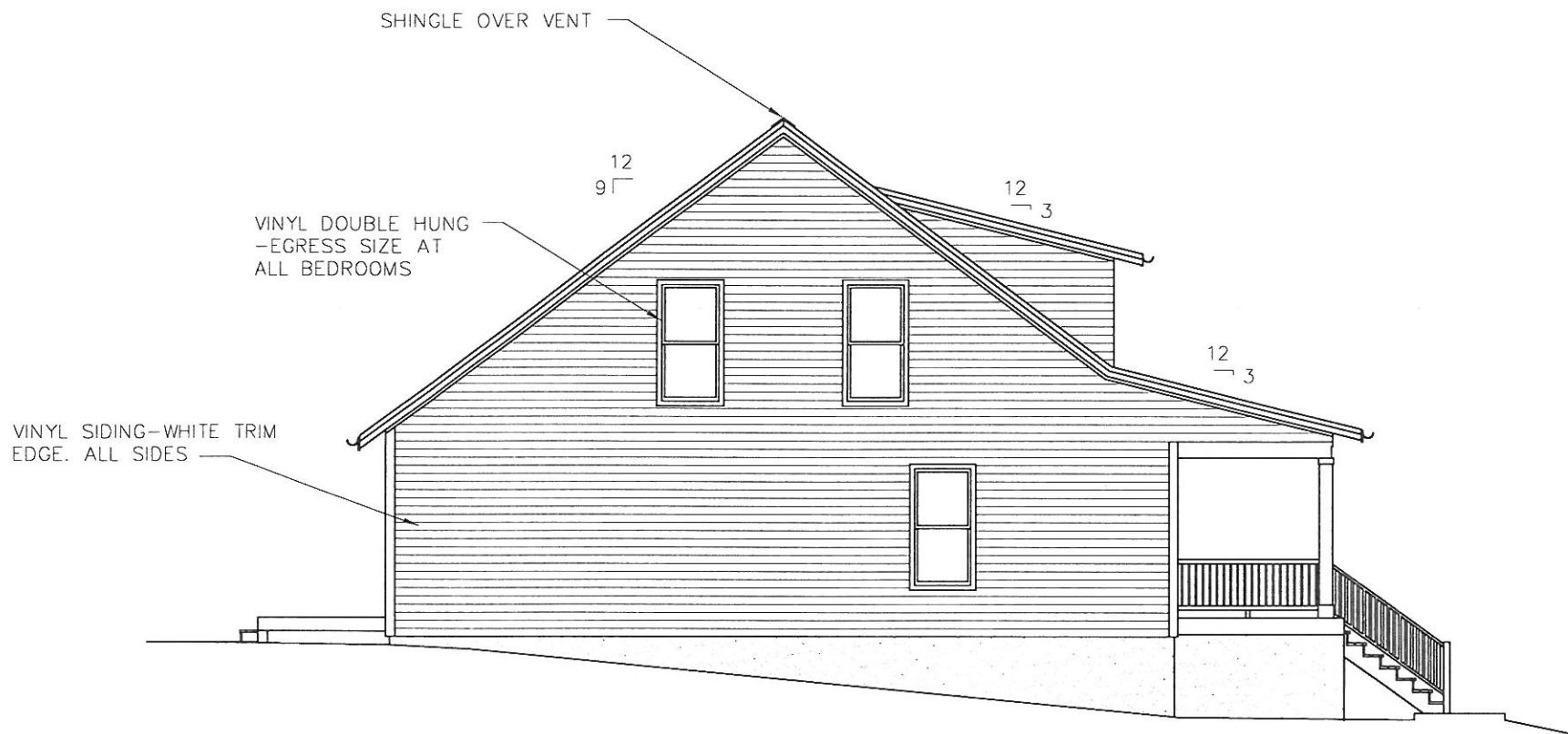
9'-0"

SEE SITE PLAN FOR FINISH
FLOOR ELEVATION

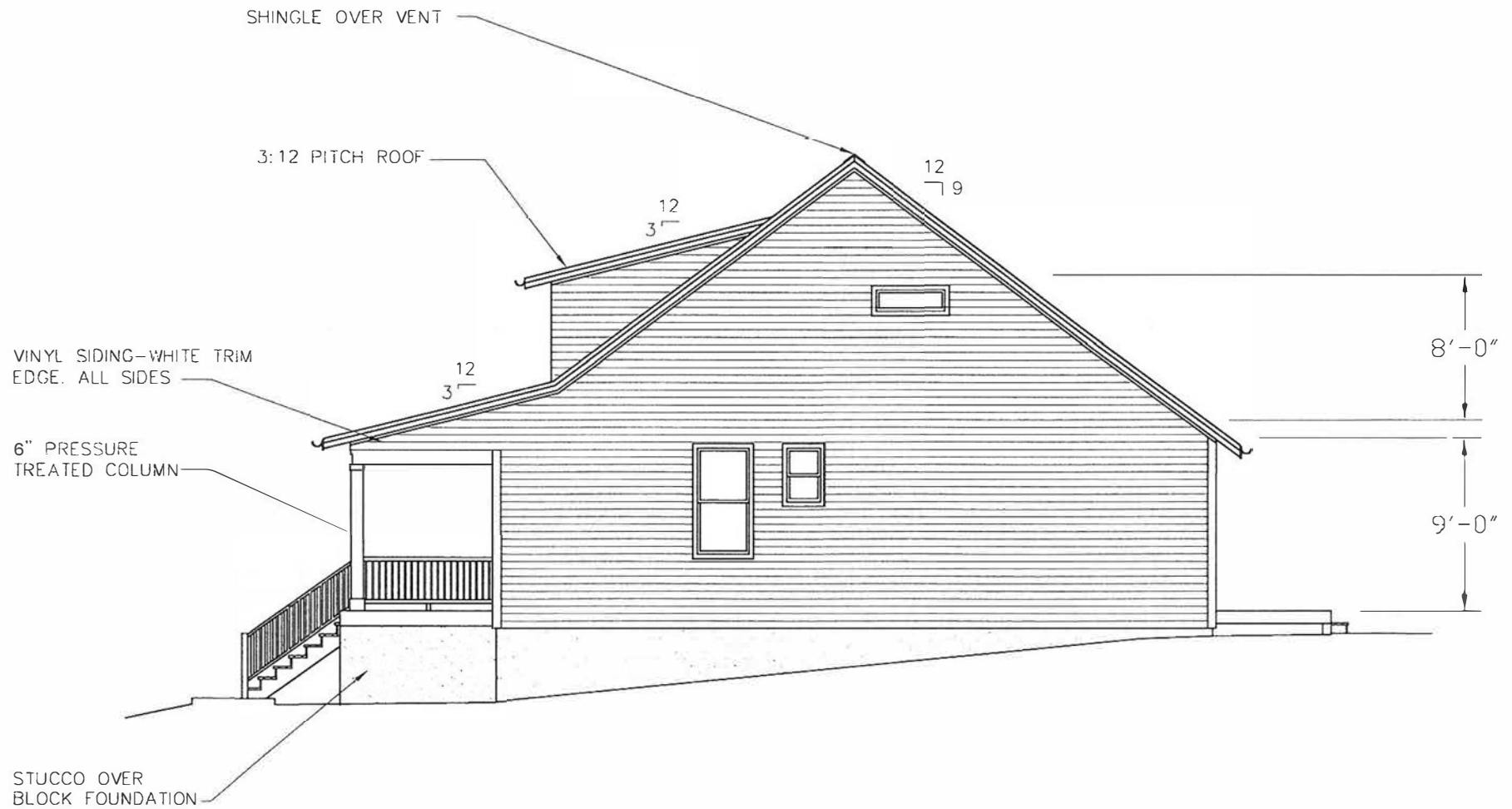
3'-6" TO 5'-0"



Front Elevation
816 East Churchwell Avenue



Side Elevation
816 East Churchwell Avenue



Side Elevation
816 East Churchwell Avenue

SHINGLE OVER VENT

DIMENSIONAL
ASPHALT SHINGLE

9:12 PITCH ROOF

VINYL DOUBLE HUNG
-EGRESS SIZE AT
ALL BEDROOMS

8'-0"

9'-0"

SEE SITE PLAN FOR FINISH
FLOOR ELEVATION

8" TO 2'-0"

1'-0" TO 2'-6"

Rear Elevation
816 East Churchwell Avenue

Design for 816 E Churchwell Ave Single Family

ROOF: Dimensional shingles

FOUNDATION: Painted Stuccoed Block

SIDING: Double 5" Straight Lap

TRIM: White Soffit, Fascia, Trim,
and Corners

GUTTERS/DOWNSPOUTS: 6" Traditional K-Style

PORCH, DECK, PATIO: Pressure Treated Lumber

WINDOWS: White Single Hung

COLUMNS: Pressure Treated 6x6

SIDEWALKS: Concrete

LANDSCAPING: Leave All Existing Trees, Add Mulch and Shrubs Around Structure

OTHER: Seed and Straw Yard