



Staff Report

Infill Housing Design Review Committee

File Number: 2-J-25-IH

Meeting: 2/19/2025
Applicant: Spencer Stanley Stanley Homes LLC
Owner: Spencer Stanley Stanley Homes LLC

Property Information

Location: 816 E. Churchwell Ave. **Parcel ID** 81 E H 005
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 East Churchwell Avenue. Two story residence features a side-gable roof (7/12 pitch) clad in asphalt shingles, an exterior of horizontal vinyl lap siding with trim, and a block foundation clad in stucco. The house is 18'-10" wide by 44' deep and is proposed to be set 20' from the front lot line. It features a full-length 7'-4" deep porch recessed under a shed roof and supported by three 6" square columns made from pressure-treated wood. Parking is a 22' wide by 25' deep concrete pad and is accessed via the alley.

The façade (south) features two bays, with paired 4/1 single-hung windows in the left bay and a quarter-lite door with a transom in the right bay. The second story features a shed roof dormer with three transom windows that projects from the primary roofline. The left elevation features three 4/1 single-hung windows on the first story and two windows on the second story. The right elevation features two 4/1 single hung windows and a transom window on the first story and two transom windows on the second story. The rear elevation features a secondary entrance with a full-lite door recessed under the primary roofline and a pair of 4/1 single-hung windows.

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 20' 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 Traditional houses and infill construction. The 18'-10" wide façade is not proportionate to other houses on the block, which range between approximately 26' and 38' wide, or the dimensions of the lot. Corner, side, and rear setback requirements would allow for a house with a wider façade that would better fit the context and the dimensions of the lot. The plan has been approved by the Board previously, but for a 30' wide lot, where the façade was not disproportionately narrow.
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-bay façade is significantly more narrow than the other houses on the street by at least 6'-8', which all have three-bay façades. The height is similar in scale to the context.
5. The house features a full-length 7'-4" deep porch recessed under a shed roof and supported by three 6" square columns made from pressure-treated wood. While guidelines typically recommend that porches be at least 8' deep, the porch is proportional to the house.
6. The 4/1 single-hung windows and the quarter lite door fit the context. All elevations feature a sufficient ratio of solid to void.
7. The 7/12 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. The siding should be traditional clapboard-style lap siding instead of Dutch lap or flush panel siding.
9. The final site plan should include one tree in the front and back yards.

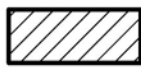
Recommendation

Staff recommends postponement of Certificate 2-J-25-IH to allow the applicant to select a plan which meets the guidelines encouraging front elevations to be similar in scale and width to original houses on the block.



**INFILL
HOUSING
REVIEW
BOARD**

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



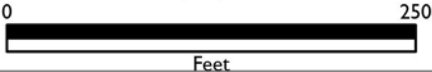
816 E. Churchwell Ave.

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:

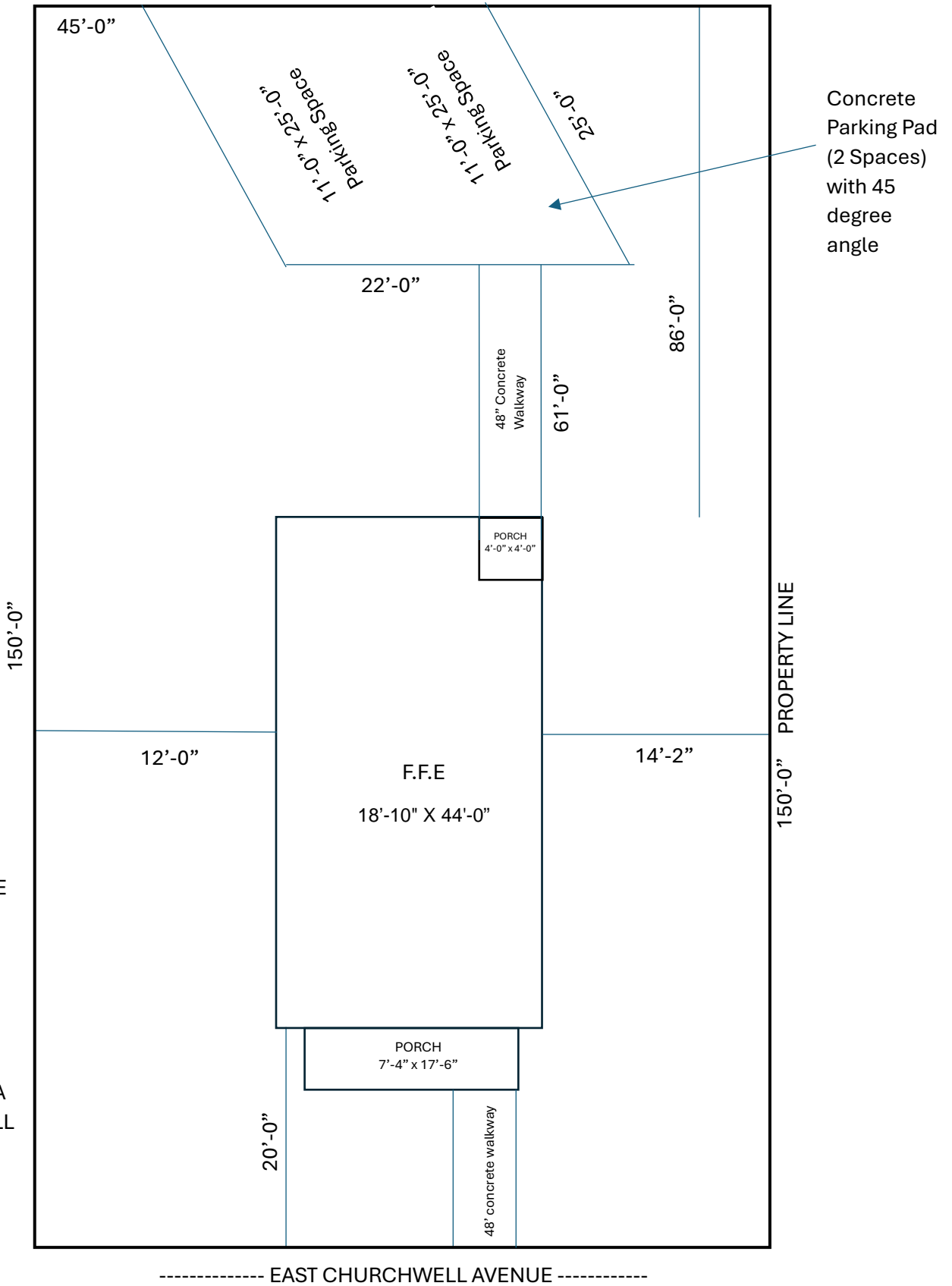
FEE 2:

FEE 3:

TOTAL:

\$250.00

Pd. 02/03/2025, SG



Concrete
Parking Pad
(2 Spaces)
with 45
degree
angle

NOTE: 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 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 (15.6%):

LOT – 6,750 sf

HOUSE/PORCH– 957 sf

IMPERVIOUS AREA (26.7%):

HOUSE/PORCH – 957 sf

PARKING/WALKWAY – 845 sf

HOME COMING



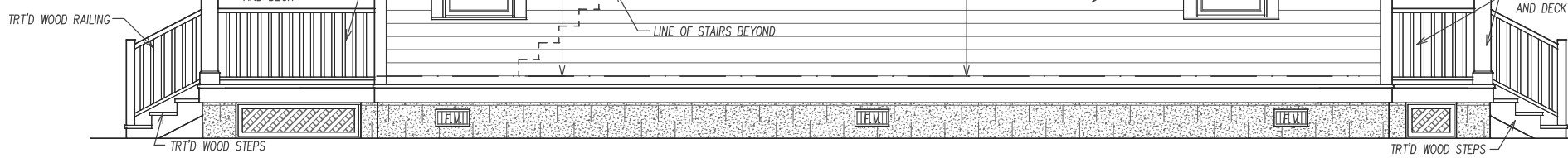
Stuccoed Foundation

LOADS

20 p.s.f.

20 p.s.f.

CRAWL SPACE VENT



RIGHT SIDE ELEVATION

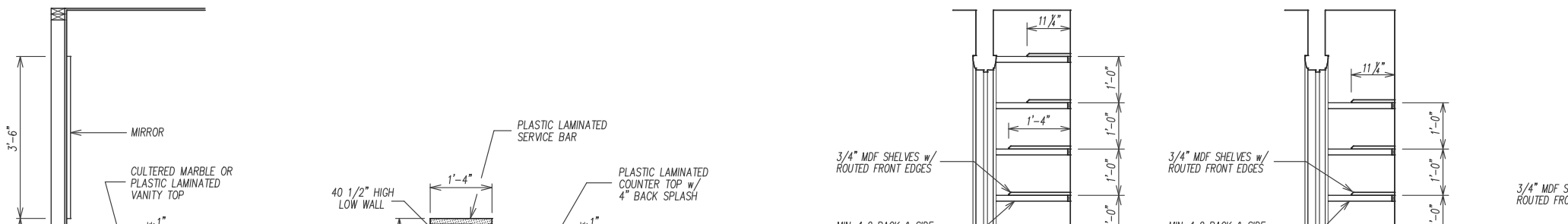
SCALE : 1/4" = 1'-0"

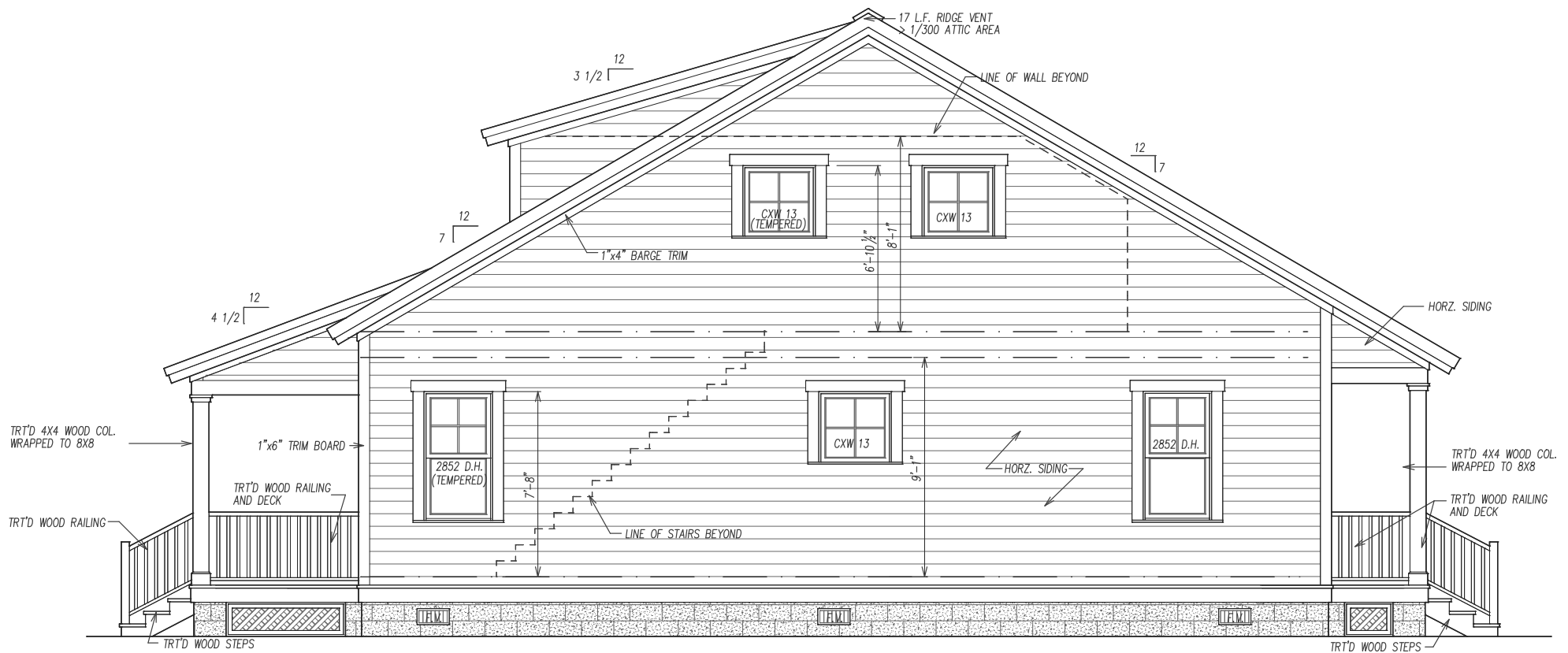


LEFT SIDE ELEVATION

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

Stuccoed
Foundation





RIGHT SIDE ELEVATION

Stuccoed Foundation

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



FRONT ELEVATION

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

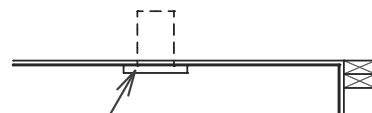
17 L.F. RIDGE VENT
> 1/300 ATTIC AREA



REAR ELEVATION

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

Stuccoed Foundation



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