



Staff Report

Infill Housing Design Review Committee

File Number: 1-A-25-IH

Meeting: 1/15/2025
Applicant: Innocent Rudasingwa RUDAS LLC
Owner: KCDC

Property Information

Location: 0 Texas Ave. **Parcel ID** 81 P E 005
Zoning: RN-2 (Single-Family Residential Neighborhood)
District: Lonsdale Infill Housing Overlay District

Description of Work

Level III New Primary Structure

New primary structure fronting Texas Avenue. One story residence features a front-gable roof (8/12 pitch), an exterior of vinyl lap siding with corner boards, and a block foundation clad in stucco. The house is 24'-8" wide by 38'-8" deep and will be set 25' from the front property line. It features a half-length, 6'-8" deep front porch recessed under a shed roof and supported by two 6" vinyl square columns. Parking is a 30' wide pad at the rear of the house accessed via a 12' wide driveway entered from Texas Avenue.

The façade (northwest) features three bays, with a projecting front-gable massing with a 1/1 double-hung window in the left bay, a zero-step entrance and paneled front door in the center bay, and a double-hung window in the right bay. The left and right elevations each feature two double-hung windows. The rear elevation features a double-hung window and a secondary entrance with a small deck.

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

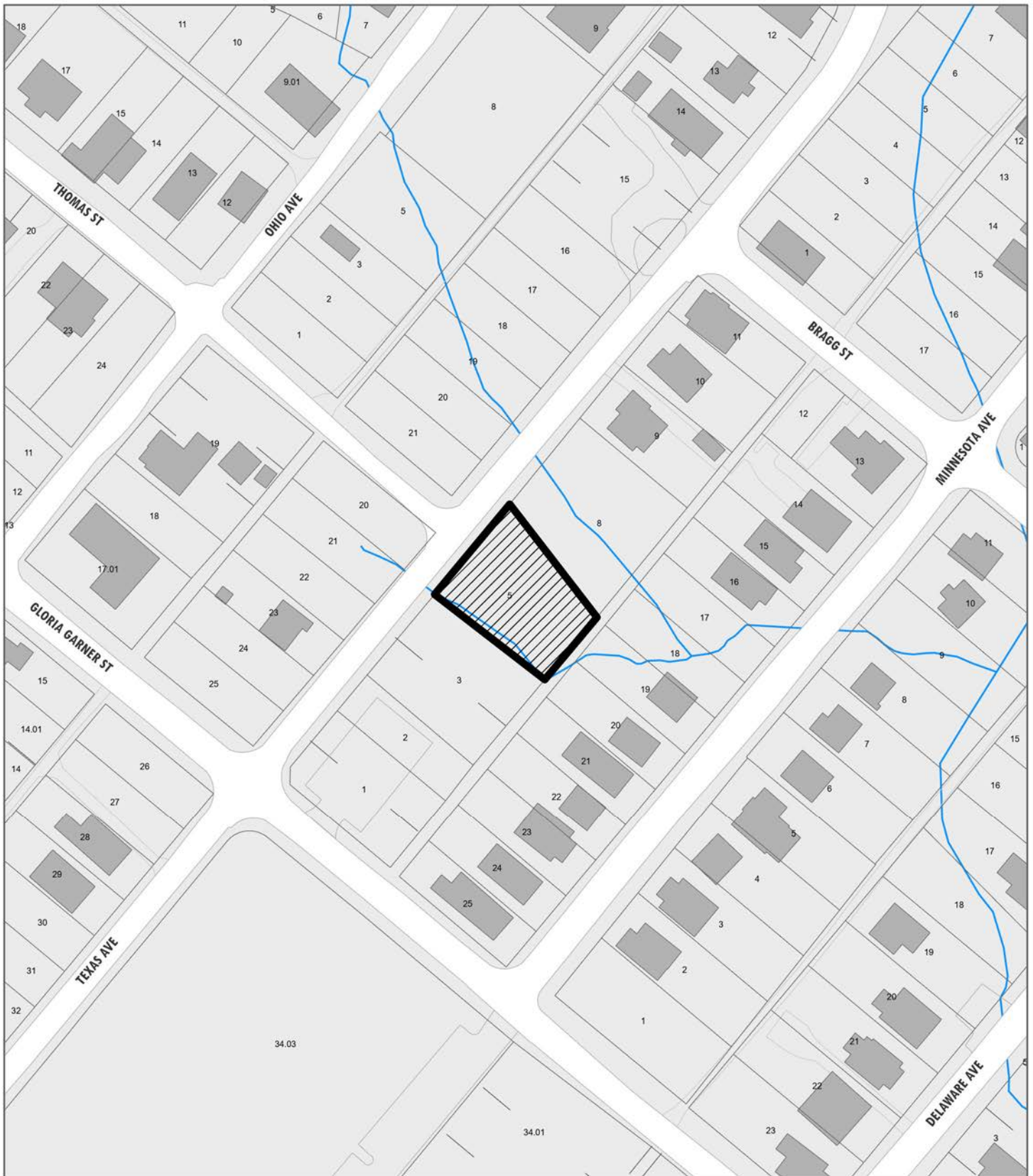
- One native or naturalized shade tree should be planted in the front and rear yards of in fill lots with 25 feet or more in depth to front of house
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Comments

1. The house is proposed to be set 25' from the front property line. The average front setback of the blockface is 22.7'. The final site plan should be revised so that the front walkway connects to the sidewalk along with the driveway.
 2. The block to receive new construction lacks significant context as it contains many vacant lots and some Minimal Traditionals, with modified Queen Anne cottages, shotguns, and infill construction further down Texas Avenue. The three-bay façade is proportionate to the dimensions of the lot and other houses on the block.
 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 is a concrete pad located behind the house and accessed via a driveway from Texas Avenue. The final site plan should meet City Engineering standards and may require revisions to address the stream buffer on the right side of the property.
 4. The three-bay façade is similar in scale and height to the context.
 5. The design includes a 6'-8" deep, partial-width front porch recessed under the primary roofline, supported by two 6" vinyl square columns. Guidelines typically recommend a porch 8'-12' deep, though the porch is proportionate to the small house.
 6. Guidelines recommend window and door styles be similar to historic houses on the block, with similar placement and ratio of solid to void. Windows are 1/1 and double-hung, and all elevations feature sufficient transparency for the neighborhood context. The two-paneled half lite front door is appropriate.
 7. The 8/12 roof pitch matches the neighborhood context.
 8. The asphalt shingles, vinyl lap siding, and stucco-coated block foundation meet the design guidelines.
 9. The final site plan should incorporate one native or naturalized shade tree in the front and rear yards.
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Recommendation

Staff recommends approval of Certificate 1-A-25-IH, subject to the following conditions: 1) final site plan to meet City Engineering standards, with minor revisions to be approved by staff; 2) final site plan to include a walkway to the street and one tree in front and rear yards.



**INFILL
HOUSING
REVIEW
BOARD**

**I-A-25-IH
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



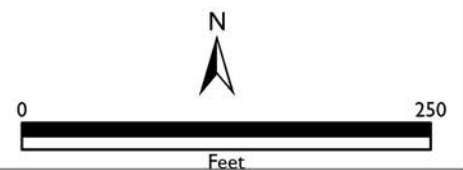
0 Texas Ave.

Lonsdale Infill Housing Overlay District

Original Print Date: 1/3/2025
 Knoxville/Knox County Planning - Infill Housing Design Review Committee

Revised:

Applicant: Innocent Rudasingwa RUDAS LLC





DESIGN REVIEW REQUEST

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

RUDAS LLC

Applicant

11/24/2024

Date Filed

January 15, 2024

Meeting Date (if applicable)

1-A-25-IH

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

Innocent Rudasingwa

Name

RUDAS LLC

Company

2740 Silent Springs Ln

Address

Knoxville

City

Tennessee

State

37931

Zip

203-706-7333

Phone

rudascorp@gmail.com

Email

CURRENT PROPERTY INFO

KCDC

Owner Name (if different from applicant)

901 N Broadway, Knoxville, TN 37917

Owner Address

865-403-1100

Owner Phone

0 Texas Ave, Knoxville, TN 37921

Property Address

081-PE-005

Parcel ID

Lonsdale

Neighborhood

RN-2

Zoning

AUTHORIZATION

Lindsay Crockett
Staff Signature

Lindsay Crockett

Please Print

12.10.24

Date

Innocent Rudasingwa

Applicant Signature

Innocent Rudasingwa

Please Print

11/24/2024

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: This will be a newly constructed single-family, Ranch style with 2 bedrooms, 1 bath 852 square feet home with a Crawl Space that is an ADA visitable, energy efficient and will comply with Knoxville-Knox County Planning Design Review Board(DRB) guidelines. Upon completion of construction, the home will be listed for rent to low-moderate income household.

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:

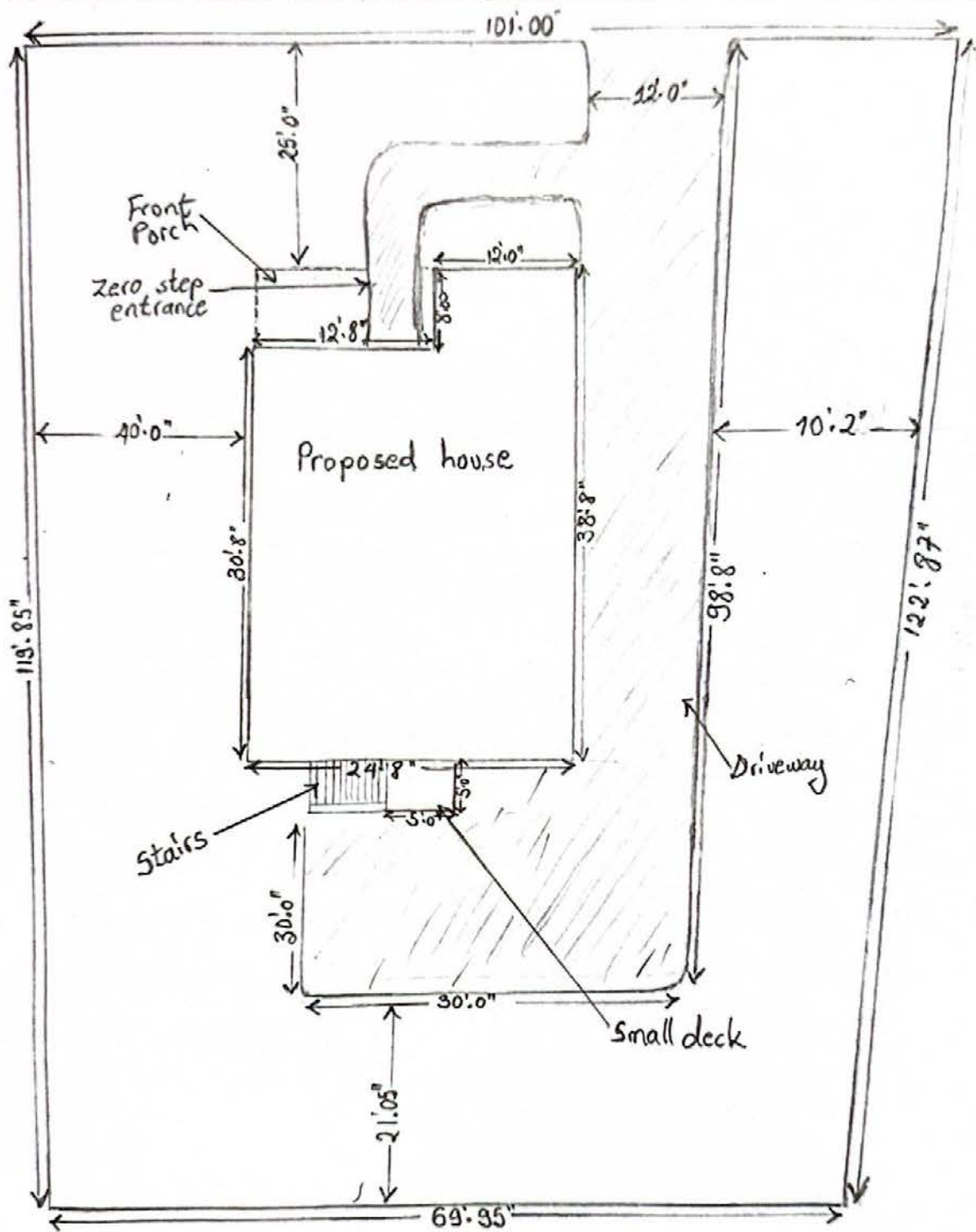
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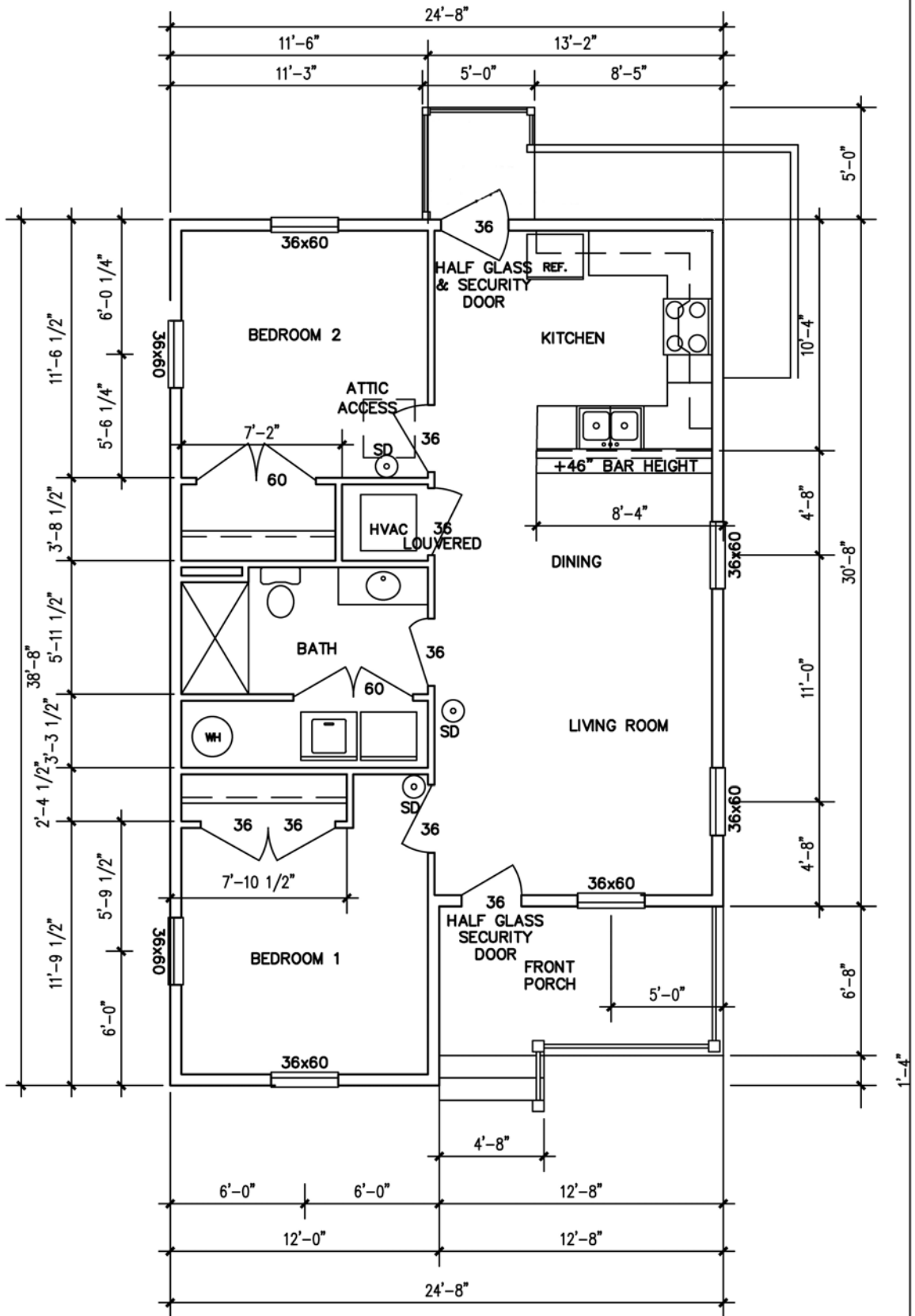
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Pd. 12/11/2025, SG

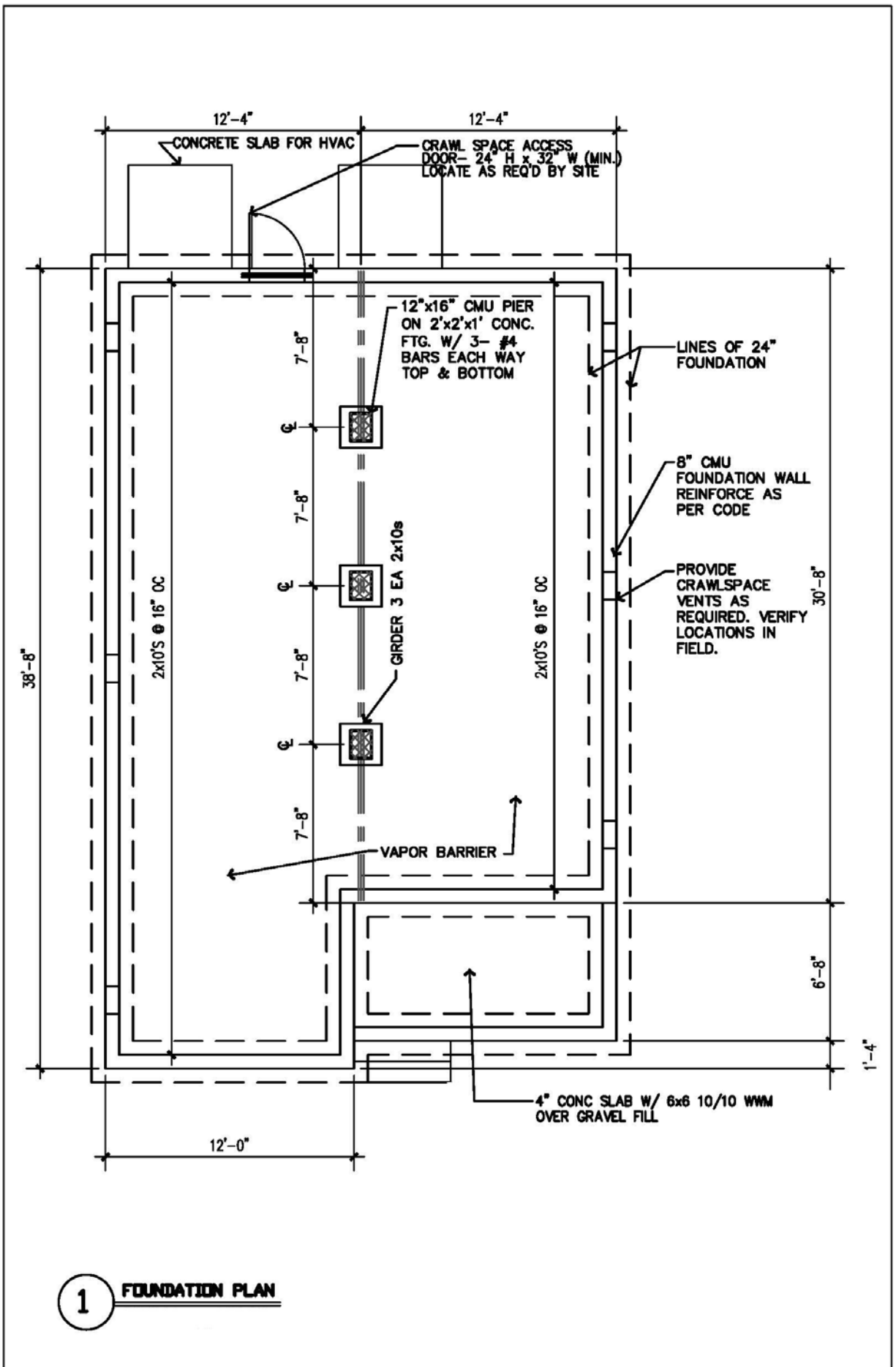
SITE PLAN

TEXAS AVENUE



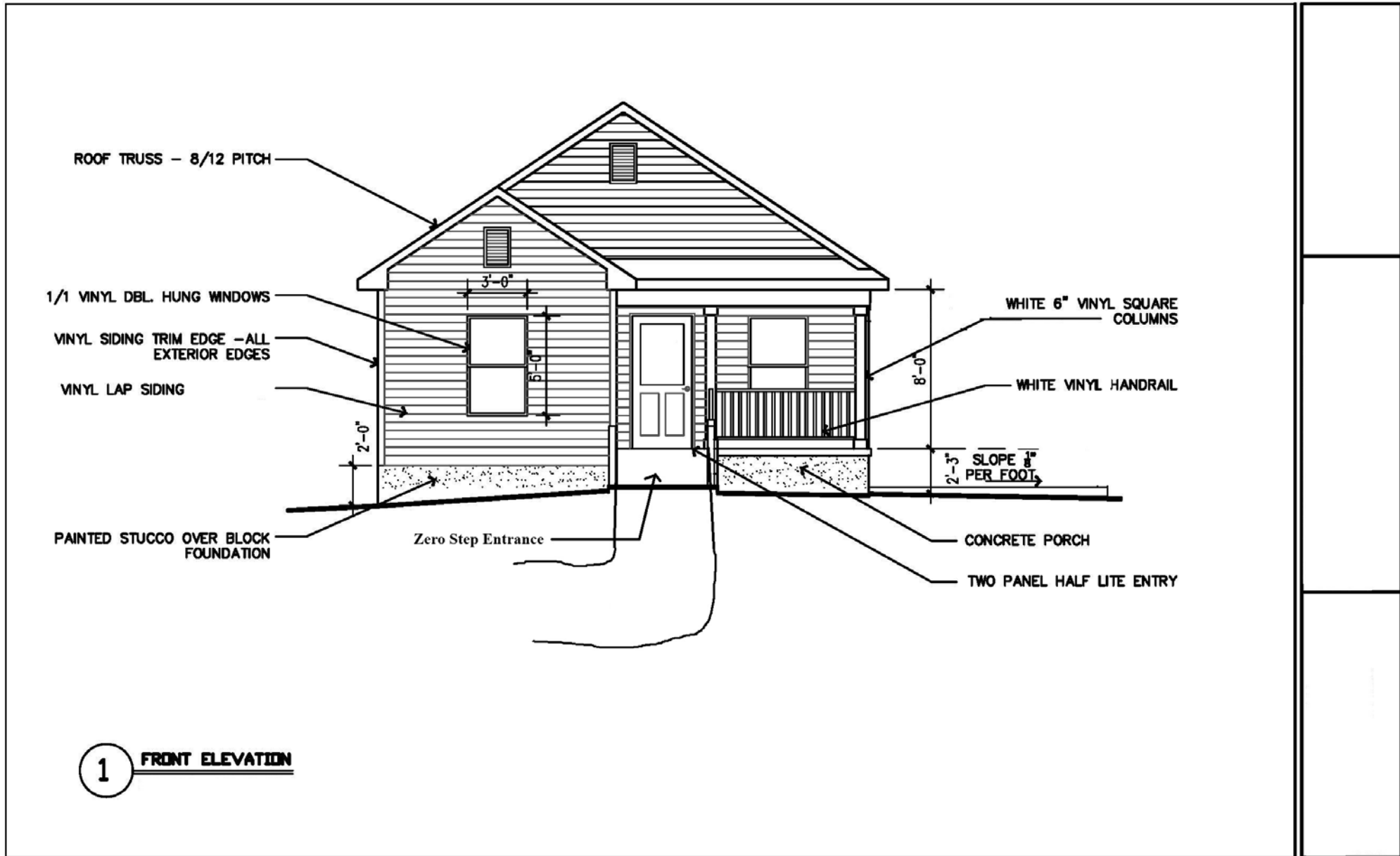


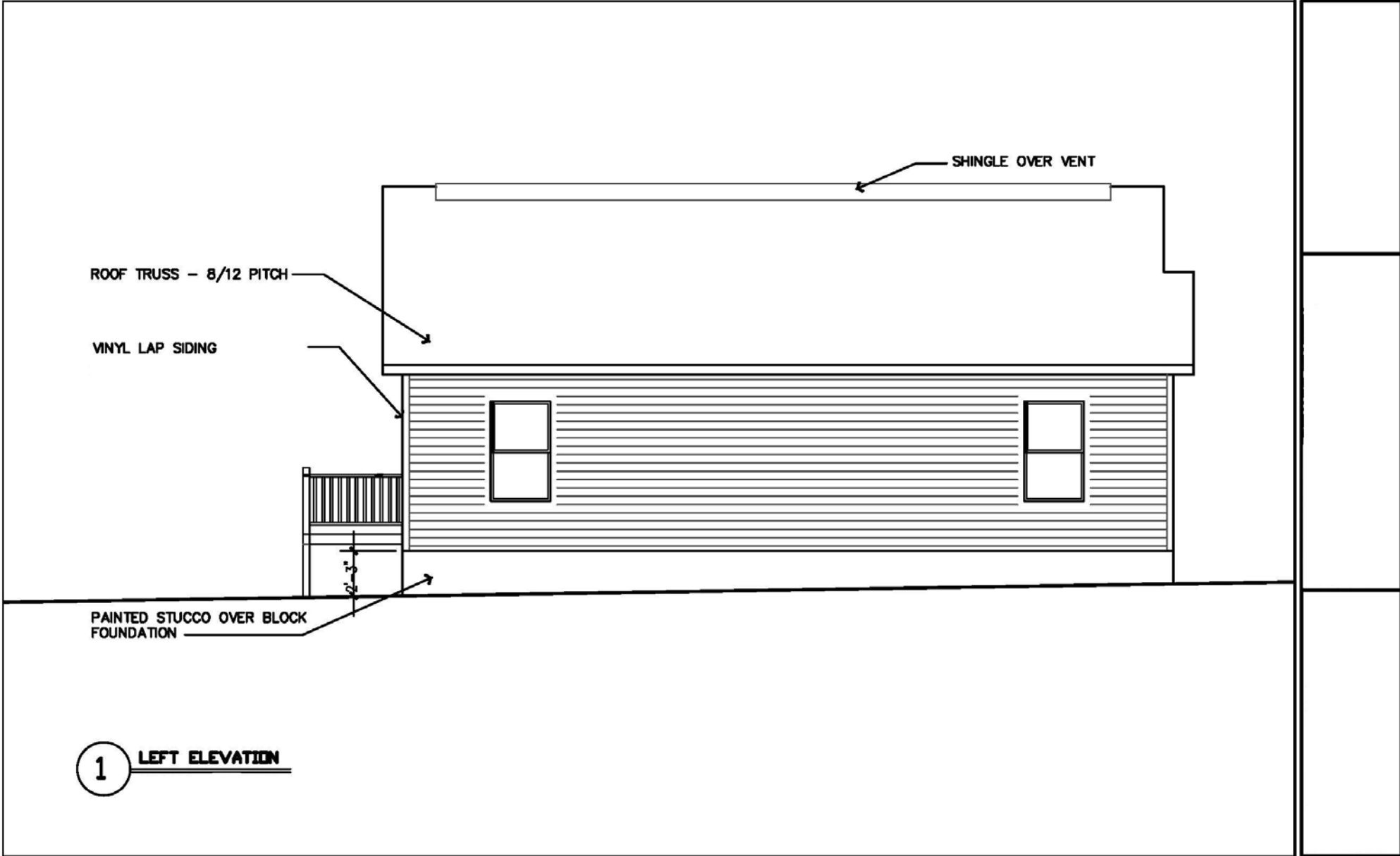
1 FLOOR PLAN

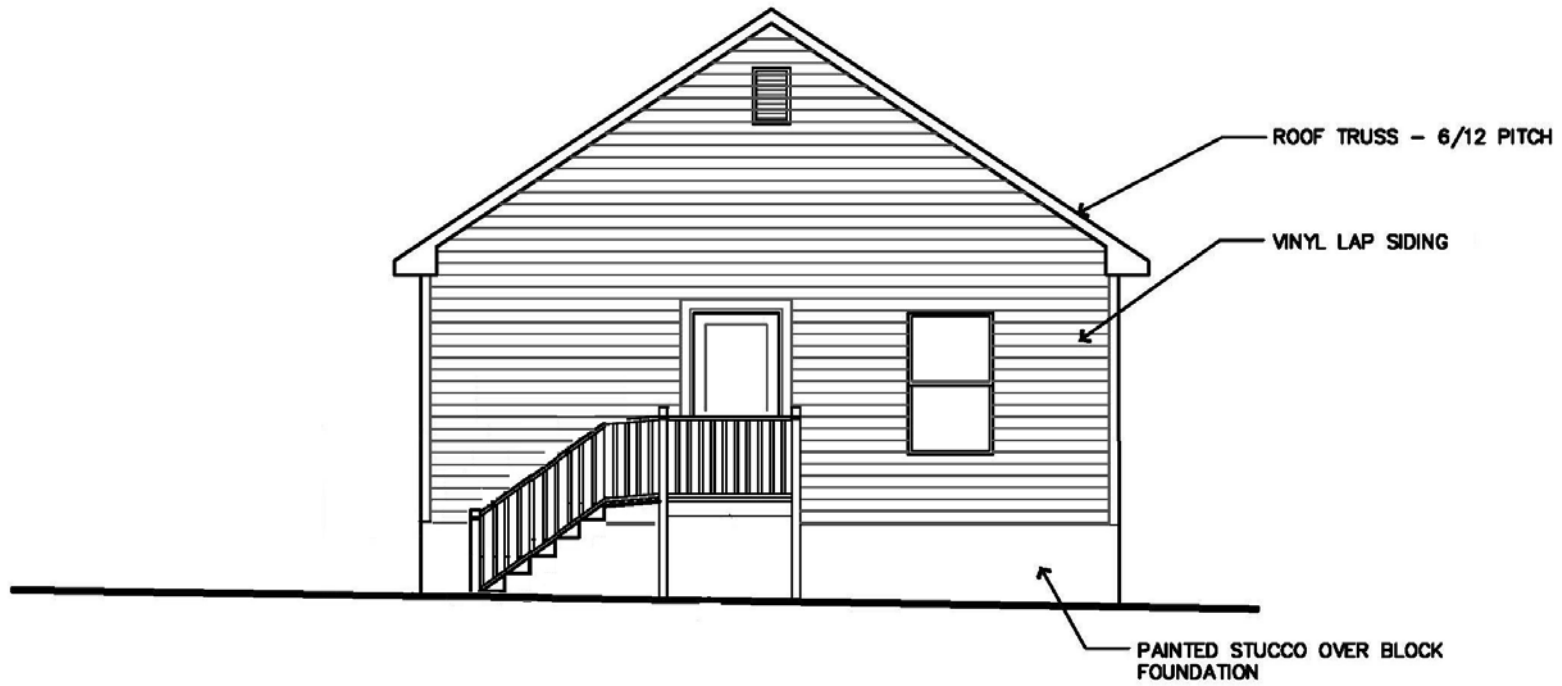


1 FOUNDATION PLAN

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1 REAR ELEVATION

