Staff Report

Infill Housing Design Review

File Number: 3-B-25-IH

Meeting: 3/19/2025
Applicant: Chad Taylor TaylorVan LLC
Owner: Chad Taylor TaylorVan LLC
District: Oakwood/Lincoln Park Infill Housing Overlay District

Property Information

Location: 430 E. Oldham Ave. **Parcel ID:** 81 L A 017
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description:
New primary structure

Description of Work

Level III New Primary Structure

New primary structure fronting East Oldham Avenue. One-story residence features a front-gable roof (8/12 pitch) clad in asphalt shingles with a front-gable massing on the left of the façade and a partial hipped roof on the right, an exterior of vinyl lap siding with corner boards, and a block foundation. The house is 32’ wide by 40’ deep, and the main massing will be set 27’ from the front property line. It features a half-length, 8’ deep front porch recessed under a projecting front-gable roof supported by two 14” tapered, cedar-wrapped columns with a simple 24” square bases and capitals. Parking is a 19’ wide by 19’ deep concrete pad in front of the house and an adjacent 10’ wide by 27’ deep driveway, both of which are accessed from East Oldham Avenue.

The façade (northwest) features three bays, with tripled 3/1 windows and faux cedar shakes in the gable field in the left bay, a paneled, 4-lite wooden door with faux cedar shakes and two 2/2 fixed transom windows in the gable field in the center bay, and paired 3/1 windows in the right bay. The right elevation features one 3/1 window and one 2/1 window, and the left elevation features paired 3/1 windows and one 2/1 window. The rear elevation features two 3/1 windows and a secondary entrance with a stoop recessed under a projecting front gable massing with decorative brackets. All windows are single-hung and made of fiberglass.

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 27’ from the front property line, with a half-length porch at 19’ from the front property line. The average front setback of the blockface is 20.1’, with the adjacent houses at 9’ and 7’. The house should be moved towards the front property line to align with the blockface. The final site plan should include a walkway from the porch to the street.

2. The block to receive new construction is characterized by modified Queen Anne cottages, Shotguns, Minimal Traditionals, and infill construction. The three-bay façade is proportionate to the lot and other houses on the block.

3. Infill Housing design guidelines state that parking should be accessed via the alley if one is available. The rear alley is not accessible, as another lot sits behind the subject property. The guidelines for lots without alleys should be followed, which recommend that 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 and driveway in the front yard, and it should be revised to meet the design guidelines and avoid the front yard. The final site plan should meet City Engineering standards.

4. The three-bay façade is similar in scale and height to the context.

5. The design includes a half-length, 8’ deep front porch recessed under a projecting front-gable roof supported by two 14” tapered, cedar-wrapped columns with a simple 24” square bases and capitals, which meets design guidelines. The design benefits from the horizontal header, which should be retained.

6. 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, and the paneled doors and 3/1 single-hung fiberglass windows match the historic context.

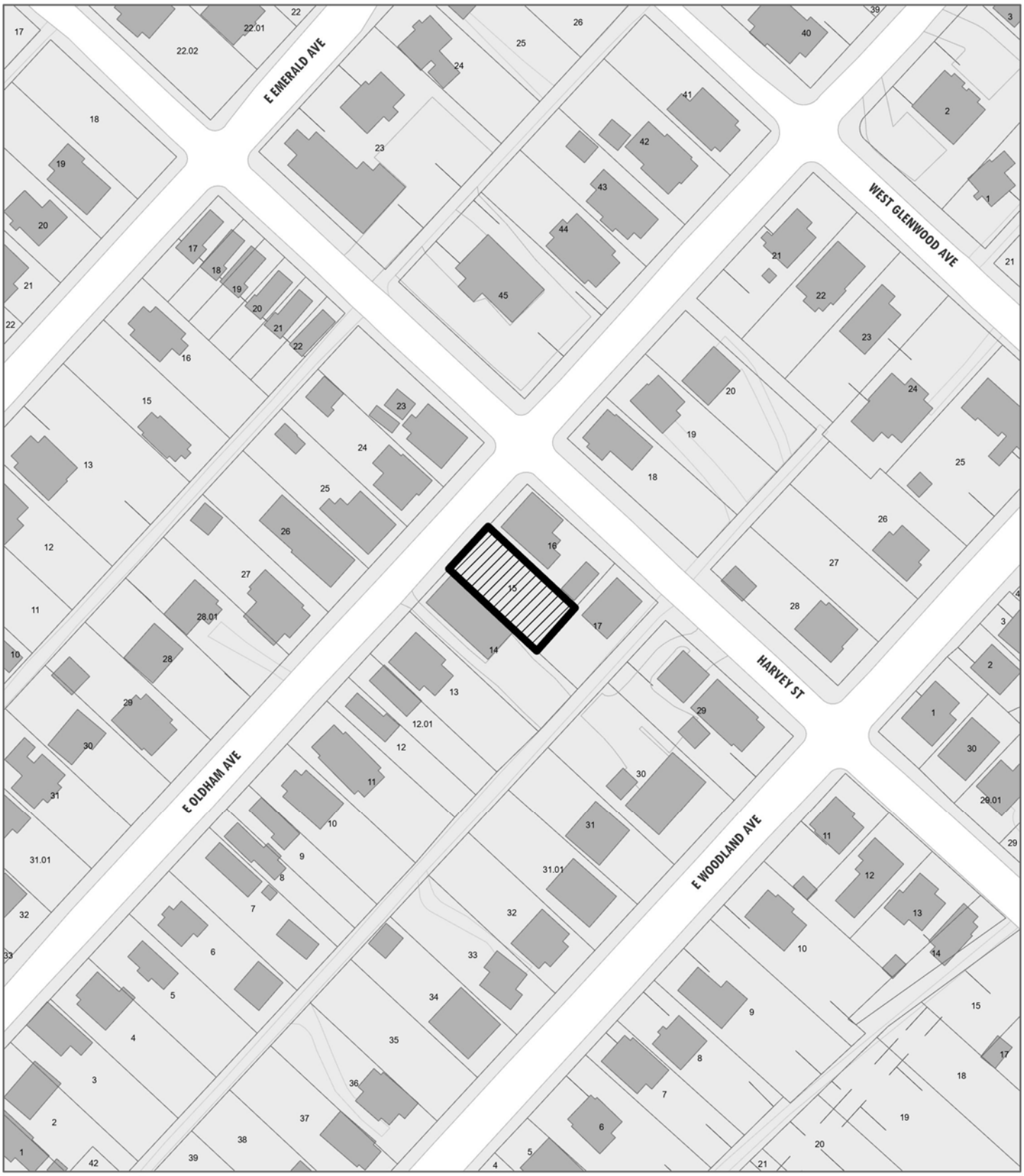
7. The 8/12 roof pitch matches the neighborhood context, and the design benefits from the complexity of the partial hipped roof massing, overhanging eaves, corner boards, and trim, which should be retained.

8. The asphalt shingles, vinyl siding, and faux cedar shakes meet the design guidelines. The block foundation should be parge-coated or clad in stucco to meet the design guidelines. The vinyl siding should be clapboard style lap siding, as opposed to Dutch Lap or flush panel siding.

9. The final site plan should include one new native or naturalized shade tree in the front and rear yards.

Recommendation

Staff recommends approval of Certificate 3-B-25-IH, subject to the following conditions: 1) house be moved towards the street to align with the front setback pattern of the blockface; 2) final site plan to include a walkway to the sidewalk and to meet City Engineering standards, with minor revisions to be approved by staff; 3) parking placement to be revised to meet the design guidelines and avoid the front yard; 4) final construction to retain details shown in drawing; 5) final site plan should include one new native or naturalized shade tree in the front and rear yards.



DOWNTOWN DESIGN REVIEW BOARD

3-B-25-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Applicant: Chad Taylor TaylorVan LLC

Oakwood/Lincoln Park Infill Housing Overlay District

Original Print Date: 3/6/2025 Revised:

Knoxville/Knox County Planning - Infill Housing Design Review Committee

N

0 250

Feet

DESIGN REVIEW REQUEST

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

TaylorVan LLC		
Applicant		
2/27/2025	3/19/2025	3-B-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

Chad Taylor		TaylorVan LLC		
Name		Company		
11409 Municipal Center Dr. #22116		Knoxville	TN	37933
Address		City	State	Zip
615-429-6801	taylorvan1010@gmail.com			
Phone	Email			

CURRENT PROPERTY INFO

Owner Name (if different from applicant)	Owner Address		Owner Phone
430 E. Oldham Ave .		081LA015	
Property Address		Parcel ID	
		RN-2	
Neighborhood		Zoning	

AUTHORIZATION

Lindsay Lanois		
Staff Signature	Please Print	Date
Chad Taylor	Chad Taylor	2/27/2025
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: New Residential Dwelling

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:
FEE 2:	
FEE 3:	

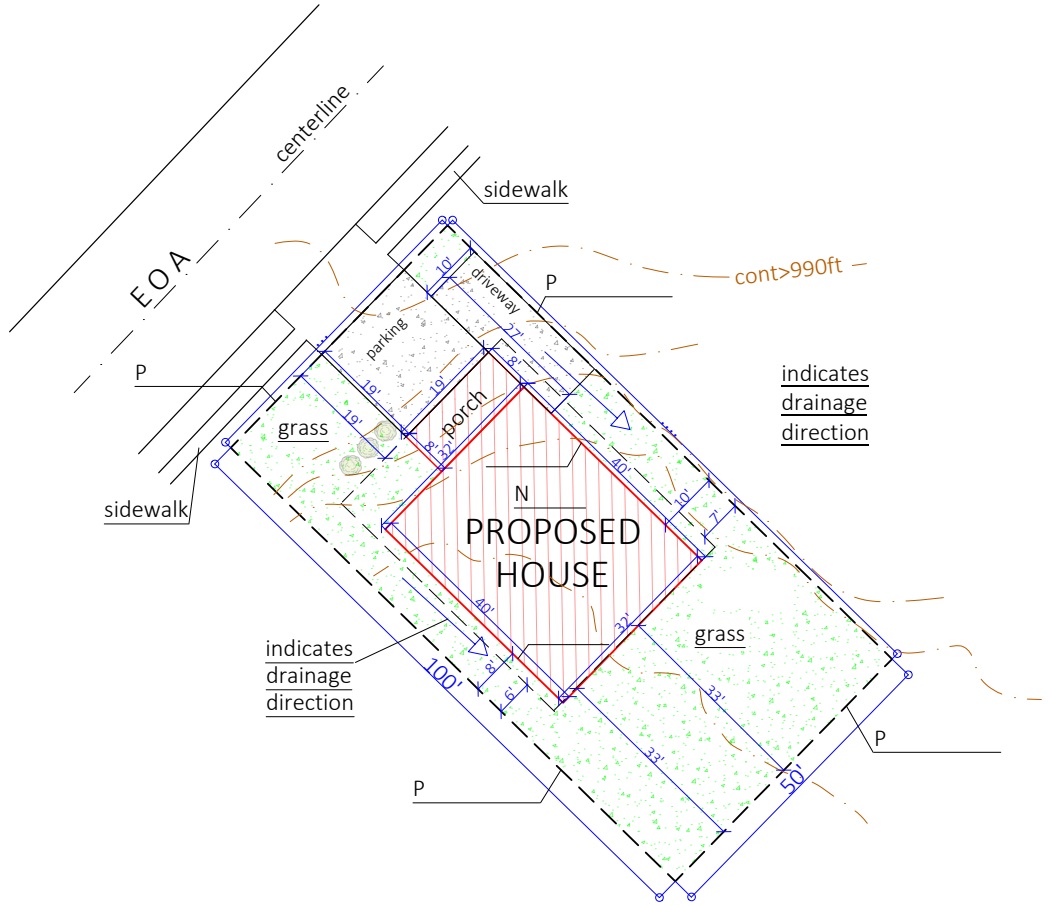
Pd 02/27/2025, SG

SITE PLAN

430 E Oldham Ave Knoxville, TN 37917 Parcel ID: 081LA015 Lot area: 0.12 Acres Paper Size: 11"x17"

N

scale 1"=20'



Building Coverage: 1432 sq ft / 28.64%
Impervious Coverage: 2063 sq ft / 41.26%

**ADA compliant driveway apron will be properly installed. Refer to TDOT Standard RP-D-16.
**Drive will be 3000 psi concrete

**Lot shall be graded to drain surface water away from the foundation walls. The grade shall not fewer than 6 inches within the first 10 feet.

**Finish floor grade to be 3'6" above Oldham

GENERAL NOTES

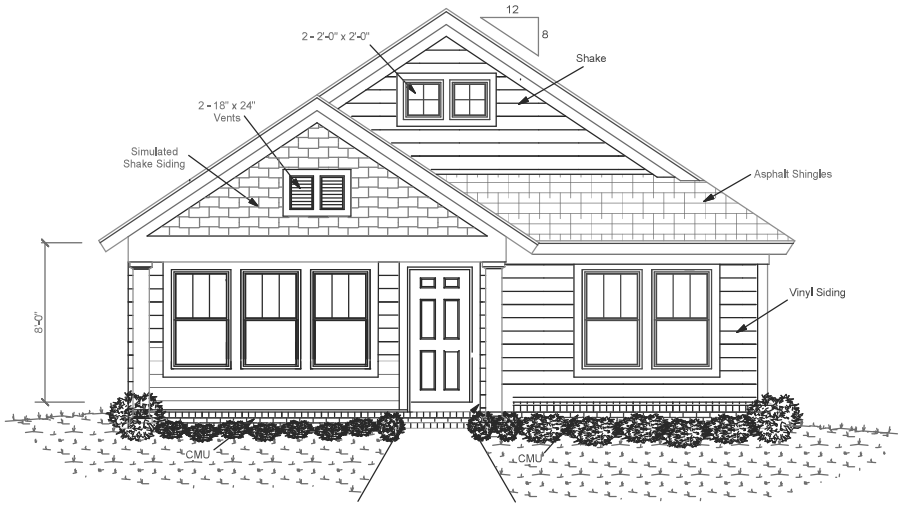
DESIGN NOTES
1. Floor: 40 lbs. Live load, 15 lbs. Dead load
2. Roof: 30 lbs. Live load, 20 lbs. Dead load
3. Soil bearing capacity-2000 PSF
4. Live loads, dead loads, wind loads, snow loads, lateral loads, seismic zoning and any specialty loading conditions will need to be confirmed before construction and adjustments to plans made accordingly. See your local building officials for verification of your specific load data, zoning restrictions and site conditions.

CONCRETE AND FOUNDATIONS
1. All slabs on grade shall be 4 inch 3000 PSI (28-day compressive strength concrete), unless noted otherwise.
2. All slabs on grade shall bear on four inch compacted granular fill with 6 by 6 10-10 welded wire mesh.
3. Interior slabs shall have 6 mil, polyethylene vapor barrier underneath.
4. Provide proper expansion joints and control joints as per local requirements.
5. Provide additional bearing points as required by floor "I" joist manufacturer, and loading transfers.
6. Foundation details may vary with local codes and conditions, verify with contractor or engineer.
7. Provide foundation access and vents as required by local codes and conditions.
8. Foundation wall and footing sizes reinforcing must conform with your local building requirements.
9. Foundation walls are not to be backfilled until house is completely framed and roof is in place.
10. Verify depth of footings with your local codes.
11. Provide termite protection as required by HUD minimum property standards.

BASEMENT
1. Basement stairs are calculated as 9 inch treads with 1 inch nosing (10 inch total) and 7.75 inch risers.
2. Water heater and air conditioner may be located in basement when using basement option.
3. Provide sump pumps as required.
4. Some soil conditions may require a 12 inch concrete retaining wall, verify with contractor or engineer.
5. Provide exterior windows and door as grade allows.
6. Provide venting as local codes and conditions dictate.

FRAMING
1. Contractor to confirm the size, spacing and species of all framing and structural members to meet your local code requirements.
2. Any structural or framing members not indicated on the plan are to be sized by the contractor.
3. Double floor joists under all partition walls, unless otherwise noted.
4. All angled walls are 45 degree angles unless noted otherwise.
5. Provide collar ties, cross-bridging and bracing as required.
6. Provide additional bearing points as required by loading transfers.
7. Framing lay-out and size may vary with local codes and conditions.
8. Roof framing plan is for general layout only, do no use for rafter count.

MISC. NOTES
1. Prefabricated fireplaces and flues are to be U.L. approved and installed per manu. specifications.
2. All materials, supplies and equipment to be installed per manu. specifications and local codes.
3. Provide type "x" firecode sheetock on garage walls and ceilings.
4. Confirm window openings for your local egress requirements and minimum light and venting.
5. The mechanical and electrical layouts are suggested only. Consult your mechanical and electrical contractors for exact specifications, locations and sizes.
6. Minor alterations to this plan can be made by the builder. Please contact our drafting department for information price quotes if major changes are required.



FRONT ELEVATION

REVISIONS	BY

Date

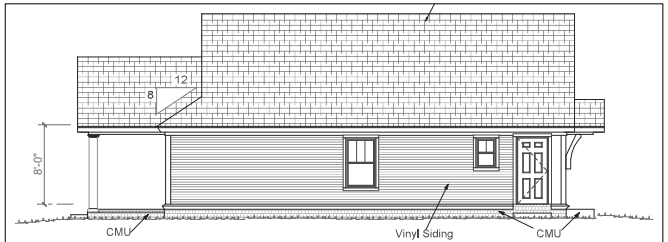
Scale 1/4" = 1'-0"

Drawn

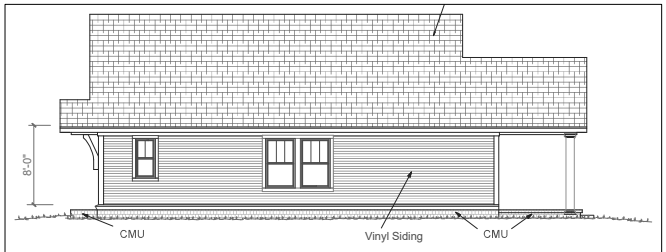
Job

Sheet 1

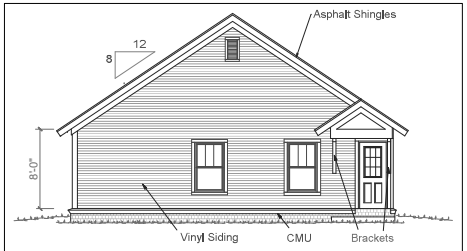
Of 7 Sheets



RIGHT SIDE ELEVATION 1/8" = 1'-0"



LEFT SIDE ELEVATION 1/8" = 1'-0"



REAR ELEVATION 1/8" = 1'-0"

REVISIONS	BY

Date

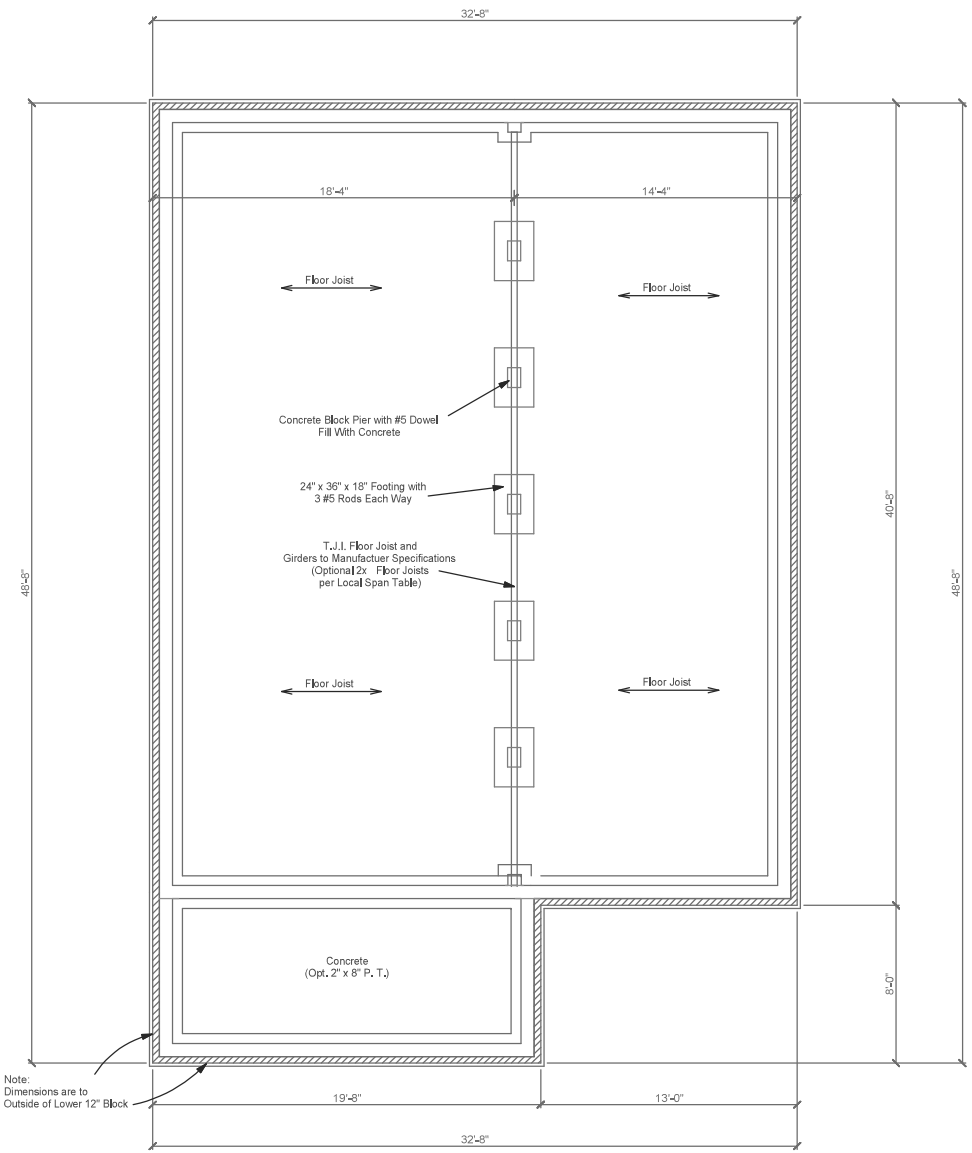
Scale Noted

Drawn

Job

Sheet 2

Of 7 Sheets



Crawl Space Foundation Plan

REVISIONS	BY

Date

Scale 1/4" = 1'-0"

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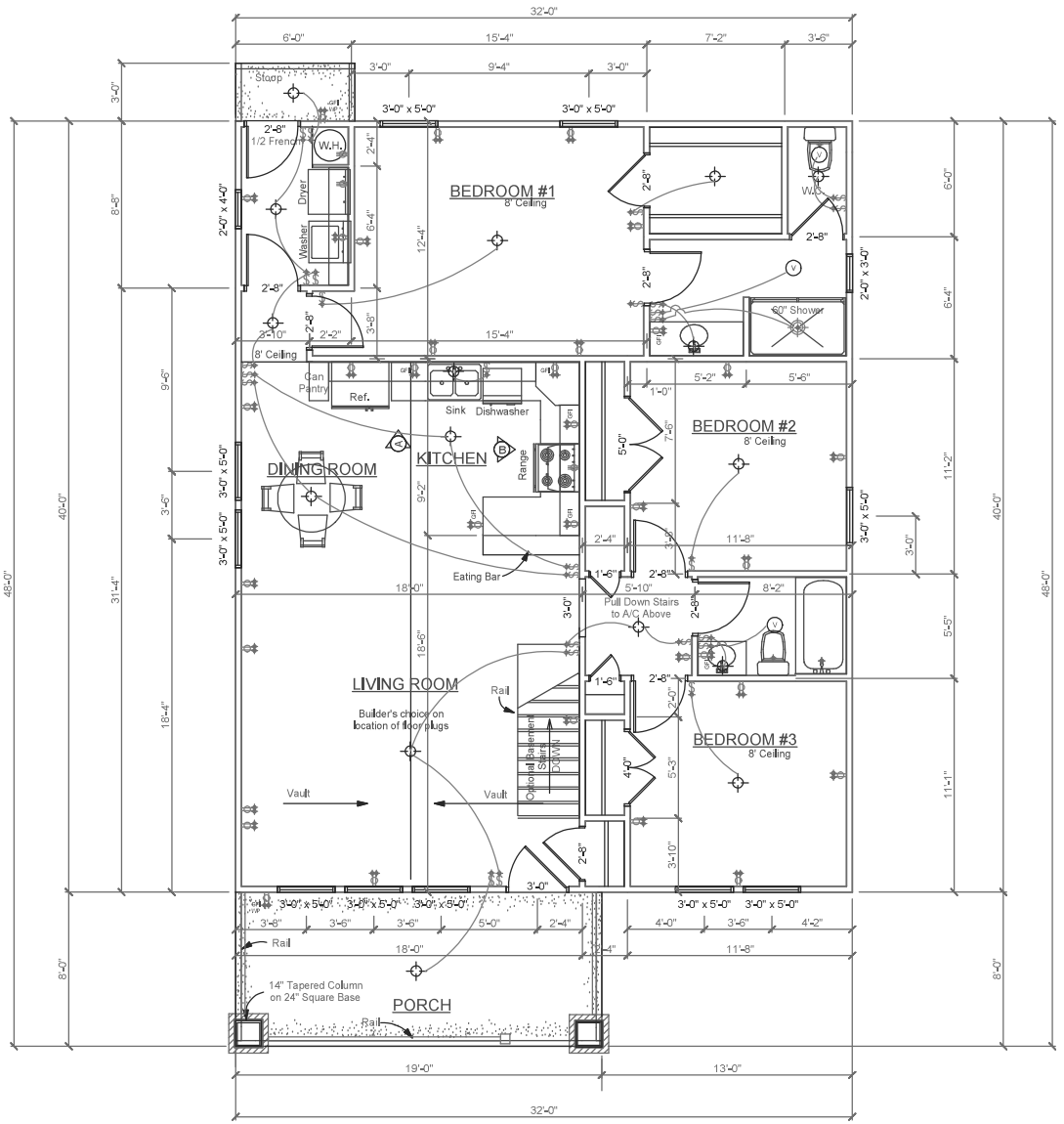
Job

Sheet 7C

Of 7 Sheets



Notes:
1. Builders choice on plumbing wall locations.
2. A/C may be relocated as required.
3. Provide safety glass where required.

Floor Plan

1260 Sqaure Feet Heat & Cool

REVISIONS	BY

Date

Scale 1/4" = 1'-0"

Drawn

Job

Sheet 3

Of 7 Sheets

Material List 430 E.Oldham Ave					
Windows					
Location	Style	Type		Pane	Color
Living	Pella Impervia	Fiberglass	Single	3 over 1	Blk
Bed 3	Pella Impervia	Fiberglass	Single	3 over 1	Blk
Bed 2	Pella Impervia	Fiberglass	Single	3 over 1	Blk
Dining	Pella Impervia	Fiberglass	Single	3 over 1	Blk
Laundry	Pella Impervia	Fiberglass	Single	2 over 1	Blk
Bath 1	Pella Impervia	Fiberglass	Single	2 over 1	Blk
Front Gable	Pella Impervia	Fiberglass	Fixed	2 over 2	blk
Vents					
Front & Rear	Mastic	Rec / Louv		18x24	White
Roof					
Asphalt Shingle		Black			
Exterior					
All sides	vinly	White			
Front Gables	vinly shake	white			
Foundation	CMU				
Sofit	vinly	black			
Facia	aluminum	black			
Gutters	5"	black			
Columns	Cedar Wrapped	Color match			
Doors					
Front	mahogany	4 lt			
Fiberglass	white	1/4 lt			