

File Number: 9-E-25-IH

Meeting: 10/14/2025
Applicant: Logan Higgins Heyoh Architecture
Owner: Logan Higgins Heyoh Architecture
District: Oakwood/Lincoln Park Infill Housing Overlay District

Property Information

Location: 700 E. Springdale Ave. **Parcel ID:** 81 F B 011
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: Rear addition

Description of Work

Level II Addition Visible from the Primary Street

New rear addition. One-story addition projects from the corner of the rear (southeast) elevation and has a staggered L-shape. The addition will be 19'-11" wide, extending 4'-2" past the existing building and creating a 4'-1" side setback, and it will be 15'-10" deep, ending 3'-2" before the corner of the existing house.

The addition will feature a 3/12 pitch shed roof with in-kind metal roofing that is sloped in the opposing direction of the side-gable primary roofline and the existing rear shed roof addition, and the 2'-7" wide by 6'-5" deep massing projecting from the side elevation will feature a shed roof with a downward slope. It will be clad in vertical wood composite siding (WPC) and rest on a 4' block foundation (in-kind height) that will be concealed with wood slat skirting that extends above the visible foundation on the existing house. The rear elevation will feature a single-pane fixed window and paired 6/6 awning windows, and the side elevation will feature a single pane tilt window.

Applicable Design Guidelines

Heart of Knoxville Infill Housing Design Guidelines

9. Additions

- In making an addition, exterior covering and roof materials, doors, and windows, should be selected like those original to the house.
 - Additions should be made to the rear or side of the house. Taller additions should be made to the rear of the house to keep the original scale of the front façade consistent with other houses on the block.
 - The roofline and roofing materials should complement the original house.
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Comments

1. This case was postponed at the October meeting to allow the applicant to revise the plans in response to feedback from the Board; no revisions have been made since the last meeting. The Design Review Board reviews additions visible from the primary street. The proposed addition will be visible from E Springdale Avenue and from W Glenwood Avenue, the side street.

2. The addition is proposed for the rear of the house, which meets design guidelines for placement. It is compatible in width and depth with the existing house, although the form of the east elevation is not traditional.

3. The addition will extend the width of the house by 4'-2", which will reduce the existing side setback to 4'-1", and the other side of the house features a 1'-1" corner side setback. The RN-2 (Single-Family Residential Neighborhood) zone requires a 5' minimum interior side setback, and the combined side setbacks must be at least 15'; a variance for both the minimum and combined side setback would be required to approve the site plan. The Design Review Board has the authority to issue variances via a Certificate of Appropriateness "in order to realize the principles associated with the guidelines" (Article 16.6.D.1). The Board previously expressed ambivalence about the side setback variance.

The building's massing and placement are largely determined by the required riparian buffer zone of the creek, which runs through the abutting vacant lot. With its current design, the addition would need to be made to the front of the house to avoid the creek and the side setback variance, which would not meet the design guidelines. The design guidelines recommend that "side yard setbacks should be similar to older houses on the block," and most of the houses along the block and surrounding area feature small side setbacks that do not meet the standards of the code. In the opinion of staff, a side setback variance for an addition on the house would follow "the principles associated with the guidelines" if the design of the addition also met the design guidelines, but the current plans would need to be revised to be more compatible with the house and meet guidelines.

4. The proposed windows meet the design guidelines, and all elevations feature sufficient transparency.

5. The addition will feature a shed roof sloped in the opposing direction of the existing roof planes. Guidelines recommend that the rooflines of additions complement the existing house and feature a similar pitch and complexity to historic houses on the block. The proposed roof is compatible in pitch and material. While the opposing planes of the existing roof and the addition could be compatible with a more modern or contemporary house, the form is incompatible with the Minimal Traditional house and is not found on other houses in the block or nearby streets, and it will be the most visible element from the right-of-way. Alternative roof forms that would be compatible with the house are feasible. In the opinion of staff, the roof form should be revised to a shed, gable, or flat roof to be compatible with the existing house, to be approved by staff, along with any revisions to the elevation drawings and site plan as necessary.

6. The wood slat skirting on the foundation is an appropriate finish for the block foundation but is higher than the existing foundation line. The skirting height should be revised to match the foundation height of the house.

7. Guidelines discourage the use of vertical siding on new construction, and vertical siding materials have been approved as accents only on new construction; vertical siding is permitted on outbuildings. They also recommend that "in making an addition, exterior covering...materials...should be selected that are like those original to the house." In the opinion of staff, the vertical siding is appropriate since it is a secondary siding material and distinguishes the addition from the existing house.

Recommendation

The Board should discuss the side setback variance, foundation skirting, vertical siding, and the proposed roof form.

Along with any necessary revisions or conditions, staff recommends approval of Certificate 9-E-25-IH, subject to one condition: 1) the roof form be revised to be more compatible with the existing house, to be approved by staff, along with revisions to the elevation drawings and site plan as necessary.



DESIGN REVIEW BOARD	9-E-25-IH	Petitioner: Logan Higgins Heyoh Architecture
	APPLICATION FOR CERTIFICATE OF APPROPRIATENESS	
	700 E. Springdale Ave. Oakwood/Lincoln Park Infill Housing Overlay District	  0 160 Feet
	Original Print Date: 9/8/2025 Knoxville - Knox County Planning - Design Review Board	
	Revised:	



DESIGN REVIEW REQUEST

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

Applicant

September 17, 2025

9-E-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

Name

Company

Address

City

State

Zip

Phone

Email

CURRENT PROPERTY INFO

Owner Name (if different from applicant)

Owner Address

Owner Phone

Property Address

Parcel ID

Neighborhood

Zoning

AUTHORIZATION

Malynda Wollert

Staff Signature

Please Print

Date

[Signature]
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: _____

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:

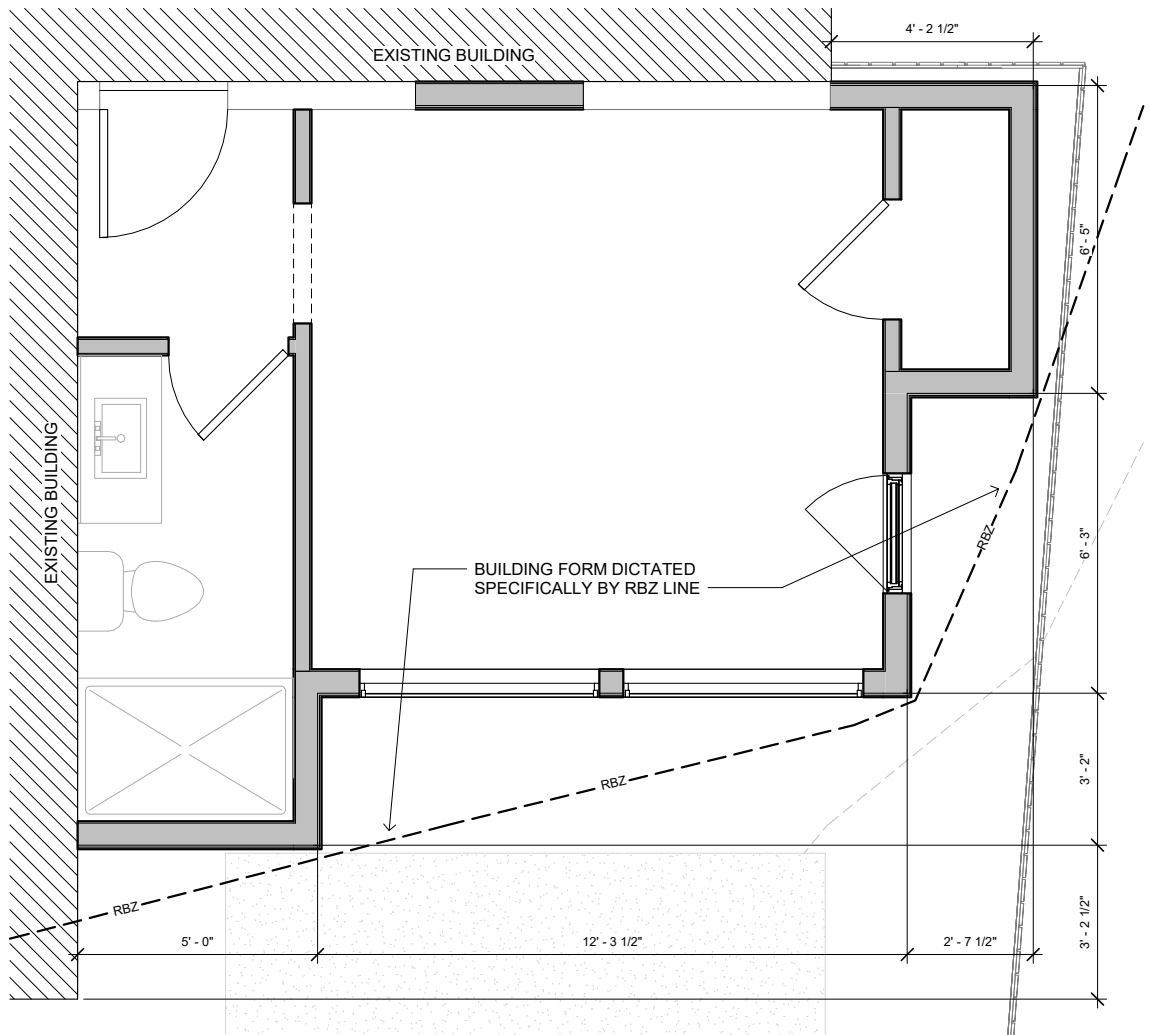
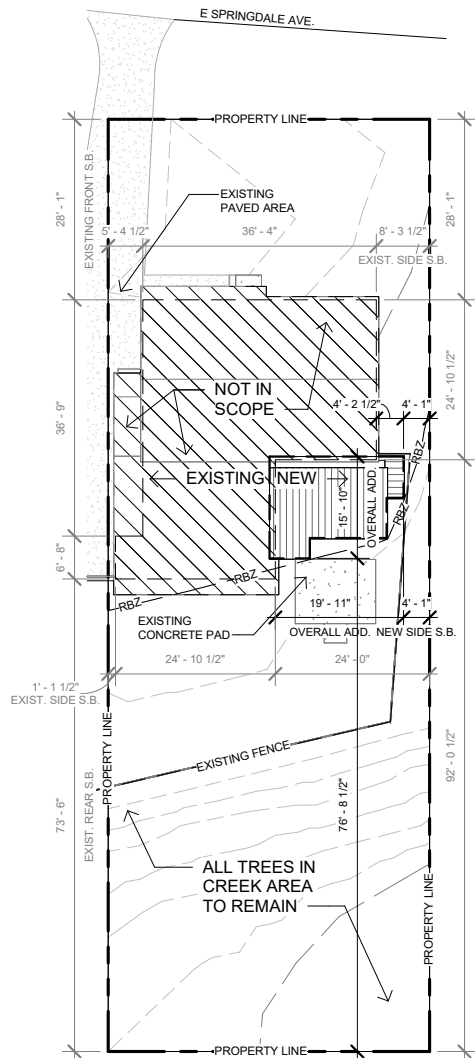
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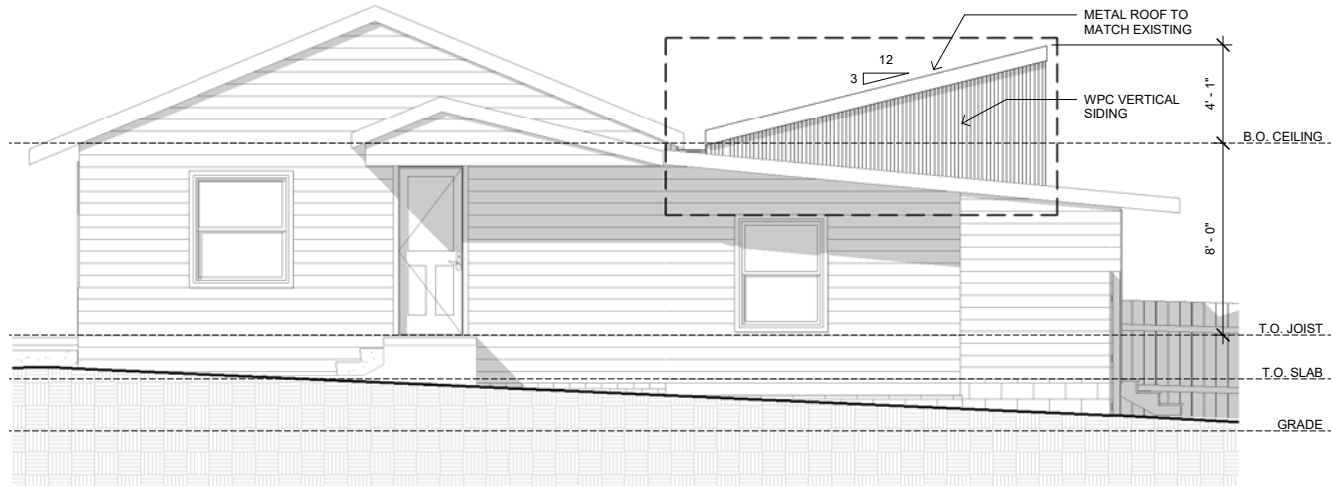
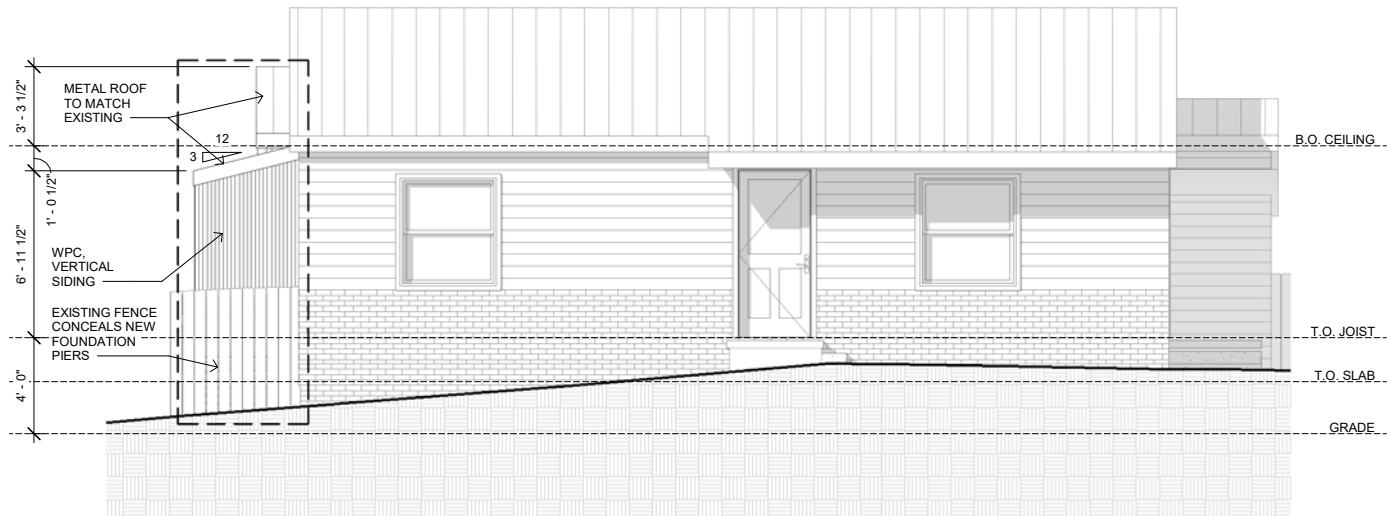


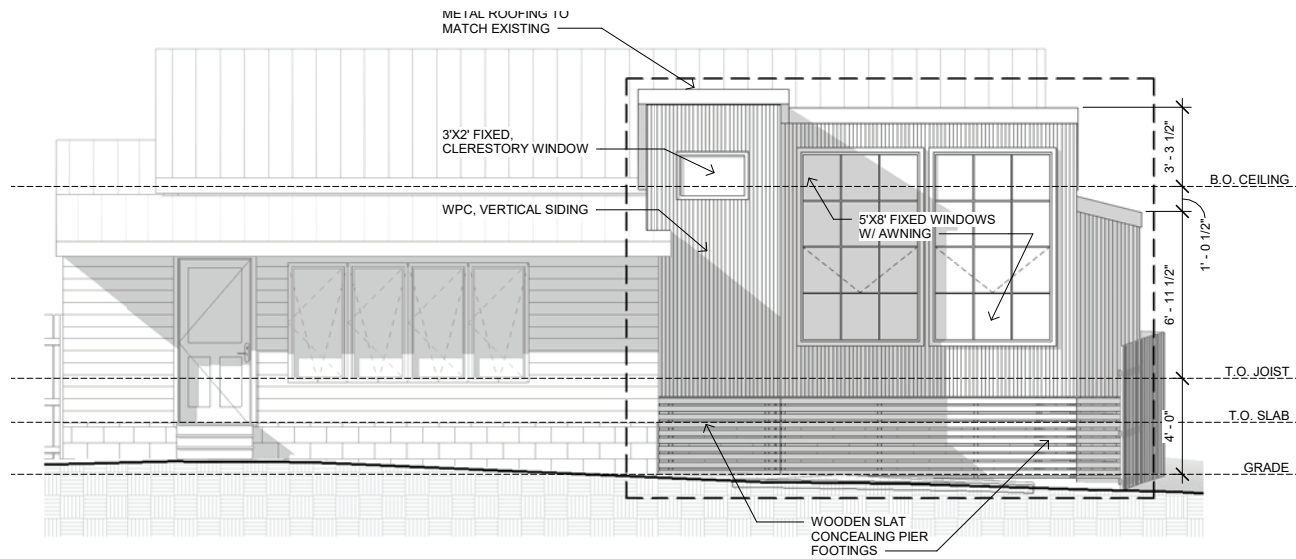
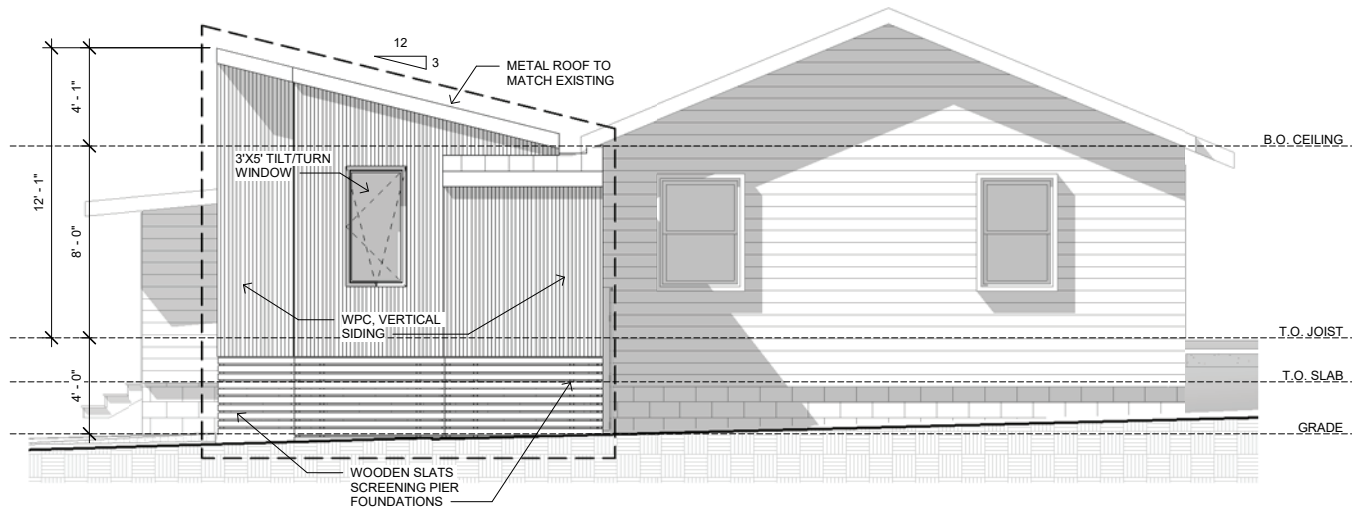
700 E SPRINGDALE AVE

REAR ADDITION
INFILL HOUSING REVIEW

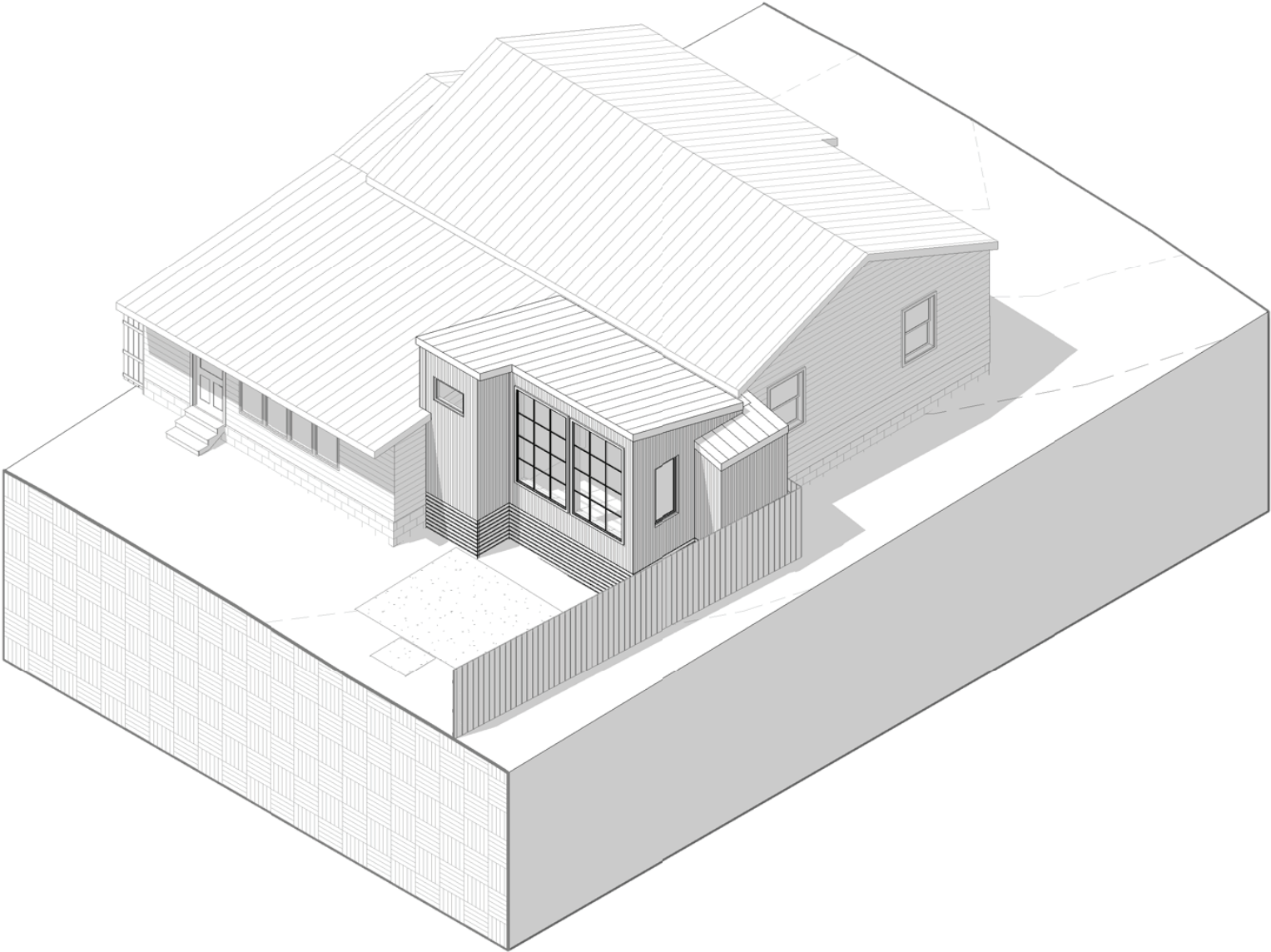




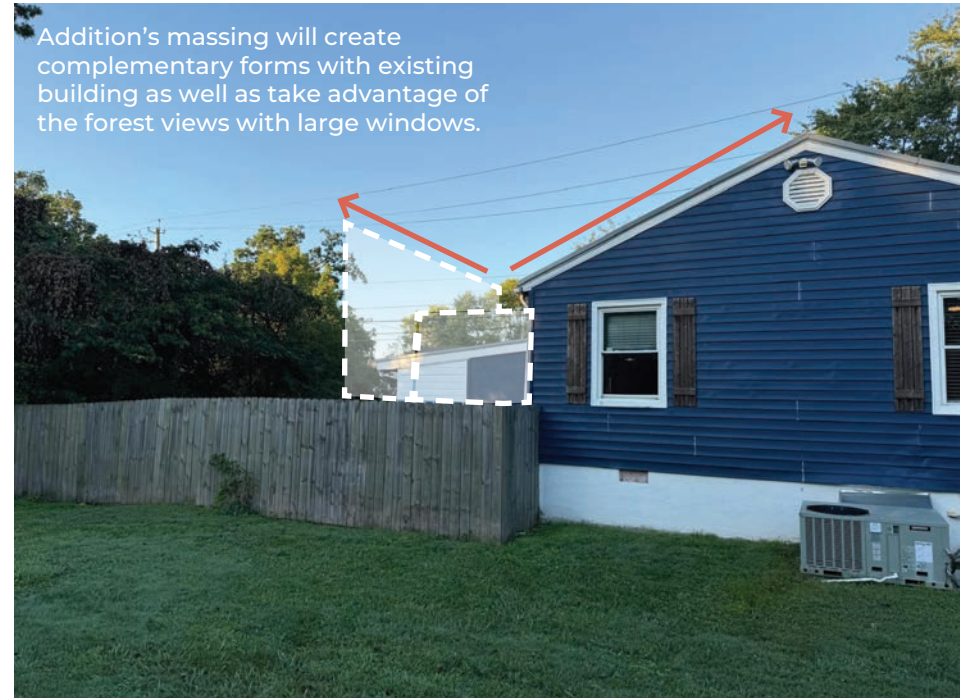




AXONOMETRIC



EXISTING CONDITIONS



KNOXVILLE INFILL HOUSING REVIEW GUIDELINES

EXCERPT FROM HEART OF KNOXVILLE INFILL HOUSING DESIGN GUIDELINES:

INTRODUCTION

*"The purposes of these guidelines are to re-establish the architectural character of those historically valuable properties with **new housing that is architecturally compatible; to foster neighborhood stability; to recreate more pedestrian-oriented streets; and to meet a wide range of housing needs.** These guidelines should be used to understand the major elements of architectural compatibility and promote housing designs that are usable and economically achievable. **These guidelines have been created to apply to areas where there are no historic or neighborhood conservation zoning overlays or Traditional Neighborhood Development district zoning.** Those areas already have specific guidelines for infill and vacant lot development; the guidelines for those districts are available through the Metropolitan Planning Commission."*

In an effort to explain the new infill project, we have thoroughly gone through the Infill Housing Review Guidelines and noted on the following pages how we have appropriately responded to each guideline.

1. FRONT YARDS

Front yard space was consistent from house to house with porches being located about the same distance from the street. Although there is variation in some blocks, a twenty-five foot setback to the front door is very common. Lawns and an occasional shade tree were found on virtually all lots.

GUIDELINES	APPLICATION
Consistent front yard space should be created along the street with the setback of a new house matching the older houses on the block.	NO CHANGE
When several infill houses are sited, porches and the habitable portion of each house should be about the same distance from the street as the original houses.	NO CHANGE; addition is set back from blockface/front yard
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.	NO CHANGE
Fences that are constructed of traditional materials, such as picket fencing, may be used to define the front yard. Chain linked, masonry, wide boards and other contemporary fencing should be used only in backyards.	NO CHANGE
Healthy trees that are outside the building footprint should be preserved. The root area should be marked and protected during construction.	NO CHANGE; existing trees in creek to remain.

2. HOUSE ORIENTATION + SIDE YARDS

The typical city lot prior to 1930 was 50 feet wide. This dimension led to the development of houses which were relatively narrow and had substantial depth. Craftsman style homes are good examples of this characteristic. Because of this characteristic, side yards were relatively narrow.

GUIDELINES	APPLICATION
New housing should be proportional to the dimensions of the lot and other houses on the block.	NO CHANGE; addition mirrors gable slope and appropriate dimensions of other homes in the area.
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.	N/A
Side yard setbacks should be similar to older houses on the block, keeping the rhythm of spacing between houses consistent.	A consistent pattern exists in surrounding neighborhood of homes being closer to property lines; with additions and bays being placed closer to side property lines.
On lots greater than 50' in width, consider re-creating the original lot size.	N/A

3. ALLEYS, PARKING, AND SERVICES

Alleys should serve two significant purposes: (1) accommodation of such services as utilities and garbage collection, and (2) access to off-street parking including garages and parking pads. A large proportion of the “Heart of Knoxville” neighborhoods have alleys. Unfortunately, such standards as setbacks for garages, types of materials for parking pads and encouragement of alleys for off-street parking are lacking. With infill development, the use of alleys for parking access is necessary.

GUIDELINES

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 facade.

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.

Not applicable as there are no alleys to access this site and no change to driveway or vehicular access.

4. SCALE, MASS, + FOUNDATION HEIGHT

The scale of early homes was generally consistent from one house to another; especially foundation heights, proportions of first floor elevations, and sizes and shapes of roofs. Sometimes, a one and one-half story house might be found next to a two story house but the essential elements of similar foundation height and façade characteristics created homes that tried to look tall and resulted in architectural compatibility.

When a house is built on slab with a low pitch next to a traditional older house, the proportions of the two houses clash, resulting in an absence of architectural harmony. The following principles are critical in maintaining historic and property values.

GUIDELINES

APPLICATION

The front elevation should be designed to be similar in scale to other houses along the street.

Addition set back from front facade enough to limit impact to front elevation. Front elevation change akin to addition of small closet or shed.

The front façade of new houses should be about the same width as original houses on the block.

No change to front facade.

If extensions or bays were typically part of the neighborhood's historic house design, such elements should be incorporated into infill housing.

The base floor plan design of this home is the same as other houses in the surrounding neighborhood with variation in extruding bays and additions.

New foundations should be about the same height as the original houses in the neighborhood.

Foundation height is the same as existing house

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.

Addition is located toward side/rear of property and does not create an addition to building height.

5. PORCHES + STOOPS

Porches and stoops were incorporated into most house designs in Knoxville prior to 1900, providing a comfortable place to enjoy a summer breeze or to talk with family and neighbors. Later, front porches became less prominent as such styles as Dutch Colonial, Tudor Revival and Ranch houses became popular. Some houses only had small stoops.

GUIDELINES

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, "antebellum" 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.

The addition of a porch to a Ranch-style house may be acceptable in some 1930-1950 era neighborhoods.

Not applicable - no porches or stoops being proposed.

6. WINDOWS + DOORS

Every architectural style also has certain distinguishing window shapes and location. For instance, the windows of Victorian-era houses are narrow and tall. Craftsman houses are broader with a multiple paned sash over a one pane sash. When an infill housing design is selected, the windows should be similar in scale and design to those of other houses on the block.

GUIDELINES

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.

New windows will only be visible from side and rear.

7. ROOF SHAPES + MATERIALS

8. SIDING MATERIALS

Steeper roof pitches and relatively darker shingles were common to most historic homes and are a basic consideration in new construction. Less pitch is common in Ranch styles, popularized after World War II.

GUIDELINES	APPLICATION
New roofs should be designed to have a similar pitch to original housing on the block	New roof aligns with roof pitches of existing house. Additionally, this design creates a distinct break in the roofs in order to avoid any changes to the base, house roof.
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.	N/A
Darker shades of shingle were often used and should be chosen in roofing houses in Heart of Knoxville neighborhoods.	Proposing metal roof which aligns with existing house materials.
In some 1930-1950 era neighborhoods that have a mix of Ranch-style houses, it may be appropriate to change the roof to add a half-story.	New roof creates a vaulted space.

Clapboard and brick were the most common siding. Houses in some neighborhoods, like Oakwood, were almost totally constructed with clapboard. The exterior materials of new construction should be like that of the neighborhood's older or historic architecture.

GUIDELINES
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.
Sheds, garages, and other outbuildings can be constructed of vertical siding or other more economical materials.
Siding to be unique in order to distinguish new from old. Material to be WPC, vertical slat siding. New screening around pier footers to be wood.

9. ADDITIONS

There is great variation in the size of houses in the “Heart of Knoxville” neighborhoods. Owners of smaller houses occasionally want to meet more contemporary needs. Owners of larger historic homes, located in areas zoned for multi-family housing (such as R-2), also may want to expand to accommodate apartments. Such expansions are possible without detracting from the neighborhood’s architecture as long as the following guidelines are followed.

GUIDELINES	APPLICATION
In making an addition, exterior covering and roof materials, doors and windows should be selected that are like those original to the house.	Roofing to match existing house. Windows will not follow existing house style, but will not be visible from primary house facades.
If replacement is necessary, new windows and doors should be in keeping with the style and openings of the original design.	No replacement of existing windows/doors in this addition.
Additions should be made to the rear or side of the house. Taller additions should be made to the rear of the house to keep the original scale of the front façade consistent with other houses along the block.	Addition is going to be at side and rear of house. The addition does not increase building height.
The roof line and roofing materials should complement the original house.	The roof of addition mirrors and complements the existing house’s gable roof while still adding a distinctive separation between old and new. Roofing material to match existing
The open appearance of front porches should be maintained; if porches are to be enclosed, glass should be used (without obstructing architectural details) where the open dimensions of the porch had been located.	No porch or patio being proposed.

11. LANDSCAPING + OTHER CONSIDERATIONS

In historic neighborhoods around the Heart of Knoxville, street trees were planted to provide shade and cover near the sidewalks in the front yard. Fences were made of available materials and remained low and decorative around the front yard. This tradition is important when considering the overall aesthetic of a historic neighborhood.

GUIDELINES

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

Fencing and hedges should not exceed 42 inches in height in front yards.

Chain link fencing should be reserved for the rear yard, no less than 5 feet behind the front facade.

Front yard fences may use picket, wrought iron, or other historic material only.

Front yard trees are not necessary along blocks that have planting strips that are more than 6 feet wide.

No change in front yard; no change in existing fence.