Staff Report

Infill Housing Design Review

File Number: 5-C-26-IH

Meeting: 6/17/2026

Applicant: C. Tony Allen Distill Design and Development

Owner: Pershing Partnership LLC

District: Oakwood/Lincoln Park Infill Housing Overlay District

Property Information

Location: 2703 Pershing St. **Parcel ID:** 81 C M 011

Zoning: RN-2 (Single-Family Residential Neighborhood)

Description: New primary structure (townhouse)

Staff Recommendation

Staff recommends approval of Certificate 5-C-26-IH, subject to the following conditions:
1) the final site plan to meet City Engineering standards and Article 12, with minor revisions to be approved by staff;
2) meeting applicable standards of Article 4.6 and 9.3.I.

Description of Work

Level III

New Primary Structure

New primary structure fronting Pershing Street. The two-story townhouse with three staggered units will feature a 9/12 pitch front-gable roof clad in asphalt shingles with trim for each unit, an exterior of fiber cement lap siding with alternating exposure patterns and woven corners with brick as an accent on the first-story (primary material on façade, extends half the depth of the side elevations), and a brick foundation with piers on the rear elevation (1’-6” tall at façade). The building measures 53’ wide by 54’-8” deep (not including staggering) and is proposed to be set 24’ from the front lot line. Parking is a pad with 6 spaces at the rear of the lot that is accessed via the alley. The site plan includes walkways from the porch to the street and trees in the front and rear yards.

Each unit features an 8’ deep front porch with 1’-4” tapered brick posts and headers, with the left and right unit featuring half-length porches and partial-hipped roofs and the center unit featuring a full-length porch with a low pitch front-gable roof with battens in the gable field. Both stories of the façade feature paired windows for each unit, and the first story features a projecting brick massing on the left and right units with one window on the front and the door on the side, while the center unit features a paneled half-lite door. The side elevations feature three windows on the second story and two windows on the first story, with a small recess after the brick on the first story. The first story of the rear elevation features a deck for each unit with a 3-leaf sliding door and steps. The second story of the rear elevation for the left and right units features paired windows, while the center unit features a balcony above the first-story deck, a half-lite paneled door, and two windows. Windows are primarily single-lite with tilt-and-turn operation and feature trim and projecting sills.

Comments

Background: This case was postponed in May so that the applicant could provide additional details on the front porch roofs, which have since been revised along with minor modifications to window sizing on the façade. The applicant intends to use the Middle Housing standards. The DRB focuses on how the project meets the Infill Housing design guidelines, but some revisions to meet Middle Housing standards could require additional review by the Board.

Front Yards: Appropriate.

House Orientation and Side Yards: The building is wider and has smaller side setbacks than the other buildings on the block. However, a wider building is necessary to accommodate the townhouse form, and the plans comply with Middle Housing setback and depth requirements. The adjacent houses have large side setbacks from the abutting interior lot lines.

Alleys, Parking, and Services: Appropriate.

Landscape: Appropriate. Revisions may be necessary during permitting to comply with Article 12.

Scale, Mass, and Foundation Height: Appropriate. The block is characterized by one-and-a-half story Queen Anne cottages and a two-story American four square.

Porches and Stoops: Appropriate.

Windows and Doors: The building predominantly features single-lite tilt-and-turn windows, interspersed with sliding and fixed windows, which are not similar to windows on the original or historic houses on the block (single-hung and double-hung), as recommended by the guidelines. Single-lite casement and fixed windows have been approved on some multifamily projects in the overlay with a more modern design that are located near commercial areas, as opposed to traditional neighborhood blocks.

Roof Shapes and Materials: Appropriate.

Siding Materials: Appropriate. The design benefits from the brick and its alternating bond patterns.

Multi-Unit Housing: The large massing is sufficiently broken up on all elevations and benefits from the staggered units. While the design has some modern elements on the front porches, the brick and wider porch posts align with the historic context.

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. House Orientation and Side Yards
- 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.
- On lots greater than 50’ in width, consider re-creating the original lot size

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.

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.

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

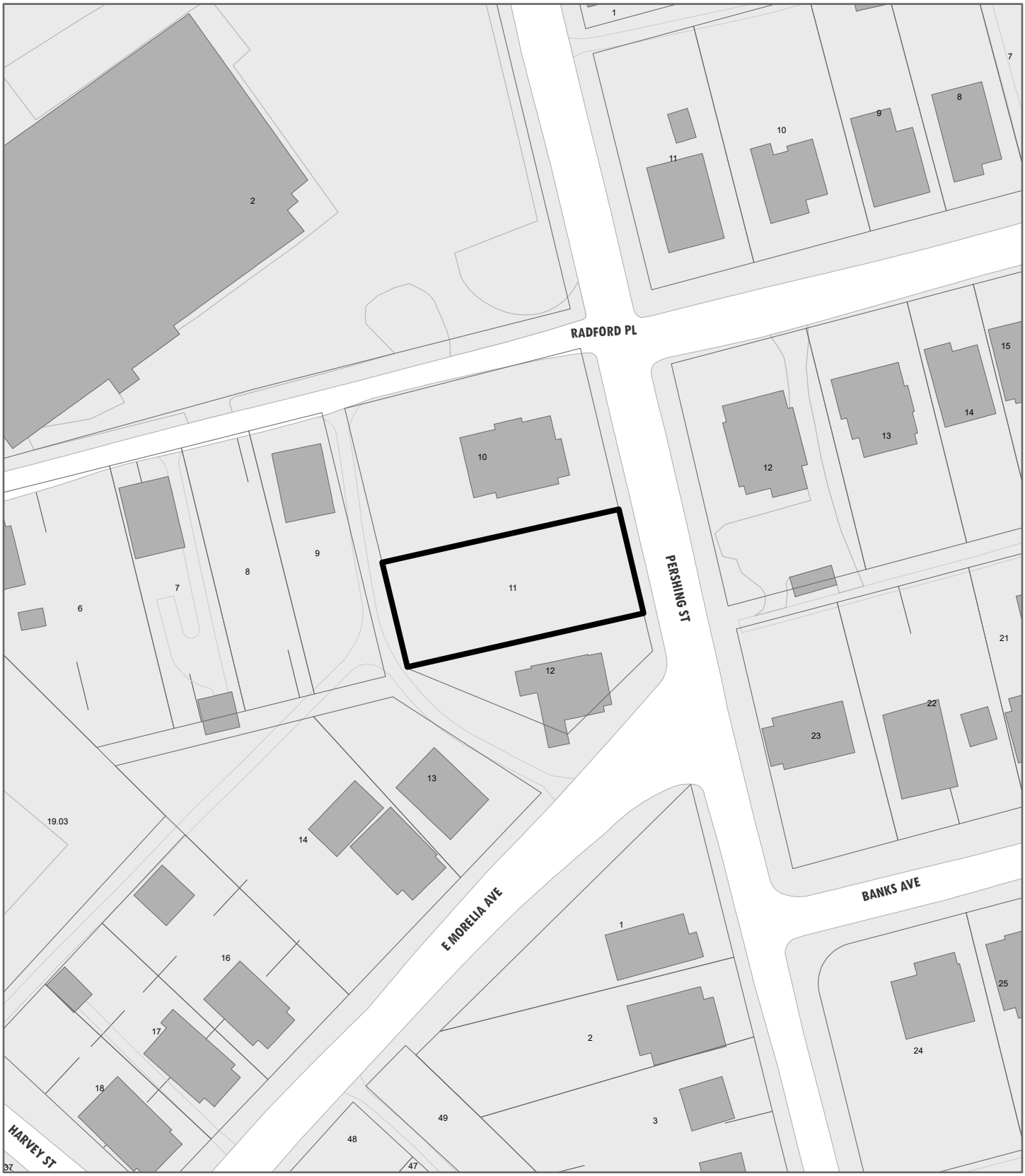
6. Windows and Doors
- When constructing new houses, the window and door styles should be similar to the original or historic houses on the block.
- To respect the privacy of adjacent properties, consider the placement of side windows and doors.
- The windows and doors on the front facade of an infill 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).
- Sheds, garages, and other outbuildings can be constructed of vertical siding or other more economical materials.

10. Multi-Unit Housing
In places where multi-unit housing is permitted by zoning, it is essential to neighborhood stability that new apartment buildings be designed in scale and context with the early architectural features of the neighborhood.
- Multi-unit housing (where permitted by zoning) should have similar front yard space to that of the traditional single family houses along the street.
- In zoning districts where multi-unit housing is permitted, the height of the new housing should be similar to the original houses along the street.
- Multi-unit housing should be designed to continue the architectural rhythm of the block. In addition to the same build-to line, porches, bays and breaks in the front façade should be created to mimic the look of older homes when looking down the block. This should be done by dividing the building into separate sections that are proportionally similar to original houses on the block.
- Parking should be provided behind apartments with access from the alley.
- Landscaping, including shade trees, should be planted in both front and back yards.



DESIGN REVIEW BOARD

5-C-26-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: C. Tony Allen Distill Design and Development

2703 Pershing St.

Oakwood/Lincoln Park Infill Housing Overlay District

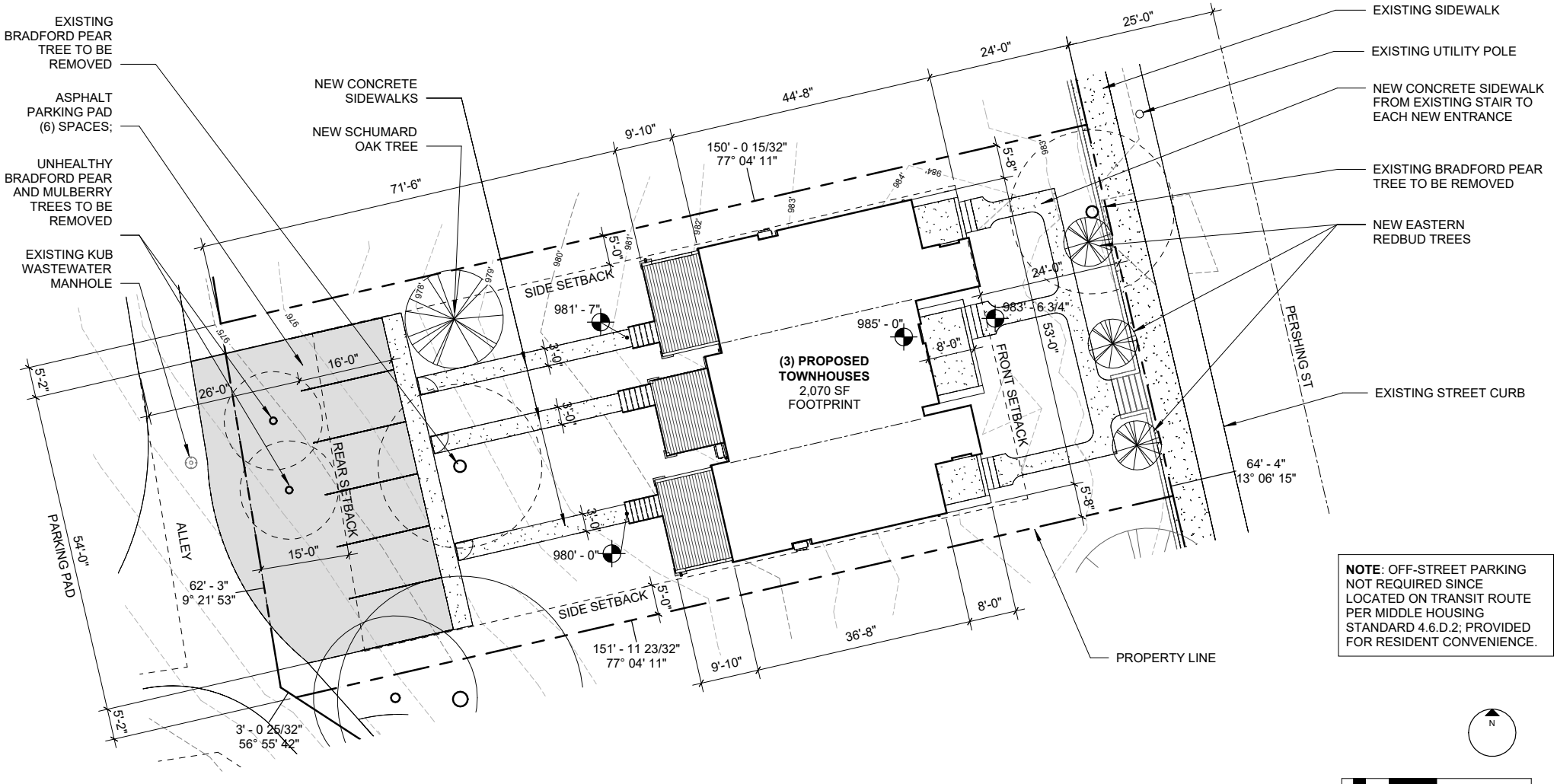
N

0 160

Feet

Original Print Date: 5/8/2026 Revised:

Knoxville - Knox County Planning - Design Review Board



NOTE: OFF-STREET PARKING NOT REQUIRED SINCE LOCATED ON TRANSIT ROUTE PER MIDDLE HOUSING STANDARD 4.6.D.2; PROVIDED FOR RESIDENT CONVENIENCE.

N

0' 8' 16' 32'

SCALE: 1/16" = 1'-0"

SITE PLAN

PERSHING TOWNHOMES | June 8, 2026

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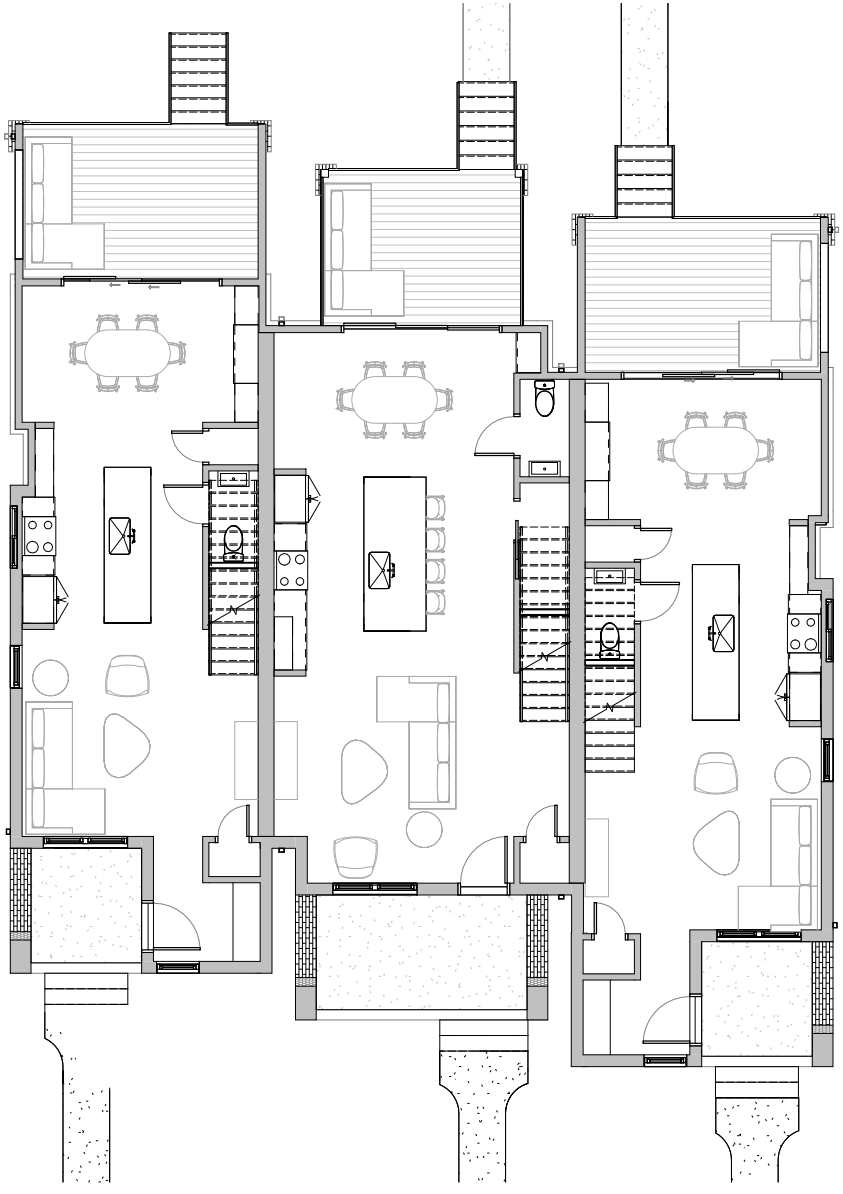

0' 4' 8' 16'

SCALE: 1/8" = 1'-0"

FLOOR PLAN - MAIN LEVEL

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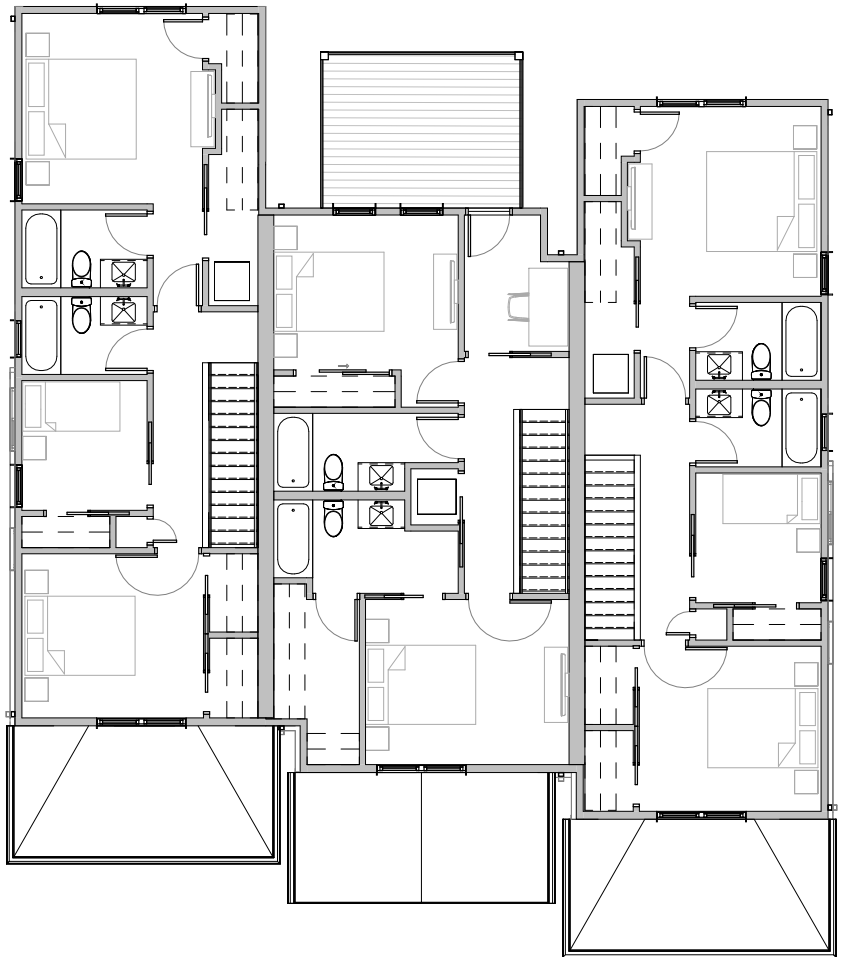

0' 4' 8' 16'

SCALE: 1/8" = 1'-0"

FLOOR PLAN - SECOND LEVEL

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0' 4' 8' 12'

SCALE: 3/16" = 1'-0"

FRONT ELEVATION (EAST)

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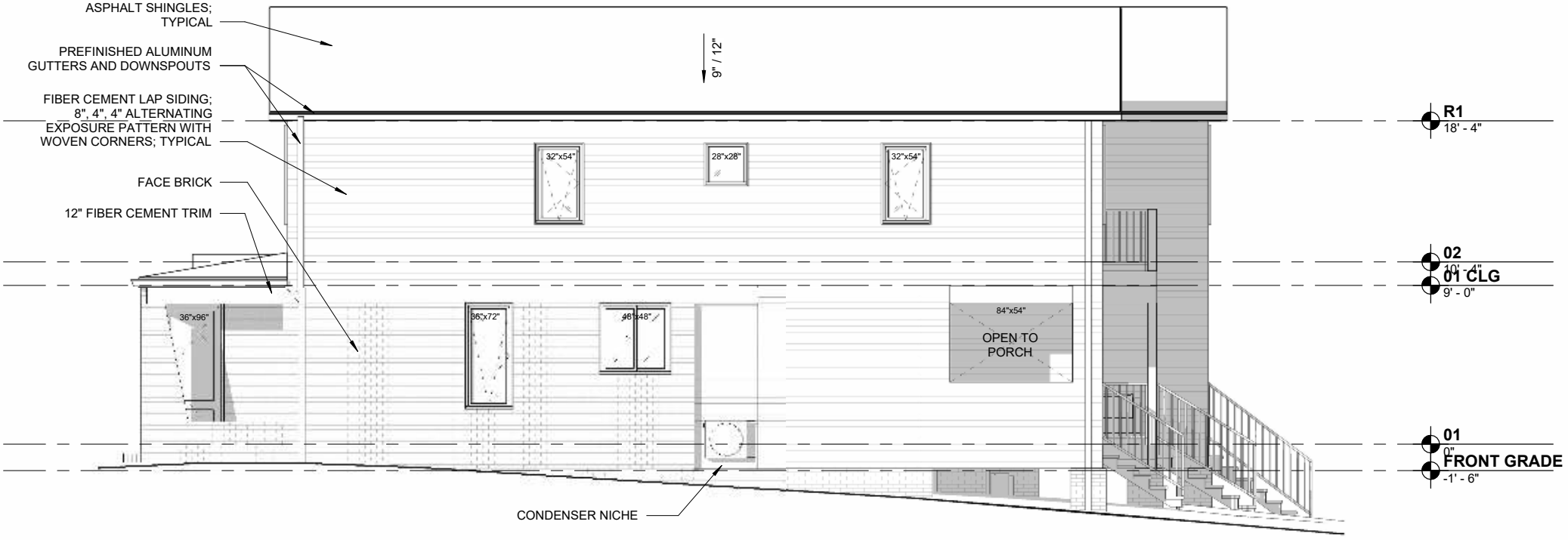

SCALE: 3/16" = 1'-0"

RIGHT SIDE ELEVATION

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SCALE: 3/16" = 1'-0"

REAR ELEVATION (WEST)

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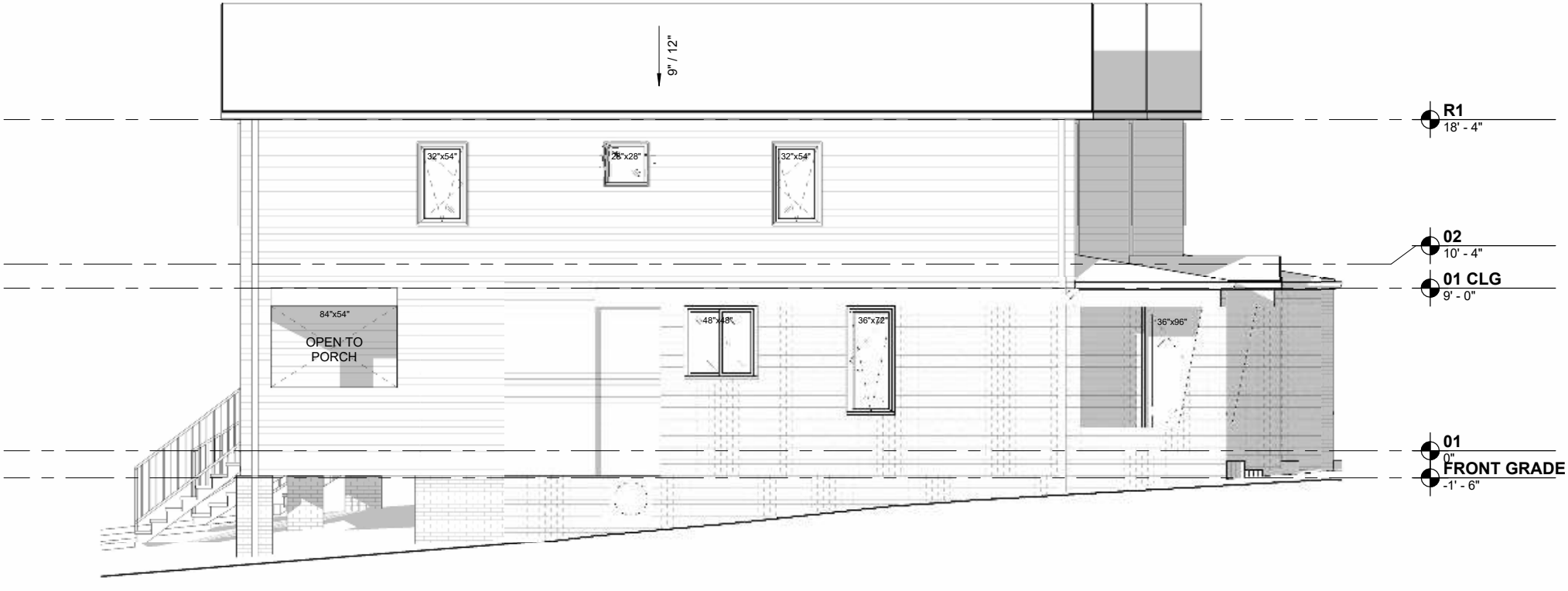

SCALE: 3/16" = 1'-0"

LEFT SIDE ELEVATION

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FIBER CEMENT TRIM 2" WINDOW JAMB PROJECTION

PAINTED FIBER CEMENT LAP SIDING WITH ALTERNATING EXPOSURES AND WOVEN CORNERS

PAINTED FIBER CEMENT SHIPLAP PORCH SOFFIT, TYPICAL

BLACK ALUMINUM TILT+TURN WINDOWS, TYPICAL

TAPERED BRICK COLUMN, TYPICAL

1/2" RECESSED BRICK UNDER WINDOW SILL

NOTE: PRECEDENT PHOTOS ARE PROVIDED FOR EXAMPLES OF DESIGN INTENT; COLORS ARE STILL TBD AND ARE SUBJECT TO CHANGE.

EXTERIOR DETAILS

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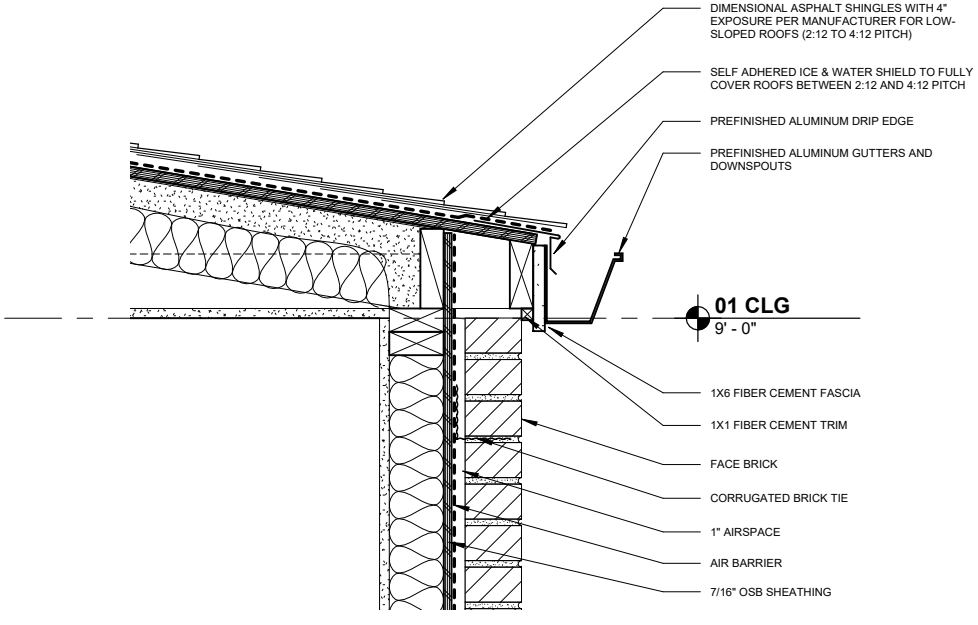
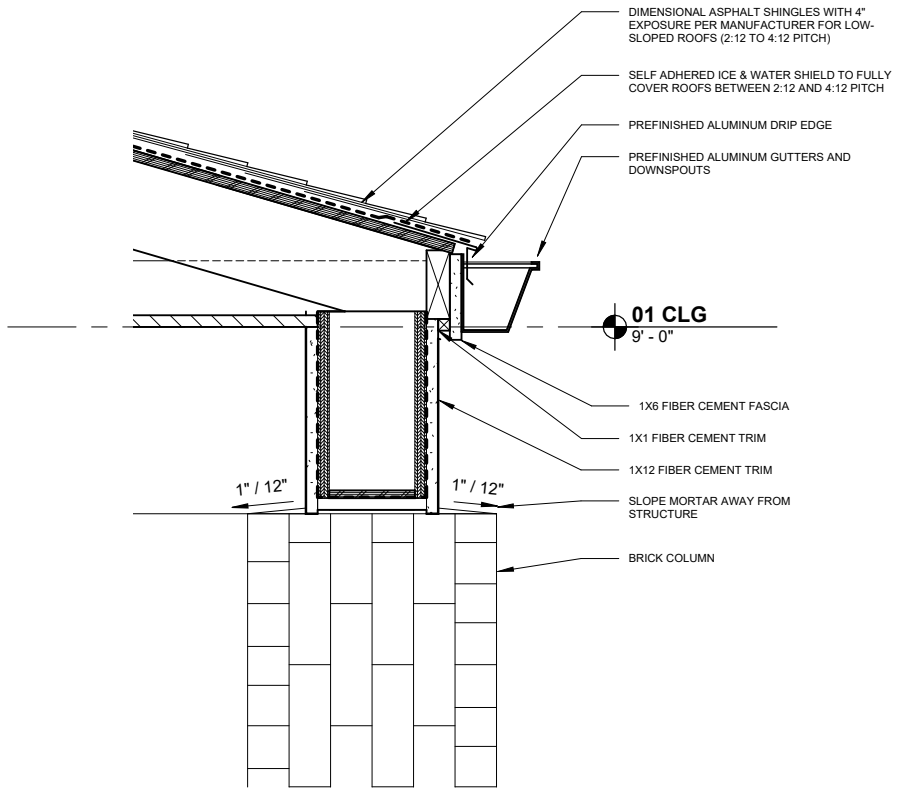


1 PORCH EAVE DETAIL
1 1/2" = 1'-0"



2 PORCH EAVE DETAIL
1 1/2" = 1'-0"

EXTERIOR DETAILS

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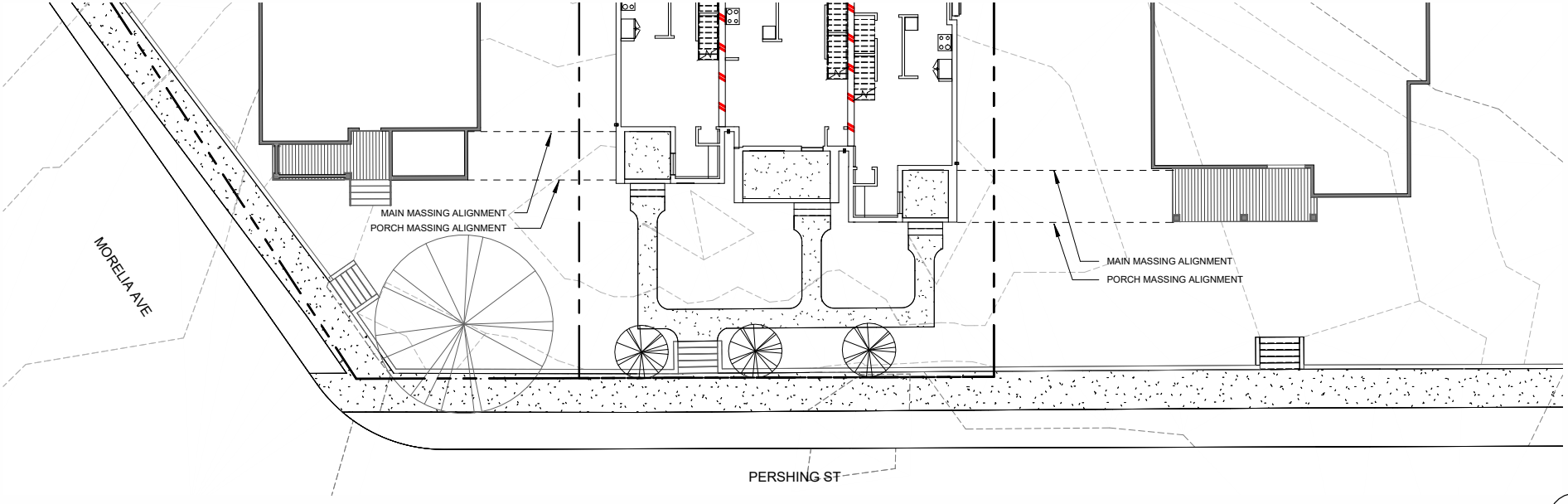
STREET ELEVATION



STREET PLAN

SCALE: 1/16" = 1'-0"

CONTEXTUAL DESIGN CUES

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SCALE:

PERSPECTIVE FROM MORELIA + PERSHING

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PERSPECTIVE FROM RADFORD + PERSHING

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PERSPECTIVE FROM FRONT

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PERSPECTIVE FROM REAR

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