DESIGN REVIEW BOARD

Staff Report

Infill Housing Design Review

File Number: 11-E-26-IH

Meeting: 11/18/2026
Applicant: Josh Haun Peak to Valley Consulting LLC
Owner: Knox Mob Housing Solutions
District: Lonsdale Infill Housing Overlay District

Property Information

Location: 1024 Crozier Ave. **Parcel ID:** 81 H C 010
Zoning: RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
Description: New primary structure

Staff Recommendation

Staff recommends approval of Certificate 11-E-26-IH, subject to the following conditions:
1) the final site plan to meet City Engineering standards;
2) allowing for the 11.67' corner side setback because it is consistent with surrounding development;
3) revising the non-disturbance boundary to the area behind and east of the parking pad;
4) major changes to the foundation height to return to the Board for review, and the brick veneer cladding to be retained;
5) retaining details as depicted, including but not limited to the porch header beam, minimum 6" by 6" turned porch columns, handrailing design, single-hung or double-hung window operation, trim at the base of gable fields, accent siding, and different siding colors from adjacent new construction.

Description of Work

Level III

New Primary Structure

New primary structure fronting Crozier Avenue. The multi-sectional single family house measures 23.3' wide by 52' deep and is proposed to be set 35.7' from the front lot line (porch at 27.7'). Parking is a driveway behind the house that is accessed via the side street, Johnston Street. The site plan includes walkways from the front porch and side entrance to Johnston Street. There is a tree in the front yard and a non-disturbance area that extends 25' from the rear lot line where trees will be retained.

The one-story house features a 5/12 front gable roof clad in asphalt shingles, an exterior of lap siding with shakes in the gable fields, and a block foundation clad in brick veneer (0.5'-4' tall at front elevation, 9' tall at rear elevation). It features a site-built 17.5' wide by 8' deep front porch on the left side of the façade recessed under a front gable roof with shakes in the gable field and gable trim that is supported by three porch columns with a handrailing featuring turned balusters. The four-bay front façade features three two windows in the left bays, and a paneled door and window in the right bays. The left elevation features three windows, and the right elevation features four windows and a secondary entrance with a small landing and steps. The rear elevation features one window. The 3' by 5' windows are 1/1 and single-hung.

Comments

Background: The 40’ wide lot has trees along the rear lot line. It is within the HP (Hillside Protection) overlay and has a cross-slope that exceeds 25% grade along the west lot line. There is a blind curve that creates a steep slope from the road at the northwest corner. A set of elevation drawings was provided that shows dimensional details and accurate foundation profiles, and another set was provided with conceptual renderings of architectural details. The applicant is proposing a house with the same floor plan on the adjacent lot to the east.

Front Yards: Appropriate. The setback is slightly deeper than the block, which features front setbacks ranging from approximately 20’-34’. However, the large front setback is necessary to provide safety and avoid the steep slope from the road at the property’s northwest corner.

House Orientation and Side Yards: Appropriate. The site plan includes an 11.67’ corner side setback from Johnston Street, which does not meet the 12’ minimum required by the RN-2 (Single-Family Residential Neighborhood) district. The DRB can approve alternative dimensional standards “in order to realize the principles associated with the guidelines” (Article 16.6.D). The minor reduction to the corner side setback is consistent with others in the area and is appropriate for the 40’ wide lot. It does not pose safety concerns to City Engineering.

Alleys, Parking, and Services: Appropriate. The driveway could be revised to provide parking to the adjacent lot that the applicant is also proposing to develop.

Landscape: Appropriate. The tree in the front yard should be an existing tree, as feasible. The non-disturbance boundary encroaches into the parking footprint. It should be revised to the area behind and east of the driveway.

Scale, Mass, and Foundation Height: The house is approximately double the depth of the two existing Minimal Traditionals on the blockface, but it is similar to the 48’ deep (porch not included) house that was approved earlier this year for 910 Crozier Avenue. The proposed foundation height is appropriate given the slope of the lot and other houses on the block, and major changes will require further review by the Board. The brick veneer cladding should be retained.

Porches and Stoops: Appropriate. The porch will be built on site. The header beam, handrailing details, and turned columns should be retained, and the columns should be at least 6” by 6”. The porch width and placement differentiates it from the adjacent new construction.

Windows and Doors: Appropriate. All 3’ by 5’ windows should be single-hung or double-hung.

Roof Shapes and Materials: The 5/12 pitch does not meet the 6/12 minimum typically approved within the overlay, and it cannot be increased for this multi-sectional plan. The Board has approved a multi-sectional house with a 5/12 pitch roof within the overlay that featured a similar front gable design with a site-built front porch (3-A-22-IH, 1506 Ohio Ave). Given the lack of context and additional design elements that align with guideline recommendations, the 5/12 pitch can be appropriate, as long as the trim at the base of the gable fields, accent siding, and porch details are retained. The Board should discuss whether other interventions are necessary.

Siding Materials: Appropriate. The accent siding and siding colors differentiate the house from the adjacent new construction and should be retained.

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.



DESIGN REVIEW BOARD

11-E-26-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

1024 Crozier Ave.

Lonsdale Infill Housing Overlay District

Original Print Date: 10/29/2026 Revised:

Knoxville - Knox County Planning · Design Review Board

Petitioner: Josh Haun Peak to Valley Consulting LLC

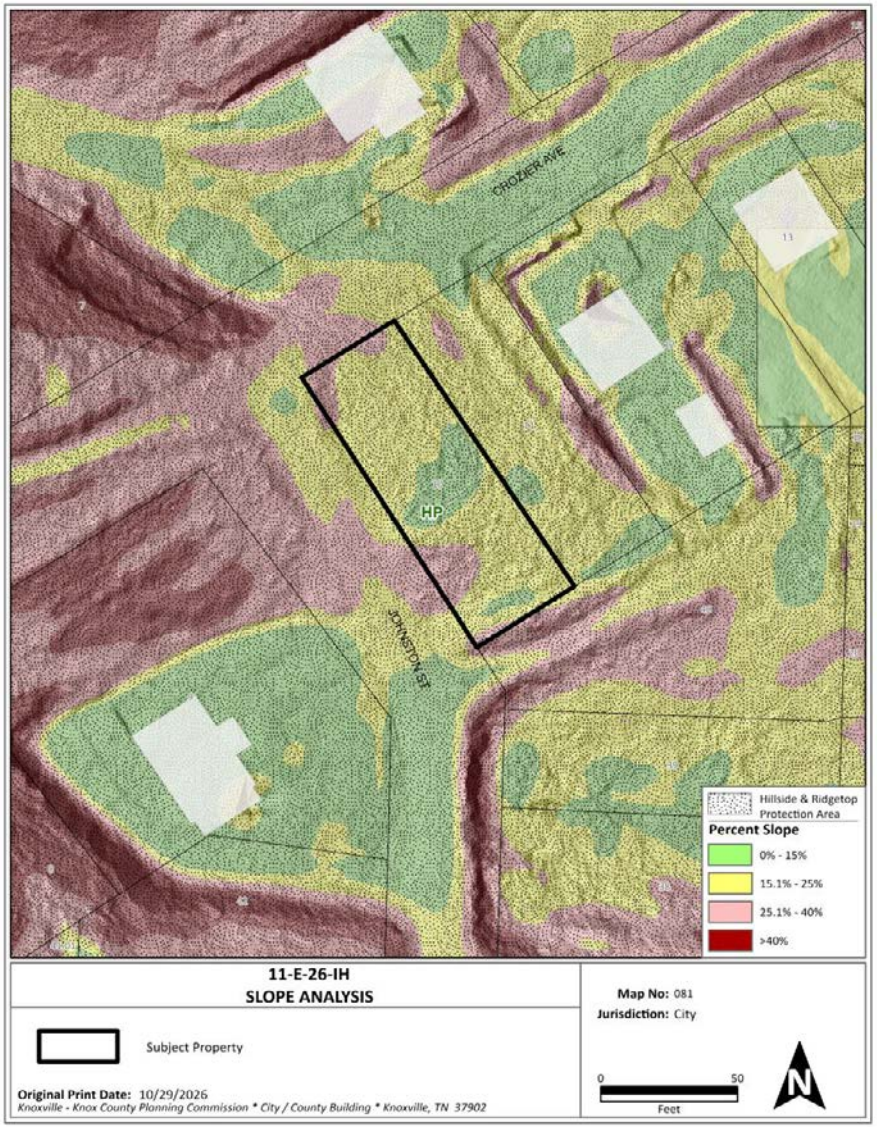
N

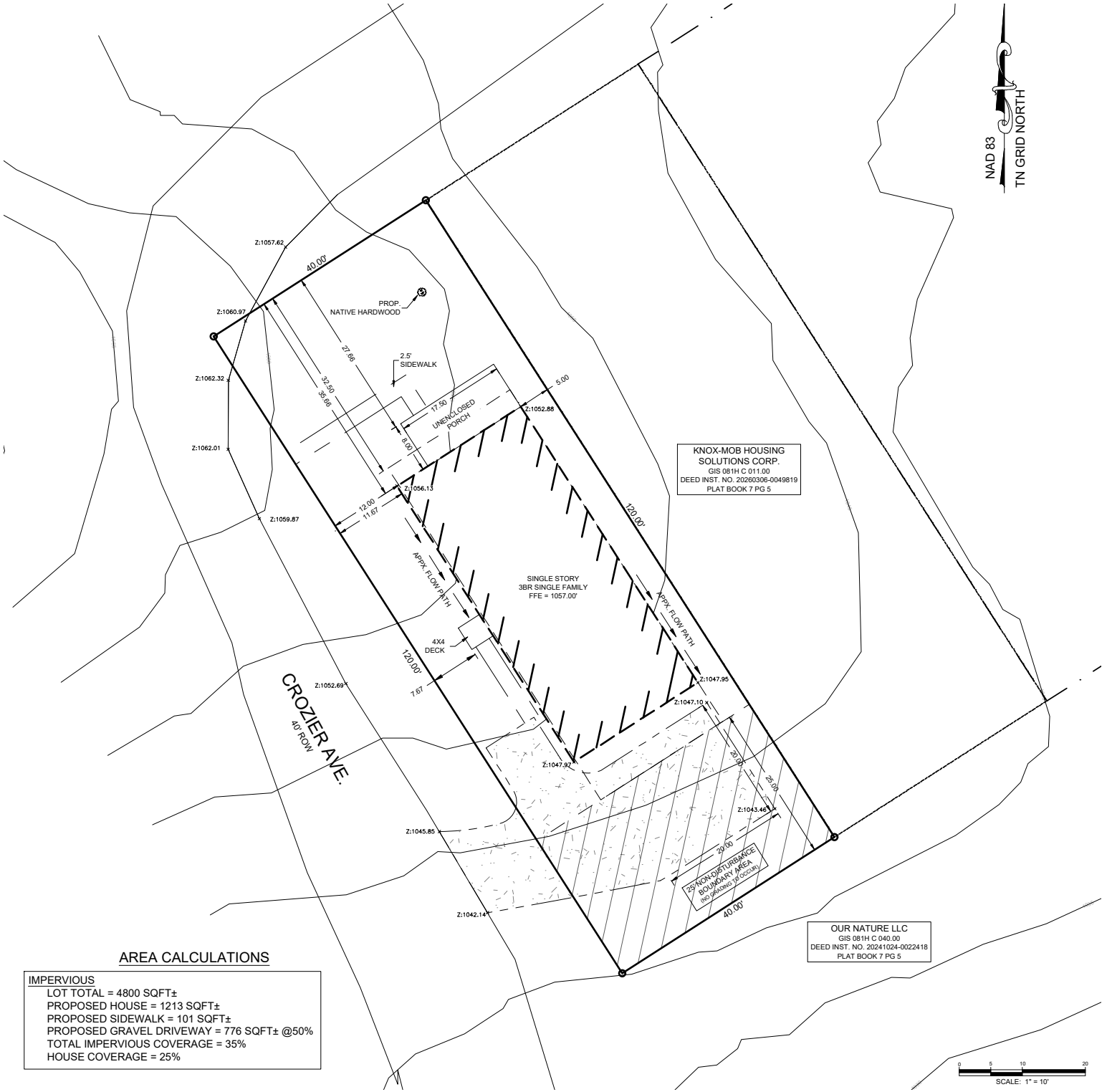
0 160

Feet

Staff - Slope Analysis
Case: 11-E-26-IH

CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	**4,963.3**	**0.114**			
Non-Hillside	0.0	0.000	N/A		
0-15% Slope	856.0	0.020	100%	856.0	0.020
15-25% Slope	3,374.9	0.077	50%	1,687.4	0.039
25-40% Slope	732.3	0.017	20%	146.5	0.003
Greater than 40% Slope	0.2	0.000	10%	0.0	0.000
Ridgetops					
Hillside Protection (HP) Area	4,963.3	0.114	Recommended disturbance budget within HP Area	**2,689.9**	**0.062**
			Percent of HP Area	**54.2%**	







NOTES:

1. THIS IS NOT A GENERAL PROPERTY SURVEY.
2. BEARINGS SHOWN HEREON REFERENCED TO NORTH AMERICAN DATUM 1983 (NAD83).
3. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
4. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GRID DISTANCES MEASURED IN US SURVEY FEET.
5. THE SUBJECT PROPERTY IS LOCATED IN FLOOD HAZARD ZONE "X" AN AREA OF MINIMAL FLOOD HAZARD, PER THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY- PANEL NUMBER 47093C0277G, EFFECTIVE 8/5/2013.
6. SUBJECT PROPERTY IS LOCATED WITHIN THE "RN-2" ZONING DISTRICT. CURRENT BUILDING SETBACKS ARE PER KNOX COUNTY ZONING.

AREA CALCULATIONS

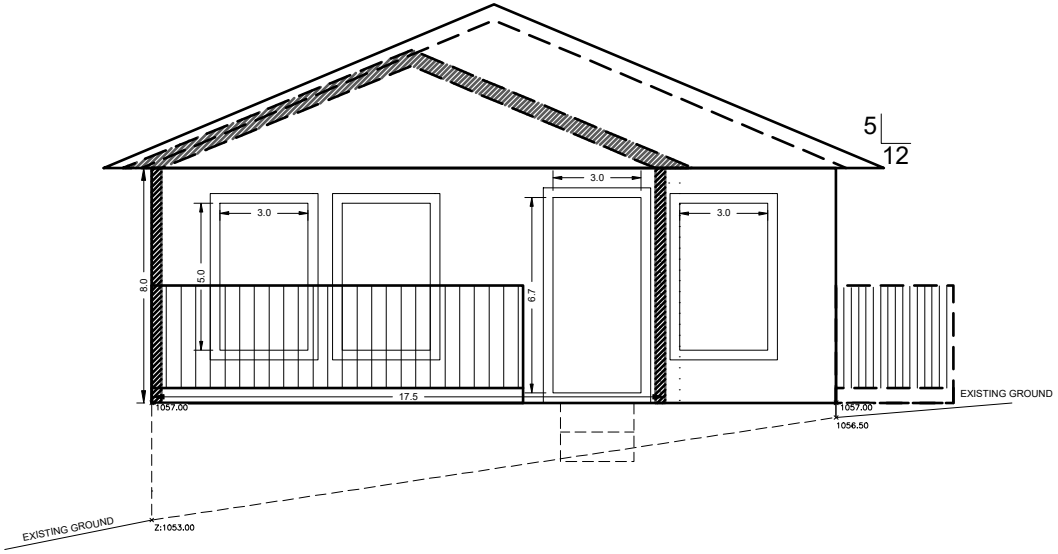
IMPERVIOUS
- LOT TOTAL = 4800 SQFT±
- PROPOSED HOUSE = 1213 SQFT±
- PROPOSED SIDEWALK = 101 SQFT±
- PROPOSED GRAVEL DRIVEWAY = 776 SQFT± @50%
- TOTAL IMPERVIOUS COVERAGE = 35%
- HOUSE COVERAGE = 25%

LEGEND

○ CALCULATED POINT	BOUNDARY LINE (NOT SURVEYED)
	ADJOINING PROPERTY LINE (NOT SURVEYED)
	RIGHT OF WAY FROM OTHER SURVEYS

SITE PLAN

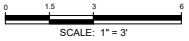
DRAWN JTH	DATE 10/9/2026	1024 CROZIER AVE MAP 081H C 011.00
APPROVED	DATE	KNOXVILLE, TENNESSEE FOREST PARK ADDN. LOT 57
SCALE 1" = 10'	SHEET 1/1	PROJECT NO. JOB #2026-036



FRONT PROFILE



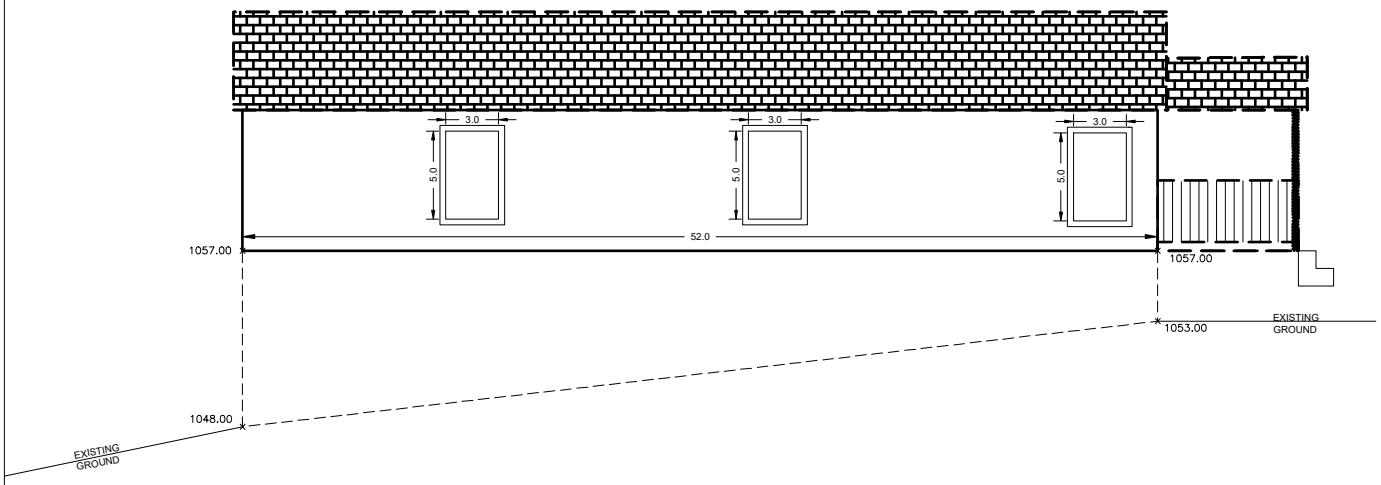




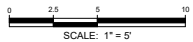
NOTES:

1. THIS IS NOT A GENERAL PROPERTY SURVEY.
2. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
3. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GRID DISTANCES MEASURED IN US SURVEY FEET.
4. THE SUBJECT PROPERTY IS LOCATED IN FLOOD HAZARD ZONE "X" AN AREA OF MINIMAL FLOOD HAZARD, PER THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY- PANEL NUMBER 47093C0277G, EFFECTIVE 8/5/2013.
5. SUBJECT PROPERTY IS LOCATED WITHIN THE "RN2" ZONING DISTRICT AND FURTHER LYING WITHIN THE HILLSIDE PROTECTION AREA. CURRENT BUILDING SETBACKS ARE PER CITY OF KNOXVILLE ZONING.

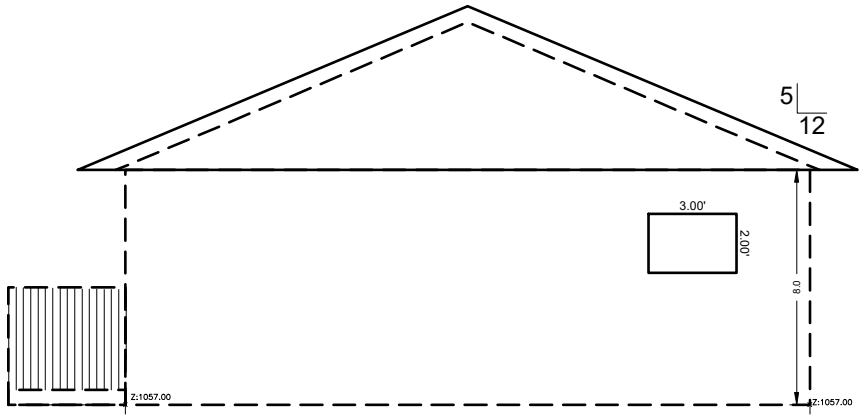




SIDE A PROFILE



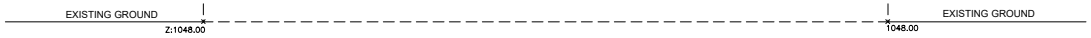
ELEVATION EXHIBIT		
DRAWN JTH	DATE 11/09/2026	1024 CROZIER AVE MAP 081H C 010.00
APPROVED	DATE	KNOXVILLE, TENNESSEE FORREST PARK LOT 57
SCALE VARIES	SHEET 2/2	PROJECT NO. JOB #2026-041

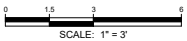






REAR PROFILE

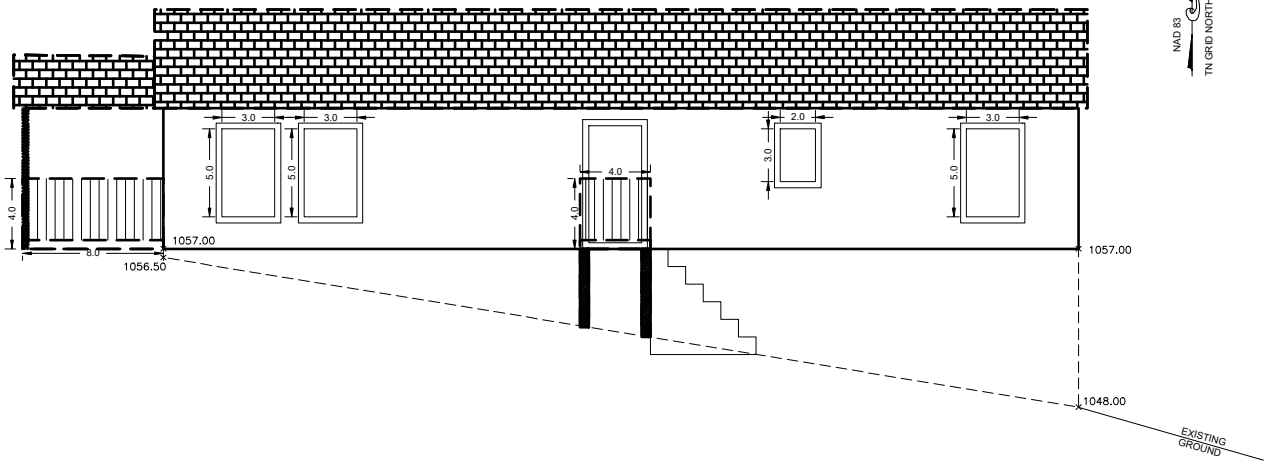




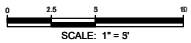
NOTES:

1. THIS IS NOT A GENERAL PROPERTY SURVEY.
2. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
3. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GRID DISTANCES MEASURED IN US SURVEY FEET.
4. THE SUBJECT PROPERTY IS LOCATED IN FLOOD HAZARD ZONE "X" AN AREA OF MINIMAL FLOOD HAZARD, PER THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY- PANEL NUMBER 47093C0277G, EFFECTIVE 8/5/2013.
5. SUBJECT PROPERTY IS LOCATED WITHIN THE "RN2" ZONING DISTRICT AND FURTHER LYING WITHIN THE HILLSIDE PROTECTION AREA. CURRENT BUILDING SETBACKS ARE PER CITY OF KNOXVILLE ZONING.





SIDE B PROFILE



ELEVATION EXHIBIT		
DRAWN JTH	DATE 11/09/2026	1024 CROZIER AVE MAP 081H C 010.00
APPROVED	DATE	KNOXVILLE, TENNESSEE FORREST PARK LOT 57
SCALE VARIES	SHEET 2/2	PROJECT NO. JOB #2026-041

LOT 10 – HOUSE D
CROZIER AVENUE DEVELOPMENT

ADDRESS: 1022 Crozier Ave

FFE: 1052.00'

FOUNDATION:
Cementtious Stucco
(Textured Finish)

ACCENT SIDING:
Board-and-Batten

PORCH:
Partial-Width (≈13.0')
(Covers door and one right window)

KEY ELEVATIONS / GRADES

CORNER GRADES (PROPOSED)

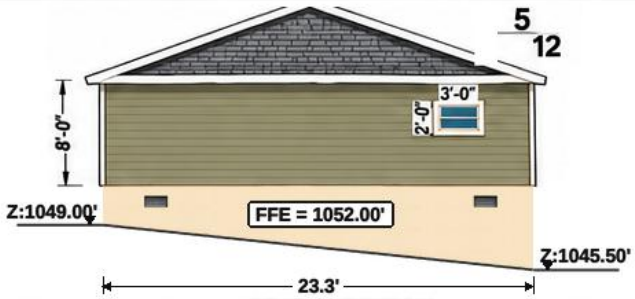
Front Left (FL)	Z:1046.00'
Front Right (FR)	Z:1051.00'
Rear Left (RL)	Z:1045.50'
Rear Right (RR)	Z:1049.00'

Foundation Height (Exposed)

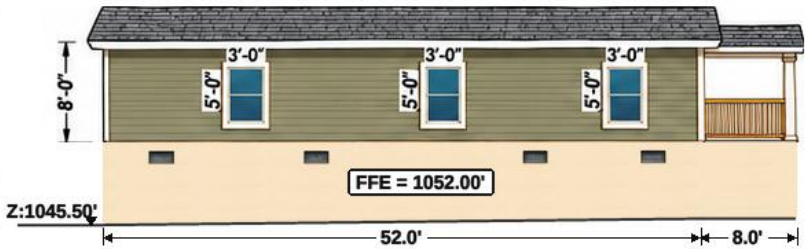
FL: 6.00'	FR: 1.00'
RL: 6.50'	RR: 3.00'



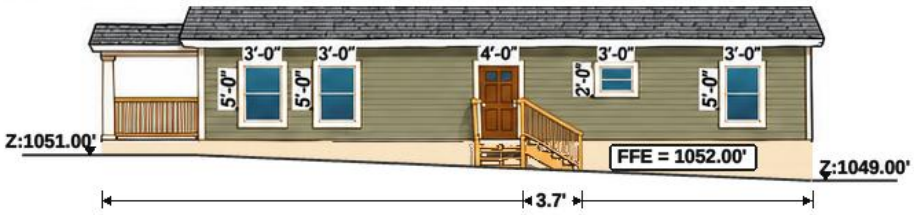
FRONT ELEVATION (LOT 10)



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

LOT 11 – HOUSE C
CROZIER AVENUE DEVELOPMENT

ADDRESS: 1024 Crozier Ave

FFE: 1057.00'

FOUNDATION:
Brick Veneer
(Running Bond)

ACCENT SIDING:
Shake

PORCH:
Partial-Width (≈17.5')
(Covers door and two left windows)

KEY ELEVATIONS / GRADES

CORNER GRADES (PROPOSED)

Front Left (FL)	Z:1053.00'
Front Right (FR)	Z:1056.50'
Rear Left (RL)	Z:1048.00'
Rear Right (RR)	Z:1048.00'

Foundation Height (Exposed)

FL: 4.00'	FR: 0.50'
RL: 9.00'	RR: 9.00'



FRONT ELEVATION (LOT 11)



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

PORCH & TRIM DETAILS



- Porch Columns: 6" x 6" (min.)
- Chamfered (turned) profile
- Chamfered balusters and handrail
- Porch Decking: Treated wood or composite
- Under-porch: Lattice or decking screen

WALL SECTION (TYPICAL)



EXTERIOR MATERIALS



LOT 11 – HOUSE C
Foundation: Brick Veneer
Accent: Shake



LOT 10 – HOUSE D
Foundation: Stucco
Accent: Board-and-Batten

NOTES:

1. Elevations show overall building appearance, window/door locations, foundation, porches, and key dimensions.
2. Window and door sizes are per manufacturer specifications (Typ.).
3. Roof pitch to be 5:12 (Typ.).
4. Foundation heights and grades are based on site plans by Peak to Valley Consulting, LLC (Crozier Ave Lots 10 & 11).
5. All dimensions are to outside of finish materials and are approximate. Verify final dimensions with manufacturer and field conditions.

EXTERIOR ELEVATIONS

CROZIER AVENUE DEVELOPMENT
KNOXVILLE, TN

LOTS 10 & 11 | SINGLE FAMILY (3 BR)

SCALE: 1/4" = 1'-0" | DATE: 11/10/2026 | SHEET: A201