



Staff Report

Infill Housing Design Review Committee

File Number: 1-F-21-IH

Meeting: 1/20/2021
Applicant: Patrick Harris
Owner: New Season Properties

Property Information

Location: 456 Hiawasse Ave. **Parcel ID** 81 C B 001
Zoning: RN-2 (Single-Family Residential Neighborhood)
District: Oakwood/Lincoln Park Infill Housing Overlay District

Description of Work

Level II Additions Visible from the Primary Street, Changes to Porches Visible from the Primary Street

Enclosure of existing screened-in porch on rear corner of the porch. 456 Hiawasse is a corner lot, so porch enclosure is visible from Grove street. Shed-roof porch will be enclosed to provide additional interior space. Enclosure will feature vinyl lap siding to match rest of house and one-over-one, double-hung vinyl windows will be installed on each elevation (right, rear, and left sides) of the addition. A secondary entry door will be located on the left side of the rear, accessible by an existing stair system.

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 that are like those original to the house.
 - If replacement is necessary, new windows and doors should be in keeping with the style and openings of the original design.
 - Additions should be made to the rear or side of the house.
 - The roofline and roofing materials should complement the original house.
 - The open appearance of front porches should be maintained; if porches are to be enclosed, glass should be used (without obstructing architectural details) were the open dimensions of the porch had been located.
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Comments

While rear porches are not always subject to design review under the Infill Housing ordinance, the porch in question is located on a corner lot and visible from Grove Street. While design guidelines discourage enclosing open front porches, the porch in question is a rear porch which is already partially enclosed with siding and screen windows.

The existing screened-in porch will be enclosed as part of a broader exterior rehabilitation project, and will be enclosed with vinyl lap siding to match the rest of the house. The one-over-one, double-hung vinyl windows will receive exterior trim to match the existing trim. The proposed windows will add additional transparency on side and rear elevations. The existing shed roof covering the porch will not be expanded or modified in size or pitch. The addition will be accessible via an existing stair.

Recommendation

Staff recommends approval of 1-F-21-IH.

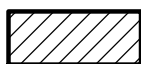


I-F-21-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

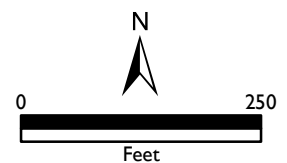
Applicant: Patrick Harris

**INFILL
HOUSING
REVIEW
BOARD**



456 Hiwassee Ave.
Oakwood/Lincoln Park Infill Housing Overlay
District

Original Print Date: 1/12/2021
Revised:
Knoxville/Knox County Planning - Infill Housing Design Review Committee





DESIGN REVIEW REQUEST

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

Applicant Patrick Harris (MP Construction Solutions)
 Date Filed 1/4/2021 Meeting Date (if applicable) 1.20.21 File Number(s) 1-F-21-HZ

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Owner
- Contractor
- Engineer
- Architect/Landscape Architect

Name Patrick Harris Company MP Construction Solutions
 Address PO Box 298 City Powell State TN Zip 37849
 Phone 865-684-8865 Email patrick@mpinvestmentsolutions.com

CURRENT PROPERTY INFO

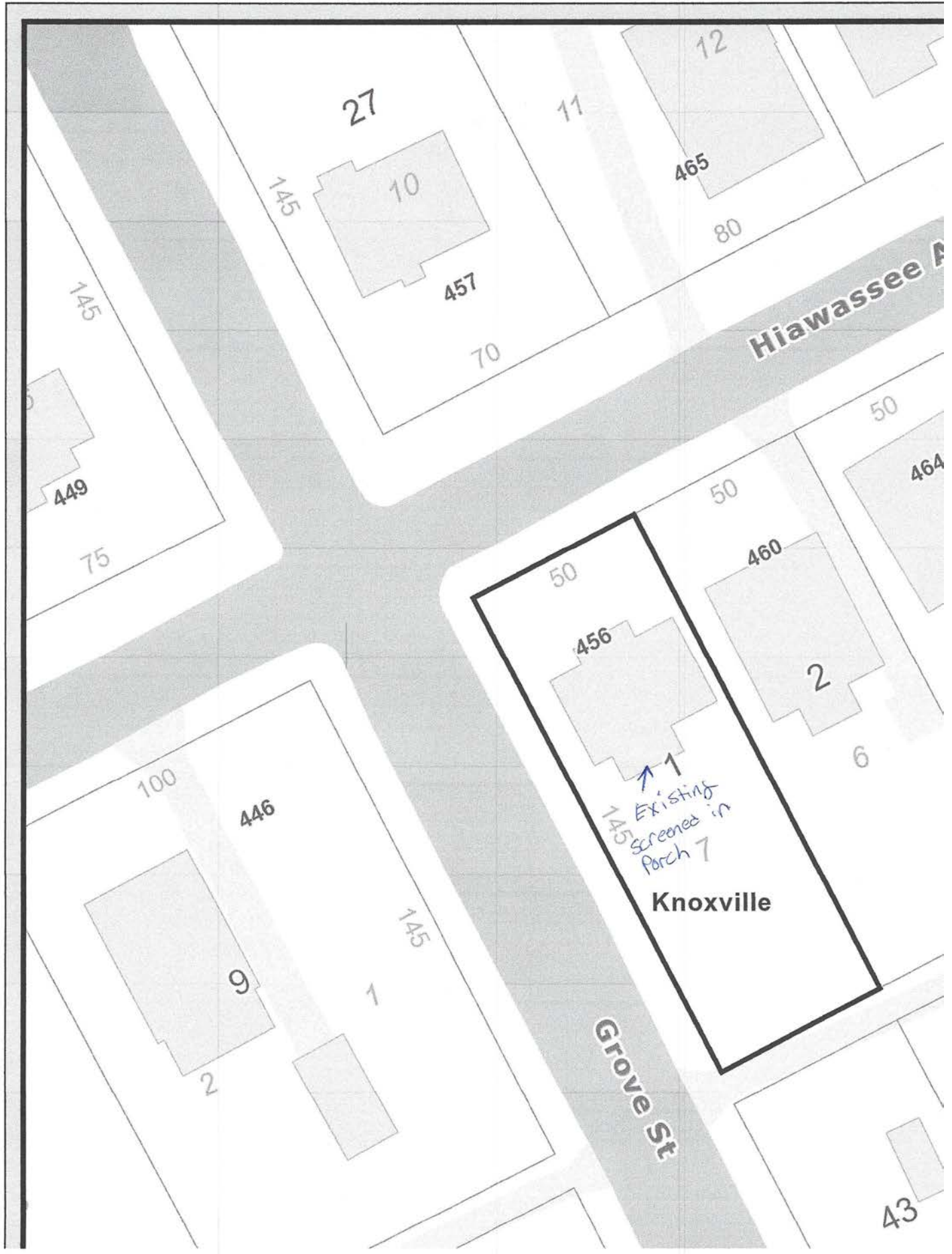
Owner Name (if different from applicant) New Season Properties Owner Address 875 Hwy 321 N Owner Phone 865-771-3887
Memphis City, TN 37771
 Property Address 456 Hiawasse Ave Parcel ID 081CB001
 Neighborhood Lincoln Park Zoning Single family residential

AUTHORIZATION

Staff Signature Lindsay Crockett Please Print Lindsay Crockett Date 1.4.21
 Applicant Signature Patrick Harris Please Print Patrick Harris Date 1-4-2021

REQUEST

DOWNTOWN DESIGN	<p>Level 1:</p> <input type="checkbox"/> Signs <input type="checkbox"/> Alteration of an existing building/structure		
	<p>Level 2:</p> <input type="checkbox"/> Addition to an existing building/structure		
	<p>Level 3:</p> <input type="checkbox"/> Construction of new building/structure <input type="checkbox"/> Site design, parking, plazas, landscape <i>See required Downtown Design attachment for more details.</i>		
<input type="checkbox"/> Brief description of work: _____ _____ _____			
HISTORIC ZONING	<p>Level 1:</p> <input type="checkbox"/> Signs <input type="checkbox"/> Routine repair of siding, windows, roof, or other features, in-kind; Installation of gutters, storm windows/doors		
	<p>Level 2:</p> <input type="checkbox"/> Major repair, removal, or replacement of architectural elements or materials <input type="checkbox"/> Additions and accessory structures		
	<p>Level 3:</p> <input type="checkbox"/> Construction of a new primary building		
	<p>Level 4:</p> <input type="checkbox"/> Relocation of a contributing structure <input type="checkbox"/> Demolition of a contributing structure <i>See required Historic Zoning attachment for more details.</i>		
<input type="checkbox"/> Brief description of work: _____ _____ _____			
INFILL HOUSING	<p>Level 1:</p> <input type="checkbox"/> Driveways, parking pads, access point, garages or similar facilities <input type="checkbox"/> Subdivisions		
	<p>Level 2:</p> <input type="checkbox"/> Additions visible from the primary street <input checked="" type="checkbox"/> Changes to porches visible from the primary street		
	<p>Level 3:</p> <input type="checkbox"/> New primary structure <input type="checkbox"/> Site built <input type="checkbox"/> Modular <input type="checkbox"/> Multi-Sectional <i>See required Infill Housing attachment for more details.</i>		
	<p><input type="checkbox"/> Brief description of work: <i>Close in existing screened in porch on back of home</i></p>		
STAFF USE ONLY	<p>ATTACHMENTS</p> <input type="checkbox"/> Downtown Design Checklist <input type="checkbox"/> Historic Zoning Design Checklist <input type="checkbox"/> Infill Housing Design Checklist		
	<p>ADDITIONAL REQUIREMENTS</p> <input type="checkbox"/> Property Owners / Option Holders		
	<p>Level 1: \$50 • Level 2: \$100 • Level 3: \$250 • Level 4: \$500</p>	<p>FEE 1:</p>	TOTAL:
		<p>FEE 2:</p>	
	<p>FEE 3:</p>		



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Hiawassee P

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456

Existing
screened in
Porch 7

Knoxville

100

446

9

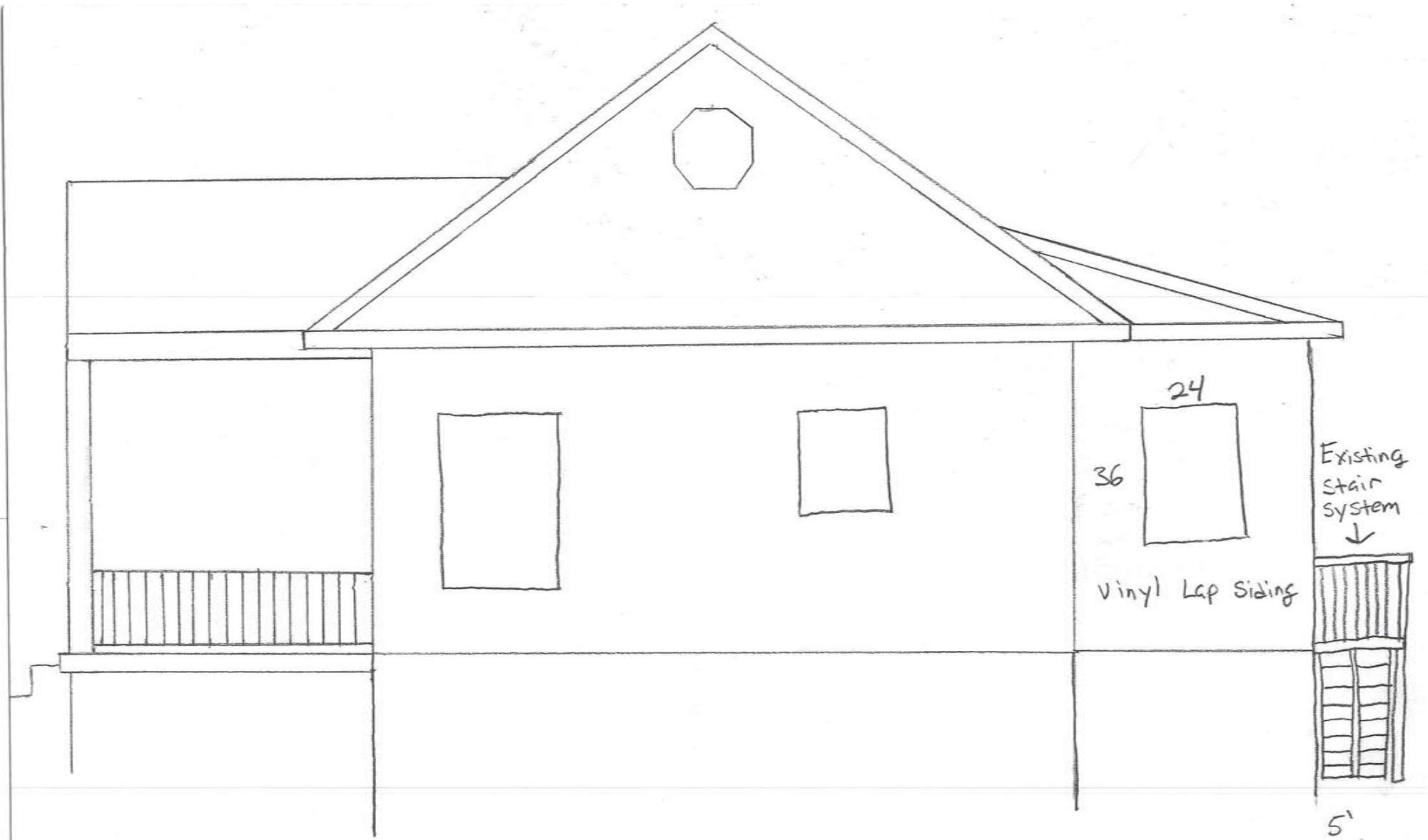
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145

1

Grove St

43

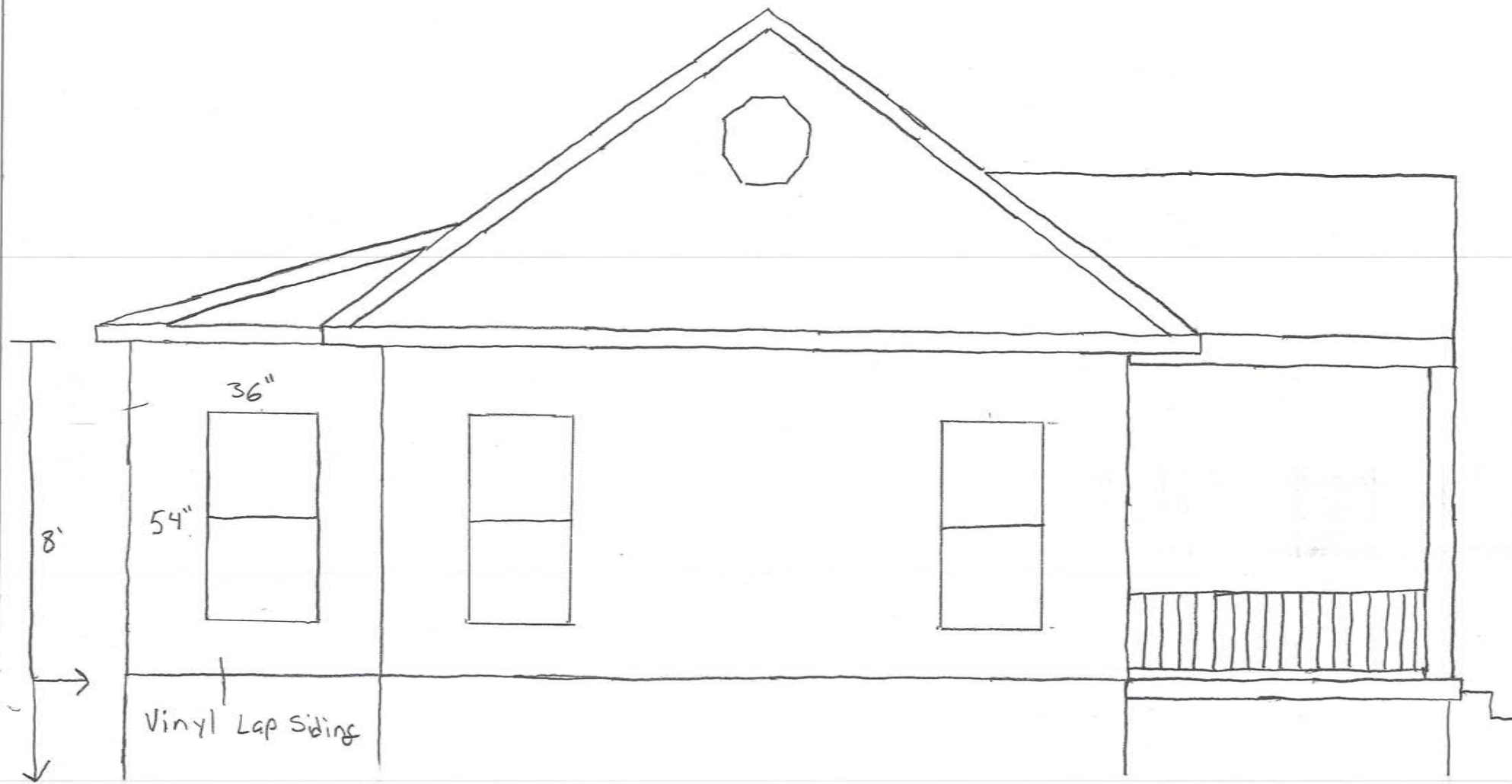


Existing Front Porch

Right Side Elevation of Existing House

Existing Screened in Porch

5' Foundation Elevation at Corners



3' Foundation
elevation at
corners

| Existing Screened
in Porch |

Left Side Elevation of
Existing House

Rear Elevation of House

