



Date: 4/2/2020

Applicant: Kimberlie Parks

Address: 435 Oglewood Ave.

District: Oakwood

Zoning: RN-2 / IH-1

File Number: 4-D-20-IH

Infill Housing Overlay Staff Comments & Recommendations

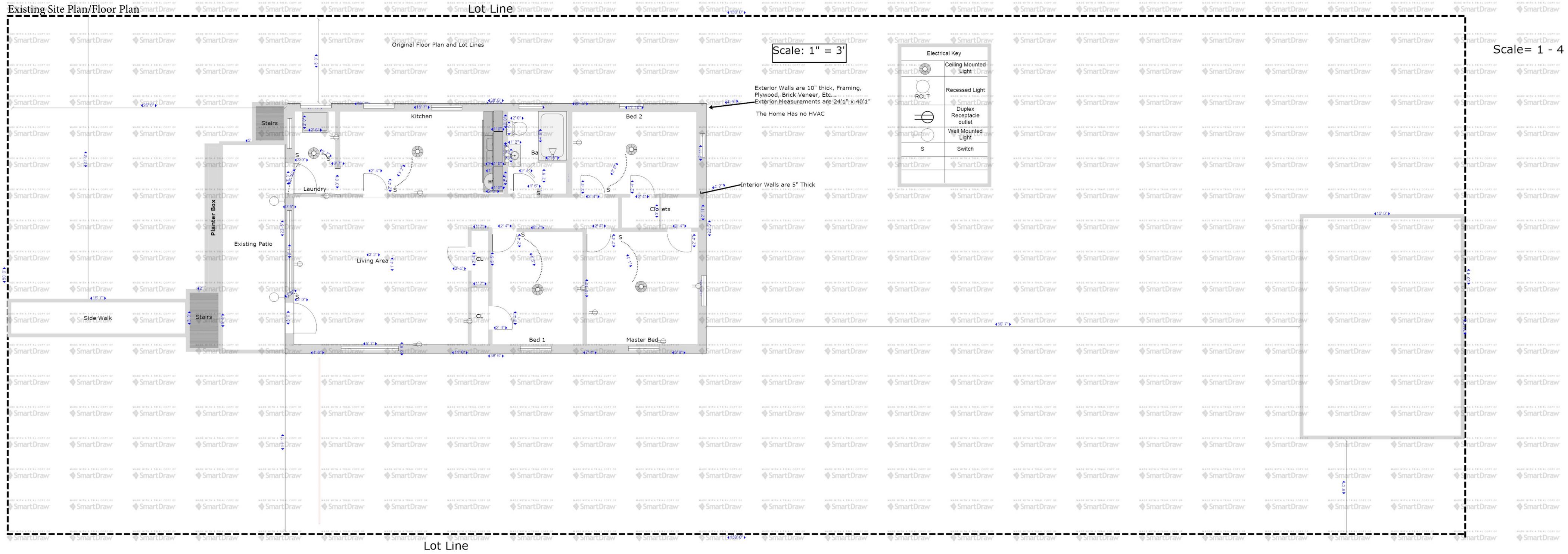
RECOMMENDATION

Staff recommends approval of the project with the following conditions:

1. Utilize horizontal lap siding beneath both gables to more closely resemble the exterior materials used on Ranch style homes and those historically utilized in the neighborhood. The siding should have a wide reveal (7 – 10 in) to be consistent with Ranch style architectural materials.

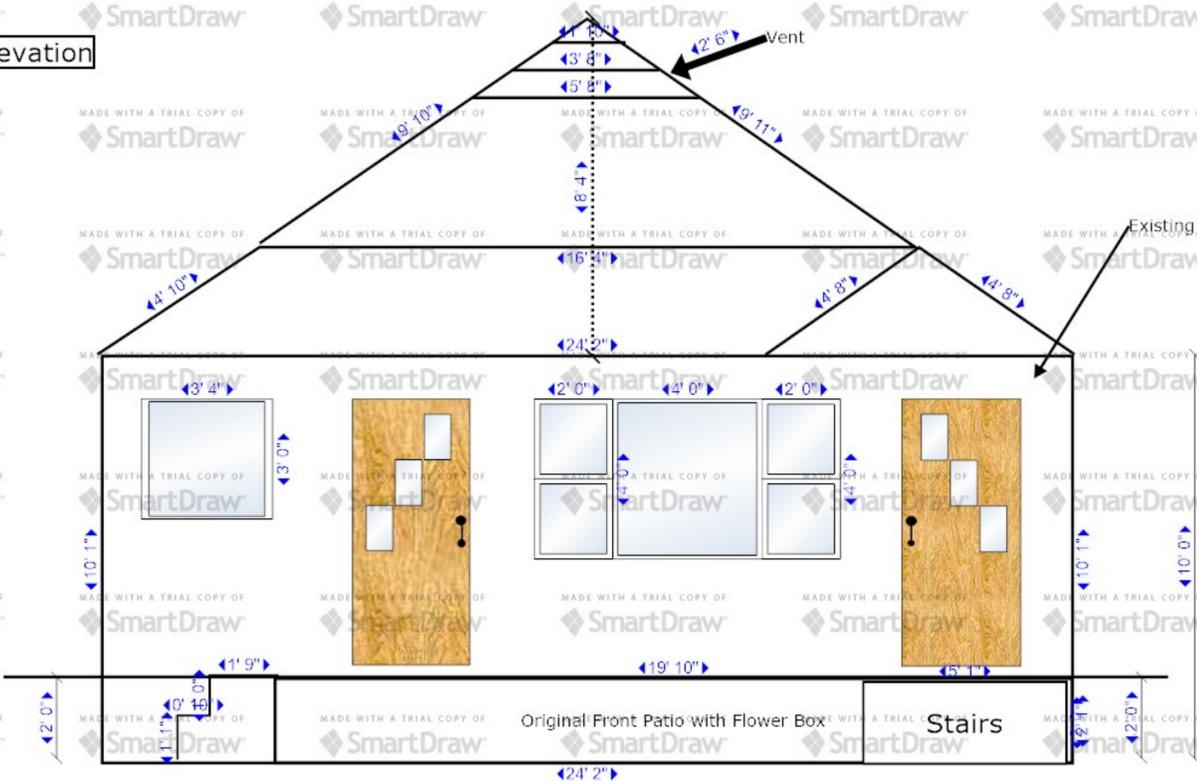
COMMENTS

1. The house can be characterized as a Transitional Ranch House. Front porches are not common to Ranch style houses; they mostly feature entries that are unobscured. There is not a lot of guidance in general regarding porches for this architectural style (p. 9).
2. The Infill Guidelines state that the addition of a porch to a Ranch-style house may be acceptable in some 1930-1950 era neighborhoods. While the Oakwood neighborhood is not from this era, several of the houses on this block are (p. 9).
3. Guidelines recommend an 8-ft porch, but since the proposal is to add a porch over an existing patio slab, staff finds the 6-ft depth acceptable. It is unclear when the patio was added. Historical aerials from the early 1980s show the patio; aerials from earlier decades are too blurry to read (p. 9).
4. The front setback of the primary structure will not change, as the front exterior wall will remain as is. The front setback of the porch will be approximately 20 ft. This is similar to that of other front porches on the street. (Front setbacks of the primary structures with porches average approximately 20 ft. Front setbacks of porches average approximately 17 ft.)
5. The open, decorative trusses proposed are not consistent with architectural characteristics of a transitional Ranch-style house.
6. Vertical siding is not permitted per the Infill Housing Guidelines (p. 13).



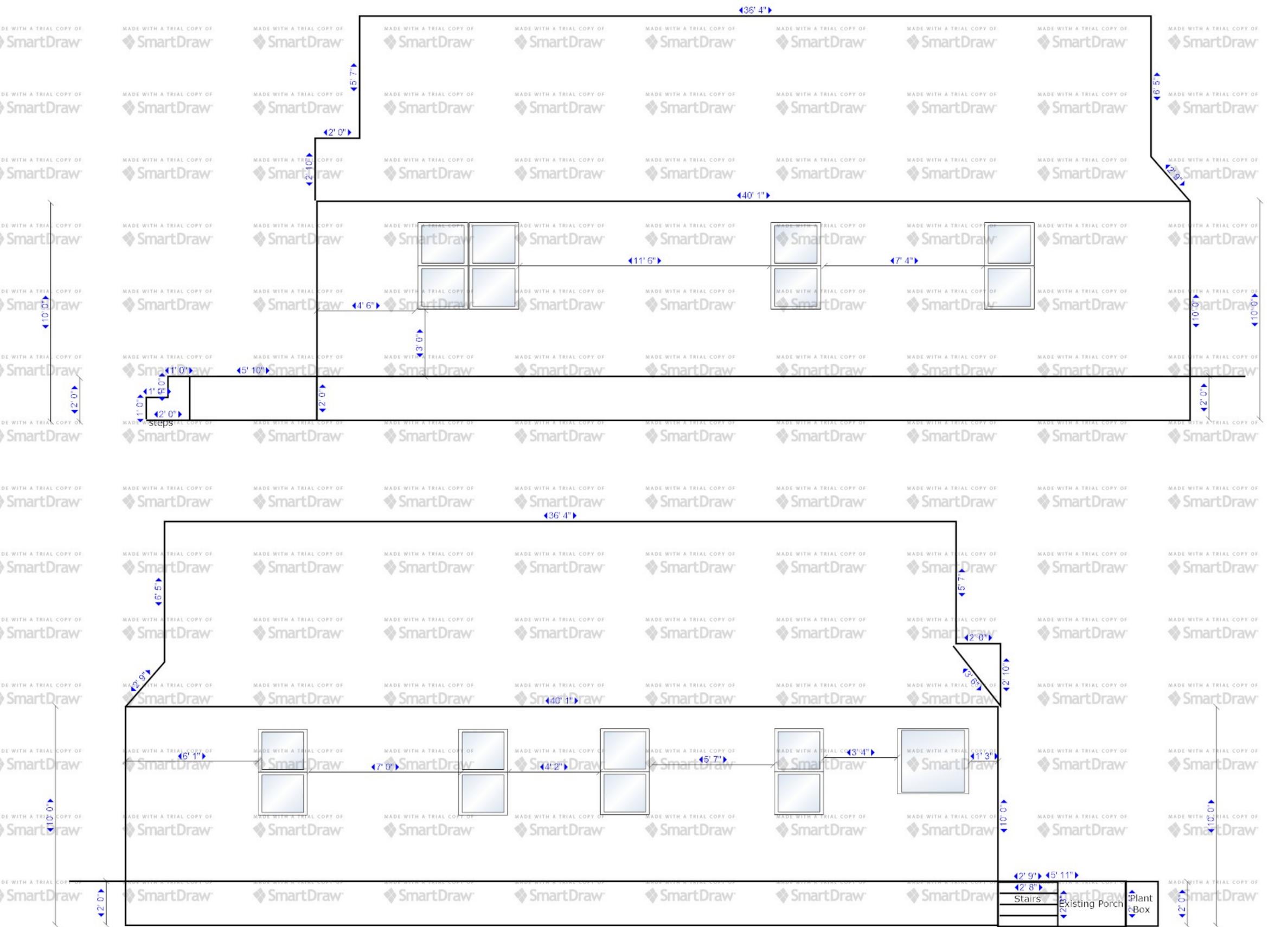
Original Elevation

Scale: 1" = 3'



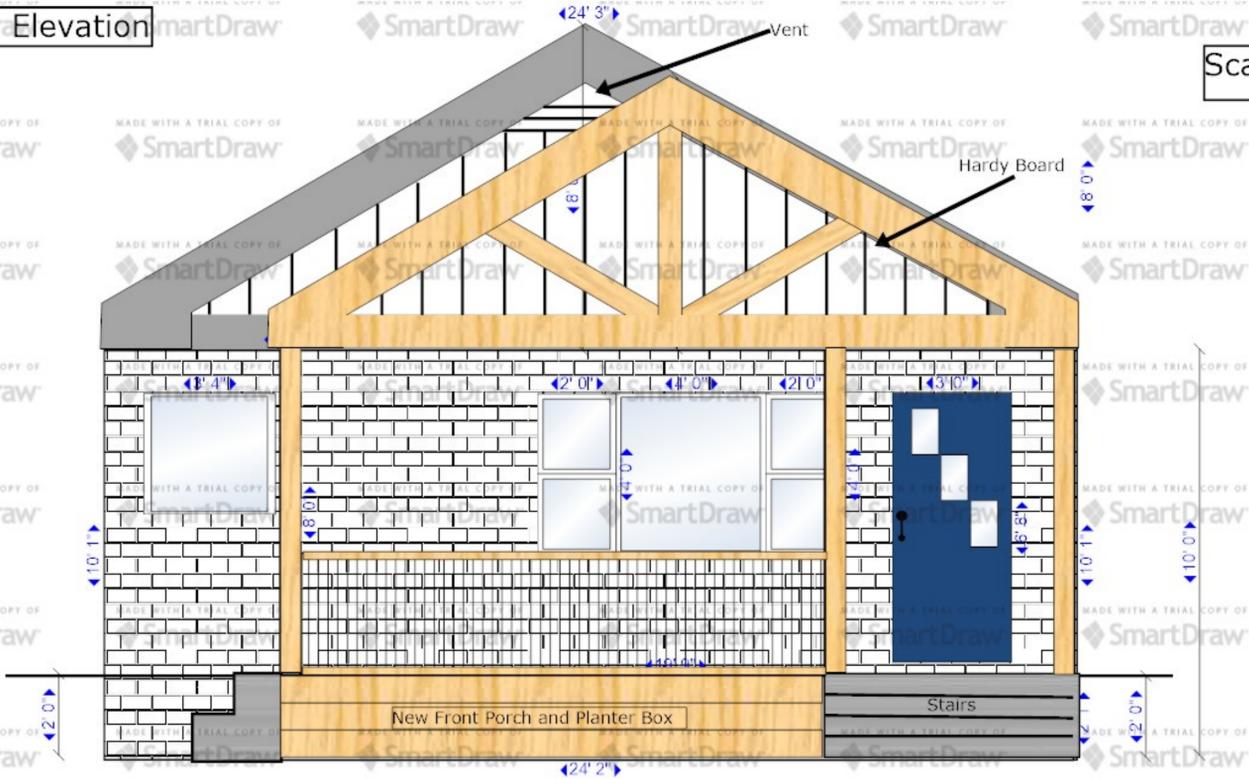
Plan:

- We will be taking out left front door and using same brick to tie in the front of the house
- We will be removing 2 windows- 1 in kitchen and one in master bedroom (Master will have one remaining window)
- We will be taking the Original Pitch over the right front door and bringing up to make a covered porch. (See New Elevation)



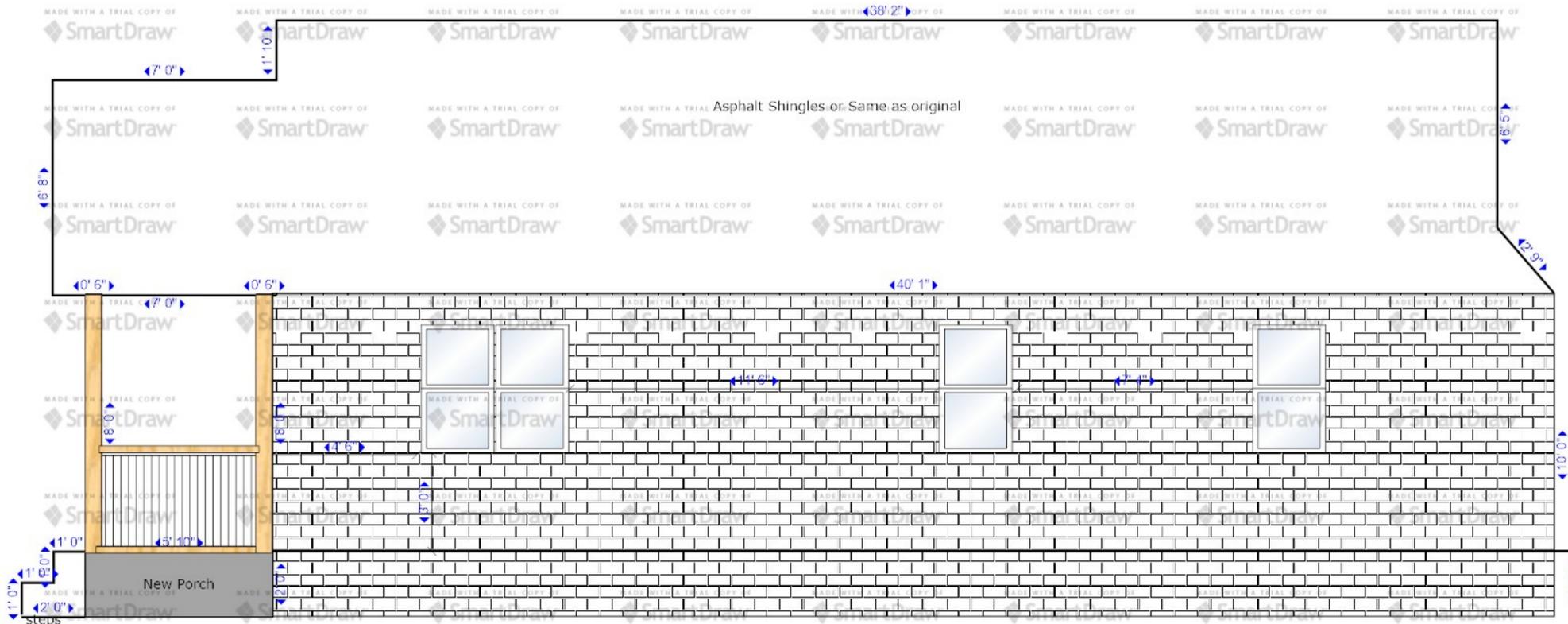
New Elevation

Scale: 1" = 3'

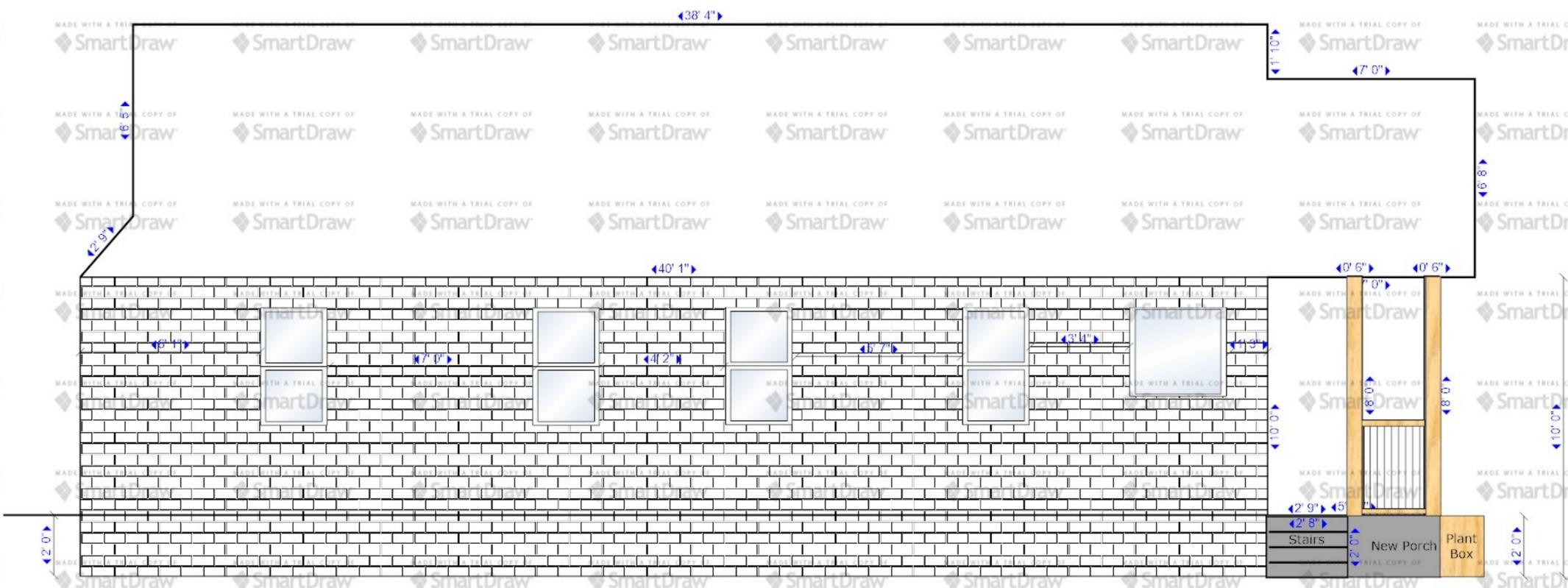


Materials to Be Used

- Hardy Board Siding
- Treated Wood for structure
- Use Similar or same roof Shingles
- Upgrading old windows with Vinyl
- Painting Brick
- Rails will be Treated Wood that conform with Code



Asphalt Shingles or Same as original





DESIGN REVIEW REQUEST

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

Martini Development, LLC

Applicant

3/16/2020

Date Filed

4/2/2020

Meeting Date (if applicable)

4-D-20-IH

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

Kimberlie Parks

Martini Development, LLC

Name

Company

11016 Sonja Dr

Knoxville

tn

37934

Address

City

State

Zip

865-297-3456

kimberlie.j.parks@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Mario Martini

1004 Phillips Ave, Knoxville, TN 37920

818-921-7025

Owner Name (if different from applicant)

Owner Address

Owner Phone

435 Oglewood Ave

081FL019

Property Address

Parcel ID

Oakwood

~~Single Family~~

RN-2/IH-1

Neighborhood

Zoning

AUTHORIZATION

Staff Signature

Michelle Portier

Please Print

3/16/2020

Date

Applicant Signature

Kimberlie Parks

Kimberlie Parks

Please Print

3/16/2020

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: We are taking the existing patio and roof line to make a porch on the front of the home.
Removing front door on left, keeping door on right.

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: \$100.00
FEE 2:	\$100.00	
FEE 3:		