



**Date:** 8/6/2020

**Applicant:** Matthew Sterling

**Address:** 131 E. Emerald Ave.

**District:** Oakwood/Lincoln Park

**Zoning:** RN-4 / IH

**File Number:** 8-C-20-IH

# Infill Housing Overlay Staff Comments & Recommendations

## RECOMMENDATION

Staff recommends approval of the project with the following conditions:

1. Utilize lap siding over Dutch lap or horizontal panels to more closely resemble exterior materials historically used in the neighborhood (p. 13).
2. Parking area to meet City Engineering standards.

## COMMENTS

1. The application meets the Infill Housing Review Design Guidelines, including front and side setbacks, scale and massing, and architectural details.
2. City of Knoxville Engineering notes that the parking area must accommodate two vehicles on lot; the lot must be minimum 18' wide and 17.5' deep or 10' wide and 35' deep. Parking surface must meet zoning and engineering requirements, which can be determined during permitting.

## NOTES FOR WEBSITE:

The applicant is proposing a new house and driveway for 131 E. Emerald Avenue.

### Proposed Site

1. The proposed house will front E. Emerald Avenue, with a proposed front setback of 15' from the porch to the front property line and 23' from the main house to the property line. While the adjacent house at 135 E. Emerald Avenue is set closer to the street, other houses on the 100 and 200 blocks of E. Emerald Avenue reflect similar setbacks as the proposed infill house. The front and side setbacks are appropriate for the neighborhood context.
2. Proposed access is from the alley. The 16' x 16' parking area will be located behind, and screened visually by, the house.
3. The applicant has included a walkway from the sidewalk to the front door.

### Proposed House

1. The proposed house is a 1.5 story, three-bedroom, two-bathroom structure, measuring 31' wide by 32' deep. The house features a front-gable porch projecting from the right half of the façade (east). The house is proportional to the dimensions of the lot and other houses on the block.
2. The side-gable roof has a 9/12 slope with dimensional asphalt shingle cladding. The front-gable roof on the porch features a 6/12 slope with matching cladding.
3. The house features Craftsman influences, including the porch design, roof details, and windows and doors.
4. The front porch is 8' deep by 20' wide, featuring a front-gable roof porch with 6" x 6" square wood columns on wider square bases. The porch is consistent with existing porches on surrounding blocks.
5. The proposed concrete block foundation is 2'-8" tall, consistent with other historic houses on the block.
6. The proposed front door is appropriate for a Craftsman-style house.
7. Windows are proposed as 2/1 or 3/1 double-hung windows with trim on the façade, left (south) elevation, and both side gable fields. The right (north) elevation features three non-egress, 3' x 3' square windows. Windows are appropriately designed for the style and placement of the windows is appropriate.
8. Proposed siding is a horizontal lap siding, which reflects the materials historically used in the neighborhood.
9. The applicant has noted that the concrete block foundation will receive either brick veneer or a stucco cladding on the façade elevation only.

### Staff recommends approval of the project due to the following findings:

1. Front and side setbacks are consistent with other houses on E. Emerald Avenue. The site plan includes a walkway, perpendicular to the street, connecting the street and front door.
2. The proposed parking area is located in the rear yard and accessed from the alley. The proposed parking area is drawn at 16' by 16'. Applicant has proposed either pervious compacted gravel or concrete. City Engineering states that parking area must accommodate 2 vehicles on the lot, which can be a minimum of 18' wide and 17.5' deep OR 10' wide and 35' deep. The surface must meet zoning and engineering requirements, which can be determined during permitting.
3. The size and massing of the proposed house are consistent with the surrounding context. E. Emerald Avenue features numerous 1.5 story Craftsman-style residences or Queen Anne cottages with steeply pitched roofs. The foundation height is also consistent with the neighborhood.

4. The porch design demonstrates appropriate size, proportions, and details to be consistent with other Craftsman-style houses in the neighborhood.
5. The roof shape and materials meet the Infill Housing Review Guidelines.
6. The proposed materials (horizontal lap siding, Craftsman-style windows and doors, Craftsman-style porch details) are in compliance with Infill Housing Design Guidelines. Siding should feature an overlap to mimic historic wood clapboard siding instead of Dutch lap or horizontal panels.
7. Windows meet egress requirements where necessary, and placement of the windows are appropriate for the Craftsman style of the house and consistent with other houses on the street.



## DESIGN REVIEW REQUEST

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

Matthew Sterling

Applicant

7-21-20202

8-6-2020

8-C-20-1H

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

Matthew Sterling

Name

505 E. Columbia Ave

Company

Knoxville

TN

37917

Address

865-368-8241

City

Matt@SterlingCo.org

State

Zip

Phone

Email

## CURRENT PROPERTY INFO

Matthew Sterling

505 E. Columbia Ave.

865-368-8241

Owner Name (if different from applicant)

Owner Address

Owner Phone

131 E. EMERALD AVE.

Property Address

Oakwood-Lincoln Park

081KJ030

Parcel ID

RN-2

Neighborhood

Zoning

## AUTHORIZATION

Staff Signature

Lindsay Crockett

Please Print

7/21/20

Date

Applicant Signature

Please Print

6/21/2020

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: \_\_\_\_\_

**New construction: Single-family Home**

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**

<b>FEE 1:</b>	<b>TOTAL:</b>
<b>FEE 2:</b>	
<b>FEE 3:</b>	

**CITY OF KNOXVILLE, TENNESSEE**

**Certificate of Ownership and General Dedication**

I, Matthew Sterling, the undersigned owner of the property shown herein, hereby adopt this as my plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that I am the owner in fee simple of the property, and as property owner have an unrestricted right to dedicate right-of-way and/or grant easements as shown on this plan.

Owner - Matthew Sterling

Signature(s) Matthew Sterling  
Date: 11/18/2020

State of TN County of Knox  
On this 18th day of November, 2020

Before me personally appeared Matthew Sterling to me known to be the person described in, and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and notarial seal, this day and year above.

Written: [Signature] Notary  
My Commission expires: 4-27-21 "Sec"



**Certification of Final Plat - All Indicated Markers, Monuments and Benchmarks Set**

I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I further certify that this plat and accompanying drawings, documents, and statements conform to the best of my knowledge, to all applicable provisions of the Knoxville/Knox County Subdivision Regulations except as has been amended, described and justified in a report filed with the Planning Commission, or for variances and amendments which have been approved as identified on the final plat. The indicated permanent reference markers and monuments, benchmarks and property monuments were in place on the 18th day of January, 2017.

Registered Land Surveyor: [Signature]  
Tennessee License No. 1929  
Date: 11-19-19

**Certification of Approval of Public Sanitary Sewer System - Minor Subdivisions**

This is to certify that the subdivision shown hereon is approved subject to the installation of public sanitary sewers and treatment facilities, and that such installation shall be in accordance with State and local regulations.

It is the responsibility of the property owner to verify with the Utility Provider the availability of sanitary sewers in the vicinity of the lot(s) and to pay for the installation of the required connections.

Utility Provider: KUB  
Authorized Signature for Utility: [Signature] Date: 1/10/2020

**Certification of Approval of Public Water System - Minor Subdivisions**

This is to certify that the subdivision shown hereon is approved subject to the installation of a public water system, and that such installation shall be in accordance with State and local regulations.

It is the responsibility of the property owner to verify with the Utility Provider the availability of water systems in the vicinity of the lot(s) and to pay for the installation of the required connections.

Utility Provider: KUB  
Authorized Signature for Utility: [Signature] Date: 1/10/2020

**Zoning**

Zoning district(s) in which the land being subdivided is located shall be indicated as shown on the zoning map by the Planning Commission as follows:

Zoning Shown on Official Map: RN-4.5H  
Date: 1/10/2020 By: [Signature]

**Certification by the Knoxville Department of Engineering**

The Knoxville Department of Engineering hereby approves this plat on this the 18th day of November, 2020.

Engineering Director: [Signature]

**Planning Staff Certification of Approval for Recording - Final Plat**

This is to certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, with the exception of any variances and waivers noted on this plat, and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds. Pursuant to Section 13-3-405 of Tennessee Code, Annotated, the approval of this plat by the Planning Commission shall not be deemed to constitute or effect an acceptance by the City of Knoxville or Knox County of the dedication of any street or other ground upon the plat.

Signature: [Signature]  
Date: 11/18/2020

**Addressing Department Certification**

I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville/Knox County Street Naming and Addressing Ordinance, the Administrative Rules of the Planning Commission, and these regulations.

Signature: [Signature] Date: 11/10/2020

**Taxes and Assessments**

Certification that taxes and assessments have been paid shall be as follows: This is to certify that all property taxes and assessments due on this property have been paid.

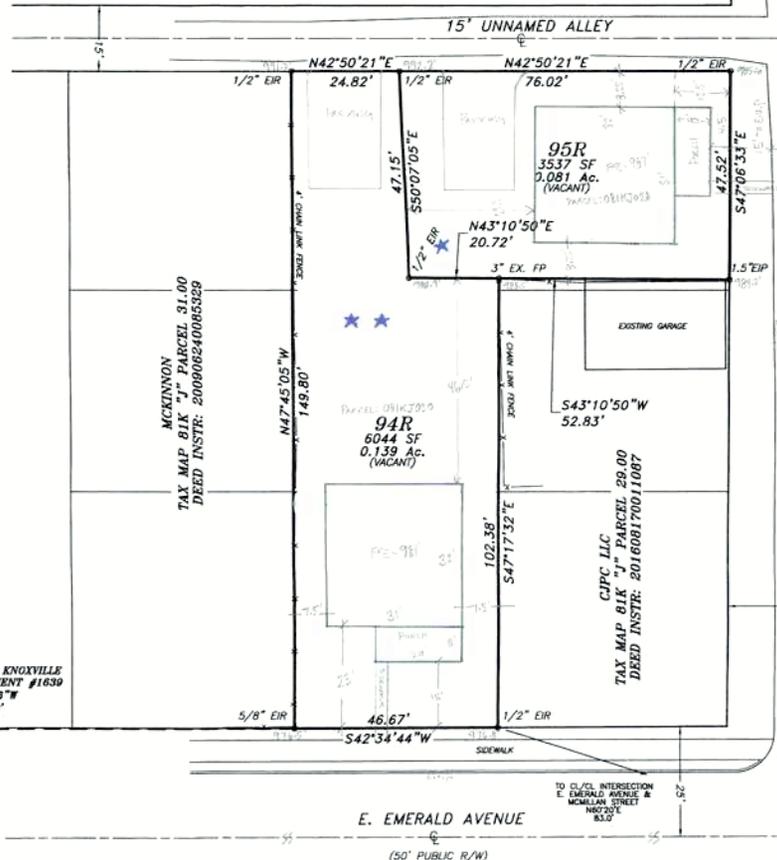
City Tax Clerk: [Signature] Date: 1/10/20  
Knox County Trustee: [Signature] Date: 1/10/20

**Owner Certification for Public Sewer and Water Service - Minor Subdivisions**

I, the undersigned owner of the property shown herein understand that it is our responsibility to verify with the Utility Provider the availability of public sewer and water systems in the vicinity of the lots and to pay for the installation of the required connections.

Owner Printed Name: Matthew Sterling

Signature(s): [Signature]  
Date: 11/18/2020



LOCATION MAP NOT TO SCALE

**LEGEND:**

- EIR EXISTING IRON ROD
- EIP EXISTING IRON PIPE
- NIR NEW IRON ROD
- FP FENCE POST
- AC ACRES
- SF SQUARE FEET
- WDB WARRANTY DEED BOOK
- MRB MISC. RECORD BOOK
- PG PAGE
- INSTR INSTRUMENT
- TYP TYPICAL
- R/W RIGHT-OF-WAY
- CL CENTERLINE
- BL BOUNDARY LINE
- RL ROAD RIGHT-OF-WAY LINE
- LL LOT LINE
- LLR LOT LINE TO BE REMOVED
- BLR BUILDING SETBACK LINE
- CLR ROAD CENTERLINE
- ELR EDGE OF ROAD
- CLR CONCRETE CURB
- FLR FENCE LINE

**OWNER OF RECORD & CLIENT:**

MATTHEW STERLING  
505 E. COLUMBIA AVE.  
KNOXVILLE, TN 37917  
865-368-8241

DISTRICT 7, KNOX COUNTY  
CITY BLOCK 17465  
WARD 174

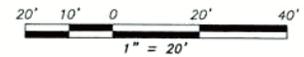
DEED INSTR. 201602010044622  
TAX MAP 81K "J" PARCEL 30.00  
DEED INSTR. 201602010044621  
TAX MAP 81K "J" PARCEL 28.00

PLAT REF. 19001126000000

2 LOTS  
TOTAL ACREAGE - 0.220 Ac.

COUNTERSIGNED  
KNOX COUNTY PROPERTY ASSESSOR

JAN 10 2020  
BY: JOHN R. WHITEHEAD



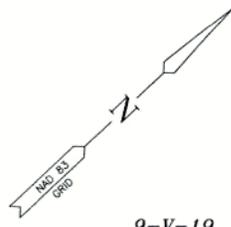
**SURVEYOR'S CERTIFICATION:**

I hereby certify that this is a Category 1 survey, the ratio of precision of the unadjusted survey is 1: 10,000, or greater as shown hereon, and this survey was done in compliance with current Tennessee Minimum Standards of Practice.

Signature: [Signature] Date: 11-19-19  
Tennessee R.L.S. # 1929

**SURVEYOR'S NOTES:**

1. Drainage and utility easements shall be ten (10) feet in width inside all exterior lot lines adjoining streets and private rights-of-ways and five (5) feet in width shall be provided along both sides of all exterior lot lines and on the inside of all other exterior lot lines.
2. Building setbacks shall be in accordance with the current guidelines for the R1-1 Infill housing overlay district.
3. No instruments of Record reflecting easements, rights of way, and/or ownership were furnished to the Surveyor, except as shown hereon. The Surveyor has made no attempt to access the public records for any easements. Subject to any easements, regulations or restrictions in effect at the time of this survey. No title opinion is expressed or implied.
4. The Surveyor has made no attempt to locate underground utilities, underground foundations, underground encroachments or underground improvements, except as shown hereon. Actual location of all underground utilities should be verified through Tennessee 1 Call (1-800-351-1111) or the utility provider prior to any excavation or construction.
5. Portions of lots 94 and 95 of the Churchwell Addition to Knoxville are part of the subject parcels. Those portions were subdivided by deed prior to the adoption of the Subdivision Regulations on July 8, 1971, and are referenced in Warranty Deed Book 1395, Page 325, recorded on December 2, 1968, and Warranty Deed Book 746, Page 395, recorded in June 1947.
6. This plat was approved by the Infill Housing Review Committee on November 7, 2019, File No. 11-B-19-1H.



9-V-19

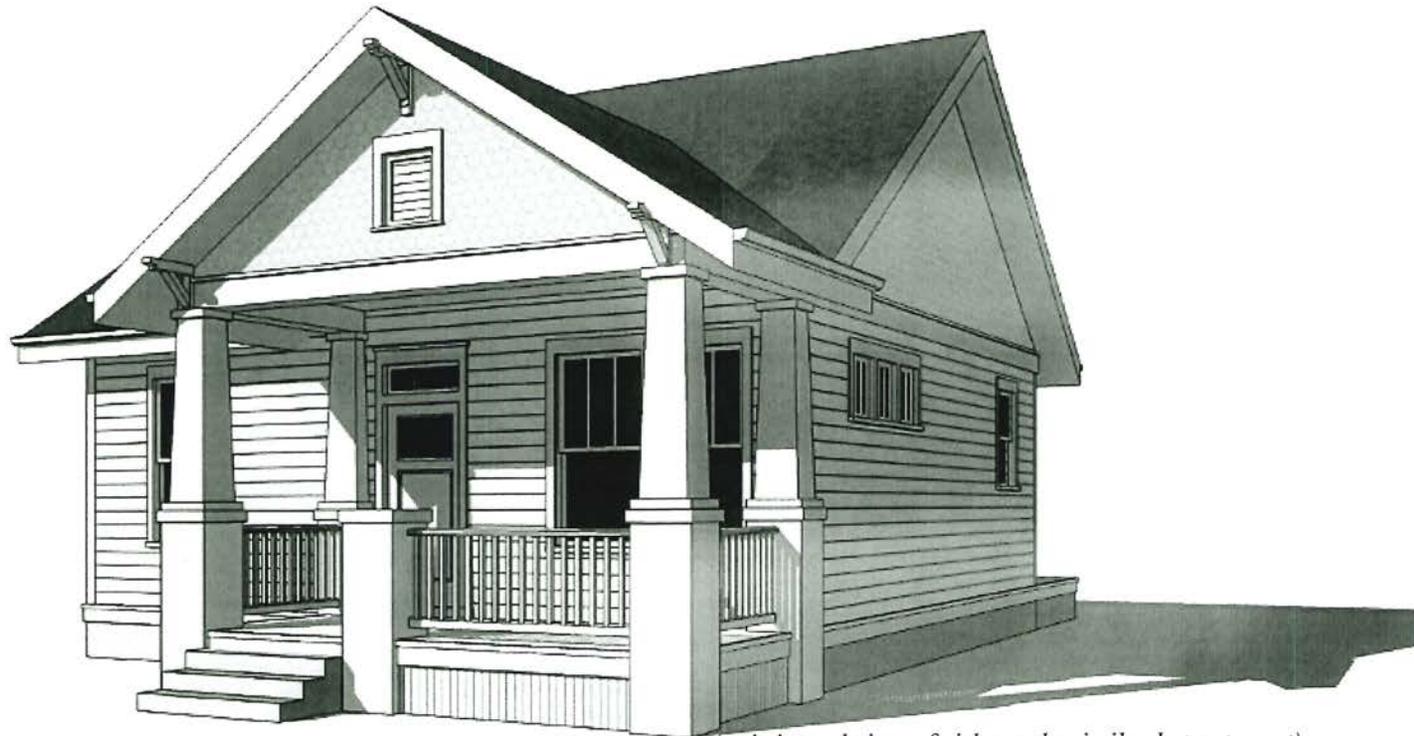
3745411

**STERLING ENGINEERING, INC.**  
LAND SURVEYING  
CIVIL ENGINEERING  
CONSULTING  
LAND PLANNING  
1020 WILLIAM BLOUNT DRIVE  
MARYVILLE, TENNESSEE  
37802-8401  
P.O. BOX 4878  
MARYVILLE, TENNESSEE  
37802-4878  
PHONE: 865-984-3905  
FAX: 865-981-2815  
www.sterling.us.com

FINAL PLAT OF RESUBDIVISION OF LOTS 94 & 95 OF  
**CHURCHWELL ADDITION TO KNOXVILLE**  
E. EMERALD AVE & McMILLAN ST., KNOXVILLE, TN 37917

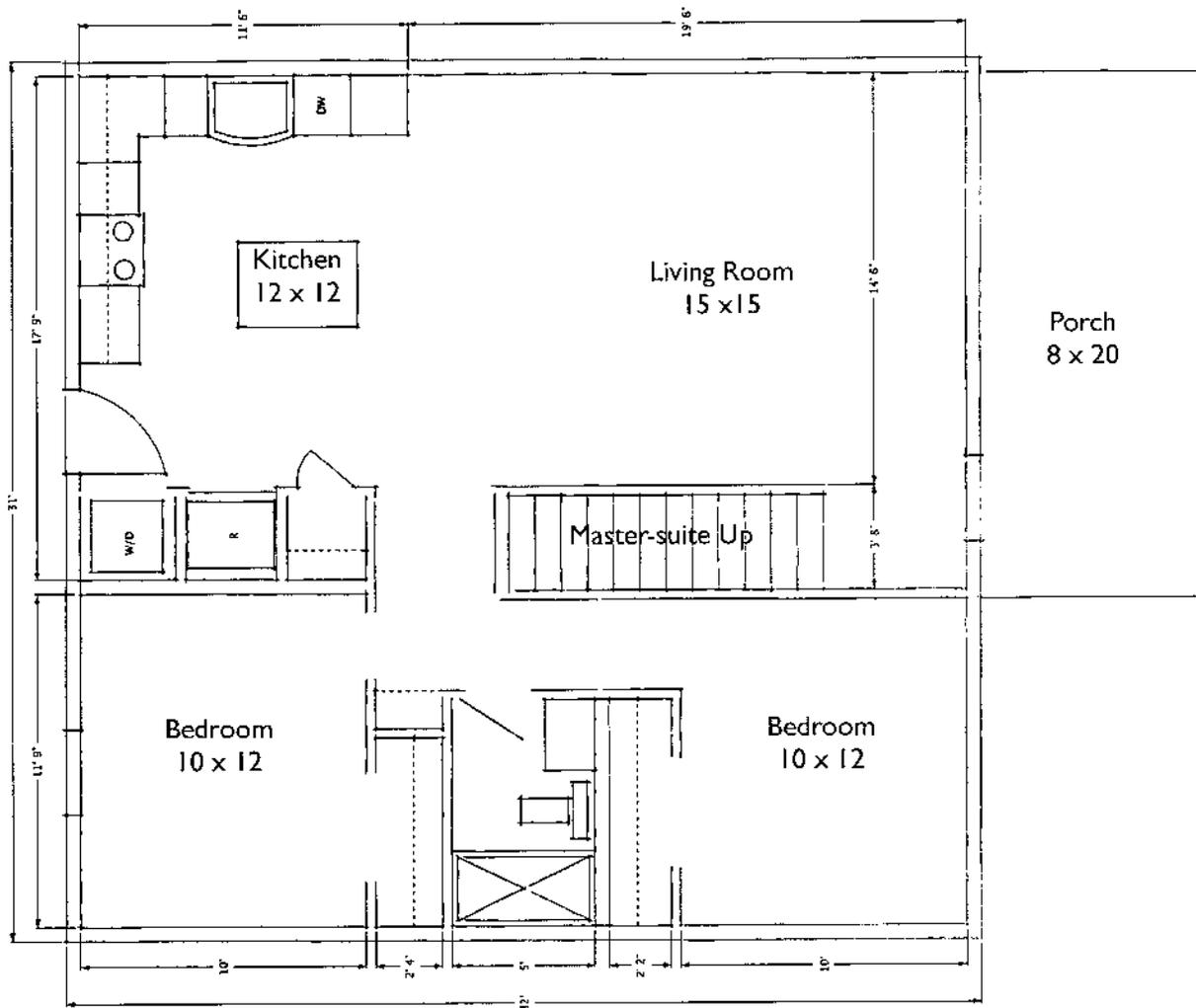


DESIGNED: **CEG**  
DRAWN: **CEG**  
CHECKED: **CMR**  
DATE: **11/18/19**  
SCALE: **1" = 20'**  
DRAWING: **6283-FS**  
PROJECT NO: **SEI#6283**



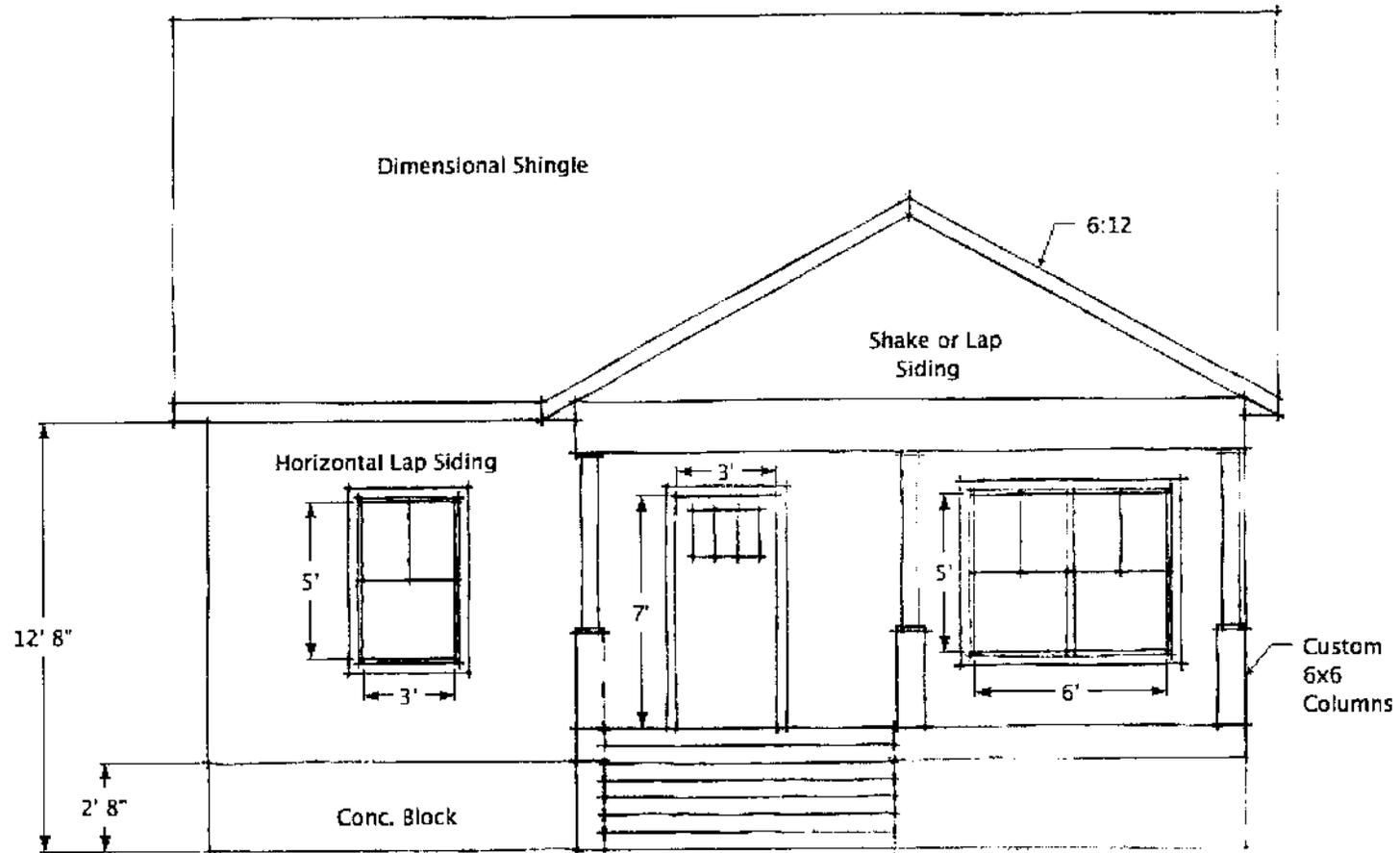
*(artistic rendering - finishes to be similar but not exact)*

**131 E. Emerald Ave.** + 1709 McMillan St.  
New Infill Homes

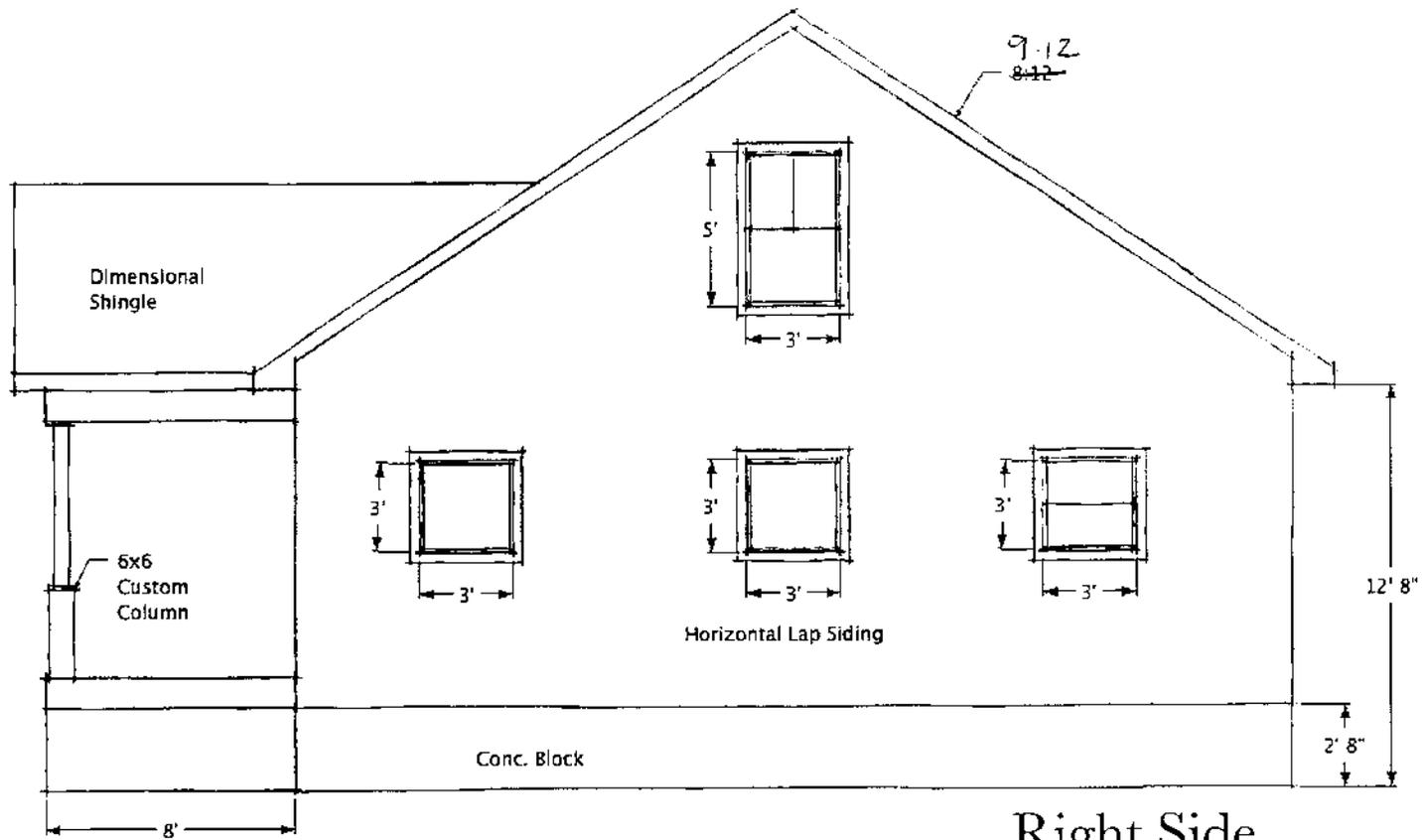


Main Floor Plan  
 1st Floor: 992 sf.  
 2nd Floor: 500 sf.  
 (not shown)

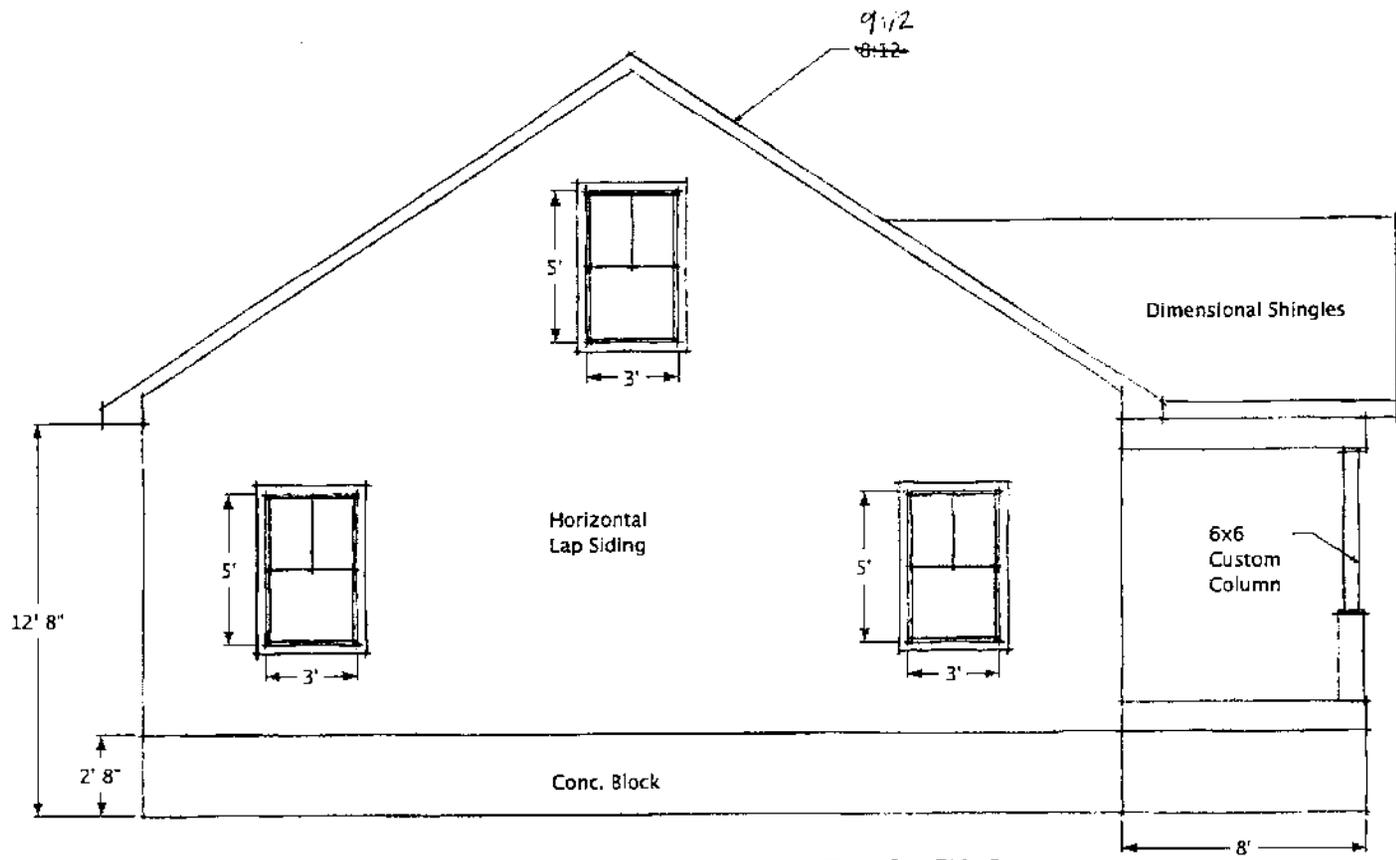
3 Bed + 2 Bath



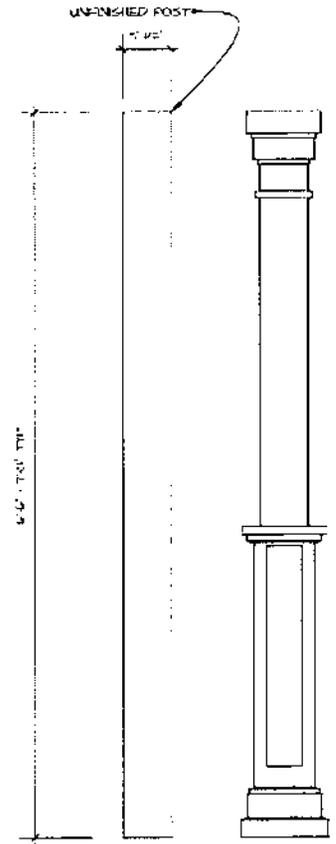
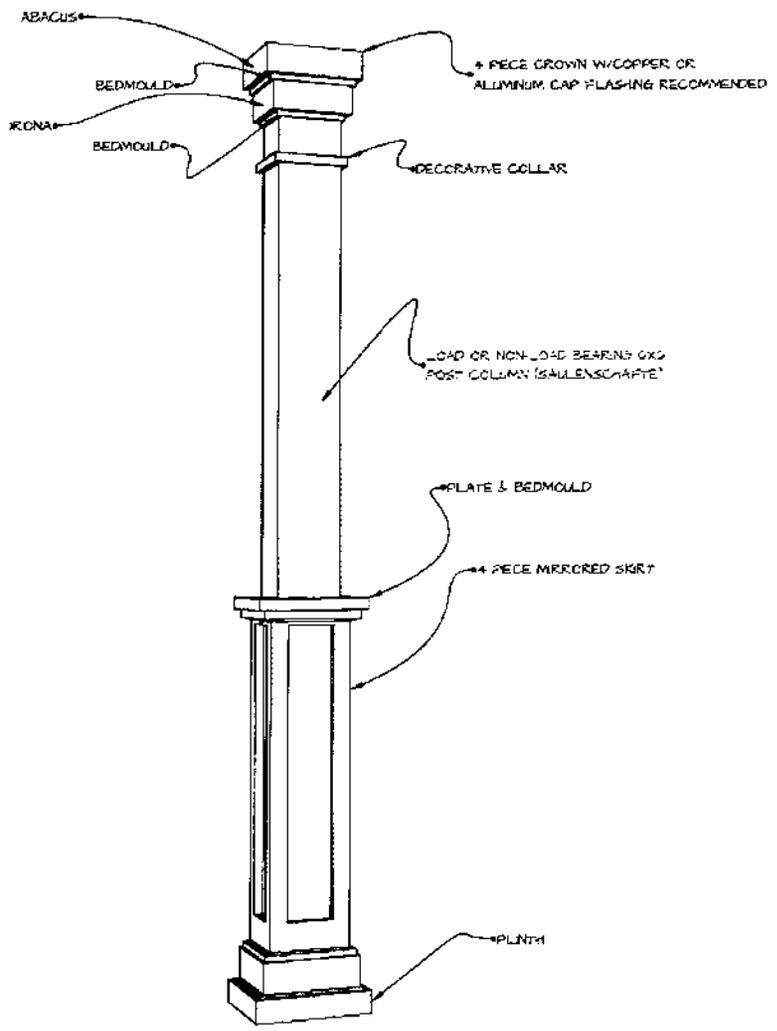
Front Elevation



Right Side



Left Side



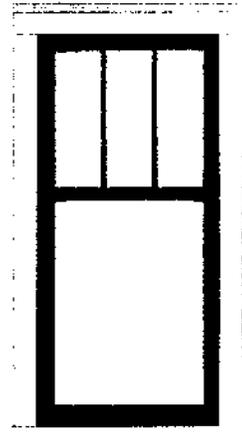
Front Porch Post Detail

## Example Siding, Windows & Doors

*(finishes to be similar but not exact)*



*Horizontal Lap Siding*



*Craftsman-style Window*



*Craftsman-style Door*