



Staff Report

Infill Housing Design Review Committee

File Number: 4-G-21-IH

Meeting: 3/17/2021
Applicant: G Way Solutions, Inc
Owner: G Way Solutions, Inc

Property Information

Location: 1422 Washington Pk. **Parcel ID** 81 D G 003
Zoning: RN-2 (Single-Family Residential Neighborhood)
District: Edgewood Park Infill Housing Overlay District

Description of Work

Level I Subdivisions

New subdivision plat. Rear addition and porch rehabilitation on the property already reviewed and approved by the Design Review Board. New plat addresses conflicts between the City Ward Map and tax parcel. Property extends approximately 71.64' along Washington Pike and 128.59' along Rogers Street.

Applicable Design Guidelines

Heart of Knoxville Infill Housing Design Guidelines

2. House Orientation and Side Yards

The typical city lot prior to 1930 was 50 feet wide. This dimension led to the development of houses which were relatively narrow and had substantial depth. Craftsman style homes are good examples of this characteristic. Because of this, side yards were relatively narrow. Toward the mid-twentieth century, the increase in lot width was reflected by the development of the Ranch house.

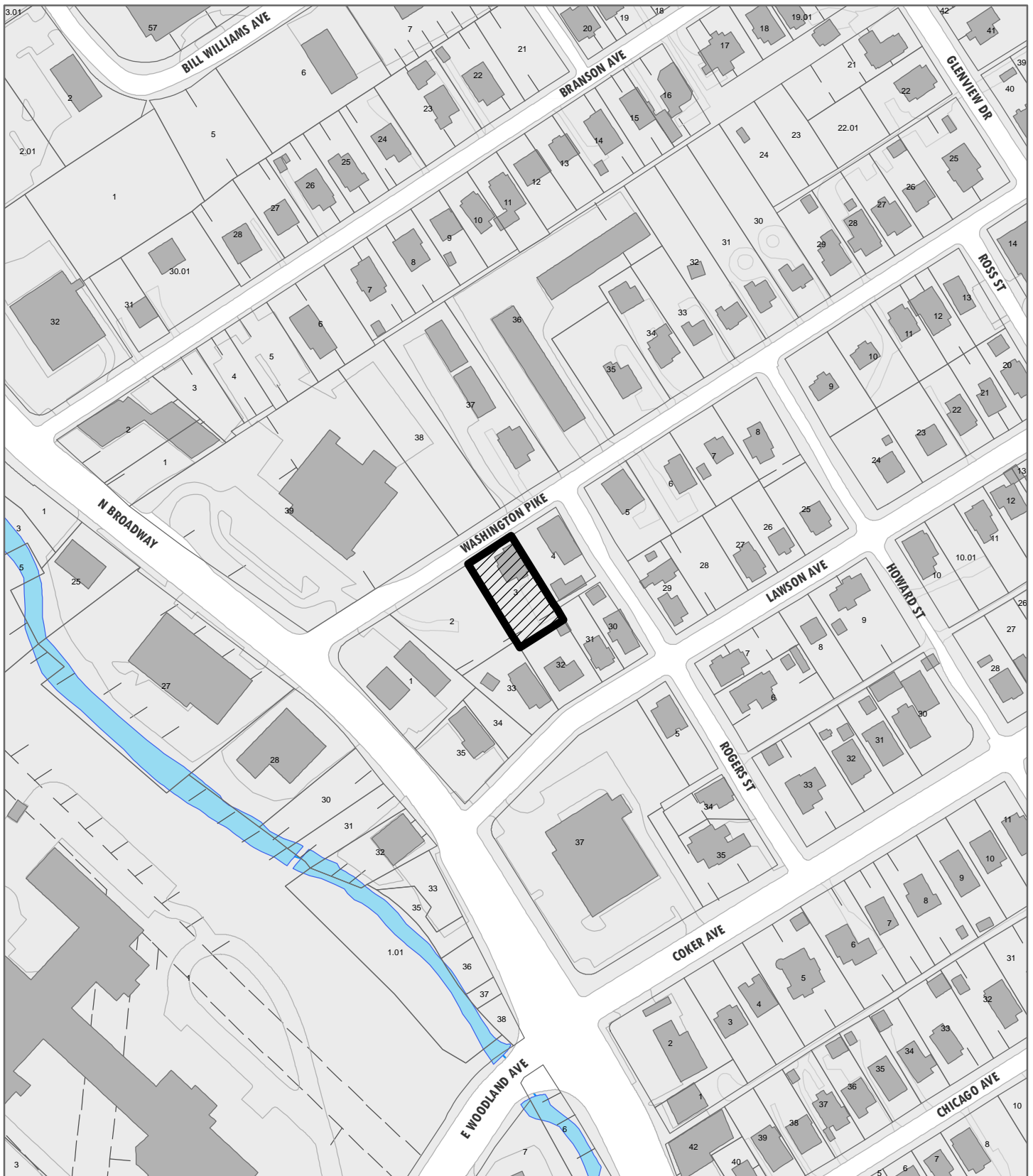
- New housing should be proportional to the dimensions of the lot and other houses on the block.
 - Side yard setbacks should be similar to older houses on the block, keeping the rhythm of spacing between houses consistent.
 - On lots greater than 50' in width, consider recreating the original lot size.
-

Comments

The proposed subdivision plat is intended to address conflicts between the City Ward Map (lots of record) and the tax parcel. The proposed new subdivision plat will not create any new lots or relate to additional infill construction. The 71' wide lot is compatible with existing lots on this block of Washington Pike and the proposal meets the design guidelines.

Recommendation

Staff recommends approval of Certificate 4-G-21-IH as submitted.



4-G-21-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

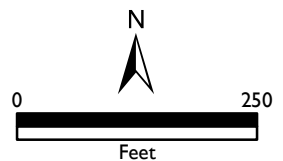
Applicant: G Way Solutions, Inc

**INFILL
HOUSING
REVIEW
BOARD**



1422 Washington Pk.
Edgewood Park Infill Housing Overlay District

Original Print Date: 4/13/2021
Revised:
Knoxville/Knox County Planning - Infill Housing Design Review Committee





DESIGN REVIEW REQUEST

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

RSP Real Estate Holdings

Applicant

4/5/21

April 21, 2021

4-G-21-IH

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

Attorney Derek Spratley / G Way Solutions INC.

Name _____ Company _____

4004 Seahorn Ave Knoxville TN 37914

Address _____ City _____ State _____ Zip _____

865-740-1601

dlspratley@aol.com / info@gwaysolutions.com

Phone _____ Email _____

CURRENT PROPERTY INFO

RSP Real Estate Holdings

865-740-1601

Owner Name (if different from applicant) _____ Owner Address _____ Owner Phone _____

1422 Washington Pke., Knoxville, TN 37914

Property Address _____ Parcel ID _____

COOKERS

081DG001/16

Neighborhood _____ Zoning _____

AUTHORIZATION

Lindsay Crockett
Staff Signature

Lindsay Crockett

4/5/21

Please Print

Date

Marcus Blakemore

Marcus Blakemore

4/5/21

Applicant Signature

Please Print

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: **Plat: ...along the property line commonly to Lot 78R, for the purpose of having the required 10 feet for the driveway serving Lot 79R**

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:

FEE 2:

FEE 3:

TOTAL:

City of Knoxville Department of Engineering
The Knoxville Department of Engineering hereby approves this plat
on this _____ day of _____, 2021.

Engineering Director _____

Planning Staff Certification
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 23-3-406 of Tennessee Code Annotated, the approval of this plat by the Planning Commission shall not be deemed to constitute or effect acceptance by the City of Knoxville or Knox County of the dedication of any street or other ground upon the plat.

Signed: _____ Date: _____

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:

Signed: _____ Date: _____

Certification of Zoning
ZONING AS SHOWN ON OFFICIAL MAP: _____
Date: _____ By: _____

Certification of No Recorded Easements
This is to certify that there are no known recorded drainage or utility easements on the lot being subdivided on this subdivision plat.

REGISTERED LAND SURVEYOR: Glenn F. Biggs, Jr.
TENNESSEE LICENSE NO.: 712
DATE: 5 March 2021

Certification of Final Plat
All Indicated Markers, Monuments and Measurements 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 the plan and accompanying drawings, comments and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville/Knox County Subdivision Regulations except as has been itemized, described and justified in a report filed with the Planning Commission, or for variances and waivers 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 5th day of March, 2021.

Registered Land Surveyor: Glenn F. Biggs, Jr. DATE: 3/5/21
Tennessee Certificate No. 712

CERTIFICATE OF CATEGORY and ACCURACY of SURVEY

I hereby certify that this is a category 1 survey and the ratio of precision of the unadjusted survey is not less than 1: 10,000 and the ratio of precision of that said survey was prepared in compliance with the current edition of the Rules of the Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.

Registered Land Surveyor: Glenn F. Biggs, Jr.
Tennessee Registration # 712

Certification of Ownership and General Dedication:
I, the undersigned owner's representative of the property shown hereon, hereby adopt this as my plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that we are the owners in fee simple of the property; and, as the property owners have an unrestricted right to dedicate right-of-way and/or grant easements as shown on this plat.

Owner's Representative: Navil DANTULURI DATE _____
State of Tennessee, County of Knox
On this _____ day of _____, 2021.
Before me personally appeared Ravi DANTULURI & Elizabeth C. CHRISTIAN to me known to be the persons described in, and who executed the foregoing instrument; and, acknowledge that they executed the same as their free act and deed.

Witness my hand and notarial seal, this the _____ day and year above.
Notary Public
Written: _____
My Commission Expires: _____

City of Knoxville Department of Engineering
By Executing this Plat APPROVES the following **WAIVERS**

1) _____

Certification of Property Taxes & Assessments
This is to certify that all Property Taxes and Assessments due on this property have been paid.

CITY TAX CLERK _____ DATE: _____
COUNTY TAX CLERK _____ DATE: _____

NOTE: The right-of-way width was increased 1.5' at this property corner, from the existing 15' to right-of-way centerline to 16.5' to accommodate the construction of a concrete wall, concrete steps & a "reasonable" concrete driveway approach on 9 November, 1922; per, recorded deed found in Warranty Deed Book 472, page 53, & as shown on Plat B-8174-A on file in Knoxville's City Engineering Office.

ZONED C-G-2 (INFILL HOUSING OVERLAY)
(80)
HELEN GODFREY ESTATE - Emore M. GODFREY & Christine GODFREY LAY & Louise OGLE
Deed Ref: WD, BK 981, pg. 385
Colors Addition to Knoxville Tenn
Plat Ref: Map Bk. 4, pg. 143; new, Cabinet A, Slide 1318
Parcel ID: 08104002

NOTE: If any structure is to be rebuilt on the existing foundation walls, it shall comply with the City of Knoxville Zoning Requirements.

Certification of Ownership and General Dedication:
I, the undersigned owner of the property shown hereon, 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 the property owner has an unrestricted right to dedicate right-of-way and/or grant easements as shown on this plat.

Owner: Elizabeth C. CHRISTIAN DATE _____
Right-of-Way Encroachment Certification
I, Elizabeth C. CHRISTIAN, the undersigned owner of the property shown herein, understand that the City of Knoxville is not approving the projection of any encroachments into the right-of-way as shown hereon, and that I accept full responsibility for any resulting consequences thereof.

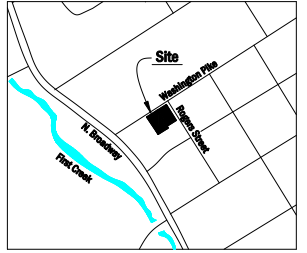
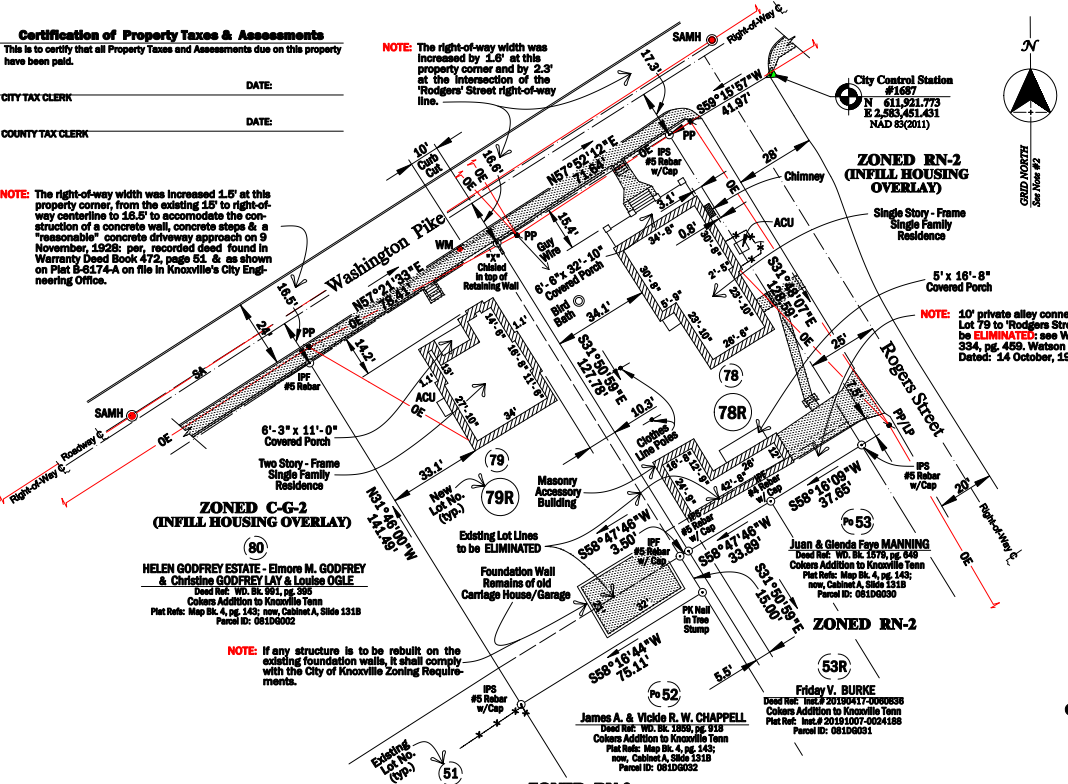
Owner's Certification for Public Sewer and Water Service: **Minor Subdivision**
I, the undersigned owner of the property shown herein, understand that it is my responsibility to verify with the Utility Provider the availability of public sewer and water systems in the vicinity of this lot and to pay for the installation of the required connections.
Elizabeth C. CHRISTIAN
Owner: _____ DATE _____

Certification of Approval of Public Sanitary Sewer System
Minor Subdivision
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: KNOXVILLE UTILITIES BOARD

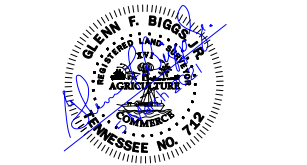
Authorized Signature for KNOXVILLE UTILITIES BOARD _____ DATE: _____

Certification of Approval of Public Water System
Minor Subdivision
This is to certify that the subdivision shown hereon is approved subject to the installation of a public water system, and 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 a water system in the vicinity of this lot and to pay for the installation of the required connections.
Utility Provider: KNOXVILLE UTILITIES BOARD

Authorized Signature for KNOXVILLE UTILITIES BOARD _____ DATE: _____



- Location Map**
Not to Scale
- Symbols & Abbreviations:**
- Centerline
 - Right-of-Way
 - Right-of-Way Monument
 - Right-of-Way
 - Centerline
 - Warranty Deed Book
 - Page
 - Instrument Number
 - Power Pole
 - Overhead Electrical Line
 - Sanitary Sewer Line
 - Sanitary Sewer Man Hole
 - Fence Line
 - More or Less
 - Water Meter
 - Part of
 - Light Pole
 - Parker Klom Nail
 - (Typ.)
 - sqft.
 - sqft.
 - Air Conditioning Unit



FINAL PLAT
of the:
RESUBDIVISION OF LOT 79 and PARTS of LOTS 78 & 52
COKERS ADDITION TO KNOXVILLE TENN

OWNERS:
Lot 78
Robert D. (Deceased) & Elizabeth C. CHRISTIAN
1430 Washington Pike
Knoxville, TN. 37917
(865) 521-9175

OWNERS:
Lot 79
RSP REAL ESTATE HOLDINGS, LLC
1111 Woodboro Road
Knoxville, TN. 37922
(865) 368-7128

PROPERTY DATA:
16th Ward - City of Knoxville, Tennessee
2nd Civil District - Knox County, Tennessee
Lot 78 - TAX Map 081D, Group "G", Parcel 004
Lot 79 - TAX Map 081D, Group "G", Parcel 003
Lot 78 - DEED Ref: WD BK 1412, pg. 267
Lot 79 - DEED Ref: Inst. #20200901-0017675
Lot 78 & 79 - PLAT Ref: Map Bk. 4, pg. 143;
new, Cabinet A, Slide 1318
City Block #16251

SURVEYOR:
Glenn F. Biggs, Jr.
2855 Gibbs Drive
Knoxville, Tennessee 37918
Off. (865) 688-1843 e-Mail: dtcrgb@comcast.net

Date: **5 March 2021** Project: **#210305**
Surv. By: **GFB** Dwg. By: **GFB** Rev.: _____
Scale: **1" = 30'**
0 10 20 30 40 50 60 70 80 90 100

NOTE: Part of Lot 52 was added to Lot 79 by WD Bk. 526, pg. 64; Dated: March 21, 1932 the addition of that part of Lot 52 predates the adoption of the Subdivision Regulations on July 8, 1971, and a variance to leave the remainder of Lot 52 without benefit of a survey will not be required.

NOTE: The approval of this plat does not increase any zoning non-conformities for the existing structures on the property nor does it change the non-conforming status of the existing structures. Documentation as to the legal status of the structures or variances from the Board of Zoning Appeals may be required at some time later for permit applications or other developmental approvals.

PLANNING SERVICE 3-P-21

General Notes:

- Iron pins are located at all property corners, unless noted otherwise.
- GRID NORTH is based on a bearing of N51°32'50"E from City Control Points #1687 to #1686. Distances have not been reduced to grid.
- Both properties are Zoned RN-2 & within an Infill Housing Overlay District.
- There is a ten (10) foot wide utility & drainage easement inside all exterior lot lines adjoining streets and private rights-of-ways (including joint permanent easements); and, a five (5) foot in width utility & drainage easement shall be provided along both sides of all interior lot lines and on the inside of all other exterior lot lines except as modified by the subdivision waiver.
- Two Lots: Lot 78R containing 9,182 sqft. (0.211 acres) Lot 79R containing 11,105 sqft. (0.255 acres) the two lots total acreage is 20,145 sq.ft.