



# Staff Report

Infill Housing Design Review Committee

File Number: 12-B-21-IH

**Meeting:** 12/15/2021  
**Applicant:** Adam Schmeing Adam Schmeing Land Surveying  
**Owner:** Francisco Hernandez

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## Property Information

**Location:** 322 E. Woodland Ave. **Parcel ID** 81 L R 004  
**Zoning:** RN-2 (Single-Family Residential Neighborhood)  
**District:** Oakwood/Lincoln Park Infill Housing Overlay District

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## Description of Work

Level I Subdivisions

New subdivision plat. New residential construction on the property reviewed and approved by the Design Review Board in October 2021. New plat addresses conflicts between the City Ward Map and the tax parcel. The property extends 40.01' wide along E. Woodland Avenue, 137' long on the left (southwest) property line, and 140' long on the north (northeast) property line.

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## 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.
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## Comments

The proposed subdivision plat is intended to address conflicts between the City Ward Map (lot of record) and the tax parcel. The proposed new subdivision plat will not create any new lots or relate to additional infill construction. The 40' wide lot is compatible with existing historic lots along E. Woodland Avenue, recognizes the historical development pattern of the block, and is consistent with the lot design and house placement on historic aerial photography dating to 1935. The subdivision is consistent with the design guidelines.

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## Recommendation

Staff recommends approval of Certificate 12-B-21-IH as submitted.

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**I2-B-21-IH**

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

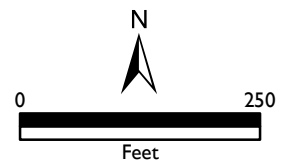
Applicant: Adam Schmeing Adam Schmeing  
Land Surveying

**INFILL  
HOUSING  
REVIEW  
BOARD**



322 E. Woodland Ave.  
Oakwood/Lincoln Park Infill Housing Overlay  
District

Original Print Date: 12/2/2021  
Revised:  
Knoxville/Knox County Planning - Infill Housing Design Review Committee





# DESIGN REVIEW REQUEST

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

ADAM SCHMEING

Applicant

11/16/2021

December 15, 2021

12-B-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

ADAM SCHMEING

ADAM SCHMEING LAND SURVEYING

Name

Company

6619 CROSSGATE DRIVE

KNOXVILLE

TN

37912

Address

City

State

Zip

865-859-0929

ADAM@ASLANDSURVEY.COM

Phone

Email

## CURRENT PROPERTY INFO

FRANCISCO HERNANDEZ AND WIFE, LETICIA

6129 BABELAY ROAD

865-200-7707

Owner Name (if different from applicant)

Owner Address

Owner Phone

322 EAST WOODLAND AVE

081LR004

Property Address

Parcel ID

MOUNTAIN VIEW ADDITION TO NORTH KNOXVILLE

RN-2

Neighborhood

Zoning

## AUTHORIZATION

Lindsay Crockett

11/16/2021

Staff Signature

Please Print

Date

Adam Schmeing

Digitally signed by Adam Schmeing  
DN: C=US, E=adam@aslandsurvey.com,  
O=Adam Schmeing Land Surveying, CN=Adam  
Schmeing  
Date: 2021.11.09 20:01:43-05'00'

ADAM SCHMEING

11/09/2021

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: \_\_\_\_\_ **50.00** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

## 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: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

## 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>50.00</b>	<b>TOTAL:</b>
<b>FEE 2:</b>		
<b>FEE 3:</b>		

**CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION**

I, WE, THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREIN, HEREBY ADOPT THIS AS (MY, OUR) PLAN OF SUBDIVISION AND DEDICATE THE STREETS AS SHOWN TO THE PUBLIC USE FOREVER AND HEREBY CERTIFY THAT I (AM, WE) ARE THE OWNER(S) IN FEE SIMPLE OF THE PROPERTY, AND AS PROPERTY OWNER(S) HAVE AN UNRESTRICTED RIGHT TO DEDICATE RIGHT-OF-WAY AND OR GRANT EASEMENTS AS SHOWN ON THIS PLAT.

OWNER(S) PRINTED NAME: FRANCISCO HERNANDEZ SIGNATURE: \_\_\_\_\_

OWNER(S) PRINTED NAME: LETICIA HERNANDEZ SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_ STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_ ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME PERSONALLY APPEARED \_\_\_\_\_ TO ME KNOW 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 THE DAY AND YEAR ABOVE WRITTEN. \_\_\_\_\_ NOTARY MY COMMISSION EXPIRES \_\_\_\_\_

**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 19-4-405 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.

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

**TAXES AND ASSESSMENTS**

THIS IS TO CERTIFY THAT ALL PROPERTY TAXES AND ASSESSMENTS DUE ON THIS PROPERTY HAVE BEEN PAID. CITY TAX CLERK: \_\_\_\_\_ SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_ KNOX COUNTY TRUSTEE: \_\_\_\_\_ SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

**UTILITY AND DRAINAGE EASEMENT**

THERE SHALL BE A UTILITY AND DRAINAGE EASEMENT TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES AND ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY AND FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.

**CERTIFICATE OF NO RECORDED EASEMENTS**

THIS IS TO CERTIFY THAT THERE ARE NO KNOWN RECORDED DRAINAGE OR UTILITY EASEMENTS ON LOT (LINE) BEING ELIMINATED ON THIS SUBDIVISION PLAT.

REGISTERED LAND SURVEYOR: \_\_\_\_\_ TENNESSEE LICENSE NO. 2927 DATE: \_\_\_\_\_

**BY EXECUTING THIS PLAT, THE CITY ENGINEERING DEPARTMENT HEREBY APPROVES THE FOLLOWING REVISIONS:**

- 1. TO REDUCE THE STANDARD DRAINAGE AND UTILITY EASEMENT UNDER THE CONCRETE STEPS AND RETAINING WALL FROM 10 FEET TO 5 FEET, AS SHOWN HEREON.

**OWNER CERTIFICATION FOR PUBLIC SEWER AND WATER SERVICE - MINOR SUBDIVISIONS**

I, WE, THE UNDERSIGNED OWNER(S) 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 LOT(S) AND TO PAY FOR THE INSTALLATION OF THE REQUIRED CONNECTIONS.

OWNER(S) PRINTED NAME: FRANCISCO HERNANDEZ SIGNATURE: \_\_\_\_\_

OWNER(S) PRINTED NAME: LETICIA HERNANDEZ SIGNATURE: \_\_\_\_\_

OWNER(S) SIGNATURE: \_\_\_\_\_

OWNER(S) SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

**RIGHT-OF-WAY ENCROACHMENT CERTIFICATION**

I, WE, THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREIN UNDERSTAND THAT THE CITY OF KNOXVILLE IS NOT APPROVING THE PROJECTION OF ANY ENCROACHMENT(S) INTO ANY RIGHT-OF-WAY(S) AS SHOWN HEREON, AND THAT I, WE ACCEPT FULL RESPONSIBILITY FOR ANY RESULTING CONSEQUENCES THEREOF.

OWNER(S) PRINTED NAME: FRANCISCO HERNANDEZ SIGNATURE: \_\_\_\_\_

OWNER(S) PRINTED NAME: LETICIA HERNANDEZ SIGNATURE: \_\_\_\_\_

OWNER(S) SIGNATURE: \_\_\_\_\_

OWNER(S) SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

**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 AS IT HAS BEEN (ITEMIZED) DESCRIBED AND JUSTIFIED IN A REPORT FILED WITH THE PLANNING COMMISSION OR FOR VARIANCES 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 27 DAY OF JULY, 20 21.

REGISTERED LAND SURVEYOR: \_\_\_\_\_ TENNESSEE LICENSE NO. 2927 DATE: \_\_\_\_\_

**CERTIFICATION OF APPROVAL OF PUBLIC SANITARY FEESER 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: \_\_\_\_\_ AUTHORIZED SIGNATURE FOR UTILITY DATE: \_\_\_\_\_

**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 SYSTEM IN THE VICINITY OF THE LOT(S) AND TO PAY FOR THE INSTALLATION OF THE REQUIRED CONNECTIONS.

UTILITY PROVIDER: \_\_\_\_\_ AUTHORIZED SIGNATURE FOR UTILITY DATE: \_\_\_\_\_

**ZONING**

ZONING SHOWN ON OFFICIAL MAP: \_\_\_\_\_ DATE: \_\_\_\_\_ BY: \_\_\_\_\_

**CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY**

HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN COMPLIANCE WITH THE CURRENT EDITION OF THE RULES OF TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS' STANDARDS OF PRACTICE.

REGISTERED LAND SURVEYOR: \_\_\_\_\_ TENNESSEE LICENSE NO. 2927 DATE: \_\_\_\_\_

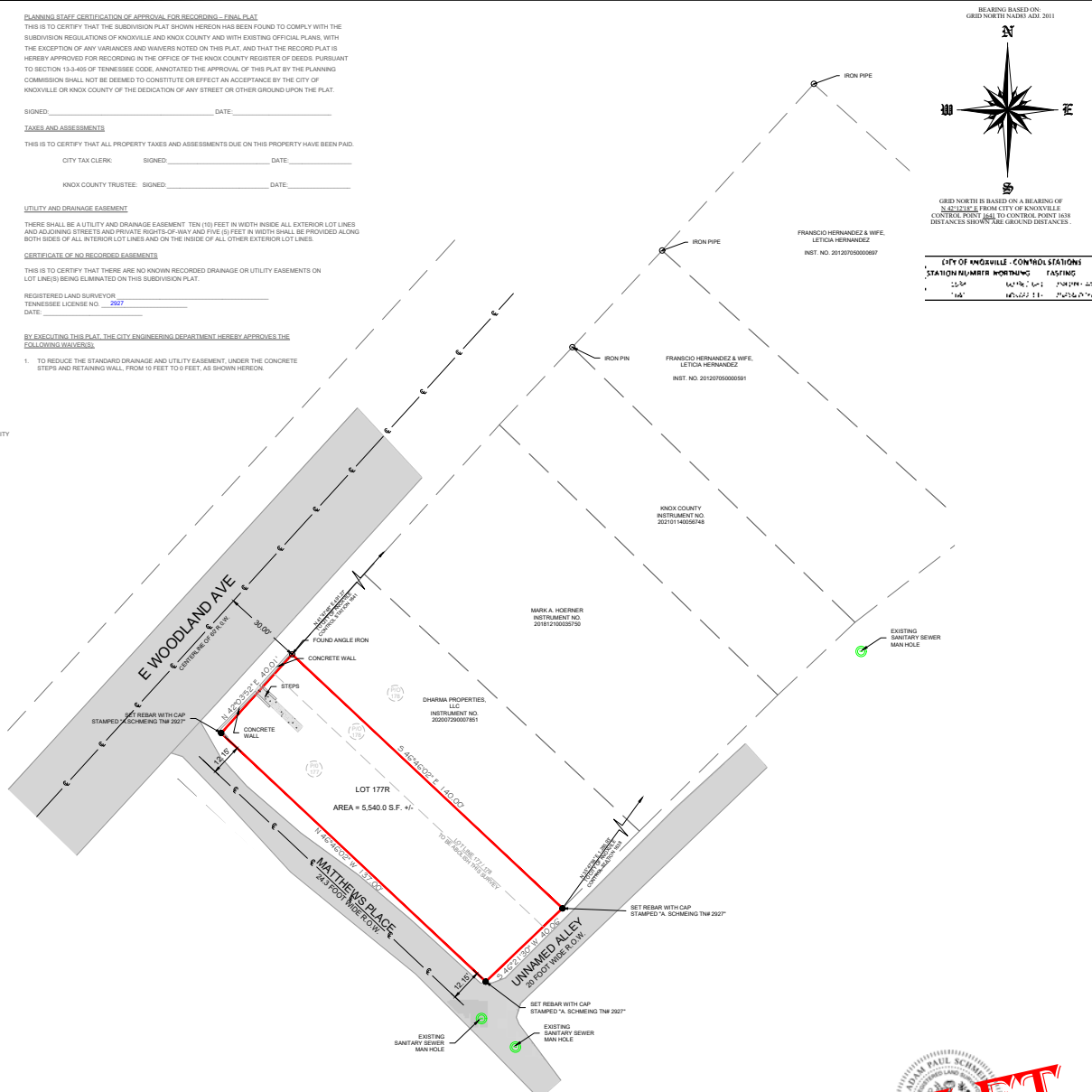
**ADDRESSING DEPARTMENT CERTIFICATION**

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: \_\_\_\_\_

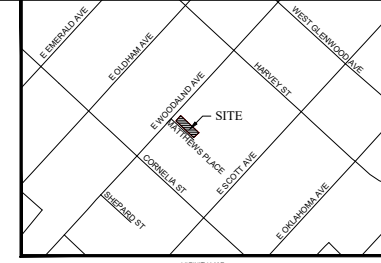
CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING THE KNOXVILLE DEPARTMENT OF ENGINEERING HEREBY APPROVES THIS PLAT ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ENGINEERING DIRECTOR: \_\_\_\_\_



BEARING BASED ON: GRID NORTH (NAD 83) 2011  
TRUE NORTH (MAGNETIC) 2011  
DECLINATION: 13.5°

**CITY OF KNOXVILLE - CONDITIONS**  
STATION NUMBER: NORTHING EASTING  
154 10722.11 7276.72



- SURVEY NOTES:**
1. BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM NORTH AMERICAN DATUM OF 1983 (NAD 83) ADJUSTMENT 2011, AS DEFINED BY THE RECORD INFORMATION FOR CITY OF KNOXVILLE CONTROL STATIONS 638 AND 1642.
  2. DISTANCES SHOWN ARE GROUND DISTANCES.
  3. THE PROPERTY DESCRIBED IN INSTRUMENT NUMBER 201807054879, A QUIT CLAIM DEED FROM FELICIA MENONZA VALENTE TO FRANCISCO HERNANDEZ AND WIFE LETICIA HERNANDEZ AND CONTAINS 5,540 SQUARE FEET MORE OR LESS.
  4. THIS PLAT IS A RESUBDIVISION OF PARTS OF LOTS 177 AND 178, MOUNTAIN VIEW ADDITION TO NORTH KNOXVILLE, AS RECORDED IN CABINET A, BLK 5170, MAP BOOK 8, PAGE 298.
  5. THE BOUNDARY FLOOD INSURANCE RATE MAP FOR KNOX COUNTY, TENNESSEE AND INCORPORATED AREAS. THIS MAP IS DESIGNATED AS MAP NUMBER 01002020 AND HAS AN EFFECTIVE DATE OF AUGUST 05, 2013.
  6. ALL MONUMENTS FOUND WERE MARKED FOR THEIR LOCATION, UNLESS OTHERWISE NOTED.
  7. THE SUBJECT BOUNDARY SHOWN HEREON IS ZONED "RM-1".
  8. THE MINIMUM BUILDING AND STRUCTURE SETBACKS ARE PER CURRENT ZONING REGULATIONS.
  9. THIS BOUNDARY IS SUBJECT TO ALL APPLICABLE RESTRICTIONS, BUILDING SET BACK LINES AND EXISTING EASEMENTS OR RIGHT-OF-WAY OF RECORD.
  10. UNDERGROUND UTILITIES ARE SHOWN BY VISIBLE APPEARANCES AT THE TIME OF THE SURVEY. THERE HAS BEEN NO ATTEMPT TO LOCATE ANY UNDERGROUND UTILITIES OR IMPROVEMENTS. NO WARRANTY IS EXPRESSED OR IMPLIED BY SHOWING THESE ESTIMATED LOCATIONS.
  11. THIS PLAT IS APPROVED FOR THE SUBDIVISION AND TRANSFER OF PROPERTY ONLY. ANOTHER PLAT MAY BE REQUIRED IF NEW STORM WATER QUANTITY AND/OR QUALITY FACILITIES ARE NEEDED FOR FUTURE DEVELOPMENT.
  12. THE BOUNDARY SHOWN HEREIN WAS CREATED PRIOR TO THE ESTABLISHMENT OF THE KNOXVILLE, KNOX COUNTY MINIMUM SUBDIVISION REGULATIONS (JULY 8, 1971) IN ACCORDANCE WITH SUBSECTION 1-3-4. THE ADJOINING PROPERTY (P10 178) IS NOT REQUIRED TO BE SURVEYED AND DOES NOT REQUIRE A VARIANCE BECAUSE IT WAS UNDER SEPARATE OWNERSHIP PRIOR TO JULY 8, 1971 AS WITNESSED BY DEEDS REFERENCED AS FOLLOWS:
    - 12.1. P10 177 & P10 178 - DEED BOOK 132 PAGE 717 - 02/18/1968
    - 12.2. P10 177 & P10 178 - DEED BOOK 284 PAGE 344 - 01/09/1944
  13. PER THE CURRENT CITY ZONING ORDINANCE A SUBDIVISION PLAT MAY BE RECORDED IF THE PROPERTY BECAUSE THE PROPERTY BOUNDARY HAS REMAINED INTACT WITH THE SAME BOUNDARY CONFIGURATION AS DESCRIBED IN DEED BOOK 132, PAGE 717 WHICH HAS BEEN RECORDED IN THE KNOX COUNTY REGISTER OF DEEDS PRIOR TO JULY 8, 1971. THIS PLAT MAY PROVIDE UPDATED SURVEYING BOUNDARY MEASUREMENTS AND CONSIDERATIONS OF PROPERTY, HOWEVER, IT DOES NOT CREATE OR INCREASE A SUBSTANTIAL LOT NONCONFORMITY.
  14. THE PROPERTY OWNER, PROPERTY ADDRESS AND KNOX COUNTY PARCEL ID NUMBER:
    - 081804 - FRANCISCO HERNANDEZ AND WIFE, LETICIA HERNANDEZ  
8129 BABELEY ROAD  
KNOXVILLE, TN 37924
  15. THIS SURVEY IS CERTIFIED TO:
    - FRANCISCO HERNANDEZ  
8129 BABELEY ROAD  
KNOXVILLE, TN 37924  
(865) 200-7107

**CERTIFICATE OF ACCURACY**

I HEREBY CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS OF PRACTICE IN THE STATE OF TENNESSEE, THE REQUIREMENTS OF A CATEGORY 1 SURVEY, AND THAT THE RATIO OF PRECISION OF THE ORIGINAL UNADJUSTED FIELD MEASUREMENTS IS AT LEAST 1:10,000.

FURTHER CERTIFY THAT THIS SURVEY HAS PERFORMED UNDER MY DIRECT SUPERVISION, THAT THIS DRAWING ACCURATELY DEPICTS THE SURVEY AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. THE FIELD WORK WAS COMPLETED ON 10/20/21. THE MONUMENTS SHOWN WERE LOCATED AND OR SET ON OR BEFORE THIS DATE.

ASAM SURVEYING, PLLC 2027  
ADAM SCHEMING LAND SURVEYING  
819 CRESSBRIER DRIVE  
KNOXVILLE, TENNESSEE 37912

PLANNING SERVICES FILE NUMBER: 11-C-21

**FINAL PLAT OF THE RESUBDIVISION OF LOT 177 AND PART OF LOT 178, MOUNTAIN VIEW ADDITION TO NORTH KNOXVILLE**

**CITY OF KNOXVILLE  
BLOCK 11062, WARD 11  
KNOX COUNTY, TENNESSEE**  
FRANCISCO HERNANDEZ  
8129 BABELEY ROAD  
KNOXVILLE, TN 37924

ADAM SCHEMING LAND SURVEYING  
SURVEYING THE PAST FOR A BETTER FUTURE  
1615 CROSSCUT DRIVE  
KNOXVILLE, TN 37922

SCALE 1" = 20' DATE: 11/22/21 21130

