



Staff Report

Infill Housing Design Review Committee

File Number: 2-E-21-IH

Meeting: 2/17/2021
Applicant: Bill Terry Knoxville Habitat for Humanity
Owner: Bill Terry Knoxville Habitat for Humanity

Property Information

Location: 3316 Thomas St. **Parcel ID** 81 | Q 016
Zoning: RN-2 (Single-Family Residential Neighborhood)
District: Lonsdale Infill Housing Overlay District

Description of Work

Level I Subdivisions

New subdivision plat. Design for new house on property already approved by Design Review Board. New property removes interior lot line between one 39.96' wide lot and one 40.04' wide lot. Property extends approximately 120' long towards the public alley in the rear. Lots are proposed to be combined to accommodate one single-family house.

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.

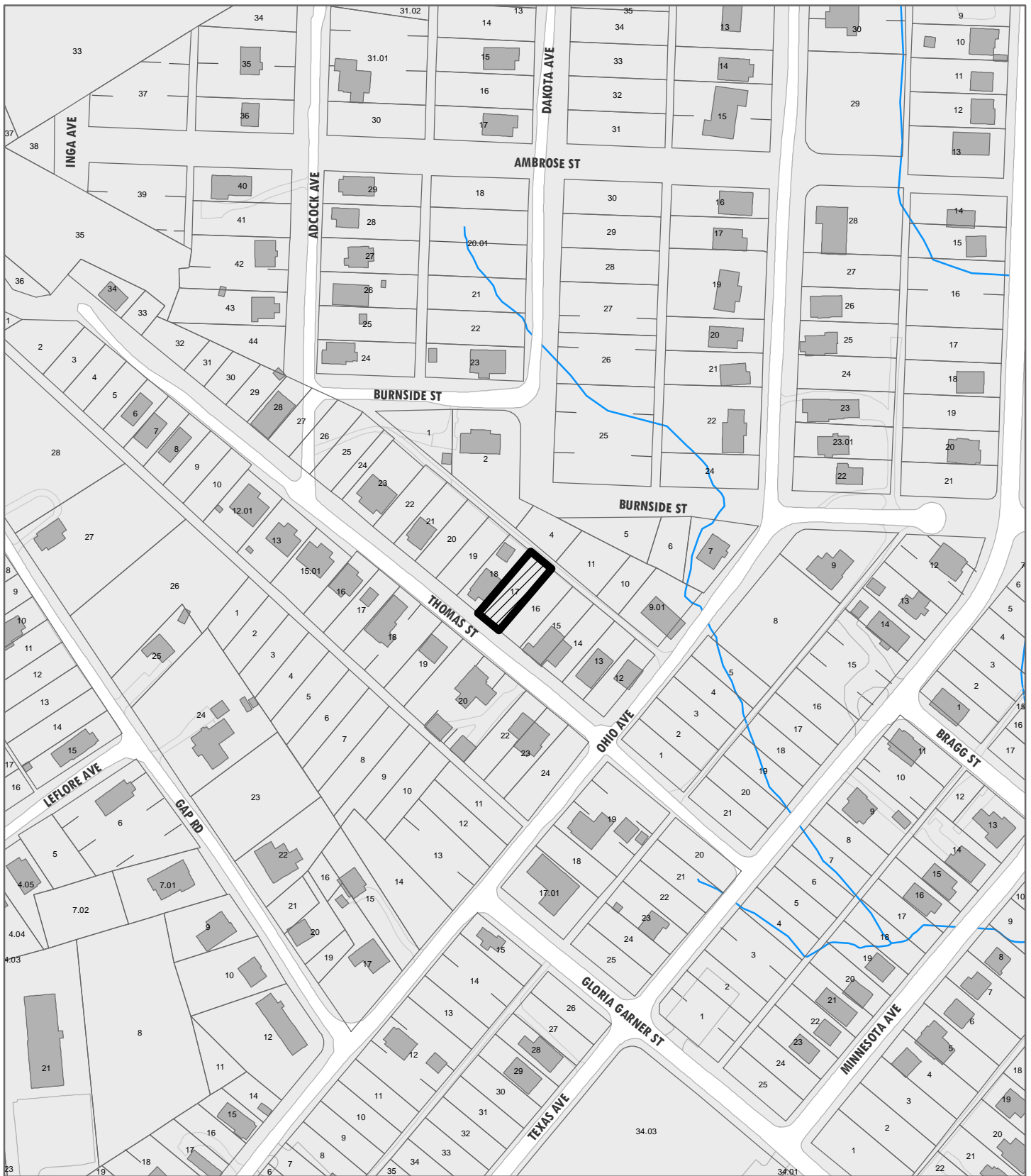
- New housing should be proportional to the dimensions of the lot and other houses on the block.
 - Side yard setbacks should be similar to older houses on the block, keeping the rhythm of spacing between houses consistent.
 - On lots greater than 50' in width, consider recreating the original lot size.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

Comments

The combination of two historically narrow lots to accommodate a larger house is illustrated as "inappropriate lot allocation" in the design guidelines. The guidelines do identify an increase in lot width as reflected by the development of a Ranch house with a wider façade. On this block, numerous lots featuring historic houses are significantly wider than the average 40-50' width, including three modified Craftsman-style houses towards the southeast end of the block. On the northwest end of Thomas Street are three lots previously reviewed by the Infill Housing Committee for subdivision approval; all measure between 60-70' wide and feature infill houses that are proportionate to the house that will be built at 3316 Thomas Street. In this instance, the new, wider lot will not be disproportionate or inconsistent with the immediate neighborhood context.

Recommendation

Staff recommends approval of Certificate 2-E-21-IH as submitted.



2-E-21-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

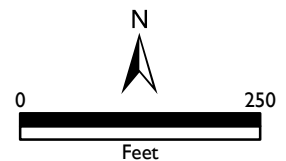
INFILL HOUSING REVIEW BOARD



3316 Thomas St.
Lonsdale Infill Housing Overlay District

Applicant: Bill Terry Knoxville Habitat for Humanity

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





DESIGN REVIEW REQUEST

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

Applicant

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

Name

Company

Address

City

State

Zip

Phone

Email

CURRENT PROPERTY INFO

Owner Name (if different from applicant)

Owner Address

Owner Phone

Property Address

Parcel ID

Neighborhood

Zoning

AUTHORIZATION

Staff Signature

Please Print

Date

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: _____

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

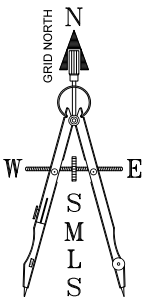
FEE 1:

FEE 2:

FEE 3:

TOTAL:

NOTE:
 1.) THE UNDERGROUND UTILITIES SHOWN, IF ANY, HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
 THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. VERIFY EXACT SIZE AND LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES WITH THE PROPER LOCAL AUTHORITIES BEFORE EXCAVATION OR CONSTRUCTION.



Notary Certification
 State of _____ County of _____
 On this _____ day of _____, 20____
 Before me personally appeared _____ 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 the day and year above.
 Written _____ Notary
 My Commission expires _____ Seal

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 easement as shown on this plat.

Owner(s) _____
 Printed Name: _____ Signature(s): _____
 Date: _____

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: _____ Signature(s): _____
 Date: _____

Certification of Approval of Public Water System - Minor Subdivisions
 This is to certify that the subdivision shown herein 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.

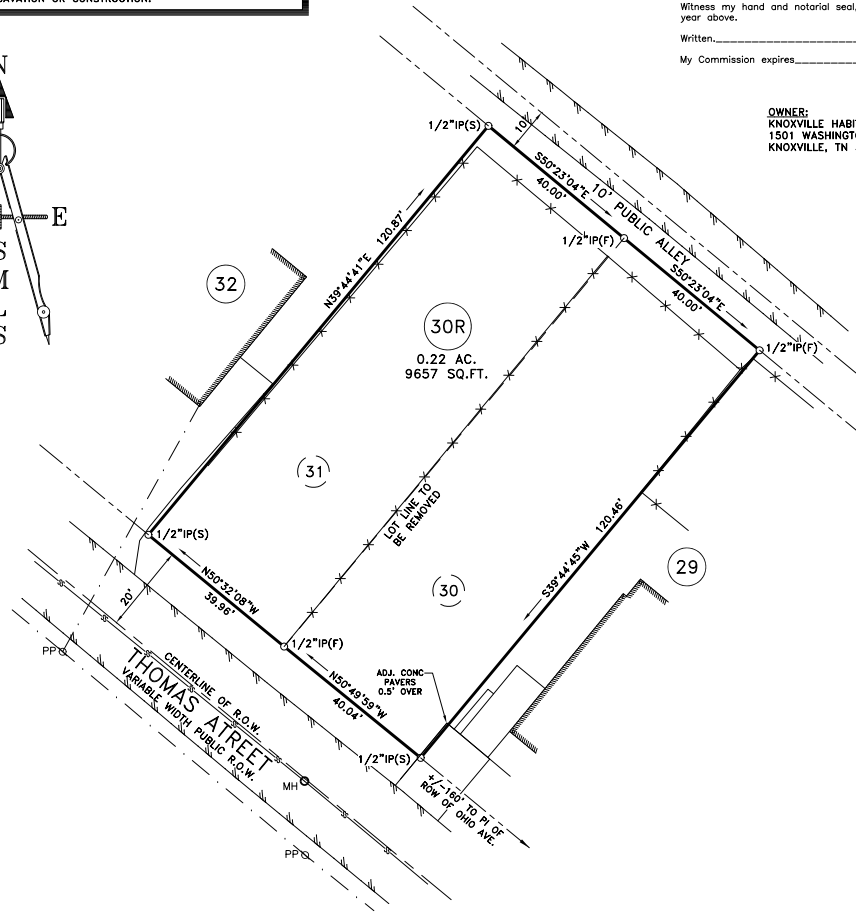
Utility Provider _____
 Authorized Signature for Utility _____ Date _____

Certification of Approval of Public Sanitary Sewer System - Minor Subdivisions
 This is to certify that the subdivision shown herein 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 _____

- LEGEND OF SYMBOLS**
- MH ○ SANITARY MANHOLE
 - SEWER LINE
 - PP ⊗ POWER POLE
 - OVERHEAD UTILITY LINES
 - FENCE
 - ▨ PAVEMENT
 - ▭ BUILDING
 - IP(F) IRON PIN - OLD (FOUND)
 - IP(S) IRON PIN - NEW (SET)
 - SUBJECT PROPERTY LINE
 - ADJOINING PROPERTY LINE

OWNER:
 KNOXVILLE HABITAT FOR HUMANITY
 1501 WASHINGTON AVE.
 KNOXVILLE, TN 37917



- NOTES:**
- 1.) 1 LOTS CONTAINING 0.22 ACRES (9657 SQ.FT.) TOTAL.
 - 2.) UTILITY AND DRAINAGE EASEMENTS OF 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 INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.
 - 3.) PROPERTY IS ZONED: "RN-2" WITH "H" PROPERTY IS SUBJECT TO ANY AND ALL RESTRICTIONS, CONDITIONS, PLANNING COMMISSION REGULATION, ZONING ORDINANCES, RIGHTS-OF-WAY, EASEMENTS, AND BUILDING SETBACK REQUIREMENTS, IF ANY, AFFECTING SAID PROPERTY.
 - 4.) SUBJECT TO EASEMENTS OR RIGHTS-OF-WAYS, OR CLAIMS OF EASEMENTS OR RIGHTS-OF-WAYS, NOT SHOWN BY THE PUBLIC RECORDS.
 - 5.) EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
 - 6.) THIS SURVEY WAS PREPARED USING A COMBINATION OF TOTAL STATION AND R.T.K. G.P.S. DATA COLLECTION. G.P.S. RECEIVER INFO.: EMLID REACH RS2 G.P.S. DATA COLLECTED HAD A SOFTWARE GENERATED R.M.S. OF LESS THAN 0.1 FEET.
 - 7.) GRID NORTH IS BASED ON THE T.D.O.T. C.O.R.S. NETWORK.
 - 8.) THIS PLAT INDICATES A PROPERTY BOUNDARY ENCROACHMENT. IT HAS NOT BEEN ADDRESSED BY PLAT REVIEWING AGENCIES. IT IS THE RESPONSIBILITY OF THE OWNER(S) TO RESOLVE ANY PROPERTY BOUNDARY CONFLICTS.



I DO HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THAT THE RATIO OF ERROR OF THE UNADJUSTED SURVEY IS NOT GREATER THAN 1 IN 10,000 AS SHOWN HEREON.
 THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP AND FOUND THE DESCRIBED NOT TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA.

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 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 _____ day of _____, 20____.

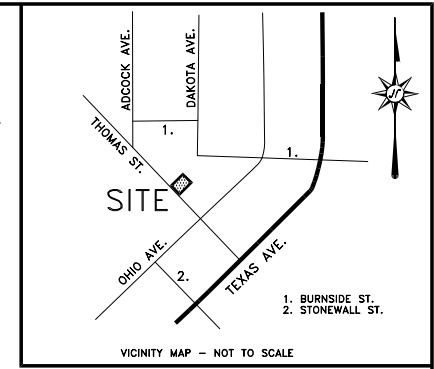
Registered Land Surveyor: _____ Date: _____
 Matthew J. Dawson
 Tennessee License No.: _____

Certification of the Accuracy of Survey
 I 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 _____ Date: _____
 Tennessee License No. _____

Certification of No Recorded Easements
 This is to certify that there are no known recorded drainage or utility easements on lot line(s) being eliminated on this subdivision plat.

Registered Land Surveyor: _____ Date: _____
 Matthew J. Dawson, RLS 3050



Taxes and Assessments
 This is to certify that all property taxes and assessments due on this property have been paid.

Knox County Trustee: Signed: _____ Date: _____
 City Tax Clerk: Signed: _____ Date: _____

City of Knoxville Department of Engineering
 The Knoxville Department of Engineering hereby approves this plat on this _____ day of _____, 20____.

 Engineering Director

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 of Official Map: _____
 By: _____ 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: _____

Planning Staff Certification of Approval for Recording - Final Plat
 This is to certify that the subdivision plat shown herein 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 Knoxville 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.
 Signed: _____ Date: _____

KNOX PLANNING FILE# _____

FINAL PLAT OF LONSDALE LAND CO. ADDITION RESUBDIVISION OF LOTS 30 & 31, BLOCK 4

SURVEY FOR _____ COUNTY KNOX CITY KNOXVILLE WARD 19 STATE TN
 DISTRICT 5
 LOT NO. 30-31 BLOCK 4 IN LONSDALE LAND CO. ADD.
 ADDRESS THOMA STREET
 PLAT REFERENCE 19030101000000
 DEED REFERENCE 201006180078982
 TAX MAP 0811 GROUP Q PARCEL 016 & 017
 CITY BLOCK NO. 19103 SCALE 1"=20'
 DATE 10/04/2020 REVISION DATE -
 CENSUS TRACT NO. 28 DRAWN BY MJD
 BEARING BASE GRID NORTH

**SMOKY MOUNTAIN
 LAND SURVEYING
 CO., INC.**
 MATTHEW J. DAWSON
 R.L.S. #3050
 P.O. BOX 9691
 KNOXVILLE, TN 37940
 PH: (865) 579-4075
 FAX: (865) 333-5788

SMLS DWG NO. 200087