



# Staff Report

Infill Housing Design Review Committee

File Number: 6-A-21-IH

**Meeting:** 6/16/2021  
**Applicant:** John Wampler High Oaks Construction, LLC  
**Owner:** Raymond tallent

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## Property Information

**Location:** 2337 Money Place **Parcel ID** 70 P K 020  
**Zoning:** C-N (Neighborhood Commercial)  
**District:** Edgewood Park Infill Housing Overlay District

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## Description of Work

Level I Subdivisions

New subdivision plat. New front porch previously reviewed and approved by Design Review Board in March 2021 (3-B-21-IH). New plat addresses conflicts between the City Ward Map and tax parcel and creates a lot of record. The irregularly shaped property extends approximately 126.86' from Money Place to the rear property line on the left side. Approximately 78.43' on the rear property line, approximately 116.45' long on the Whittle Springs Road elevation, and approximately 16.17' on the front 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 and the tax parcel, and to create a new lot of record. The proposed new subdivision plat will not create any new lots or relate to additional infill construction. The lot is appropriately sized for the block and the existing corner placement; the proposal meets the design guidelines.

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## Recommendation

Staff recommends approval of Certificate 6-A-21-IH as submitted.

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**6-A-21-IH**

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



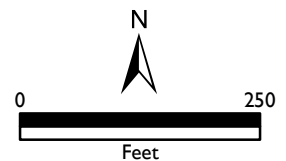
2337 Money Place  
Edgewood Park Infill Housing Overlay District

Original Print Date: 6/7/2021  
Knoxville/Knox County Planning - Infill Housing Design Review Committee

Revised:

Applicant: John Wampler High Oaks  
Construction, LLC

**INFILL  
HOUSING  
REVIEW  
BOARD**







CITY OWNERSHIP/DEDICATION

CITY OF KNOXVILLE 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: Nelson Raymond Tallent
Signature(s): Nelson Raymond Tallent
Owner(s) Printed Name:
Signature(s):
Date:

CITY/MAJOR SUB-CERTIFICATION
Certification of Approval of Public Sanitary Sewer System - Major Subdivisions
This is to certify that the public sanitary sewer system installed, or proposed for installation, is in accordance with State and local regulations.

CITY/MINOR SUB-CERTIFICATION
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.

CERTIFICATION BY THE KNOXVILLE DEPARTMENT OF ENGINEERING.
CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING HEREBY APPROVES THIS PLAN ON THIS DATE: 4/20/2021
ENGINEERING DIRECTOR

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 143-3-405 OF THE 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/DATED
REGISTERED LAND SURVEYOR: EDDY R. GARRETT
Tennessee License No. 1544
Date: 4/20/2021

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

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:
DATE:
BY:
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:

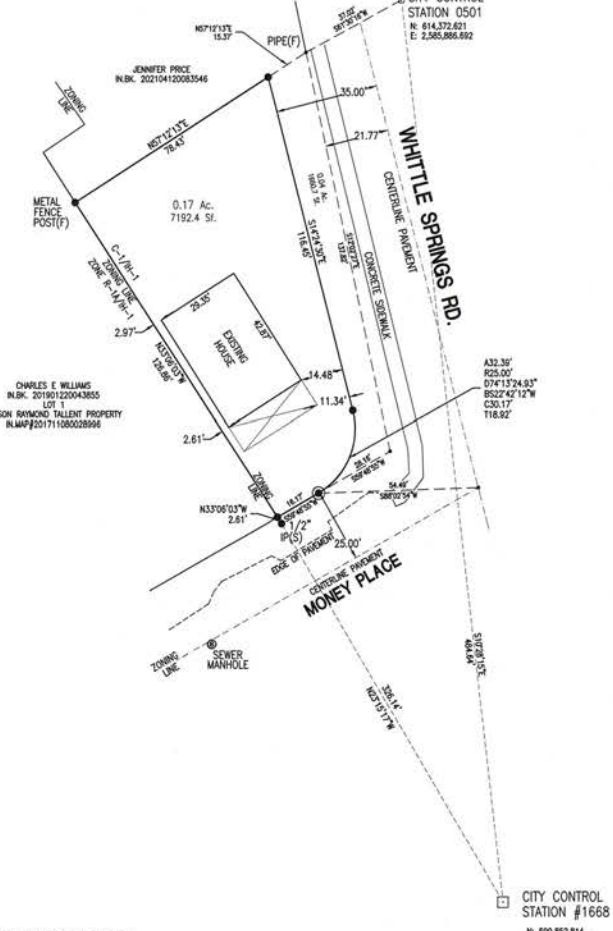
CERTIFICATION OF FINAL PLAT - ALL INDICATED MARKERS, MONUMENTS AND BENCHMARKS SET.
I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I further certify that this plat and accompanying drawings, documents, and statements conform 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 are in place on the
SIGNED: Eddy R. Garrett
REGISTERED LAND SURVEYOR: EDDY R. GARRETT
Tennessee License No. 1544
Date: 4/20/2021

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: Eddy R. Garrett
Tennessee License No. 1544
Date: 4/20/2021

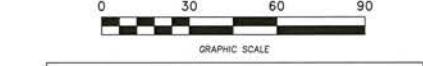
CITY ENGINEERING CERTIFICATION
Certification by the Knoxville Department of Engineering.
All final plats within the City of Knoxville shall be certified by the Knoxville Department of Engineering prior to final certification by the Planning Commission and shall be included on the plat as follows:
City of Knoxville Department of Engineering the Knoxville Department of Engineering hereby approves this plat on the day of
Engineering Director

LEGEND
● IP IRON PIN
○ (F) EXISTING MONUMENTATION FOUND
○ (S) MONUMENTATION 1/2" IRON PIN SET NEW
■ WM WATER METER
■ EP ELECTRIC POLE
■ EP ELECTRIC SERVICE POLE
LOT ■ NEW LOT NUMBER
○ (L) ORIGINAL LOT NUMBER PRIOR TO RESUB.

CITY GRID NORTH IS BASED ON A BEARING OF S102°28'15"E 484.64' FROM CITY CONTROL STATION 0501 TO STATION #1668 DISTANCES HAVE NOT BEEN REDUCED TO GRID.



FLOOD CERTIFICATION
This is to certify that I have examined the federal insurance administration flood hazard map and found the described property is NOT located within a special flood hazard area.
CERTIFICATE OF ACCURACY AND PRECISION
I hereby certify that this is a category 1 survey and the ratio of precision of the unadjusted survey is 1:15,000 or greater as shown hereon and that this survey was performed in compliance with current Tennessee Minimum Standards of Practice.
Plat or All of this survey was performed using a dual frequency Topcon HiPer SR GPS receiver, model #1022399-01.
Positional accuracy: 12mm+1ppm horizontal, 15mm+1ppm vertical.
Type of GPS field procedure: Real Time Kinematic Network.
Datum/Epoch: Horizontal-NO 83, Vertical-NO 86.
Published/field-control used: 2001 ONSIS Reference Network.
Good Note: 30172.
Combined accuracy: none quoted.
REGISTERED LAND SURVEYOR: EDDY R. GARRETT
Tennessee License No. 1544



A standard utility and drainage easement situated along lot lines in a subdivision, shall be dedicated to the public and to the appropriate Utility Agencies as follows:
1. "utility and drainage" The required utility and drainage easement shall be ten (10) feet in width inside all exterior lot lines adjoining streets and private rights-of-way (including Joint Permanent Easements). Easements of 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. These easements are not required along specific lot lines for property that is zoned to allow less than a five (5) foot building setback and shall be clearly noted on the final plat.

NOTES:
NEW IRON PINS SET AT ALL CORNERS, AT TIME OF SURVEY, UNLESS OTHERWISE NOTED.
PROPERTY CONSISTS OF ONE LOT WITH A TOTAL AREA OF 0.17 ACRES.
OWNERS: NELSON RAYMOND TALLENT, 1614 HOPE WAY, KNOXVILLE, TN, 37909, 865-898-9559.
NOTE: THE APPROVAL OF THIS PLAT DOES NOT INCREASE ANY ZONING NON-COMPLIANCE FOR EXISTING STRUCTURES ON THE PROPERTY NOR DOES IT CHANGE THE NON-COMPLIANCE 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 LATER DATE FOR PERMIT APPLICATIONS OR OTHER DEVELOPMENT APPROVALS.

5-M-21 / 5-7-21

Final Plat of: NELSON RAYMOND TALLENT
Located within the 2nd district of KNOX county, Tennessee within the city of KNOXVILLE, WARD 16, CITY BLOCK#16471

Tax Map/Group/Parcel# 070P/K/020.00 Deed Ref: 201706280079541
Bearing Base: Tn. State Grid

GARRETT ASSOCIATES
EDDY R. GARRETT, RLS#1544
4839 SHADY RD., STRAWBERRY PLAINS, TN 37871
PHONE: (865)-933-5622 FAX: (865)-933-1277
EMAIL: GARRETT1544@BELL.SOUTH.NET
LAND SURVEYORS
DATE 4/20/2021 SCALE 1"= 30'
REVISIONS
DRAWN BY GAB TDH DRAWING NO. 17-211