

Meeting: 6/16/2021
Applicant: Lori Nash and Ted Stank
Owner: Lori Nash and Ted Stank

Property Information

Location: 528 W. Glenwood Ave. **Parcel ID** 81 L B 005
Zoning: RN-2 (Single-Family Residential Neighborhood)
District: Oakwood/Lincoln Park Infill Housing Overlay District

Description of Work

Level I Driveways, Parking Pads, Access Points, Garages, or Similar

Modifications to an existing driveway and parking pad. Current driveway and parking extend off W. Glenwood Avenue and covers approximately 1,551 sq. ft. The driveway will be 10'-11" wide, extending off W. Glenwood Avenue in the same location as the existing, creating a new parking pad on the right (east) side elevation of the house which will measure approximately 24'-7" wide. An additional 12' wide section of driveway will extend towards the rear. The driveway will feature pervious pavers. The proposal includes landscape screening between the parking area and Glenwood Avenue.

Applicable Design Guidelines

Heart of Knoxville Infill Housing Design Guidelines

3. Alleys, Parking, and Services

- Parking should not be in front yards.
 - Alley access should be used for garage or parking pad locations.
 - On streets without alleys, garages or parking pads should be at least 20' behind the front façade of the infill house with access limited to one lane between the street and the front façade.
 - On those streets which have alleys, driveways should not be permitted from the front of the house.
 - Alley oriented parking pads, garbage collection points, and utility boxes should be screened with a combination of landscaping and fencing
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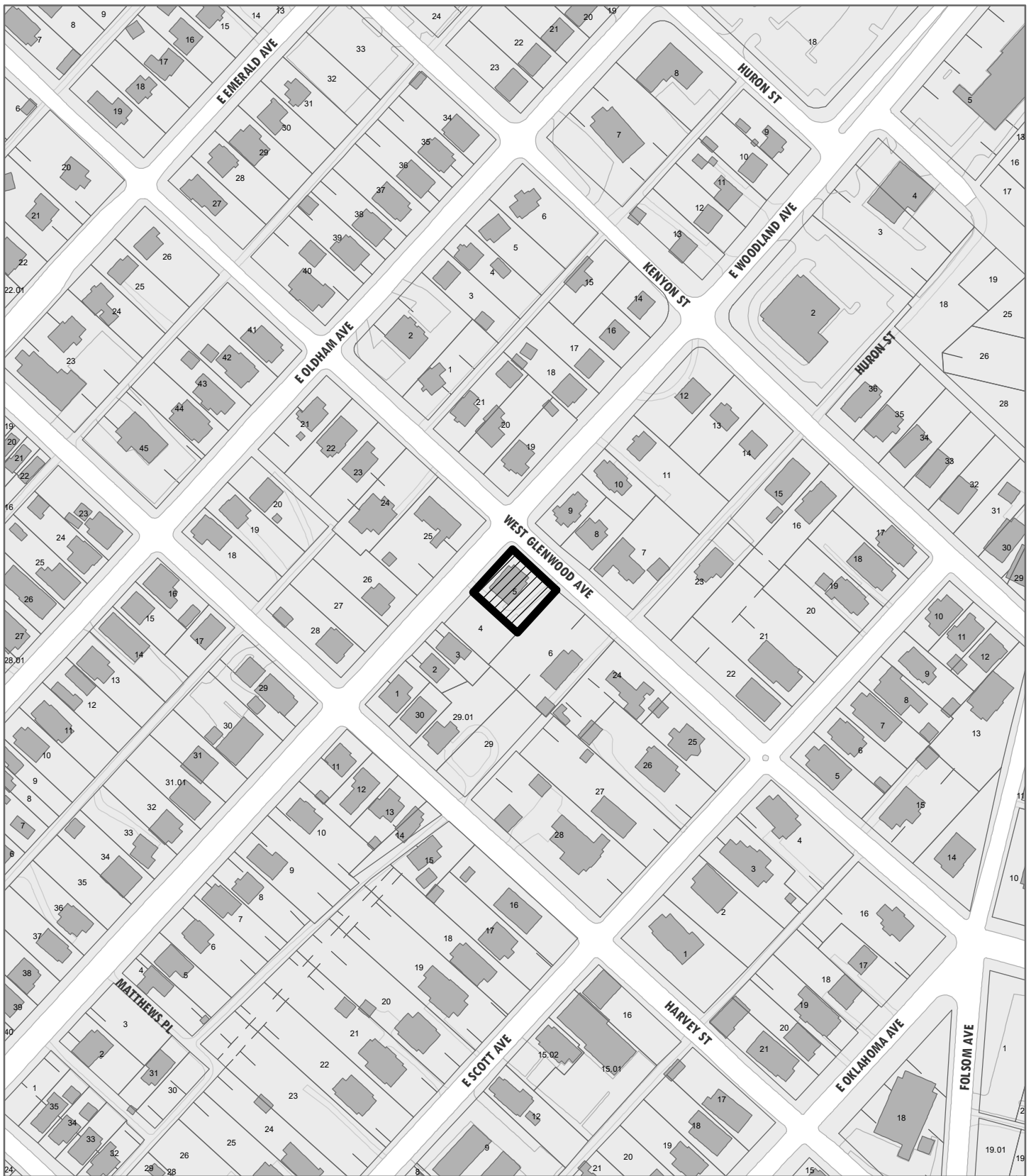
Comments

1. The proposed scope of work will remove a significant amount of concrete driveway from the property, replacing the concrete with pervious pavers.
 2. The proposed project does not create a new curb cut or driveway. There is no alley on the property, and the house is located on a corner lot of two relatively busy streets. While the proposed parking area is towards the front of the house (on the right side), it replaces an existing parking area which located the cars in a similar location. The proposed landscaping, including Japanese maples, hydrangea, and holly bushes, will sufficiently screen the parking area from view from the right-of-way. The proposal also includes fencing which will reduce visibility of the new parking pad.
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3. Several City Engineering requirements exist to be addressed via permitting, including removing the connection to the street and the sidewalk apron on the section of the driveway to be removed from Woodland Avenue, installing pavers on private property only, driveway apron modifications on W. Glenwood Ave, and notes related sidewalks. These items can be addressed on the final site plan for permitting.

Recommendation

Staff recommends approval of Certificate 6-D-21-IH as submitted, with the condition that final site plan meet all City Engineering requirements.



6-D-21-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

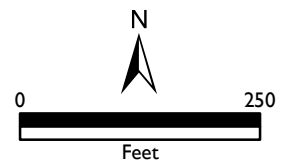
Applicant: Lori Nash and Ted Stank

**INFILL
HOUSING
REVIEW
BOARD**



528 W. Glenwood Ave.
Oakwood/Lincoln Park Infill Housing Overlay
District

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





DESIGN REVIEW REQUEST

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

Lori Nash and Ted Stank

Applicant

5/20/2021

June 16

6-D-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

Lori Nash and Ted Stank

Name

Company

528 W Glenwood Ave

Knoxville

TN

37917

Address

City

State

Zip

8657483690

lorinash61@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Owner Name (if different from applicant)

Owner Address

Owner Phone

528 W Glenwood Ave

0811b005

Property Address

Parcel ID

Central City

Dwelling, Single Family

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

Lindsay Crockett

5.20.21

Staff Signature

Please Print

Date

Lori Nash

5/19/21

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: **See pdf - landscape design** _____

STAFF USE ONLY

ATTACHMENTS

- Downtown Design Checklist
 Historic Zoning Design Checklist
 Infill Housing Design Checklist

ADDITIONAL REQUIREMENTS

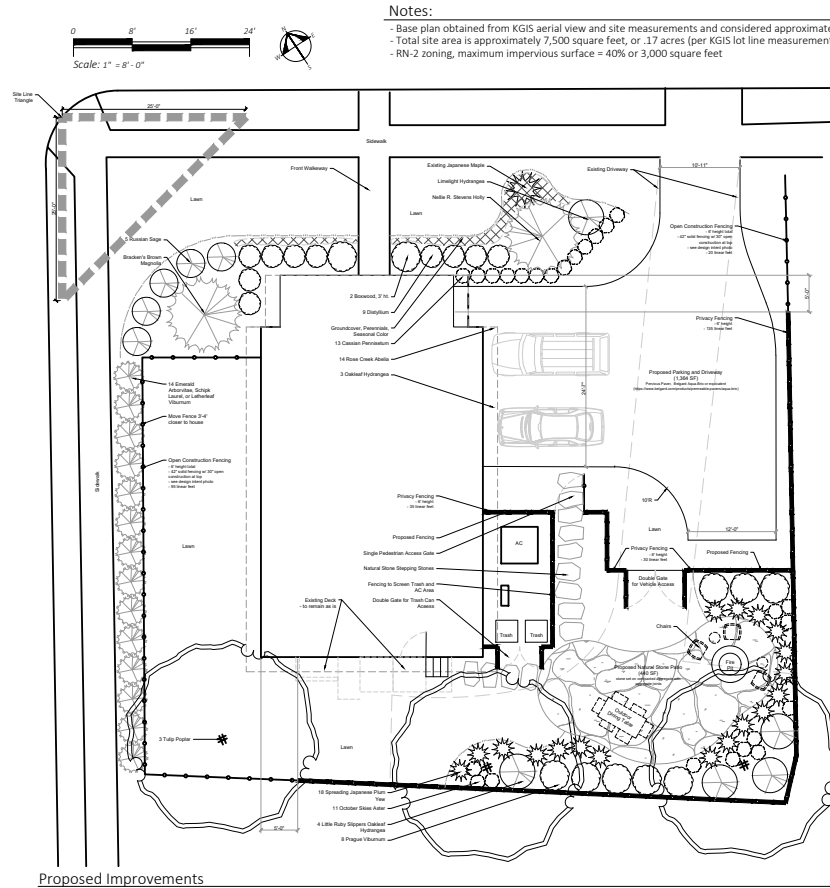
- Property Owners / Option Holders

Level 1: \$50 • **Level 2:** \$100 • **Level 3:** \$250 • **Level 4:** \$500

FEE 1:		TOTAL: 50.00
50.00		
FEE 2:		
FEE 3:		



Existing Conditions - KGIS Aerial View



Proposed Improvements

Pervious / Impervious Coverage:

Existing Conditions:

- House and back deck 1,819 square feet
 - Front walkway 66 square feet
 - Asphalt Driveway 1,551 square feet
- Total = 3,436 square feet (46% total lot coverage)

Proposed Conditions:

- House and back deck 1,819 square feet to remain
 - Front walkway 66 square feet to remain
 - Asphalt Driveway 1,098 square feet to be removed and converted to pervious surface
 - Proposed Driveway 1,364 square feet pervious pavers
 - Proposed Patio 440 square feet pervious natural stone w/ gravel joints
 - Stepping Stone Path single stones set in lawn w/ turf joints
- Total = 3,689 square feet (49% total lot coverage)

* Note: if proposed pervious driveway and patio are calculated at 50%
 Total = 2,787 square feet (37% total lot coverage)



Design Intent: Open Fencing

- Notes:
- Base plan obtained from KGIS aerial view and site measurements and considered approximate only.
 - Total site area is approximately 7,500 square feet, or .17 acres (per KGIS lot line measurements).
 - RN-2 zoning, maximum impervious surface = 40% or 3,000 square feet



Lori Nash
and Ted
Stank
Residence

528 West
Glenwood Avenue

Knoxville
Tennessee

Submission Record

Preliminary Plans
Not for Construction

May 19, 2021

Conceptual
Site Plan

L100