



Staff Report

Infill Housing Design Review Committee

File Number: 4-A-21-IH

Meeting: 5/19/2021
Applicant: Bentley Marlow 416 & 418 Oldham LLC
Owner: Bentley Marlow 416 & 418 Oldham LLC

Property Information

Location: 418 E. Oldham Ave. **Parcel ID** 81 L A 012
Zoning: RN-2 (Single-Family Residential Neighborhood)
District: Oakwood/Lincoln Park Infill Housing Overlay District

Description of Work

Level I Subdivisions

Subdivision plat. Existing lot measures approximately 50' wide by 150' long, containing two historic, single-family, shotgun houses. Proposed subdivision will create two separate parcels, with one house on each parcel. One lot (416 E. Oldham Ave.) measures 27.82' wide at Oldham Ave. by approximately 150' long; second lot (418 E. Oldham Ave., northmost lot) measures 27.81 wide at Oldham Ave., by approximately 150' long.

Applicable Design Guidelines

Heart of Knoxville Infill Housing Design Guidelines

2. House Orientation and Side Yards

- 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 creates two narrow lots, with one existing single-family shotgun house on each lot. As the proposed subdivided lots are significantly below the 5,000 sq. ft. minimum lot area required by the base zoning (RN-2), the applicant was required to seek a variance from the Board of Zoning appeals. The proposed subdivision plat does not create any new non-conformities with regards to building code (property line setbacks, fire separation, etc).

The subdivision plat meets the intent of the Infill Housing design guidelines as it reinforces an existing streetscape pattern, maintains consistent front and side setback patterns, and does not create any new vacant lots which would be incompatible with the existing development pattern. The proposal does not involve alterations to the single-family, shotgun houses contribute to the overall historic character of the neighborhood

Recommendation

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



DESIGN REVIEW REQUEST

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

R. Bentley Marlow

Applicant

25 March 2021

21 April 2021

4-A-21-HZ

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

416 & 418 Oldham LLC

a subsidiary of Marlow Properties, LLC

Name

Company

R. Bentley Marlow

Marlow Properties, LLC / Tennessee

37921

Address

City

State

Zip

(865) 607-4357

rbentleymarlow@gmail.com

Phone

Email

CURRENT PROPERTY INFO

416 & 418 Oldham LLC

322 Douglas Avenue

(865) 607-4357

Owner Name (if different from applicant)

Owner Address

Owner Phone

416 E. Oldham Ave

081LA012

Property Address

Parcel ID

North Knoxville

RN-2

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

Lindsay Crockett

3.25.21

Staff Signature

Please Print

Date

R Bentley Marlow

R. Bentley Marlow

25 March 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: _____
- _____
- _____

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: Lot has two single family homes; wish to divide lot in half so there is one single family home per parcel.
- _____
- _____

STATE 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:
FEE 2:	
FEE 3:	

Certificate of Ownership and General Dedication

I, We, the undersigned owner(s) of the property shown herein, hereby adopt this as my, our, our joint and several and severally, the public use, for the benefit and convenience of the community, and the owner(s) in fee simple of the property, and its property owner(s) have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat.

R. BENTLEY MARLOW
Owner(s) Printed Name:
Signature(s):
Date:

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.

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: R. BENTLEY MARLOW
Signature(s):
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: _____

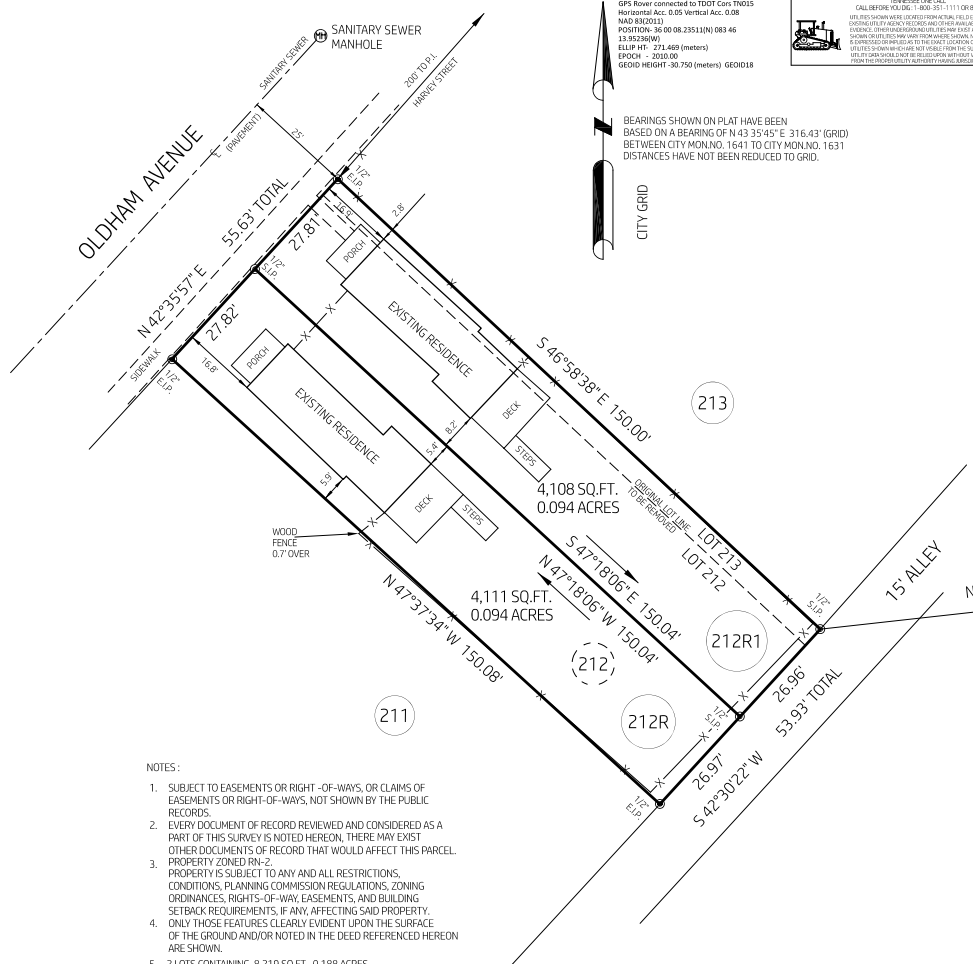
Taxes and Assessments
This is to certify that all property taxes and assessments due on this property have been paid.
City Tax Clerk Signature: _____ Date: _____
Knox County Trustee Signature: _____ Date: _____

Certificate 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.
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.
KNOXVILLE UTILITIES BOARD
Utility Provider
Authorized Signature for Utility Date

Certificate 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.
KNOXVILLE UTILITIES BOARD
Utility Provider
Authorized Signature for Utility Date

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

Certificate of Final Plat - All Indicated Markers, Monuments and Benchmarks Set
I hereby certify that an experienced land surveyor licensed to practice surveying under the laws of the State of Tennessee, further certify that the plat and accompanying drawings, documents, and references conform to the best of my knowledge, to all applicable provisions of the Tennessee Land Surveyors - Standards of Practice.
Registered Land Surveyor: _____
Tennessee License No.: 2115
Date: _____



GPS Rover connected to TDDT Cors TN015
Horizontal Acc. 0.05 Vertical Acc. 0.08
MAP 8302013
POSITION: 36 00 08.23511(N) 083 46 13 9322(W)
ELEV HT: 271.469 (meters)
EPOCH: 2020.00
GEOID HEIGHT: -30.750 (meters) GEOID18

BEARINGS SHOWN ON PLAT HAVE BEEN BASED ON A BEARING OF N 43 35'05" E 316.43' (GRID) BETWEEN CITY MON. NO. 1641 TO CITY MON. NO. 1631 DISTANCES HAVE NOT BEEN REDUCED TO GRID.

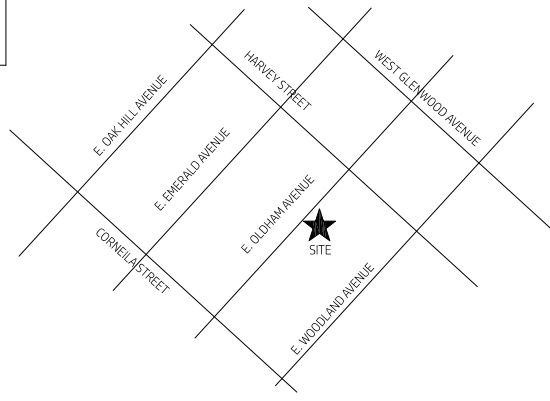
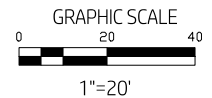
Property Boundary Encroachment Note
This survey indicates one or more property boundary encroachments. It has not been addressed by plat reviewing agencies. Owners are responsible for resolving property boundary conflicts.

WAIVER OF UTILITY AND DRAINAGE EASEMENTS ON LOT 212R1
FROM FIVE FEET ON NORTHEAST SIDE TO 2.8' AT EXISTING RESIDENCE

- NOTES:
1. SUBJECT TO EASEMENTS OR RIGHT-OF-WAYS, OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS, NOT SHOWN BY THE PUBLIC RECORDS.
2. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
3. PROPERTY ZONED RN-2. PROPERTY IS SUBJECT TO ANY AND ALL RESTRICTIONS, CONDITIONS, PLANNING COMMISSION REGULATIONS, ZONING ORDINANCES, RIGHTS-OF-WAY, EASEMENTS, AND BUILDING SETBACK REQUIREMENTS, IF ANY, AFFECTING SAID PROPERTY.
4. ONLY THOSE FEATURES CLEARLY EVIDENT UPON THE SURFACE OF THE GROUND AND/OR NOTED IN THE DEED REFERENCED HEREON ARE SHOWN.
5. 2 LOTS CONTAINING 8,219 SQ.FT. 0.188 ACRES
6. REFERENCE: DEED INSTR. 201701100043293 MAP BK. 5, PG. 296 MAP CAB. A SLIDE 177C
7. UTILITY AND DRAINAGE EASEMENT SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAYS (INCLUDING JOINT PERMANENT EASEMENTS) AND FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LINE LINES AND ON INSIDE OF ALL OTHER EXTERIOR LOT LINES, (EXCEPT AS MODIFIED BY WAIVERS LISTED ON PLAT).
8. CATEGORY "1" SURVEY; RATIO OF PRECISION 1:10,000.

Certificate 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: _____
Tennessee License No. 2115 Date: _____

Certificate of the Accuracy of Survey
Survey accuracy shall meet the requirements of the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice. 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: _____
Tennessee License No.: 2115
Date: _____



Northing: 508,782.147
Easting: 2,581,460.956
Elevation (NAVD 88): 994.34
CITY OF KNOXVILLE CONTROL MON. #1641

OWNER: 416 & 418 OLDHAM, LLC
OWNER - R. BENTLEY MARLOW
322 DOUGLAS AVENUE
KNOXVILLE, TN 37921
PHONE: 865-607-4357

Knox County Property Assessor

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 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: _____

FINAL PLAT
SUBD. OF LOT 212 and PART OF 213
MOUNTAIN VIEW ADDITION TO NORTH KNOXVILLE
DISTRICT 7, KNOX CO., TN
WARD 17, CITY OF KNOXVILLE, TN
CITY WARD 17663
TAX MAP 081L "A" 012
DATE: MARCH 23, 2021

