



Staff Report

Infill Housing Design Review Committee

File Number: 5-B-21-IH

Meeting: 5/19/2021
Applicant: Micheal Haynes
Owner: Micheal Haynes

Property Information

Location: 1541 Minnesota Ave. **Parcel ID** 81 P E 024
Zoning: RN-2 (Single-Family Residential Neighborhood)
District: Lonsdale Infill Housing Overlay District

Description of Work

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

Revision to site plan for parking modification. Proposal does not include modifications to house's elevations, front setback, or most details of site plan (approved by Design Review Board in February 2021, 2-A-21-IH). With concrete parking pad and 100' long gravel driveway, the site plan had exceeded the impervious surface limits of the base zoning (RN-2). Instead of a 10' wide by 100' long driveway accessing a concrete parking pad to the rear, the applicant is proposing a 10' wide by 48' long concrete driveway extending from Minnesota Avenue. The alley is not operable.

Applicable Design Guidelines

Heart of Knoxville Infill Housing Design Guidelines

3. Alleys, Parking, and Services

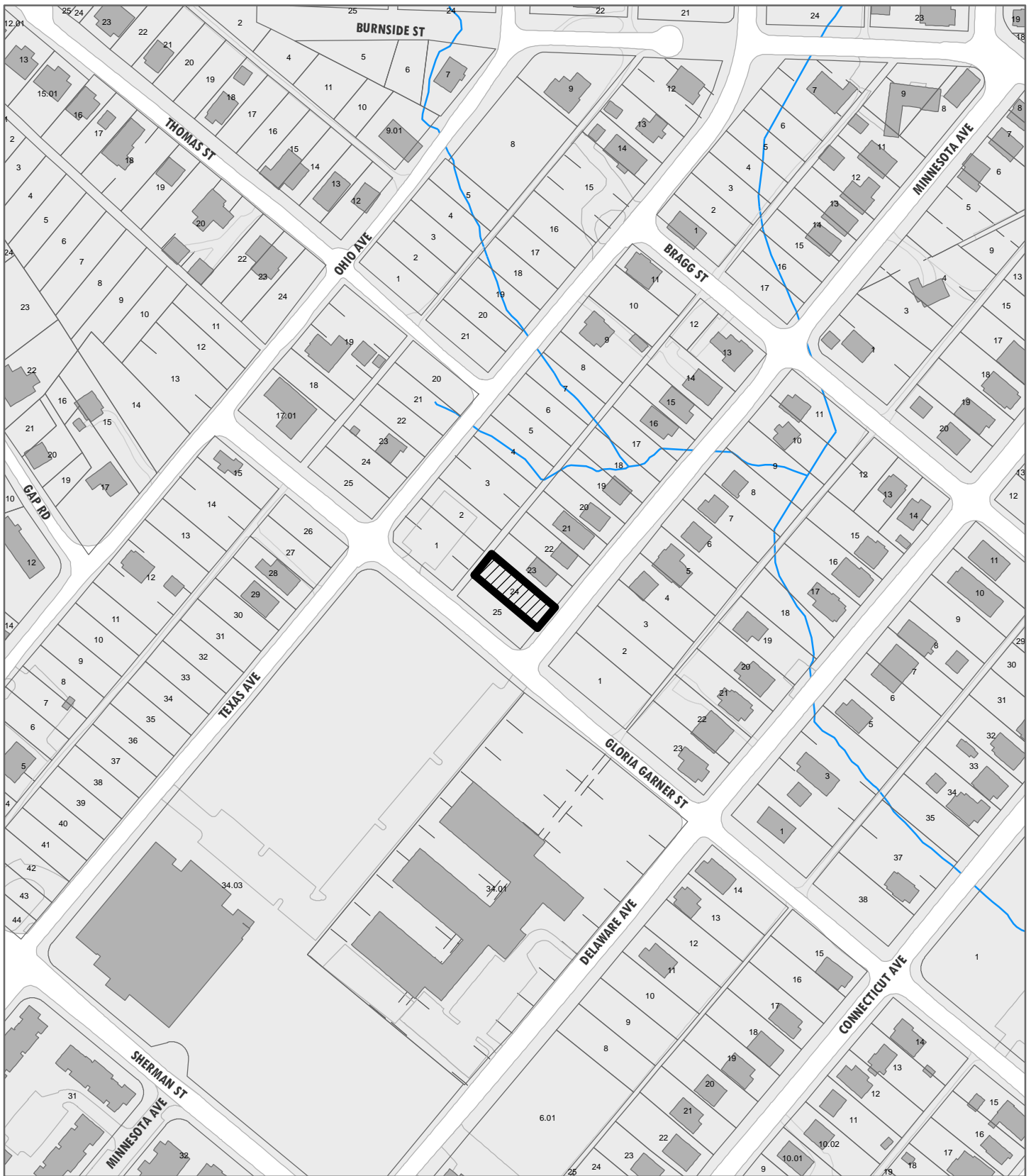
- Parking should not be in front yards.
 - Alley access should be used for garage or parking pad locations.
 - On streets without alleys, garages or parking pads should be at least 20' behind the front façade of the infill house with access limited to one lane between the street and the front façade.
 - 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
-

Comments

The lot in question is narrow and does not have an operable alley off which parking could extend. The proposal does meet the design guidelines by locating the two car spaces at 20' beyond the front façade of the house, with access limited to one lane between the street and the front façade. The proposal allows the applicant to move forward with the proposed house footprint and design without exceeding impervious surface limits

Recommendation

Staff recommends approval of Certificate 5-B-21-IH as submitted.



5-B-21-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

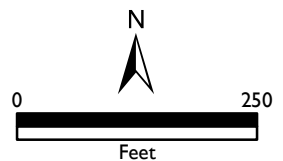
Applicant: Micheal Haynes

**INFILL
HOUSING
REVIEW
BOARD**



1541 Minnesota Ave.
Lonsdale Infill Housing Overlay District

Original Print Date: 5/5/2021
Revised:
Knoxville/Knox County Planning - Infill Housing Design Review Committee





DESIGN REVIEW REQUEST

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

Michael Haynes Construction Inc.

Applicant

4/29/2021

5/19/2021

1

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

Michael Haynes

Michael Haynes Construction Inc.

Name

Company

8207 Weaver Hollow Way

Powell

TN

37849

Address

City

State

Zip

8656577249

Marcinelliconstruction@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Owner Name (if different from applicant)

Owner Address

Owner Phone

1541 Minnesota Ave

081PE024

Property Address

Parcel ID

Lonsdale

RN-2

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett
Staff Signature

Lindsay Crockett

4.29.21

Please Print

Date

Michael Haynes

4/29/2021

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: New 2br 2ba single family house. Resubmitting altered plot map for approval.

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:

50.00

FEE 2:

FEE 3:

TOTAL:

50.00



PERCENTAGE OF IMPERVIOUS SURFACES:
 TOTAL LOT SQUARE FOOTAGE: 4800 SF
 HOUSE + FRONT PORCH: 1200 SF
 FRONT SIDEWALK: 60 SF
 DRIVEWAY: 490 SF
 TOTAL IMPERVIOUS SURFACE: 1750 SF
 1750 SF / 4800 SF = 36.5%

THIS SURVEY WAS DONE UNDER AUTHORITY OF TCA 62-18-126. THIS SURVEY IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-07.

NOTE: NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AND OTHER EASEMENTS AND/OR EXCEPTIONS NOT APPARENT IN THE FIELD MAY OR MAY NOT EXIST AND MAY BE REVEALED BY A TITLE SEARCH BY A TITLE ATTORNEY.

CURRENT ZONING: RN-2 WITH IH OVERLAY

SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM THE FOUNDATION WALLS. THE GRADE SHALL FALL NOT FEWER THAN 6 INCHES WITHIN THE FIRST 10 FEET.

LINE LEGEND	
	G GAS LINE
	W WATER LINE
	SA SEWER LINE
	ST STORM SEWER LINE
	OE POWER/TELE. LINE

SYMBOL LEGEND	
	WATER VALVE
	FIRE HYDRANT
	SANITARY MANHOLE
	GUY WIRE
	POWER/TELE. POLE
	CATCH BASIN
	GAS VALVE
	WATER METER

TN GRID
 NAD83 (NARS2007)

LONSDALE ADJOINING CAB A SLIDE 142D

LONSDALE ADJOINING CAB A SLIDE 142D

FOR/CONTACT:
 MICHEAL HAYNES
 HAYNES CONSTRUCTION
 8207 WEAVER HOLLOW WAY
 POWELL, TN 37849
 PHONE: 865-776-1140

GRAPHIC SCALE



(IN FEET)
 1 inch = 20 ft.



SITE PLAN OF:
 LOT 2 - BLOCK 12
Lonsdale Adjoining
1541 Minnesota Ave
Knoxville, Tennessee 37922

Ward 19	City KNOXVILLE
District 6	County KNOX
Plat Cab: A	Slide 142D
Deed Book 202003060059028	Page
CLT # 081P GROUP "E"	Parcel 024
Scale 1"=20'	Date: 01/04/2021
Drawn By M.STRANGE	City Block 19421
Project # 4397	

LYNCH SURVEYS LLC
 SUBDIVISIONS | AS-BUILTS | SITE DESIGN
 4405 COSTER RD. KNOXVILLE, TENN. 37912
 865-584-2630 FAX 865-584-2801 WWW.LYNCHSURVEY.COM

REV: 02/18/2021