



Staff Report

Infill Housing Design Review Committee

File Number: 5-C-21-IH

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

Property Information

Location: 1543 Minnesota Ave. **Parcel ID** 81 P E 025
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-B-21-IH). The site plan had exceeded the impervious surface limits of the base zoning (RN-2). Instead of an 18' by 18' concrete parking pad extending off Gloria Garner Street, the applicant is proposing a 10' wide by 35' long concrete driveway extending from Gloria Garner Street. The alley is not operable.

Applicable Design Guidelines

Heart of Knoxville Infill Housing Design Guidelines

3. Alleys, Parking, and Services

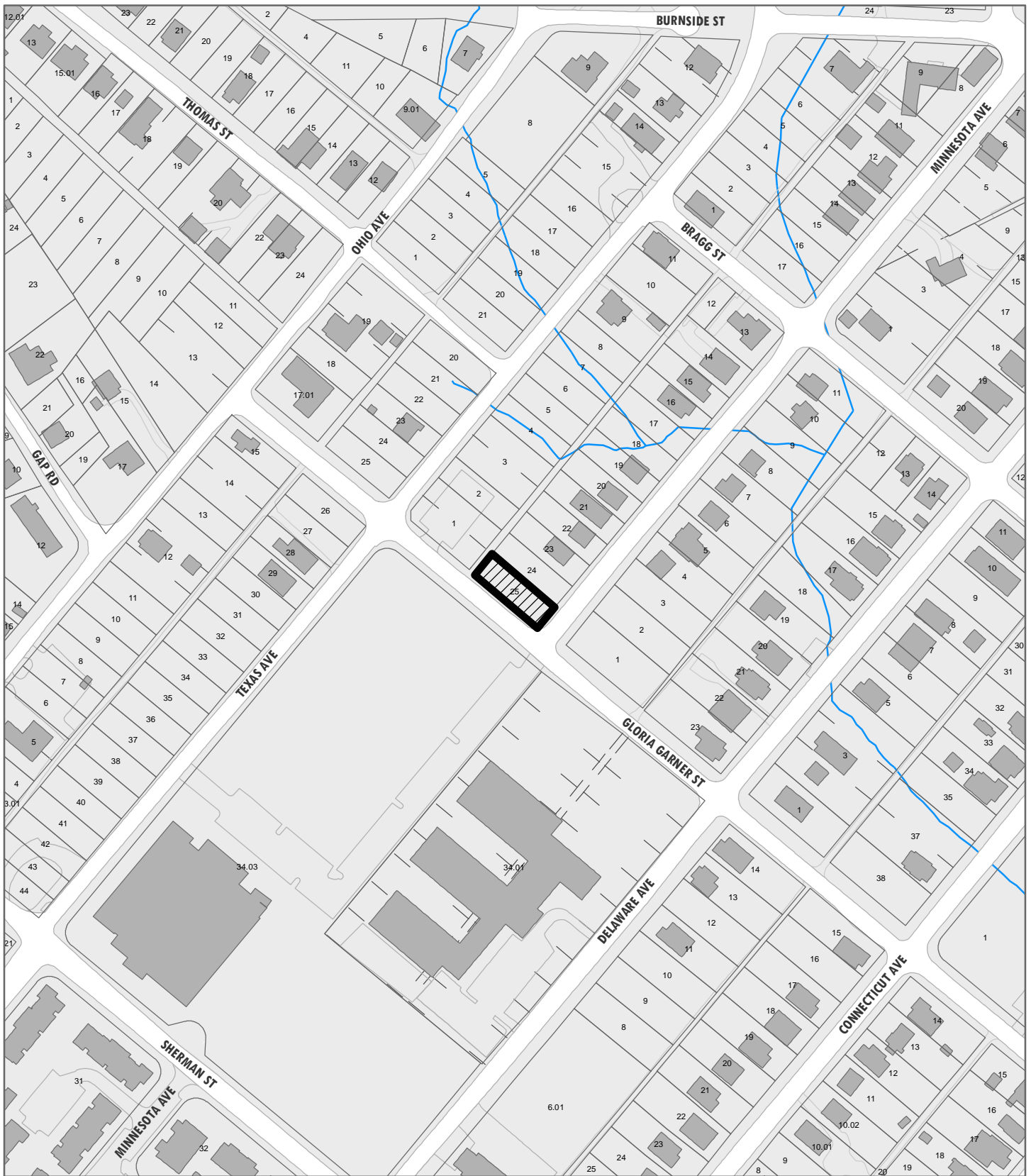
- Parking should not be in front yards.
 - Alley access should be used for garage or parking pad locations.
 - On streets without alleys, garages or parking pads should be at least 20' behind the front façade of the infill house with access limited to one lane between the street and the front façade.
 - 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 meets the design guidelines by locating the parking area (concrete driveway) to the rear of the primary house. 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-C-21-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

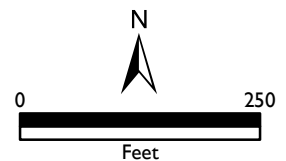
Applicant: Micheal Haynes

**INFILL
HOUSING
REVIEW
BOARD**



1543 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

5-C-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

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

1543 Minnesota Ave

081PE025

Property Address

Parcel ID

Lonsdale

RN-2

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

Lindsay Crockett

4.29.21

Staff Signature

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:		TOTAL:
50.00		
FEE 2:		
FEE 3:		50.00

