



Staff Report

Infill Housing Design Review Committee

File Number: 9-B-21-IH

Meeting: 9/15/2021
Applicant: George Daws
Owner: George Daws

Property Information

Location: 2621 Barton St. **Parcel ID** 81 D D 033
Zoning: RN-2 (Single-Family Residential Neighborhood)
District: Edgewood Park Infill Housing Overlay District

Description of Work

Level I Subdivisions

New subdivision plat. New plat addresses conflicts between the City Ward Map and tax parcel and creates a lot of record. A lot line dividing the property will be removed. The rectangular property extends approximately 165.24' from Barton Street and measures 100.12' wide on the rear property line and 99.81' wide on the front property line.

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.

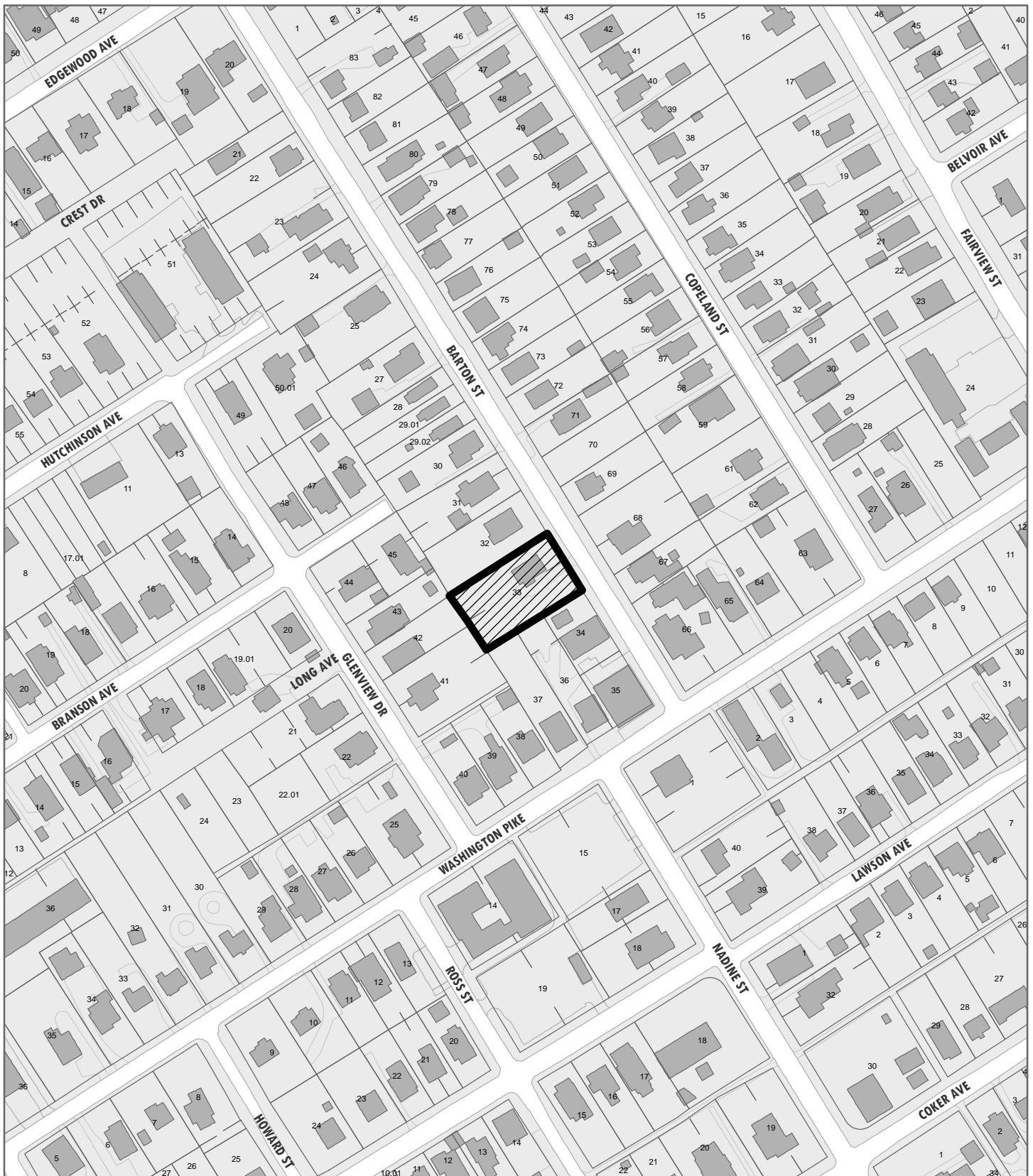
- New housing should be proportional to the dimensions of the lot and other houses on the block.
 - Side yard setbacks should be similar to older houses on the block, keeping the rhythm of spacing between houses consistent.
 - On lots greater than 50' in width, consider recreating the original lot size.
-

Comments

The proposed subdivision plat is intended to address conflicts between the City Ward Map and the tax parcel, and to create a lot of record consistent with the boundaries of the tax parcel. A house is already located on the lot, with a paved/gravel driveway, which would deter further development on the adjacent lot where the lot line is being removed. The proposed new subdivision plat will not create new lots or relate to additional infill construction. The lot is consistent with the block's context.

Recommendation

Staff recommends approval of Certificate 9-B-21-IH as submitted.



9-B-21-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

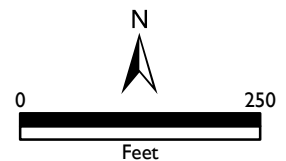
Applicant: George Daws

**INFILL
HOUSING
REVIEW
BOARD**



2621 Barton St.
Edgewood Park Infill Housing Overlay District

Original Print Date: 9/1/2021
Revised:
Knoxville/Knox County Planning - Infill Housing Design Review Committee





DESIGN REVIEW REQUEST

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

George Daws
Applicant

8/25/2021
Date Filed

September 15, 2021
Meeting Date (if applicable)

9-B-21-IH
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

George Daws

Name	Company		
2621 Barton Street	Knoxville	TN	37917
Address	City	State	Zip
8657760778	geordy312@gmail.com		
Phone	Email		

CURRENT PROPERTY INFO

Owner Name (if different from applicant)	Owner Address	Owner Phone
	081DD033	
Property Address	Parcel ID	
Neighborhood	Zoning	

AUTHORIZATION

Lindsay Crockett
Staff Signature

Lindsay Crockett
Please Print

8.25.21
Date

George Daws
Applicant Signature

George Daws
Please Print

8/25/2021
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: Eliminate lot line between two lots.
- _____
- _____

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:

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) plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that I, an, 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: GEORGE D. DAWES
Signature(s):
Owner(s) Printed Name: SUZANNE A. DAWES
Signature(s):
Date:

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: GEORGE D. DAWES
Signature(s):
Owner(s) Printed Name: SUZANNE A. DAWES
Signature(s):
Date:

Zoning
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.

Taxes and Assessments

This is to certify that all property taxes and assessments due on this property have been paid.

City Tax Clerk Signed:
Date:
Knox County Trustee Signed:
Date:

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.

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

Certification 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 the ___ day of _____, 20__.

Engineering Director

Certification 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: 8-5-2021

Certification 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.

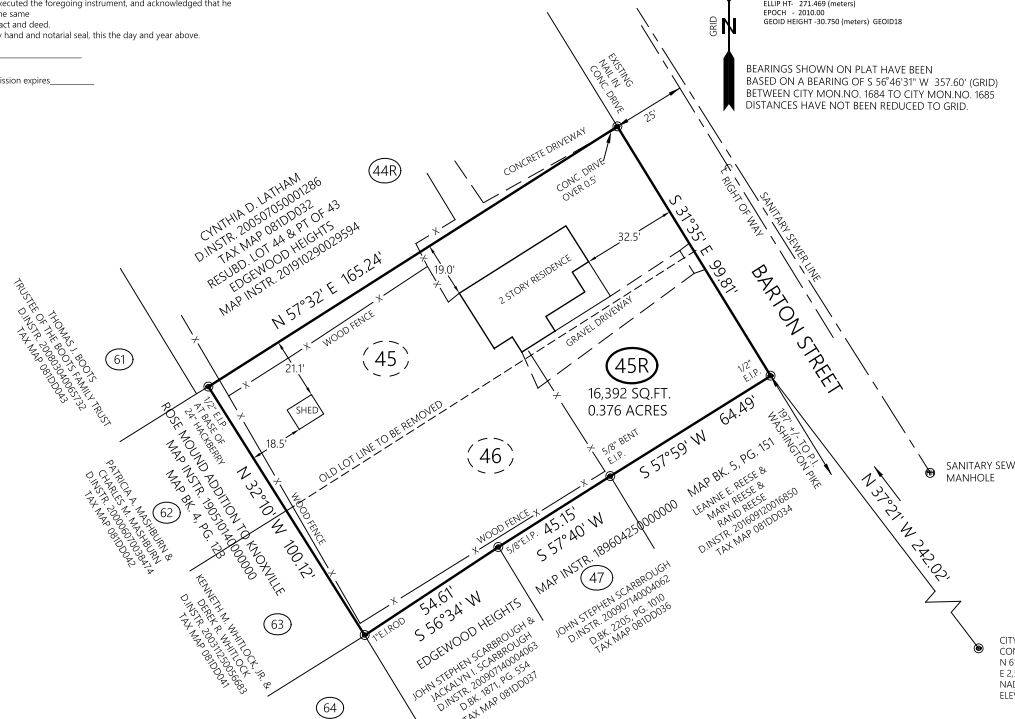
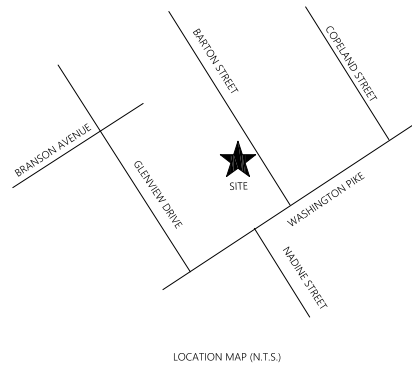
Registered Land Surveyor:
Tennessee License No. 2115
Date: 8-5-2021



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.
Written: _____
My Commission expires: _____



BEARINGS SHOWN ON PLAT HAVE BEEN BASED ON A BEARING OF S 56°46'31" W 357.60' (GRID) BETWEEN CITY MON NO. 1684 TO CITY MON NO. 1685. DISTANCES HAVE NOT BEEN REDUCED TO GRID.



CITY OF KNOXVILLE
CONTROL MONUMENT # 1684
E 2,584,424.814
NAD 83(2011)
ELEV. 1004.25 - NAVD88

OWNER: GEORGE D. DAWES and wife
SUZANNE A. DAWES
2621 BARTON STREET
KNOXVILLE, TN 37917
PHONE: 865-776-0778

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. SETBACKS PER ZONING.
4. ONLY THOSE FEATURES CLEARLY EVIDENT UPON THE SURFACE OF THE GROUND AND/OR NOTED IN THE DEED REFERENCED HEREON ARE SHOWN.
5. 1 LOT CONTAINING 16,392 SQ. FT. 0.376 ACRES.
6. REFERENCE: DEED INSTR. 200906300086908
MAP BK. 5, PG. 151
MAP INSTR. 189604250000000
7. 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.

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 Knoxville 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 OF THE RESUBD. OF LOTS 45 & 46 OF EDGEWOOD HEIGHTS DISTRICT 2 KNOX CO., TN WARD 16, CITY OF KNOXVILLE, TN DATE: AUG. 5, 2021 SCALE: 1"=30' TAX MAP 081D"D"033 CITY BLOCK 16451

8-J-21
8/9/2021

- LEGEND
NON-MONUMENT POINT
EXISTING IRON PIN
SET IRON PIN
UTILITY POLE
MANHOLE
WATER VALVE
FIRE HYDRANT
WATER METER
GAS VALVE
GUIDE WIRE



DRAWING NO. 21-076