



# Staff Report

Infill Housing Design Review Committee

File Number: 2-A-22-IH

**Meeting:** 2/16/2022  
**Applicant:** Corbin Stewart CRS Land Surveying LLC  
**Owner:** Monkee Properties LLC

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## Property Information

**Location:** 1008 Katherine Ave. **Parcel ID** 81 J C 004  
**Zoning:** RN-2 (Single-Family Residential Neighborhood)  
**District:** Lonsdale Infill Housing Overlay District

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## Description of Work

Level I Subdivisions

New subdivision plat. New plat intended to address conflicts between the City Ward Map and the tax parcel. The property extends approximately 43.89' wide along Katherine Avenue (northwest edge of property), approximately 122.88' on left (northeast) side property line, approximately 44' on rear property line fronting the alley, and 120.62' long on the right (southwest) side property line.

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## 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.
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## Comments

The proposed subdivision plat is intended to address conflicts between the City Ward Map (lot of record) and the tax parcel. The proposed new subdivision plat will not create any new lots or relate to additional infill construction. The 44' wide lot is compatible with existing historic lots along Katherine Avenue, recognizes the historical development pattern of the block, and is consistent with the lot design and house placement on historic aerial photography. The subdivision is consistent with the design guidelines.

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## Recommendation

Staff recommends approval of Certificate 2-A-22-IH as submitted.

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# DESIGN REVIEW REQUEST

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

Corbin Stewart

Applicant

1-17-2022

February 16, 2022

2-A-22-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

Corbin Stewart

CRS Land Surveying LLC

Name

Company

8078 Cross Creek Drive

Talbot

TN

37877

Address

City

State

Zip

423-312-1678

CRSsurvey@hotmail.com

Phone

Email

## CURRENT PROPERTY INFO

Monkee Properties LLC

5241 Trumpet Vine Lane

865-244-7989

Owner Name (if different from applicant)

Owner Address

Owner Phone

Property Address

Parcel ID

1008 Katherine Avenue

RN-2

Neighborhood

Zoning

## AUTHORIZATION

*Lindsay Crockett*

Lindsay Crockett

1.18.2022

Staff Signature

Please Print

Date

*Corby Stewart*

*Corbin Stewart*

*1.18.2022*

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: **Plat** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

## 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**

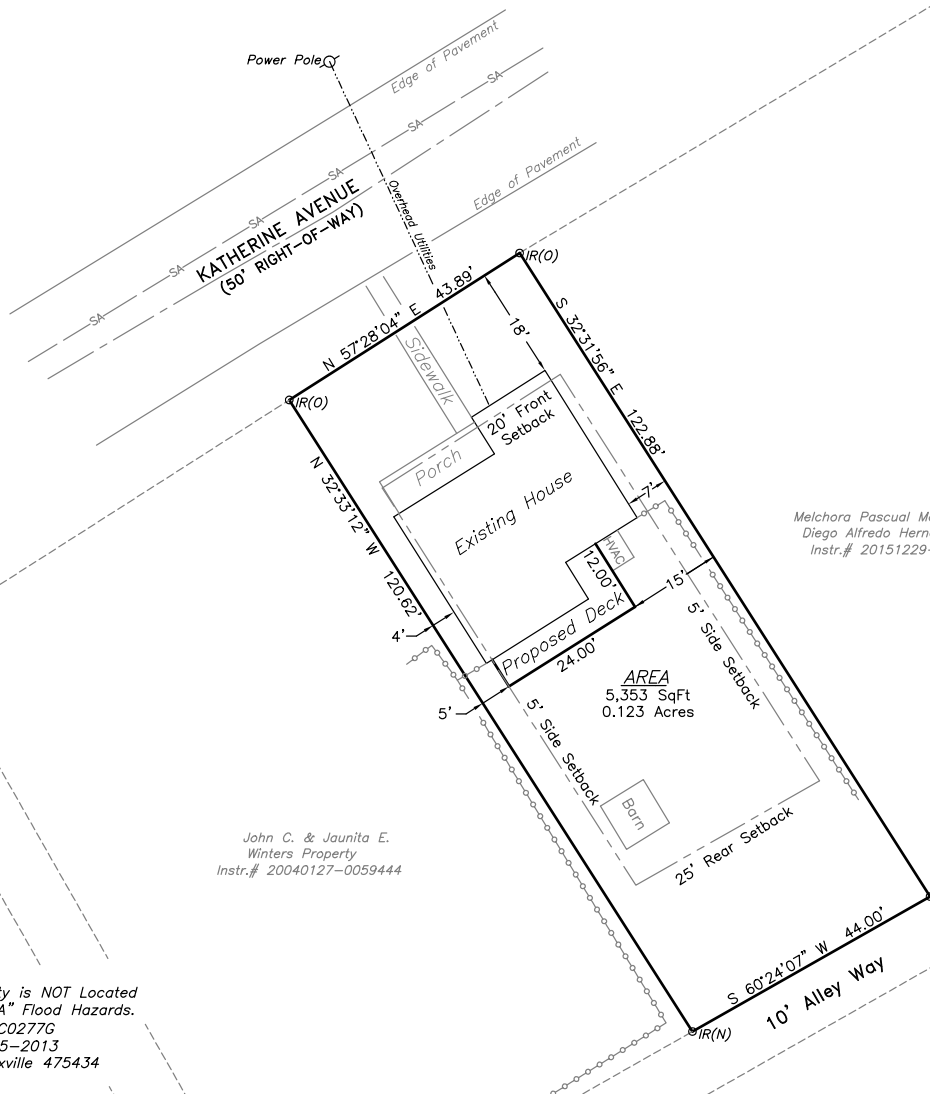
**FEE 2:**

**FEE 3:**

**TOTAL:**



MAD63  
(See GPS Notes)



- NOTES**
1. Iron pins at all corners unless otherwise noted.
  2. Parcel ID 081JC004
  3. Minimum building setbacks:  
20' Front, 5' Side Minimum & 25' Rear
  4. Owner/Developer  
Monkee Properties LLC  
5241 Trumpet Vine Lane  
Knoxville, TN 37918
  5. This survey was prepared without the benefit of a current title search and therefore is subject to any easements and/or rights-of-way that may be found in such a search.
  6. The Lot is served by public water and sanitary sewer according to the owners.
  7. Zoned RN-2
  8. Site Address: 1008 Katherine Ave

GLOBAL POSITIONING SYSTEMS (GPS): NOTES  
 (A) TYPE OF FIELD PROCEDURE: RTK NETWORK  
 (B) ACCURACY: HRMS:0.058, VRMS:0.094 (CP-1)  
 (C) OBSERVATION DATE: November 11th, 2021  
 (D) DATUM: NAD83(2011), EPOCH 2010, NAVD 88  
 (E) FIXED CONTROL STATIONS: TN15 (CORS)  
 (F) GEOID MODEL: GEOID 18  
 (G) COMBINED GRID FACTOR: 1.000000 TN SPC

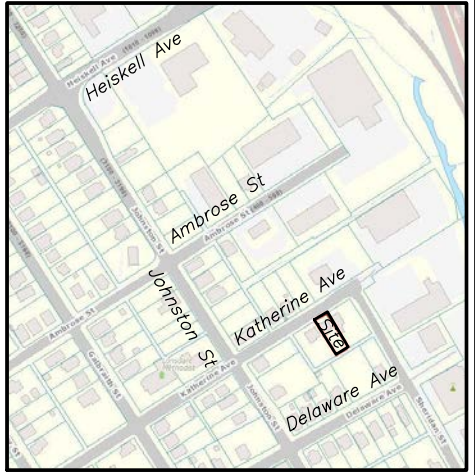
Melchora Pascual Marco Sebastian  
 Diego Alfredo Hernandez Juan  
 Instr.# 20151229-0038648

John C. & Jaunita E.  
 Winters Property  
 Instr.# 20040127-0059444

This Property is NOT Located  
 Within "FEMA" Flood Hazards.  
 Map 47093C0277G  
 Date: 08-05-2013  
 City of Knoxville 475434

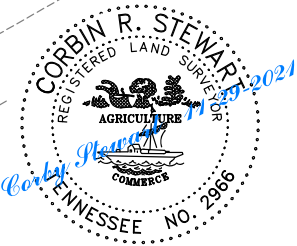
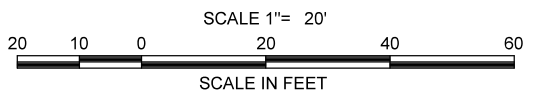
**References**

Galbraith & Maloney Subd.  
 Plat Bk: 1 Pg: 81  
 Record Deed: 20070806-0011283



VICINITY MAP  
 N.T.S.

- LEGEND**
- IR(O) = Iron Rod Found
  - IR(N) = Iron Rod Set
  - IP(O) = Iron Pipe Found
  - IP(N) = Iron Pipe Set
  - FCP = Fence Post
  - = Boundary Line
  - o—o—o— = Chain-Link Fence
  - - - - - = Right-of-Way Line
  - SA = Sanitary Sewer
  - - - - - = Setback Line



I HEREBY CERTIFY THAT THIS IS A CATEGORY 1  
 SURVEY AND THE RATIO OF THE PRECISION OF THE  
 UNADJUSTED SURVEY IS 1: 10,000 AS SHOWN HEREON.  
 Corby Stewart

This survey has been made in compliance with  
 current Tennessee Minimum Standards of Practice.

**Site Plan for the  
 Monkee Properties LLC  
 Property**

19th Ward of City of Knoxville, Tenn.  
 District No. 5 - Knox County, Tenn.  
 Date: 11-29-2021 Scale: 1" = 20'  
 CRS Land Surveying LLC  
 By: Corbin R. Stewart RLS  
 8078 Cross Creek Drive  
 Talbott, TN 37877  
 Ph. 423-312-1678

(Total Acres 0.123; Total Lots 1)