



# Staff Report

Infill Housing Design Review Committee

File Number: 1-A-22-IH

**Meeting:** 1/19/2022  
**Applicant:** Nick Guess  
**Owner:** Nick Guess

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## Property Information

**Location:** 215 E. Oglewood Ave. **Parcel ID** 81 K B 018  
**Zoning:** RN-2 (Single-Family Residential Neighborhood)  
**District:** Oakwood/Lincoln Park Infill Housing Overlay District

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## Description of Work

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

Revised site plan with modifications to proposed parking for new house (new house reviewed and approved with conditions by the DRB in October 2021, 19-F-21-IH). Due to existing conditions of the alley, the applicant proposes to create a new curb cut and driveway (10' wide by 60' long, concrete) extending off Oglewood Ave instead of the rear alley.

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## 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 feet behind the front façade of the infill house with access limited to one lane between the street and the front façade.
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## Comments

The previous submission included a parking pad extending off the alley, to the rear of the property. Upon further investigation of the site, the applicant has noted the alley is not fully operable (while paved and accessible from the west side on McMillan Street, the east side accessible from Cornelia Street is closed - blocked by an existing secondary structure). Recently-reviewed new construction at 221 Oglewood Avenue was permitted to use a similar design of front driveway due to the alley's status. The revised proposal meets the Infill Housing design guidelines for parking on streets without alleys, with a one-lane driveway which extends at least 20' behind the front façade of the infill house.

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## Recommendation

Staff recommends approval of Certificate 1-A-22-IH as submitted.

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**I-A-22-IH**

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

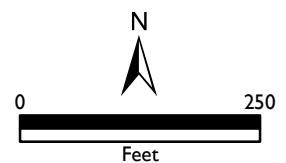
Applicant: Nick Guess

**INFILL  
HOUSING  
REVIEW  
BOARD**



215 E. Oglewood Ave.  
Oakwood/Lincoln Park Infill Housing Overlay  
District

Original Print Date: 1/10/2022  
Revised:  
Knoxville/Knox County Planning - Infill Housing Design Review Committee





# 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: Changing site plan. Moving driveway  
from back to the front due to an inoperable alley.

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

<b>FEE 1:</b>		<b>TOTAL:</b>
<b>FEE 2:</b>		
<b>FEE 3:</b>		

# INOPERABLE ALLEY

