



Staff Report

Infill Housing Design Review Committee

File Number: 8-B-24-IH

Meeting: 8/21/2024
Applicant: Todd Kennedy
Owner: Kawajjit Sawhney

Property Information

Location: 1809 Worth St. **Parcel ID** 81 K L 029
Zoning: RN-4 (General Residential Neighborhood)
District: Oakwood/Lincoln Park Infill Housing Overlay District

Description of Work

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

New driveway: 12' wide by 45' long driveway to be located in the front yard. The driveway is required as the property owner is constructing a new rear addition (not visible from the primary street, not subject to DRB review) and required to add parking for compliance with off-street parking requirements.

Applicable Design Guidelines

Heart of Knoxville Infill Housing Design Guidelines

3. Alleys, Parking, and Services

- Parking should not be in front yards.
 - 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.
-

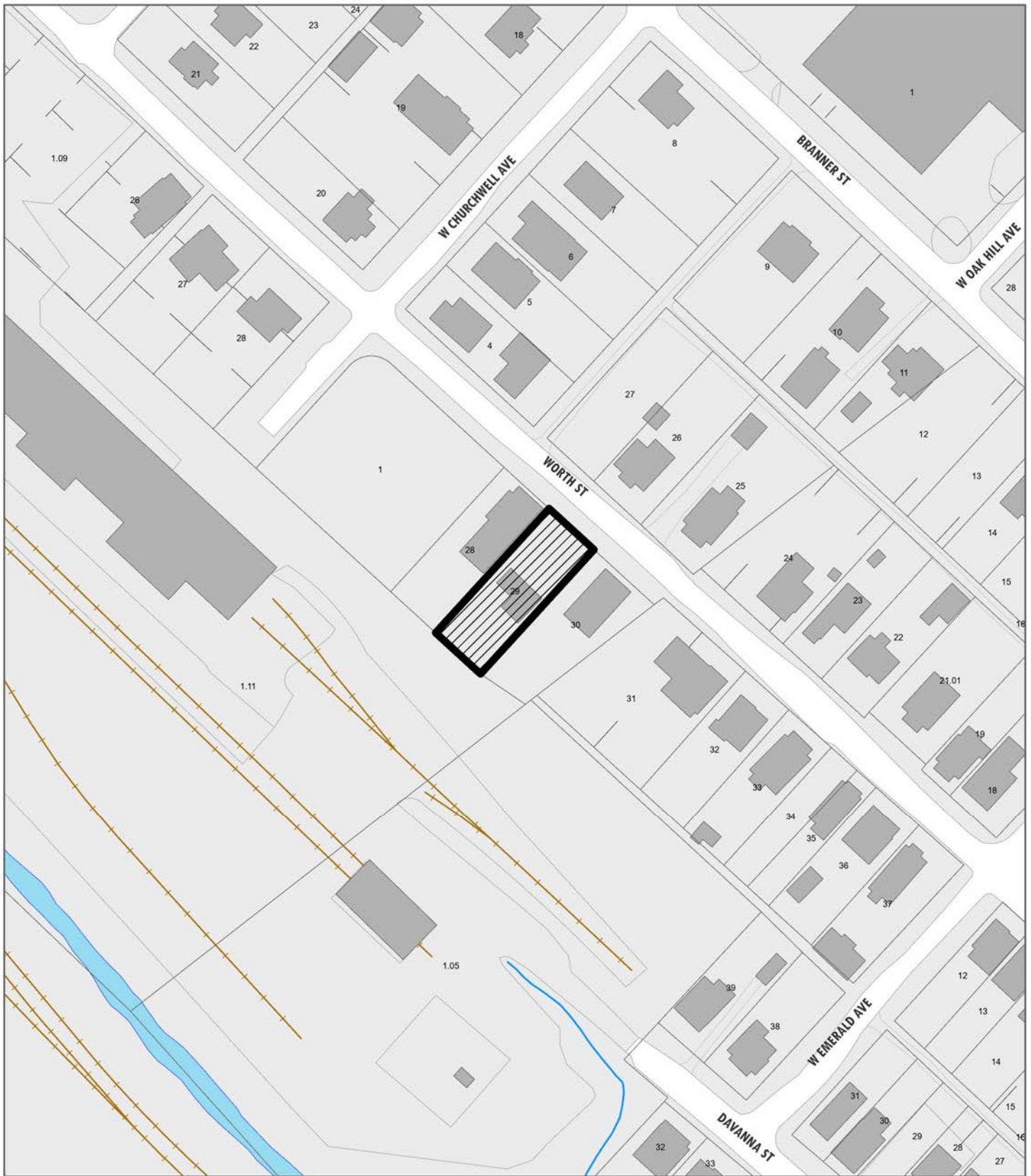
Comments

1. While new driveways and parking pads that meet the design guidelines can be approved administratively, a new driveway in the front yard does not meet the Infill Housing guidelines and must be approved by the Board.
 2. The applicant is required to provide two off-street parking spaces for a single-family house; the property is required to come into compliance with the zoning code as they construct a rear addition that will not be visible from the primary street.
 3. The house is an outlier on the block, set 60.5' from the front property line, 5.9' from the left side (south) property line, and 8'-9" on the right side property line. There is not an alley on the property. The lot does not have enough land on either side of the house to accommodate a driveway which meets the guidelines (extending 20' behind the front façade of the house). The driveway does achieve the guideline advising that access be limited to one lane.
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Recommendation

Recognizing the existing conditions of the property and the house, staff recommends approval of Certificate 8-B-24-

IH as submitted.



INFILL HOUSING REVIEW BOARD

8-B-24-IH
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

1809 Worth St.

Oakwood/Lincoln Park Infill Housing Overlay District

Original Print Date: 8/9/2024 Revised:

Knoxville/Knox County Planning - Infill Housing Design Review Committee

Applicant: Todd Kennedy 608

N

0 250
Feet



DESIGN REVIEW REQUEST

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

Todd Kennedy

Applicant

7/17/24

8/21/24

8-B-24-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



Todd Kennedy

Name	Company		
608 W. 7th Ave.	Lenoir City	TN	37771
Address	City	State	Zip
(865) 312-4612	thkennedy@gmail.com		
Phone	Email		

CURRENT PROPERTY INFO

KAWALJIT SAWHNEY	651 KENESAW AVE. KNOXVILLE, TN 37919	(865) 406-7535
Owner Name (if different from applicant)	Owner Address	Owner Phone
1809 WORTH ST. KNOXVILLE, TN 37917	081KL029	
Property Address	Parcel ID	
NORTH KNOXVILLE	RN-4 / IH	
Neighborhood	Zoning	

AUTHORIZATION

	Lindsay Crockett	7.17.24
Staff Signature	Please Print	Date
	Todd Kennedy	7/17/24
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: Addition of a 12'x45' driveway located in the front yard. The initial 22' will be concrete, which extends 5' beyond the front property line. The remaining 23' will be gravel, bordered by landscaping timbers. The driveway cannot extend 20' beyond the front facade as required by the guidelines because of the existing 9' & 5' sideyard setbacks of the existing dwelling.

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

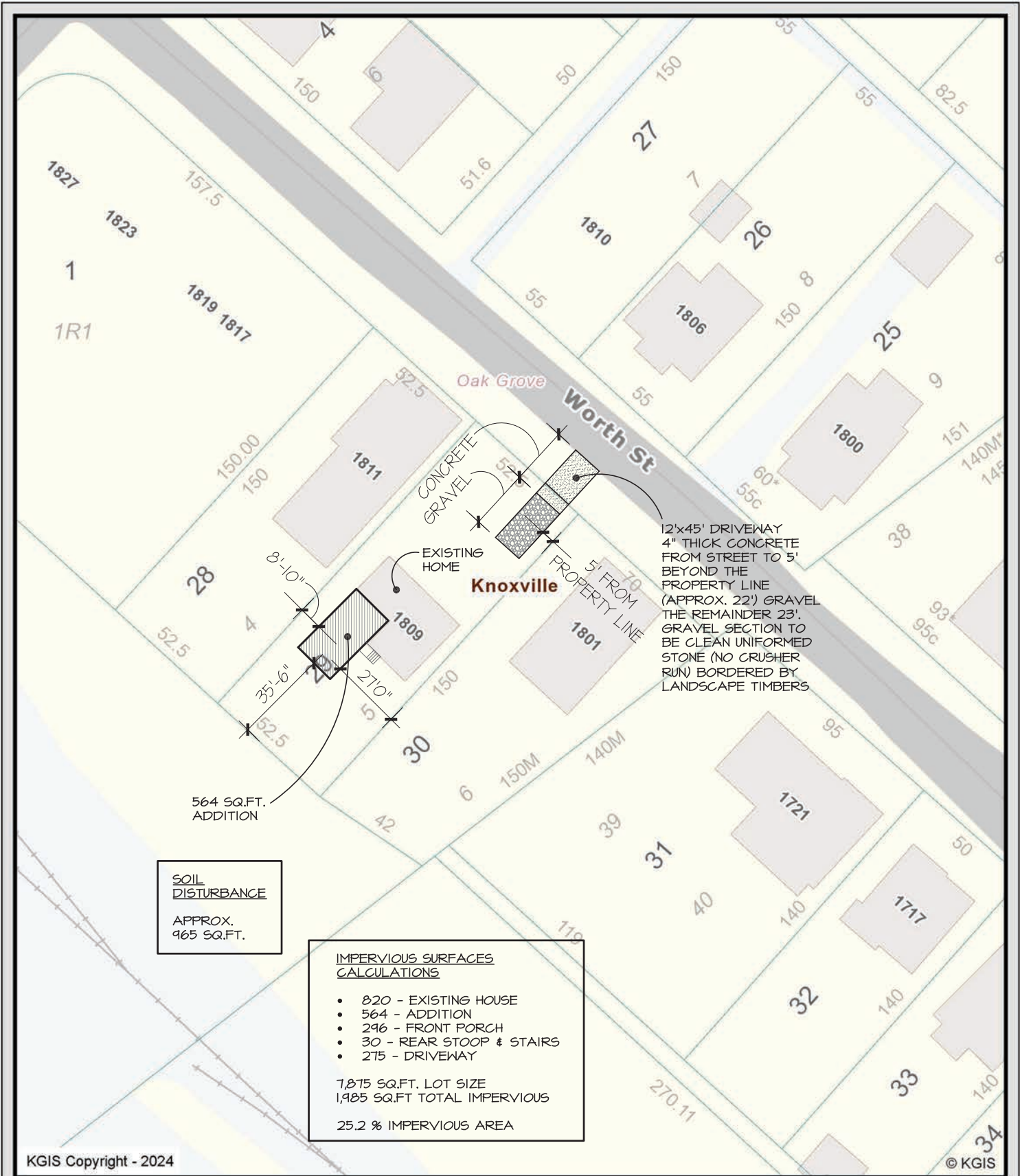
FEE 2:

FEE 3:

TOTAL:

50.00

Pd. 07/17/2024, SG



12'x45' DRIVEWAY
 4" THICK CONCRETE
 FROM STREET TO 5'
 BEYOND THE
 PROPERTY LINE
 (APPROX. 22') GRAVEL
 THE REMAINDER 23'.
 GRAVEL SECTION TO
 BE CLEAN UNIFORMED
 STONE (NO CRUSHER
 RUN) BORDERED BY
 LANDSCAPE TIMBERS

564 SQ.FT.
 ADDITION

SOIL
 DISTURBANCE
 APPROX.
 965 SQ.FT.

**IMPERVIOUS SURFACES
 CALCULATIONS**

- 820 - EXISTING HOUSE
- 564 - ADDITION
- 296 - FRONT PORCH
- 30 - REAR STOOP & STAIRS
- 275 - DRIVEWAY

7,875 SQ.FT. LOT SIZE
 1,985 SQ.FT TOTAL IMPERVIOUS
 25.2 % IMPERVIOUS AREA

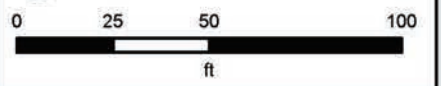
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1809 WORTH ST.
 KNOXVILLE, TN 37917



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 SCALE 1"=50'



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