



# Staff Report

Infill Housing Design Review Committee

File Number: 11-A-24-IH

**Meeting:** 11/20/2024  
**Applicant:** Greg Smith MES Development  
**Owner:** Greg Smith MES Development

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## Property Information

**Location:** 1102 Raleigh Ave. **Parcel ID** 69 N D 004  
**Zoning:** RN-2 (Single-Family Residential Neighborhood)  
**District:** Oakwood/Lincoln Park Infill Housing Overlay District

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## Description of Work

Level III New Primary Structure

New primary structure fronting Raleigh Avenue. Two story residence features a side-gable roof (8/12 pitch) clad in asphalt shingles, with two front-gable massings projecting from the façade, an exterior of brick veneer and horizontal lap siding, and a slab foundation. The building measures 23' wide by 74' deep, with a 5' deep full-length front porch with a partial hipped roof supported by wood columns. The building is proposed to be set 25' from the front lot line. The building features a one story 19' wide by 29' deep attached garage with a partial hipped roof on the rear elevation that is accessed from the alley via a 38.3' concrete driveway.

The facade is four bays wide, featuring a pair of double-hung windows on the left bays and a door flanked by sidelights on the right bay. The façade features two projecting front-gable massings, one with faux cedar shakes in the gable field and the other with a pair of single-hung windows. The rooflines of the massings and the porch feature dentil blocks. The right elevation features four double-hung windows on the first story and three on the second story, with the attached garage void of windows. The left elevation features four bays of windows on the first story and two windows on the second story, with the attached garage void of windows. The rear elevation features a secondary entrance and porch, along with an attached garage door.

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## Applicable Design Guidelines

Heart of Knoxville Infill Housing Design Guidelines

### 1. Front Yards

- Consistent front yard space should be created along the street with the setback of a new house matching the older houses on the block.
- A walkway should be provided from the sidewalk or street to the front door. Along grid streets, the walk should be perpendicular to the street.
- Healthy trees that are outside the building footprint should be preserved. The root area should be marked and protected during construction.

### 2. Housing Orientation

- New housing should be proportional to the dimensions of the lot and other houses on the block.
- On corner lots, side yard setbacks should be handled traditionally (that is, closer to the side street). The zoning

requirement to treat corner lots as having two frontages should not apply in Heart of Knoxville neighborhoods.

- Side yard setbacks should be similar to older houses on the block, keeping the rhythm of spacing between houses consistent.

### 3. Alleys, Parking, and Services

- Parking should not be in front yards.
- Alley access should be used for garage or parking pad locations. On level ground, pea gravel or similar material may be used as a parking pad off alleys.
- 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.
- Garages which are perpendicular to the alley should be about 18 feet from the center line of the alley pavement, allowing a comfortable turning radius for a driver to enter a garage.
- Alley-oriented parking pads, garbage collection points, and utility boxes should be screened with a combination of landscaping and fencing.
- On those streets which have alleys, driveways should not be permitted from the front of the house.
- On corner lots, a driveway to the garage may be provided off the side street.

### 4. Scale, Mass, and Foundation Height

- The front elevation should be designed to be similar in scale to other houses along the street.
- The front façade of new houses should be about the same width as original houses on the block.
- New foundations should be about the same height as the original houses in the neighborhood.
- If greater height is to be created (with new construction or an addition), that portion of the house should be located toward the side or rear of the property.

### 5. Porches and Stoops

- Porches should be part of the housing design in those neighborhoods where porches were commonplace.
- Porches should be proportional to original porches on the block, extending about 8-12 feet toward the street from the habitable portion of the house.
- Porches should extend into the front yard setback, if necessary, to maintain consistency with similarly sited porches along the street.
- Porch posts and railings should be like those used in the historic era of the neighborhood's development. Wrought iron columns and other materials that were not used in the early 1900's should not be used.
- Small stoops centered on entry and no more than 5 feet deep are appropriate on blocks where porches were not traditional.

### 6. Windows and Doors

- When constructing new houses, the window and door styles should be similar to the original or historic houses on the block.
- To respect the privacy of adjacent properties, consider the placement of side windows and doors.
- The windows and doors on the front facade of an infill house should be located in similar proportion and position as the original houses on the block.
- Attention should be paid to window placement and the ratio of solid (the wall) to void (the window and door openings).
- Contemporary windows such as "picture windows" should not be used in pre-World War II neighborhoods.

### 7. Roof Shapes and Materials

- New roofs should be designed to have a similar pitch to original housing on the block
- More complex roofs, such as hipped roofs and dormers, should be part of new housing designs when such forms were historically used on the block.
- Darker shades of shingle were often used and should be chosen in roofing houses in Heart of Knoxville neighborhoods.

## 8. Siding Material

- Clapboard-like materials (such as cement fiberboard) should be used in constructing new housing where painted wood siding was traditionally used.
- Brick, wood shingle, and other less common material may be appropriate in some older neighborhoods, particularly those with a mix of architectural styles.
- Faced stone, vertical siding, and other non-historic materials should not be used in building new houses. In 1930-1950 era neighborhoods, faced stone may be appropriate (see Section 12).

## 11. Landscape and Other Considerations

- One native or naturalized shade tree should be planted in the front and rear yards of in fill lots with 25 feet or more in depth to front of house

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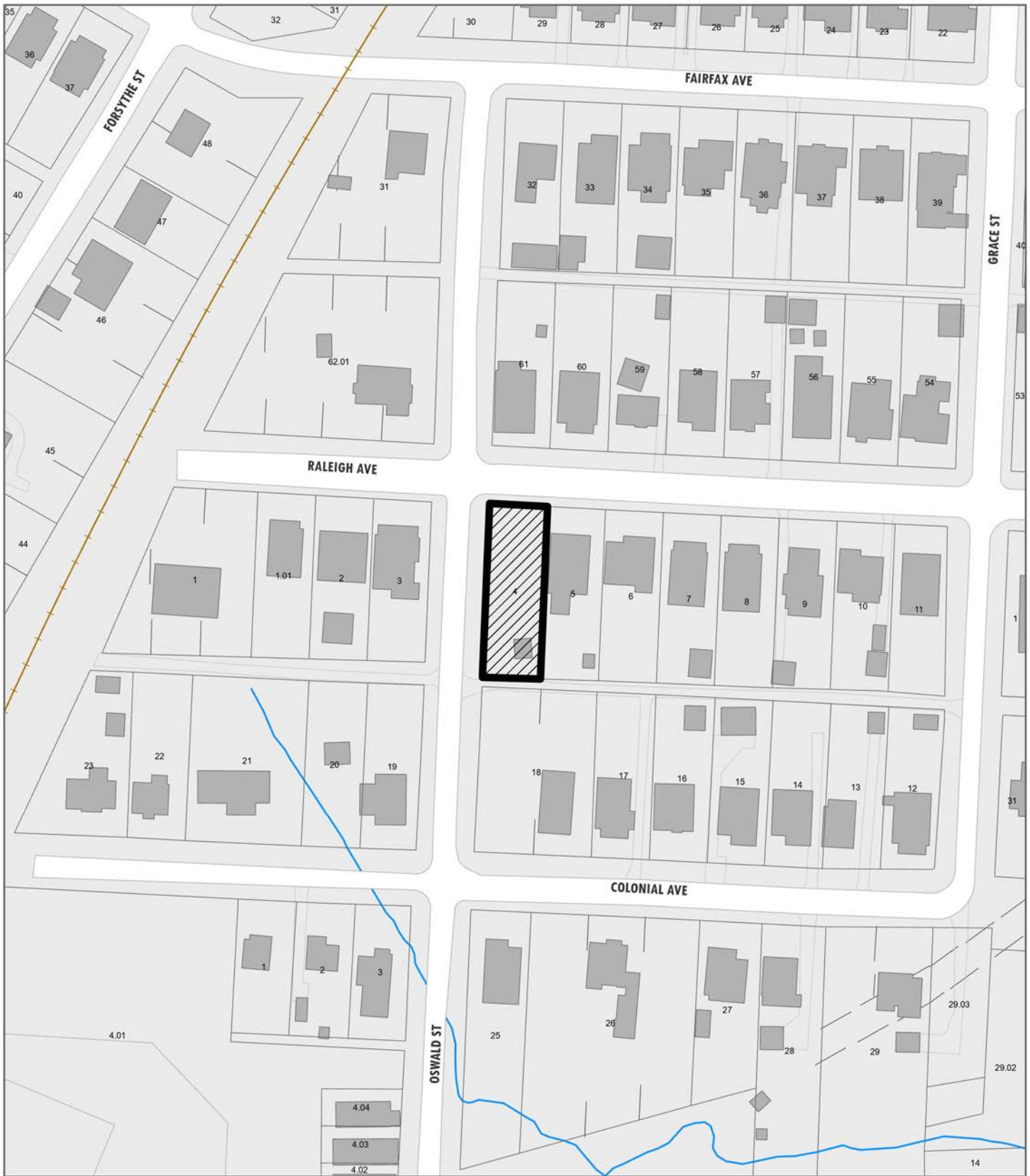
## Comments

1. The house is proposed to be set 25' from the front property line. The average front setback of the block is 26.8', with the adjacent house set 23' from the front property line. The proposed front setback will be consistent with the blockface. The final site plan should include a walkway to the sidewalk.
2. The block to receive new construction is characterized by Craftsman houses and Queen Anne cottages. The 23' wide by 73' deep house is not proportionate to other houses on the block, which range between approximately 30'-41' wide and 40'-62' deep. Side and rear setback requirements would allow for a house with a wider façade and a more shallow depth; the attached garage could also be omitted to allow for a less long house.
3. The proposed parking is located to the rear of the property (in a rear-accessed, attached garage) and accessed from the alley, which meets the Infill Housing guidelines for placement.
4. The façade is more narrow than other houses on the street by at least 7 to 10 feet. The plans do not include foundation information but indicate a concrete slab. Guidelines recommend a front elevation similar in scale with other houses on the street, a façade with "about the same width as original houses on the block," and a foundation the same height as original houses in the neighborhood. The house will also be taller than the context.
5. Guidelines recommend porches proportional to original porches on the block, extending 8-12' toward the street. The proposed porch is 5' deep.
6. Guidelines recommend window and door styles be similar to historic houses on the block, with similar placement and ratio of solid to void. The massing of the house features windows that are irregularly placed, and the attached garage creates a large swath of siding with no transparency.
7. The proposed materials meet the Infill Housing guidelines.
8. The site plan does not include the recommended native or naturalized shade tree in the front and rear yards.

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## Recommendation

Staff recommends postponement of Certificate 11-A-24-IH to allow the applicant to select another plan which more clearly meets the design guidelines (specifically building width and depth, garage, porch, and window placement and proportion).



**INFILL  
HOUSING  
REVIEW  
BOARD**

**11-A-24-IH  
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



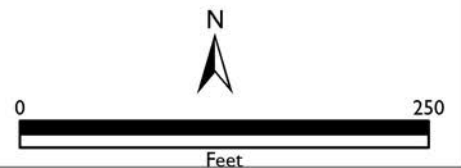
**1102 Raleigh Ave.**

Oakwood/Lincoln Park Infill Housing Overlay District

Original Print Date: 11/6/2024  
Knoxville/Knox County Planning - Infill Housing Design Review Committee

Revised:

Applicant: Greg Smith MES Development



(1) Download and fill out this form at your convenience. (2) Sign the application digitally (or print, sign, and scan). (3) Either print the completed form and bring it to the Knoxville-Knox County Planning offices or email it to applications@knoxplanning.org.

Reset Form



### DESIGN REVIEW REQUEST

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

Greg Smith

Applicant

10-09-2024

Date Filed

November 20, 2024

Meeting Date (if applicable)

11-A-24-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

Greg Smith

Name

MES DEVELOPMENT

Company

3901 Asheville Hwy

Address

Knoxville

City

TN

State

37914

Zip

865-228-2241

Phone

Mesdevelopment@yahoo.com

Email

### CURRENT PROPERTY INFO

Owner Name (if different from applicant)

Owner Address

Owner Phone

1102 Raleigh Ave

Property Address

069ND004

Parcel ID

Oakwood Lincoln Park

Neighborhood

RN-Z

Zoning

### AUTHORIZATION

Lindsay Crockett

Staff Signature

Please Print

Date

Greg Smith

Applicant Signature

Greg Smith

Please Print

10-09-2024

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: *2 story 4 1/2 bed 2 bath New construction build with attached rear garage*

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>		
		Pd. 10/16/2024, SG

**NOTES**

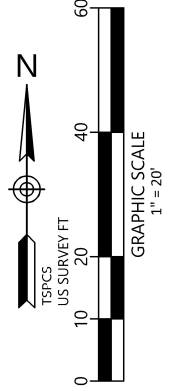
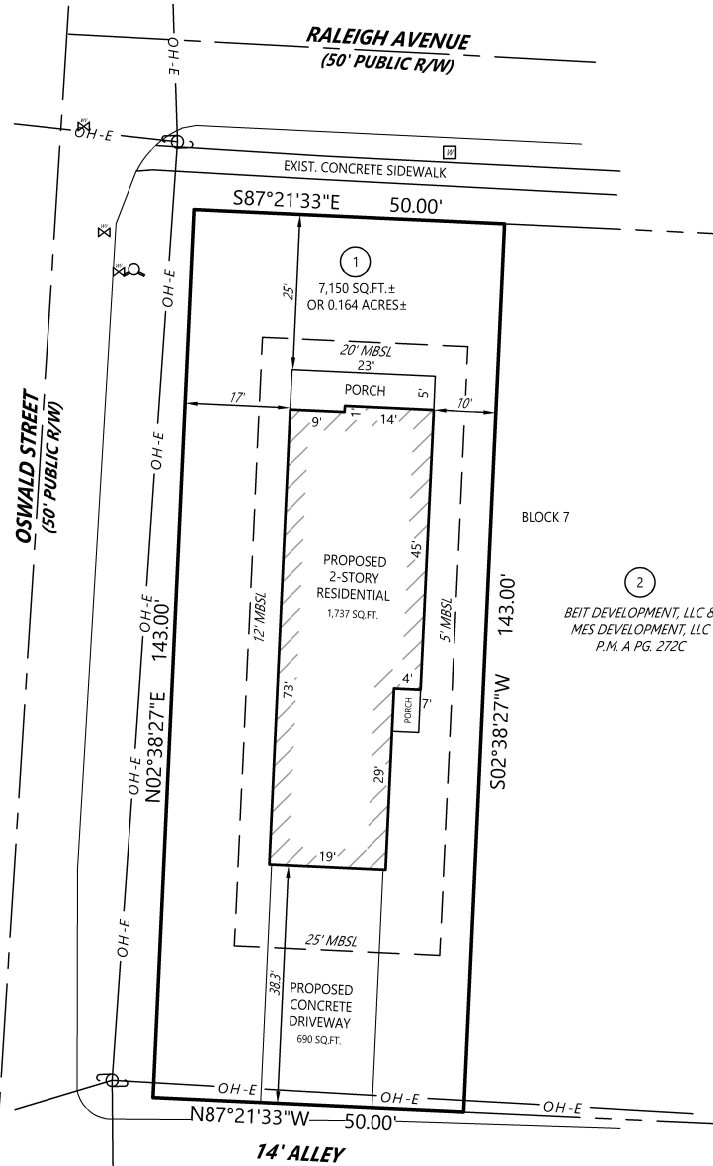
1. SURVEYOR'S LIABILITY FOR THE DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY WHOSE SIGNATURE APPEARS UPON THE SURVEY.
2. THIS SITE PLAN DOES NOT CONSTITUTE AN OFFICIAL PLAT OR BOUNDARY SURVEY.
3. THIS SURVEYOR WAS NOT PROVIDED WITH A TITLE COMMITMENT, THEREFORE THE PROPERTY IS SUBJECT TO THE FINDINGS OF A DETAILED TITLE SEARCH.
4. THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NUMBER 47093C0143G, DATED 08/05/2013.
5. PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND / OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE LINES, ELECTRIC CABLES, WATER LINES, ETC. TO AVOID ANY HAZARD OR CONFLICT. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR EXCAVATION TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. DIAL 811 FOR A ONE CALL CENTER.
6. UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATIONS THAT WERE APPARENT AND COPIED FROM APPROPRIATE GOVERNING AGENCIES MAPS AND ARE APPROXIMATE AT BEST. THERE MAY BE UTILITIES, THE EXISTENCE OF WHICH IS UNKNOWN TO THE SURVEYOR.
7. ALL DEED & PLAT REFERENCES ARE MADE TO THE REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE (ROKC).
  - 7.1. DEED REFERENCE(S): INSTRUMENT NUMBER 202405220058409
  - 7.2. PLAT REFERENCE(S): FLAT MAP A, PAGE 272C
8. SURVEY FIELD DATA COLLECTED ON SEPTEMBER 5, 2024.
9. SUBJECT PROPERTY IS CURRENTLY ZONED "RN-2": SINGLE-FAMILY RESIDENTIAL NEIGHBORHOOD. FOR ACCURATE INFORMATION CONCERNING ZONING REQUIREMENTS & RESTRICTIONS CONTACT KNOXVILLE/KNOX COUNTY PLANNING SERVICES: 865-215-2500.

**LEGEND**

- ADJOINER PROPERTY LINE
- PROPERTY LINE
- OVERHEAD POWER LINE
- UTILITY POLE
- WATER METER
- WATER VALVE
- FIRE HYDRANT



Know what's below.  
Call before you dig.



BEIT DEVELOPMENT, LLC  
903 LUTRELL STREET, UNIT A  
KNOXVILLE, TN 37917

NO.	DATE	DESCRIPTION	BY

**SITE PLAN**

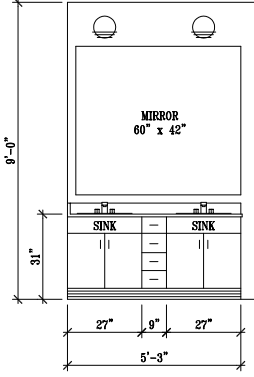
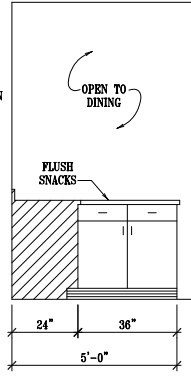
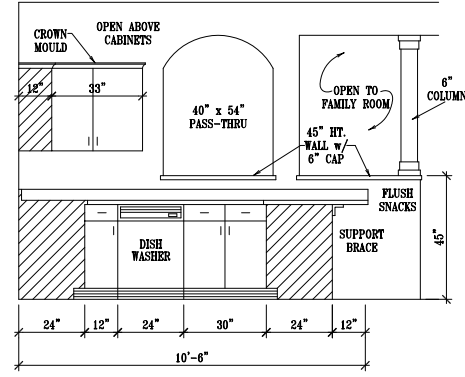
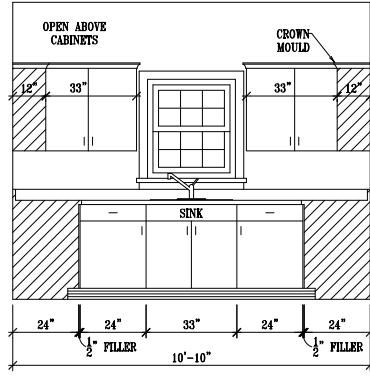
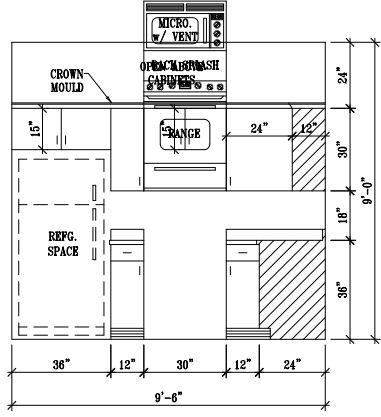
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TAX MAP 069, INSERT N, GROUP D, PARCEL 004-00  
CITY BLOCK: 18222, 18TH WARD  
7TH CIVIL DISTRICT OF KNOX COUNTY, KNOXVILLE, TENNESSEE



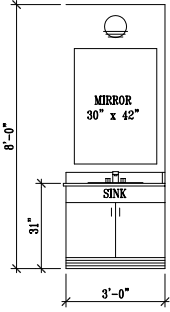
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SEPTEMBER 16, 2024

**PROJECT NUMBER**  
241114

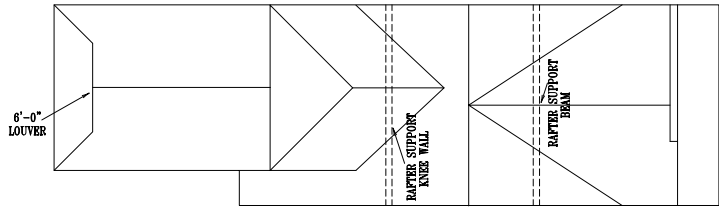
**SHEET NUMBER**  
1 OF 1



**KITCHEN CABINET ELEVATIONS**  
SCALE: 3/8" = 1'-0"

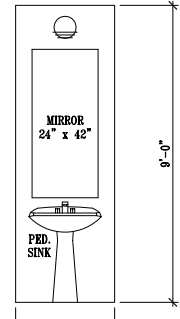


**BATH #2**  
SCALE: 3/8" = 1'-0"



**ROOF PLAN**  
SCALE: 3/32" = 1'-0"

**NOTE !**  
FRAME ALL TRUE VALLEYS!  
SUPPORT VALLEY ENDS WITH STIFF LEGS  
TO WALLS BELOW. IN CASE WHERE WALLS  
BELOW ARE BEYOND A REASONABLE  
DISTANCE TO STIFF LEG, PROVIDE  
2-2x12 BEAM OR TRUSS WALL TO  
REACH BEARING WALLS BELOW.



**HALF BATH**  
SCALE: 3/8" = 1'-0"

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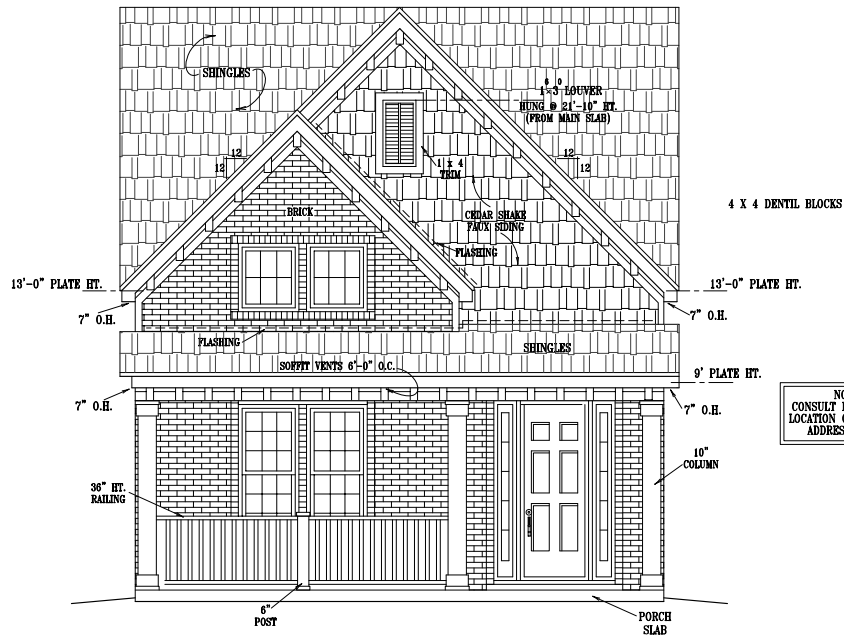
1124-675-633-GP  
PLAN NO.  
SHEET  
**4**

03-98	JIMMY BALLARD	RICKY P.
05-00	JIMMY BALLARD	BRAD S.
11-00	JIMMY BALLARD	TIFFANY M.
8-03	JIMMY BALLARD	RUSSELL M.





TOM M. SULLIVAN  
P.B.D. Cert. No. TN-103  
**PERMIT SET**

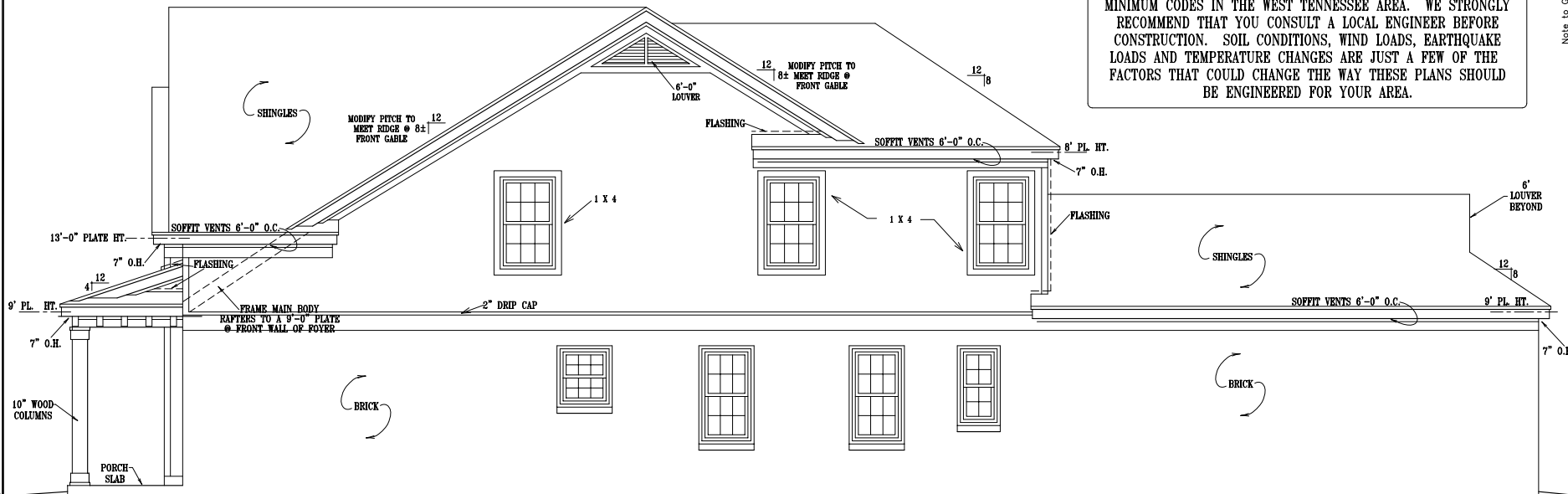


**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

NOTE  
CONSULT BUILDER ON  
LOCATION OF 13' x 8'  
ADDRESS BLOCK

NOTE  
HOME IS TO BE CONTINUOUSLY  
SHEATHED PER 2018 IRC

**BEFORE CONSTRUCTION**  
THE HOME PLANS YOU PURCHASED WERE DESIGNED TO MEET MINIMUM CODES IN THE WEST TENNESSEE AREA. WE STRONGLY RECOMMEND THAT YOU CONSULT A LOCAL ENGINEER BEFORE CONSTRUCTION. SOIL CONDITIONS, WIND LOADS, EARTHQUAKE LOADS AND TEMPERATURE CHANGES ARE JUST A FEW OF THE FACTORS THAT COULD CHANGE THE WAY THESE PLANS SHOULD BE ENGINEERED FOR YOUR AREA.



**RIGHT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"

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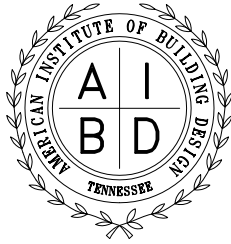


DESIGNED FOR:  
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PLAN NO. **1124-675-633-GP**

SHEET  
**5**

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HIGH POINT/ LENCOR

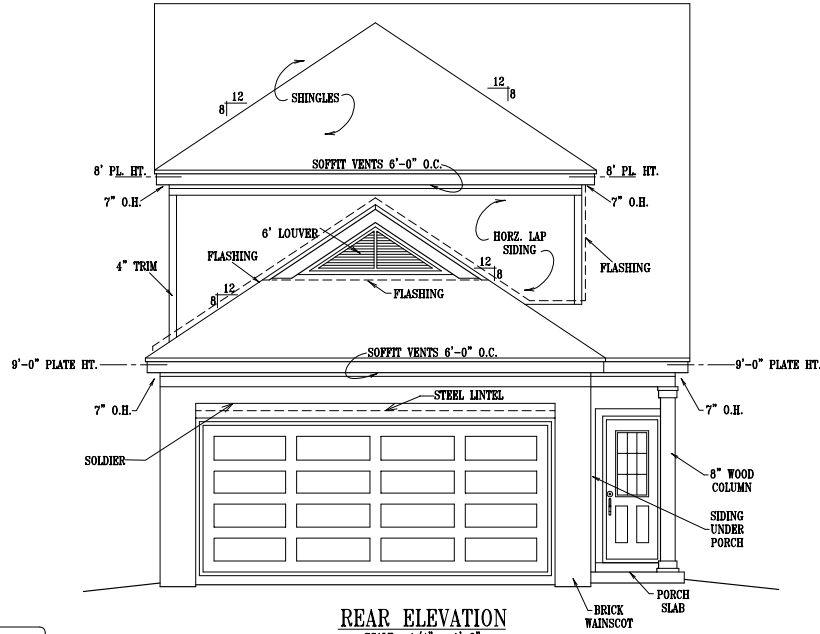


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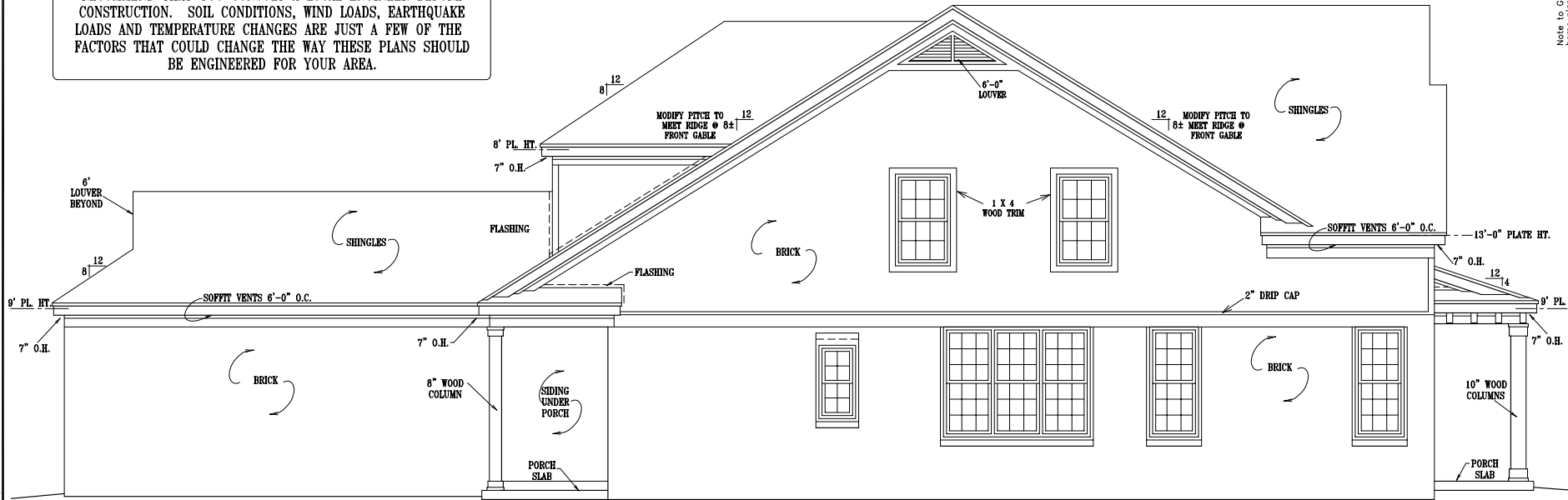
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**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

NOTE  
HOME IS TO BE CONTINUOUSLY SHEATHED PER 2018 IRC



**LEFT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"

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SHEET  
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HIGH POINT/ LENCOR