



# Staff Report

Infill Housing Design Review Committee

File Number: 11-C-24-IH

**Meeting:** 11/20/2024  
**Applicant:** Diego Sanchez TrueLine Land Surveying, LLC  
**Owner:** Drew Molla

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## Property Information

**Location:** 522 W. Glenwood Ave. **Parcel ID** 81 L B 006 004  
**Zoning:** RN-2 (Single-Family Residential Neighborhood)  
**District:** Oakwood/Lincoln Park Infill Housing Overlay District

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## Description of Work

Level I Subdivisions

New subdivision plat combining one approximately 107' wide by 150' deep lot fronting W. Glenwood Ave, with a lot measuring 83' wide by 88' deep fronting Woodland Ave. The lots are contiguous on the Woodland Avenue's rear lot line and the northwest corner of the lot fronting W. Glenwood Avenue. A lot at the corner of Woodland and W. Glenwood is excluded.

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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 houses are good examples of this characteristic. Toward the end of the mid-20th century, the increase in lot width was reflected by the development of the Ranch house.

- On lots greater than 50' in width, consider recreating the original lot size.

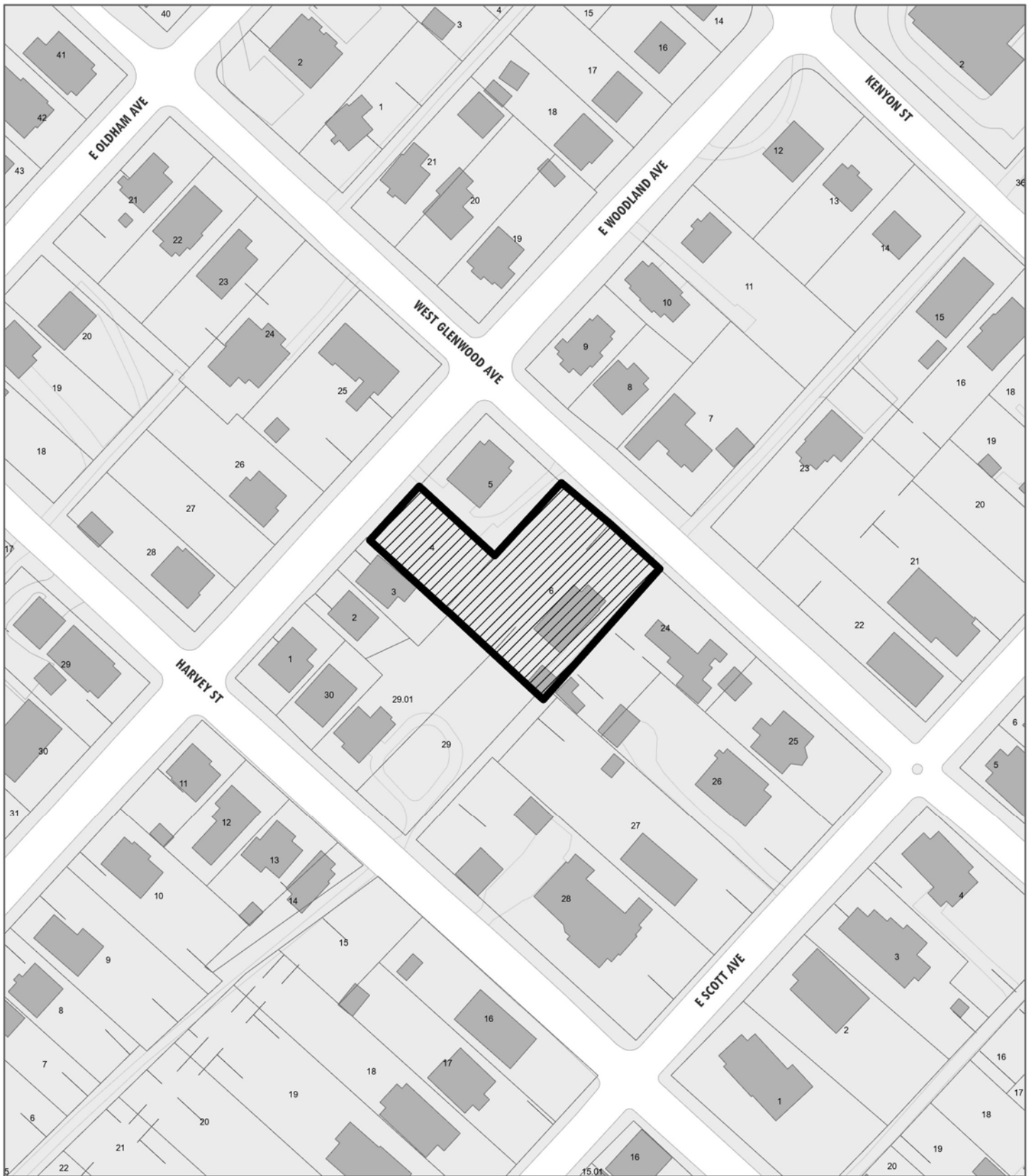
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## Comments

1. Per Article 16.6, design review is required for any request for subdivision approval within the IH Overlay District. Level 1 COAs may be issued by staff when the "design conforms to the adopted design guidelines" (Article 16.6.E.2). As the proposed subdivision plat does not clearly meet the guidelines, it cannot be approved administratively.
  2. The proposed subdivision plat does not recreate the typical lot size of a 50' wide lot, and combines two lots that both have street frontage. The lot fronting Woodland Ave contains multiple secondary structures; the lot fronting W. Glenwood Ave contains a primary structure.
  3. While combining a lot that could provide infill housing with an existing lot is not typically supported by the guidelines, it is reversible; if subsequent property owners wanted to re-subdivide the lot to provide infill housing on the lot fronting Woodland Ave, the lot would meet the minimum lot area for the base zoning district.
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## Recommendation

Staff recommends approval of Certificate 11-C-24-IH as submitted.



**INFILL  
HOUSING  
REVIEW  
BOARD**

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



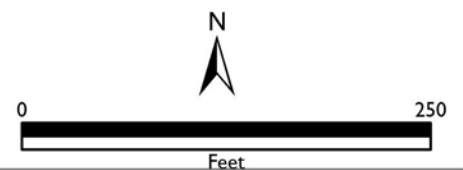
**522 W. Glenwood Ave.**

Oakwood/Lincoln Park Infill Housing Overlay  
District

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

Revised:

Applicant: Diego Sanchez TrueLine Land  
Surveying, LLC





# DESIGN REVIEW REQUEST

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

Drew Molla

Applicant

10/23/2024

November 20, 2024

11-C-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

Diego Sanchez

TrueLine Land Surveying, LLC

Name

Company

P.O. Box 32242

Knoxville

TN

37930

Address

City

State

Zip

865-387-2811

diego.sanchez@truelinels.com

Phone

Email

## CURRENT PROPERTY INFO

522 W Glenwood Avenue

415-837-8018

Owner Name (if different from applicant)

Owner Address

Owner Phone

522 W Glenwood Avenue

081LB006

Property Address

Parcel ID

Old North

RN-2 IH

Neighborhood

Zoning

## AUTHORIZATION

  
Staff Signature

Lindsay Crockett

Please Print

10/24/2024

Date



Drew Molla

Please Print

10/23/2024

Date

Applicant Signature

# 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: The project seeks to combine two contiguous lots into one lot.  
 \_\_\_\_\_  
 \_\_\_\_\_

## 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>\$50.00</b>	<b>TOTAL:</b>  <b>\$50.00</b>
<b>FEE 2:</b>		
<b>FEE 3:</b>		
		Pd. 10/24/2024, SG



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, am, we (we) 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: VANESSA THOMPSON
Signature(s): ANDREW MOLLA
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: VANESSA THOMPSON
Signature(s): ANDREW MOLLA
Date: \_\_\_\_\_

OWNER CERTIFICATION ON RELEASE OF EASEMENT

I, We, the undersigned owner(s) of the property shown herein, understand that easement rights for any existing facilities are not being released and it is our responsibility to verify with the above parties if there are any existing facilities along the lot lines being eliminated by this plat before digging or constructing any building or structure.

Owner(s) Printed Name: VANESSA THOMPSON
Signature: \_\_\_\_\_
Date: \_\_\_\_\_

NOTARY CERTIFICATION

State of \_\_\_\_\_
County of \_\_\_\_\_
On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_
Before me personally appeared \_\_\_\_\_
to me known to be the person(s) 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.

My Commission Expires: \_\_\_\_\_
Registered Land Surveyor
Tennessee License No. \_\_\_\_\_
Date: \_\_\_\_\_

CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM - MINOR SUBDIVISIONS

This is to certify that the subdivision shown herein 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.

Utility Provider: \_\_\_\_\_
Authorized Signature for Utility Date: \_\_\_\_\_

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM - MINOR SUBDIVISIONS

This is to certify that the subdivision shown herein 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.

Utility Provider: \_\_\_\_\_
Authorized Signature for Utility Date: \_\_\_\_\_

CITY OF KNOXVILLE ENGINEERING DEPARTMENT

The Knoxville Engineering Department hereby approves this plat on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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, and the Addressing Guidelines and Procedures, and these regulations.

PLANNING STAFF CERTIFICATE OF APPROVAL FOR REDESIGNING FINAL PLAN

This subdivision plat shown herein 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 Knox County Register of Deeds. Pursuant to section 13-2-402 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.

CITY - RELEASE OF EASEMENTS

Except as noted or shown on the plat, the following parties hereby consent to the release of all rights that may have occurred for their use and benefit in the utility and drainage easements along the original lot lines eliminated by this plat.

Water: (utility agency name)
Sewer: (utility agency name)
Electric: (utility agency name)
Gas: (utility agency name)
Telephone: (utility agency name)
Cable television: (utility agency name)

OWNER INFORMATION: GIS DBL B 004.00 VANESSA THOMPSON 522 W GLENWOOD AVE KNOXVILLE TN 37917



SURVEYOR'S NOTES

- 1. THE SURVEY SHOWN HEREON WAS PRODUCED USING GPS REAL TIME KINEMATIC (RTK) POSITIONAL DATA OBSERVED ON JULY 20, 2024, UTILIZING A TRIMBLE R-12 DUAL FREQUENCY RECEIVER. POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED 0.07 FEET HORIZONTALLY.
2. FIXED CONTROL STATIONS ARE LISTED AS FOLLOWS: 'DOT' DISTRICT CORP APP; PID: D9846; LAT: 36°07'08.26977"; LONG: 83°34'13.92947"
3. BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM 1983 (NAD 83), CORS 96, EPOCH 2002.0, TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 4100, TENNESSEE GEOIDIC REFERENCE NETWORK (TORN) AND ARE FURTHER REFERENCED TO THE TENNESSEE DEPARTMENT OF TRANSPORTATION VERTICAL REFERENCE SYSTEM (VRS).

SITE FEATURES CROSSING LOT LINE NOTE

THIS SURVEY INDICATES ONE OR MORE SITE FEATURES THAT CROSS LOT LINES. IT HAS NOT BEEN ADVISED BY PLAT REVIEWING AGENCIES.

INFLU HOUSING FILE # \_\_\_\_\_ APPROVED ON \_\_\_\_\_

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS IS A CATEGORY A RISK GPS SURVEY WHICH MEETS ALL THE TECHNICAL REQUIREMENTS SET FORTH BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS.

I FURTHER CERTIFY THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH ALL CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

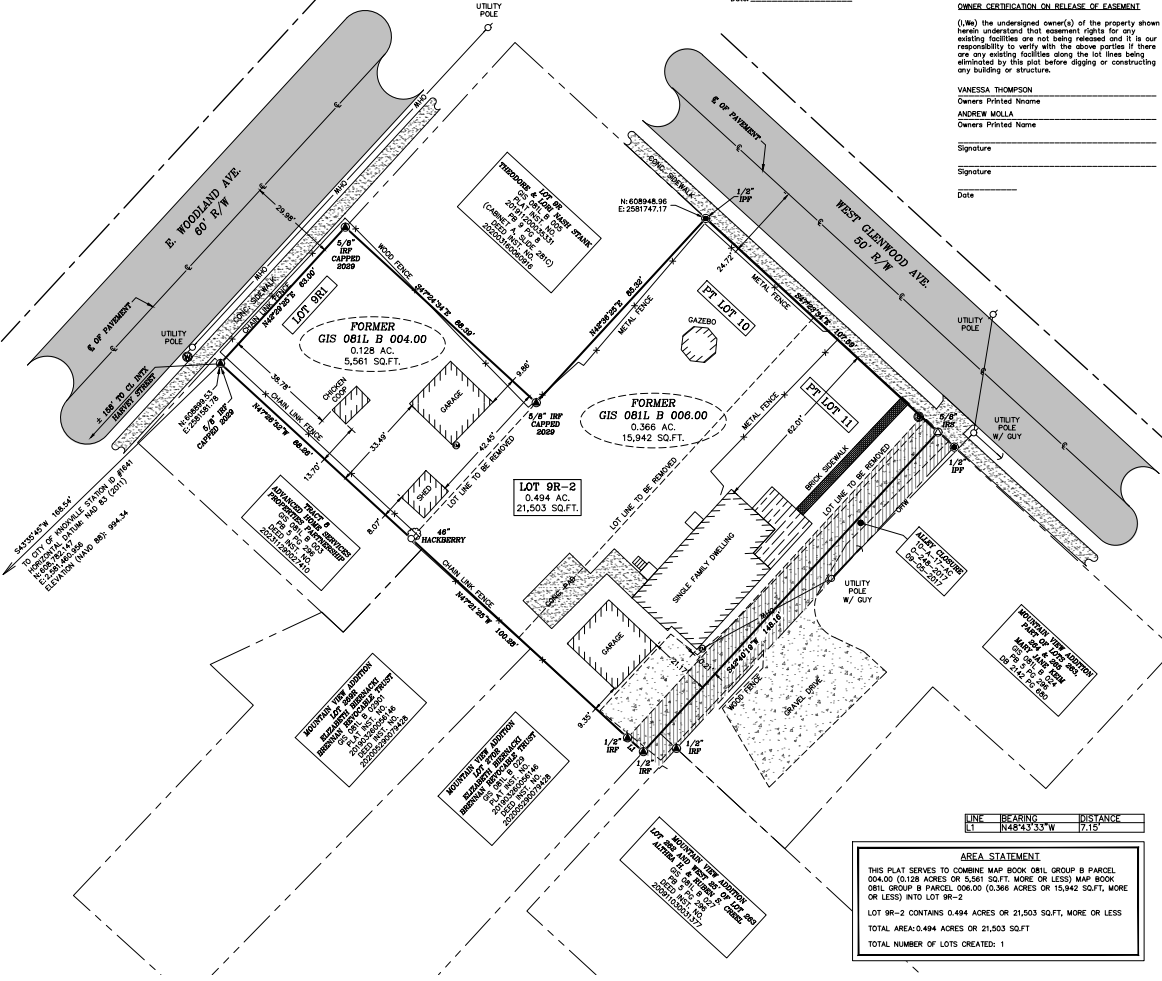
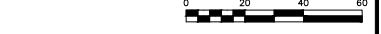
I FURTHER CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION, THAT THIS DRAWING ACCURATELY DEPICTS THE SURVEY, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

DATE OF SIGNATURE: 02/27/2024
MICHAEL P. MESSINA JR. TN #3228

LEGEND

- - "R" IRON ROD FOUND
○ - "H" IRON ROD & CAP SET
○ - "P" IRON PIPE FOUND
○ - UTILITY POLE
○ - SANITARY SEWER MANHOLE
○ - WATER METER

--- = BOUNDARY/PROPERTY LINE
--- = ADJOINING PROPERTY LINE
--- = LINE NOT SURVEYED, LINE MAPPED FROM DEEDS OR PLATS UNLESS NOTED
--- = RIGHT OF WAY LINE
--- = SANITARY SEWER LINE MAPPED FROM DEEDS OR PLATS UNLESS NOTED
--- = OVERHEAD WIRE



LINE BEARING DISTANCE table with columns for line number, bearing, and distance.

AREA STATEMENT

THIS PLAT SERVES TO COMBINE MAP BOOK DBL GROUP B PARCEL 004.00 (0.128 ACRES OR 5,561 SQ.FT. MORE OR LESS) MAP BOOK DBL GROUP B PARCEL 006.00 (0.366 ACRES OR 15,942 SQ.FT. MORE OR LESS) INTO LOT 9R-2.

Logos for the State of Tennessee and Trueline Land Surveying, including contact information and address.

Table with columns for DEED INST. NO., PARCEL ID, JOB NO., DRAFTER, DATE, and SCALE.

FINAL PLAT OF: SCOTT'S OAK HILL ADDITION - LOT 9R-2 FORMERLY PORTIONS OF LOTS 10, 11, & ALL OF 9R-1 SHOWING A SURVEY REQUESTED BY SCRUFFY CITY CONSTRUCTION. Includes address: WARD 11, CITY OF KNOXVILLE, BLOCK 11081, CIVIL DISTRICT 7, COUNTY OF KNOX, STATE OF TENNESSEE.

REVISIONS table with columns for #, DATE, and BY.