

File Number: 9-A-25-IH

**Meeting:** 10/14/2025  
**Applicant:** Chris Staley Habitat for Humanity  
**Owner:** Chris Staley Habitat for Humanity  
**District:** Oakwood/Lincoln Park Infill Housing Overlay District

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### Property Information

**Location:** 470 Hiawasse Ave. **Parcel ID:** 81 C B 004  
**Zoning:** RN-2 (Single-Family Residential Neighborhood)  
**Description:**  
New primary structure.

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### Description of Work

Level III New Primary Structure

New primary structure fronting Hiawasse Avenue. One-story residence features an exterior of lap siding, a 6/12 pitch front-gable roof clad in asphalt shingles, and a slab foundation. The house will be 28' wide by 46' deep and is proposed to be set 21' from the front line (porch at 15'). It features a partial-width, 6' deep front porch with a front gable roof supported by two square posts. Parking is concrete driveway at the rear of the lot and is accessed via the alley.

The façade features three bays, with a window on each side of the front porch in the central bay, which contains a quarter-lite paneled front door and an additional window on its left. The right and left elevations each feature two windows, and the rear elevation features one window and a secondary entrance with a small patio. All windows are 1/1 and single-hung

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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.
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- 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. This case was postponed at the September meeting to give the applicant the opportunity to attend.
2. The average front setback of the blockface is 25.4', with adjacent houses at 16' and 24'. The proposed 21' front setback is appropriate. The site plan includes a walkway from the front porch to the street.
3. Parking is a concrete driveway at the rear of the lot and is accessed via the alley, which meets the design guidelines. The final site plan should meet City Engineering standards.
4. Guidelines recommend that existing healthy trees on the site should be preserved and protected during construction. There is a mature tree towards the rear of the lot that should be retained and indicated on the site plan, if at all possible. The final site plan should include a tree in the front and rear yard.
5. The block to receive new construction is characterized by modified Queen Anne cottages, Minimal Traditionals, and infill construction. The 28' wide by 46' deep house is generally proportionate to the dimensions of the lot and other houses on the block.
6. The three-bay, one-story façade is similar in height and scale to the context of the block, which only features one and one-and-a-half story houses. However, the foundation is depicted as a slab-on-grade with no steps leading to the front porch. The design guidelines recommend that new construction feature raised foundations similar to other houses along the block, and the foundation will likely need to be raised due to the grade. The Board should discuss the proposed foundation height.
7. The design features a partial-width, 6' deep front porch with a front gable roof, featuring shingles in the gable field and a header that is supported by two square posts. The porch depth should be increased to 8', and the posts should be at minimum 8" by 8" to be compatible with the context and meet the design guidelines.
8. Guidelines recommend window and door styles be similar to historic houses on the block with a similar ratio of solid to void. The 1/1 single-hung windows and quarter-lite paneled door are compatible with the context, and all elevations feature sufficient transparency.
9. The 6/12 pitch front-gable roof is the minimum typically approved by the design guidelines, and the design benefits from the eave overhangs that reflect the context.
10. The asphalt shingles and lap siding meet the design guidelines. The exterior of the slab foundation should be parge-coated or clad in stucco, and the lap siding should be clapboard style with an overlap, as opposed to Dutch lap or flush panel siding.

## Recommendation

The Board should discuss the proposed foundation height.

Staff recommends approval of Certificate 9-A-25-IH, subject to the following conditions: 1) the final site plan to meet City Engineering standards, with minor revisions to parking placement to be approved by staff; 2) the final site plan to include a tree in the front and rear yard, retaining the existing mature tree if at all possible; 3) the foundation to be parge-coated or clad in stucco and the siding to be clapboard style with an overlap; 4) the front porch depth be revised to 8' and the supports to be at least 8" by 8".



**DESIGN  
REVIEW  
BOARD**

**9-A-25-IH**

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



**470 Hiawasse Ave.**  
**Oakwood/Lincoln Park Infill Housing Overlay District**

Original Print Date: 9/8/2025

Revised:

Knoxville - Knox County Planning - Design Review Board

**Petitioner: Chris Staley Habitat for Humanity**



**0 160**  
**Feet**



## DESIGN REVIEW REQUEST

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

Knoxville Habitat for Humanity

Applicant

8/5/2025

9/17/2025

9-A-25-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

Chris Staley

Knoxville Habitat for Humanity

Name

Company

1501 Washington Ave

Knoxville

TN

37917

Address

City

State

Zip

478-302-3622

cstaley@knoxvillehabitat.org

Phone

Email

## CURRENT PROPERTY INFO

Owner Name (if different from applicant)

Owner Address

Owner Phone

470 Hiwassee Ave

081CB004

Property Address

Parcel ID

Lincoln Park

RN-2

Neighborhood

Zoning

## AUTHORIZATION

*Lindsay Lanois*  
Staff Signature

Lindsay Lanois

8/5/2025

Please Print

Date

*[Signature]*  
Applicant Signature

*Chris Staley*  
Please Print

24 July 25  
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: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

## 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:

250.00

### FEE 2:

### FEE 3:

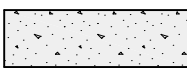
### TOTAL:

250.00

Paid 8/8/25 DD

## LEGEND OF SYMBOLS

WM  WATER METER  
—v— WATER LINE  
MH  SANITARY MANHOLE  
—s— SEWER LINE  
—g— GAS LINE  
UP  UTILITY POLE  
— · — OVERHEAD UTILITY LINES  
—x— FENCE

 EXISTING CONCRETE  
 EXISTING PAVEMENT  
 BUILDING

IP(F) IRON PIN — OLD (FOUND)  
IP(S) IRON PIN — NEW (SET)

 SUBJECT PROPERTY LINE  
 ADJOINING PROPERTY LINE

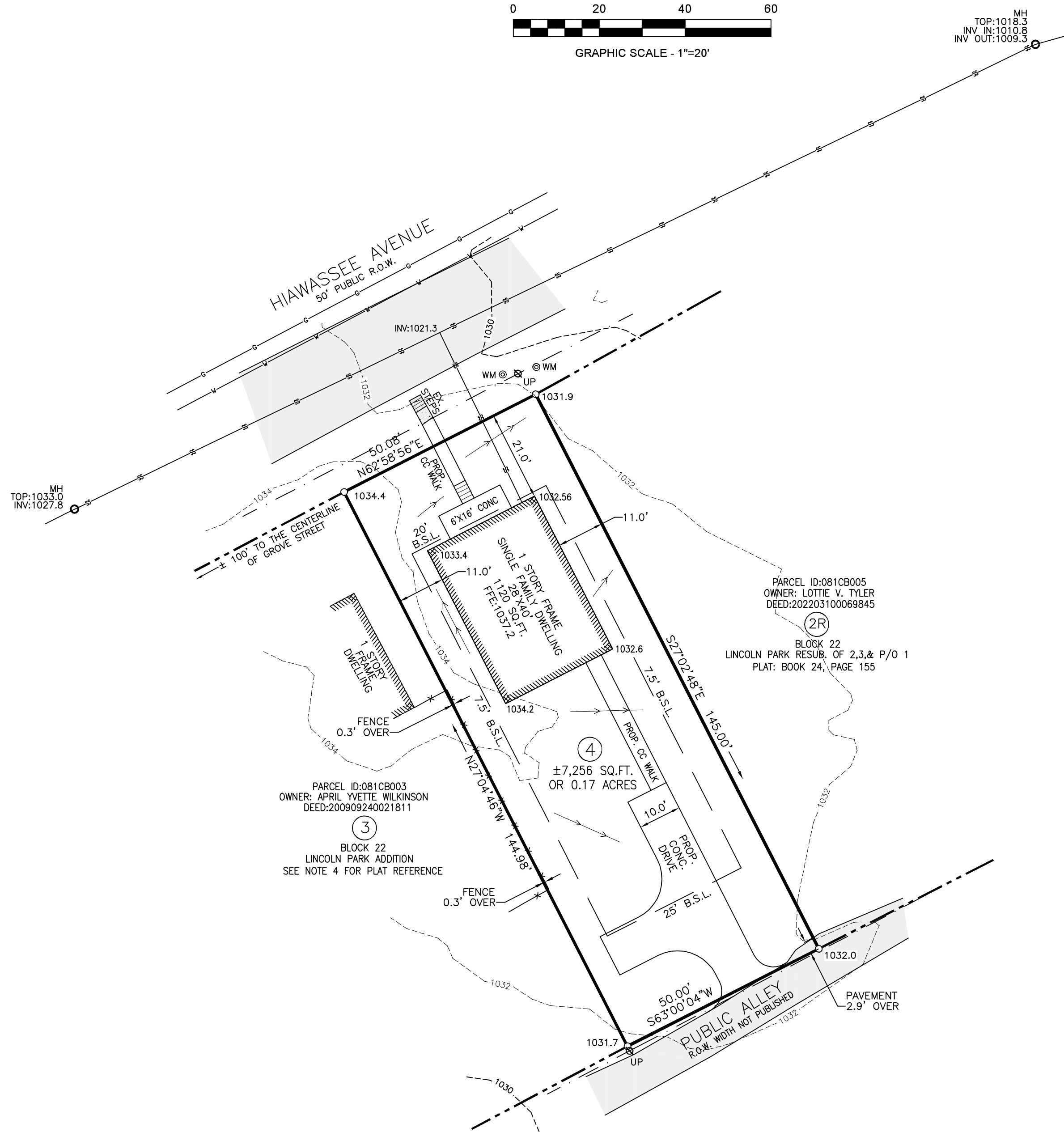
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GRAPHIC SCALE - 1"=20'

MH  
TOP:1018.3  
INV. IN:1010.8  
INV. OUT:1009.3

UNDERGROUND UTILITY NOTE:  
THE UNDERGROUND UTILITIES SHOWN, IF ANY, HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.  
THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. VERIFY EXACT SIZE AND LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES WITH THE PROPER LOCAL AUTHORITIES BEFORE EXCAVATION OR CONSTRUCTION.



Know what's below.  
Call before you dig.  
Dial 811  
Or Call 800-282-7411



## NOTES:

- THE PROPERTY LINES AND EXISTING IMPROVEMENTS SHOWN HEREON ARE AS PER SURVEY BY MATTHEW J. DAWSON, RLS 3050, OF SMOKY MOUNTAIN LAND SURVEYING CO., INC. DATED 10-28-2024 BEARING SMLS DWG. NO. 240118-G.
- CONTOURS SHOWN HEREON ARE AS PER TN STATE LIDAR DATA DATED 2016.
- PROPERTY IS ZONED: "RN-2" WITH "IH" OVERLAY PER CURRENT K.G.I.S. DATA. PROPERTY IS SUBJECT TO ANY AND ALL RESTRICTIONS, CONDITIONS, PLANNING COMMISSION REGULATIONS, ZONING ORDINANCES, RIGHTS-OF-WAY, EASEMENTS, AND BUILDING SETBACK REQUIREMENTS, IF ANY, AFFECTING SAID PROPERTY.
- PROPERTY IS KNOWN AND DESIGNATED AS ALL OF LOT 4, BLOCK 22 OF LINCOLN PARK ADD. AS SHOWN ON THE MAPS LOCATED AT THE TECHNICAL SERVICES DESK, CITY OF KNOXVILLE, TN. FILE NUMBERS 0087\_B-3034-V 001 THROUGH 003

PROPOSED SITE PLAN FOR:  
KNOXVILLE HABITAT FOR HUMANITY

TITLE \_\_\_\_\_  
DISTRICT 7 COUNTY KNOX CITY KNOXVILLE WARD 18 STATE TN

LOT NO. 4 BLOCK 22 IN LINCOLN PARK ADDITION

ADDRESS 470 HIAWASSEE AVENUE

PLAT REFERENCE SEE NOTE 4

DEED REFERENCE 202405300059930

TAX MAP 81C GROUP B PARCEL 004

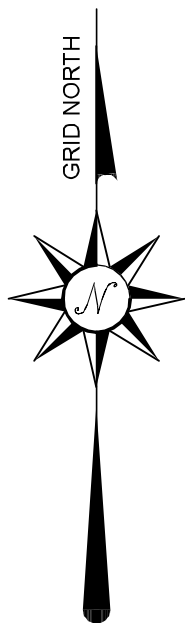
CITY BLOCK NO. 13502 SCALE 1"=20'

DATE 10/28/2024 REVISION DATE —

CENSUS TRACT NO. 29 DRAWN BY —

BEARING BASE GRID NORTH NAD83(2011)

SMLS DWG NO. 240118-SP





HOMEOWNER TBD  
470 HIAWASSEE AVE  
KNOXVILLE, TN 37917

PROJECT # : 654

HOUSE LDR : TBD

DATE : 06/27/2025

DRAWN BY : MD

CHECKED BY : -

SCALE : 1/8"=1'-0"

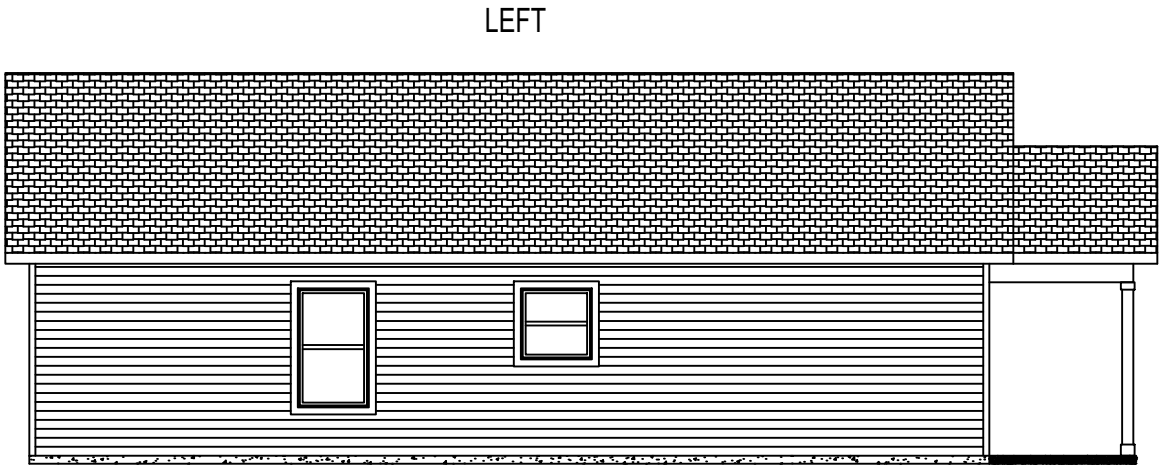
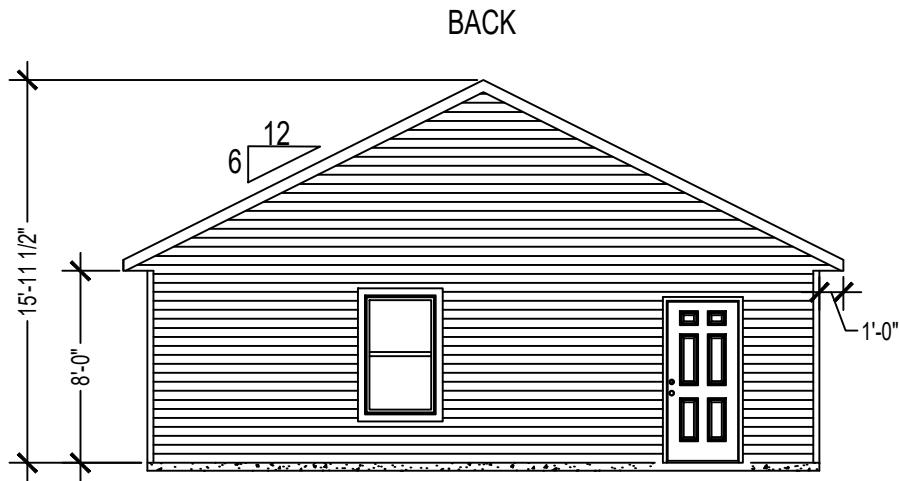
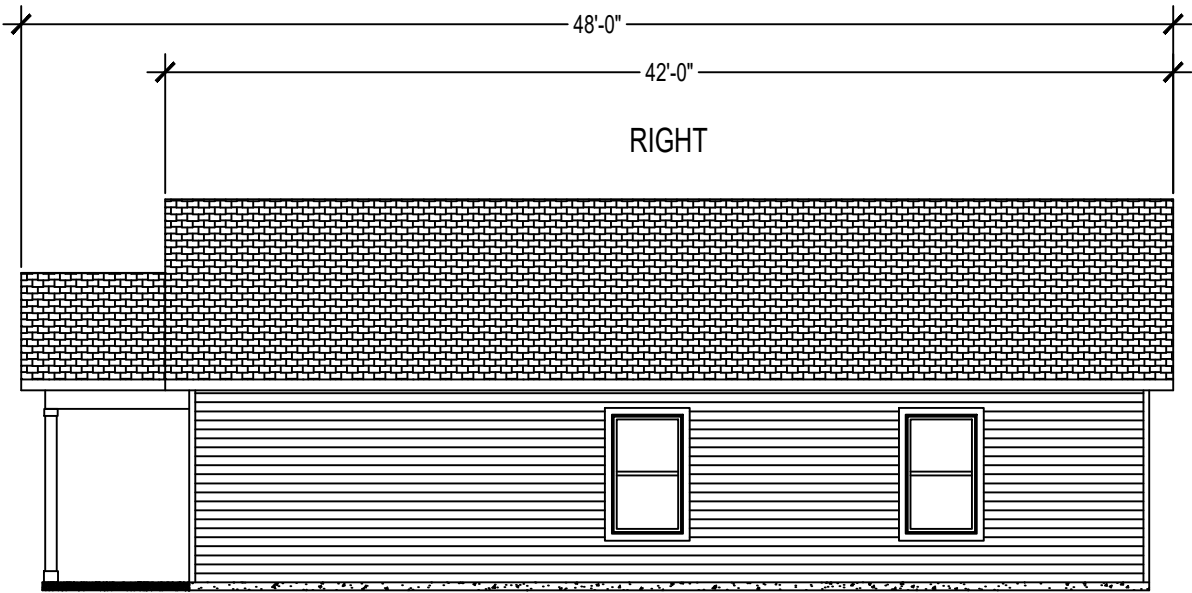
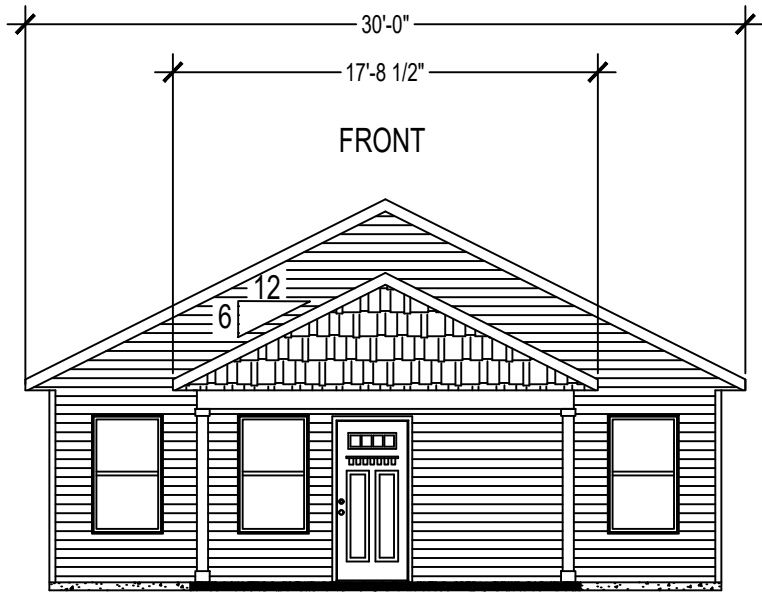
REVISION DATES:

1. 08/05/2025      3. -  
2. -                      4. -

ELEVATION PLAN KEYNOTES

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.

ELEVATION PLAN





HOMEOWNER TBD  
470 HIAWASSEE AVE  
KNOXVILLE, TN 37921

PROJECT #: 654

HOUSE LDR :-

DATE : 06/27/2025

DRAWN BY : MD

SQUARE FT: 1115

SCALE : 1/4" = 1'-0"

REVISION DATES:

1. - 3. -  
2. - 4. -

FLOOR PLAN KEYNOTES

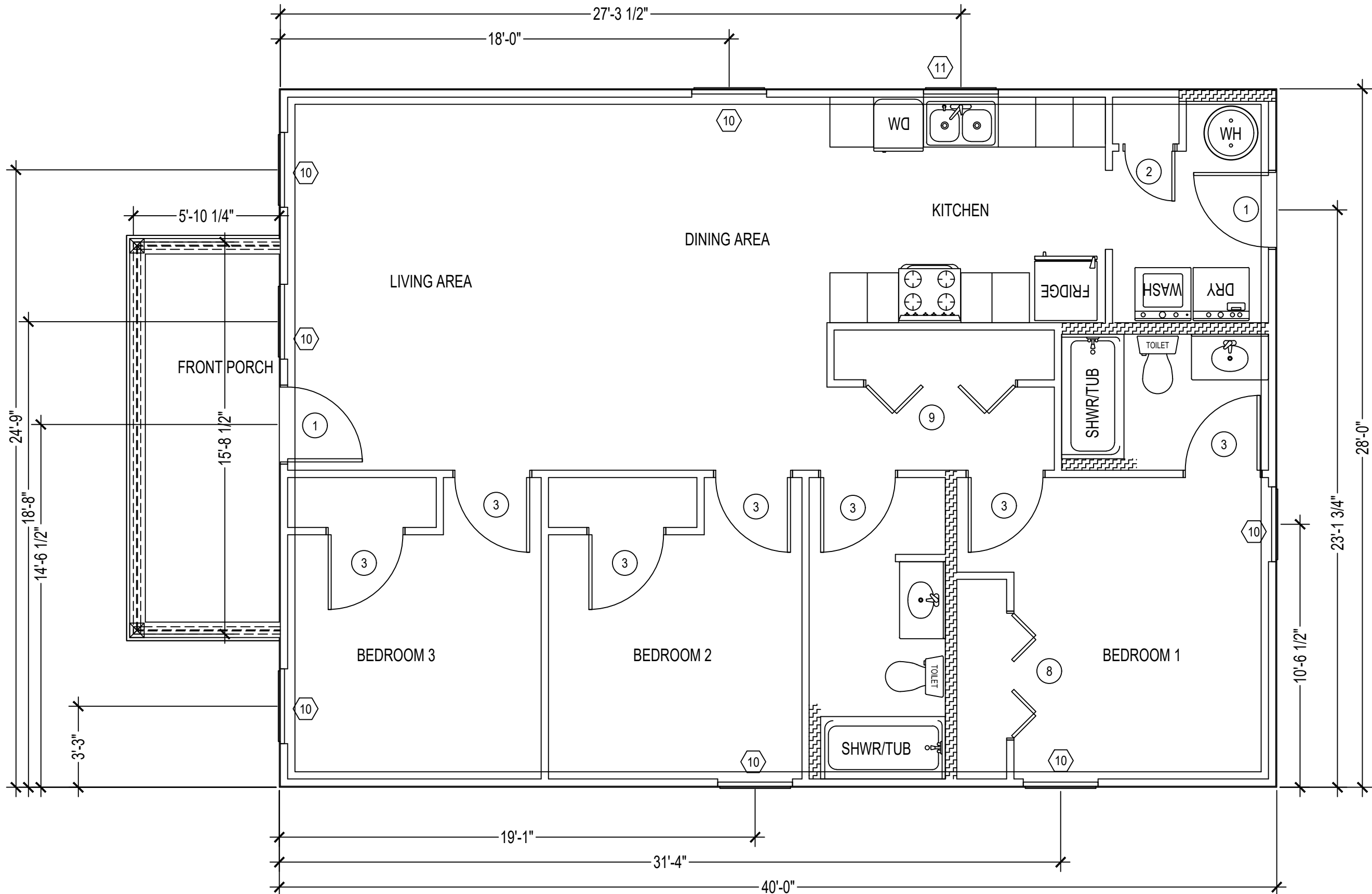
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2. CLOSETS DOORS ARE TYP. CENTERED ON WALL IN ROOM UNLESS NOTED DIFFERENTLY

SYMBOLS

- |                |                |
|----------------|----------------|
| 1 3-0 EXT. DR  | 10 3-0X5-0 WDW |
| 2 2-0 INT. DR  | 11 3-0X3-0 WDW |
| 3 3-0 INT. DR  | 12 6-0X5-0 WDW |
| 4 4-0 BIHNG DR | 2x6 INT. WALL  |
| 5 5-0 BIHNG DR |                |
| 6 3-0 BIHNG DR |                |
| 7 4-0 BIFD DR  |                |
| 8 5-0 BIFD DR  |                |
| 9 6-0 BIFD DR  |                |

SHEET NAME

FLOOR PLAN





HOMEOWNER TBD  
470 HIAWASSEE AVE  
KNOXVILLE, TN 37921

PROJECT # : 654

HOUSE LDR : -

DATE : 06/27/2025

DRAWN BY : MD

SQUARE FT: 1115

SCALE : 1/4" = 1'-0"

REVISION DATES:

1. - 3. -  
2. - 4. -

FLOOR PLAN KEYNOTES

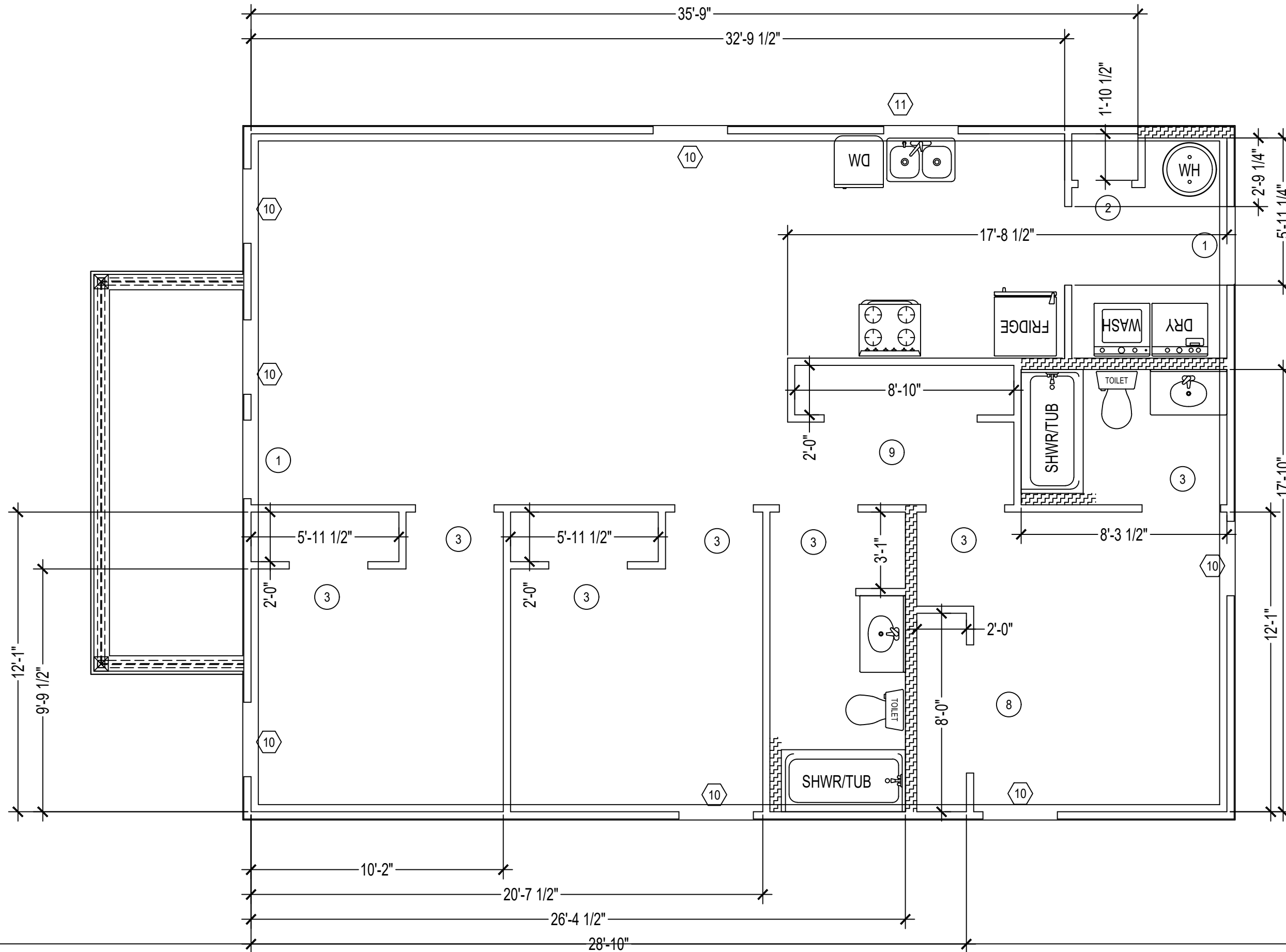
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2. CLOSETS DOORS ARE TYP. CENTERED ON WALL IN ROOM UNLESS NOTED DIFFERENTLY

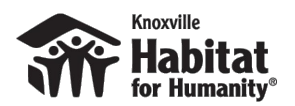
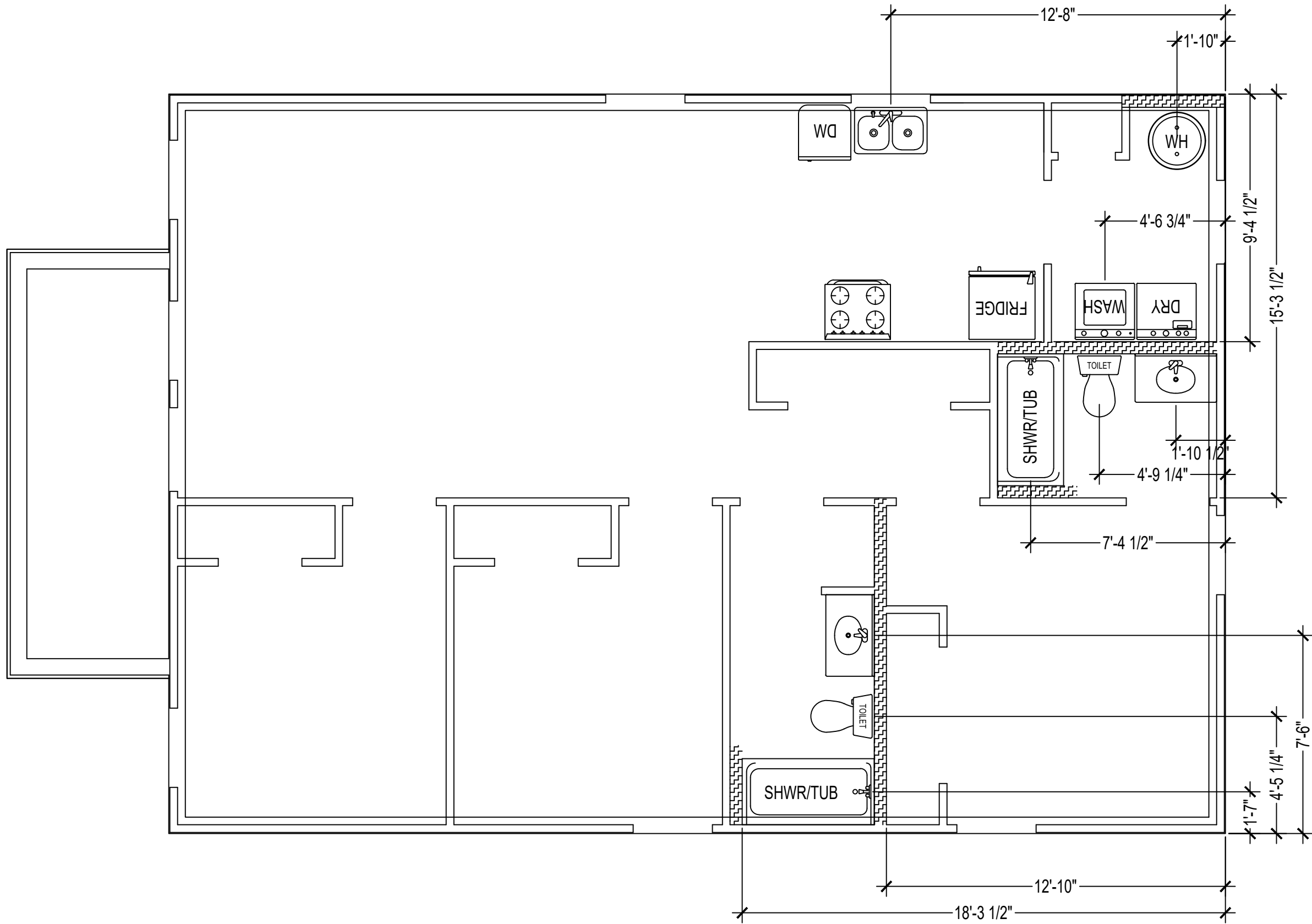
SYMBOLS

- |   |              |    |               |
|---|--------------|----|---------------|
| 1 | 3-0 EXT. DR  | 10 | 3-0X5-0 WDW   |
| 2 | 2-0 INT. DR  | 11 | 3-0X3-0 WDW   |
| 3 | 3-0 INT. DR  | 12 | 6-0X5-0 WDW   |
| 4 | 4-0 BIHNG DR |    | 2x6 INT. WALL |
| 5 | 5-0 BIHNG DR |    |               |
| 6 | 3-0 BIHNG DR |    |               |
| 7 | 4-0 BIFD DR  |    |               |
| 8 | 5-0 BIFD DR  |    |               |
| 9 | 6-0 BIFD DR  |    |               |

SHEET NAME

INT WALL PLAN





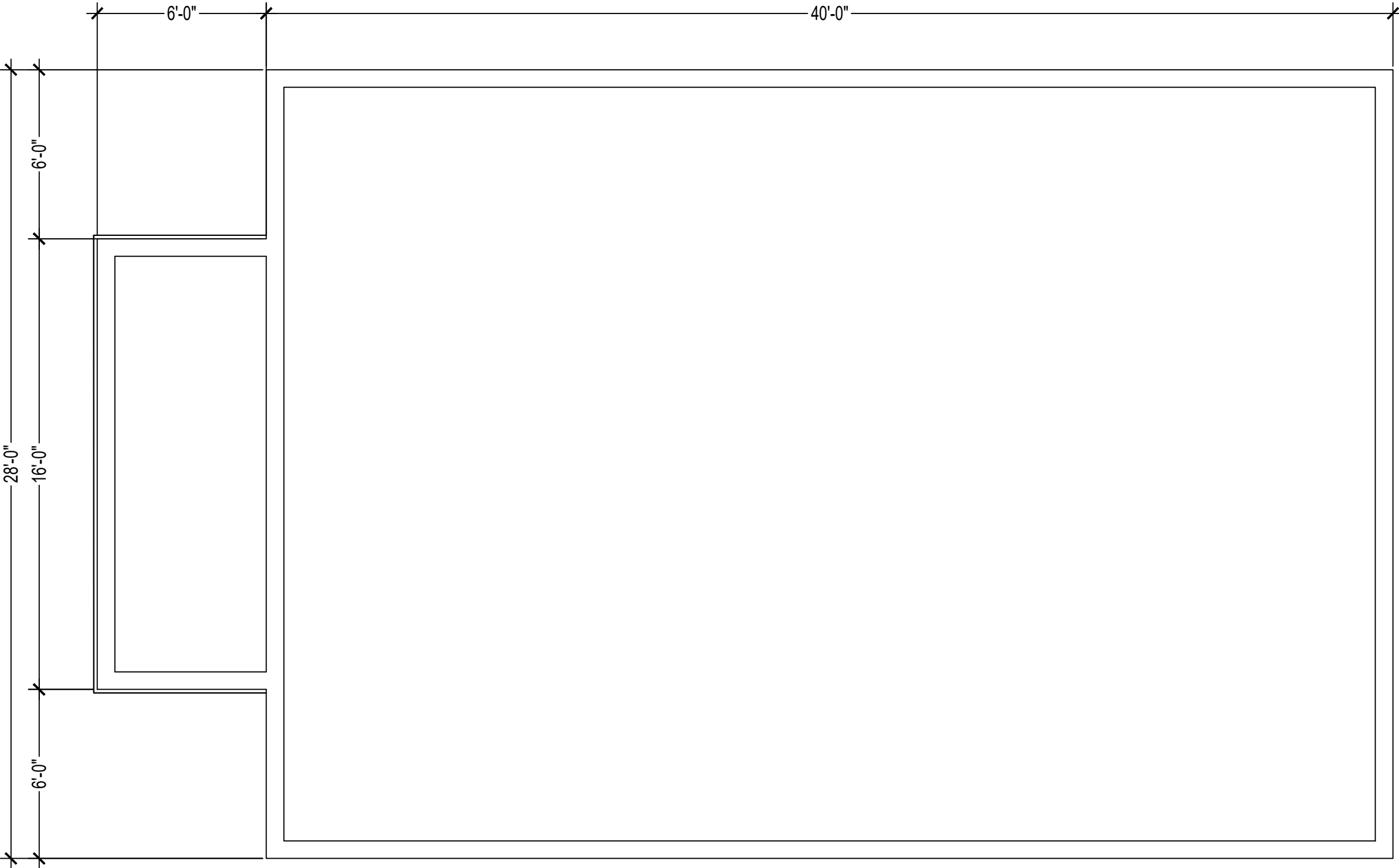
HOMEOWNER TBD  
470 HIAWASSEE AVE  
KNOXVILLE, TN 37921

PROJECT # : 654  
HOUSE LDR : -  
DATE : 06/27/2025  
DRAWN BY : MD  
SQUARE FT: 1115  
SCALE : 1/4" = 1'-0"  
REVISION DATES:  
1. - 3. -  
2. - 4. -

FLOOR PLAN KEYNOTES  
1. DOOR JAMBS ARE TYP. 4 1/2"  
UNLESS NOTED DIFFERENTLY  
2. CLOSETS DOORS ARE TYP.  
CENTERED ON WALL IN ROOM  
UNLESS NOTED DIFFERENTLY

| SYMBOLS      |               |
|--------------|---------------|
| 3-0 EXT. DR  | 3-0X5-0 WDW   |
| 2-0 INT. DR  | 3-0X3-0 WDW   |
| 3-0 INT. DR  | 6-0X5-0 WDW   |
| 4-0 BIHNG DR | 2x6 INT. WALL |
| 5-0 BIHNG DR |               |
| 3-0 BIHNG DR |               |
| 4-0 BIFD DR  |               |
| 5-0 BIFD DR  |               |
| 6-0 BIFD DR  |               |

SHEET NAME  
PLUMBING PLAN



HOMEOWNER TBD  
470 HIAWASSEE AVE  
KNOXVILLE, TN 37921

PROJECT # : 654

HOUSE LDR : -

DATE : 06/27/2025

DRAWN BY : MD

SQUARE FT: 1115

SCALE : 1/4" = 1'-0"

REVISION DATES:

- |      |      |
|------|------|
| 1. - | 3. - |
| 2. - | 4. - |

FLOOR PLAN KEYNOTES

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UNLESS NOTED DIFFERENTLY
2. CLOSETS DOORS ARE TYP.  
CENTERED ON WALL IN ROOM  
UNLESS NOTED DIFFERENTLY

SYMBOLS

- |              |               |
|--------------|---------------|
| 3-0 EXT. DR  | 3-0X5-0 WDW   |
| 2-0 INT. DR  | 3-0X3-0 WDW   |
| 3-0 INT. DR  | 6-0X5-0 WDW   |
| 4-0 BIHNG DR | 2x6 INT. WALL |
| 5-0 BIHNG DR |               |
| 3-0 BIHNG DR |               |
| 4-0 BIFD DR  |               |
| 5-0 BIFD DR  |               |
| 6-0 BIFD DR  |               |

SHEET NAME

FOUNDATION PLAN

