

Meeting: 4/15/2026
Applicant: Jesse Alarcon Onyx Excavation LLC
Owner: Sebastian Ferrara Jr.
District: Oakwood/Lincoln Park Infill Housing Overlay District

Property Information

Location: 209 Chickamauga Ave. **Parcel ID:** 81 B G 038
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: New primary structure (duplex)

Staff Recommendation

The Board should discuss whether additional measures should be taken to differentiate the two identical, adjacent buildings.

Staff recommends approval of Certificate 2-D-26-IH subject to the following conditions:

- 1) the final site plan to meet City Engineering standards;
 - 2) meeting applicable standards of Article 4.6 and Article 9.3.J;
 - 3) major changes to foundation height and porch steps to return to the Board; and
 - 4) the trim dividing the stories, the accent siding, and the different siding colors be retained.
-

Description of Work

Level III

Subdivision/Plat, New Primary Structure

New primary structure (duplex) fronting Chickamauga Avenue. Two-story duplex measures 34' wide (two adjacent 17' wide units) by 50' deep, featuring a 6/12 pitch side-gable roof with lower 6/12 pitch front-gable roof massings projecting from either side of the primary roofline on the façade. The building features an asphalt shingle roof with 1' eave overhangs and trim, an exterior of vinyl lap siding with board-and-batten on the second-story of the façade and trim dividing the stories, and a concrete block foundation clad in stucco (5' tall at façade). It is proposed to be set 21.4' from the front lot line, and the site plan features a walkway from the porch to the driveway, shrubs on either side of the front porch, and a tree in the front and rear yards. Parking is a large concrete pad at the rear of the lot that is accessed via a driveway from Chickamauga Avenue.

The façade (southeast) features two units with a mirrored design, each featuring two windows on the second story, one window on the first story, and a paneled door. The units feature a central, shared, 15' wide by 8' deep front porch recessed under a front-gable roof and supported by two 6" columns; the steps and porch flooring will be made of stuccoed concrete with a wood railing. The right and left elevations each feature three windows on the first story and two windows on the second story. The rear elevation also features a mirror design for each unit, with four windows on the second story, two windows on the first story, and two secondary entrances. The windows are

1/1, single-hung, and feature trim and projecting sills. Different siding colors are employed on the first and second stories of the façade, and the side and rear elevations feature the same siding color as the first-story façade.

A subdivision plat to create a 50' wide lot is included with the application.

Comments

Background: The applicant intends to use the Middle Housing standards. The DRB focuses on how the project meets the Infill Housing design guidelines, but some revisions to meet Middle Housing standards could require additional review by the Board. This application was postponed at the March meeting to allow the applicant to revise the front porch design.

Front Yards: The 21.4' front setback is the minimum allowed by Middle Housing standards, and the porch and steps will project 8' into the front setback. The adjacent one-story houses are set 12' and 27' from the front lot line, with the porches at appx. 8.6' and 19'. Increasing the front setback would likely result in a taller foundation.

House Orientation and Side Yards: The 50' deep building is deeper than most buildings on the block, and the side elevations are large in scale. The proposed subdivision plat meets the guidelines.

Alleys, Parking, and Services: Appropriate.

Landscape: Appropriate. The shrubs on either side of the porch reduce the visual scale of the tall foundation height.

Scale, Mass, and Foundation Height: The block is characterized by one-story Minimal Traditionals, modified Queen Anne cottages, with one two-story townhouse building. The visual scale of the two-story building is increased by the 5' tall foundation height, but it is broken up by the projecting front porch and steps.

Porches and Stoops: Appropriate. The design benefits from the stuccoed concrete porch steps and flooring.

Windows and Doors: Appropriate.

Roof Shapes and Materials: Appropriate.

Siding Materials: Appropriate. The applicant is proposing an identical duplex on the adjacent western property, which will be differentiated by siding colors. Additional measures could be taken to differentiate the two buildings.

Multi-Unit Housing: The shared front porch breaks and trim dividing the stories breaks the massing into smaller sections.

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. House Orientation and Side Yards

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

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.

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.

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.
- If extensions or bays were typically part of the neighborhood's historic house design, such elements should be incorporated into infill housing.
- 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).
- Sheds, garages, and other outbuildings can be constructed of vertical siding or other more economical materials.

10. Multi-Unit Housing

In places where multi-unit housing is permitted by zoning, it is essential to neighborhood stability that new apartment buildings be designed in scale and context with the early architectural features of the neighborhood.

- Multi-unit housing (where permitted by zoning) should have similar front yard space to that of the traditional single-family houses along the street.
- In zoning districts where multi-unit housing is permitted, the height of the new housing should be similar to the original houses along the street.
- Multi-unit housing should be designed to continue the architectural rhythm of the block. In addition to the same build-to line, porches, bays and breaks in the front façade should be created to mimic the look of older homes when looking down the block. This should be done by dividing the building into separate sections that are proportionally similar to original houses on the block.
- Parking should be provided behind apartments with access from the alley.
- Landscaping, including shade trees, should be planted in both front and back yards.



**DESIGN
REVIEW
BOARD**

2-D-26-IH
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

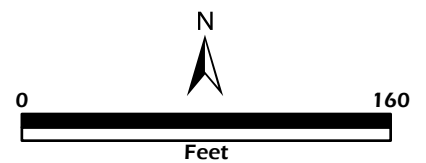


209 Chickamauga Ave.
Oakwood/Lincoln Park Infill Housing Overlay
District

Original Print Date: 1/27/2026
Knoxville - Knox County Planning - Design Review Board

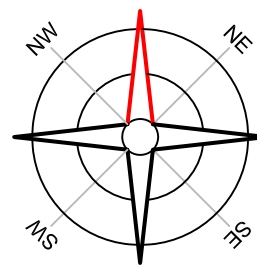
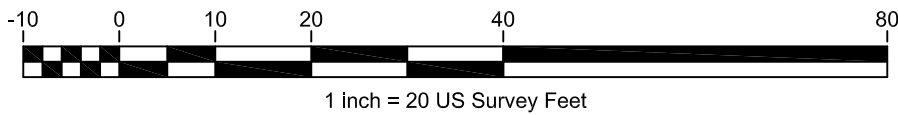
Revised:

Petitioner: Jesse Alarcon Onyx
Excavation LLC



Notes:

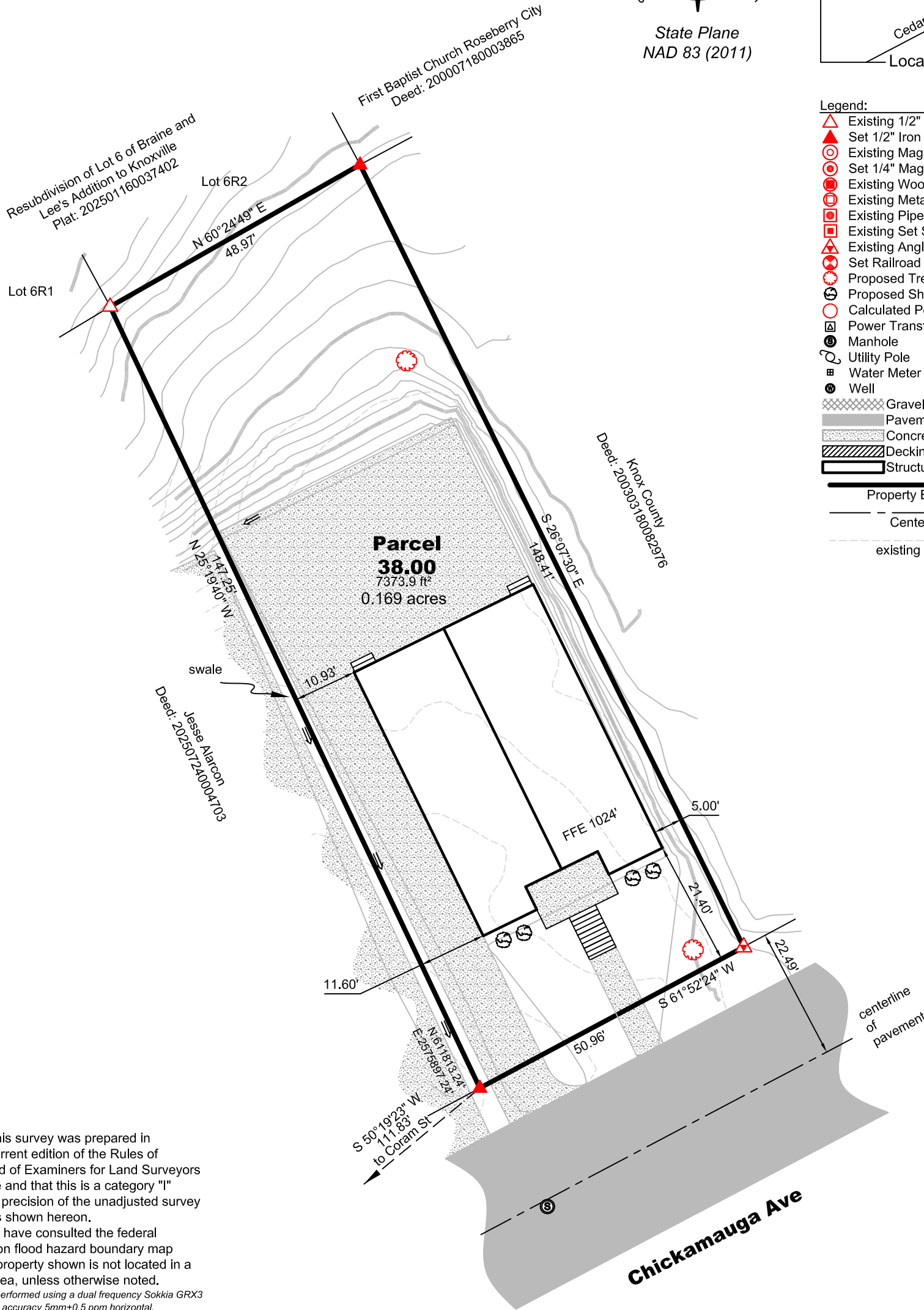
Zoned = RN-2
 Flood Insurance Rate Map
 #: 47093C0277G
 Dated: 8/5/2013
 Special Flood Hazard Area: X
 Base Flood Elevation: none
 Lot was divided on or before June 8, 1922
 (bk 321, pg 151) as referenced in Bk
 1486, pg 300
 Contours (if shown) derived from TN State
 LIDAR Data.
 Title opinion not provided. Other
 easements, encroachments, etc. may
 exist and not be shown.



State Plane
 NAD 83 (2011)



Location Map (nts)



Legend:

- △ Existing 1/2" Iron Pin
- ▲ Set 1/2" Iron Pin
- ⊙ Existing Mag Nail®
- ⊙ Set 1/4" Mag Nail®
- ⊙ Existing Wood Post
- ⊙ Existing Metal Post
- ⊙ Existing Pipe
- ⊙ Existing Set Stone
- ⊙ Existing Angle Iron
- ⊙ Set Railroad Spike
- ⊙ Proposed Tree
- ⊙ Proposed Shrub
- ⊙ Calculated Point
- ⊙ Power Transformer
- ⊙ Manhole
- ⊙ Utility Pole
- ⊙ Water Meter
- ⊙ Well
- ▨ Gravel
- ▨ Pavement
- ▨ Concrete
- ▨ Decking
- ▨ Structure
- Property Boundary
- Centerline
- - - existing contours

Certificate of Accuracy

I hereby certify that this survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice and that this is a category "I" survey and the ratio of precision of the unadjusted survey is 1:10,000 or better as shown hereon.

This is to certify that I have consulted the federal insurance administration flood hazard boundary map noted hereon and the property shown is not located in a special flood hazard area, unless otherwise noted.

All or part of this survey was performed using a dual frequency Sokkia GRX3 GPS base/receiver. Positional accuracy 5mm+0.5 ppm horizontal, 10mm+0.8ppm vertical. Type of GPS field procedure: Real Time Kinematic Network; Datum/Epoch: Horizontal - NAD 83, Vertical- NAVD 1988; Published/Fixed control used: TDOT GNSS Reference Network; Geoid Model: 2018; Combined grid factors: None used.

1/19/2026
 Date

Timothy J. Howell
 Timothy J. Howell, RLS #2263



Timothy J Howell, RLS 2263
865-742-2557
 105 Long Springs Rd, Suite #9
 Sevierville, TN 37876
 tim@tnlds.com

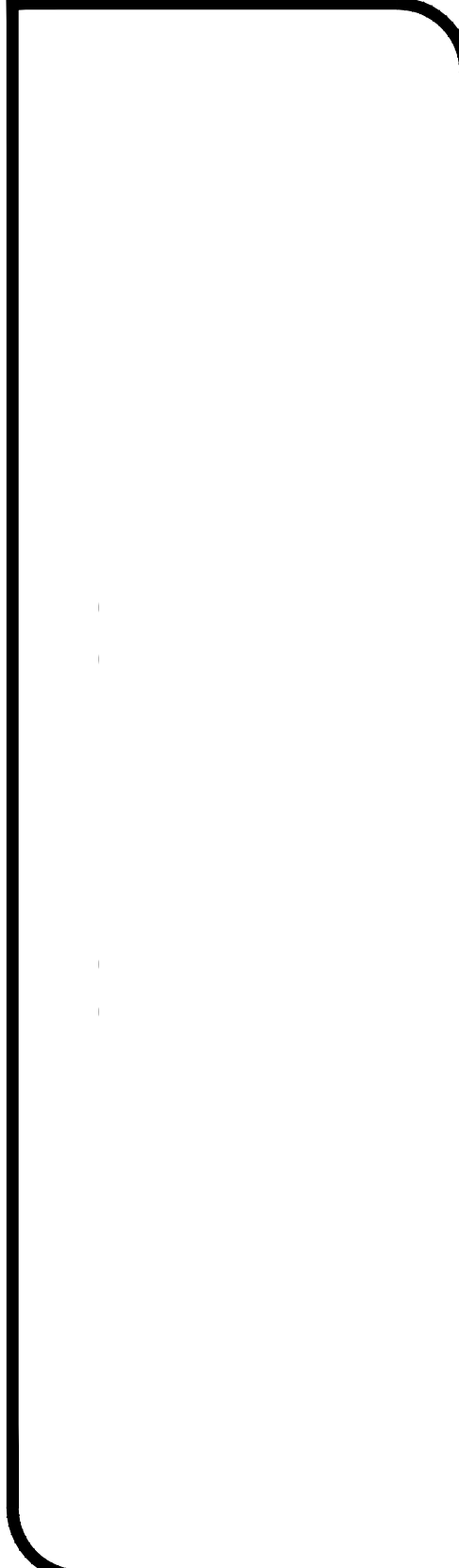
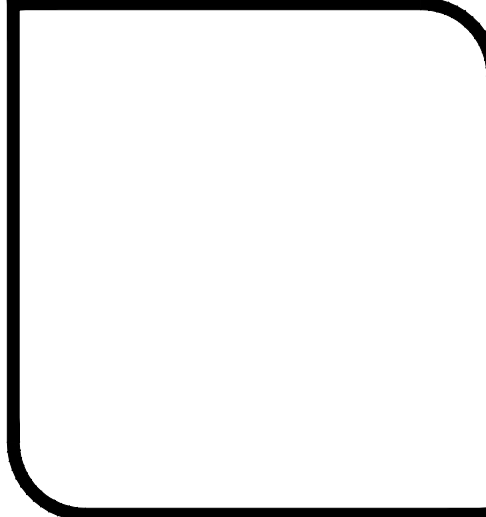
Site Plan of
 209 Chickamauga Ave
 for

Onyx Excavation LLC

Showing property of Ferrara
 Located in the 18th city ward of Knoxville, Tennessee.
 Tax Map 081B Grp G Pcl 38.00 Map Bk. 5, Pg. 250
 Deed: 202511070026785
 January 19, 2026

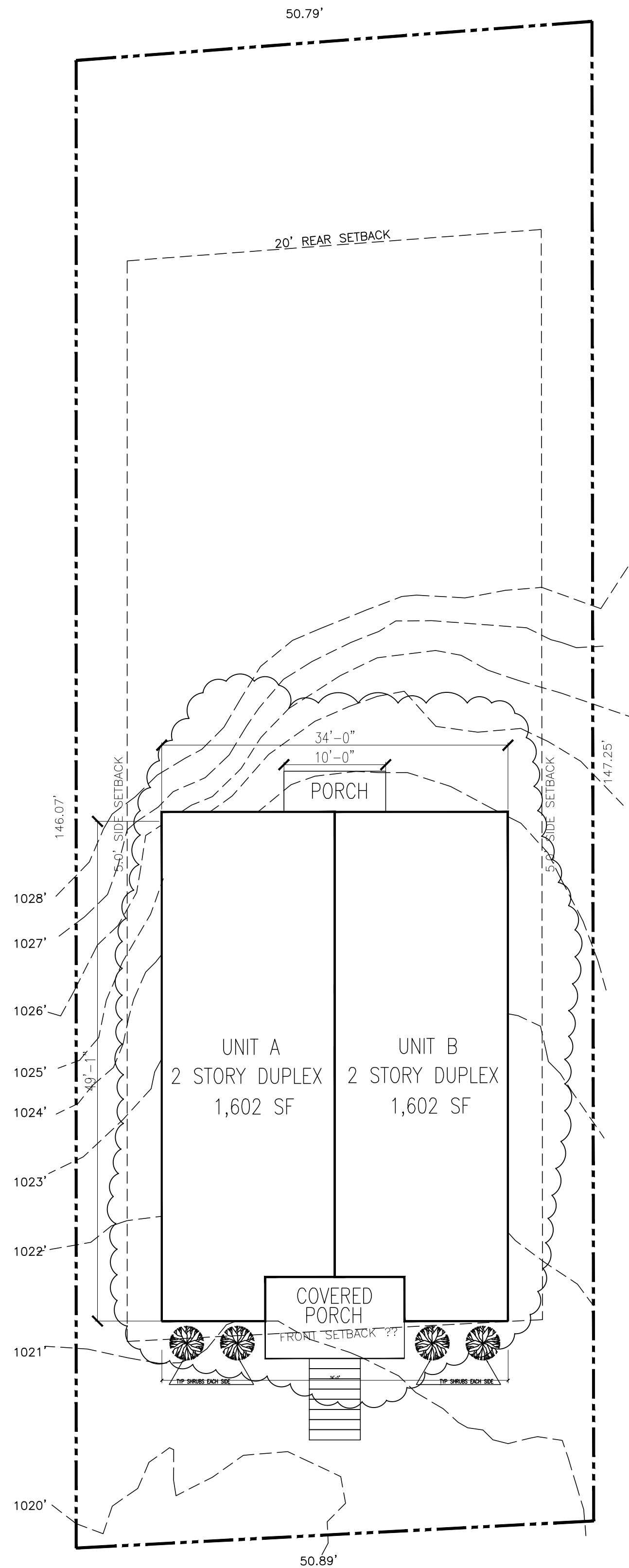
Project: OHW	Drawing: Chickamauga 209 sp
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FOR ISSUE



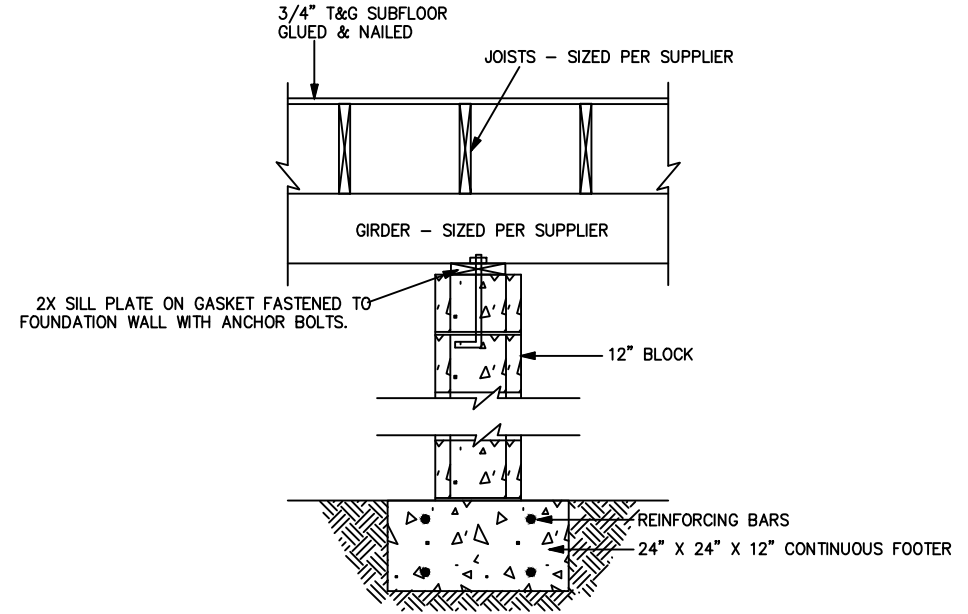
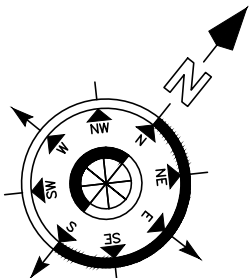
REVISIONS	
DATE	DESCRIPTION
03/03/2026	REVIEW COMMENTS
PROJECT NO.	
DATE	12/19/2025
DRAWN BY	J. MYATT RA
CHECKED BY	

A1.1

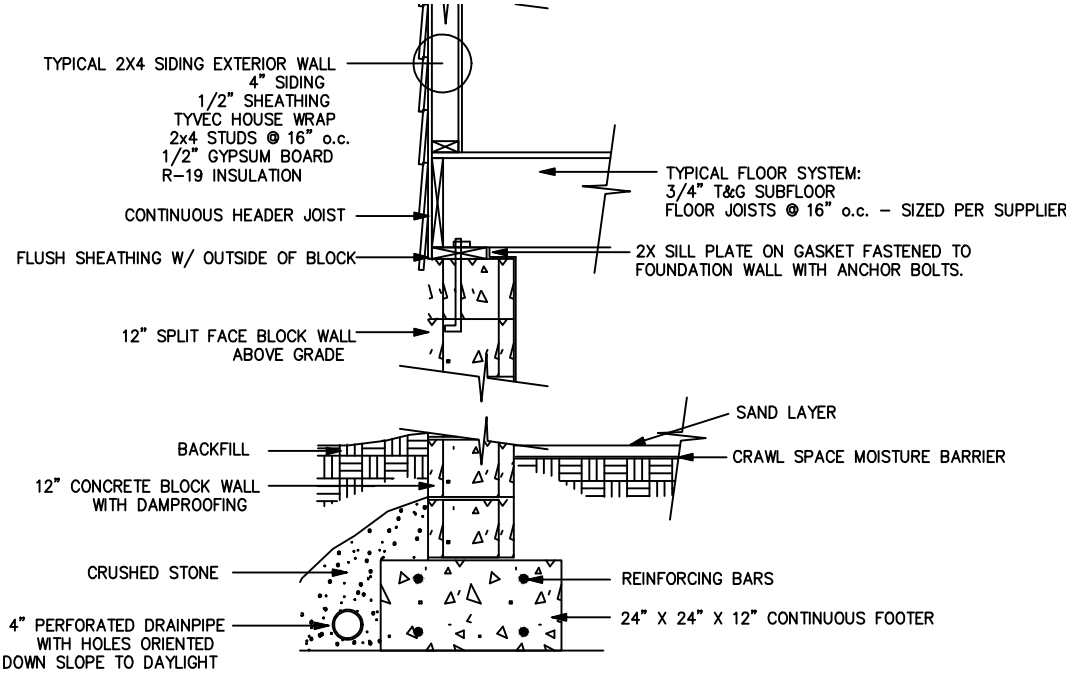


CHICKAMAUGA AVENUE

PLOT PLAN
1" = 10'-0"



TYPICAL GIRDER SUPPORT



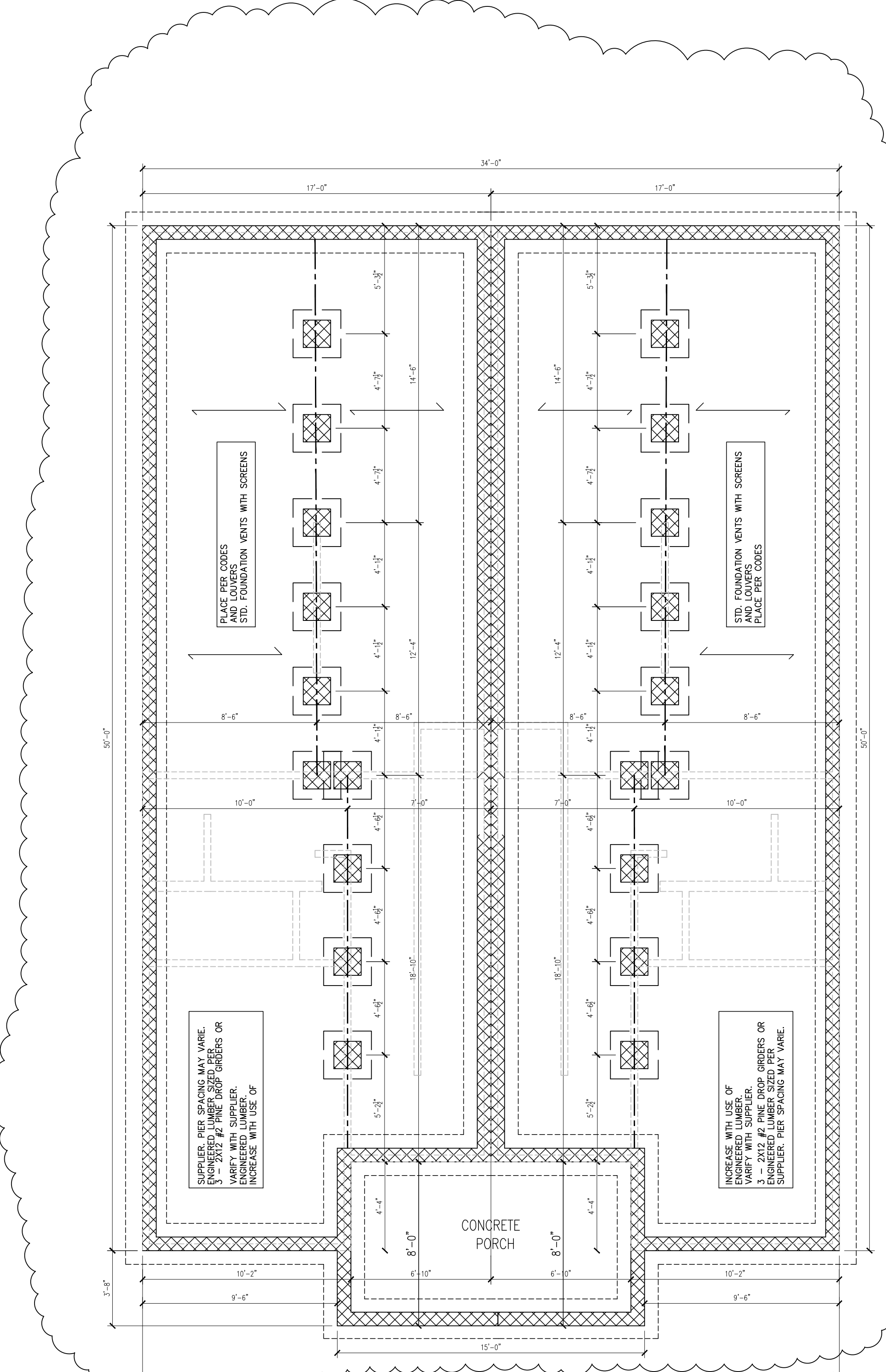
TYPICAL GIRDER SUPPORT

NOTE:
CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION, ANY DISCREPANCIES SHALL BE REPORTED TO JIM MYATT ARCHITECTURE FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.

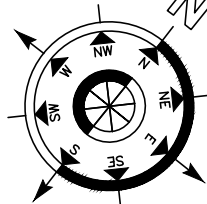
ALL FOOTINGS TO BE BELOW FROST LINE AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING.

MINIMUM FOUNDATION WALL - SEE DETAIL

HEAT/AIR DUCT AND OUTLET PLACEMENT PER OWNER, CONTRACTOR AND/OR SUPPLIER.

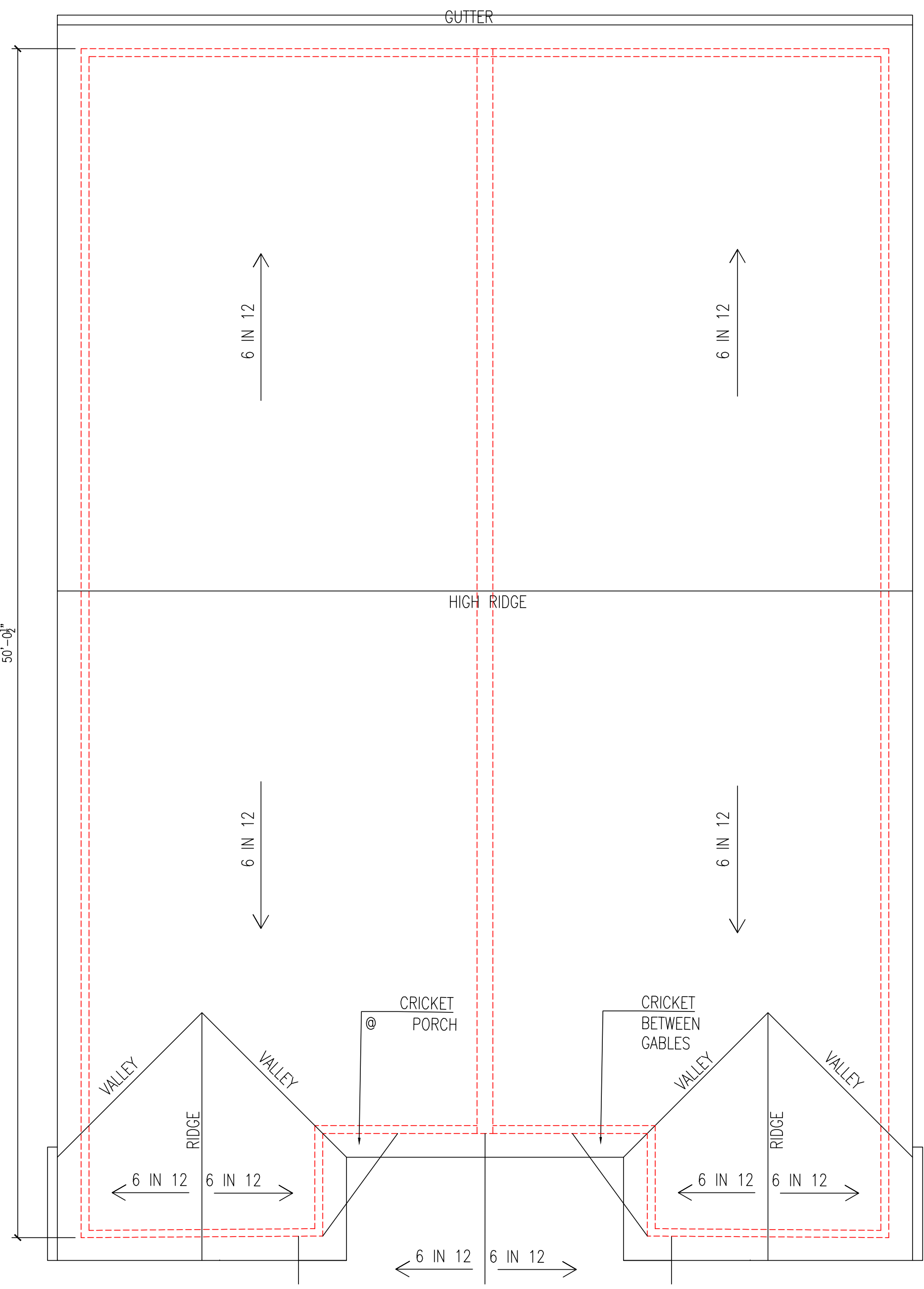


FOUNDATION PLAN 1/8" = 1'-0"



MYATT

FOR ISSUE

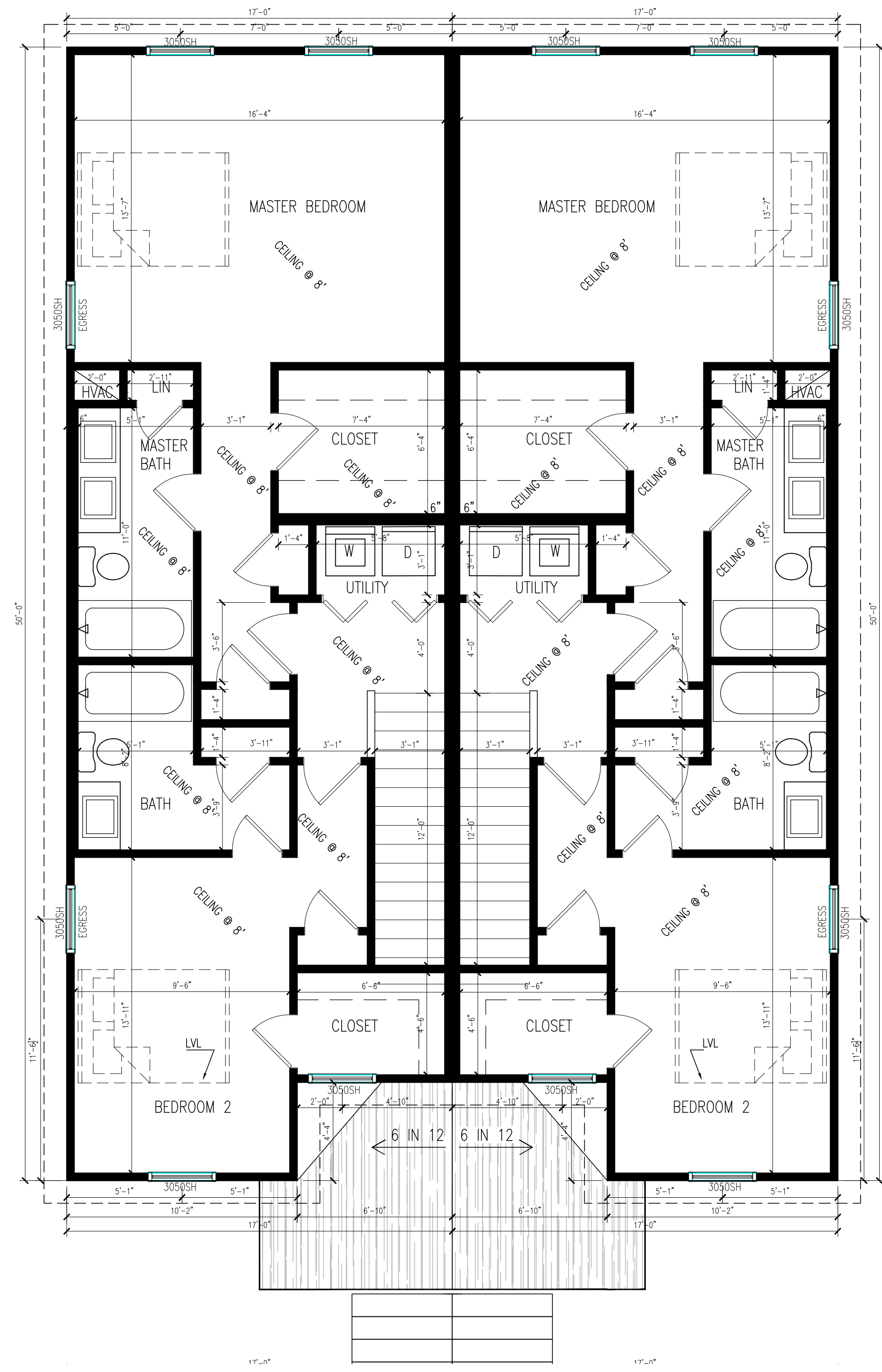


ROOF PLAN A

1/4" = 1'-0"

ROOF PLAN B

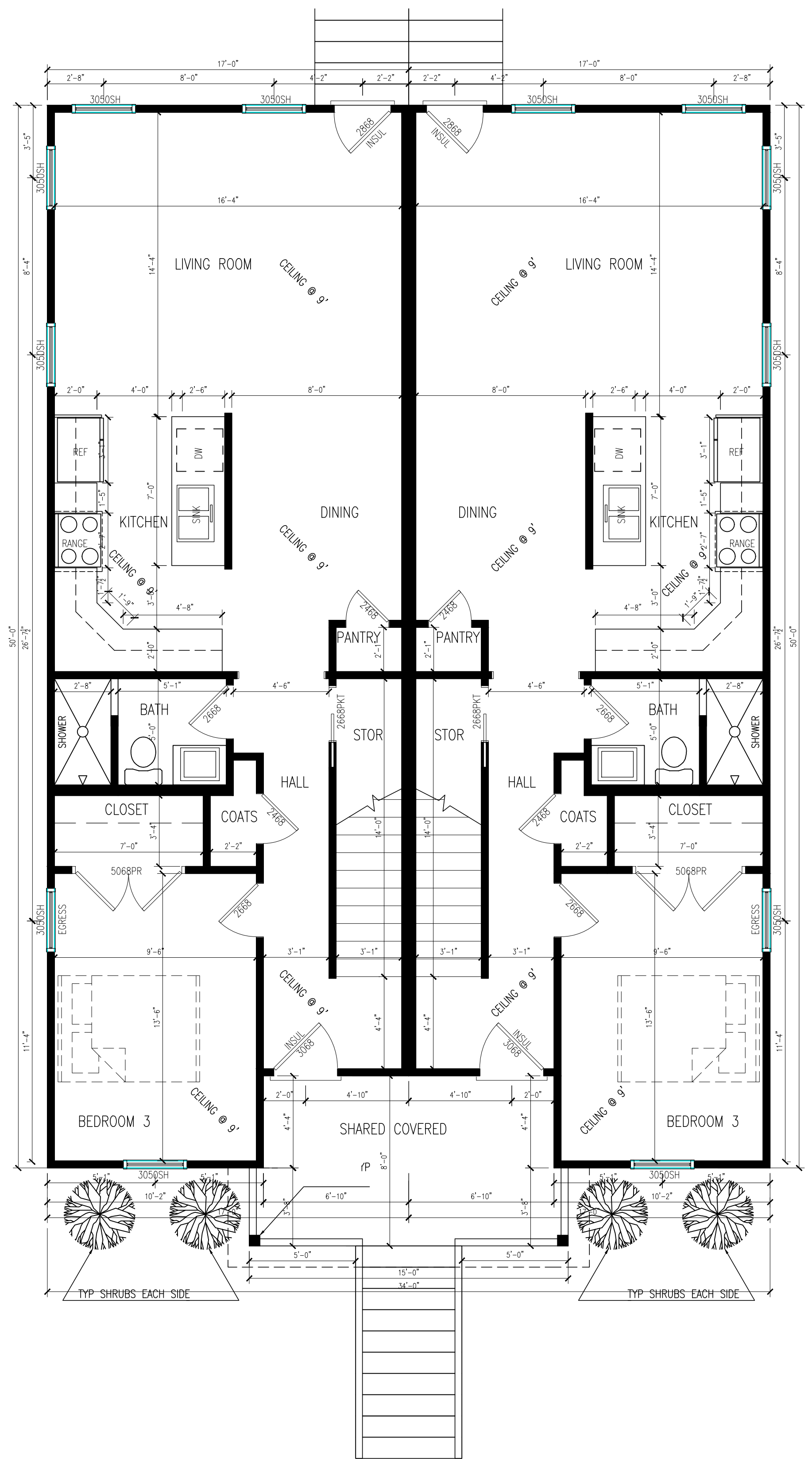
1/4" = 1'-0"



SECOND FLOOR PLAN A SECOND FLOOR PLAN B

1/4" = 1'-0"

1/4" = 1'-0"



FIRST FLOOR PLAN A FIRST FLOOR PLAN B

1/4" = 1'-0"

1/4" = 1'-0"

REQUIRED DESIGN ELEMENTS:
 ALL WINDOWS TO BE SINGLE HUNG WITH PROJECTED SILLS & 3.5" ARTICULATED TRIM SURROUNDING EACH WINDOW & DOOR. EAVE OVERHANGS TO ALL BE 12 INCHES.
 A SHARED DORMER TO BE OVER FRONT PORCH.
 FOUNDATION TO BE CLAD W/ STUCCO
 FRONT PORCH IS 8 FEET DEEP
 PORCH COLUMNS ARE **6x6**

Area Schedule A	
Level	Area
First Floor	821 SF
Second Floor	781 SF
Grand total	1,602 SF

Area Schedule B	
Level	Area
First Floor	821 SF
Second Floor	781 SF
Grand total	1,602 SF

REVISIONS	
DATE	DESCRIPTION
03/03/2026	REVIEW COMMENTS

PROJECT NO.
 DATE 12/31/2025
 DRAWN BY J. MYATT RA
 CHECKED BY

A2.1

