DESIGN REVIEW BOARD

# Staff Report

## Infill Housing Design Review

File Number: 8-I-26-IH

**Meeting:** 8/19/2026
**Applicant:** Jesse Alarcon Onyx Excavation LLC
**Owner:** Jesse Alarcon Onyx Excavation LLC
**District:** Oakwood/Lincoln Park Infill Housing Overlay District

## Property Information

**Location:** 0 Warren Ave.
**Parcel ID:** 81 K M 035
**Zoning:** RN-4 (General Residential Neighborhood)
**Description:** New primary structure (duplex)

## Staff Recommendation

Staff recommends approval of Certificate 8-I-26-IH, subject to the following conditions:
1) the final site plan to meet City Engineering standards, with minor revisions to be approved by staff;
2) meeting applicable standards of Article 4.6 and Article 9.3.J;
3) final elevation drawings to depict the foundation height along the finished grade and dimensions of the projecting windowsills and porch pilasters;
4) major changes to foundation height and porch steps to return to the Board;
5) all porch posts to be the same size, at least 6”;
6) the proposed tree in the rear yard to be an existing healthy tree, if viable, with documentation submitted to staff;
7) final guardrail materials to meet Infill Housing design guidelines.

## Description of Work

Level III

New Primary Structure

New primary structure (duplex) fronting Warren Avenue. The two-story side-by-side duplex measures 40’ wide by 37’-9” deep (excluding porches) and is proposed to be set 22’ from the front lot line. It features a side-gable roof (6/12 pitch) clad in shingles with 1’ eave overhangs, 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 (6’ tall at façade) clad in stucco. The site plan features an alley-accessed parking pad, two walkways to the street, and a new tree in the front and rear yards.

The façade (northwest) has two units in a mirrored design, with the right unit projecting 3’-4” further than the left. Each unit features a 10’ wide by 8’ deep porch with a 4/12-pitch shed roof supported by a 6” column and two shared 8” columns, a window and a paneled door on the first story, and a similarly sized window and a smaller one on the second story. The porches and stairs include guardrails and four 15” pilasters clad in brick veneer. The right (southwest) and left (northeast) elevations each feature two windows on the first story and one on the second. The second story on both side elevations cantilevers 2’ along the rear side. The rear elevation also features a mirror design, with a window on the second story and a secondary entrance on the first story for each unit. All windows

feature 3.5” trim and a projecting windowsill. Except for two smaller windows on the second story of the façade, all windows are 1/1 and either single-hung or double-hung (unspecified).

## Comments

Background: The applicant intends to use the Middle Housing standards (Article 4.6). 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 DRB.

Front Yards: The proposed 22’ setback is consistent with that of the only other house on the blockface. Increasing the setback to minimize the foundation height does not conflict with the Middle Housing Standards and can be considered by the Board.

House Orientation and Side Yards: Appropriate.

Alleys, Parking, and Services: Alley access is appropriate. The parking pad should be located so as not to harm any existing healthy, mature trees. Revisions to the site plan may be necessary to meet City Engineering standards.

Scale, Mass, and Foundation Height: The proposed scale and height is consistent with the only other house on the blockface. Major changes to the foundation height must return to the Board for review.

Porches and Stoops: The applicant should use posts of the same size and specify guardrail materials, which should not be metal per the design guidelines. The Board should discuss adding a solid wall or screening underneath the front porches.

Windows and Doors: Appropriate.

Roof Shapes and Materials: Appropriate.

Siding Materials: Appropriate.

Landscape: Appropriate. Applicant should retain any existing healthy, mature trees in the rear yard. Documentation should be provided to staff if it is not feasible to retain existing, healthy trees in the rear yard, and a new shade tree should be planted.

## 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 Lots
- New housing should be proportional to the dimensions of the lot and other houses on the block.
- 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.
- 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.

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.

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, antebellum columns and other materials that were not used in the early 1900's should not be used.

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 façade 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 Materials
- 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 materials 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.

11. Landscape and Other Considerations
- One native or naturalized shade should be planted in the front and rear yards of infill lots with 25 feet or more in depth to front of house.


**DESIGN REVIEW BOARD**

**8-I-26-IH**

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

Oakwood/Lincoln Park Infill Housing Overlay District

Original Print Date: 7/30/2026 Revised:

Knoxville - Knox County Planning · Design Review Board

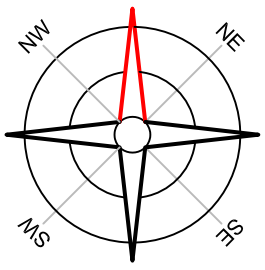
Petitioner: Jesse Alarcon Onyx Excavation LLC

N

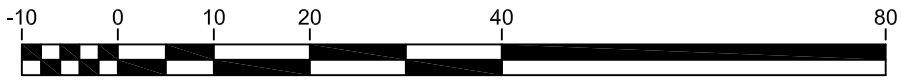
0 160

Feet

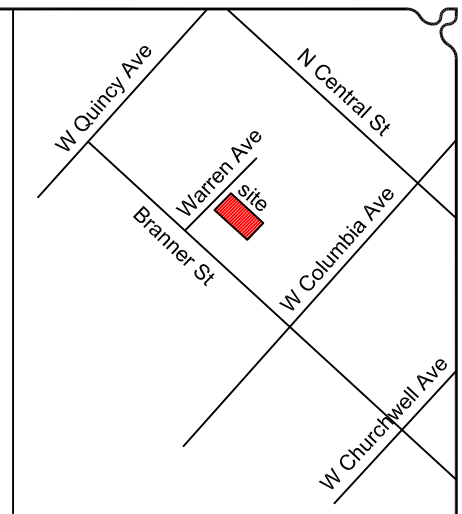
Notes:
Zoned = RN-4
Flood Insurance Rate Map
#: 47093C0277G
Dated: 8/5/2013
Special Flood Hazard Area: X
Base Flood Elevation: none
Contours (if shown) derived from TN State LiDAR Data.
Title opinion not provided. Other easements, encroachments, etc. may exist and not be shown.




*State Plane*
*NAD 83 (2011)*

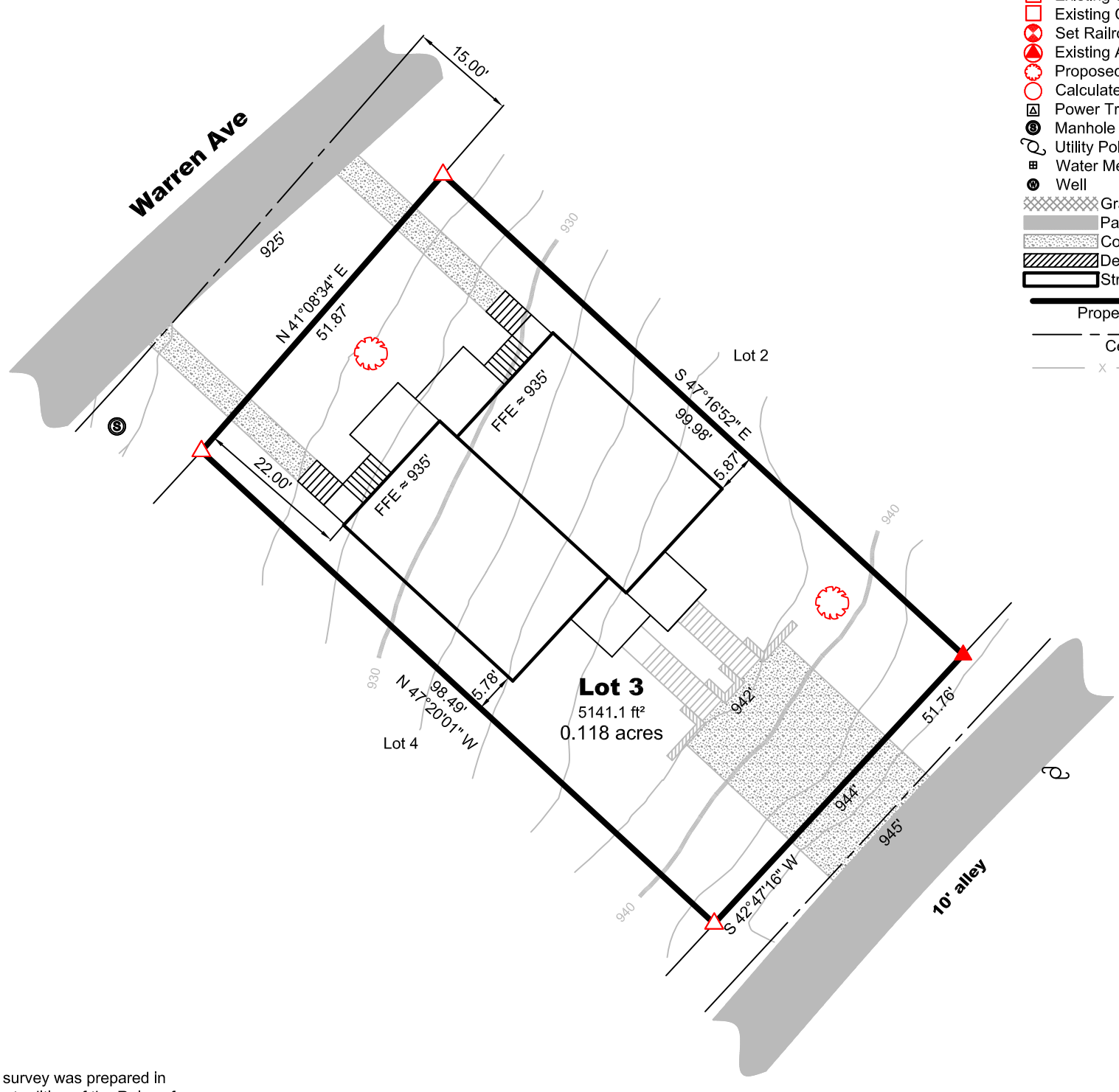



1 inch = 20 US Survey Feet




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 Concrete Monument
- Set Railroad Spike
- Existing Axle
- Proposed Tree
- Calculated Point
- Power Transformer
- Manhole
- Utility Pole
- Water Meter
- Well
- Gravel
- Pavement
- Concrete
- Decking
- Structure
- Property Boundary
- Centerline
- fence




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.*

10/2/2025
Date

Timothy J. Howell RLS #2263

TIMOTHY J. HOWELL
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE No. 2263

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

Site Plan
of
Lot 3 - J.C. Whisman Addition
to Knoxville, Tenn.
for

# Onyx Excavation LLC

Showing property of Alarcon
Located in the 17th city ward of Knoxville, Tennessee.
Tax Map 081K Grp M Pcl 35.00 Map Bk. 7, Pg. 90
Deed: 202508110008249
October 2, 2025

| Project: | Drawing: |
|---|---|
| OHW | J C Whisman 3 |

Deuteronomy 27:17 Cursed be he that removeth his neighbour's landmark. And all the people shall say, Amen.

# ONYX EXCAVATION

MYATT

# DUPLEX PLANS

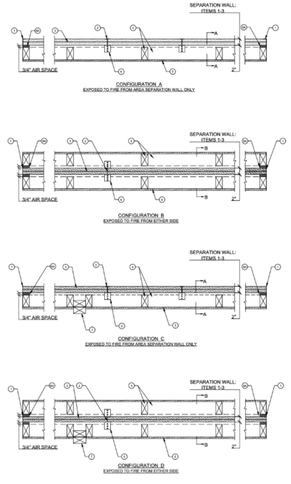
## 0 WARREN AVENUE

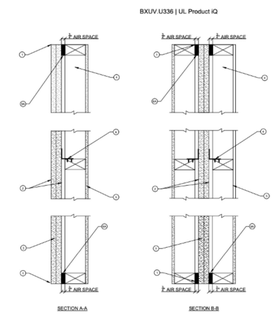
## KNOXVILLE, TN 37917

| SHEET INDEX | |
|---|---|
| | COVER SHEET |
| A1.1 | PLOT PLAN |
| A1.2 | FOUNDATION PLANS & TYPICAL WALL SECTION |
| A2.1 | FLOOR PLANS AND ROOF PLAN |
| A3.1 | EXTERIOR ELEVATIONS |

ISSUE SET 07-13-2026

PLANNING COMMENTS 08-05-2026




**SEPARATION WALL: (Max Height - 66 ft)**

1. **Floor, Intermediate or Top Wall —** 2 in. wide channel shaped with 1 in. long legs formed from No. 25 MSG galv steel, secured with suitable fasteners spaced 24 in. OC.

2. **Metal Studs —** Steel members formed from No. 25 MSG galv steel having "H" -shaped flanged spaced 24 in. OC; overall depth 2 in. and flange width 1-3/8 in.

3. **Gypsum Board* —** Two layers of 1 in. thick gypsum board liner panels, supplied in nom 24 in. widths. Vertical edges of panels friction fitted into "H" - shaped studs.

**CGC INC** — Type SLX

**UNITED STATES GYPSUM CO** — Type SLX

**USG BORAL DRYWALL SFZ LLC** — Type SLX

**USG MEXICO S A DE C V** — Type SLX

**PROTECTED WALL:** (Bearing or Nonbearing Wall). When Bearing, Load Restricted for Canadian Applications — See Guide BX/UV7.

4. **Wood Studs —** Nom 2 by 4 in. max spacing 24 in. OC. Studs cross braced at mid-height where necessary for clip attachment. Min 3/4 in. separation between wood framing and fire separation wall.

U 336 2 HR FIRE SEPARATION ASSEMBLY

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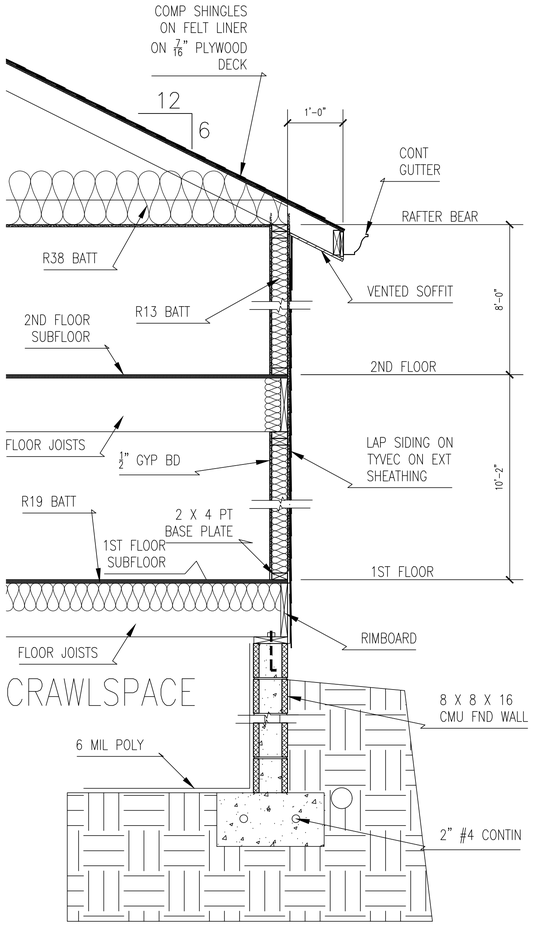
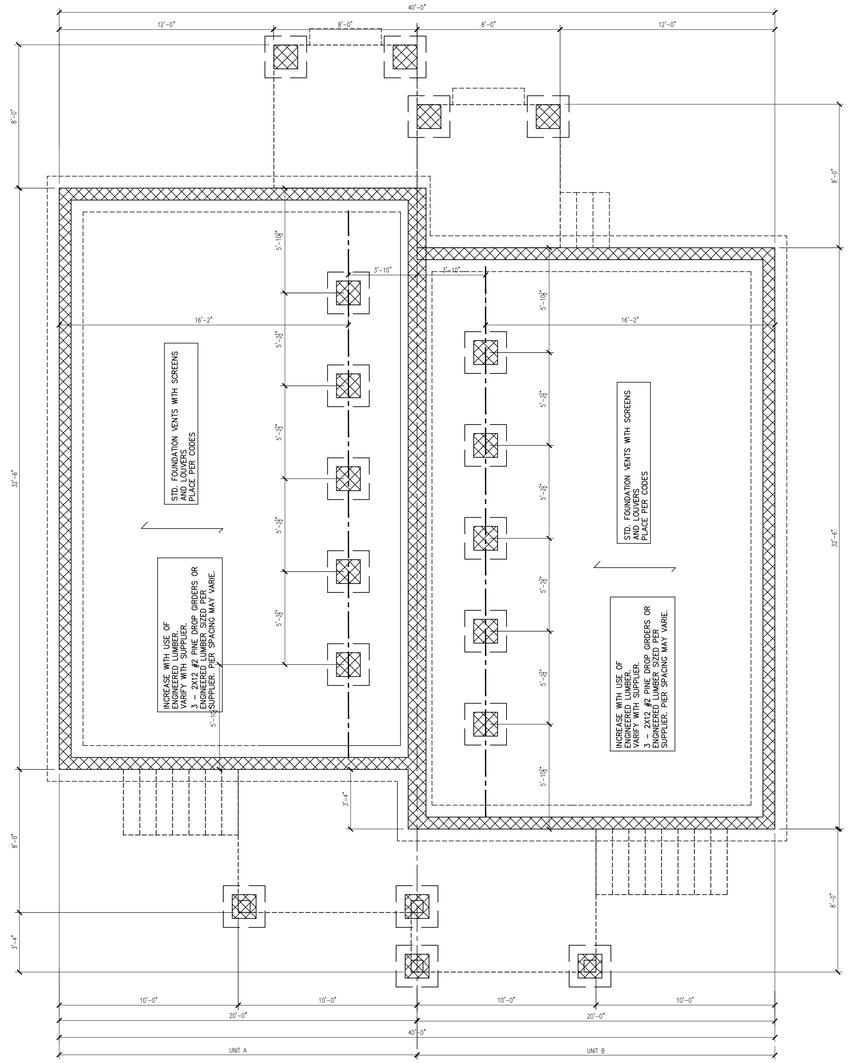



## TYPICAL WALL SECTION

3/4" = 1'-0"

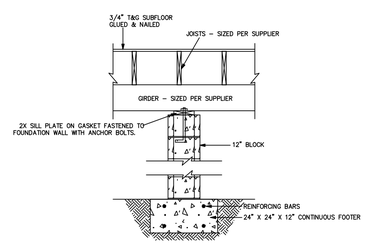



## HOUSE "B" FOUNDATION PLAN

1/4" = 1'-0"

## HOUSE "A" FOUNDATION PLAN

1/4" = 1'-0"




## TYPICAL GIRDER SUPPORT

MYATT

FOR ISSUE

ONYX EXCAVATION
0 WARREN AVE
KNOXVILLE, TENNESSEE 37917

| REVISIONS | |
|---|---|
| DATE | DESCRIPTION |
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| 08/05/2026 | PLANNING COMMENTS |
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| DATE | 07/13/2026 |
| DRAWN BY | J. MYATT RA |
| CHECKED BY | |

A1.2

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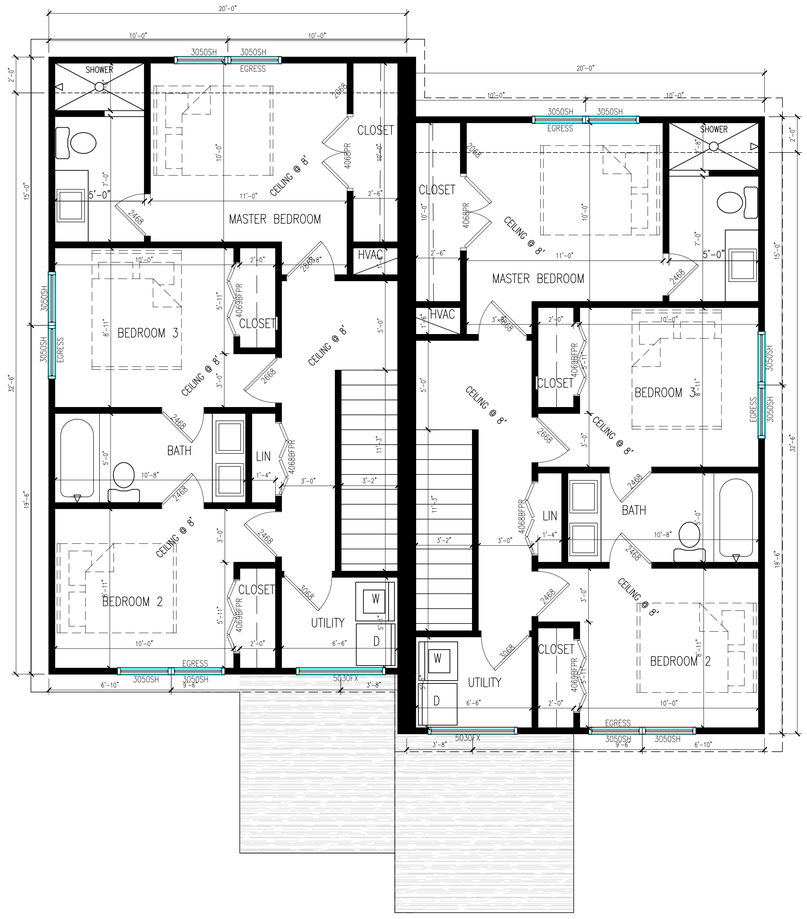
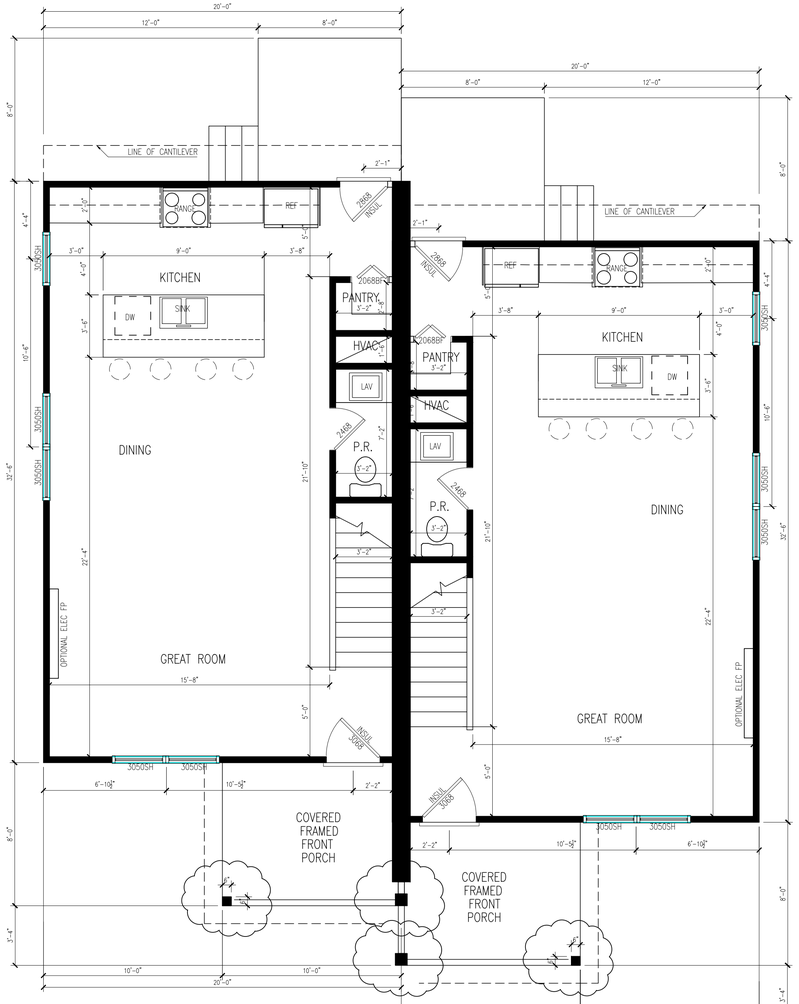


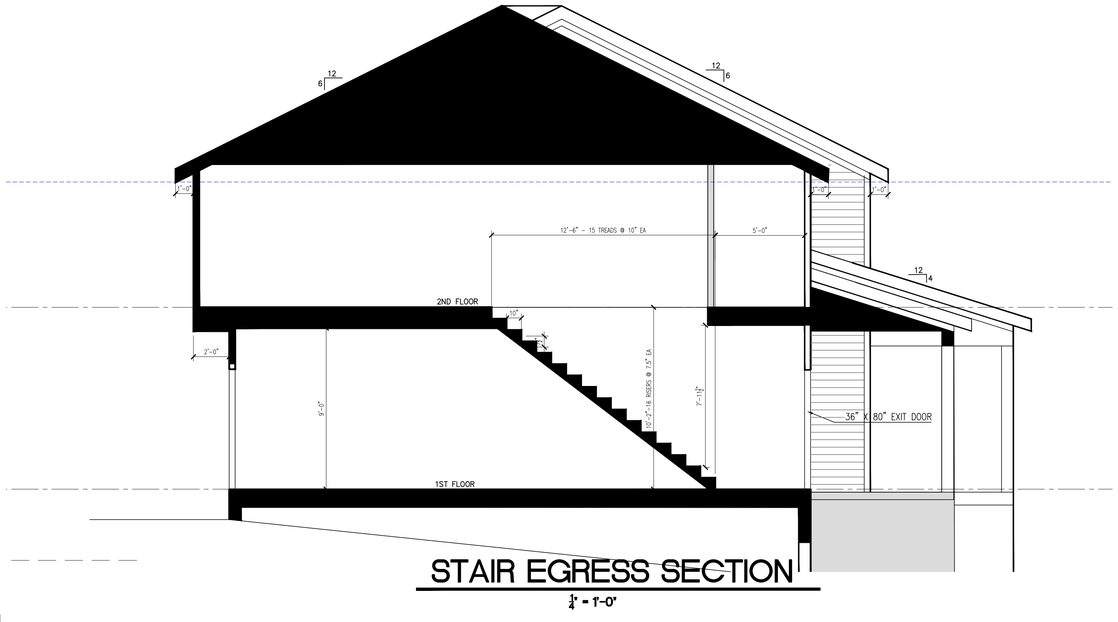

## SECOND FLOOR PLAN A

## SECOND FLOOR PLAN B




## FIRST FLOOR PLAN A

## FIRST FLOOR PLAN B




## STAIR EGRESS SECTION

| Area Schedule A | |
|---|---|
| Level | Area |
| First Floor | 650 SF |
| Second Floor | 651 SF |
| Grand total | 1,301 SF |

| Area Schedule B | |
|---|---|
| Level | Area |
| First Floor | 650 SF |
| Second Floor | 651 SF |
| Grand total | 1,301 SF |

MYATT

FOR ISSUE

JESSE ALARCON
2350 PARKVIEW AVE
KNOXVILLE, TENNESSEE 37917

| REVISIONS | |
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| DATE | DESCRIPTION |
| 08/05/2026 | PLANNING COMMENTS |
| PROJECT NO. | |
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A2.1

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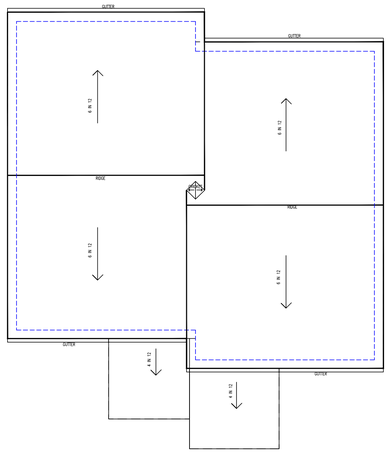
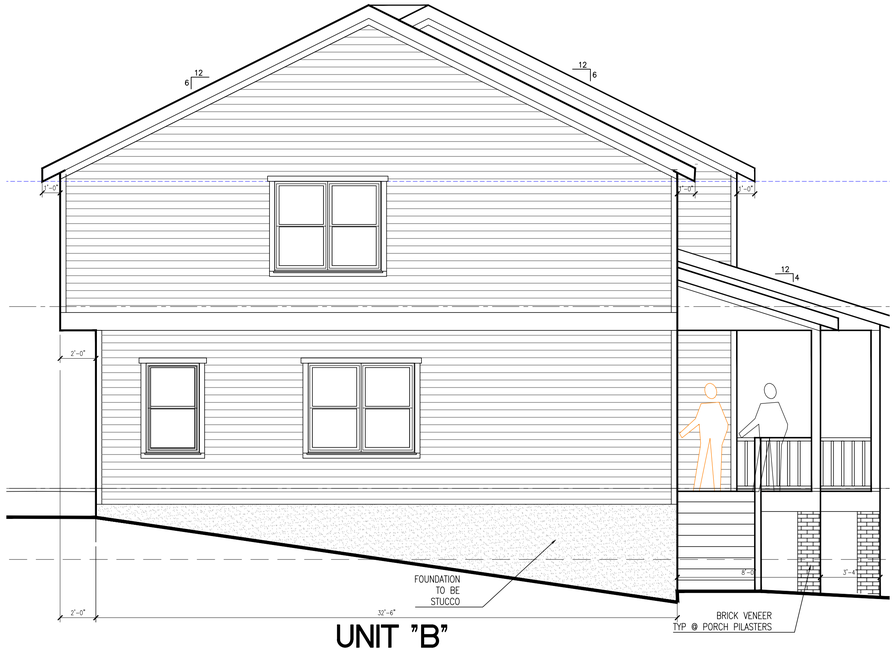



## ROOF PLAN

1/8" = 1'-0"




## UNIT "B"
## LEFT ELEVATION

1/4" = 1'-0"


## UNIT "B" UNIT "A"
## FRONT ELEVATION

1/4" = 1'-0"

TOTAL FRONT AREA = 700 SF
TOTAL TRANSPARENCY = 205 SF
% TRANSPARENCY REQ. = 15%
ACTUAL % TRANSPARENCY = 29.28%

## UNIT "A" UNIT "B"
## REAR ELEVATION

1/4" = 1'-0"


## UNIT "A"
## RIGHT ELEVATION

1/4" = 1'-0"

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MYATT

FOR ISSUE

ONYX EXCAVATION
0 WARREN AVE
KNOXVILLE, TENNESSEE 37917

| REVISIONS | |
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| 08/05/2026 | PLANNING COMMENTS |
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| PROJECT NO. | |
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| DRAWN BY | J. MYATT RA |
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