

File Number: 2-A-26-IH

Meeting: 2/18/2026
Applicant: Aaron Nichols The Nichols Company, LLC
Owner: Real Estate Investing Solutions
District: Oakwood/Lincoln Park Infill Housing Overlay District

Property Information

Location: 1043 Oglewood Ave. **Parcel ID:** 81 D A 009
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: New primary structure

Staff Recommendation

Staff recommends postponement of Certificate 2-A-26-IH to allow the applicant to clarify the grading plan.

Description of Work

Level III

New Primary Structure

New primary structure (fourplex) fronting Oglewood Avenue. The one-story building with a basement level measures 32' wide by 49'-8" (including front and rear porches), and it features two units accessed from the façade and two units accessed from the rear elevation. It will be set 20'-1" from the front lot line, and it features a 6/12 pitch side-gable roof with projecting front-gable massings on the façade and rear elevation, an exterior of lap siding, and a block foundation (1'-7" tall at façade). Parking is via a driveway that extends to a parking pad at the rear of the lot and is accessed via Oglewood Avenue. The site plan features a new tree in the front yard and an existing tree in the rear yard.

The four-bay façade (south) features a quarter-lite paneled door and paired windows mirrored for each unit under an 8' deep, staggered full-length front porch recessed under a front-gable and shed roof for the left unit and two telescoped front-gable massings for the right unit; there are shakes in the gable field, headers and the bottom of the gables, and five wood columns. The right and left elevations feature a pair and one window on the upper level and a pair and two windows on the basement level, and the stories are separated by trim. The rear elevation features a two-story projecting front-gable massing in the right two bays, with two windows on the upper level, and the basement level features a similar mirrored design to the façade with a front-gable and shed roof for each unit. All windows are 1/1, single-hung, and feature trim.

Comments

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.

Front Yards: The front setback will need to be increased to between 27.1' and 37.1' to meet Middle Housing standards. The final site plan should feature a walkway from the porch to the street.

House Orientation and Side Yards: Appropriate.

Alleys, Parking, and Services: The parking size and location is appropriate, but the impact of the necessary grading for the basement level on the driveway is unclear. The applicant should clarify the grading plan.

Scale, Mass, and Foundation Height: The foundation should be parge-coated, clad in stucco, or clad in brick veneer and be consistent along all elevations.

Porches and Stoops: The porch posts should be at least 6" by 6".

Windows and Doors: Appropriate.

Roof Shapes and Materials: Appropriate.

Siding Materials: Vertical siding, including board-and-batten, is not permitted as a primary siding material. Lap siding should be used as the primary siding material on all elevations, but board-and-batten or another accent siding used in the gable fields or as the cladding for one of the entrances.

Landscape: One of the mature magnolia trees in the front yard should be retained and indicated on the site plan, if at all possible.

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

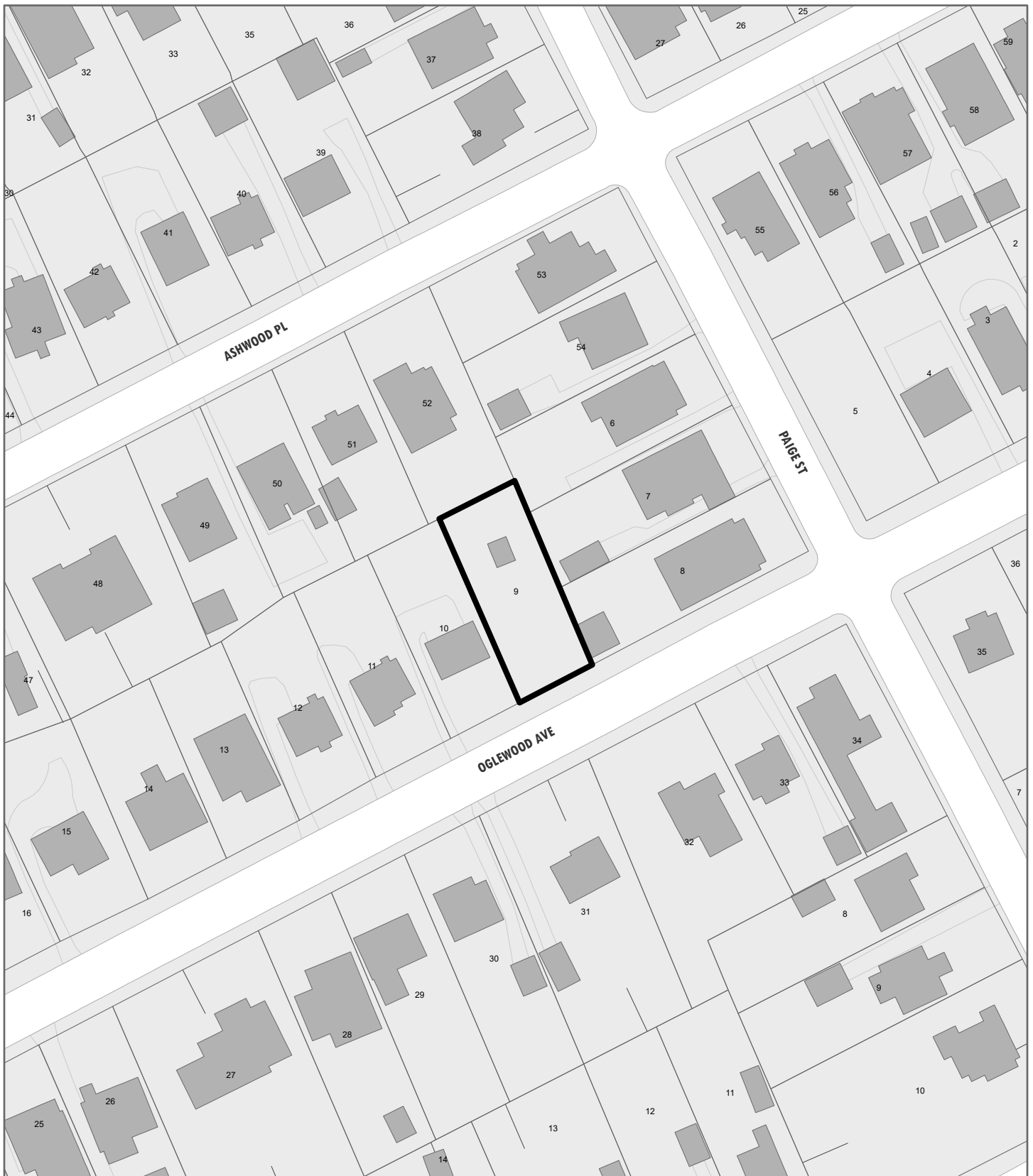
- Clapboard-like materials (such as cement fiberboard) should be used in constructing new housing where painted wood siding was traditionally used.
- Brick, wood shingle, and other less common material may be appropriate in some older neighborhoods, particularly those with a mix of architectural styles.
- 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.

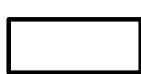
10. Multi-Unit Housing

- 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.



**DESIGN
REVIEW
BOARD**

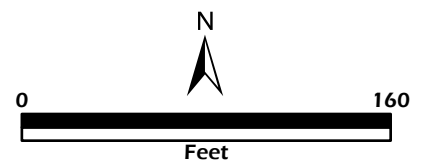
2-A-26-IH
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

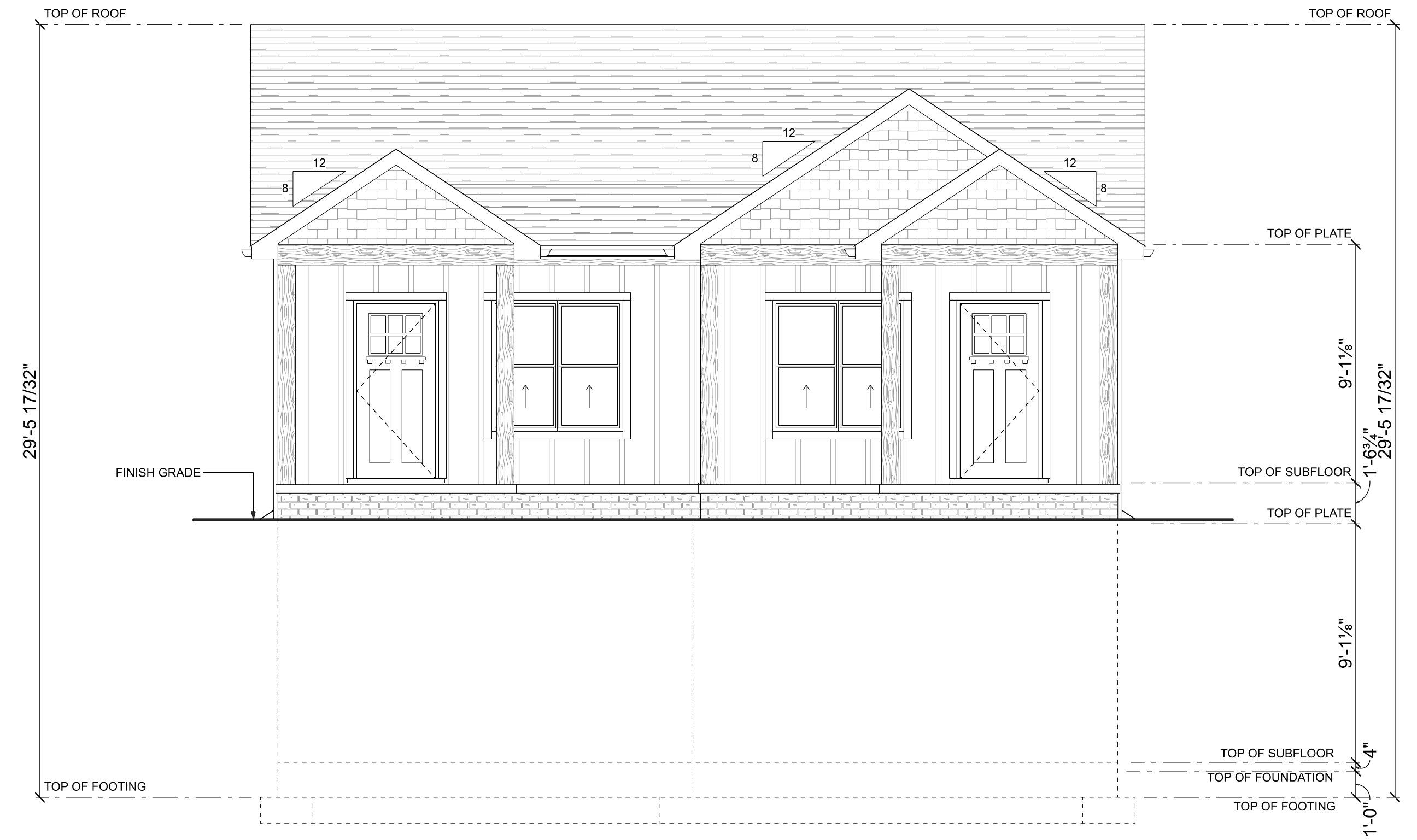


1043 Oglewood Ave.
Oakwood/Lincoln Park Infill Housing Overlay
District

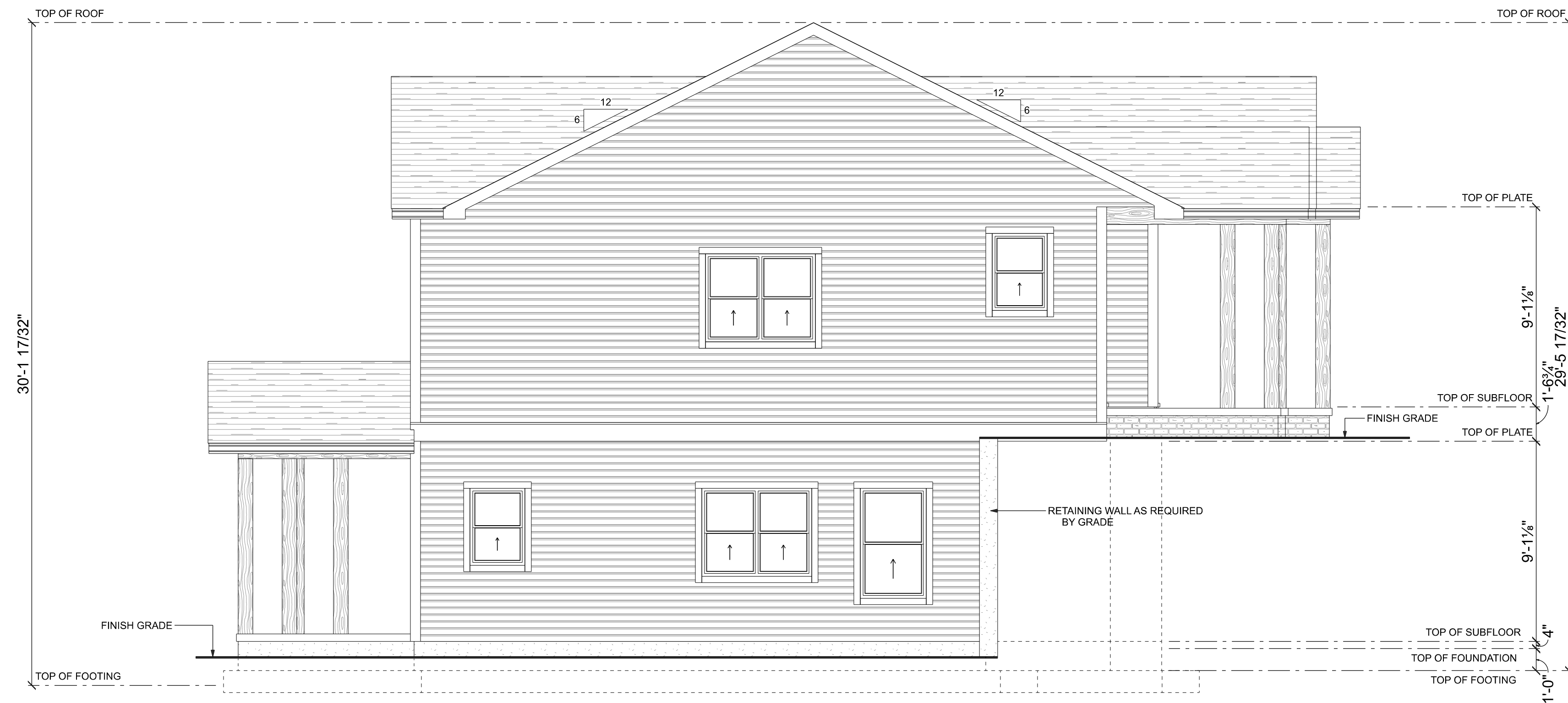
Original Print Date: 1/27/2026
Revised:
Knoxville - Knox County Planning - Design Review Board

Petitioner: Aaron Nichols The Nichols
Company, LLC





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



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

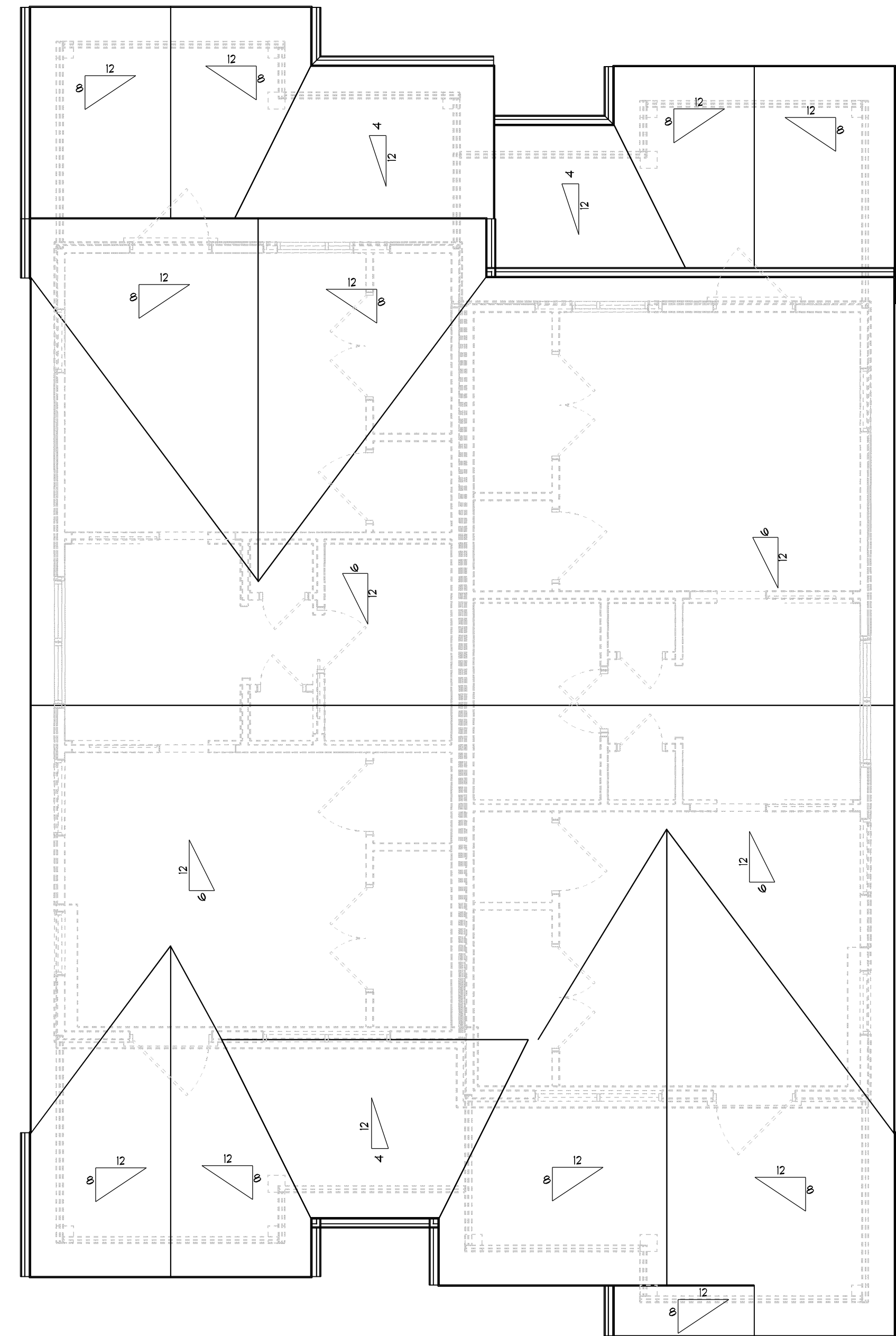
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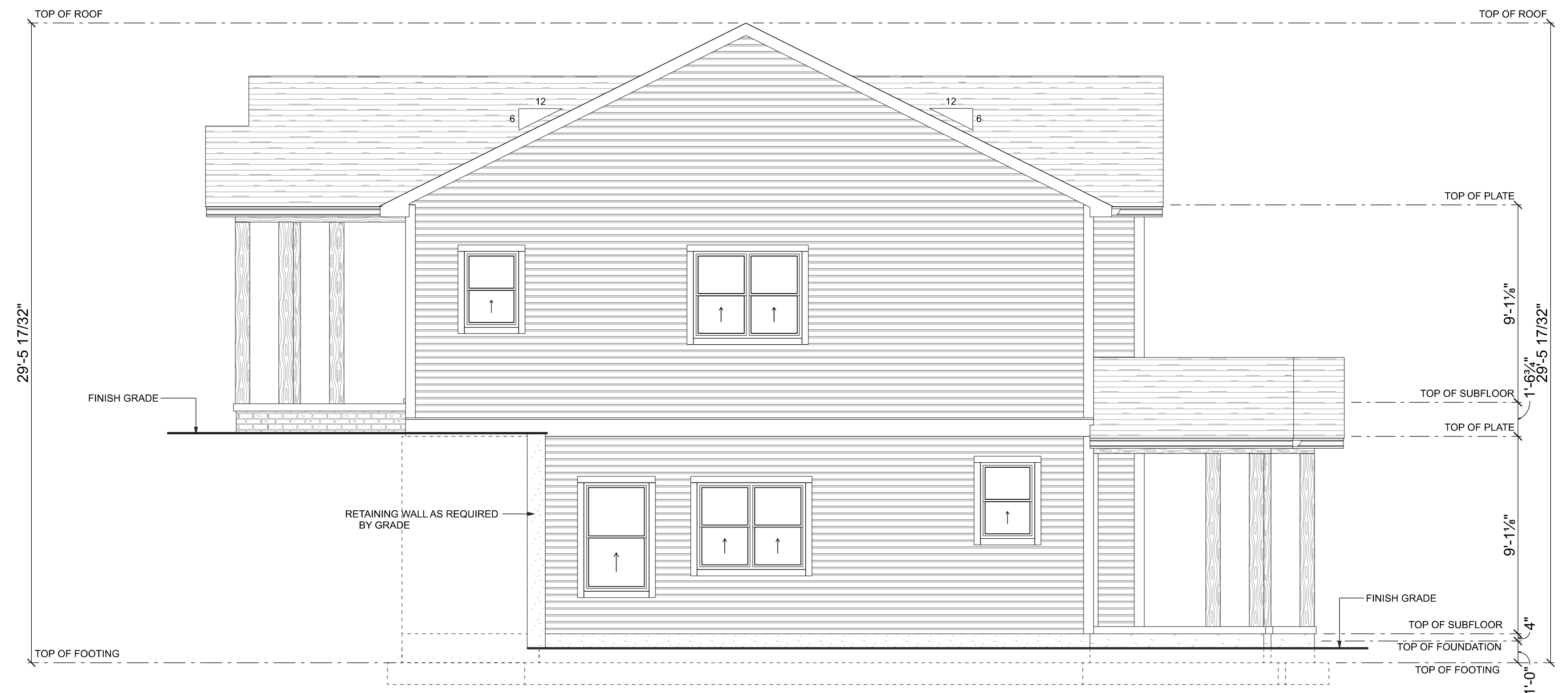
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DATE OCTOBER 23, 2025		REVISED DECEMBER 19, 2025	
VELVA TRENT -- DUPLEX			
1043 OGLEWOOD AVENUE, KNOXVILLE, TENNESSEE			
FRONT / LEFT ELEVATIONS			DRAWING NUMBER TN-2025-0015



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



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



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

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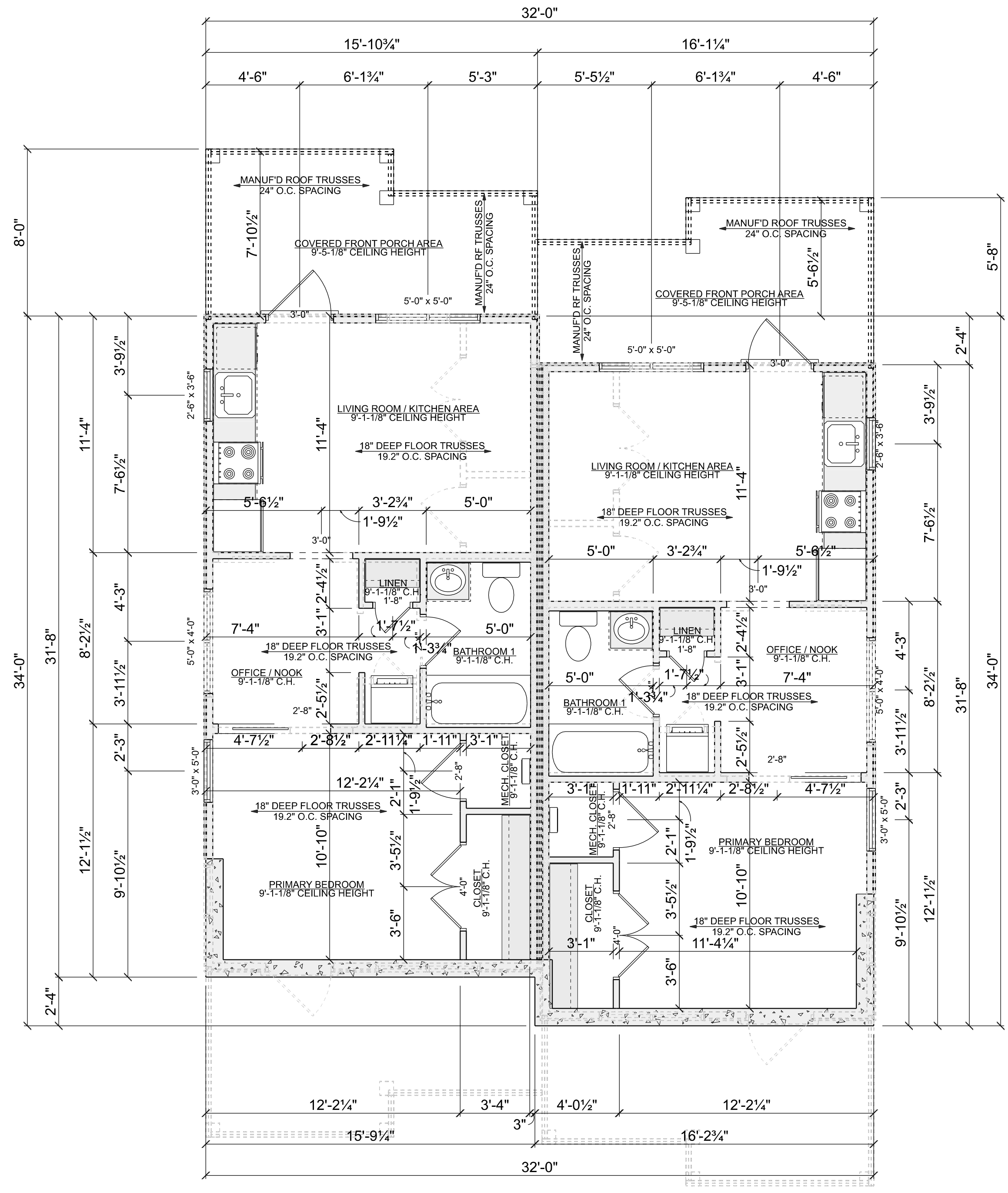
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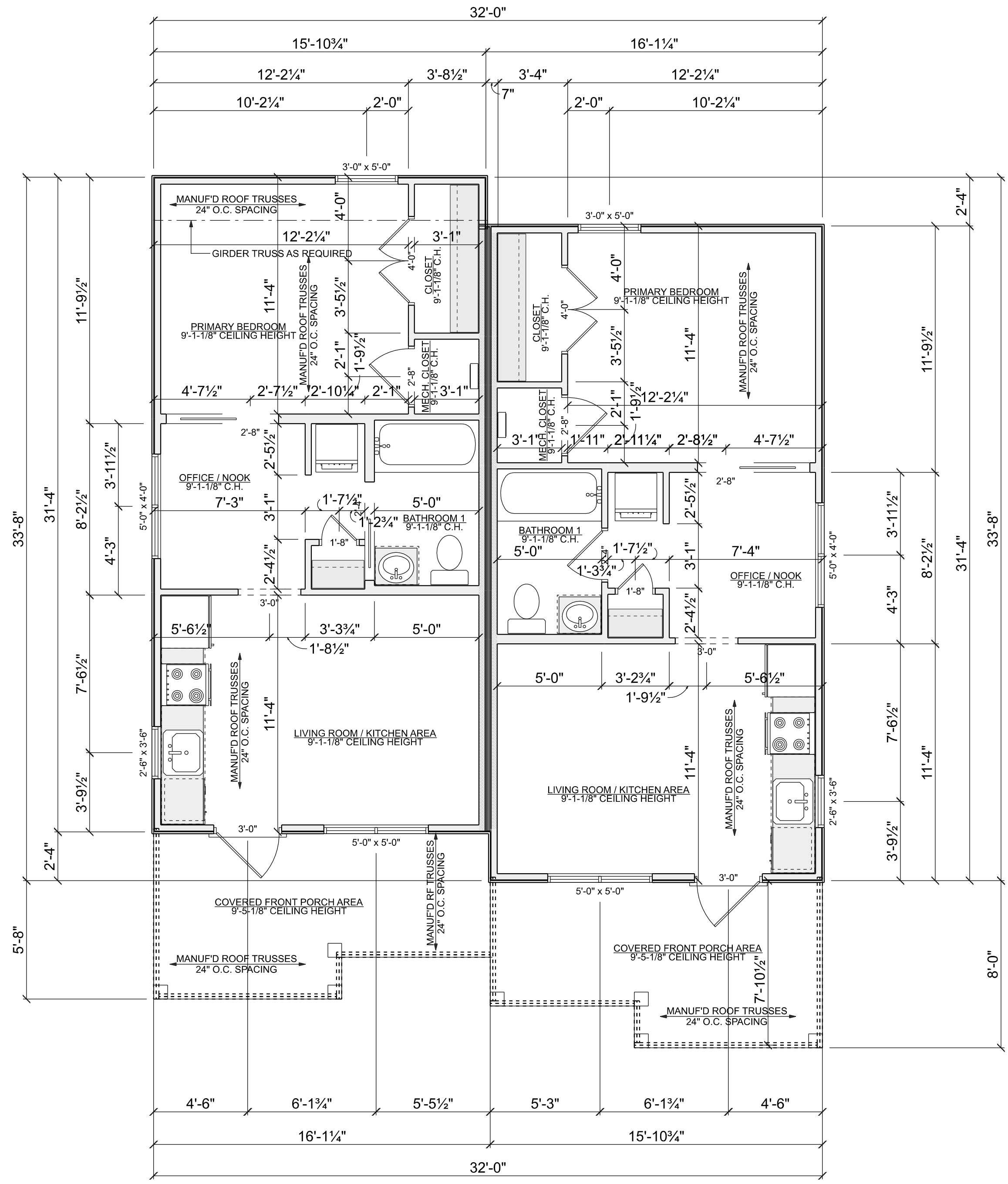
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VELVA TRENT -- DUPLEX
1043 OGLEWOOD AVENUE, KNOXVILLE, TENNESSEE

REAR / RIGHT ELEVATIONS DRAWING NUMBER: TN-2025-0015



LOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"



MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

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2176 total sf - 544 sf per unit

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VELVA TRENT -- DUPLEX 1043 OGLEWOOD AVENUE, KNOXVILLE, TENNESSEE			
MAIN / LOWER FLOOR PLANS			DRAWING NUMBER TN-2025-0015

