

Meeting: 3/18/2026
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 (fourplex)

Staff Recommendation

The Board should discuss the size of the parking pad and whether the front setback is appropriate.

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

- 1) the final site plan to meet City Engineering standards;
 - 2) allowing for the proposed 20.2' front setback;
 - 3) meeting all applicable standards of Article 4.6 and Article 9.3.1;
 - 3) the final site plan to feature a tree in the front and rear yard, which should be an existing magnolia and oak, if at all possible; and
 - 4) the 8" porch posts, headers, and other porch details be retained.
-

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 20.2' 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 parge-coated block foundation (1'-7" tall at façade). Parking is via a driveway that extends to a large parking pad at the rear of the lot and is accessed via Oglewood Avenue. The site plan features walkways from the porches to the street and no trees.

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 at the bottom of the gables, and five 8" 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 porch design to the façade with a front-gable and shed roof for each unit. All windows are 8/1 or 4/1, single-hung, and feature trim.

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.

Front Yards: Middle Housing standards require a front setback between 27.1' and 37.1', so the proposed 20.2' (29' to main massing) front setback would require Board approval. The Board can approve alternate dimensional standards "in order to realize the principles associated with the guidelines (Article 16.6.D.1)." The proposed front setback allows for the basement level along the existing drop in grade, similar to other houses on the block. This would be complicated by increasing the front setback, which could result in a two-story fourplex that could be in large in scale. In the opinion of staff, the proposed front setback is appropriate because it results in a design that is similar in scale to the block and the main massing will align with the blockface.

House Orientation and Side Yards: Appropriate.

Alleys, Parking, and Services: The property will be graded to reduce the slope for the proposed driveway, and the parking location is appropriate. The parking pad is large in scale. The lot is within 0.25 miles of a transit stop, so no parking spaces are required by the Middle Housing standards; three parking spaces would be the minimum required without the proximity to transit.

Landscape: One of the mature magnolia trees in the front yard and the mature oak tree in the rear yard should be retained and indicated on the site plan, if at all possible. The final site plan should feature a tree in the front and rear yard.

Scale, Mass, and Foundation Height: The block to receive new construction is characterized by Minimal Traditionals, Craftsman bungalows, and infill construction, which are primarily one-story structures, with some employing a basement level. The fourplex appears as one-story from the street, and it utilizes an existing 10' drop in grade to allow for the basement level.

Porches and Stoops: Appropriate. The 8" porch posts and headers should be retained.

Windows and Doors: Appropriate.

Roof Shapes and Materials: Appropriate.

Siding Materials: Appropriate.

Multi-Unit Housing: The roof forms and staggered design of the front porch help break up 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.

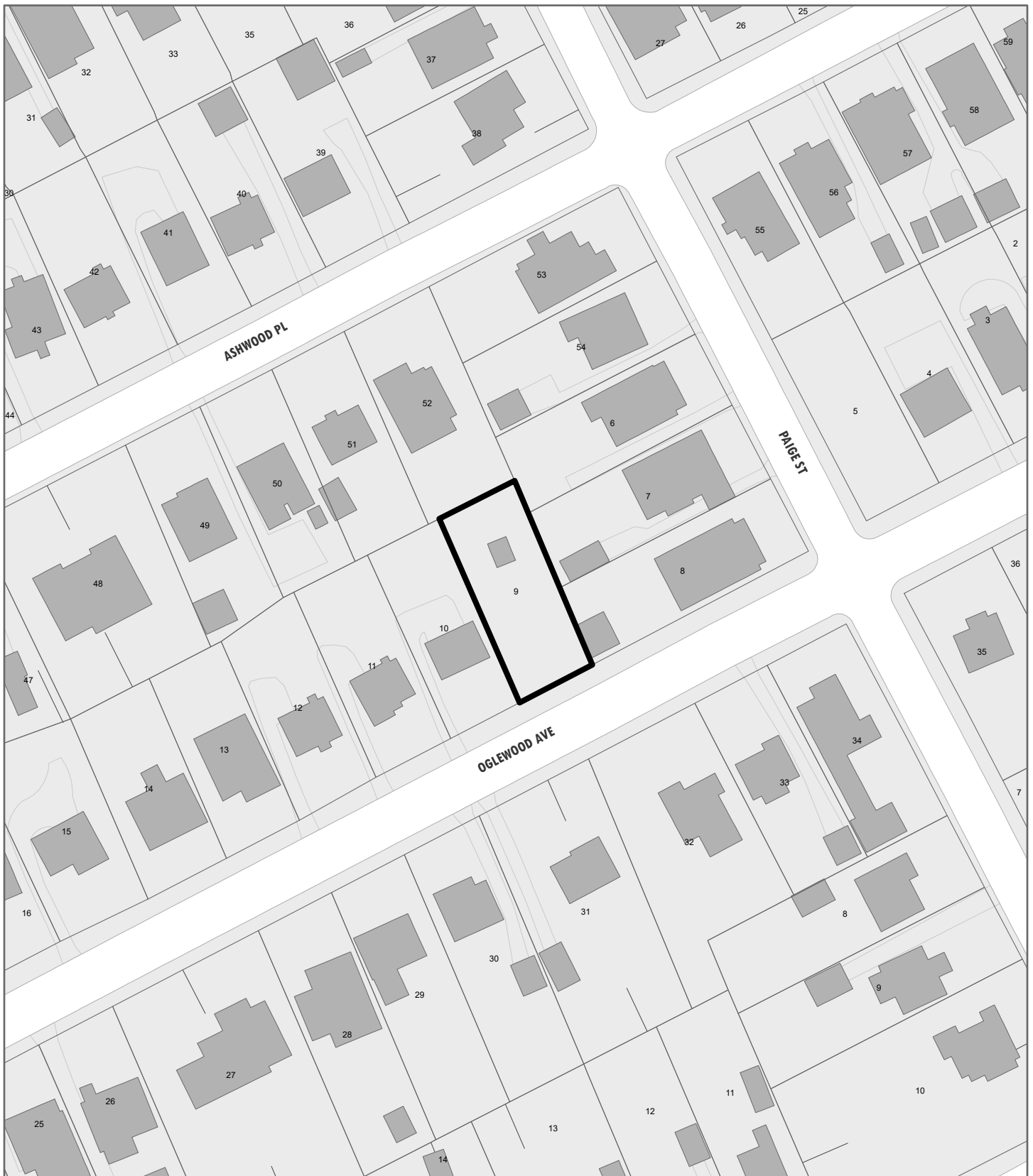
8. Siding Material

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

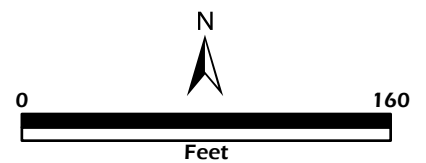


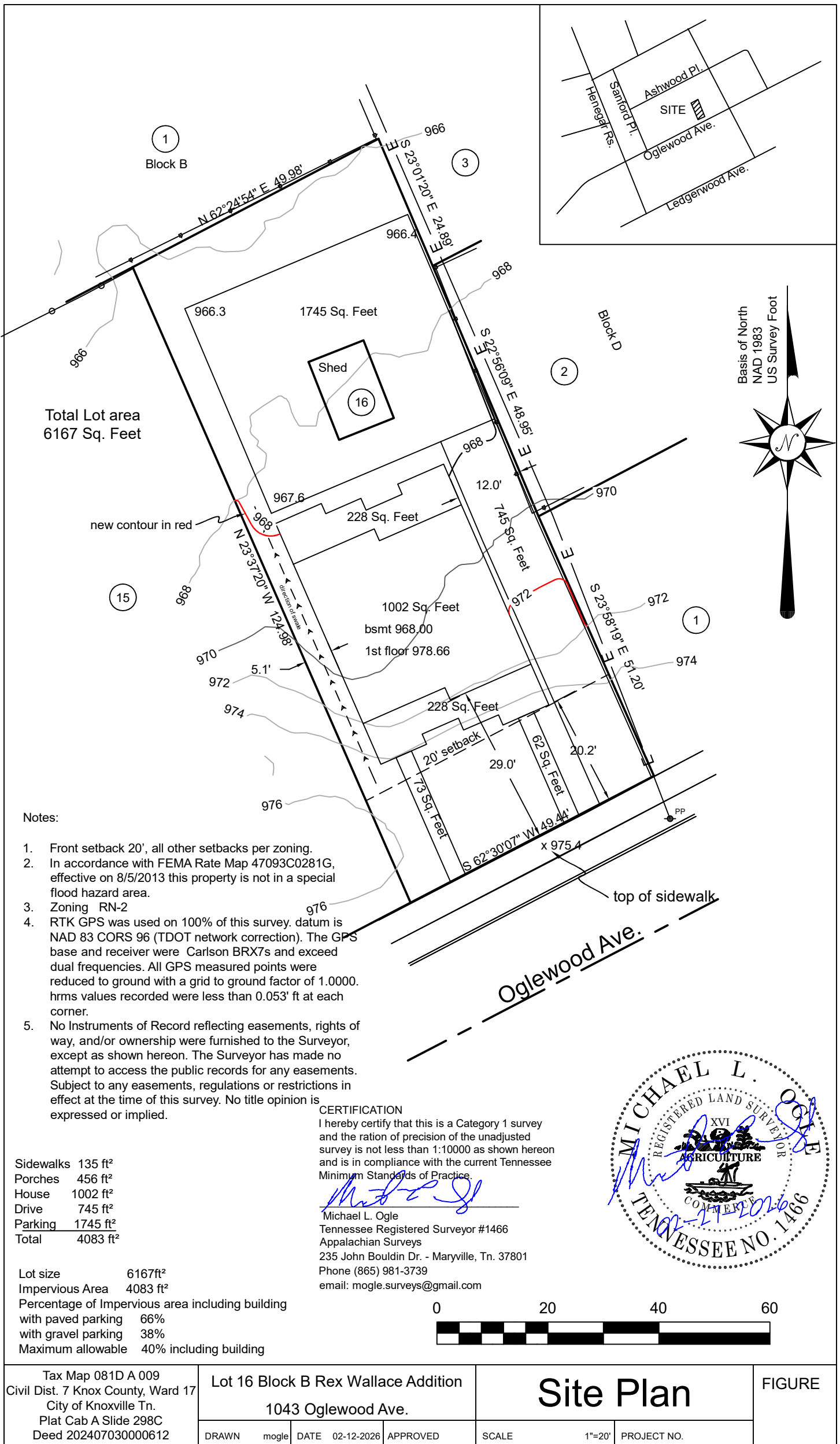
1043 Oglewood Ave.
**Oakwood/Lincoln Park Infill Housing Overlay
District**

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

Revised:

Petitioner: **Aaron Nichols** The Nichols
Company, LLC





Total Lot area
6167 Sq. Feet

Notes:

1. Front setback 20', all other setbacks per zoning.
2. In accordance with FEMA Rate Map 47093C0281G, effective on 8/5/2013 this property is not in a special flood hazard area.
3. Zoning RN-2
4. RTK GPS was used on 100% of this survey. datum is NAD 83 CORS 96 (TDOT network correction). The GPS base and receiver were Carlson BRX7s and exceed dual frequencies. All GPS measured points were reduced to ground with a grid to ground factor of 1.0000. hrms values recorded were less than 0.053' ft at each corner.
5. No Instruments of Record reflecting easements, rights of way, and/or ownership were furnished to the Surveyor, except as shown hereon. The Surveyor has made no attempt to access the public records for any easements. Subject to any easements, regulations or restrictions in effect at the time of this survey. No title opinion is expressed or implied.

Sidewalks 135 ft²
 Porches 456 ft²
 House 1002 ft²
 Drive 745 ft²
 Parking 1745 ft²
 Total 4083 ft²

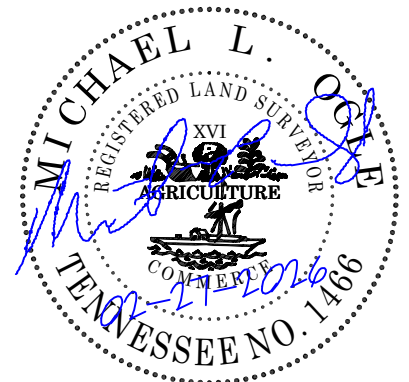
Lot size 6167ft²
 Impervious Area 4083 ft²
 Percentage of Impervious area including building
 with paved parking 66%
 with gravel parking 38%
 Maximum allowable 40% including building

CERTIFICATION

I hereby certify that this is a Category 1 survey and the ration of precision of the unadjusted survey is not less than 1:10000 as shown hereon and is in compliance with the current Tennessee Minimum Standards of Practice.

Michael L. Ogle

Michael L. Ogle
 Tennessee Registered Surveyor #1466
 Appalachian Surveys
 235 John Bouldin Dr. - Maryville, Tn. 37801
 Phone (865) 981-3739
 email: mogle.surveys@gmail.com



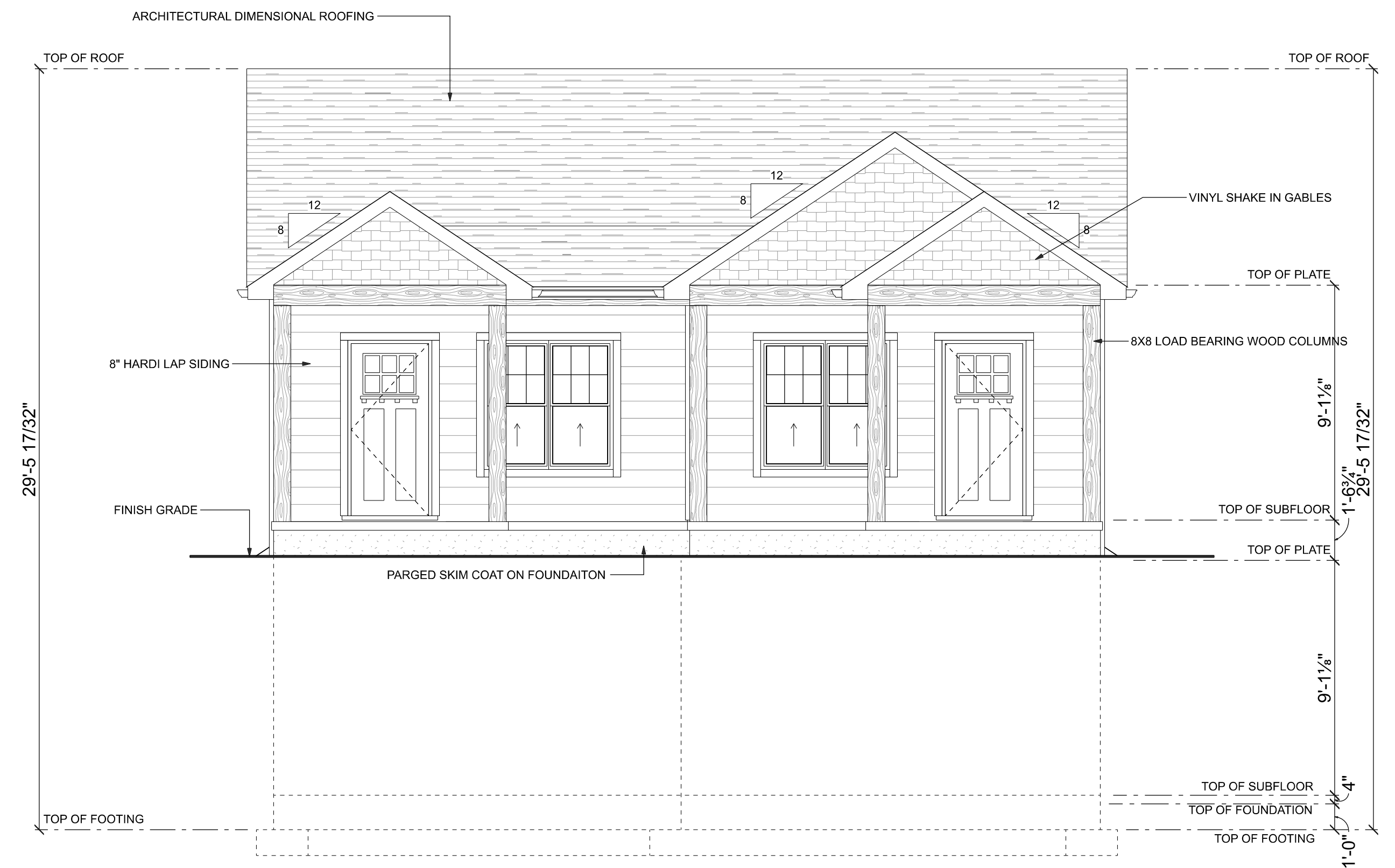
Tax Map 081D A 009
 Civil Dist. 7 Knox County, Ward 17
 City of Knoxville Tn.
 Plat Cab A Slide 298C
 Deed 202407030000612

Lot 16 Block B Rex Wallace Addition
 1043 Oglewood Ave.

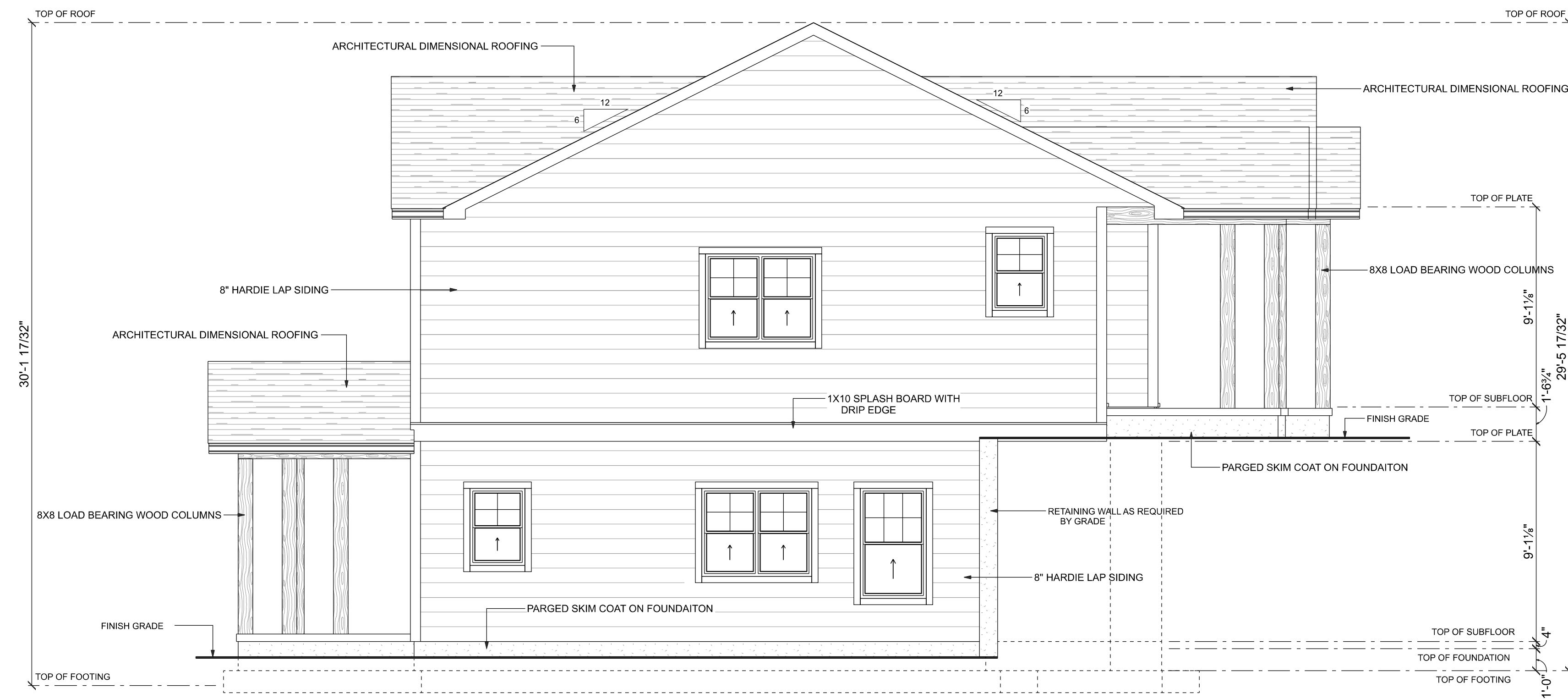
Site Plan

FIGURE

DRAWN mogle DATE 02-12-2026 APPROVED SCALE 1"=20' PROJECT NO.



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



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

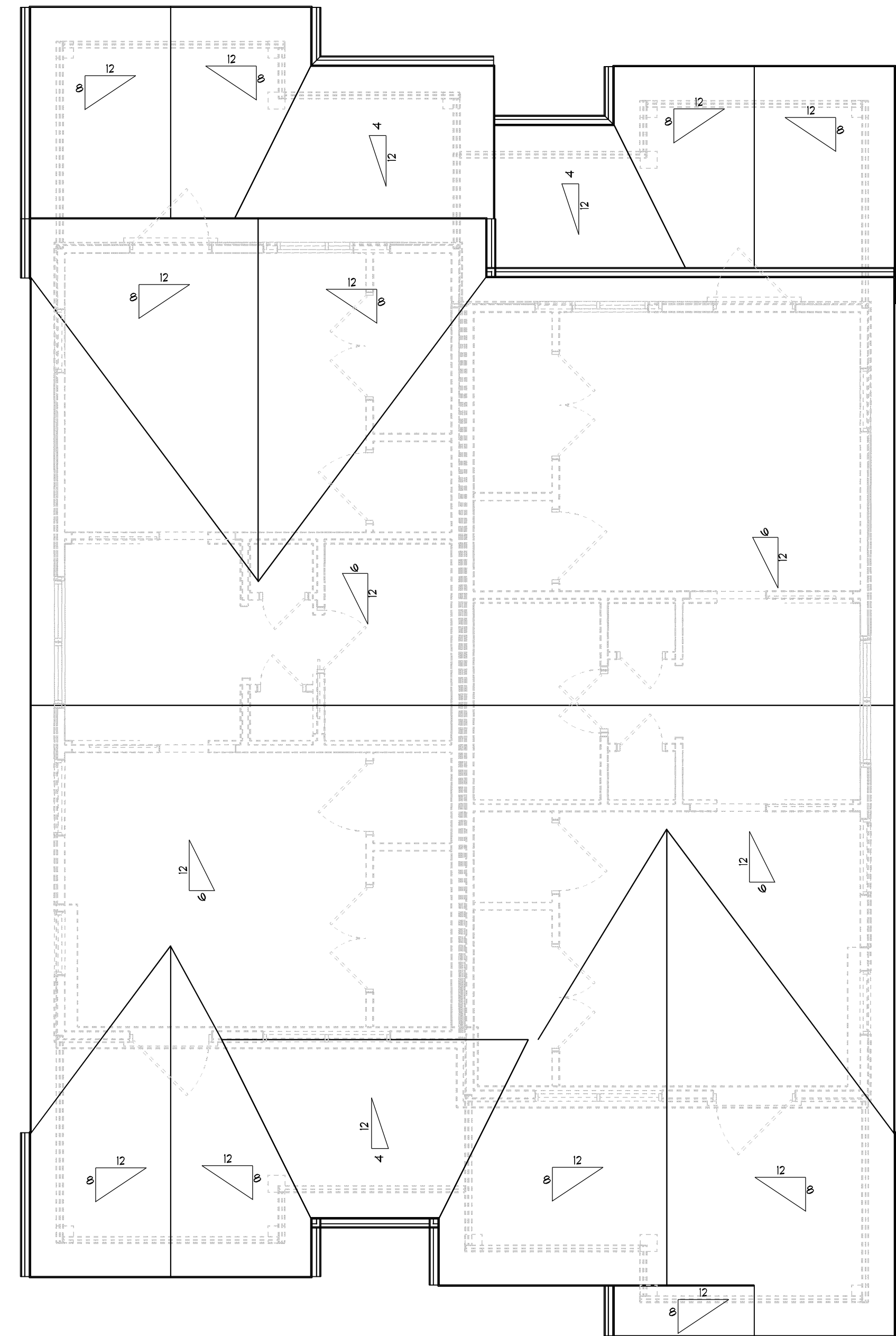
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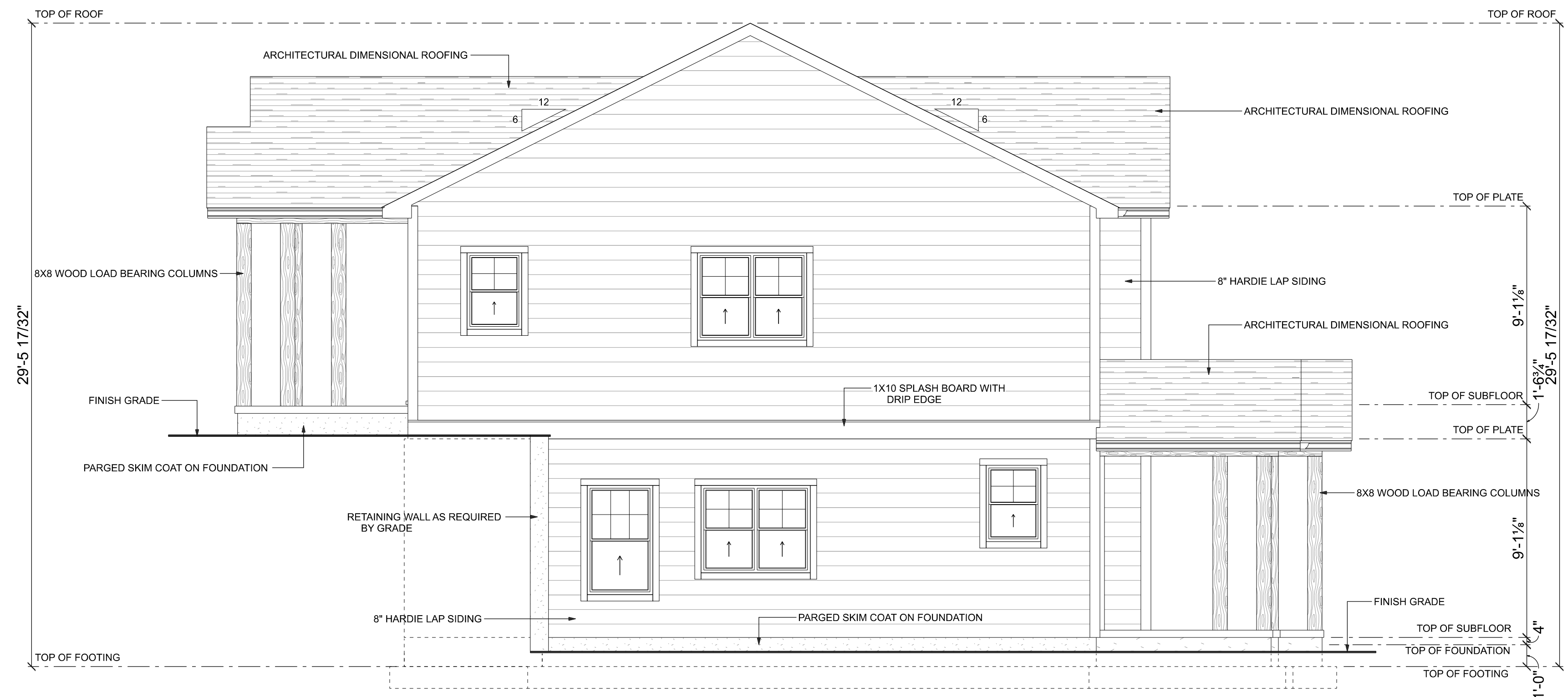
DREAM HOME DESIGNS			
SCALE VARIES PER PAGE	APPROVED	DRAWN BY ERIC LOHMAN	
DATE OCTOBER 23, 2025		REVISED FEBRUARY 8, 2026	
VELVA TRENT -- DUPLEX			
1043 OGLEWOOD AVENUE, KNOXVILLE, TENNESSEE			
FRONT / LEFT ELEVATIONS			DRAWING NUMBER TN-2025-0015



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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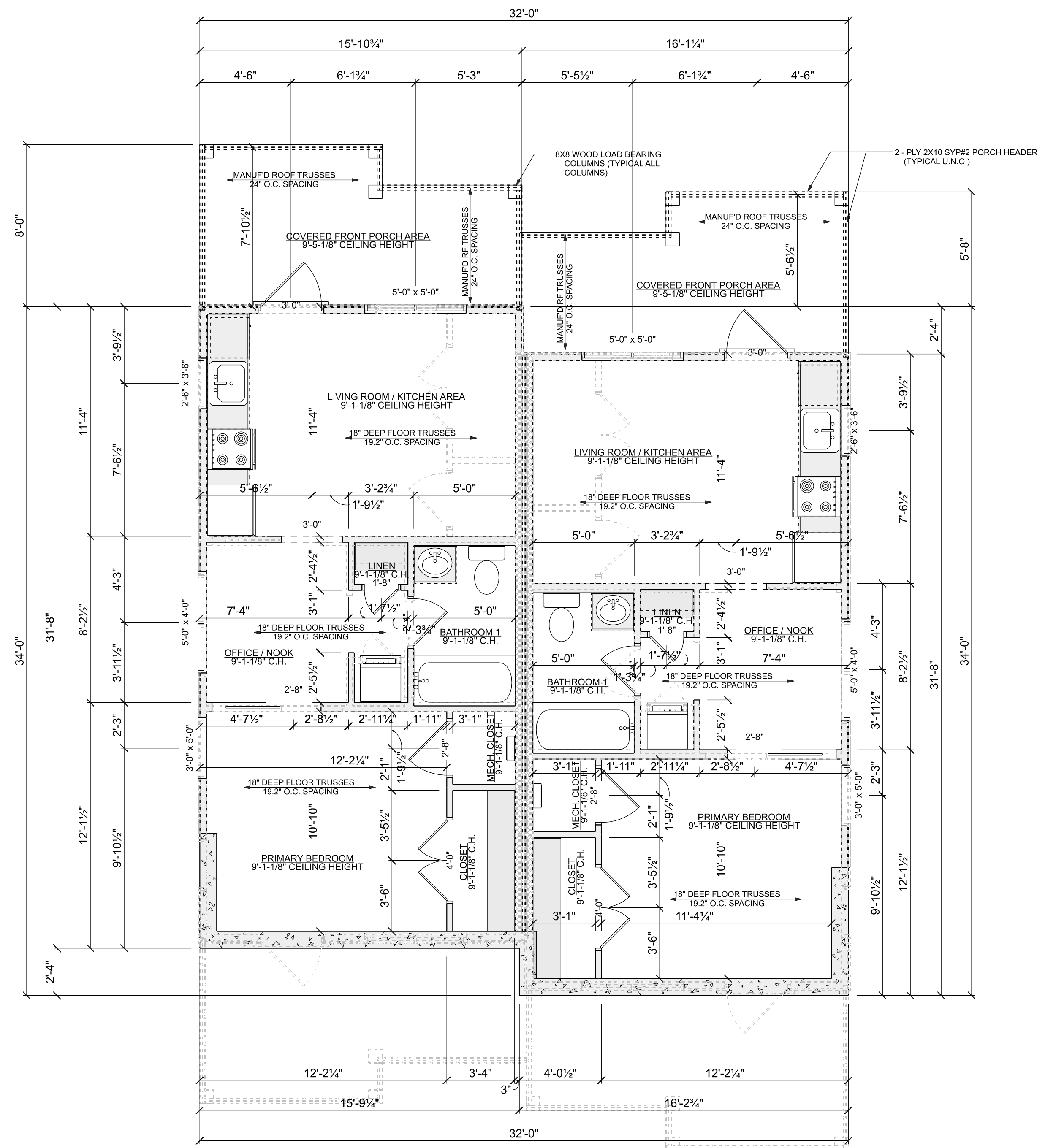
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DREAM HOME DESIGNS

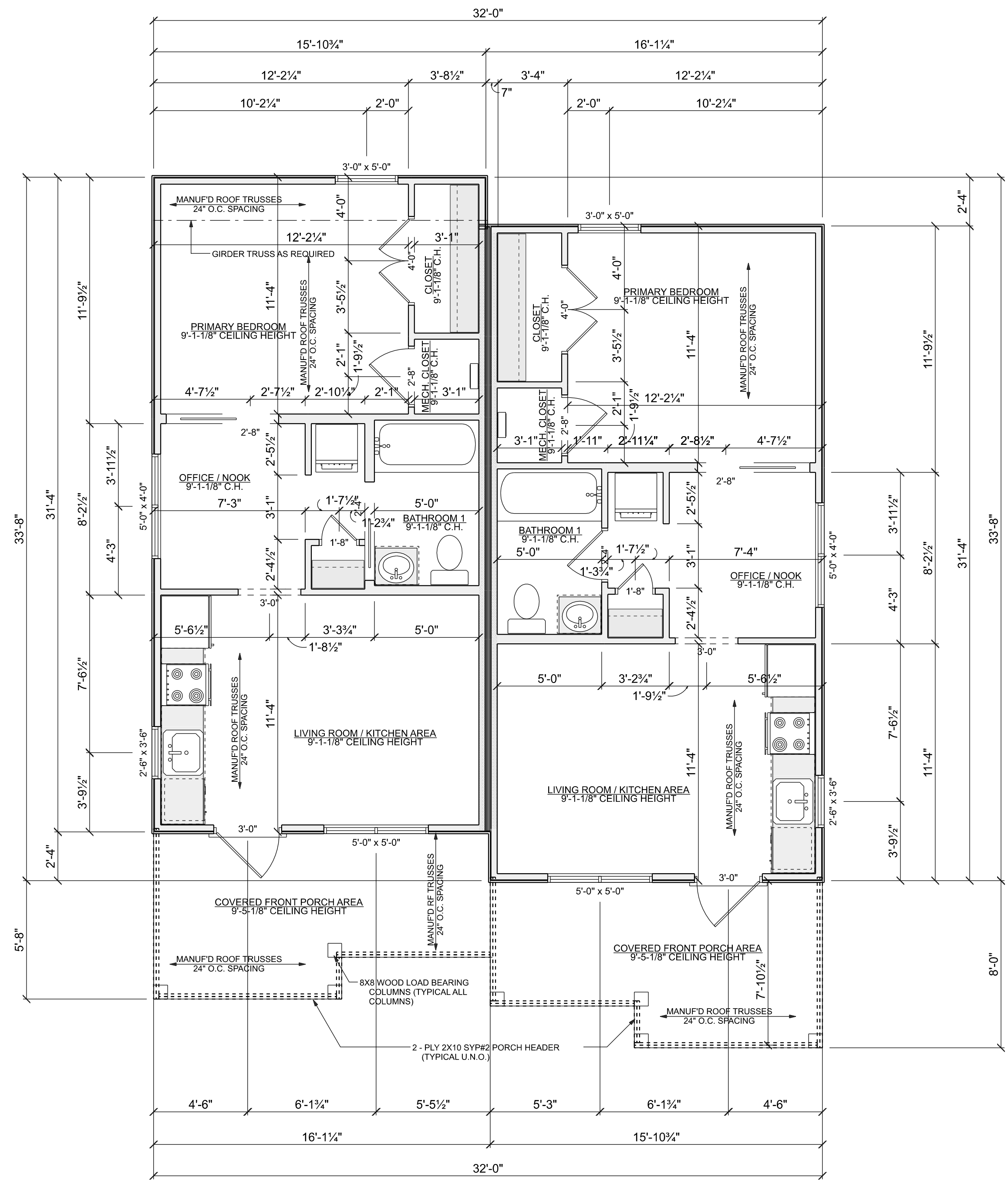
SCALE VARIES PER PAGE	APPROVED	DRAWN BY ERIC LOHMAN
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VELVA TRENT -- DUPLEX
1043 OGLEWOOD AVENUE, KNOXVILLE, TENNESSEE

REAR / RIGHT ELEVATIONS DRAWING NUMBER TN-2025-0015



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



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

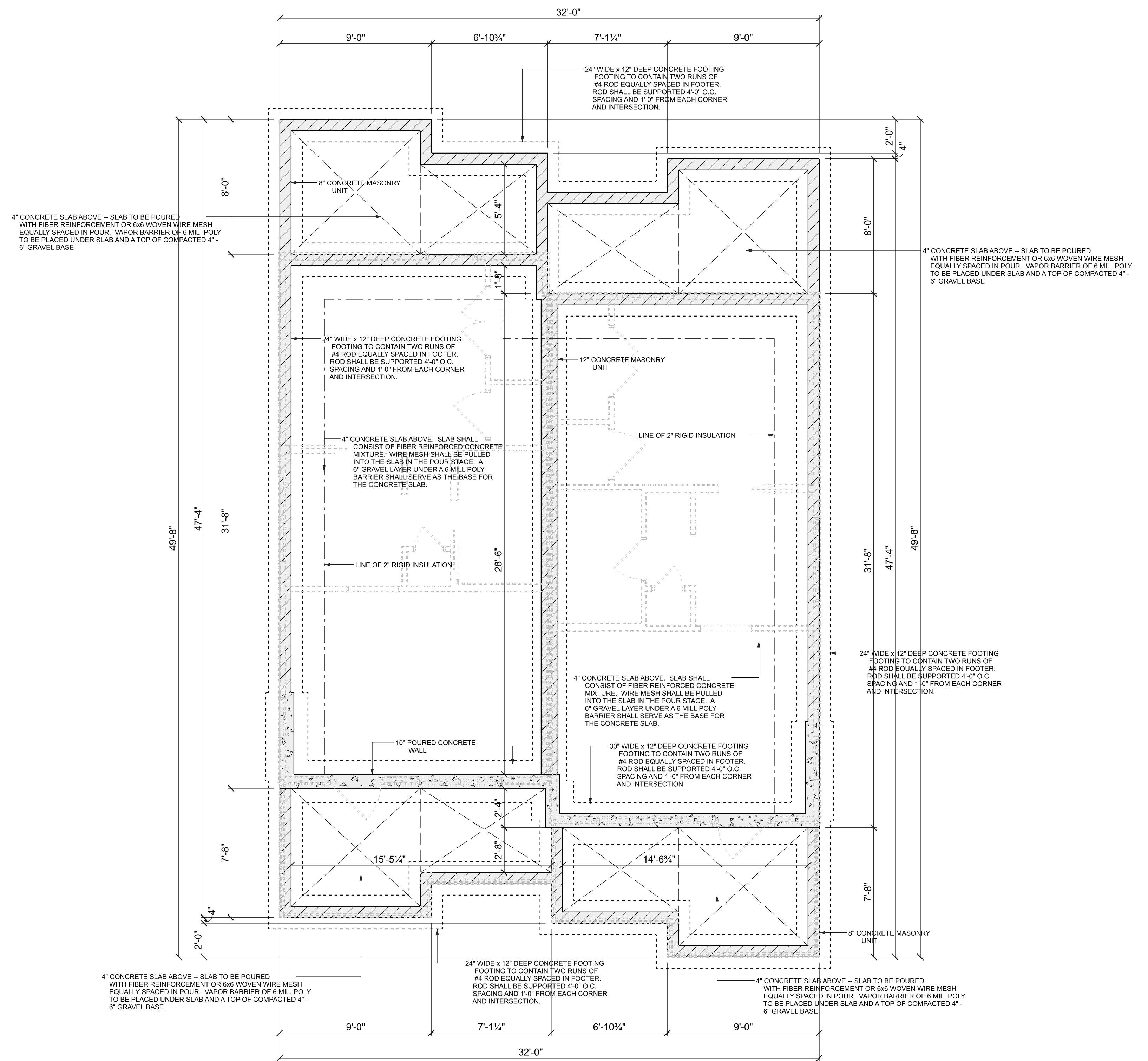
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VELVA TRENT -- DUPLEX 1043 OGLEWOOD AVENUE, KNOXVILLE, TENNESSEE			
MAIN / LOWER FLOOR PLANS			DRAWING NUMBER TN-2025-0015



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

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FOUNDATION FOOTER PLAN			DRAWING NUMBER: TN-2025-0015