Staff Report

Infill Housing Design Review

File Number: 3-B-26-IH

Meeting: 3/18/2026
Applicant: Mike Ballinger Rock Creek Construction Inc
Owner: Erik K Thomason
District: Oakwood/Lincoln Park Infill Housing Overlay District

Property Information

Location: 103 Oglewood Ave. **Parcel ID:** 81 K B 02601
Zoning: RN-4 (General Residential Neighborhood)
Description: Revisions

Staff Recommendation

Staff recommends approval of Certificate 3-B-26-IH subject to one condition:
1) the final site plan to meet City Engineering standards.

Description of Work

Level II

Change to Porch Visible from the Primary Street

Revisions to a new single-family house approved with COA 8-E-23-IH. Major revisions include increased width and depth, new front porch design, and revisions to window profile and placement.

New primary structure fronting Oglewood Avenue. Single-family house measures 25’ wide by 50’ deep and is proposed to be set 15’ from the front lot line. It features an 8/12 pitch front-gable roof with eave overhangs, a slab foundation clad in stucco or a parge-coat (1’ tall at façade), and an exterior of lap siding. Parking is a driveway accessed via Oglewood Avenue that extends 20’ behind the façade. The site plan features a walkway from the porch to the street and trees in the front and rear yard.

The three-bay façade (southeast) features an 8’ deep full-length front porch recessed under a projecting front-gable roof with a header bar that is supported by four 10” square columns, a single-hung window in the left and right bays, and a quarter-lite paneled door in the center bay. The left elevation features two windows, and the right elevation features two windows and a secondary entrance with a small landing. The rear elevation features one window. Windows are 8/8 or 4/4, single-hung, and feature trim.

Comments

Background: Plans for a new primary structure were approved in August 2023 (8-E-23-IH) with the following conditions: “1) final site plan to meet City Engineering standards; 2) foundation to reflect foundation height of existing houses on block and be clad in stucco; 3) revisions to front porch, with approval by staff; 4) revisions to placement and design of façade and side elevation windows, with approval by staff.” These conditions have been

addressed in the revised design.

Front Yards: Appropriate.

House Orientation and Side Yards: Appropriate.

Alleys, Parking, and Services: Appropriate.

Landscape: Appropriate.

Scale, Mass, and Foundation Height: The block to receive new construction features a mix of one-story Craftsman bungalows, shotguns, Minimal Traditionals, and modified Queen Anne cottages. The design and scale are similar to shotgun houses along the street.

Porches and Stoops: Appropriate.

Windows and Doors: Appropriate.

Roof Shapes and Materials: Appropriate.

Siding Materials: Appropriate.

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.

DESIGN REVIEW BOARD

3-B-26-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

103 Oglewood Ave.

Oakwood/Lincoln Park Infill Housing Overlay District

Original Print Date: 3/3/2026 Revised:

Knoxville - Knox County Planning - Design Review Board

Petitioner: Mike Ballinger Rock Creek Construction Inc

N

0 160

Feet

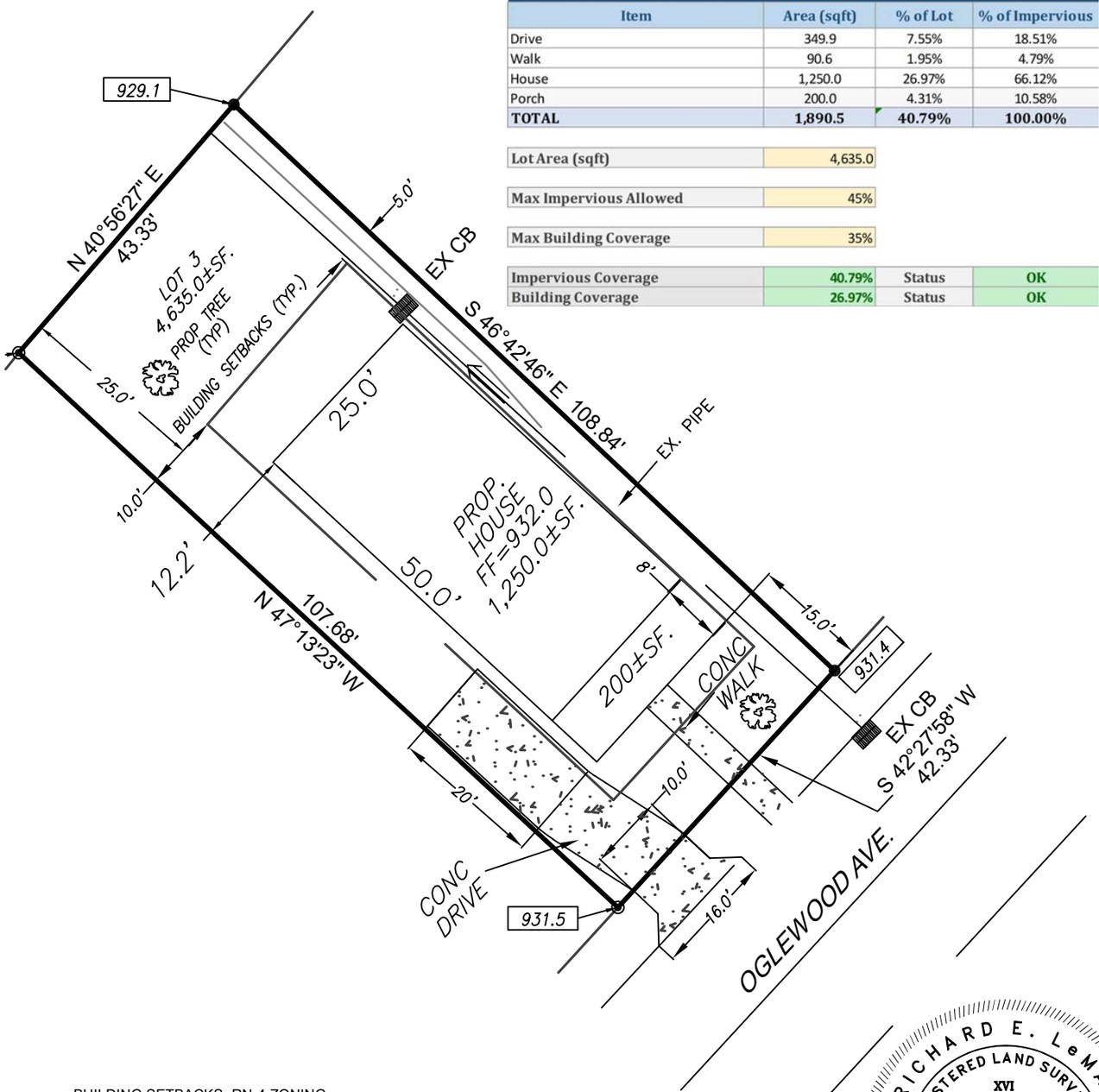
LEGEND

- IR(O) IRON ROD (OLD) 1/2"
- IR(S) IRON ROD (SET) 1/2"

Impervious Area Calculations			
Item	Area (sqft)	% of Lot	% of Impervious
Drive	349.9	7.55%	18.51%
Walk	90.6	1.95%	4.79%
House	1,250.0	26.97%	66.12%
Porch	200.0	4.31%	10.58%
TOTAL	**1,890.5**	**40.79%**	**100.00%**

Lot Area (sqft)	4,635.0
Max Impervious Allowed	45%
Max Building Coverage	35%

Impervious Coverage	40.79%	Status	OK
Building Coverage	26.97%	Status	OK



BUILDING SETBACKS: RN-4 ZONING

FRONT: 10' OR THE AVERAGE OF BLOCKFACE, WHICHEVER IS LESS
SIDES: 5' OR 15% OF LOT WIDTH, WHICHEVER IS LESS; IN NO CASE LESS THAN 15' COMBINED
REAR: 25'

RICHARD E. LeMAY
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE COMMERCE
TENNESSEE No. 769
3-9-2026

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

SITE NOTES

- CORNER MONUMENTS AS SHOWN HEREON
- VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- DEED REFERENCE: INSTRUMENT # 202407110001913; PLAT: 5-187
- PROPERTY SHOWN ON MAP 81 INSERT K, GROUP B, PARCEL 26.01
- TOTAL AREA: 4,635± SQFT.
- ZONING DISTRICT: RN-4
- NO CERTIFICATION IS MADE REGARDING ZONING CONFORMANCE.
- ALL STRUCUTRES, UTILITIES AND / OR EASEMENTS THAT MAY EXIST ON OR CROSSING SURVEYED PROPERTY, NOT SHOWN THIS SURVEY.
- SURVEYED PROPERTY IS SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS, RIGHT -OF-WAYS, & RESTRICTIONS OF RECORD OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS, NOT SHOWN BY PUBLIC RECORDS.

OWNER:

THOMASON ERIC
KENT
1002 PROVIDENCE
GROVE WAY
KNOXVILLE, TN 37919

LeMAY & ASSOCIATES
CONSULTING ENGINEERS
10816 KINGSTON PIKE
KNOXVILLE, TN. 37934
PH: 865-671-0183

PLOT PLAN

LOT 3
OAKWOOD C B ATKINS

103 OGLEWOOD AVE
KNOXVILLE, TN 37917

REV. DATE: 03-09-2026

SCALE: 1" = 20'

DWG. NO. 6645

DRAWN BY: RELjr.

SPEC HOUSE

103 OGLEWOOD

KNOXVILLE TENNESSEE

STANDARD ABBREVIATIONS

C.L.	CENTERLINE
Ø	DIAMETER
PLT	PLATE
#	POUND/NUMBER
(E)	EXISTING
(N)	NEW
AVG	AVERAGE
BLDG	BUILDING
BLK	BLOCK
CAB	CABINET
CB	CATCH BASIN
CI	CAST IRON
CJ	CONTROL JOINT
CLG	CEILING
CLKG	CAULKING
CLR	CLEAR
CO	CLEANOUT
COL	COLUMN
CONC	CONCRETE
DBL	DOUBLE
DEPT	DEPARTMENT
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DS	DOWNSPOUT
DW	DISHWASHER
DWG	DRAWING
EA	EACH
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
EQ	EQUAL
EQUIP	EQUIPMENT
EXT	EXTERIOR
FA	FIRE ALARM
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FF	FINISHED FLOOR
GYP	GYPSUM
HB	HOSE BIB
INSUL	INSULATION
KD	KILN DRIED
LAV	LAVATORY
NTS	NOT TO SCALE
o/c	ON CENTER
PL	PROPERTY LINE
PLYWD	PLYWOOD
PT	PRESSURE TREATED
RB	REFRIGERATOR WATER BIB
RM	ROOM
RO	ROUGH OPENING
SIM	SIMILAR
SQ	SQUARE
SS	SERVICE SINK
STD	STANDARD
T&G	TONGUE & GROOVE
TOC	TOP OF CURB
TOP	TOP OF PLATE
TEMP	TEMPERED PLATE GLASS
TYP	TYPICAL
W/	WITH
WC	WATER CLOSET
WD	WOOD

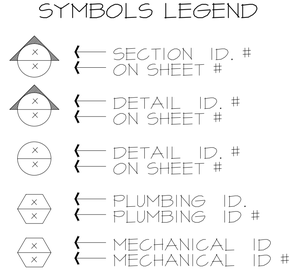
SHEET INDEX

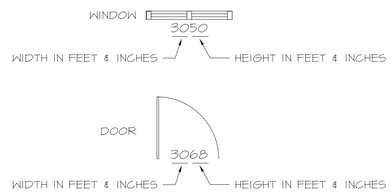
BUILDING ANALYSIS

R3	OCCUPANCY TYPE
VB	CONSTRUCTION TYPE
ONE	STORY
1,250 sf	HOUSE
1,250 sf	TOTAL CONDITIONED SPACE
184 sf	COVERED FRONT PORCH

SCOPE OF WORK:
CONSTRUCTION OF NEW RESIDENCE
HOUSE ON SLAB FLOOR FOUNDATION, AS PER CURRENT IRC
WORK SHALL INCLUDE BUT NOT BE LIMITED
TO SITE CLEARING AND GRADE, SITE WORK &
DRAINAGE SYSTEMS, COMPLETE FORM WORK OF
SLABS & FLOORS & COMPLETE CONSTRUCTION
OF LIVING UNITS.

SYMBOLS LEGEND





REVISIONS	BY

BAL25050A_I

PROJECT

SPEC HOUSE
103 OGLEWOOD
KNOXVILLE, TN

COVER SHEET

A&R
DESIGN & DRAFTING SERVICE
320 CYPRESS TRACE CIRCLE
LENOIR CITY, TENNESSEE 37772
(865)-548-3812 RDJETTER@GMAIL.COM

DATE	12/23/2025
SCALE	N.T.S.
DRAWN	R.J
JOB	BAL25050
SHEET	G000

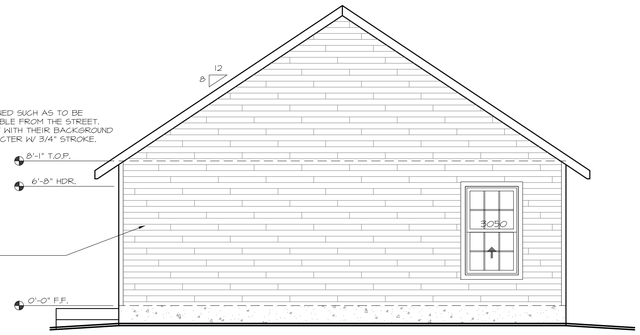
NOTE:

1. BALLOON FRAME ALL EXTERIOR WALLS WHERE APPLICABLE TO UNDERSIDE OF TRUSS.
2. TWO (2) LAYERS OF GRADE "D" PAPER IS REQUIRED AT WOOD SHEAR PANELS
3. PROVIDE 1x3 WOOD BATTENS WHERE ROOF EXCEEDS 7:12 SEE E.R. #2656
4. EXTERIOR FINISH TO BE VERTICAL AND HORIZONTAL SIDING TO BE DETERMINED BY OWNER
5. GUTTER LOCATION AND MATERIAL AND STYLE TO BE DETERMINED BY OWNER ALL DOWNSPOUTS TO DRAIN INTO DRAINAGE LINES DISCHARGING AT THE LOWEST SIDE OF THE HOUSE
6. PROVIDE ATTIC VENTILATION AS PER CURRENT IRC SECT. 1203.2 FOR EAVE VENTS PROVIDE 1sf OF VENT FOR EVERY 150sf OF ATTIC.
7. PROVIDE AN APPROVED WATERPROOF BUILDING PAPER UNDER WOOD SIDING

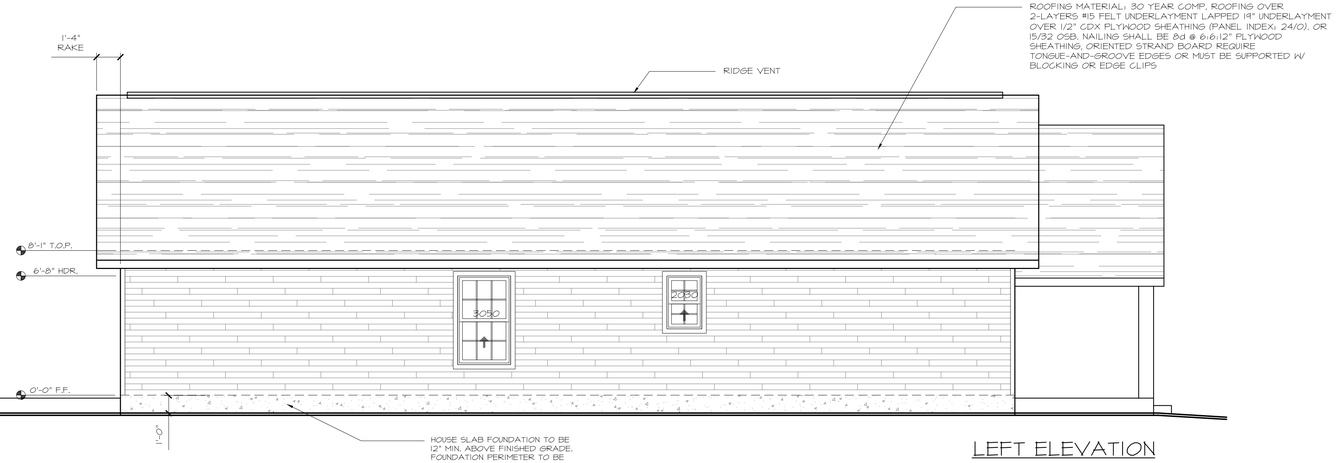
ATTIC VENTS HOUSE

(NOTE FOR 1/300 OF THE AREA OF THE SPACE VENTILATED, PROVIDE A VAPOR RETARDED HAVING A TRANSMISSION RATE NOT TO EXCEED 1 PERM IN ACCORDANCE WITH ASTM E 96 IS INSTALLED ON THE HARM SIDE OF THE ATTIC INSULATION AND PROVIDED 50% OF THE REQUIRED VENTILATING AREA PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3' ABOVE EAVE.)

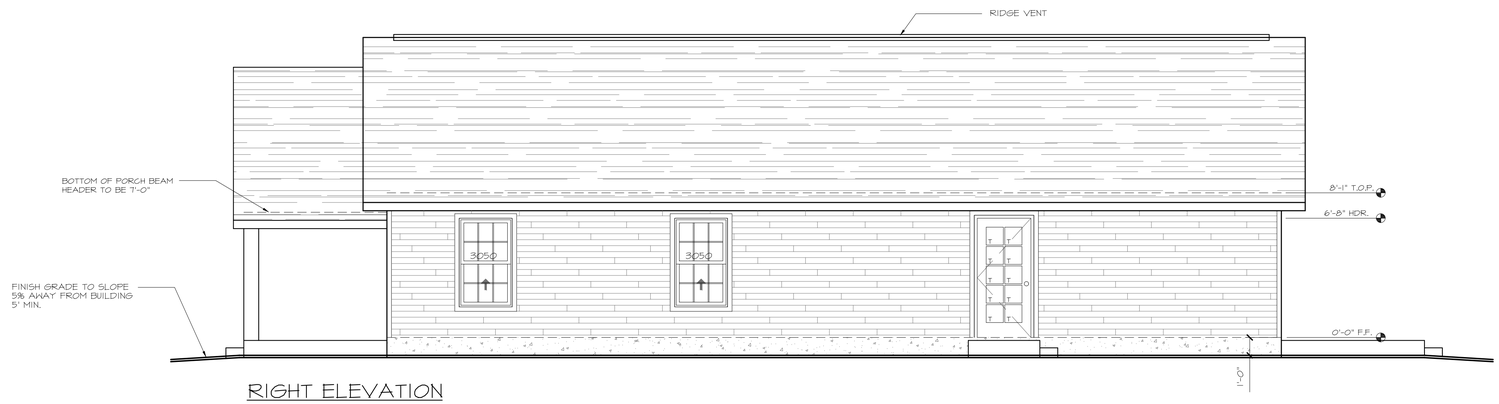
FRONT ELEVATION



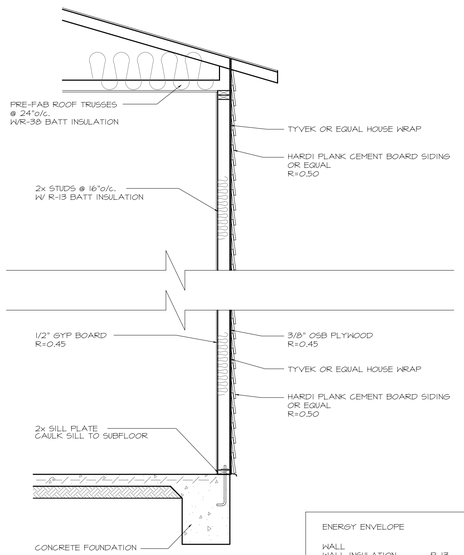
REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



WALL SECTION

ENERGY ENVELOPE	
WALL	
WALL INSULATION	R-13
1/2" GYP BD.	R-0.45
3/8" OSB PLYWD	R-0.45
CEMENT BD SIDING	R-0.50
TOTAL WALL VALUE	R-14.4
ATTIC	
ATTIC INSULATION	R-38

REVISIONS	BY

BAL25050A_1

PROJECT

SPEC HOUSE

103 OGLEWOOD
KNOXVILLE, TN

EXTERIOR ELEVATIONS

A&R
DESIGN & DRAFTING SERVICE
320 GREENWAY CIRCLE
LENOIR CITY, TENNESSEE 37772
(865)-599-8812 RD.JETTER@GMAIL.COM

DATE	12/23/2025
SCALE	1/4"=1'-0"
DRAWN	RJ
JOB	BAL25050
SHEET	A201

FLOOR PLAN NOTES:

1. 2 X 4 STUDS DF #2 @ 16" O.C. @ ALL EXTERIOR WALLS WITH R-13 INSULATION. U.N.O.
2. 2 X 4 STUDS DF #2 @ 16" O.C. @ ALL INTERIOR WALLS U.O.N.
3. 2 X 6 STUDS DF #2 @ 24" O.C. @ ALL PLUMBING WALLS.
4. ALL HARDWARE (DOOR, WINDOWS, HINGES ETC.) AS SELECTED BY OWNER.
5. WINDOWS TO BE DUAL GLAZED. SEE EXTERIOR ELEVATIONS & FLOOR PLAN FOR WINDOW TYPES & SIZES.
6. ALL GLASS W/ SINGLE PANEL GREATER THAN 9s.f. AND OR WITHIN 18" OF FINISHED FLOOR IN GUARD AND HAND RAILS, AT BASE OF STAIRS, ADJACENT TO SHOWER AND TUBS (WITHIN 60" OF DRAIN) & WITHIN 24" OF DOORS AND IN DOORS SHALL BE TEMPERED GLASS, LAMINATED SAFETY GLASS OR APPROVED PLASTIC SHEET. CURRENT IRC. SECT 2406.4 SAFETY GLASS SHALL BE LOCATED AS PER INDICATED ON DRAWINGS AND AS PER CURRENT IRC
7. ALL LANDINGS SHALL NOT BE MORE THAN 1-1/2" LOWER THAN THE THRESHOLD AT OUTWARD SWING DOORS, OR NOT TO BE MORE THANK 7-3/4" AT INWARD SWING DOORS.
8. WIDTH OF LANDINGS SHALL NOT BE LESS THAN WIDTH OF DOOR MIN. OR 3' WHICH EVER IS GREATER
9. THE LANDING SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL OF NOT LESS THAN 36" MIN.
10. SLOPE ALL LANDINGS AWAY FROM HOUSE 1/8" PER FOOT MIN. AND 1/4" PER FOOT MAX.
11. KITCHEN APPLIANCES: MICROWAVE OVEN, CONVENTIONAL OVENS, RANGE TOP, DISHWASHER, GARBAGE DISPOSAL, FREE STANDING REFRIGERATOR, SINK(S) ETC. APPLIANCE COLOR AND STYLE TO BE DETERMINED BY OWNER.
12. KITCHEN CABINETS: CENTER ISLAND TO HAVE UNDER CABINETS, ALL CABINET CONFIGURATION TO BE DETERMINED BY OWNER PRIOR TO FABRICATION AND INSTALLATION CABINET COLOR AND STYLE TO BE DETERMINED BY OWNER.
13. WINDOWS IN BATHROOMS TO HAVE A MINIMUM NET OPENABLE AREA OF 1.5 s.f. FOR VENTILATION AND MECHANICALLY VENTED PER CURRENT IMC
14. WINDOWS IN SLEEPING ROOMS SHALL HAVE A NET CLEAR OPENABLE AREA OF 5.7 s.f., THE MINIMUM NET OPENABLE WIDTH DIMENSION SHALL BE 20" AND THE MINIMUM NET OPENABLE HEIGHT DIMENSION SHALL BE 24". THE FINISHED OPENINGS HEIGHT SHALL NOT BE MORE THAN 44" A.F.F. PER CURRENT IRC
15. ALL FIRE BLOCKING MATERIALS SHALL BE 2x4 OR 2x6 OR 5/8" TYPE "X" GYPSUM BOARD PANELS
16. PROVIDE DRAFT STOPPING AROUND OPENINGS, VENTS, PIPES, CHIMNEY, FIREPLACES, DUCTS OR SIMILAR OPENINGS THAT AFFORD PASSAGE OF FIRE AT CEILING AND FLOOR LEVELS @ BETWEEN ATTIC SPACES @ CHIMNEY CHASES FOR FACTORY BUILT CHIMNEYS.
17. FIRE BLOCKS & DRAFT STOPS TO BE INSTALLED AT THE FOLLOWING LOCATIONS: (2x SAME MATERIAL AS WALL FRAMING)
    A. OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, W/ NONCOMBUSTIBLE MATERIALS.
    B. CONCEALED SPACE OF A FLOOR CEILING ASSEMBLY DRAFT STOPS SHALL BE INSTALLED SO THAT THE SPACE DOES NOT EXCEED 1000 SQ FT. DRAFT STOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROX. STOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APROX. EQUAL AREAS. DRAFT STOPPING MATL'S SHOULD NOT BE LESS THEN 1/2" GYP BD, 3/8" PLYWD., 3/8" TYPE 2-M PARTICLE BD., OR OTHER MATL'S APPROVED BY THE BUILDING DEPT. AND CURRENT IRC
    C. AT SOFFITS AND 10' MAX VERTICAL IN WALLS
    D. SEAL ALL DUCT AND PIPE PENETRATIONS THROUGH THE GARAGE FIRE WALL WITH AN APPROVED NON-COMBUSTIBLE MATERIAL
18. ALL PENETRATION OF THE FIRE RATED WALLS MUST COMPLY WITH IRC SECTION 714 IF THE PENETRATION CANNOT COMPLY WITH THE EXCEPTIONS THAN SUBMIT A LISTED PENETRATION FIRE STOP SYSTEM AS SPECIFIED IN IC SECTIONS 714 TO THE GOVERNING MUNICIPALITY FOR APPROVAL PRIOR TO INSTALLATION.
19. TYPICAL ANGLE IS 45° UNLESS NOTED OTHERWISE.
20. WINDOW FRAMES TO BE NON-METALLIC
21. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
22. SPECIAL INSPECTION AS PER IRC 1705 IS REQUIRED FOR THE FOLLOWING.
    A. BOLTS INSTALLED IN CONCRETE WITH ASSUMED STRESS INCREASES.
    B. SHOP AND FIELD STRUCTURAL WELDING.
    C. INSTALLATION OF EPOXY INSTALLED ANCHOR BOLTS.
    D. INSTALLATION OF HIGH-STRENGTH BOLTS.

NOTE:

WINDOW FALL PROTECTION - IN DWELLINGS UNITS, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24" A.F.F. AND GREATER THAN 72" A.F.F. OR OTHER SURFACES BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL BE PROVIDED WITH A WINDOW FALL PROTECTION DEVICES WHICH COMPLIES WITH ASTM F2090 AND LIMITS THE OPERABLE WINDOW OPENING SO AS TO NOT ALLOW PASSAGE OF A 4" SPHERE. THE WINDOW OPENING CONTROL DEVISE, AFTER OPENING TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN THE AREA REQUIRED BY SECTION R310.2.1

ENERGY ENVELOPE

ALL EXTERIOR WALLS SHALL HAVE A R-13 INSULATION.
ALL ATTIC AREAS TO HAVE R-38 INSULATION.
ALL RAISED FLOOR AREAS TO HAVE R-19 INSULATION.

1/2" GYP BD. TO BE INSTALLED PRIOR TO TUB/SHOWER INSERTS TO MAINTAIN COMPLETE THERMAL ENVELOPE. IF SHOWER IS TILE, TILE BACKING BOARD WILL SUBSTITUTE FOR THE 1/2" GYP. BD.

ALL WINDOWS SHALL HAVE A FENESTRATION U-FACTOR OF 0.32 MAXIMUM. GLAZED FENESTRATION SHGC OF 0.40 MAXIMUM

ALL WINDOWS SHALL HAVE A FENESTRATION U-FACTOR OF 0.32 MAXIMUM. GLAZED FENESTRATION SHGC OF 0.40 MAXIMUM

ENERGY EFFICIENCY CERTIFICATE

A PERMANENT CERTIFICATE SHALL BE COMPLETED AND POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL BY THE BUILDER. THE CERTIFICATE SHALL LIST THE PREDOMINANT R-VALUES OF INSTALLED INSULATION, U-FACTORS OF FENESTRATION. THE CERTIFICATE SHALL ALSO LIST THE TYPES AND EFFICIENCIES OF HEATING, COOLING AND SERVICE WATER HEATER EQUIPMENT.

MECHANICAL VENTILATION

PROVIDE CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION THAT COMPLIES TO CURRENT IRC N1103.6 SECTION M1505 (1856sf HOUSE WITH 5 BEDROOMS = 75CFM, SYSTEM TO BE EQUIPPED WITH A MANUAL SHUT-OFF SWITCH, OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPENERS THAT CLOSE WHEN THE SYSTEM IS NOT OPERATING.

HVAC SIZING:

HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH "ACCA" MANUAL "S" BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH "ACCA" MANUAL "J" OR OTHER APPROVED HEATING AND COOLING CALCULATION METHODOLOGIES. NEW OR REPLACED HEATING AND COOLING EQUIPMENT SHALL HAVE AN EFFICIENCY RATING EQUAL TO OR GREATER THAN THE MINI-MUM REQUIRED BY FEDERAL LAW FOR THE GEOGRAPHIC LOCATION WHERE THE EQUIPMENT IS INSTALLED

BUILDING INSPECTOR TO FIELD VERIFY ACTUAL FENESTRATION U-VALUES

GENERAL NOTES

CONTRACTOR TO FIELD VERIFY ALL GRADED AND/OR NON GRADING FOUNDATION CONDITIONS TO CONFIRM ALL EXTERIOR WALLS COMING INTO CONTACT WITH SOIL ARE TO BE EITHER POURED IN PLACE CONCRETE OR BLOCK CMU UNITS, PRIOR TO START OF CONSTRUCTION.

CONTRACTOR TO VERIFY ALL WINDOW & DOOR SIZES W/ OWNER.

PLUMBING, HVAC & ELECTRICAL CONTRACTORS SHALL BE RESPONSIBLE FOR DESIGN OF THEIR RESPECTIVE TRADES, WHICH SHALL MEET ALL APPLICABLE CODES AND ORDINANCES AND SHALL INCLUDE ALL LABOR AND MATERIAL FOR A COMPLETE JOB.

ALL EXTERIOR DOOR LANDING ARE TO BE 1-1/2" MAX. LOWER THAN TOP OF THRESHOLD ON OUT SWING DOORS. LANDING TO BE 7-3/4" MAX LOWER THAN TOP OF THRESHOLD ON IN SWING DOORS.

FIELD VERIFY SUPPORT POST AND FOUNDATION SYSTEM FOR EXTERIOR STAIRS AND LANDING ACCESS TO HOUSE, DECK(S), ETC.

DRAFTSTOP REQUIRED WHERE THERE IS A USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY. DRAFTSTOP MATERIAL SHALL BE NOT LESS THAN 1/2" GYP. BD. OR 3/8" PLYWOOD. DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET.

DASHED LINES ABOVE KITCHEN/UTILITY ROOM/ETC CABINETS REPRESENTS UPPER CABINETS.

BUILT-IN WITH SHELVING ABOVE. STYLE TO BE DETERMINED BY OWNER

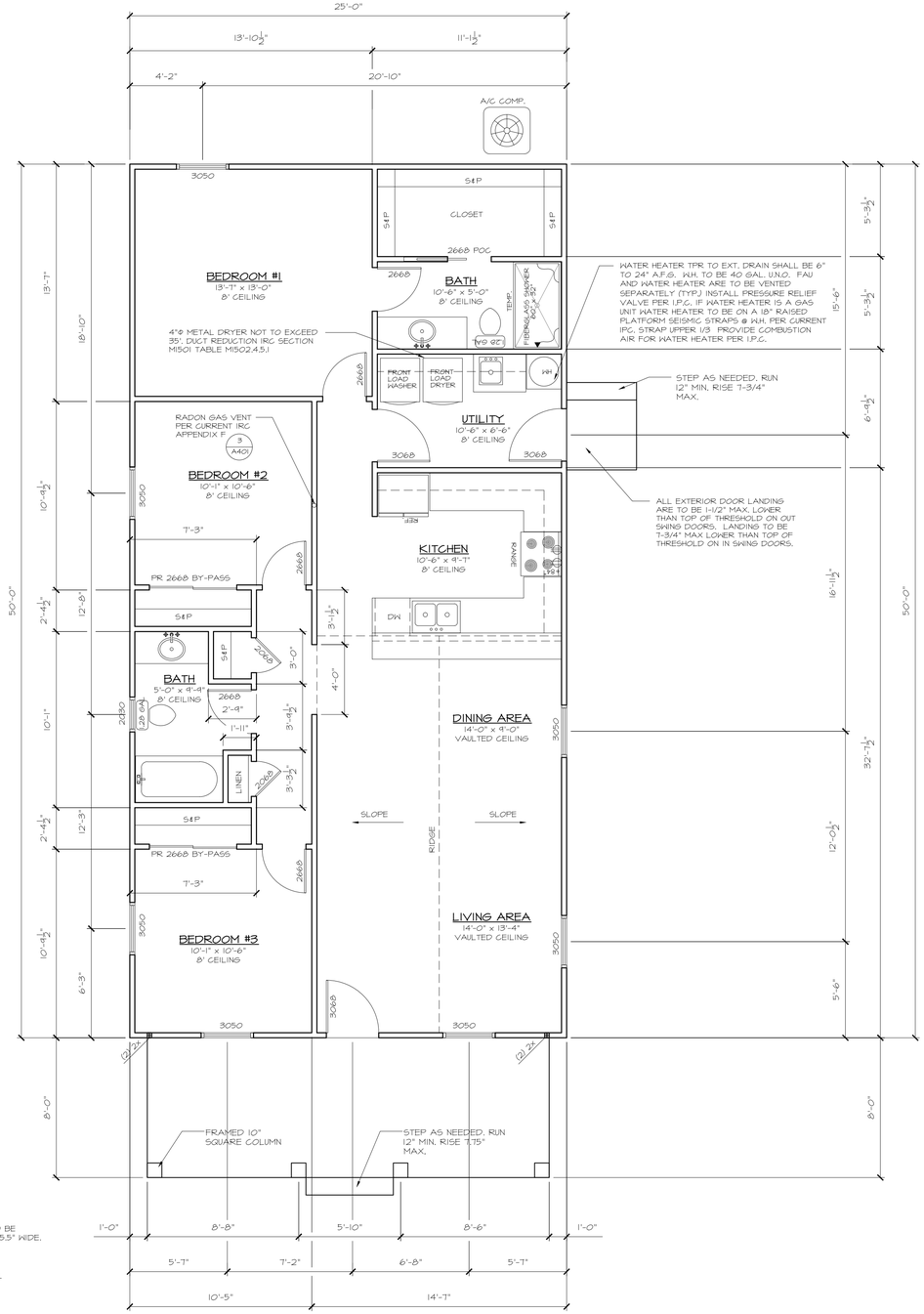
DOOR/WINDOW TRIM ON THE INTERIOR SIDE. STYLE AND SIZE TO BE DETERMINED BY OWNER

METAL DECKINGS FOR LIGHT WEIGHT CONCRETE OVER SAFE ROOM. PERIMETER SUPPORT TO BE 3"x3"x1/4" ANGLE ATTACHED TO BLOCK WALL WITH 1/2" BOLTS @ 24"o/c. MAX. INTERMEDIATE SUPPORT TO BE 3"x3"x1/4" ANGLE SPACED AT 24"o/c. MAX.

ALL EXTERIOR/INTERIOR OPENING FOR DOOR, WINDOWS, DOG DOOR, SKYLIGHT(S), ETC. TO BE VERIFIED WITH OWNER FOR ROUGH FRAMING SIZE, STYLE AND LOCATION TO BE DETERMINED BY THE OWNER AND CONVEYED TO THE CONTRACTOR PRIOR TO START OF CONSTRUCTION.

ALL PLUMBING FIXTURES, CABINET DESIGN/SIZES, LOCATIONS, ETC TO BE DETERMINED BY THE OWNER AND CONVEYED TO THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.

4"ø METAL DRYER NOT TO EXCEED 35'. DUCT REDUCTION IRC SECTION M1501 TABLE M1502.4.5.1 DRYER VENT SHALL BE EQUIPPED WITH A LISTED BACK DRAFT DAMPER AT OUTSIDE TERMINATION. IF LENGTH EXCEEDS THE ALLOWABLE AMOUNT ADD DRYER BOOSTER "FANTECH" MODEL DBF4XLT OR EQUIVALENT



WALL LEGEND

- 2 X 4 STUDS @ 16"o/c.
- 2 X 6 STUDS @ 16"o/c.
- TWO (2) STORIES HIGH STUDS TO BE EITHER PSL OR RIPPED LVL TO 5.5" WIDE.
- BRICK/STONE VENEER
- POUR IN PLACE CONCRETE WALL
- BLOCK WALL
- INSULATED CONCRETE FORMS (ICF)

FLOOR PLAN

1250sf

REVISIONS	BY

BAL25050A_1

PROJECT

SPEC HOUSE

103 OGLEWOOD
KNOXVILLE, TN

FLOOR PLAN

A&R
DESIGN & DRAFTING SERVICE
307 GREYSTONE CIRCLE
LENOIR CITY, TENNESSEE 37772
(865)-548-8812 RD.LETTE@GMAIL.COM

DATE	12/23/2025
SCALE	1/4"=1'-0"
DRAWN	RJ
JOB	BAL25050
SHEET	A101

CONVENTIONAL WALL BRACING

AS PER CURRENT IRC

- (3) WOOD STRUCTURAL PANEL SHEATHING WITH A THICKNESS NOT LESS THAN 3/8" FOR 16" STUD SPACING AND NOT LESS THAN 3/8" FOR 24" STUD SPACING OR 1/2" "ZIP SYSTEM" STRUCTURAL WALL SHEATHING. NAILING 8d @ 6"o/c EDGES, 12"o/c FIELD
- (2) LET-IN-BRACING: 1x4 WOOD OR APPROVED METAL STRAPS AT 45° TO 60° ANGLES FOR MAXIMUM 16" STUD SPACING 16" STUD SPACING.
- (5) GYPSUM BOARD SHEATHING (1/2" THICK BY 4' WIDE, WALLBOARD OR VENEER BASE) (AT GARAGE WALLS USE 5/8" TYPE "X") ON STUDS SPACED NOT OVER 24"o/c. AND NAILED AT 7"o/c. WITH NAILS AS REQUIRED
- (A) ALTERNATE BRACED PANEL: 3/8" WOOD STRUCTURAL PANEL SHEATHING ON STUDS SPACED @ 16" O.C. MAXIMUM WITH 8d @ 6" O.C. FOR SINGLE STORY AND 4"o/c FOR FIRST 2 STORIES AT EDGES 8d @ 12" O.C. FOR FIELD STUDS @ 16"o/c. 5/8" DIAMETER ANCHOR BOLTS WITH 24" MIN. EMBEDMENT @ PANEL ONE-FITFH POINTS (3 BOLTS PER PANEL MIN). INSTALL HDU2 OR MST148 WITH 4X6 POST AT EACH END OF BRACED WALL HOLD DOWNS TO HAVE MIN OF #3,000 UPLIFT CAPACITY MIN WIDTH PER CURRENT IRC TABLE 602.10.5
- (C) CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL: 3/8" WOOD STRUCTURAL PANEL SHEATHING ON STUDS SPACED @ 16" O.C. MAXIMUM WITH 8d @ 6" O.C. FOR SINGLE STORY AND 4"o/c FOR FIRST 2 STORIES AT EDGES 8d @ 12" O.C. FOR FIELD STUDS @ 16"o/c. 5/8" DIAMETER ANCHOR BOLTS WITH 24" MIN. EMBEDMENT @ PANEL ONE-FITFH POINTS (3 BOLTS PER PANEL MIN). INSTALL HDU2 OR MST148 WITH 4X6 POST AT EACH END OF BRACED WALL HOLD DOWNS TO HAVE MIN OF #3,000 UPLIFT CAPACITY MIN WIDTH PER CURRENT IRC TABLE 602.10.5
- (P) PORTAL FRAME PANEL: 7/16" WOOD STRUCTURAL PANEL SHEATHING ON POST AND KING/TRIMMER STUDS CONTINUOUS HEADER OVER PORTAL FRAME PANEL. WITH 8d IN A 3"o/c GRID PATTERN 8d @ 3" O.C. IN ALL FRAMING STUDS, SILLS AND BLOCKING AS REQUIRED 5/8" DIAMETER ANCHOR BOLTS WITH 24" MIN. EMBEDMENT @ PANEL WITH 3" x 3" x 0.29" PLATES (2 BOLTS PER PANEL MIN). INSTALL HDU2 WITH 4X POST AT EACH END OF PORTAL FRAME WALL HOLD DOWNS TO HAVE MIN OF #3,000 UPLIFT CAPACITY MIN WIDTH PER CURRENT IRC TABLE 602.10.5

MINIMUM BRACED WALL PANEL FOR WOOD AND OR STUCCO IS 4'.
MINIMUM BRACED WALL PANEL FOR GYP. BD. IS 8' ONE SIDE OR 4' EA. SIDE
MINIMUM BRACED WALL PANEL FOR ALTERNATE BRACED WALL IS 2'-8"
MINIMUM BRACED WALL PANEL FOR PORTAL BRACED WALL IS AS PER CURRENT IRC.
THESE AND ALL BRACED WALL PANELS ARE TO BE ON BRACED WALL LINES NO FURTHER THEN 34'o/c. AND ARE TO START WITHIN 8' OF EA. CORNER AND BE PLACED AT 25'o/c. MAX

NOTE:

1 4x6 POST IS TO BE USED IN 4x NOMINAL WALLS ONLY. 6x6 POST IN 6x WALLS ONLY.
2 INSTALL HOLDDOWN PER MANUFACTURER'S RECOMMENDATIONS
3 ANCHOR BOLT NUT IS TO BE FINGER TIGHT WITH 1/3 TO 1/2 TURN WITH A WRENCH

HOLDDOWN SCHEDULE

SYMBOL	"SIMPSON" HOLDDOWN	"SIMPSON" ANCHOR BOLT	FASTENERS	POST	CAPACITY
1	HDU2-SDS2.5	SB 5/8"ø x 24"	6-SDS SCREWS	4x OR (2) 2X	3075#
2	HTT4	SB 5/8"ø x 24"	(18) SD #10x1-1/2	4x OR (2) 2X	4455#

STRAP HOLDOWN SCHEDULE AT FLOOR FRAMING

SYMBOL	STRAP HOLDOWN	FASTENERS	POST	NOTE	CAPACITY
A	"SIMPSON" MST60	56- 16d	4x OR (2) 2X	1	4605#

NOTES:

: NAIL SILL PLATE TO WOOD FLOOR (WHERE OCCURS) WITH 4-16d PER 16". ANCHOR SILL PLATE TO FOUNDATION WITH 1/2" DIAMETER ANCHOR BOLTS EMBEDDED 7" MIN. @ 6'-0" O.C. MAX. SPACING. USE A MINIMUM OF TWO BOLTS PER PIECE WITH 1 BOLT LOCATED WITHIN 12" OF EACH END.

NOTES:

1 3/8" CDX PLYWOOD MAY BE SUBSTITUTED WITH 3/8" OSB STRUCT RATED APA 24/0.
2 PROVIDE SHEAR WALL NAILING AT EVERY PLYWOOD PANEL EDGE.
3 ALL SHEATHING NAILS SHALL BE COMMON WIRE TYPE.
4 SET NAILS WITHOUT CRUSHING FACE PLIES.
5 PROVIDE BLOCKING AT ALL PANEL EDGES WITH FULL STUD WIDTH BLOCKING. REFER TO SCHEDULE FOR MINIMUM STUD, BLOCKING & SILL PLATE WIDTH OR THICKNESS.
6 ALL PLYWOOD MUST BE MARKED "APA W/ EXT GLUE".
7 ALL SHEARWALL ANCHOR BOLTS ARE TO HAVE AN 8" MINIMUM EMBEDMENT. USE LONGER BOLTS WITH ADDITIONAL LENGTH PROJECTED ABOVE SLAB/FOOTING FOR 3x AND 4x SILL PLATES.
8 MIN INDIVIDUAL PIECE: 8 SQ FT – LEAST DIMENSION = 1'-4"
9 WHERE PLYWOOD IS APPLIED TO EACH FACE OF WALL STAGGER PLYWOOD SPLICES TO DIFFERENT STUDS.
10 PRESSURE TREATED SILL PLATES ARE CORROSIVE THEREFORE ALL NAILS USED TO ATTACH THE PLYWOOD TO THE PRESSURE TREATED SILL PLATES ARE TO BE HOT DIPPED GALVANIZED.
11 INDICATES CLIP SPACING REQUIREMENT. FOR CLIP DETAILING / LOCATION REFER TO STRUCTURAL DETAIL SHEET.

FOUNDATION NOTES:

1. ALL CONCRETE TO HAVE COMPRESSIVE STRENGTH OF 3500 PSI AT 28 DAYS
2. ALL HOLDOWNS AND FOUNDATION ANCHORES SHALL BE TIED INTO PLACE PRIOR TO THE FOUNDATION INSPECTION.
3. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE P.T.
4. ALL WOOD FRAMING MEMBERS SHALL BE D.F. NO.2 OR BETTER
5. CONNECTORS TO BE 'SIMPSON' OR EQUAL.
6. SEE SHEET(S) S101 + FOR BRACED WALL LOCATIONS AND TYPE.
7. FOUNDATION PLATES OR SILLS SHALL BE BOLTED W/ 5/8"Φ (MIN.) x 10" ANCHOR BOLTS AT 6'-0"o/c. MAX. AND EMBEDDED IN THE CONCRETE A MIN. OF 7" @ 3x SILL PLATE. W/3"x3"x0.229" PLATE WASHER MINIMUM SILL BOLT END DISTANCE SHALL BE 7-BOLT DIAMETERS, PROVIDE MINIMUM TWO SILL BOLTS PER PIECE, MAXIMUM SILL BOLT END DISTANCE SHALL BE 12"
8. PROVIDE MINIMUM OF 26 ga. GALVANIZED FLASHING WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE (OR 2" ABOVE CONCRETE OR PAVING)
9. MATERIAL STRESS GRADE FOR REINFORCING BAR (MIN GRADE 40)
10. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ANY OUTLETS OR DUCTWORK IN THE SLAB PRIOR TO THE START OF CONSTRUCTION
11. THE WIDTH OF THE STEMWALL IN THE GARAGE SHALL BE 8" WHEN USING HOLDOWNS OR STRAPS
12. ALL HEADERS AT BEARING POINTS SHALL HAVE MIN OF (2)-2x4 OR 4x4 KING POSTS. (TYP) WINDOW HEADERS TO HAVE 2x4 TRIMMER AND 2x4 KING (TYP) WINDOW HEADERS W/SHEAR WALL TO HAVE 2x4 TRIMMER AND 4x4 KING
13. LOCATE AND EXPOSE ALL PROPERTY CORNERS PRIOR TO CALLING FOR FOUNDATION INSPECTION.
14. ALL WATER PIPE AND GAS PIPE SHALL BE BONDED AS PER NEC 250-49
15. AT LAUNDRY ROOM PROVIDE 1 1/2" FLOOR DEPRESSION W/ DRAIN UNDER WASHER & DRYER CONNECT DRAIN TO HOUSE LINE AND INSTALL TRAP PRIMER
16. ALL EXTERIOR DOOR SHALL A MIN LANDING OF 36"x36". LANDINGS ARE TO BE 1-1/2" MAX. LOWER THAN TOP OF THRESHOLD ON OUT SWING DOORS OR TO BE 7-3/4" MAX LOWER THAN TOP OF THRESHOLD ON IN SWING DOORS.

NOTE:

CONTRACTOR TO FIELD VERIFY ALL GRADED AND/OR NON GRADING FOUNDATION CONDITIONS TO CONFIRM ALL EXTERIOR WALLS COMING INTO CONTACT WITH SOIL ARE TO BE EITHER POURED IN PLACE CONCRETE OR BLOCK CMU UNITS. PRIOR TO START OF CONSTRUCTION.

AT FOUNDATION PONY WALL CONDITION(S) CONTRACTOR TO FIELD VERIFY ALL GRADED AND/OR NON GRADING FOUNDATION CONDITIONS TO CONFIRM ALL EXTERIOR WALLS COMING INTO CONTACT WITH SOIL ARE TO BE EITHER POURED IN PLACE CONCRETE OR BLOCK CMU UNITS. PRIOR TO START OF CONSTRUCTION. WHERE WALL CHANGE OF MATERIAL TRANSITION FROM BLOCK/POUR TO WOOD TO BE LOCATED AT A POINT ABOVE FINAL GRADE BY 6" MIN. PONY WALL TO BE 2x6 STUDS @ 16"o/c. FRAMED TO DOUBLE TOP PLATE FOR MAIN LEVEL FLOOR TRUSSES, WHERE OCCURS

ADDITIONAL RETAINING WALL MAY/WILL BE NEEDED.

RETAINING WALL NOT TO EXCEED 48" IN HEIGHT.

1/2" A.B. AT 6'o/c MAX. 6" FROM CORNERS AND SPLICES 7" MIN. EMBEDMENT INTO CONCRETE OR GROUTED CELL OF MASONRY UNIT MIN 2 PER BRACED WALL SECTION. THIS LAYOUT IS FOR GRAPHIC REPRESENTATION ONLY SEE BRACED WALL PLAN FOR "MIN 2 PER BRACED WALL SECTION".

TOP OF FOUNDATION TO EXTEND DOWN TO "FROST LINE" CONTRACTOR SHALL VERIFY FROST LINE PRIOR TO START OF CONSTRUCTION.

8" CMU PORCH FOUNDATION SYSTEM BACKFILL W/ 3/4" GRAVEL OR SOIL COMPACTED TO 90%. FOOTING TO BE 16"x12" EMBED CONCRETE W/2-#4 BARS. PORCH TO BE 4" THICK CONCRETE

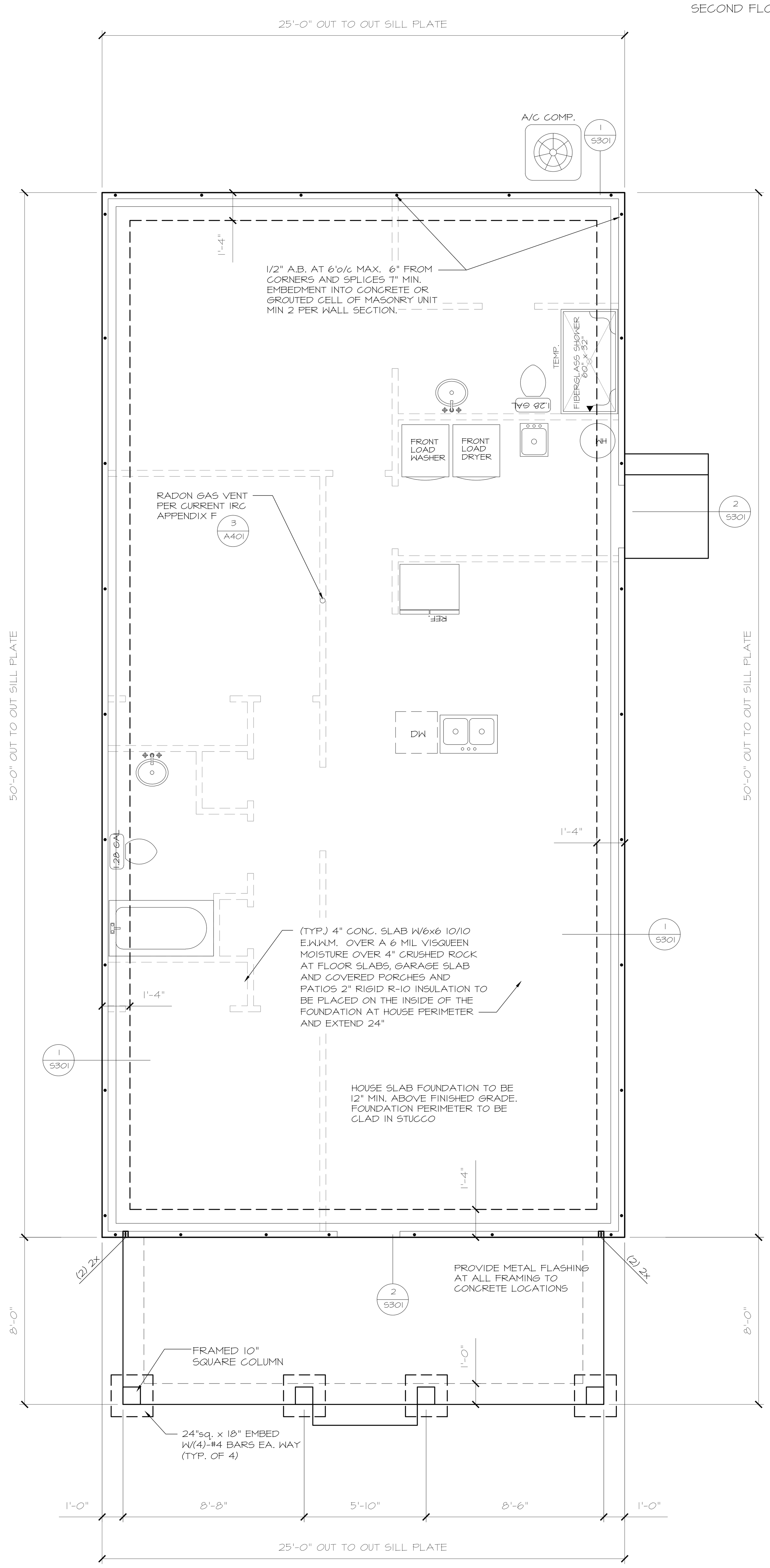
THE UFER GROUND SHALL BE ENCASED IN THE FOOTING AND INSTALLED AT FOUNDATION INSPECTION

ALL 3" x 3" x 0.229" STEEL PLATE WASHERS IN CONTACT WITH THE PRESSURE TREATED SILL PLATES ARE TO BE HOT DIP GALVANIZED. ALL SIMPSON FASTENERS IN CONTACT WITH THE PRESSURE TREATED SILL PLATES ARE TO BE "Z MAX" GALVANIZED PROTECTED.

PRESERVATIVE TREATMENT: TREAT ALL WOOD BELOW A HEIGHT OF 8" THAT IS IN DIRECT CONTACT WITH OR EMBEDDED IN CONCRETE OR MASONRY, INCLUDING SILLS, NAILERS, LEDGERS, WOOD GROUNDS, BLOCKING AND OTHER WOOD, WITH CHEMONITE, OR APPROVED EQUAL. IN ACCORDANCE WITH THE MANUFACTURE'S RECOMMENDATIONS AND 2013 CBC. (TREAT END OF PRESSURE TREATED SILLS WHERE SILLS ARE CUT). PRESSURE TREATED LUMBER IS CORROSIVE TO STEEL PRODUCTS. ALL NAILING BOLTING AND STEEL PLATING ARE TO BE HOT DIP GALVANIZED. ALL SHEET METAL FASTENERS ARE TO BE "Z MAX" GALVANIZING BY THE MANUFACTURER. (OPTION: GALVANIZED NAILING AND CONNECTORS ARE NOT REQUIRED IF SILL PLATES WITH "DISODIUM OCTABORATE TERRSHYDRATE (DOT)" PRESSURE TREATING CHEMICALS ARE USED - COORDINATE WITH THE PROJECT STRUCTURAL ENGINEER IF "DOT" TREATED SILL PLATES ARE TO BE USED.)

PAD FOOTING LEGEND

24"sq. x 18" EMBED W/(3)-#4 BARS EA. WAY 6,000# CAPACITY	42"sq. x 18" EMBED W/(5)-#4 BARS EA. WAY 18,375# CAPACITY
30"sq. x 18" EMBED W/(4)-#4 BARS EA. WAY 9,375# CAPACITY	42"sq. x 18" EMBED W/(6)-#4 BARS EA. WAY 24,000# CAPACITY
36"sq. x 18" EMBED W/(4)-#4 BARS EA. WAY 13,500# CAPACITY	



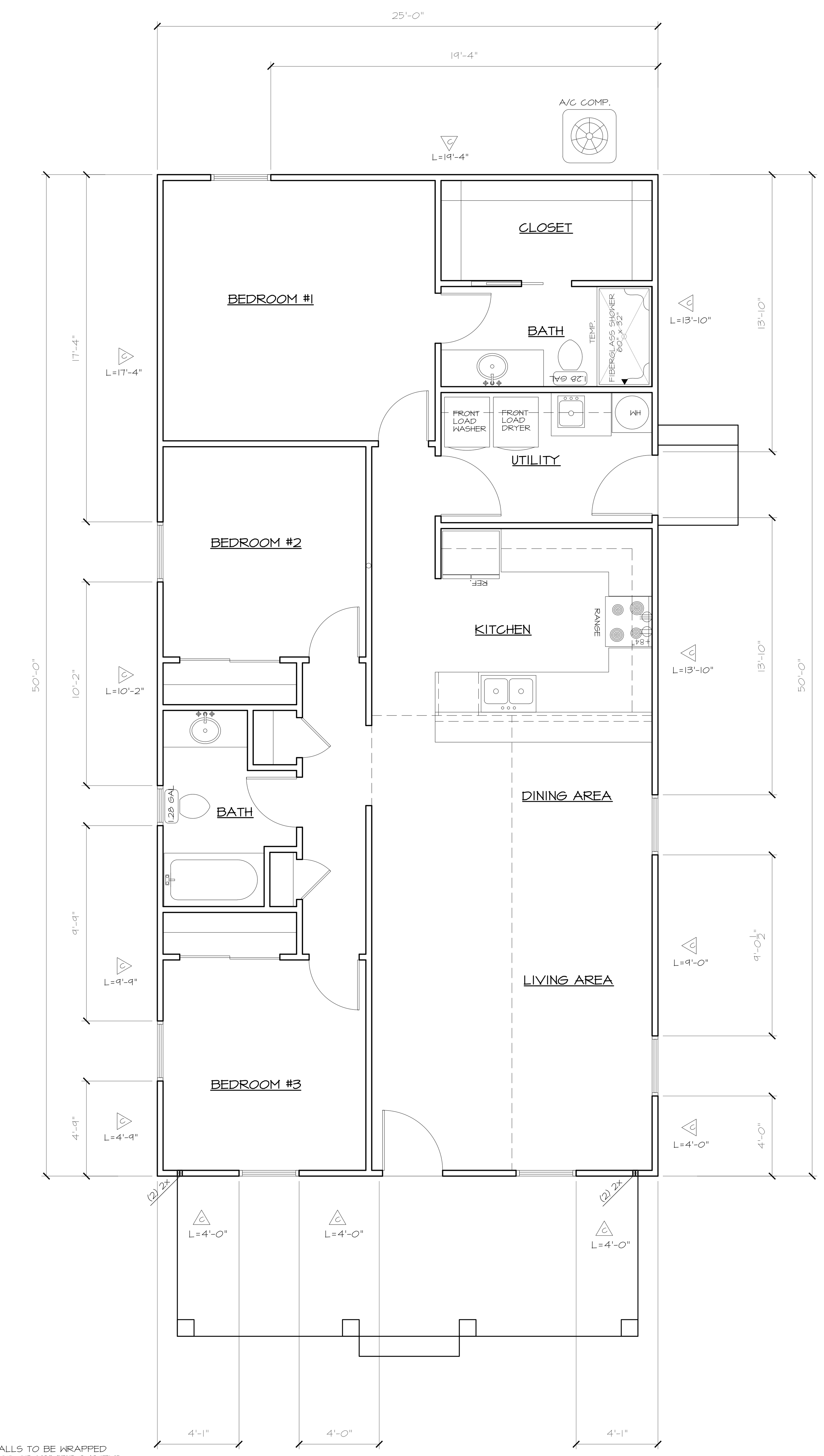
FOUNDATION PLAN

NOTE:

VERIFY ANY TRUSS OR POINT LOADS THAT EXCEED 3500# PRIOR TO START OF FOUNDATION

ANY AND ALL BEAMS THAT ARE DEEPER THAN THE FLOOR TRUSSES SHALL EXTEND INTO THE LOWER FLOOR AREA AS A DROPPED BEAM

ANY AND ALL POSTS THAT EXTEND FROM THE FOUNDATION TO TO BOTTOM OF THE TRUSSES OR ROOF RAFTERS SHALL HAVE MST160 STRAP AT SECOND FLOOR SPLICE



ALL EXTERIOR WALLS TO BE WRAPPED WITH 3/8" PLYWOOD OR 1/2" "ZIP SYSTEM". MAKING ALL EXTERIOR WALLS A TYPE #3 BRACED WALL SYSTEM

ALL INTERIOR WALLS WITH FOUNDATIONS ARE TO 1/2" GYP. BOARD. MAKING ALL INTERIOR WALLS WITH FOUNDATIONS A TYPE #5 BRACED WALL SYSTEM

BRACED WALL PLAN

REVISIONS	BY

BAL25050A_1

PROJECT
SPEC HOUSE
103 OGLEWOOD
KNOXVILLE, TN

BRACED WALL PLAN
FOUNDATION PLAN

A&R
DESIGN & DRAFTING SERVICE
320 CRESTVIEW CIRCLE
LENOIR CITY TENNESSEE 37772
(865)-599-8812 RDJETTE@GMAIL.COM

AMERICAN INSTITUTE OF BUILDING DESIGN AIBD

DATE	12/23/2025
SCALE	1/4"=1'-0"
DRAWN	RJ
JOB	BAL25050
SHEET	S101

Certificate of Appropriateness

Infill Housing Design Review Committee

File No.: 8-E-23-IH

A Certificate of Appropriateness is hereby granted for the following property by the Infill Housing Committee:

Property Address: 103 Oglewood Ave.
Parcel ID: 81 K B 02601
District: Oakwood/Lincoln Park Infill Housing Overlay District
Owner: Jonathan Winkelman
Applicant: Jonathan Winkelman

Type of Work: Level III
New Primary Structure

Description of Work:
New primary residence fronting Oglewood Avenue. The one-story house features a front-gable roof (6/12 pitch), clad in asphalt shingles. The exterior siding will be clad in fiber cement lap siding with an 8" exposure. The house is approximately 25’ wide by 44’ long, and is proposed to be set approximately 18’-4" from the front property line. Parking will be a 10’ wide concrete driveway along the side of the house, accessed via Oglewood Avenue.

The façade (south) features a recessed corner porch on the left side, with a centrally located door flanked on each side by a 1/1 double-hung window. The left elevation features one 1/1 double-hung window. The right elevation features two 1/1 double-hung windows and two fixed transom windows, with a recessed corner porch on the far right side of the elevation. The rear elevation features one 1/1 double-hung window and a pair of 1/1 double-hung windows

---

Board Action: Approved With Conditions
APPROVE Certificate 8-E-23-IH, subject to the following conditions: 1) final site plan to meet City Engineering standards; 2) foundation to reflect foundation height of existing houses on block and be clad in stucco; 3) revisions to front porch, with approval by staff; 4) revisions to placement and design of façade and side elevation windows, with approval by staff.

Approved By: Lindsay Crockett

Action Date: 8/16/2023 **COA Expiration Date (3 years):** 8/15/2026

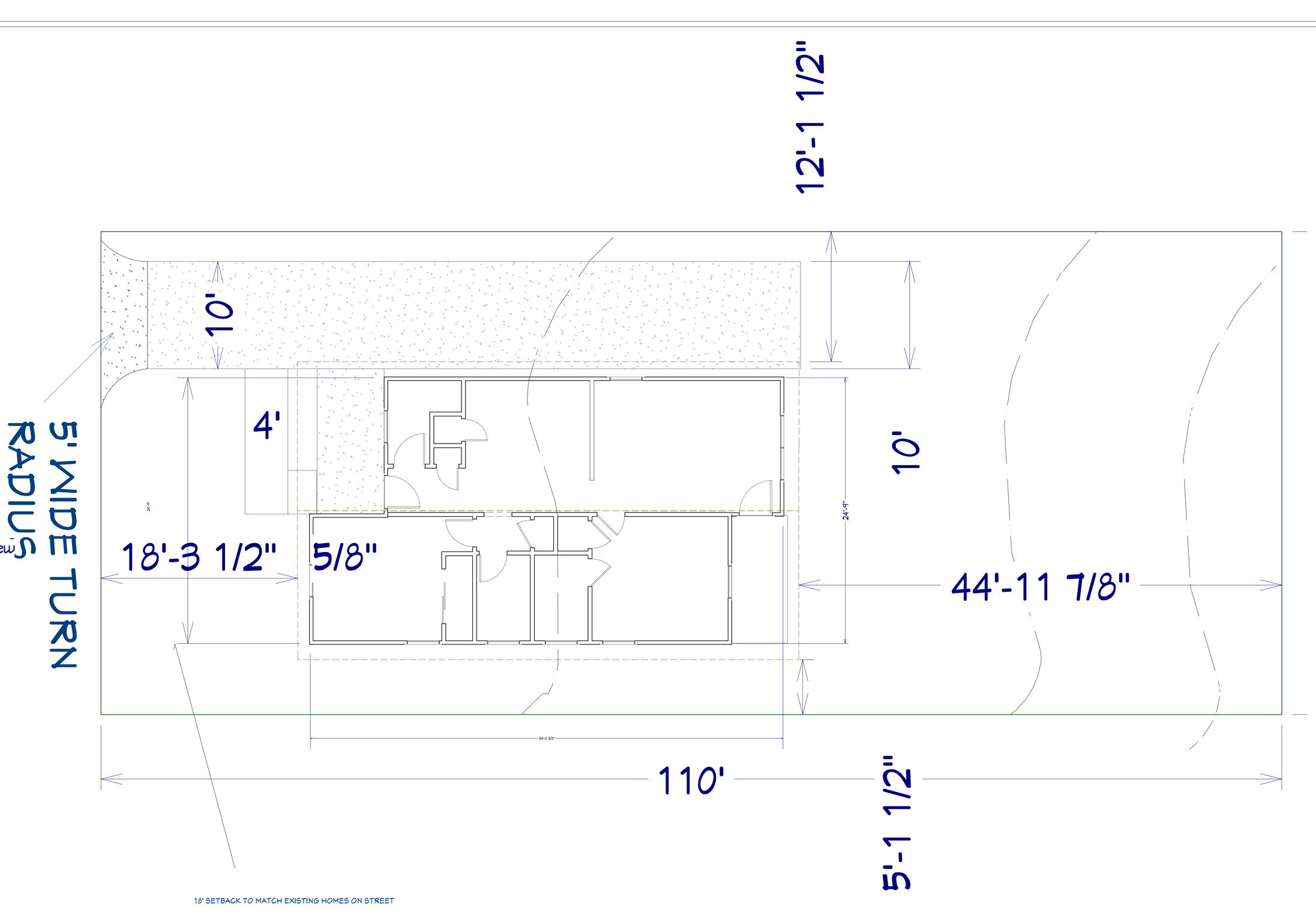
Please note: Applicant must post an Infill Housing Certificate of Appropriateness sign until **8/31/2023**. If Knoxville-Knox County Planning does not receive any appeals of the decision during that time, the applicant can proceed with obtaining permits.

This Certificate Is Not A Building Permit

To obtain a building permit, drawings stamped as approved by the Design Review Board (DRB) staff must be submitted along with this Certificate of Appropriateness to the City of Knoxville Plans Review and Inspections Department. Any deviation from the drawings and written conditions approved by the DRB will require subsequent review and approval by the DRB.

For permit requirements, contact City of Knoxville Development Services: 865-215-2992 or 865-215-2991.

Plot Plan View



5' WIDE TURN RADIUS

18' SETBACK TO MATCH EXISTING HOMES ON STREET

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

103 OGLEWOOD AVE
KNOXVILLE TN

DRAWINGS PROVIDED BY:
JONATHAN WINKELMAN
865-602-8880

DATE:
7/26/23

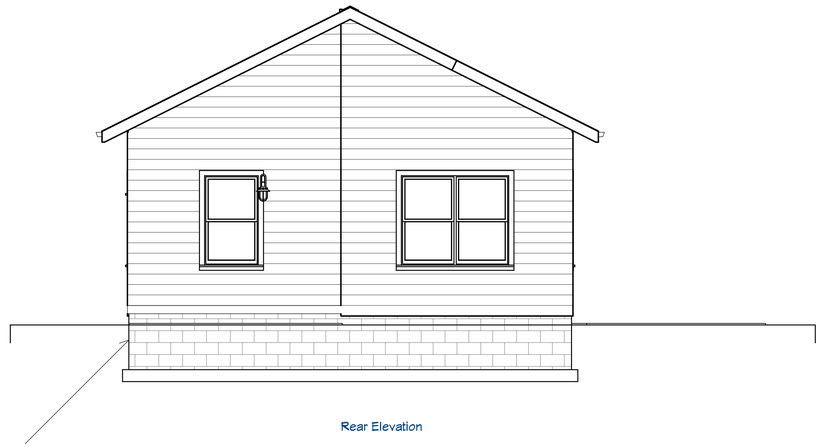
SCALE:

SHEET:

8' DEEP FRONT PORCH

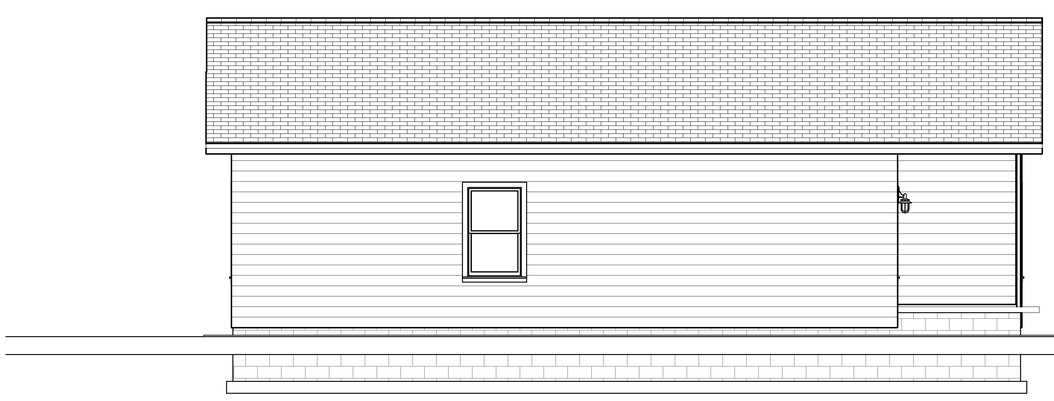
HARDI 8" PLANK SIDING
VINYL LOW E WINDOWS
6/12 ROOF PITCH
30 YR ARCH COMP SHINGLE

Front Elevation

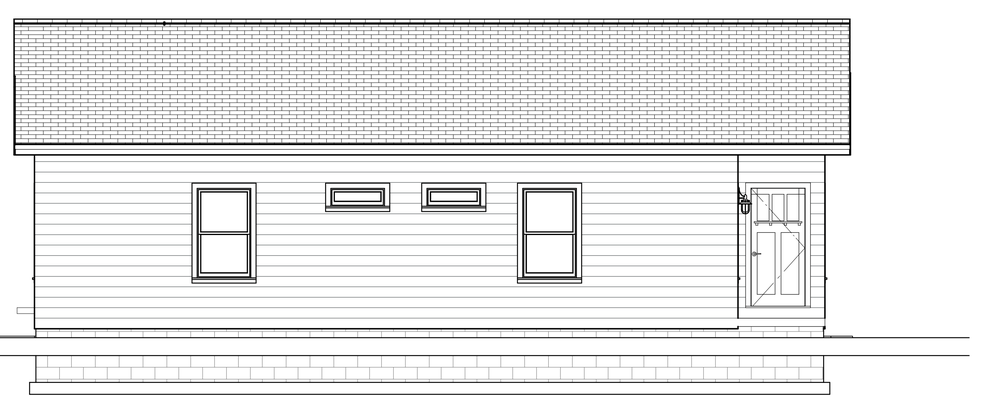


Rear Elevation

PROPOSED FINISHED FLOOR ELEVATION IS 18" AT FRONT PORCH TO MATCH EXISTING HOMES ON STREET



L Side Elevation



R Side Elevation

PROPOSED FINISHED FLOOR ELEVATION IS APPROX 36" AT REAR PORCH TO FOLLOW LOT GRADE

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

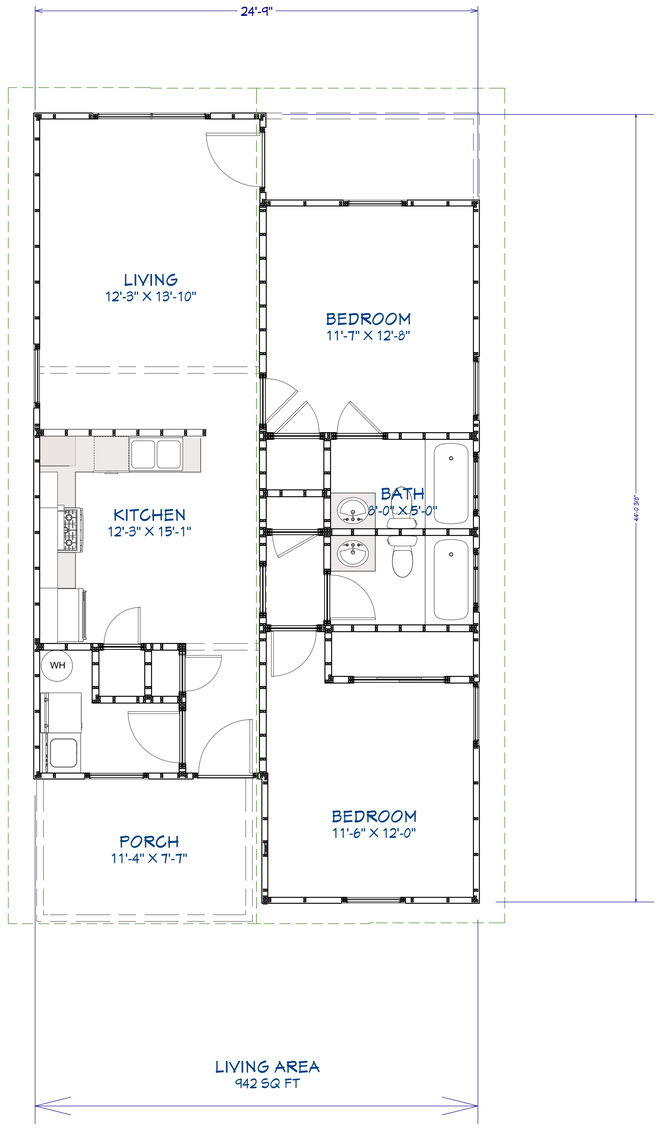
103 OGLEWOOD AVE
KNOXVILLE TN

DRAWINGS PROVIDED BY:
JONATHAN WINKELMAN
865-602-8880

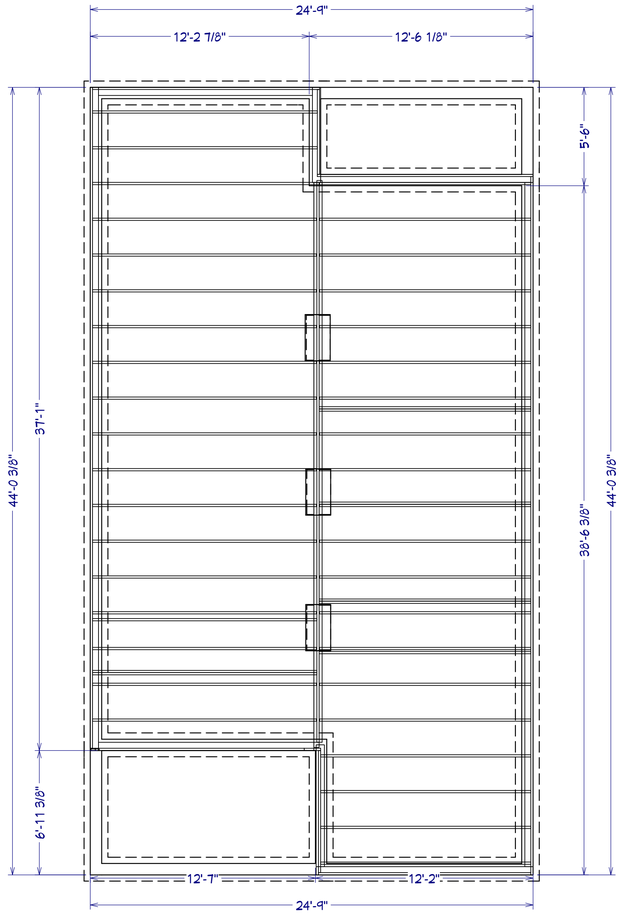
DATE:
7/26/23

SCALE:

SHEET:



Floor Plan View Dimensioned



Foundation

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

103 OGLEWOOD AVE
KNOXVILLE TN

DRAWINGS PROVIDED BY:
JONATHAN WINKELMAN
865-602-8880

DATE:
7/26/23

SCALE:

SHEET:
P-1