

Meeting: 10/21/2026
Applicant: Janet Vaughn
Owner: Janet Vaughn
District: Edgewood Park Infill Housing Overlay District

Property Information

Location: 1741 Edgewood Ave. **Parcel ID:** 69 M G 043
Zoning: RN-2 (Single-Family Residential Neighborhood), IH (Infill Housing) Overlay
Description: Single family dwelling

Staff Recommendation

Deny Certificate 10-B-26-IH because the driveway expansion is inconsistent with the design guidelines, and alternative means of providing additional off-street parking that comply with them are available.

Description of Work

Level I - Board Review

Driveway, Parking Pad, Access Point, Garage, Similar Facility

Widening of existing driveway in the front yard from 10' to 20' along its entire length of 35', maintaining a 2' grass strip between the expanded driveway and the existing walkway from the front door to the public sidewalk. Existing driveway access/curb cut to remain as is.

Comments

The subject property is a corner lot with an unbuilt alley right-of-way. The existing driveway in the front yard, originally constructed over 50 years ago, does not comply with the guidelines' recommendation to restrict front yard parking when an alley or side street is present. Due to the narrow side yard, it is also not feasible to provide parking spaces at least 20 feet behind the front façade. An expansion of the driveway will be inconsistent with the design guidelines and the surrounding development on the blockface. No other driveway on the subject block is wider than 10 ft.

The applicant should explore adding additional parking spaces in the rear yard, either by accessing the side street (Barton Street) or by developing a portion of the alley right-of-way for alley-accessed parking. Both options are consistent with the guidelines. In addition, the anticipated low traffic on Barton Street supports the provision of on-street parking. Given the available alternatives, a deviation from the guidelines is not warranted here.

City Engineering has safety concerns about the expanded driveway abutting the public sidewalk. Should the Board find the proposed expansion appropriate, the applicant must revise the layout to separate the driveway from the public sidewalk and consider adding landscaping to delineate the parking edge and reduce the visual impact of a

large parking lot in the front yard. Additionally, a branch-type vehicle turnaround area will be required because backing into a collector street is prohibited.

Applicable Design Guidelines

Heart of Knoxville Infill Housing Design Guidelines

1. Front Yards

- 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.

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.
- 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

- Fencing and hedges should not exceed 42 inches in height in front yards.



**DESIGN
REVIEW
BOARD**

10-B-26-IH
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

1741 Edgewood Ave.

Edgewood Park Infill Housing Overlay District

Original Print Date: 9/28/2026
 Knoxville - Knox County Planning - Design Review Board

Petitioner: Janet Vaughn

N

0

160

Feet

Job:
1741 Edgewood Ave

HOUSE

KEY:
• * see bottom
• ea sq = 1 sq/ft

Grass

Existing
Driveway

Proposed
Driveway
35' x 10'

form
board

Grass STRIP

WALK-WAY

CONCRETE

Grass

SHARED ENTRANCE

* may shift pad
depending on grade *

EDGEWOOD AVE