



# Staff Report

Infill Housing Design Review Committee

File Number: 12-E-21-IH

**Meeting:** 12/15/2021  
**Applicant:** Joshua Braden  
**Owner:** Joshua Braden

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## Property Information

**Location:** 0 Johnston St. **Parcel ID** 81 H C 043  
**Zoning:** RN-2 (Single-Family Residential Neighborhood)  
**District:** Lonsdale Infill Housing Overlay District

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## Description of Work

Level I Subdivisions

New subdivision plat. The new plat addresses conflicts between the City Ward Map (lots of record) and the tax parcel; the Ward map shows four 20' wide lots, while the tax parcel reflects the property to be platted (one 80' wide lot). The property extends 80.04' wide along Johnston Street, 133.65' long on the left (south) property line, and 111.79' long on the right (north) property line.

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## Applicable Design Guidelines

Heart of Knoxville Infill Housing Design Guidelines

### 2. House Orientation and Side Yards

The typical city lot prior to 1930 was 50 feet wide. This dimension led to the development of houses which were relatively narrow and had substantial depth. Craftsman style homes are good examples of this characteristic. Because of this, side yards were relatively narrow. Toward the mid-twentieth century, the increase in lot width was reflected by the development of the Ranch house.

- 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.
  - On lots greater than 50' in width, consider recreating the original lot size.
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## Comments

The proposed subdivision plat is intended to address conflicts between the City Ward Map (lots of record) and the tax parcel. The proposed new subdivision plat will not create any new lots and will reflect the existing boundaries of the tax parcel. While the 80' wide lot is larger than the typical 40'-50' wide lots in Lonsdale and other Infill Housing neighborhoods, this area of Lonsdale is characterized by slightly wide lots, including multiple properties with existing houses along Johnston Street (3311 Johnston St., 3314 Johnston St., and 3334 Johnston St.).

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## Recommendation

Staff recommends approval of Certificate 12-E-21-IH as submitted.

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**INFILL HOUSING REVIEW BOARD**

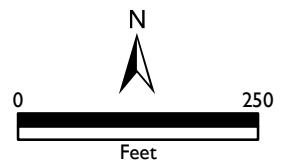
**12-E-21-IH  
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



0 Johnston St.  
Lonsdale Infill Housing Overlay District

Original Print Date: 12/2/2021  
Revised:  
Knoxville/Knox County Planning - Infill Housing Design Review Committee

Applicant: Joshua Braden





# DESIGN REVIEW REQUEST

- DOWNTOWN DESIGN (DK)
- HISTORIC ZONING (H)
- INFILL HOUSING (IH)

Joshua Braden

Applicant

11/26/2021

Date Filed

12/15/2021

Meeting Date (if applicable)

12-E-21-IH

File Number(s)

## CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Owner
- Contractor
- Engineer
- Architect/Landscape Architect

Joshua Braden

Name

Braden Family Properties

Company

7400 N ruggles Ferry Pike

Address

Knoxville

City

Tn

State

37929

Zip

865-696-7343

Phone

joshuabradens4@gmail.com

Email

## CURRENT PROPERTY INFO

Braden Family Properties

Owner Name (if different from applicant)

7400 N ruggles Ferry Pike

Owner Address

865-696-7343

Owner Phone

Johnston St.

Property Address

081h c 043.00

Parcel ID

Neighborhood

Zoning

## AUTHORIZATION

*Lindsay Crockett*  
Staff Signature

Lindsay Crockett

Please Print

11.29.2021

Date

*Stanley Hinds*  
Applicant Signature

Stanley Hinds

Please Print

11/26/2021

Date

# REQUEST

## DOWNTOWN DESIGN

**Level 1:**

- Signs     Alteration of an existing building/structure

**Level 2:**

- Addition to an existing building/structure

**Level 3:**

- Construction of new building/structure     Site design, parking, plazas, landscape

**See required Downtown Design attachment for more details.**

Brief description of work: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

## HISTORIC ZONING

**Level 1:**

- Signs     Routine repair of siding, windows, roof, or other features, in-kind; Installation of gutters, storm windows/doors

**Level 2:**

- Major repair, removal, or replacement of architectural elements or materials     Additions and accessory structures

**Level 3:**

- Construction of a new primary building

**Level 4:**

- Relocation of a contributing structure     Demolition of a contributing structure

**See required Historic Zoning attachment for more details.**

Brief description of work: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

## INFILL HOUSING

**Level 1:**

- Driveways, parking pads, access point, garages or similar facilities     Subdivisions

**Level 2:**

- Additions visible from the primary street     Changes to porches visible from the primary street

**Level 3:**

- New primary structure  
 Site built     Modular     Multi-Sectional

**See required Infill Housing attachment for more details.**

Brief description of work: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

## STAFF USE ONLY

**ATTACHMENTS**

- Downtown Design Checklist  
 Historic Zoning Design Checklist  
 Infill Housing Design Checklist

**ADDITIONAL REQUIREMENTS**

- Property Owners / Option Holders

**Level 1:** \$50 • **Level 2:** \$100 • **Level 3:** \$250 • **Level 4:** \$500

**FEE 1:**

**FEE 2:**

**FEE 3:**

**TOTAL:**

Certificate of Ownership and General Dedication.  
(I, We), the undersigned owner(s) of the property shown herein, hereby adopt this as (my, our) plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that (I am, we are) the owner(s) in fee simple of the property, and as property owner(s) have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat.  
Owner(s) Printed Name: JOSHUA BRADEN  
Signature(s): \_\_\_\_\_  
Date: \_\_\_\_\_

State of \_\_\_\_\_ County of \_\_\_\_\_  
On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
Before me personally appeared \_\_\_\_\_  
to me known to be the person described in, and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.  
Witness my hand and notarial seal, this the day and year above.  
Notary's Signature & Seal  
My commission expires \_\_\_\_\_

Owner Certification for Public Sewer and Water Service - Minor Subdivisions  
(I, We) the undersigned owner(s) of the property shown herein understand that it is our responsibility to verify with the Utility Provider the availability of public sewer and water systems in the vicinity of the lot(s) and to pay for the installation of the required connections.  
Owner(s) Printed Name: JOSHUA BRADEN  
Signature(s): \_\_\_\_\_  
Date: \_\_\_\_\_

Certification of Final Plat - All Indicated Markers, Monuments and Benchmarks Set. I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I further certify that this plat and accompanying drawings, documents, and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville/Knox County Subdivision Regulations except as has been itemized, described and justified in a report filed with the Planning Commission, or for variances and waivers which have been approved as identified on the final plat. The indicated permanent reference markers and monuments, benchmarks and property monuments were in place on the day of .2021.  
Registered Land Surveyor \_\_\_\_\_  
Tennessee License No. \_\_\_\_\_  
Date: \_\_\_\_\_

Certification of Category and Accuracy of Survey. Survey accuracy shall meet the requirements of the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.  
I hereby certify that this is a Category \_\_\_\_\_ survey and the ratio of precision of the unadjusted survey is not less than 1:\_\_\_\_ as shown hereon and that said survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.  
Registered Land Surveyor \_\_\_\_\_  
Tennessee License No. \_\_\_\_\_  
Date: \_\_\_\_\_

Addressing Department Certification  
I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville/Knox County Street Naming and Addressing Ordinance, the Administrative Rules of the Planning Commission, and these regulations.  
Signed: \_\_\_\_\_  
Date: \_\_\_\_\_

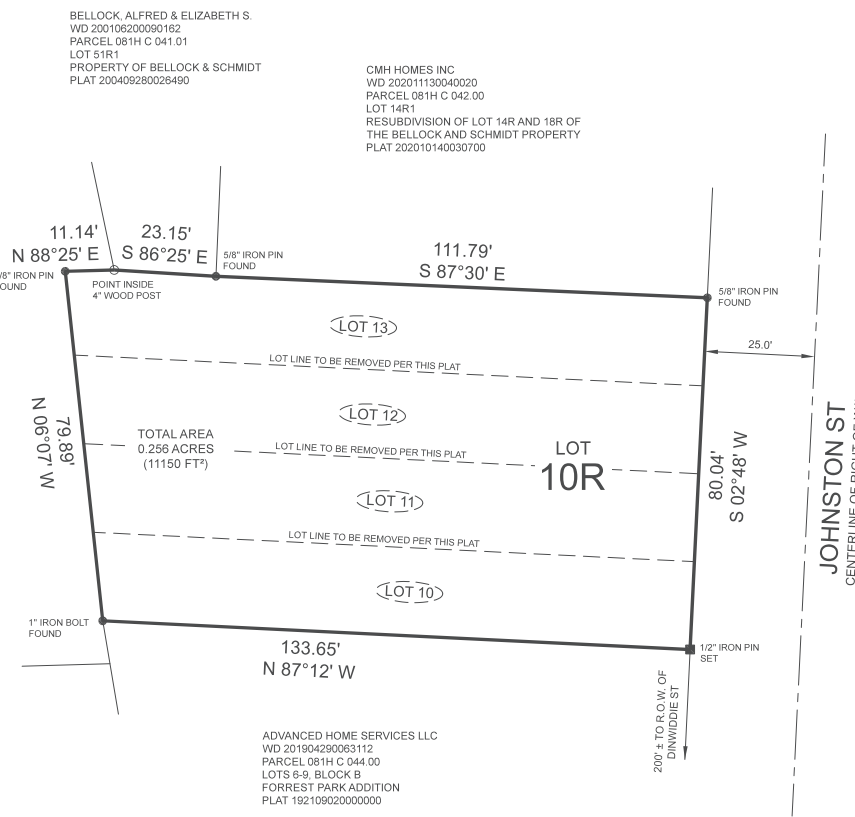
Zoning district(s) in which the land being subdivided is located shall be indicated as shown on the zoning map by the Planning Commission as follows:  
Zoning Shown on Official Map: \_\_\_\_\_  
Date: \_\_\_\_\_  
By: \_\_\_\_\_

TAXES AND ASSESSMENTS  
This is to certify that all property taxes and assessments due on this property have been paid.  
City of Knoxville Tax Clerk: Signed: \_\_\_\_\_  
Date: \_\_\_\_\_  
Knox County Trustee: Signed: \_\_\_\_\_  
Date: \_\_\_\_\_

Certification of Approval of Public Water System - Minor Subdivisions  
This is to certify that the subdivision shown hereon is approved subject to the installation of a public water system, and that such installation shall be in accordance with State and local regulations.  
It is the responsibility of the property owner to verify with the Utility Provider the availability of water system in the vicinity of the lot(s) and to pay for the installation of the required connections.  
Utility Provider: \_\_\_\_\_  
Authorized Signature for Utility: \_\_\_\_\_ Date: \_\_\_\_\_

Planning Staff Certification of Approval for Recording - Final Plat  
This is to certify that the subdivision plat shown hereon has been found to comply with the subdivision Regulations of Knoxville and Knox County and with existing official plans, with the exception of any variances and waivers noted on this plat, and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds. Pursuant to Section 13-3-405 of Tennessee Code, Annotated, the approval of this plat by the Planning Commission shall not be deemed to constitute or effect an acceptance by the City of Knoxville or Knox County of the dedication of any street or other ground upon the plat.  
Signed: \_\_\_\_\_  
Date: \_\_\_\_\_

BELLOCK, ALFRED N. (LIKE ESTATE) & ELIZABETH SCHMIDT  
WD 19941017045935  
PARCEL 081H C 049.01  
LOT 51R1  
PROPERTY OF BELLOCK & SCHMIDT  
RESUB. OF LOT 51R & 54 BLOCK 6, OF ROSEDALE LAND AND IMPROVEMENT ADDITION, AND PARTS OF LOTS 14, 15, 16, 17, 18 AND 19 BLOCK B OF FOREST PARK ADDITION  
PLAT 2001110120028846



ADVANCED HOME SERVICES LLC  
WD 20190429063112  
PARCEL 081H C 044.00  
LOTS 6-9, BLOCK B  
FORREST PARK ADDITION  
PLAT 19210902000000

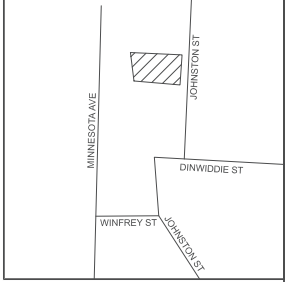
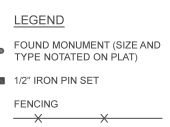
Certification of No Recorded Easements.  
This is to certify that there are no known recorded drainage or utility easements on lot line(s) being eliminated on this subdivision plat.  
Registered Land Surveyor \_\_\_\_\_  
Tennessee License No. \_\_\_\_\_  
Date: \_\_\_\_\_

City of Knoxville Department of Engineering  
The Knoxville Department of Engineering hereby approves this plat on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
Engineering Director \_\_\_\_\_

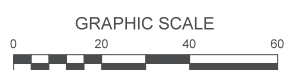
Certification of Approval of Public Sanitary Sewer System - Minor Subdivisions  
This is to certify that the subdivision shown hereon is approved subject to the installation of public sanitary sewers and treatment facilities, and that such installation shall be in accordance with State and local regulations.  
It is the responsibility of the property owner to verify with the Utility Provider the availability of sanitary sewers in the vicinity of the lot(s) and to pay for the installation of the required connections.  
Utility Provider: \_\_\_\_\_  
Authorized Signature for Utility: \_\_\_\_\_ Date: \_\_\_\_\_

THIS SURVEY WAS PREPARED USING A COMBINATION OF RTK GNSS AND CONVENTIONAL TOTAL STATION DATA COLLECTION.  
1) GNSS RECEIVER: CARLSON BR7 BASE/ROVER REFERENCED TO NAD83 STATE PLANE COORDINATES USING THE TDOT CORS NETWORK.  
2) TOTAL STATION: TOPCON GPT-8205A  
3) VERTICAL DATUM: NAVD88 / GEOID2018

OWNERS:  
JOSHUA BRADEN  
BRADEN FAMILY PROPERTIES LLC  
7400 N RUGGLES FERRY PIKE  
KNOXVILLE, TN 37929  
865-696-7343



- NOTES:
- 1) THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 10-13 INTO ONE LOT, 10R.
  - 2) THERE EXISTS AN IRON PIN AT EACH PROPERTY CORNER, UNLESS NOTED OTHERWISE.
  - 3) 10' UTILITY AND DRAINAGE EASEMENTS EXIST INSIDE ALL OUTSIDE BOUNDARY AND ROAD RIGHT-OF-WAY PROPERTY LINES. 5' UTILITY AND DRAINAGE EASEMENTS EXIST INSIDE ALL OTHER PROPERTY LINES, PLUS ANY OTHER EASEMENTS
  - 4) ZONED RN-2: SETBACKS ARE PER ZONING
  - 5) 1 LOT EQUALING 0.256 ACRES (11150 FT<sup>2</sup>)



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PLANNING# 8-CC-21

FINAL PLAT OF THE RESUBDIVISION OF LOTS 10-13 BLOCK B, FORREST PARK ADDITION

DISTRICT: 6 WARD: 19 CITY BLOCK: 19321 CITY OF KNOXVILLE  
INSTRUMENT: WD 202104060081983 / PLAT 192109020000000 KNOX COUNTY  
C.L.T. MAP: 081H C 043.00  
SCALE: 1" = 20' DATE: 07-08-2021

**HINDS SURVEYING CO.**  
3555 WINDY J FARMS DR. LOUISVILLE, TN 37777  
PH. 588-9799 FAX. 233-3393  
WWW.HINDSSURVEYING.COM JOB # 2105027-C-MPC