



Staff Report

Infill Housing Design Review Committee

File Number: 6-A-22-IH

Meeting: 6/15/2022
Applicant: Josh Braden
Owner: Braden Family Properties, LLC

Property Information

Location: 230 E. Morelia Ave. **Parcel ID** 81 FT 013
Zoning: RN-2 (Single-Family Residential Neighborhood)
District: Oakwood/Lincoln Park Infill Housing Overlay District

Description of Work

Level I Driveways, Parking Pads, Access Points, Garages, or Similar

New driveway and parking pad. 10' wide driveway to extend northwest off the alley and access a 20' by 20' asphalt parking pad.

Applicable Design Guidelines

Heart of Knoxville Infill Housing Design Guidelines

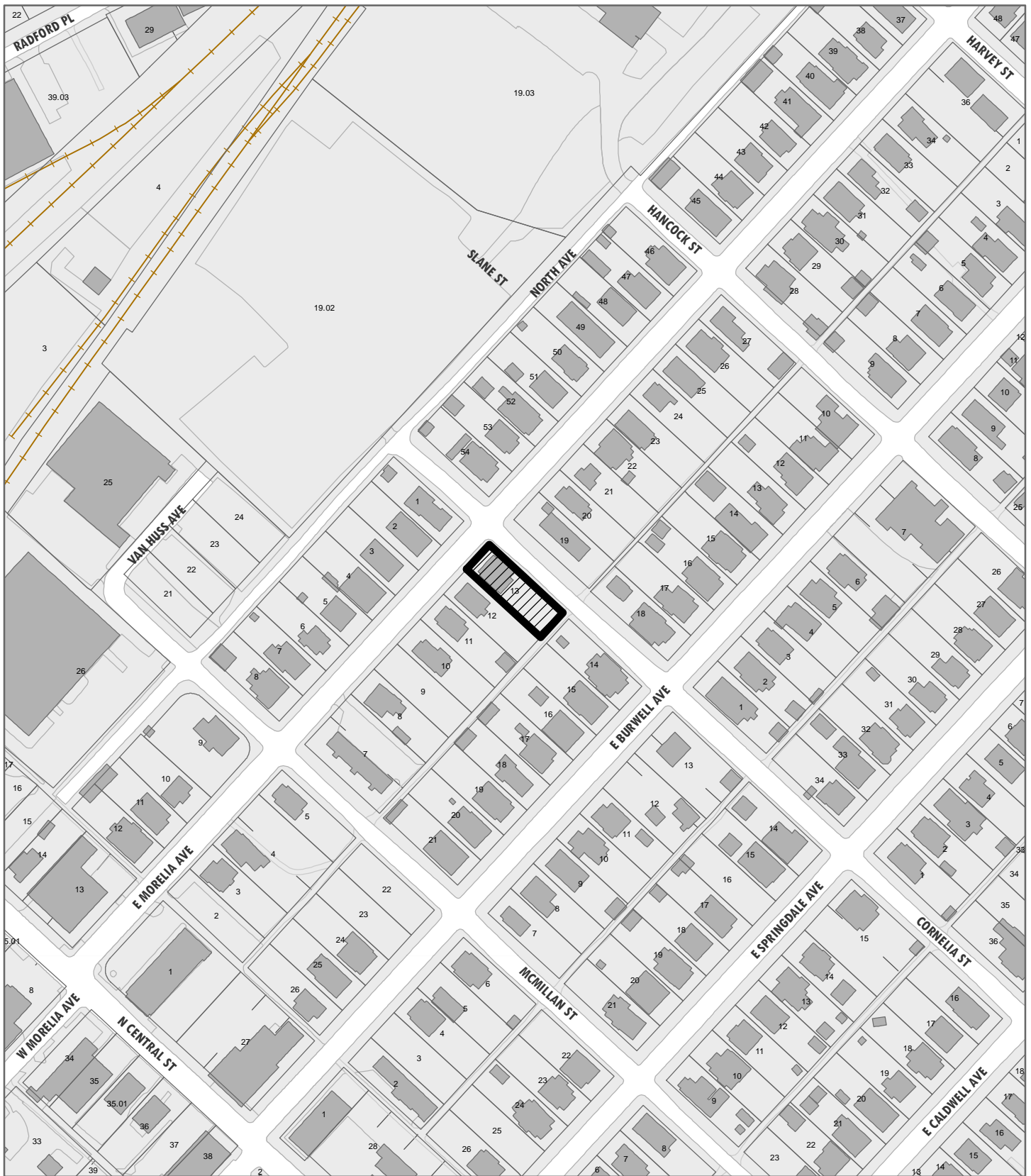
3. Alleys, Parking, and Services
- Parking should not be in front yards.
 - Alley access should be used for garage or parking pad locations.
-

Comments

The application does not include modifications to the house. The proposal meets the design guidelines as it locates the parking in the rear, accessed by the alley, and avoids parking in the front yard or creating a new front curb cut. Final modifications to the site plan may be necessary to meet City Engineering standards.

Recommendation

Staff recommends approval of Certificate 6-A-22-IH, subject to the final site plan meeting City Engineering standards.



6-A-22-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

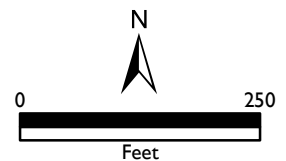
Applicant: Josh Braden

**INFILL
HOUSING
REVIEW
BOARD**



230 E. Morelia Ave.
Oakwood/Lincoln Park Infill Housing Overlay
District

Original Print Date: 6/7/2022
Revised:
Knoxville/Knox County Planning - Infill Housing Design Review Committee





DESIGN REVIEW REQUEST

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

Braden Family Properties, LLC.

Applicant		
05/19/22	06/15/22	6-A-22-IH
Date Filed	Meeting Date (if applicable)	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

Josh Braden	Braden Family Properties, LLC.		
Name	Company		
649 Running Brook Drive	Strawberry Plains	TN	37871
Address	City	State	Zip
865.696.7343	joshuabradens4@gmail.com		
Phone	Email		

CURRENT PROPERTY INFO

Braden Family Properties, LLC.	649 Running Brook Drive	865.696.7343
Owner Name (if different from applicant)	Owner Address	Owner Phone
230 E. Morelia Avenue, Knoxville, TN 37917	081FT013	
Property Address	Parcel ID	
Oakwood C B Atkins Add	Knox County	
Neighborhood	Zoning	

AUTHORIZATION

	Lindsay Crockett	5.18.22
Staff Signature	Please Print	Date
	Josh Braden	05/19/22
Applicant Signature	Please Print	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

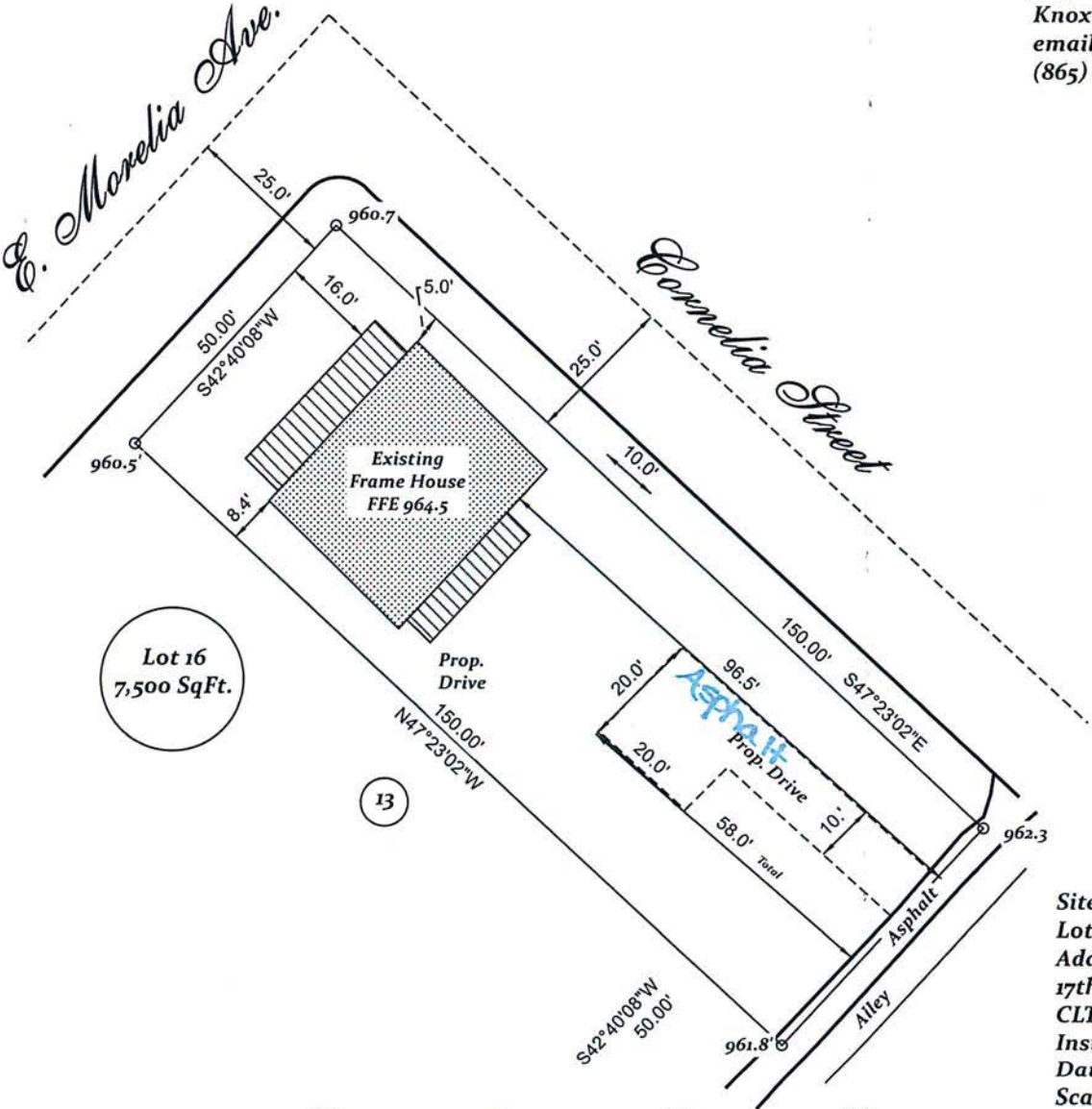
ADDITIONAL REQUIREMENTS

- Property Owners / Option Holders

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

FEE 1:		TOTAL: 50.00
50.00		
FEE 2:		
FEE 3:		

Prepared by:
 Chris Rudd Surveyors
 925 Hiwassee Ave
 Knoxville, Tn. 37917
 email PKRCLR@aol.com
 (865) 806-7183



Lot 16
 7,500 SqFt.

13

Site Plan of:
 Lot 16 Block 11 C.B. Atkins
 Addition to Knoxville
 17th Ward City of Knoxville
 CLT Map 081-F-T Parcel 013
 Inst # 202111240042514 deed
 Date March 21, 2022
 Scale 1" = 30'



1842-C2859-KC