



Staff Report

Infill Housing Design Review Committee

File Number: 2-A-23-IH

Meeting: 1/18/2023
Applicant: Josh Braden Braden Family Properties LLC
Owner: Josh Braden Braden Family Properties LLC

Property Information

Location: 218 Atlantic Ave. **Parcel ID** 81 G B 003
Zoning: RN-2 (Single-Family Residential Neighborhood)
District: Oakwood/Lincoln Park Infill Housing Overlay District

Description of Work

Level III New Primary Structure

New primary residence fronting Atlantic Avenue. One-story residence with a front-gable roof (10/12 pitch, clad in dimensional shingles), an exterior of fiber cement lap siding, and a foundation clad in brick veneer. The house measures 36' wide by 50' long. The house will be set 21' from the front property line on the closest point. The parking is proposed as a 10' driveway on the side of the house.

The façade (north) features two projecting front-gable roof massings, with a hipped-roof porch supported by 6 by 6 posts. Two pairs of double-hung windows flank the centrally-located door. The front gable fields are clad in shake siding. There are three windows on the right side elevation and three on the left, with a screened-in porch under the primary roofline on the rear elevation.

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.
- When several infill houses, porches and the habitable portion of each house should be about the same distance from the street as the original houses.
- 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.
- Side yard setbacks should be similar to older houses on the block, keeping the rhythm of spacing between houses consistent.

3. Alleys, Parking, and Services

- Parking should not be in front yards.
- Alley access should be used for garage or parking pad locations.
- On streets without alleys, garages or parking pads should be at least 20' 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.
- Alley oriented parking pads, garbage collection points, and utility boxes should be screened with a combination of landscaping and fencing.

4. Scale, Mass, and Foundation Height

- The front elevation should be designed to be similar in scale to the 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' 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.

6. Windows and Doors

- When constructing new houses, the windows 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 façade 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 Infill neighborhoods.

8. Siding Materials

- Clapboard-like materials should be used in constructing new housing where painted wood siding was traditionally used.
- Faced stone, vertical siding, and other non-historic materials should not be used in building new houses.

11. Landscape and Other Considerations

- One native or naturalized shade tree should be planted in the front and rear yards of infill lots with 25 feet or more in depth to front of house.

Comments

1. The new house will be set approximately 21' from the front property line. The average front setback of the block is 28' and the adjacent new construction house at 222 Atlantic Avenue is set 26' from the front property line. The house should be moved approximately 5' towards the rear property line to align with the front setback pattern of the block. The final site plan should include a walkway from the front porch to the sidewalk.
2. The block is characterized by one- to 1.5-story Queen Anne cottages, Craftsman bungalows, and some infill construction. The façade is proportional to the dimensions of the lot and the other houses on the block. The side setbacks will be evenly spaced along the block.
3. The block does not have an operable alley. To meet the design guidelines, the proposed parking should be revised to extend one lane alongside the house, with space for parking at least 20' behind the front façade. Final modifications may be necessary to meet City Engineering standards and the coverage limits of the RN-2 zoning.
4. The one-story house is similar in scale and width to the block and the neighborhood. The depicted foundation height is compatible with the historic context.
5. The design includes a partial-width, 8' deep front porch. The design should be revised to include at least 8' by 8' square posts.
6. The proposed house features sufficient front and side elevation transparency and windows which meet the design guidelines. Façade window placement should be revised to be more symmetrical in placement (similar proportion and position as original houses on the block).
7. The roof pitch and cladding meet the design guidelines, with additional complexity provided by the projecting front-gable bays.
8. The proposed materials (fiber cement lap siding, brick-clad foundation, asphalt shingle roof) meet the design guidelines.
9. The final site plan should include a native or naturalized shade tree in the front and rear yards.

Recommendation

Staff recommends approval of Certificate 2-A-23-IH, subject to the following conditions:

- 1) Front setback to be modified to align with front setback pattern of block;
- 2) Front parking to be revised to meet Infill Housing design guidelines and final site plan to meet City Engineering standards and coverage limits of the RN-2 zoning, incorporating a walkway from the front door to the sidewalk;
- 3) Front porch to include 8 by 8 square posts;
- 4) Revision to façade window placement;
- 5) Final site plan to incorporate native or naturalized shade trees in the front and rear yards.



2-A-23-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

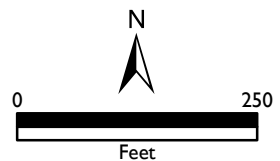
Applicant: Josh Braden Braden Family Properties LLC

INFILL HOUSING REVIEW BOARD



218 Atlantic Ave.
Oakwood/Lincoln Park Infill Housing Overlay District

Original Print Date: 1/31/2023
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

1/18/23

2/15/23

2-A-23-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

303 bob smith lane

knoxville

tn

37924

Address

City

State

Zip

8656967343

joshuabradens4@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Braden Family Properties llc

303 bob smith lane

8656967343

Owner Name (if different from applicant)

Owner Address

Owner Phone

218 atlantic ave knox tn 37917

081gb003

Property Address

Parcel ID

LINWOOD SECOND ADD

rn-2

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

1.19.23

Staff Signature

Please Print

Date

Josh Braden, Owner

1/18/23

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: **single family new construction**

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:

250.00

TOTAL:

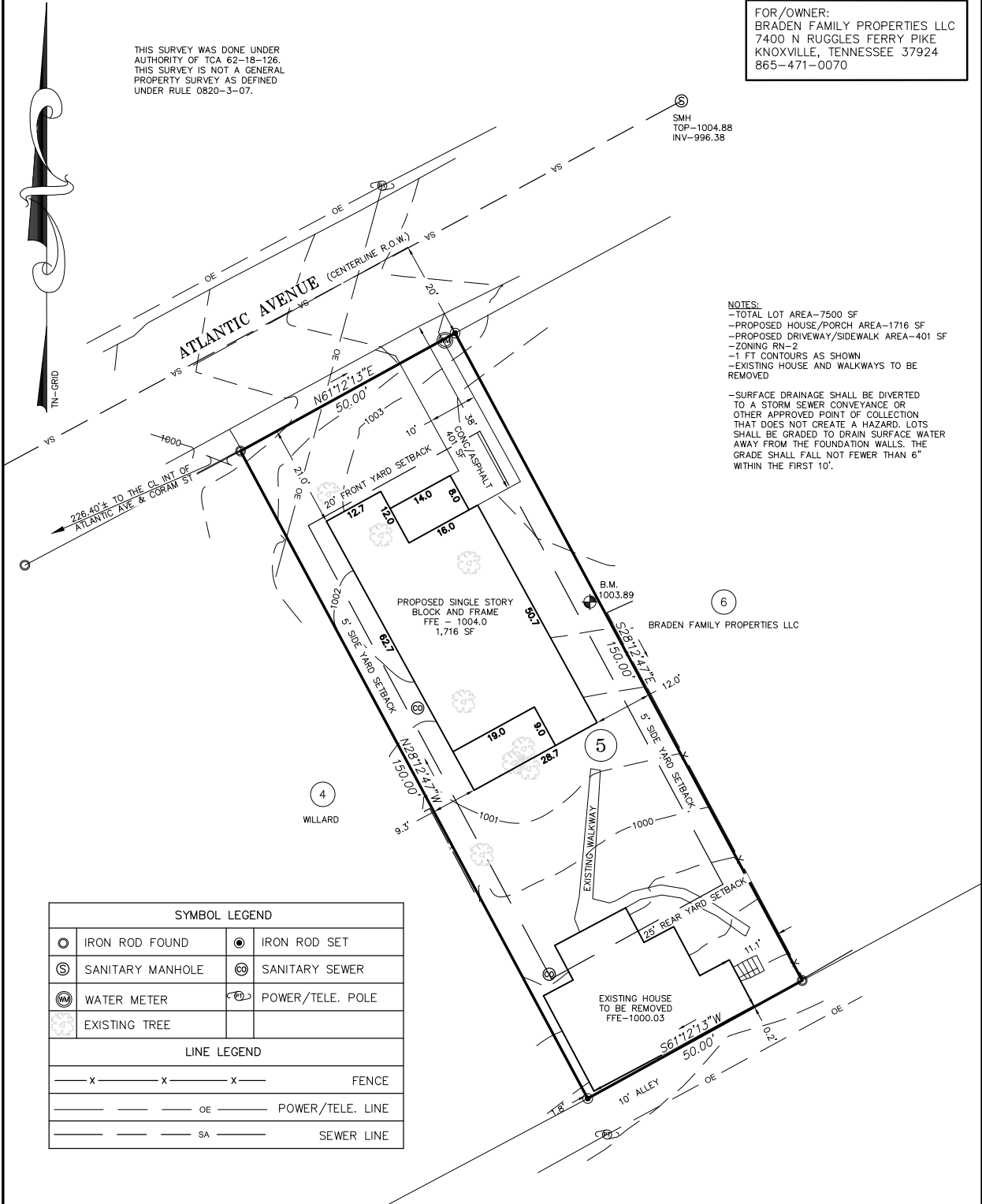
250.00

FEE 2:

FEE 3:

THIS SURVEY WAS DONE UNDER AUTHORITY OF TCA 62-18-126. THIS SURVEY IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-07.

FOR/OWNER:
BRADEN FAMILY PROPERTIES LLC
7400 N RUGGLES FERRY PIKE
KNOXVILLE, TENNESSEE 37924
865-471-0070



NOTES:
-TOTAL LOT AREA-7500 SF
-PROPOSED HOUSE/PORCH AREA-1716 SF
-PROPOSED DRIVEWAY/SIDEWALK AREA-401 SF
-ZONING RN-2
-1 FT CONTOURS AS SHOWN
-EXISTING HOUSE AND WALKWAYS TO BE REMOVED
-SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM THE FOUNDATION WALLS. THE GRADE SHALL FALL NOT FEWER THAN 6" WITHIN THE FIRST 10'.

SYMBOL LEGEND			
⊙	IRON ROD FOUND	⊙	IRON ROD SET
⊕	SANITARY MANHOLE	⊕	SANITARY SEWER
⊗	WATER METER	⊗	POWER/TELE. POLE
⊗	EXISTING TREE		
LINE LEGEND			
— x — x — x —	FENCE		
— — — — — OE — — — — —	POWER/TELE. LINE		
— — — — — SA — — — — —	SEWER LINE		

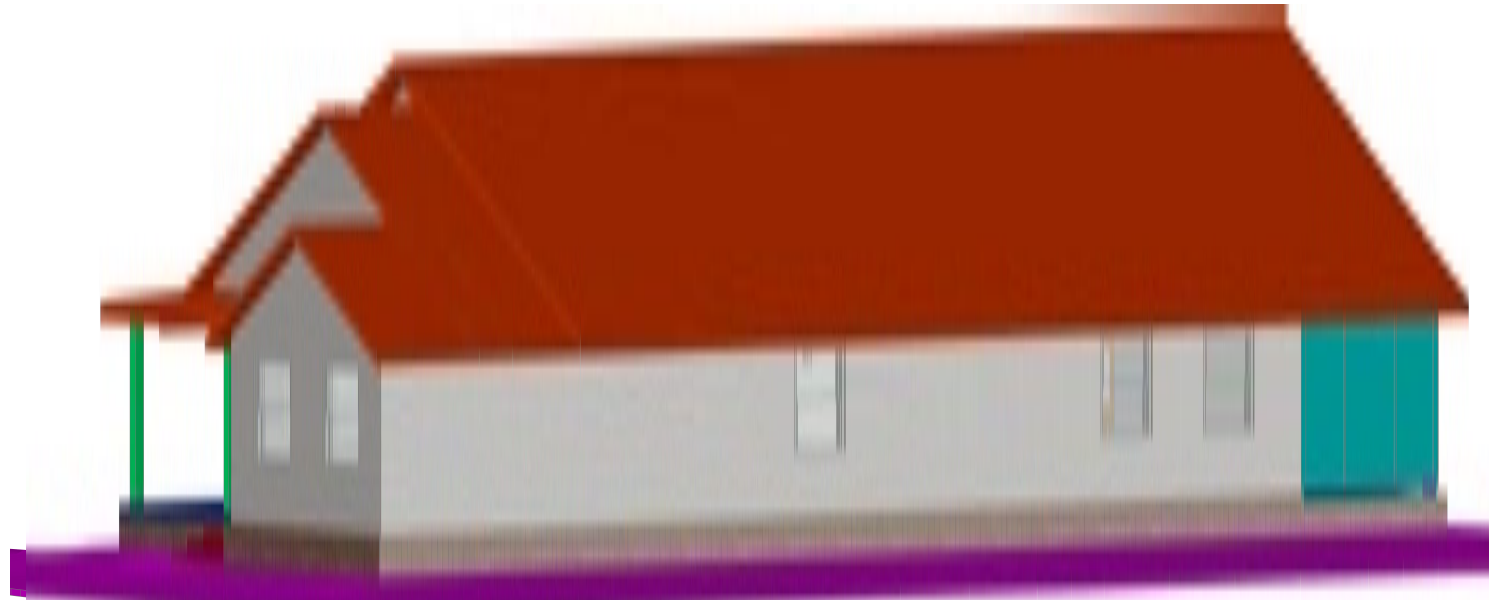
PLOT PLAN OF:
Lot 5
Block J
Linwood's Second Addition
218 Atlantic Avenue
Knoxville, Tennessee 37917

NOTE:
NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AND OTHER EASEMENTS AND/OR EXCEPTIONS NOT APPARENT IN THE FIELD MAY OR MAY NOT EXIST AND MAY BE REVEALED BY A TITLE SEARCH BY A TITLE ATTORNEY.

Ward 18 City KNOXVILLE
District 7 County KNOX
Plat Cab: A Slide 238D
CLT # 081G "B" Parcel 005
Scale 1"=20' Date 11/17/2022
Deed Inst. 202101290061512 City Block -
Project # 4714 Drawn By C. VITKUS

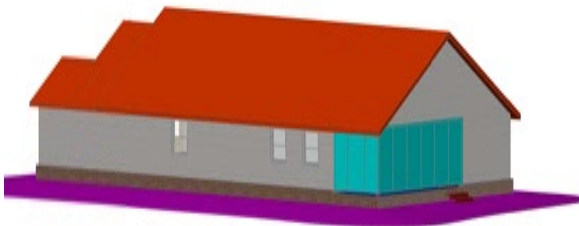


LYNCH SURVEYS LLC
SUBDIVISIONS AS-BUILTS SITE DESIGN
4405 COSTER RD. KNOXVILLE, TENN. 37912
865-584-2630 FAX 865-584-2801 WWW.LYNCHSURVEY.COM



*New One Story Single Family Residence
Knoxville, In.*

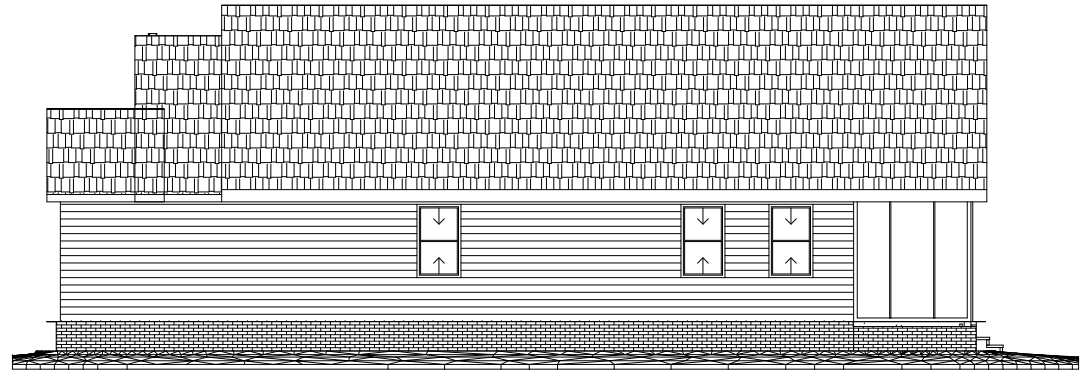
*Brought to you by
Braden Family Property LLC*





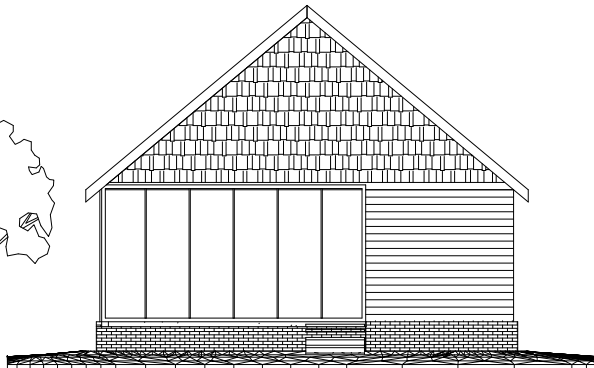
Front Elevation

Scale: $\frac{1}{4}'' = 1'-0''$



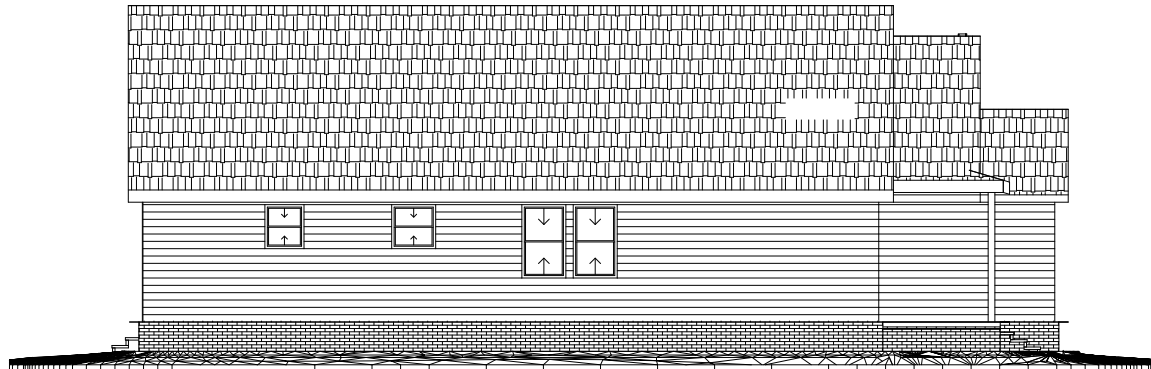
Right Side Elevation

Scale: $\frac{1}{4}'' = 1'-0''$



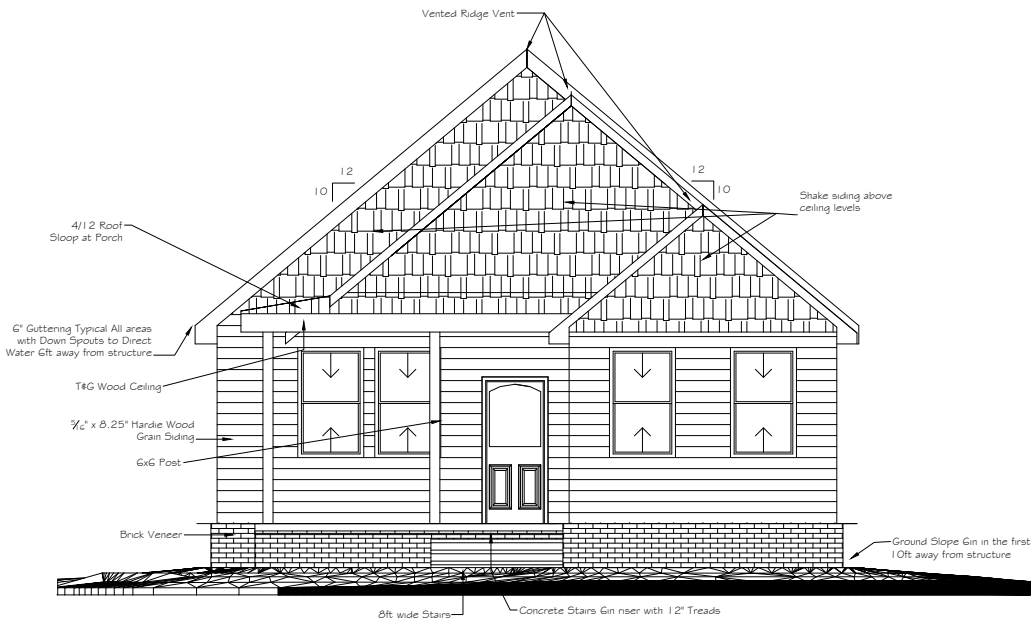
Rear Elevation

Scale: $\frac{1}{4}'' = 1'-0''$



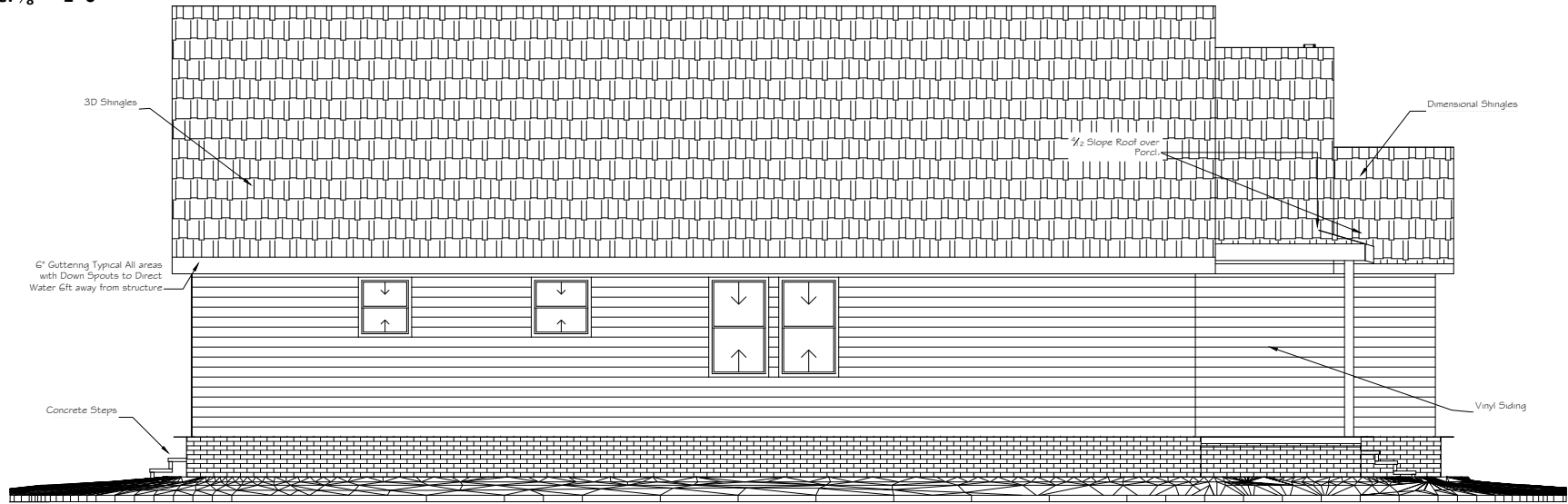
Left Side Elevation

Scale: $\frac{1}{4}'' = 1'-0''$



Front Elevation

Scale: $\frac{3}{8}" = 1'-0"$

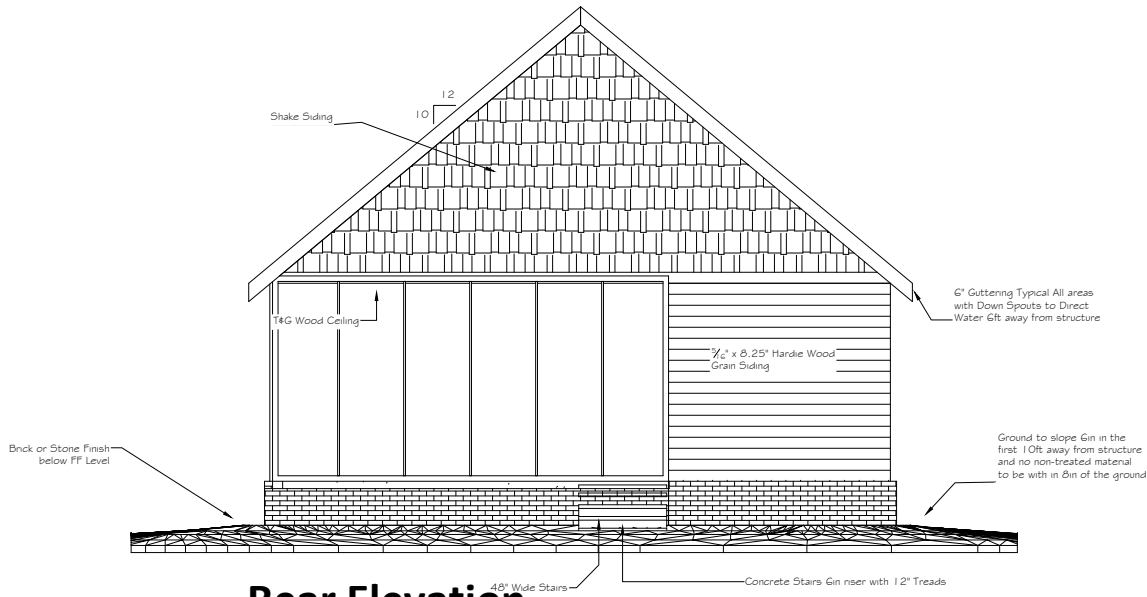


Right Side Elevation

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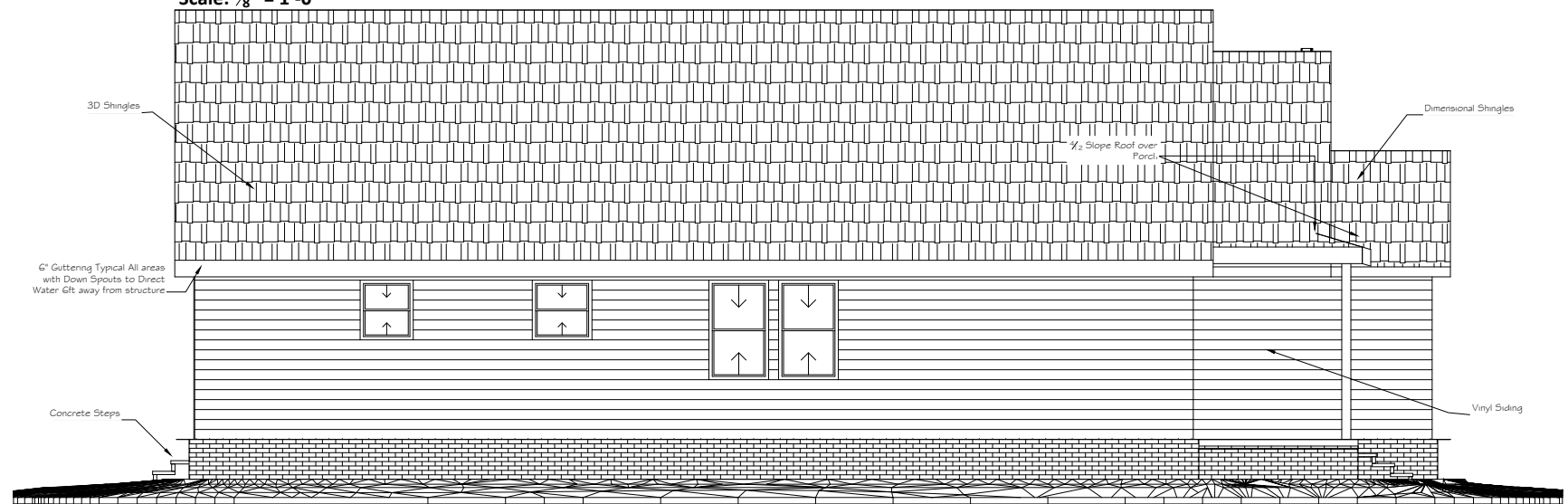
New One Story Single Family Residence
Knoxville, Tn.

Sheet C1-1



Rear Elevation

Scale: $\frac{3}{8}$ " = 1'-0"

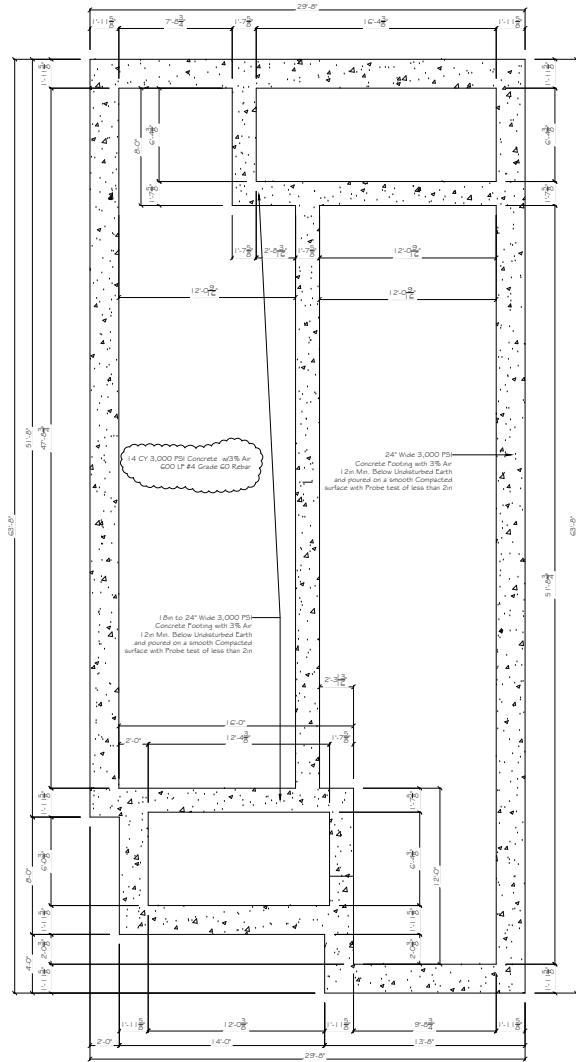


Left Side Elevation

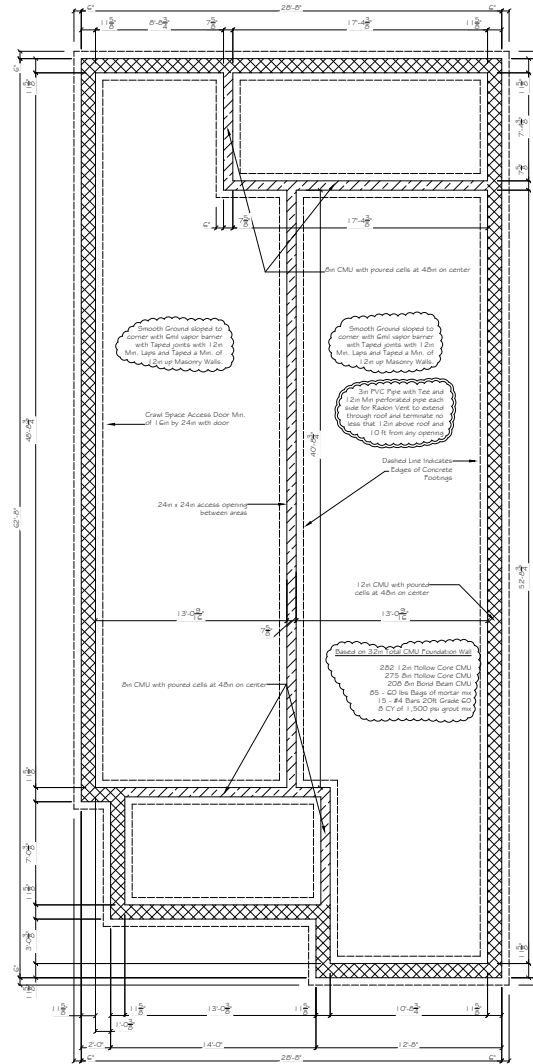
Scale: $\frac{3}{8}$ " = 1'-0"

New One Story Single Family Residence
Knoxville, Tn.

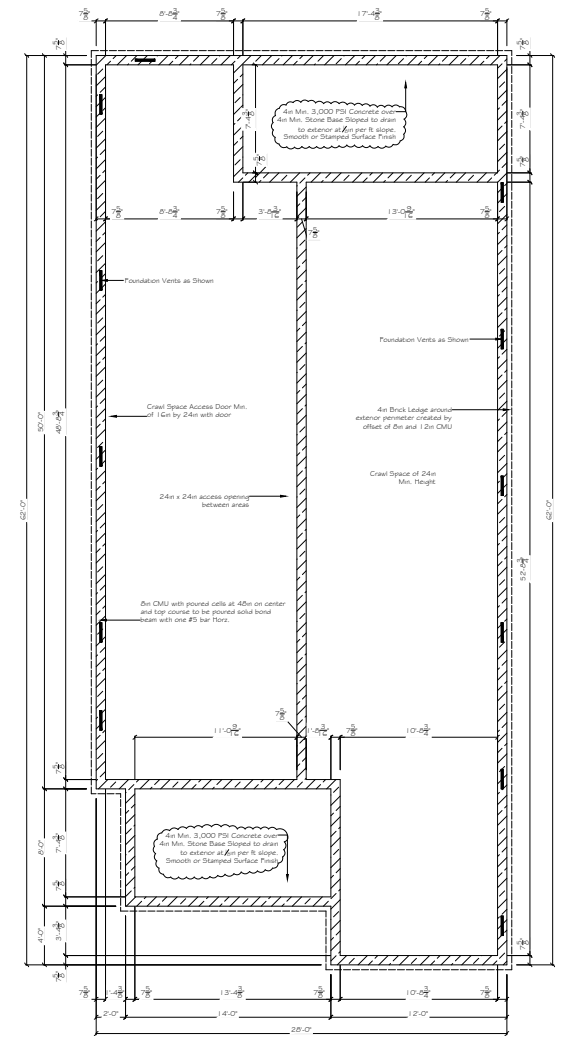
Sheet C1-2



Footing Layout Plan
Scale: 1/4" = 1'-0"

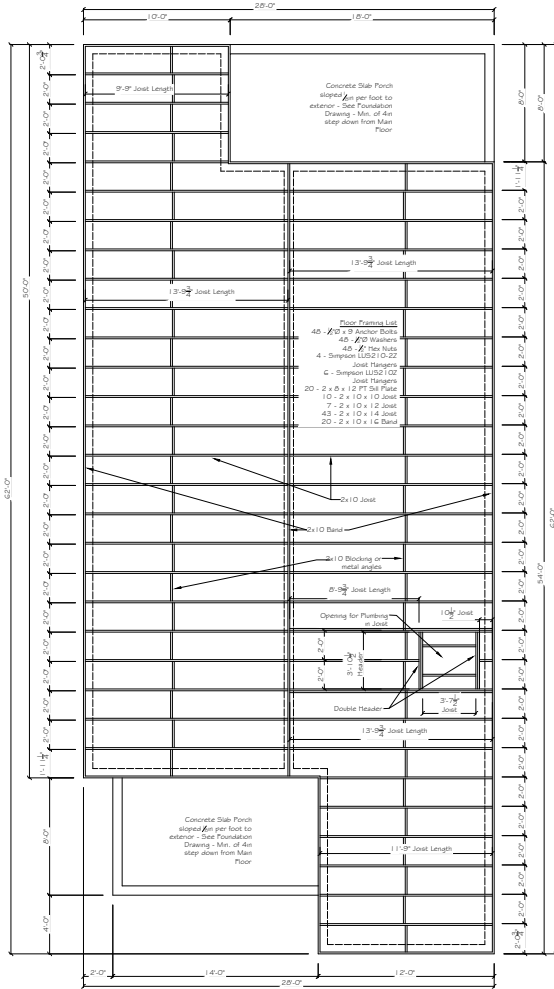


8in and 12in CMU Layout Plan
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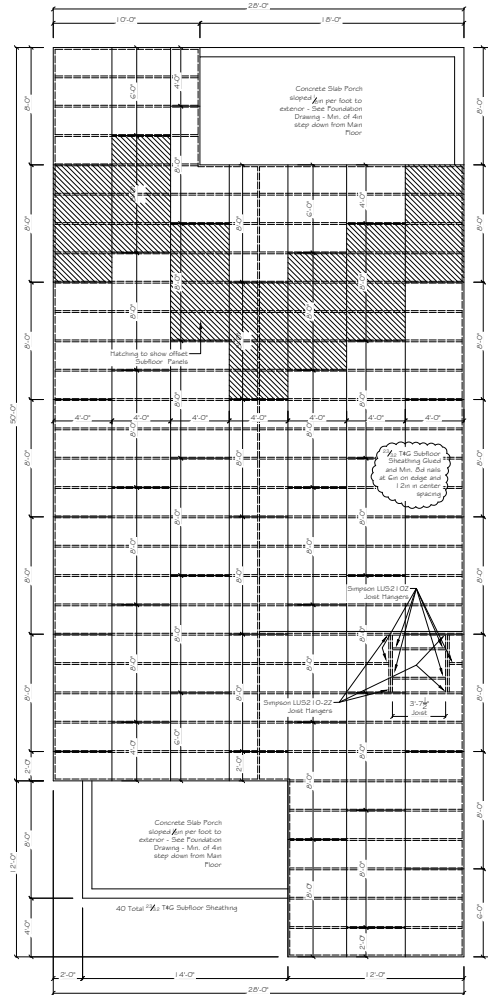


8in CMU Layout Plan
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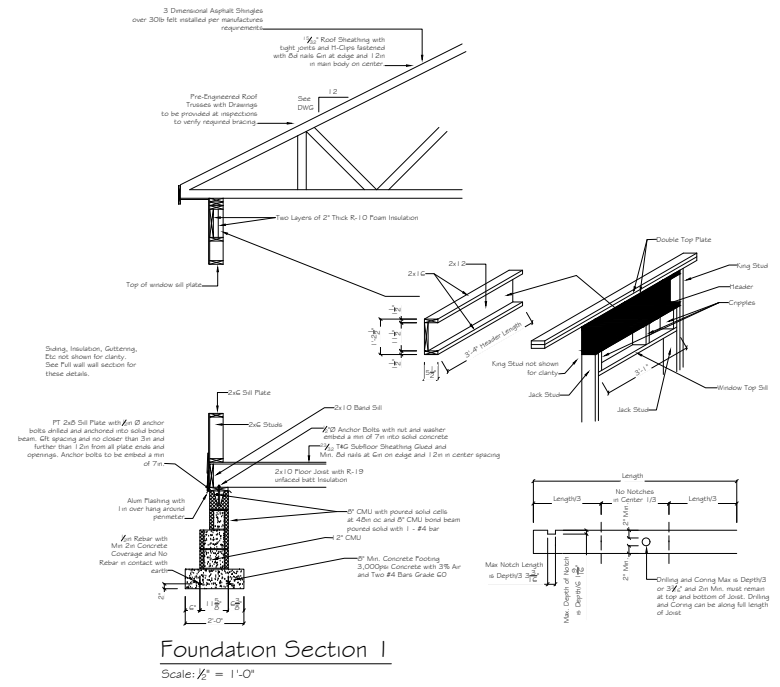
Project Name and Address	Project Number	Sheet Number
Site: One Open High Bay Facility, Residence	20250276	A1.0
Location	Project Date	
2008 Bishop, William Center	December 11, 2025	
4000 North Property, LLC	Scale	
Cell: 855-596-1143	Scale: Drawing Layout	
Office: 855-614-0200		



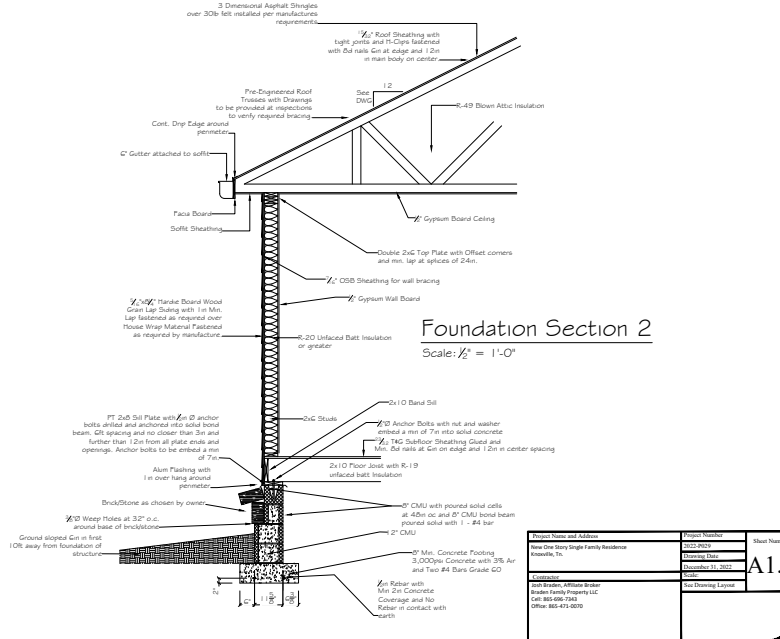
Floor Joist and Band Layout Plan
Scale: $\frac{1}{4}'' = 1'-0''$



Sub Floor Layout Plan
Scale: $\frac{1}{4}'' = 1'-0''$

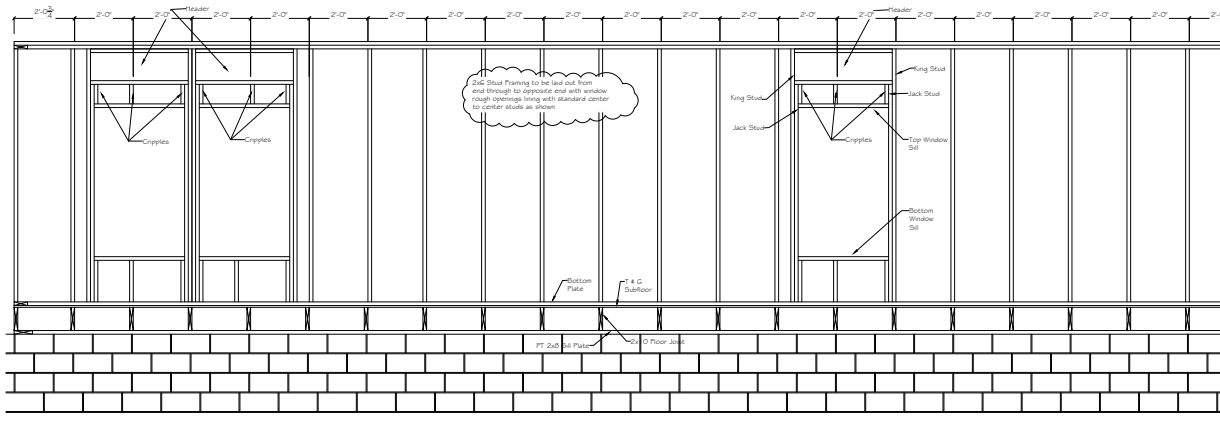


Foundation Section 1
Scale: $\frac{1}{2}'' = 1'-0''$



Foundation Section 2
Scale: $\frac{1}{2}'' = 1'-0''$

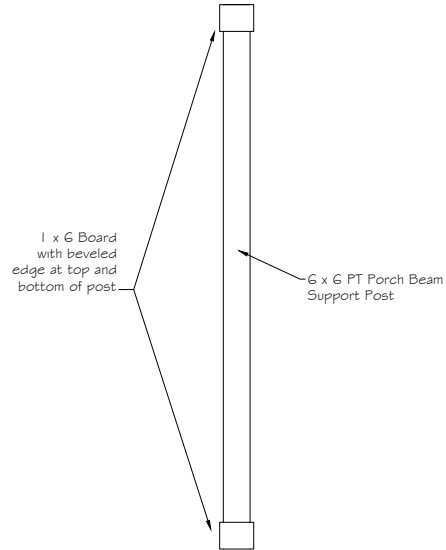
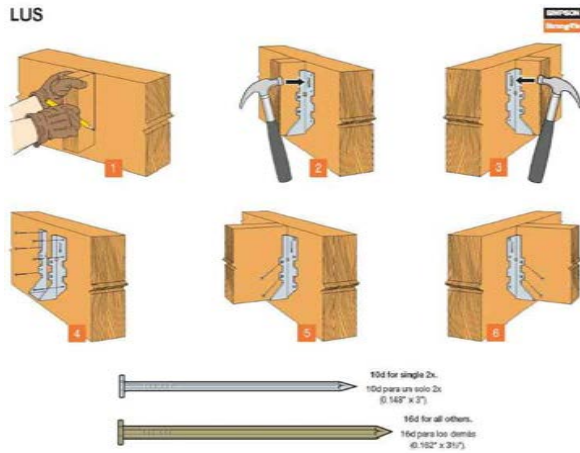
Project Name and Address: New Green High-Rise Residence Houston, TX	Architect: CSCS Architects December 11, 2022	Sheet Number: A1.1
Designer: CSCS Architects 1000 West Loop South Suite 1000 Houston, TX 77027 Tel: 281-969-7949 Office: 281-473-9226	Contract Number: 22-001	Scale: As Shown



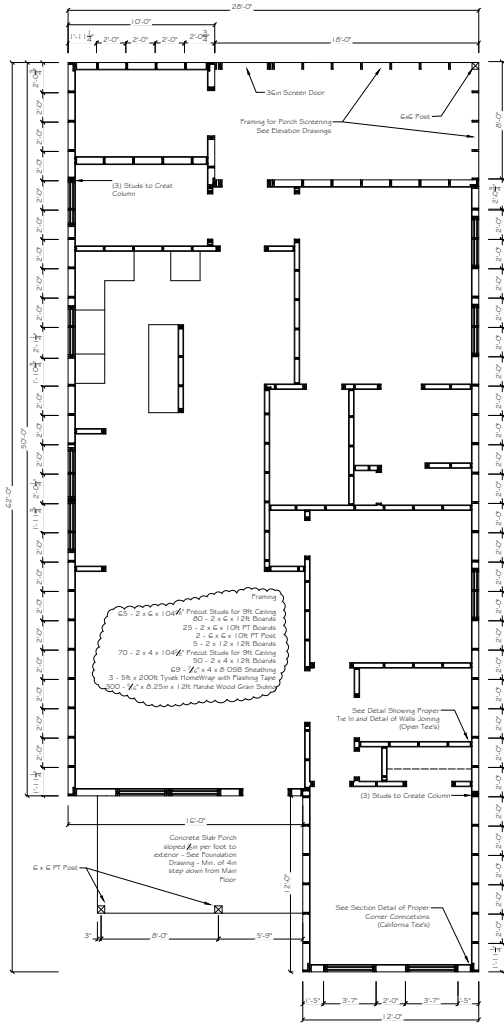
Framing Details and Foundation Section 3

Scale: 1/2" = 1'-0"

LUS

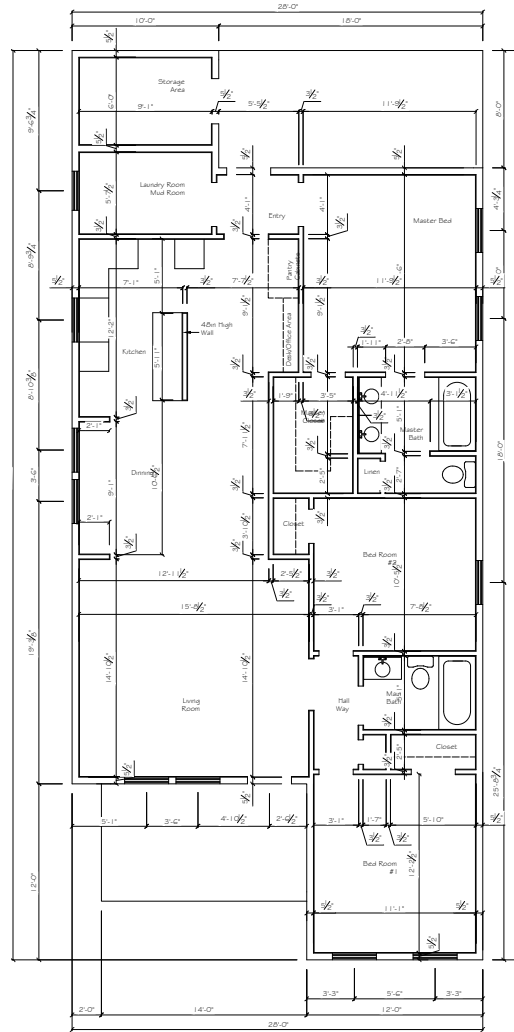


Project Name and Address	Project Number	Sheet Number
1000 Oak Street Single Family Residence Houston, Tx	10000000	A1.2
Client	Project Date	
1000 Oak Street	December 11, 2020	
Designer	Scale	
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1000 Oak Street, Houston, Texas	10000000	
1000 Oak Street, Houston, Texas	10000000	



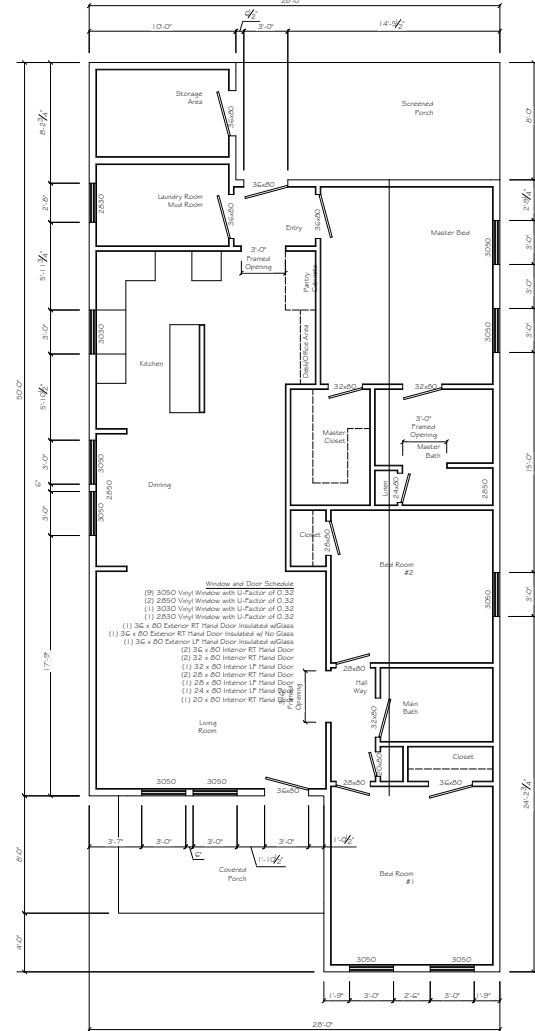
Floor Plan - General Stud Layout

Scale: 1/4" = 1'-0"



Floor Plan - General Layout

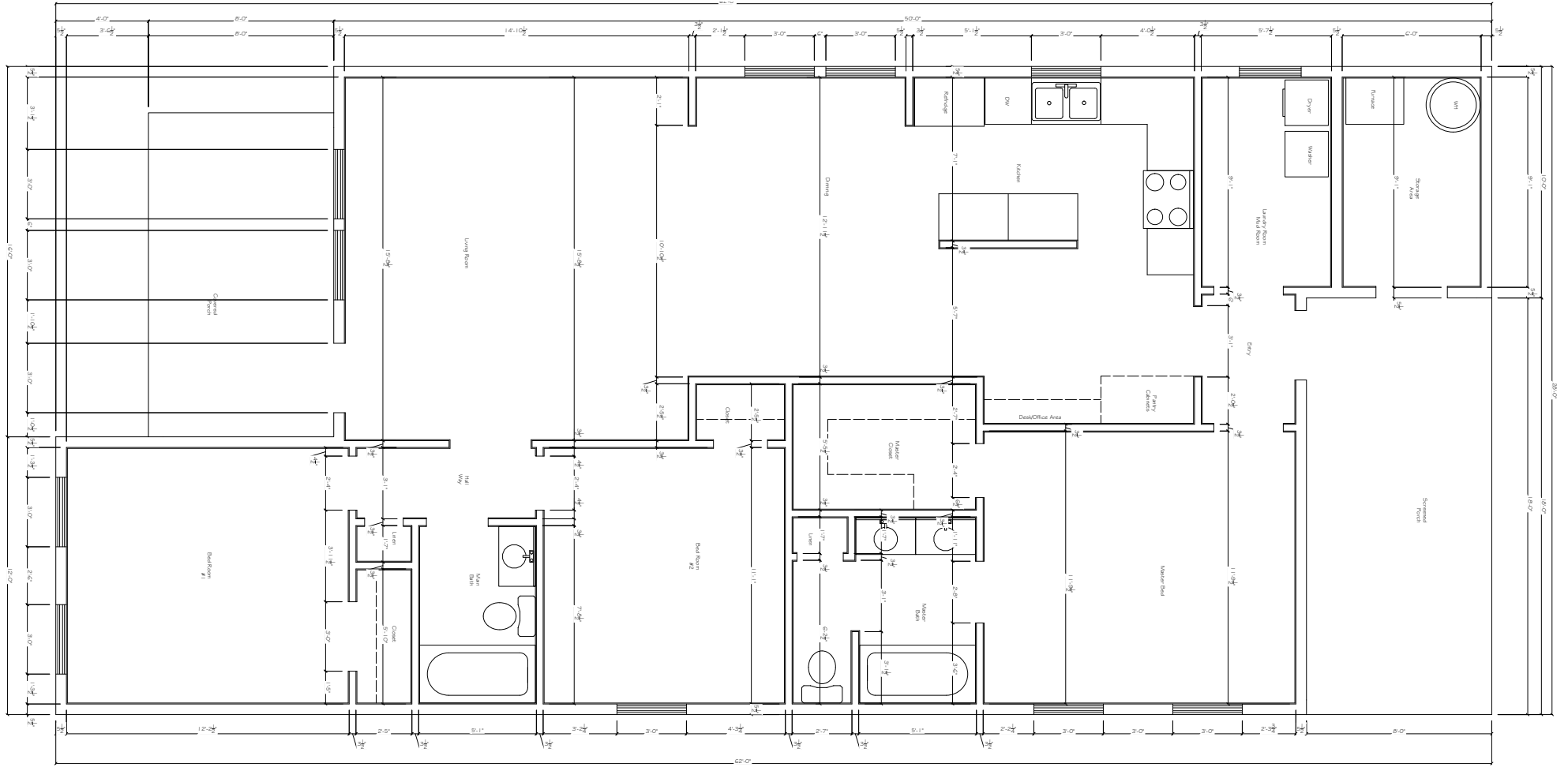
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Floor Plan - Door and Window Layout

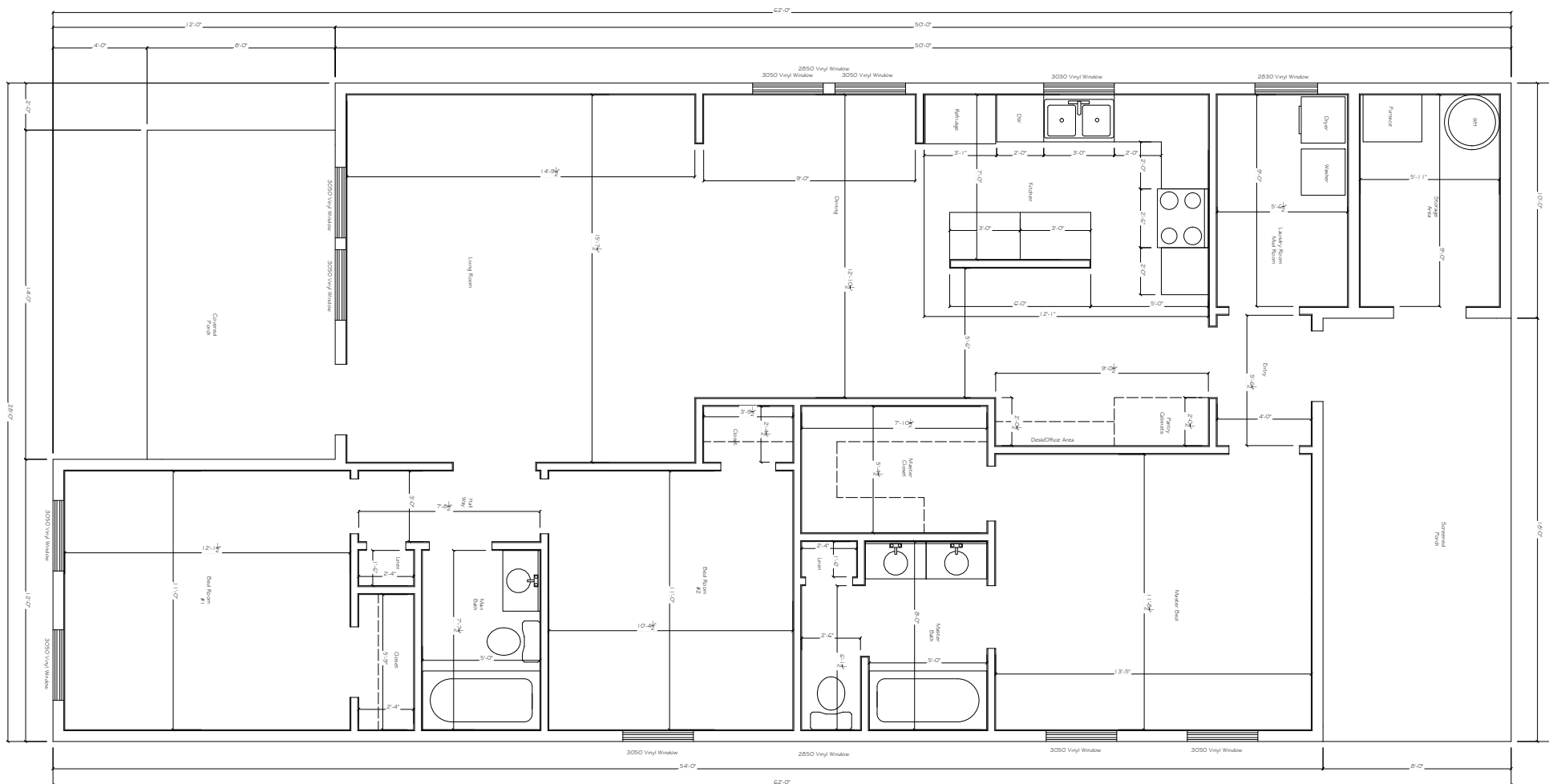
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Project Name and Address	Project Number	Sheet Number
New One Family Single Family Residence Rockville, TX	2023-0001	A2.0
Architect	Issue Date	
Joe Grady, Architect/Engineer 3000 South Loop West, Suite 100 Rockville, TX 75087 Cell: 817-654-7343 Office: 817-654-7343	12/20/23	
Designer	Scale/Trimming	



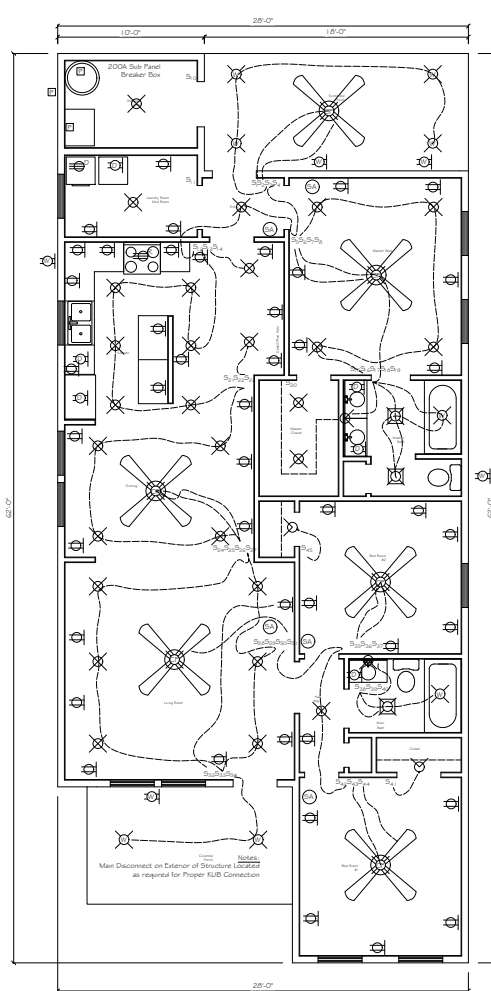
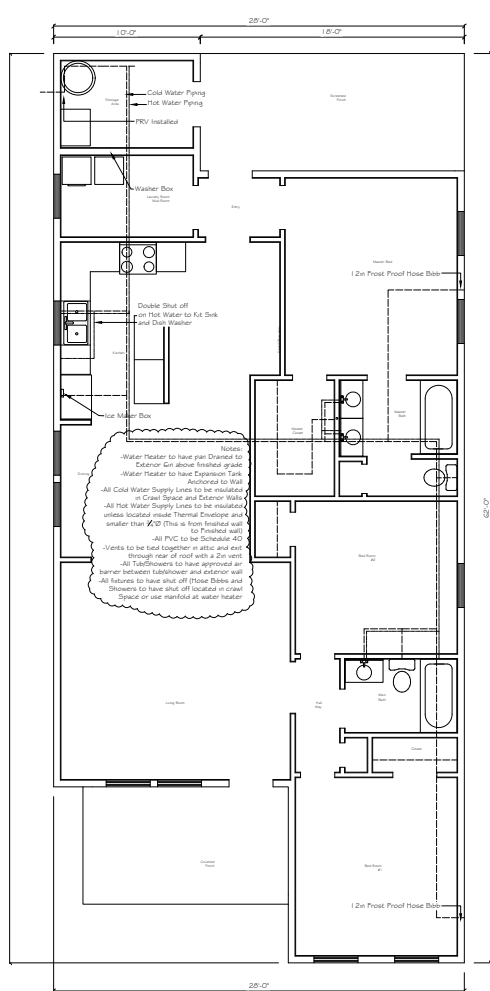
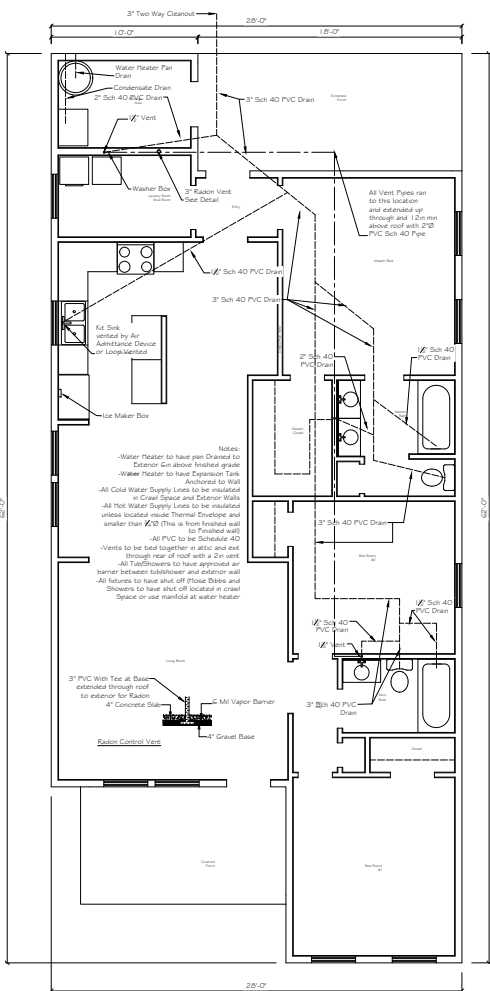
Floor Plan - Detailed Layout
 Scale: 1/8" = 1'-0"

Project Name and Address New Oak Home Single Family Residence Knoxville, TN	Project Number 24-002724	Sheet Number A2.1
Architect Buck Brannaman, Architect & Interiors 1000 North Cherry Street, Suite 100 Knoxville, TN 37917 Cell: 865-596-7744 Office: 865-475-0070	Revision Date December 11, 2024	Revision Number 1
Designer C. J. ...	Scale 1/8" = 1'-0"	Scale 1/8" = 1'-0"



Floor Plan - Finished Room Dimension Layout
 Scale: 1/8" = 1'-0"

Project Name and Address: New Oak Home Single Family Residence Knoxville, TN	Project Number: 23-001234	Sheet Number: A2.2
Architect: ABC Design, Office B-100 1234 Main Street, Suite 100 Knoxville, TN 37912 Office: 865-475-0000	Revision Date: December 11, 2023	
Designer: John Doe	Checked By: Jane Smith	



- Electrical Schedule:**
- S1 - Single Pole Switch for Screened Porch Fan
 - S2 - Single Pole Switch for Screened Porch Fan
 - S3 - Single Pole Switch for Screened Porch Can Light
 - S4 - Single Pole Double Throw Switch for Entry Hall Light
 - S5 - Single Pole Double Throw Switch for Entry Hall Light
 - S6 - Single Pole Double Throw Switch for Master Bed Can Light
 - S7 - Single Pole Double Throw Switch for Master Bed Ceiling Fan Light
 - S8 - Single Pole Double Throw Switch for Master Bed Ceiling Fan
 - S9 - Single Pole Double Throw Switch for Laundry Room Light
 - S10 - Single Pole Switch for Storage Room Light
 - S11 - Single Pole Single Throw Switch for Laundry Room Light
 - S12 - Single Pole Double Throw Switch for Pantry Light
 - S13 - Single Pole Double Throw Switch for Entry Hall Light
 - S14 - Single Pole Double Throw Switch for Entry Hall Light
 - S15 - Single Pole Double Throw Switch for Entry Hall Light
 - S16 - Single Pole Double Throw Switch for Master Bed Can Light
 - S17 - Single Pole Double Throw Switch for Master Bed Can Light
 - S18 - Single Pole Single Throw Switch for Master Bath Tub Light and Exhaust Fan Light
 - S19 - Single Pole Single Throw Switch for Master Bath Exhaust Fan
 - S20 - Single Pole Single Throw Switch for Master Bed Closet
 - S21 - Single Pole Double Throw Switch for Kitchen Can Light
 - S22 - Single Pole Single Throw Switch for Dining Room Light
 - S23 - Single Pole Single Throw Switch for Dining Room Can Light
 - S24 - Single Pole Single Throw Switch for Dining Room Ceiling Fan
 - S25 - Single Pole Single Throw Switch for Dining Room Ceiling Fan
 - S26 - Single Pole Double Throw Switch for Living Room Can Light
 - S27 - Single Pole Double Throw Switch for Living Room Can Light
 - S28 - Single Pole Single Throw Switch for Living Room Ceiling Fan Light
 - S29 - Single Pole Single Throw Switch for Living Room Ceiling Fan
 - S30 - Single Pole Single Throw Switch for Living Room Can Light
 - S31 - Double Pole Double Throw Switch for Living Room Can Light
 - S32 - Single Pole Single Throw Switch for Living Room Can Light
 - S33 - Single Pole Double Throw Switch for Living Room Can Light
 - S34 - Single Pole Single Throw Switch for Living Room Fan Light
 - S35 - Double Pole Double Throw Switch for Hall Way Light
 - S36 - Single Pole Single Throw Switch for Bathroom 2 Ceiling Fan
 - S37 - Single Pole Single Throw Switch for Bathroom 2 Ceiling Fan
 - S38 - Single Pole Single Throw Switch for Bathroom Light
 - S39 - Single Pole Single Throw Switch for Bathroom Exhaust Fan
 - S40 - Single Pole Single Throw Switch for Bathroom Can Light
 - S41 - Single Pole Single Throw Switch for Bathroom 1 Closet
 - S42 - Single Pole Single Throw Switch for Bathroom 1 Ceiling Fan Light
 - S43 - Single Pole Single Throw Switch for Bathroom 1 Ceiling Fan
 - S44 - Single Pole Double Throw Switch for Hall Way Light
 - S45 - Single Pole Single Throw Switch for Bathroom 2 Closet Light
 - S46 - Single Pole Single Throw Switch for Crawl Space Lights
 - S47 - Single Pole Single Throw Switch for Attic Accessory Lights

Concrete Enclosed Enclosure System and Ground Rod Drives as required with both Bonded Together. Use #4 Bare Copper attached to rebar with a DD rebar connector.

Electrical Notes:
 - All Wiring to be Per IRC 201 D and Local and State Regulations.
 - Ground Sources used will be Concrete Enclosed Ground as shown on Plotting Section and One Ground Rod.
 - GFCI Circuits to include all Receptacles in Bathrooms, Outdoor, Kitchen, Laundry Room, Dishwasher and any other Wet Locations.
 - AFCI Circuits to include all Receptacles in Kitchen, Living Room, Dining Room, Bed Rooms, Laundry Room and Main Room.
 - All wiring requires Switched Light and Two Receptacles, one for equipment and one for reason power supply.
 - All #14 AWG Wire with ground for all 12 amp circuits.
 - #8 to be installed on Ground System at Service Field.

Project Name and Address	Project Number	Sheet Number A3.0
One One Eight Seven Residential Houston, Tx	00000000	
Client	00000000	
Company	Date	Scale
Bob Brown, Office Manager	00000000	1/4" = 1'-0"
10018 Littlefield Street Houston, TX 77036 Tel: 281-666-7342 Office: 281-415-0070	00000000	00000000