



# Staff Report

Infill Housing Design Review Committee

File Number: 8-E-24-IH

**Meeting:** 8/21/2024  
**Applicant:** Sean Olu Double D & P LLC  
**Owner:** Sean Olu Double D & P LLC

---

## Property Information

**Location:** 1336 Delaware Ave. **Parcel ID** 81 P G 012  
**Zoning:** RN-2 (Single-Family Residential Neighborhood)  
**District:** Lonsdale Infill Housing Overlay District

---

## Description of Work

Level I New Primary Structure

One new townhouse building fronting Bragg Street, containing four units. The building is proposed to be set 10' from Bragg Street (front setback), and 15' from Delaware Avenue (left side setback). Overall, the building measure 91'-10" wide (containing four units that measure 24', 16', 16' and 24' wide) by 25' deep. Parking is proposed to be accessed from the alley and located to the right side of the building.

The building is two stories tall, featuring a 6/12-pitch side gable roofline. The roof will be clad in asphalt shingles; the exterior will be clad in stucco on the ground floor, with vinyl siding on the second story, and rest on a concrete slab foundation with 1'-6" above grade. The façade (southwest, fronting Bragg Street) features four gable-roof entry stoops over solid doors, one bay of 36" by 36" sliding windows per unit on each ground floor and each second story. There are no windows on the left side elevation (fronting Delaware Street) or the right side elevation. The rear elevation features secondary entries.

---

## Applicable Design Guidelines

Heart of Knoxville Infill Housing Design Guidelines

### 10. Multi-Unit Housing

- Multi-unit housing (where permitted by zoning) should have similar front yard space to that of the traditional single-family houses along the street.
- In zoning districts where multi-unit housing is permitted, the height of the new housing should be similar to the original houses along the street.
- Multi-unit housing should be designed to continue the architectural rhythm of the block. In addition to the same build-to line, porches, bays and breaks in the front façade should be created to mimic the look of older homes when looking down the block. This should be done by dividing the building into separate sections that are proportionally similar to original houses on the block.
- Parking should be provided behind apartments with access from the alley.
- Landscaping, including shade trees, should be planted in both front and back yards.

### 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. Housing Orientation

- 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.

## 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.
- 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.

## 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.
- 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).

## 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.

---

## Comments

1. The applicant intends to use Section 4.6 of the zoning code, the Middle Housing standards, which are "intended to promote the development of neighborhood-scale housing forms which are compatible with existing housing in the surrounding area," and "may allow more flexible development of land than is possible under the base district zoning regulations," subject to additional dimensional, design, and parking standards. Middle Housing review occurs separately through Planning staff; the DRB review focuses on how the project meets the Infill Housing design guidelines. However, some elements of Middle Housing review may trigger site plan and building elevation revisions, which would require additional review by the DRB.
2. To accommodate four units, the applicant will re-address the property to front Bragg Street. The proposed front setback of 10' is appropriate for the context, as the east side of Bragg Street primarily features the side elevations of houses, and it meets the Middle Housing requirement of a front setback reflecting the average of the blockface, plus or minus five feet, and no less than ten feet. At 15', the left elevation will be slightly closer to Delaware Ave than the other houses on that block (the adjacent house is 20' from the front property line) but will meet the required corner side setback.
3. The proposed parking is accessed from the alley and located to the immediate right of the house's right elevation. Site plan revisions may be necessary to meet City Engineering and Middle Housing standards.
4. The guidelines for multi-unit housing recommend that "new multi-family buildings be designed in scale and context with the early architectural features of the neighborhood." the property is a corner lot, with frontage on two streets. The surrounding blocks are characterized by 1-story and 1.5-story Queen Anne cottages, Craftsman bungalows, and infill construction, which feature projecting front-gable massings, steeply-pitched roofs, and front porches. The proposed building does not incorporate many details which align with the architectural context.
5. Guidelines recommend that the height of new housing be similar to similar houses along the street. While a multi-unit townhouse form often necessitates an additional story beyond the height of the one- to 1.5-story single-family houses along the street, the townhouses are not overly tall, measuring 26' to the top of the roof peak.
6. While front-gable stoops project over the doors, the building does not use any other "bays or breaks in the front façade" that "continue the architectural rhythm of the block. The guidelines also recommend the individual units be

"divided into separate sections that are proportionally similar to original houses on the block." The proposed design is rectangular in form and the individual units are only visible via the entry stoops.

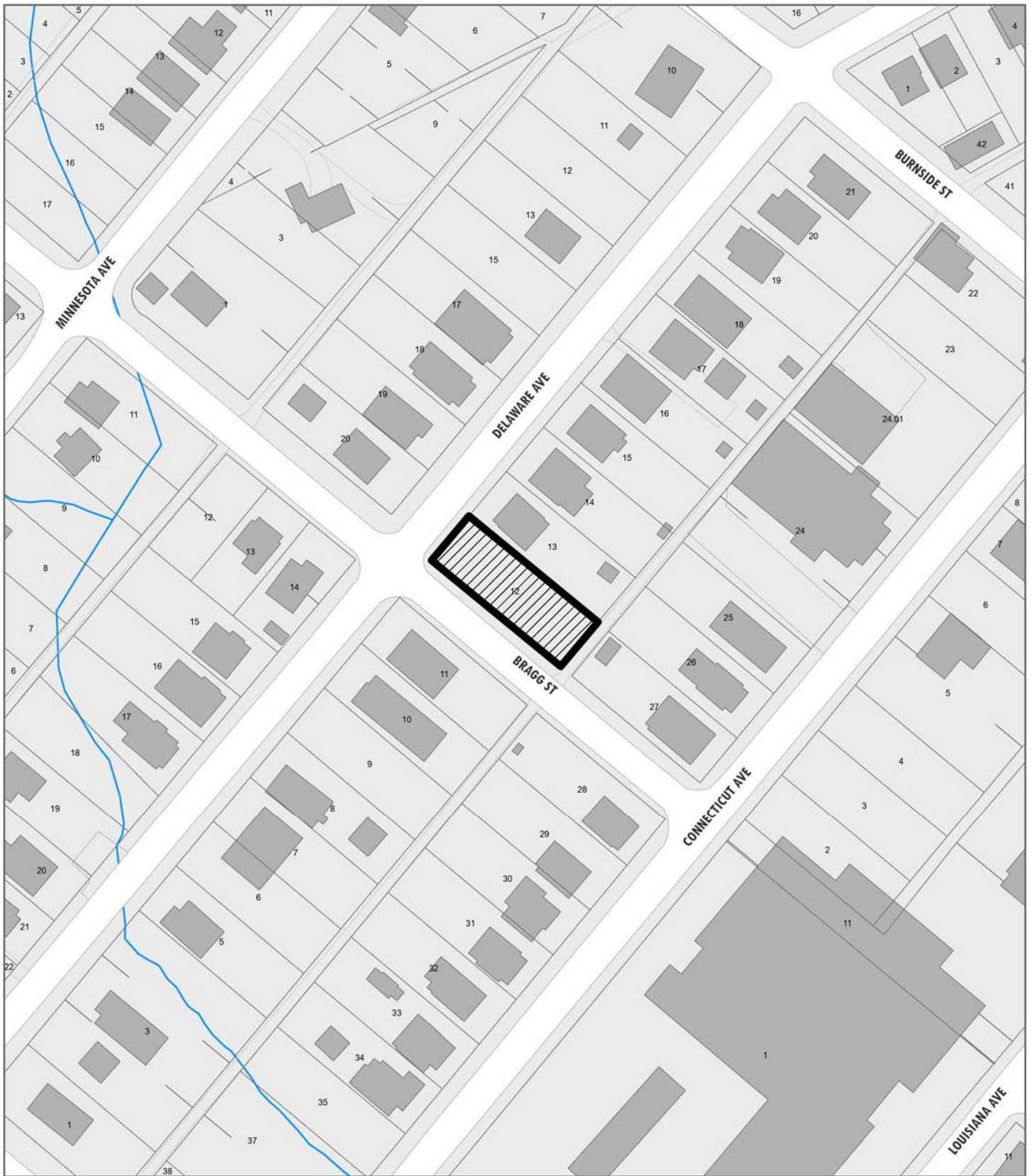
7. The Bragg Street elevation incorporates 5'-6" entry stoops, supported by square posts on siding-clad piers. The proposed stoops are appropriate in scale for the individual units.
8. The Delaware Street elevation is blank, without any windows, doors, or additional design elements. The intent of both the Middle Housing standards and the Infill Housing design guidelines is to avoid blank walls, using porches, bays, and breaks in elevations to mimic the look of older houses when looking down the block. The design should be revised to provide further articulation and engagement on the Delaware Street elevation. The principal use standards for townhouses (9.3.I) also require at least 15% transparency on all elevations facing the street.
9. Guidelines recommend that windows and door styles be similar to historic houses on the block, with similar proportions and positioning, and similar ratio of solid to void. The proposed square slider windows are not compatible window types with the historic context (where double-hung windows are typical), and there is not sufficient transparency on the front and left side elevations. The proposed flush doors are also not compatible with the context. A revised design should incorporate more windows, including double-hung forms and new windows along Delaware Street, and the doors should be revised to incorporate transparency.
10. At least a 6/12 roof pitch is required in the Middle Housing standards to fill the "steep" category of roofline; 6/12 is also the minimum pitch approved by the IH guidelines. The applicant should confirm the roof pitch. Variations in roofline may be an additional tactic to differentiate the units and break up a large rectangular massing.
11. The buildings are proposed to be clad in stucco on the ground floor with vinyl siding on the upper story. While both meet the guidelines, the vinyl lap siding should feature a horizontal overlap similar to wood siding instead of Dutch lap siding or flush panels.
12. The site plan and renderings include trees and plantings that are atypical of native or naturalized vegetation in East Tennessee. Landscaping should be incorporated in the final design, including as screening for the parking area. A final landscape plan may be required for permitting.

---

## Recommendation

Staff recommends postponement of Certificate 8-E-24-IH, allowing the applicant to provide a revised set of drawings addressing at minimum the following elements: 1) design to incorporate bays, breaks, or additional complexity in the front façade to differentiate the units; 2) additional articulation and engagement with the block on the Delaware Street elevation; and 3) revisions to window and door types, and window placement, increasing transparency on both street-facing elevations.





**INFILL  
HOUSING  
REVIEW  
BOARD**

**8-E-24-IH**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

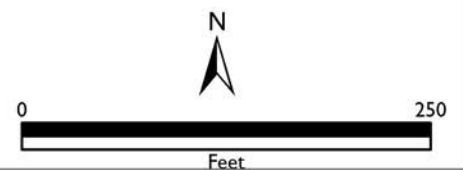


**1336 Delaware Ave.**

Lonsdale Infill Housing Overlay District

Original Print Date: 8/9/2024  
Revised:  
Knoxville/Knox County Planning - Infill Housing Design Review Committee

Applicant: Sean Olu Double D & P LLC





# DESIGN REVIEW REQUEST

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

Double D & P LLC

Applicant

8/2/2024

8/21/2024

8-E-24-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

Sean Olu

Double D & P LLC

Name

Company

6923 Maynardville Pike, Suite 137

Knoxville

TN

37918

Address

City

State

Zip

832-967-2573

doubledhomesllc@gmail.com

Phone

Email

## CURRENT PROPERTY INFO

Double D & P LLC

6923 Maynardville Pike, Suite 137

8329672573

Owner Name (if different from applicant)

Owner Address

Owner Phone

1336 Delaware Av

081PG012

Property Address

Parcel ID

Lonsdale

RN-2

Neighborhood

Zoning

## AUTHORIZATION

*Lindsay Crockett*  
Staff Signature

Lindsay Crockett

8.2.24

Please Print

Date

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: **New Construction of four unit small townhouse. The units are 2 stories.**  
**Two of the units are 3 beds/1.5 baths and the other two are 2 beds/1.5 baths**  
 \_\_\_\_\_  
 \_\_\_\_\_

## 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

<b>FEE 1:</b>		<b>TOTAL:</b>
250.00		
<b>FEE 2:</b>		
<b>FEE 3:</b>		250.00



# DESIGN REVIEW REQUEST

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

Double D & P LLC

Applicant

8/2/2024

8/21/2024

8-E-24-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

Sean Olu

Double D & P LLC

Name

Company

6923 Maynardville Pike, Suite 137

Knoxville

TN

37918

Address

City

State

Zip

832-967-2573

doubledhomesllc@gmail.com

Phone

Email

## CURRENT PROPERTY INFO

Double D & P LLC

6923 Maynardville Pike, Suite 137

8329672573

Owner Name (if different from applicant)

Owner Address

Owner Phone

1336 Delaware Av

081PG012

Property Address

Parcel ID

Lonsdale

RN-2

Neighborhood

Zoning

## AUTHORIZATION

*Lindsay Crockett*  
Staff Signature

Lindsay Crockett

8.2.24

Please Print

Date

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: **New Construction of four unit small townhouse. The units are 2 stories.**  
**Two of the units are 3 beds/1.5 baths and the other two are 2 beds/1.5 baths**  
 \_\_\_\_\_  
 \_\_\_\_\_

## 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

<b>FEE 1:</b>		<b>TOTAL:</b>
250.00		
<b>FEE 2:</b>		
<b>FEE 3:</b>		250.00

**PROPOSED TOWNHOUSE DEVELOPMENT**

**FOR**

**DOUBLE D & P LLC**

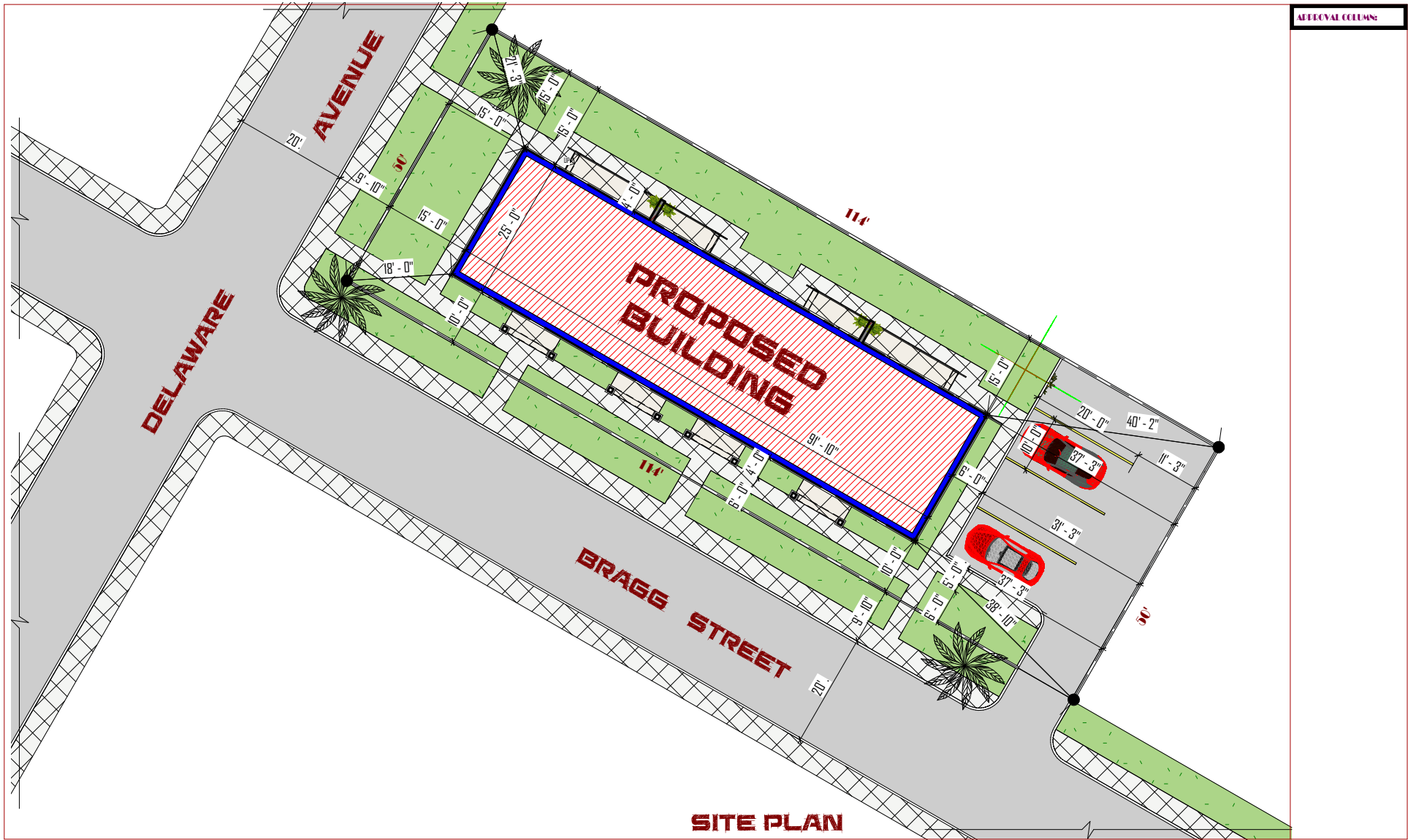
**AT 1336 DELAWARE AVENUE,  
KNOXVILLE TN 37921**

**PARCEL ID: 081PG012**

**JULY, 2024.**

CONSULTANT:  **KNOWBLE ARCH.  
CONSULT**  
.....ARCHITECT DEALS WITH STYLE  
HIC MIKROLAB OFFICE BLOCK,  
OFF. PRINCE BOLA AJIBOLA HOUSE, ASERO ABK.  
P.O.BOX 2475, SAPON ABEOKUTA.  
TEL: 09021450939 EMAIL: knowblearch@gmail.com





ALLOYAL COLUMN

**SITE PLAN**

CONSULTANT:

**KNOWBLE ARCH. CONSULT**  
 .....ARCHITECT DEALS WITH STYLE

HIC MIKROLAB OFFICE BLOCK,  
 OPP. PRINCE BOLA AJIBOLA HOUSE, ASERO ABK,  
 P.O. BOX 2475, SAPON ABEOKUTA,  
 TEL: 0902 1450939 EMAIL: knowblearch@gmail.com

CLIENT:

**DOUBLE D & P LLC**

PROJECT:

**PROPOSED TOWNHOUSE DEVELOPMENT  
 AT 1336 DELAWARE AVENUE,  
 KNOXVILLE TN 37921**

**PARCEL ID: 081PG012**



DESIGNED BY: **ARC R.A. OGUNBAYO**

CHECKED BY: **ARC AYODELE A.E**  
 F/4852

DRAWN BY: **RASAO A.**

CONTENT:

**SITE PLAN**

DRAWING NO: **KNQ/24/001** DATE: **JULY, 2024.** SCALE: **1 : 175** SHEET NO.: **01**

**NOTE**

1. NO DIMENSIONS TO BE SCALED.
2. DIMENSIONS ARE TO BE CHECKED ON SITE
3. DIMENSIONS ARE TAKEN TO CENTRE LINES OR STRUCTURAL SURFACES AND DO NOT INCLUDE FINISHES EXCEPT WHERE OTHERWISE STATED.
4. ARCHITECT IS TO BE NOTIFIED OF ANY DISCREPANCIES BETWEEN THIS DRAWING AND OTHERS INCLUDING THOSE ISSUED BY CONSULTANTS AND NOMINATED SUB-CONTRACTORS BEFORE COMMENCING WORK.

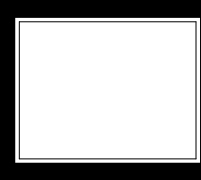
APPROVAL COLUMN:



**FIRST FLOOR PLAN**

CONSULTANT:  
**KNOWBLE ARCH. CONSULT**  
 .....ARCHITECT DEALS WITH STYLE  
 HIC MIKROLAB OFFICE BLOCK,  
 OPP. PRINCE BOLA AJIBOLA HOUSE, ASERO ABK,  
 P.O. BOX 2475, SAPON ABEOKUTA.  
 TEL: 0902 1450939 EMAIL: knowblearch@gmail.com

CLIENT:  
**DOUBLE D & P LLC**  
 PROJECT:  
**PROPOSED TOWNHOUSE DEVELOPMENT**  
 AT 1336 DELAWARE AVENUE,  
 KNOXVILLE TN 37921  
 PARCEL ID: 081PG012



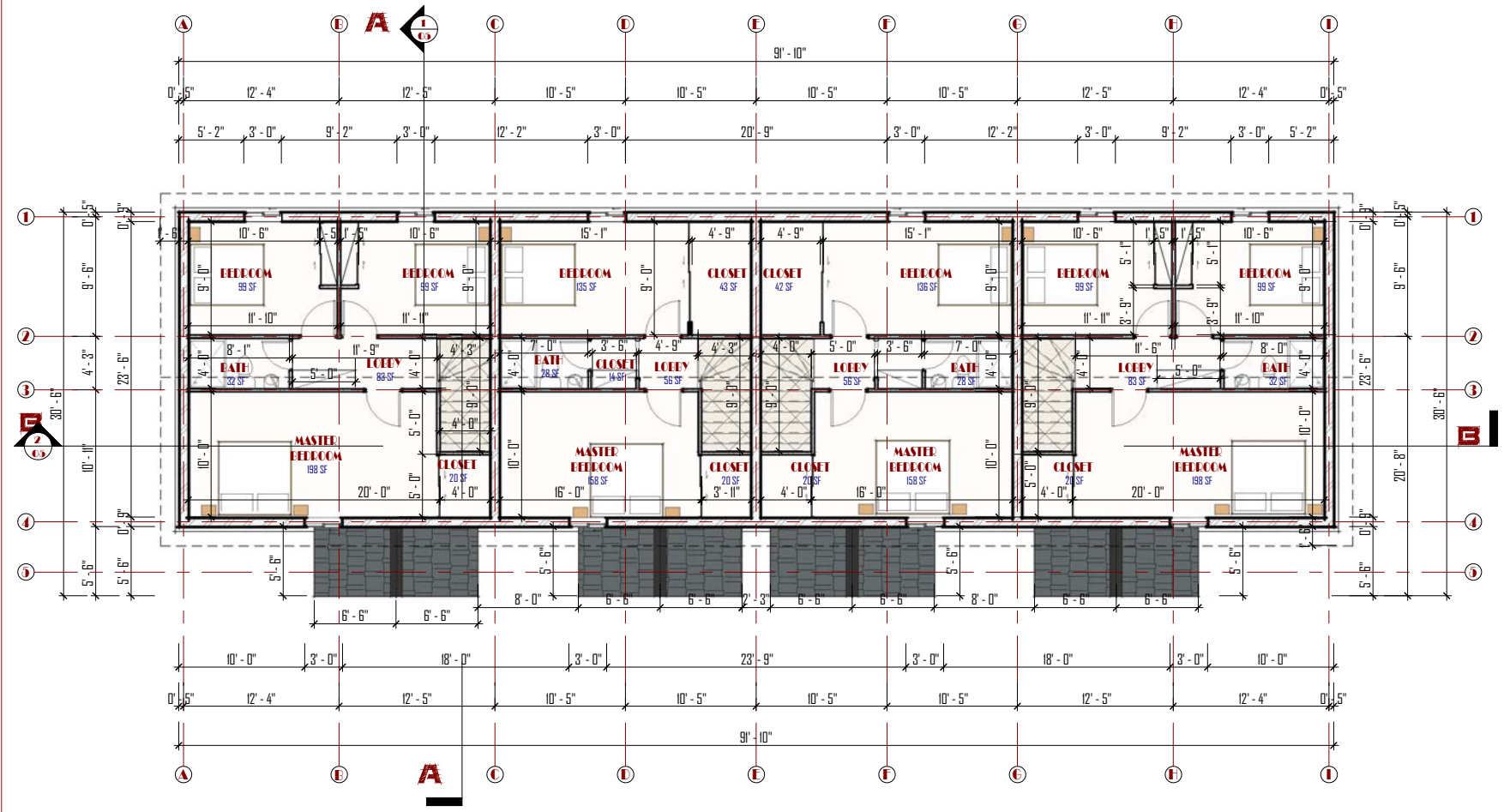
DESIGNED BY: **ARC R.A. OGUNBAYO**  
 CHECKED BY: **ARC AYODELE A.E**  
 F/4852  
 DRAWN BY: **RASAO A.**

CONTENT:  
**FIRST FLOOR PLAN**  
 DRAWING NO: **KNO24/001** DATE: **JULY, 2024.** SCALE: **1 : 100** SHT NO.: **02**

**NOTE**  
 1. NO DIMENSIONS TO BE SCALED.  
 2. DIMENSIONS TO BE CHECKED ON SITE  
 3. DIMENSIONS ARE TAKEN TO CENTRE LINES OR STRUCTURAL SURFACES AND DO NOT INCLUDE FINISHES EXCEPT WHERE OTHERWISE STATED.  
 4. ARCHITECT IS TO BE NOTIFIED OF ANY DISCREPANCIES BETWEEN THIS DRAWING AND OTHERS INCLUDING THOSE ISSUED BY CONSULTANTS AND NOMINATED SUB-CONTRACTORS BEFORE COMMENCING WORK.



ALLEYWAY COLUMNS



**SECOND FLOOR PLAN**

CONSULTANT:

**KNOWBLE ARCH. CONSULT**

.....ARCHITECT DEALS WITH STYLE

HIC MIKROLAB OFFICE BLOCK,  
OPP. PRINCE BOLA AJIBOLA HOUSE, ASERO ABK,  
P.O. BOX 2475, SAPON ABEOKUTA,  
TEL: 0902 1450939 EMAIL: knowblearch@gmail.com

CLIENT:

**DOUBLE D & P LLC**

PROJECT:

PROPOSED TOWNHOUSE DEVELOPMENT  
AT 1336 DELAWARE AVENUE,  
KNOXVILLE TN 37921  
PARCEL ID: 081PG02



DESIGNED BY: **ARC R.A. OGUNBAYO**

CHECKED BY: **ARC AYODELE A.E**  
F/4852

DRAWN BY: **RASAO A.**

CONTENT:

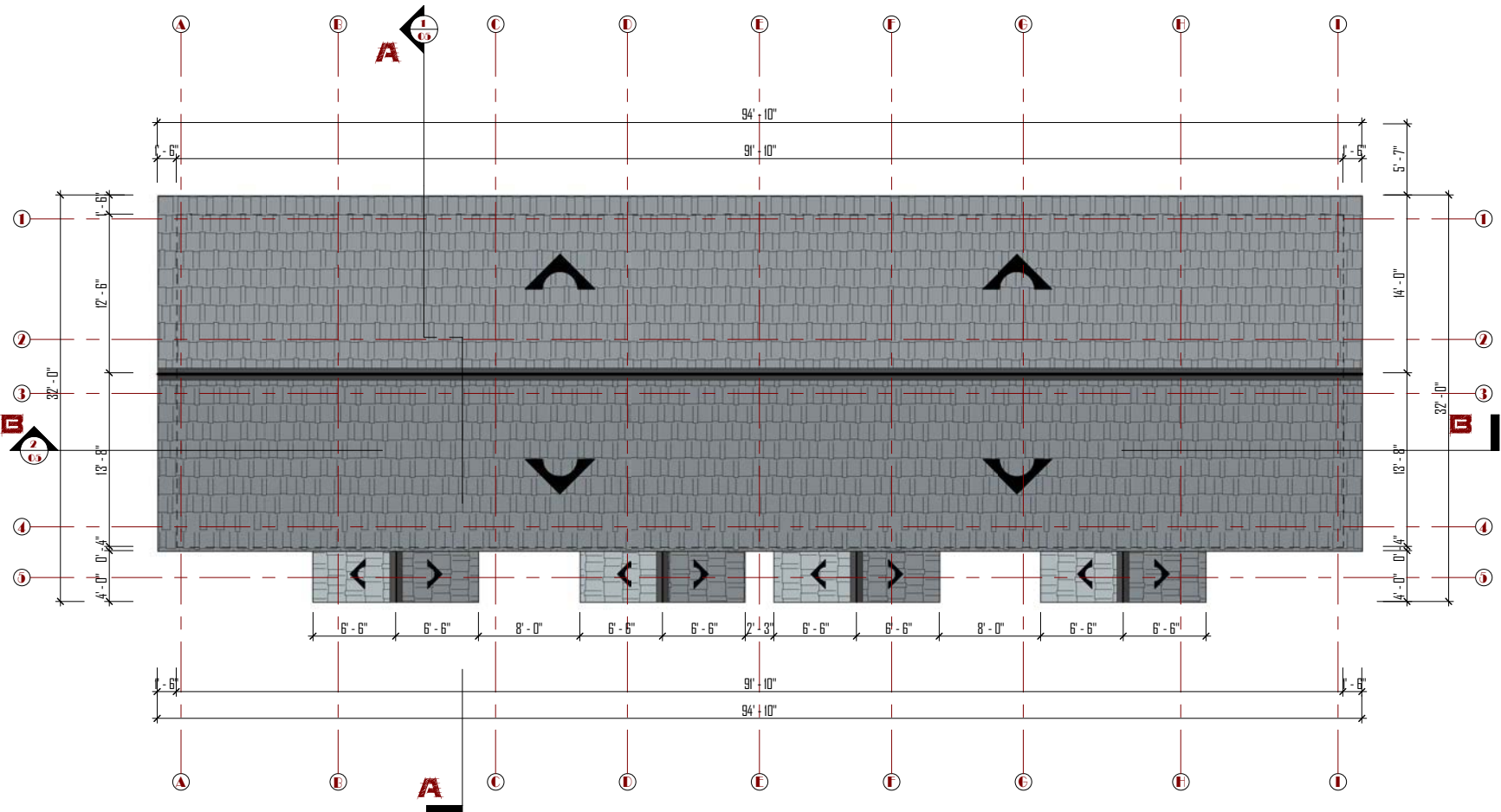
**SECOND FLOOR PLAN**

DRAWING NO: **KNO24/001** DATE: **JULY, 2024.** SCALE: **1 : 100** SHEET NO.: **03**

NOTE

1. NO DIMENSIONS TO BE SCALED.
2. DIMENSIONS TO BE CHECKED ON SITE
3. DIMENSIONS ARE TAKEN TO CENTRE LINES OR STRUCTURAL SURFACES AND DO NOT INCLUDE FINISHES EXCEPT WHERE OTHERWISE STATED.
4. ARCHITECT IS TO BE NOTIFIED OF ANY DISCREPANCIES BETWEEN THIS DRAWING AND OTHERS INCLUDING THOSE ISSUED BY CONSULTANTS AND NOMINATED SUB-CONTRACTORS BEFORE COMMENCING WORK.

**ATTENTION COLUMN:**



**ROOF PLAN**

CONSULTANT:

**KNOWBLE ARCH. CONSULT**

.....ARCHITECT DEALS WITH STYLE

HIC MIKROLAB OFFICE BLOCK,  
OPP. PRINCE BOLA AJIBOLA HOUSE, ASERO ABK,  
P.O. BOX 2475, SAPON ABEOKUTA.  
TEL: 0902 1450939 EMAIL: knowblearch@gmail.com

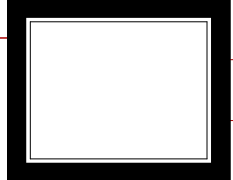
CLIENT:

**DOUBLE D & P LLC**

PROJECT:

**PROPOSED TOWNHOUSE DEVELOPMENT**  
AT 1336 DELAWARE AVENUE,  
KNOXVILLE TN 37921

PARCEL ID: 081PG012



DESIGNED BY: **ARC R.A. OGUNBAYO**

CHECKED BY: **ARC AYODELE A.E**  
F/4852

DRAWN BY: **RASAQ A.**

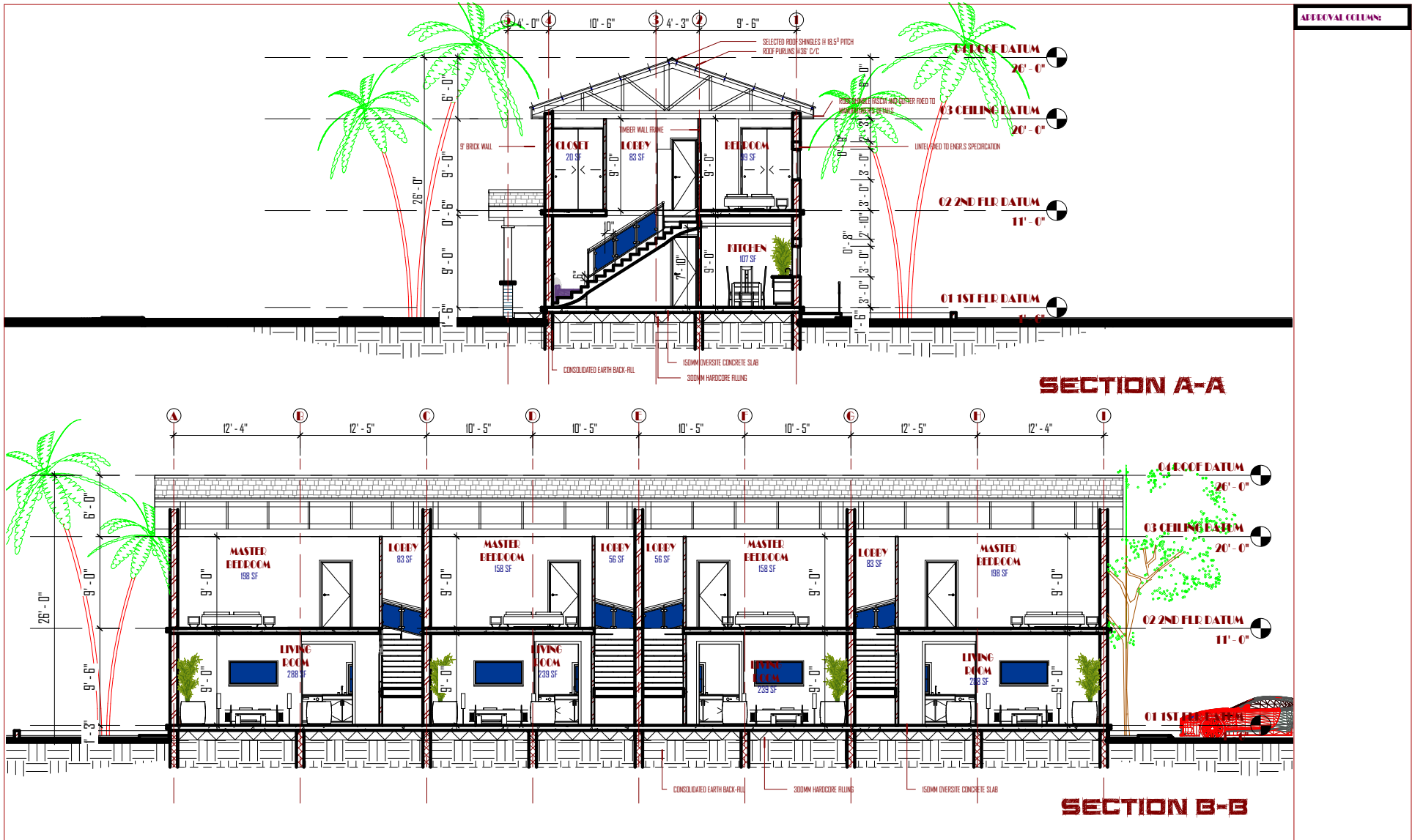
CONTENT:

**ROOF PLAN**

DRWG NO: **KNQ24/001** DATE: **JULY, 2024.** SCALE: **1 : 100** SHT NO: **04**

**NOTE**

1. NO DIMENSIONS TO BE SCALED.
2. DIMENSIONS TO BE CHECKED ON SITE
3. DIMENSIONS ARE TAKEN TO CENTRE LINES OR STRUCTURAL SURFACES AND DO NOT INCLUDE FINISHES EXCEPT WHERE OTHERWISE STATED.
4. ARCHITECT IS TO BE NOTIFIED OF ANY DISCREPANCIES BETWEEN THIS DRAWING AND OTHERS INCLUDING THOSE ISSUED BY CONSULTANTS AND NOMINATED SUB-CONTRACTORS BEFORE COMMENCING WORK.



CONSULTANT:

**KNOWBLE ARCH. CONSULT**

.....ARCHITECT DEALS WITH STYLE

HIC MIKROLAB OFFICE BLOCK,  
OPP. PRINCE BOLA AJIBOLA HOUSE, ASERO ABK,  
P.O. BOX 2475, SAPON ABEOKUTA,  
TEL: 0902 1450939 EMAIL: knowblearch@gmail.com

CLIENT:

**DOUBLE D & P LLC**

PROJECT:

**PROPOSED TOWNHOUSE DEVELOPMENT**  
AT 1336 DELAWARE AVENUE,  
KNOXVILLE TN 37921

PARCEL ID: 081PG02



DESIGNED BY: **ARC R.A. OGUNBAYO**

CHECKED BY: **ARC AYODELE A.E**  
F/4852

DRAWN BY: **RASQA A.**

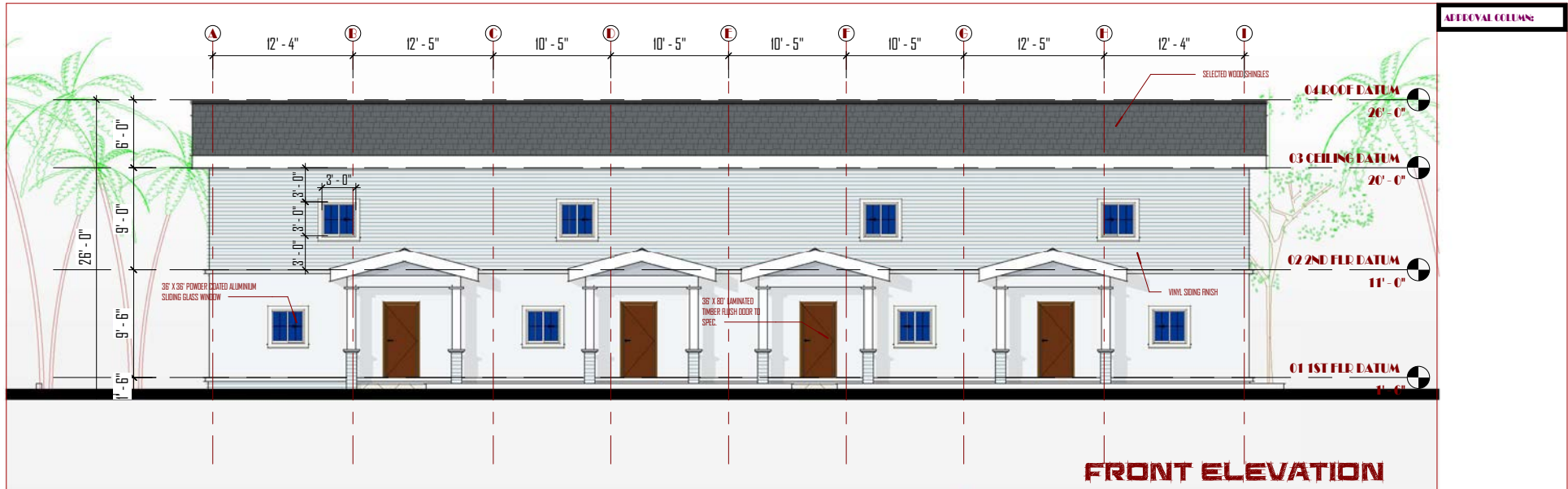
CONTENT:

**SECTIONS**

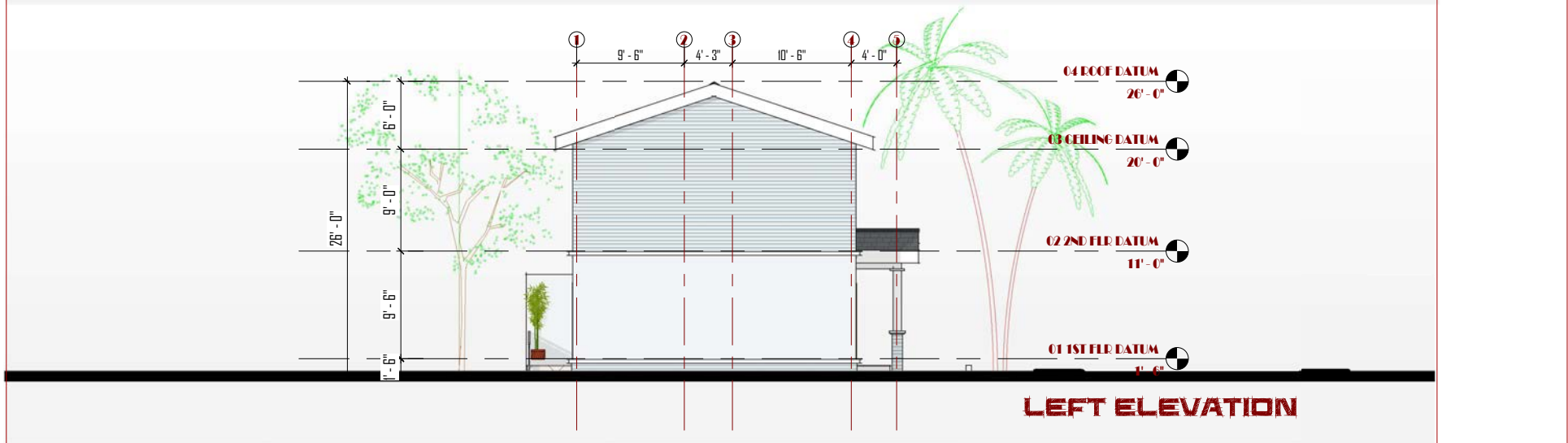
DRAWING NO:	DATE:	SCALE:	SHT NO.:
KNO24/001	JULY, 2024.	1 : 100	05

**NOTE**

- NO DIMENSIONS TO BE SCALED.
- DIMENSIONS TO BE CHECKED ON SITE
- DIMENSIONS ARE TAKEN TO CENTRE LINES OR STRUCTURAL SURFACES AND DO NOT INCLUDE FINISHES EXCEPT WHERE OTHERWISE STATED.
- ARCHITECT IS TO BE NOTIFIED OF ANY DISCREPANCIES BETWEEN THIS DRAWING AND OTHERS INCLUDING THOSE ISSUED BY CONSULTANTS AND NOMINATED SUB-CONTRACTORS BEFORE COMMENCING WORK.



**FRONT ELEVATION**



**LEFT ELEVATION**

CONSULTANT:

**KNOWBLE ARCH. CONSULT**

.....ARCHITECT DEALS WITH STYLE

HIC MIKROLAB OFFICE BLOCK,  
OPP. PRINCE BOLA AJIBOLA HOUSE, ASERO ABK,  
P.O. BOX 2475, SAPON ABEOKUTA.  
TEL: 0902 1450939 EMAIL: knowblearch@gmail.com

CLIENT: **DOUBLE D & P LLC**

PROJECT: **PROPOSED TOWNHOUSE DEVELOPMENT**  
AT 1336 DELAWARE AVENUE,  
KNOXVILLE TN 37921

PARCEL ID: 081PG012



DESIGNED BY: **ARC R.A. OGUNBAYO**

CHECKED BY: **ARC AYODELE A.E**  
F/4852

DRAWN BY: **RASAQ A.**

CONTENT: **ELEVATIONS**

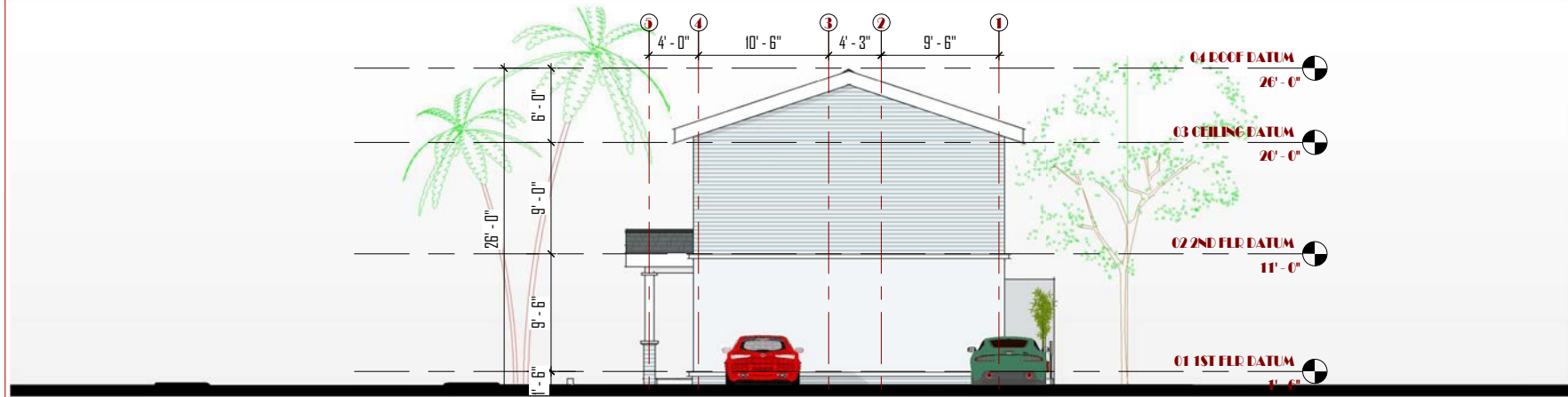
DRAWING NO: <b>KNO24/001</b>	DATE: <b>JULY, 2024.</b>	SCALE: <b>1 : 100</b>	SHEET NO.: <b>06</b>
------------------------------	--------------------------	-----------------------	----------------------

**NOTE**

1. NO DIMENSIONS TO BE SCALED.
2. DIMENSIONS TO BE CHECKED ON SITE
3. DIMENSIONS ARE TAKEN TO CENTRE LINES OR STRUCTURAL SURFACES AND DO NOT INCLUDE FINISHES EXCEPT WHERE OTHERWISE STATED.
4. ARCHITECT IS TO BE NOTIFIED OF ANY DISCREPANCIES BETWEEN THIS DRAWING AND OTHERS INCLUDING THOSE ISSUED BY CONSULTANTS AND NOMINATED SUB-CONTRACTORS BEFORE COMMENCING WORK.



**BACK ELEVATION**



**RIGHT ELEVATION**

CONSULTANT:

**KNOWBLE ARCH. CONSULT**

.....ARCHITECT DEALS WITH STYLE

HIC MIKROLAB OFFICE BLOCK,  
OPP. PRINCE BOLA AJIBOLA HOUSE, ASERO ABK,  
P.O. BOX 2475, SAPON ABEOKUTA.  
TEL: 0902 1450939 EMAIL: knowblearch@gmail.com

CLIENT:

**DOUBLE D & P LLC**

PROJECT:

**PROPOSED TOWNHOUSE DEVELOPMENT  
AT 1336 DELAWARE AVENUE,  
KNOXVILLE TN 37921**

**PARCEL ID: 081PG02**



DESIGNED BY: **ARC R.A. OGUNBAYO**

CHECKED BY: **ARC AYODELE A.E**  
F/4852

DRAWN BY: **RASQA A.**

CONTENT:

**ELEVATIONS**

DRAWG NO:	DATE:	SCALE:	SHT NO.:
KNO24/001	JULY, 2024.	1 : 100	07

**NOTE**

1. NO DIMENSIONS TO BE SCALED.
2. DIMENSIONS TO BE CHECKED ON SITE
3. DIMENSIONS ARE TAKEN TO CENTRE LINES OR STRUCTURAL SURFACES AND DO NOT INCLUDE FINISHES EXCEPT WHERE OTHERWISE STATED.
4. ARCHITECT IS TO BE NOTIFIED OF ANY DISCREPANCIES BETWEEN THIS DRAWING AND OTHERS INCLUDING THOSE ISSUED BY CONSULTANTS AND NOMINATED SUB-CONTRACTORS BEFORE COMMENCING WORK.





CONSULTANT:

**KNOWBLE ARCH. CONSULT**  
 .....ARCHITECT DEALS WITH STYLE

HIC MIKROLAB OFFICE BLOCK,  
 OPP. PRINCE BOLA AJIBOLA HOUSE, ASERO ABK,  
 P.O.BOX 2475, SAPON ABEOKUTA.  
 TEL: 0902 1450939 EMAIL: knowblearch@gmail.com

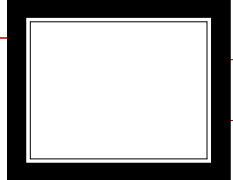
CLIENT:

**DOUBLE D & P LLC**

PROJECT:

**PROPOSED TOWNHOUSE DEVELOPMENT  
 AT 1336 DELAWARE AVENUE,  
 KNOXVILLE TN 37921**

**PARCEL ID: 081PG012**



DESIGNED BY: **ARC R.A. OGUNBAYO**

CHECKED BY: **ARC AYODELE A.E**  
**F/4852**

DRAWN BY: **RASAQ A.**

CONTENT:

**3-D RENDERING**

DRAWING NO: **KNQ24/001** DATE: **JULY, 2024.** SCALE: **1:1** SHT NO.: **08**

**NOTE**

1. NO DIMENSIONS TO BE SCALED.
2. DIMENSIONS TO BE CHECKED ON SITE
3. DIMENSIONS ARE TAKEN TO CENTRE LINES OR STRUCTURAL SURFACES AND DO NOT INCLUDE FINISHES EXCEPT WHERE OTHERWISE STATED.
4. ARCHITECT IS TO BE NOTIFIED OF ANY DISCREPANCIES BETWEEN THIS DRAWING AND OTHERS INCLUDING THOSE ISSUED BY CONSULTANTS AND NOMINATED SUB-CONTRACTORS BEFORE COMMENCING WORK.





CONSULTANT:

**KNOWBLE ARCH. CONSULT**  
 .....ARCHITECT DEALS WITH STYLE

HIC MIKROLAB OFFICE BLOCK,  
 OPP. PRINCE BOLA AJIBOLA HOUSE, ASERO ABK,  
 P.O.BOX 2475, SAPON ABEOKUTA.  
 TEL: 0902 1450939 EMAIL: knowblearch@gmail.com

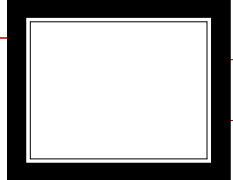
CLIENT:

**DOUBLE D & P LLC**

PROJECT:

**PROPOSED TOWNHOUSE DEVELOPMENT  
 AT 1336 DELAWARE AVENUE,  
 KNOXVILLE TN 37921**

**PARCEL ID: 081PG012**



DESIGNED BY	<b>ARC R.A. OGUNBAYO</b>
CHECKED BY	<b>ARC AYODELE A.E</b> F/4852
DRAWN BY	<b>RASAQ A.</b>

CONTENT:			
<b>3-D RENDERING</b>			
DRAWG NO:	DATE:	SCALE:	SHT NO:
<b>KNO/24/001</b>	<b>JULY, 2024.</b>		<b>09</b>

**NOTE**

1. NO DIMENSIONS TO BE SCALED.
2. DIMENSIONS TO BE CHECKED ON SITE
3. DIMENSIONS ARE TAKEN TO CENTRE LINES OR STRUCTURAL SURFACES AND DO NOT INCLUDE FINISHES EXCEPT WHERE OTHERWISE STATED.
4. ARCHITECT IS TO BE NOTIFIED OF ANY DISCREPANCIES BETWEEN THIS DRAWING AND OTHERS INCLUDING THOSE ISSUED BY CONSULTANTS AND NOMINATED SUB-CONTRACTORS BEFORE COMMENCING WORK.



**APPROVAL COLUMN:**



CONSULTANT:

**KNOWBLE ARCH. CONSULT**

.....ARCHITECT DEALS WITH STYLE

HIC MIKROLAB OFFICE BLOCK,  
OPP. PRINCE BOLA AJIBOLA HOUSE, ASERO ABK,  
P.O. BOX 2475, SAPON ABEOKUTA.  
TEL: 0902 1450939 EMAIL: knowblearch@gmail.com

CLIENT:

**DOUBLE D & P LLC**

PROJECT:

**PROPOSED TOWNHOUSE DEVELOPMENT  
AT 1336 DELAWARE AVENUE,  
KNOXVILLE TN 37921**

**PARCEL ID: 081PG012**



DESIGNED BY	<b>ARC R.A. OGUNBAYO</b>
CHECKED BY	<b>ARC AYODELE A.E F/4852</b>
DRAWN BY	<b>RASAQ A.</b>

CONTENT:			
<b>3-D RENDERING</b>			
DRAWG NO:	DATE:	SCALE:	SHT NO:
<b>KNO24/001</b>	<b>JULY, 2024.</b>		<b>10</b>

**NOTE**

1. NO DIMENSIONS TO BE SCALED.
2. DIMENSIONS TO BE CHECKED ON SITE
3. DIMENSIONS ARE TAKEN TO CENTRE LINES OR STRUCTURAL SURFACES AND DO NOT INCLUDE FINISHES EXCEPT WHERE OTHERWISE STATED.
4. ARCHITECT IS TO BE NOTIFIED OF ANY DISCREPANCIES BETWEEN THIS DRAWING AND OTHERS INCLUDING THOSE ISSUED BY CONSULTANTS AND NOMINATED SUB-CONTRACTORS BEFORE COMMENCING WORK.



## Project: 1336 Delaware Avenue, Knoxville TN 37921

**Project Description:** The property is currently an open corner lot with no building. This project will be a new construction fronting Bragg Street.

**Project Type:** New Construction 4-units

- Two 3 bedroom 1.5 baths in units #1 and 4
- Two 2 bedroom 1.5 baths in units #2 and 3
- Building Facing Bragg Street
- 4 parking spaces at the side of building

**Lot Size:** 144' by 50'

**Building Dimension:** Width: 91"          Depth: 25"

- 20"/du for the 2bed/1.5 baths units
- 24"/du for the 3bed/1.5 baths units

**Building Size:** 4400 sq ft living area

- 2/1.5 units are 1000 sqft
- 3/1.5 units are 1200 sqft

**Zoning :** RN2

**Code:** Middle Housing Standard

<b>Unit 1</b>	3 bedroom	1 Full Bath 1 Half Bath	1200 sq ft (600 sq ft each floor)	w=24', d=25', h=26'
<b>Unit 2</b>	2 bedroom	1 Full Bath 1 Half Bath	1000 sq ft (500 sq ft each floor)	w=20', d=25', h=26'
<b>Unit 3</b>	2 bedroom	1 Full Bath 1 Half Bath	1000 sq ft (500 sq ft each floor)	w=20', d=25', h=26'
<b>Unit 4</b>	3 bedroom	1 Full Bath 1 Half Bath	1200 sq ft (600 sq ft each floor)	w=24', d=25', h=26'



**Pictures of Current State and Properties Around:**







## 1336 Delaware List of Proposed Materials (Applicable to all 4 units)

### *Exterior:*

- Sidings - Vinyl siding
- Roof: Architectural Roof Shingles for Roof

### *Interior:*

#### Living Room and Bedrooms:

- White gloss paint for ceilings and baseboard
- Agreeable gray satin paint for walls
- LVP Flooring
- White 6 panel doors
- White window blinds
- Double-hung 36 inch windows

#### *Kitchen:*

- Quartz Countertop
- White Kitchen Cabinets
- Silver cabinet handles
- 30 inch electric stove
- 30 Inch refrigerator
- 30 inch dishwasher built in the kitchen cabinets
- *30 inch Microwave installed on-top of the stove*

#### *Bathrooms:*

- White bathtub
- Toilet bowl: Pro Flo 1.1/1/6 GPF Dual flush two piece (To conserve water)
- Silver towel holder
- Silver tissue paper holder
- 36 inch white vanity
- Medicine cabinet (with mirror)

#### Electric:

- Service to be provided by KUB
- 4 Electric meters to be provided by KUB

#### Plumbing

- Service to be provided by KUB
- 4 Water meters to be provided by KUB

#### Waste Water:

- Service to be provided by KUB

#### HVAC:

- Central HVAC for heating and cooling. 3 Tons unit for each of the four units