



Staff Report

Infill Housing Design Review Committee

File Number: 2-F-25-IH

Meeting: 2/19/2025

Applicant: Josh Josh Braden - Braden Family Properties LLC Braden Family Properties LLC

Owner: Josh Josh Braden - Braden Family Properties LLC Braden Family Properties LLC

Property Information

Location: 2136 Apricot Ave.

Parcel ID 81 P S 010

Zoning: RN-2 (Single-Family Residential Neighborhood)

District: Lonsdale Infill Housing Overlay District

Description of Work

Level III New Primary Structure

New primary structure (duplex) fronting Apricot Avenue. Two-story building features a side-gable roof (6/12 pitch), an exterior of lap siding with corner boards and cedar-texture accent boards at the top of each story, and a block foundation clad in stucco. The duplex is 34' wide by 50' deep (two adjacent units of 17' wide by 50' deep) and will be set 20' from the front lot line. Each unit features a 6'-9" wide by 4'-5" deep front porch at the edge of the façade, and the porches are recessed under a front-gable roof supported two square posts. The site plan does not feature any parking.

The façade (south) features four bays, and the two central bays contain a two-story, paired front-gable massing that projects 4'-5" from the façade, with two windows on each story. The left and right bays each feature a porch with a paneled door and a window on the second story. All windows on the duplex are 1/1 and double-hung. The left and right elevations each feature three windows on the first story, one of which is a box bay window that projects 1'-6" from the main massing with a half-hipped roof, and there are two windows on the second story. Side elevations feature large swaths of "cedar texture architectural ascent board" as trim between the first and second stories. The rear elevation features two windows and a secondary entrance for each unit on the first story, and the second story features four windows.

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.
- 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.
- 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

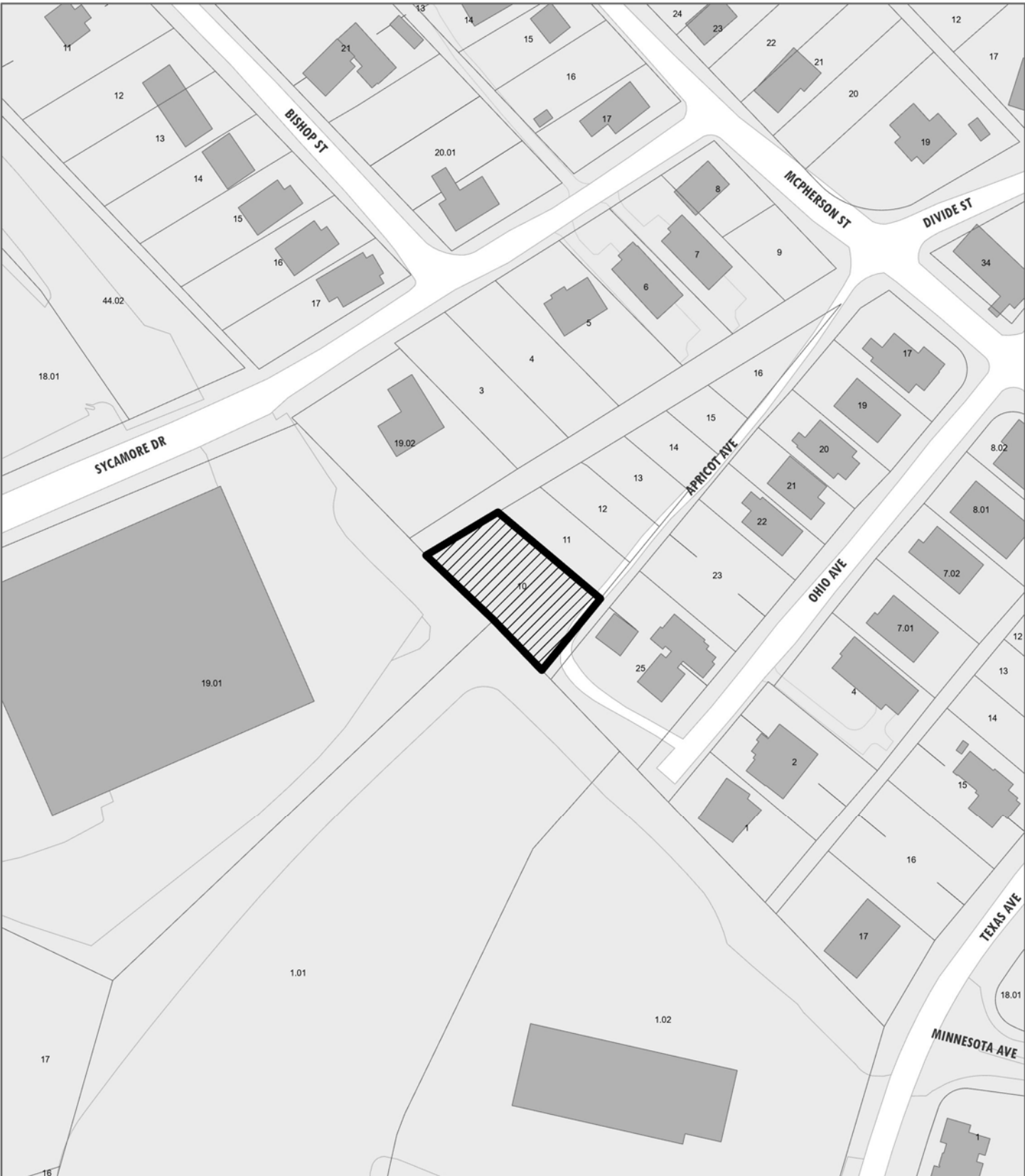
Comments

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. There are no other houses on the blockface to receive new construction. The building is proposed to be set 20' from the front property line, which is appropriate for a block with no other structures. The site plan contains a concrete walkway to the street.
3. 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 block to receive new construction has no other structures; the buildings across the block are the rears of buildings fronting Ohio Avenue. The two-story duplex will lack context in the area. The duplex is proportionate to the dimensions of the large (83' wide) lot and features consistent side setbacks. It does not incorporate many details which align with the architectural context. Additional design elements are also required by the Middle Housing standards.
4. There is no parking provided on the site plan (as the site is within a quarter-mile of a transit route, off-street parking is not required by the MH standards). The duplex is proposed for a dead-end street with no turn-around, with an approximately 10' pavement width, which may not permit two-way traffic. The pavement does not extend in front of the full property width. Revisions may be necessary to the site plan or road conditions to meet City Engineering standards. Major revisions which affect the site plan may require further DRB review.

5. The 35'-4" wide duplex is compatible in façade width with original houses in the neighborhood and meets the maximum building width requirements in Article 4.6, Middle Housing standards, for a side-by-side duplex. Guidelines also recommend that multi-unit housing be similar in height to original houses on the street. The two-story building is taller than the surrounding context, as the block across the street is characterized by one-story houses. The side elevations are large in scale but attempt to break up the massing with a bay window on each side and trim separating each story. The building is within the maximum depth for a side-by-side duplex in the Middle Housing Standards.
 6. While the proposed entry stoops are not 8' deep per the guidelines, similarly-designed entry stoops have been approved for multi-unit buildings in the Infill Housing overlay. The entry stoops are relatively small in scale.
 7. 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 Infill Housing guidelines. The large building may also benefit from additional variations in roofline, particularly on the larger side elevations.
 8. Guidelines recommend window and door styles be similar to historic houses on the block, with similar placement and ratio of solid to void. While all four elevations feature sufficient transparency for the historic context, some revisions may be necessary to better align the buildings with the historic context (including the irregular placement of windows on the side elevations).
 9. The elevation drawings feature horizontal siding (no materials provided) and a stucco-clad CMU foundation. The siding should feature a horizontal overlap similar to wood siding instead of Dutch lap or flush panes.
 10. The final site plan should incorporate native or naturalized shade trees in the front and rear yards, or retain any existing mature trees on the site.
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Recommendation

Staff recommends approval of Certificate 2-F-25-IH, subject to the following conditions: 1) final site plan to meet City Engineering standards, including any modifications to the right-of-way access, with major changes to the site plan to return to the DRB; 2) incorporation of additional design elements to meet Middle Housing standards, with approval and minor revisions to be approved by staff; 5) revision to side elevation window placement; 6) meeting all relevant standards of Article 4.6.



INFILL HOUSING REVIEW BOARD

**2-F-25-IH
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



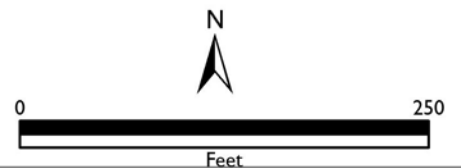
2136 Apricot Ave.

Lonsdale Infill Housing Overlay District

Original Print Date: 2/10/2025
Knoxville/Knox County Planning - Infill Housing Design Review Committee

Revised:

Applicant: Josh Braden Braden Family Properties LLC





DESIGN REVIEW REQUEST

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

Josh Braden

Applicant

01/20/2025

2-F-25-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

865.696.7343

joshuabradens4@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Braden Family Properties, LLC.

303 Bob Smith Lane, Knoxville, TN 37924

865.696.7343

Owner Name (if different from applicant)

Owner Address

Owner Phone

0 Apricot Avenue, Knoxville, TN 37921

081PS010

Property Address

Parcel ID

Lonsdale

RN-2

Neighborhood

Zoning

AUTHORIZATION

Lindsay Lanois
Staff Signature

Please Print

Date

Josh Braden
Applicant Signature

Josh Braden

01/20/2025

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

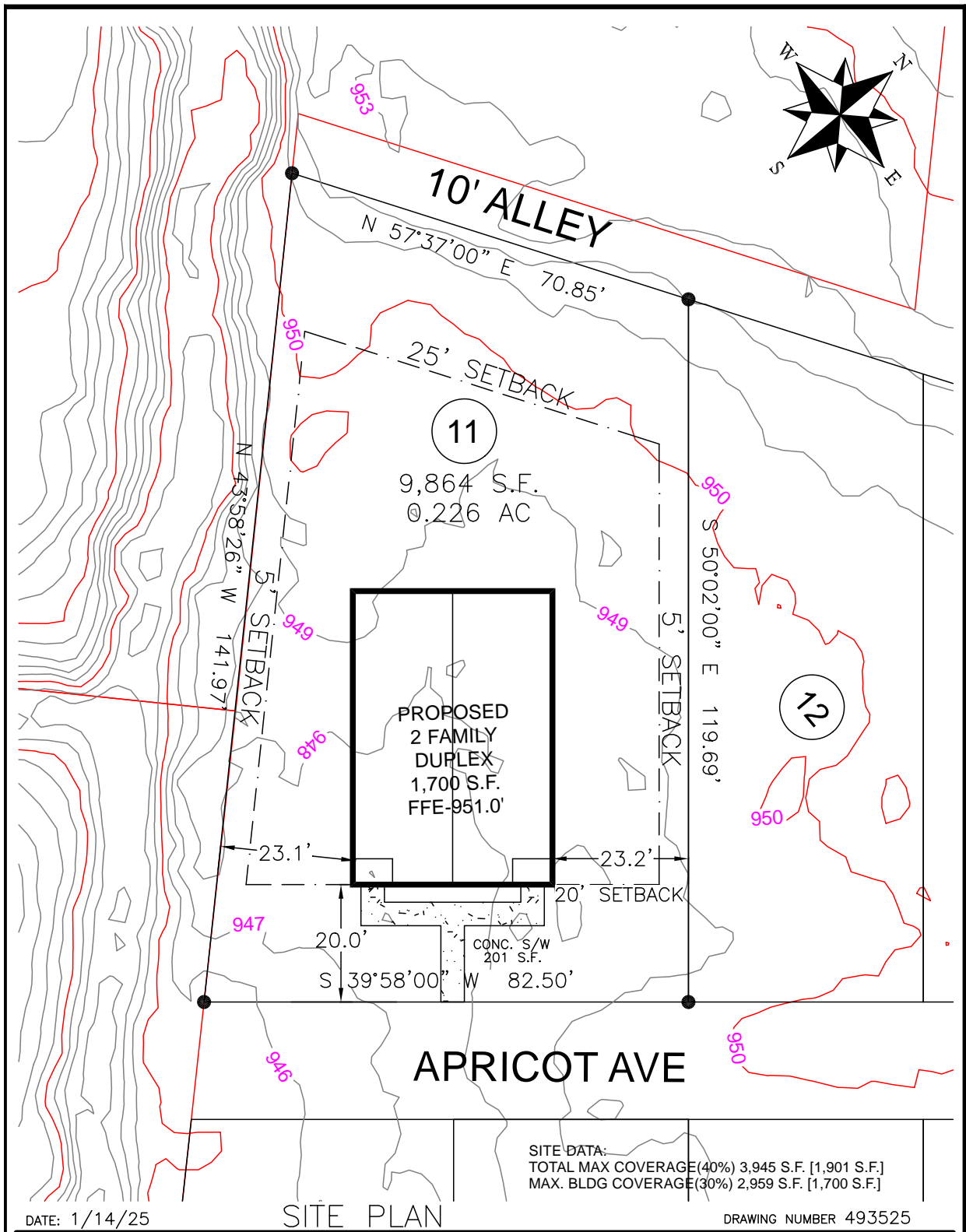
FEE 1:

FEE 2:

FEE 3:

TOTAL:

Pd. 01/23/2025, SG



SITE DATA:
 TOTAL MAX COVERAGE (40%) 3,945 S.F. [1,901 S.F.]
 MAX. BLDG COVERAGE (30%) 2,959 S.F. [1,700 S.F.]

DATE: 1/14/25

SITE PLAN

DRAWING NUMBER 493525

FOR BRADEN FAMILY PROPERTIES LLC
 ADDRESS APRICOT AVE
 DISTRICT 2nd COUNTY KNOX CITY KNOXVILLE STATE TN ZIP 37921
 LOT NO. 11 BLOCK 1 LONSDALE ADJOINING KNOXVILLE EAST TN S/D
 WARD 41st CITY BLOCK 19123 DRAWN BY SWA
 MAP CAB. P.C. A, SLIDE 142D
 TAX MAP 081P GROUP S PARCEL 010.00
 WARRANTY DEED BK. 202109100021004
 MORTGAGE CO.
 TITLE CO.

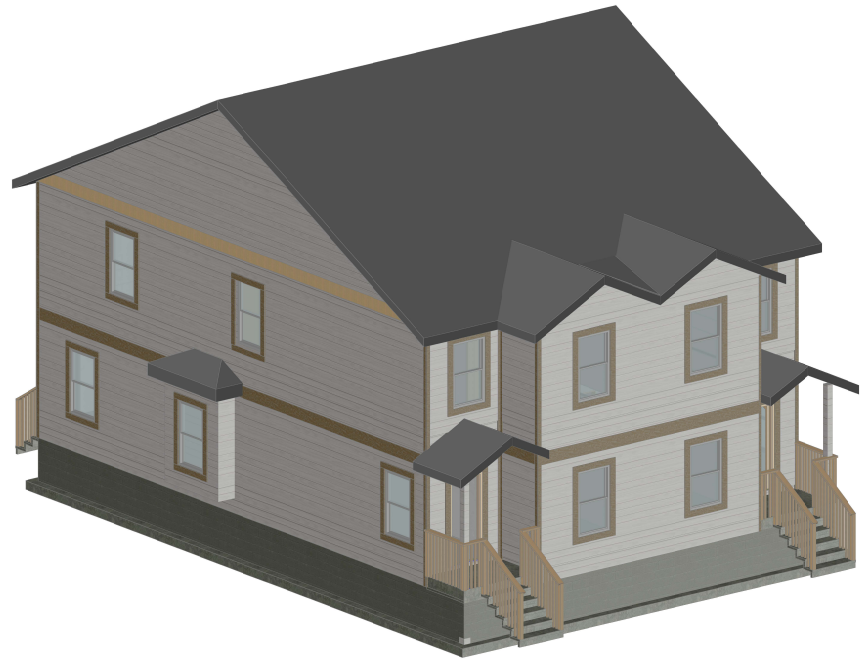
ABBOTT LAND SURVEYING LLC
 STEVEN W. ABBOTT JR., RLS
 1109 E. WOODSHIRE DRIVE
 KNOXVILLE, TN 37922
 OFFICE: (865) 671-1149
 EMAIL: survmap@tds.net



THIS IS TO CERTIFY THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR THE STATE OF TENNESSEE. THIS IS TO CERTIFY THAT ON THE DATE SHOWN, I MADE AN ACCURATE SURVEY OF THE PREMISES SHOWN HEREON USING THE LATEST RECORDED DEED AND OTHER INFORMATION FURNISHED TO ME, THAT THERE ARE NO EASEMENTS, ENCROACHMENTS OR PROJECTIONS EVIDENT OTHER THAN THOSE SHOWN. THE SURVEY WAS DONE UNDER THE AUTHORITY OF TCA 62-18-126; AND THE SURVEY IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-07. THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP AND FOUND THE DESCRIBED NOT TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA.



ISO View
Scale: NTS

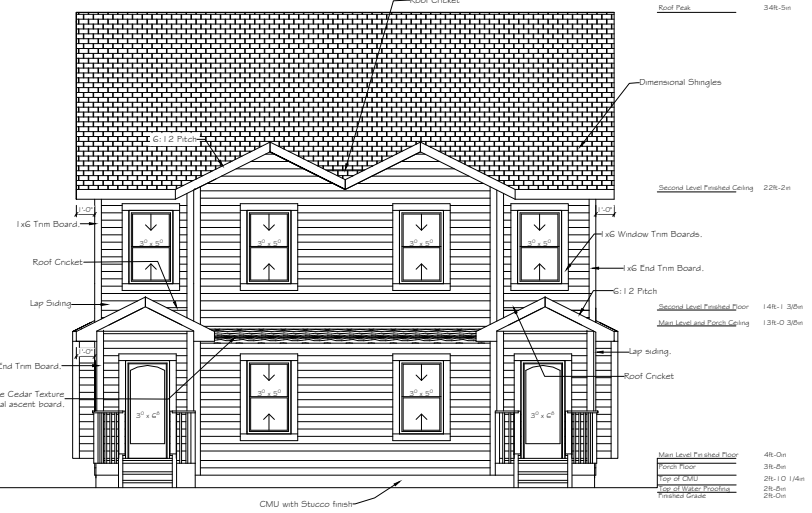


ISO View
Scale: NTS

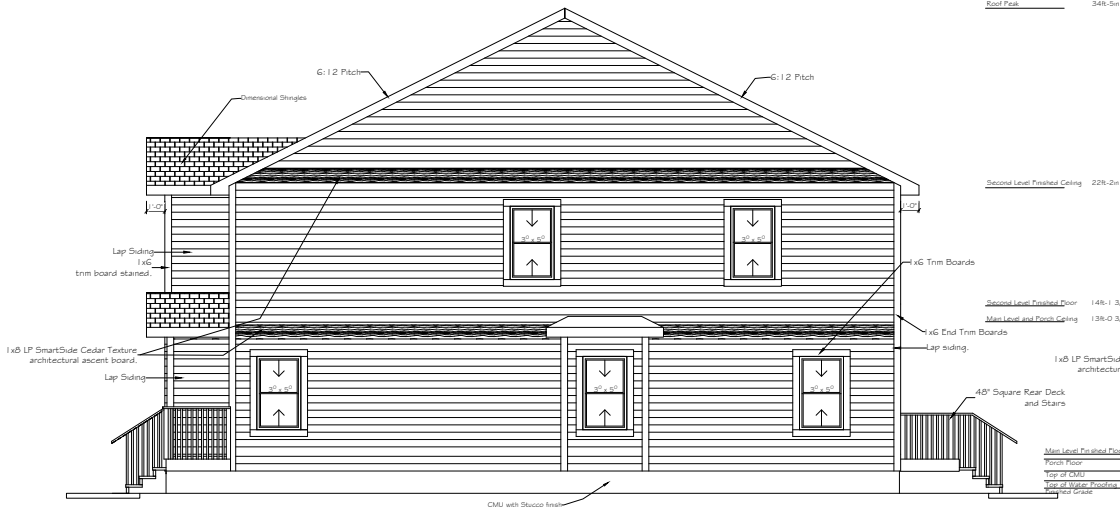
Project Name and Address	Project Number
New duplex 1401 West 1st Hwy Bismarck	2023-001
Contractor	100% Design
Builder/Property Owner and Address	100% Design
Plan ID: 20230124-A1	Notes: See notes on sheet 20230124-A2
Revision 1 Date: -	Revision 1 Date: -
Revision 2 Date: -	Revision 2 Date: -
Revision 3 Date: -	Revision 3 Date: -
	A1-01
	Notes: See notes on sheet 20230124-A2



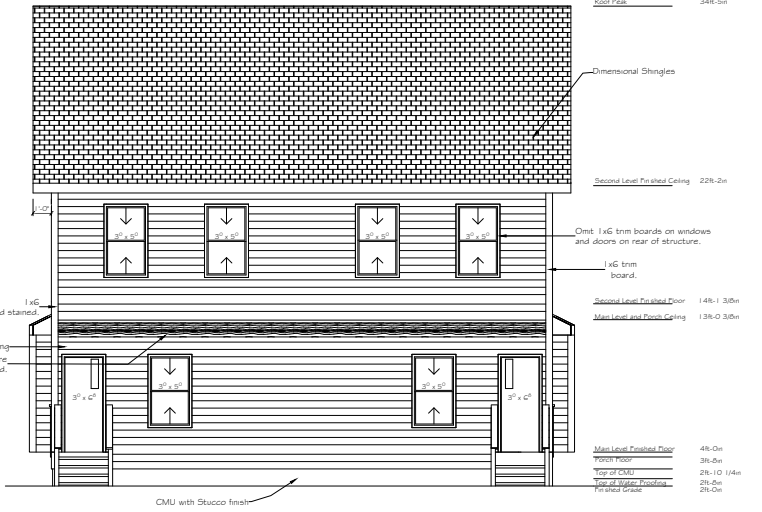
Left Exterior Elevation
Scale: 1/4" = 1'-0"



Front Exterior Elevation
Scale: 1/4" = 1'-0"

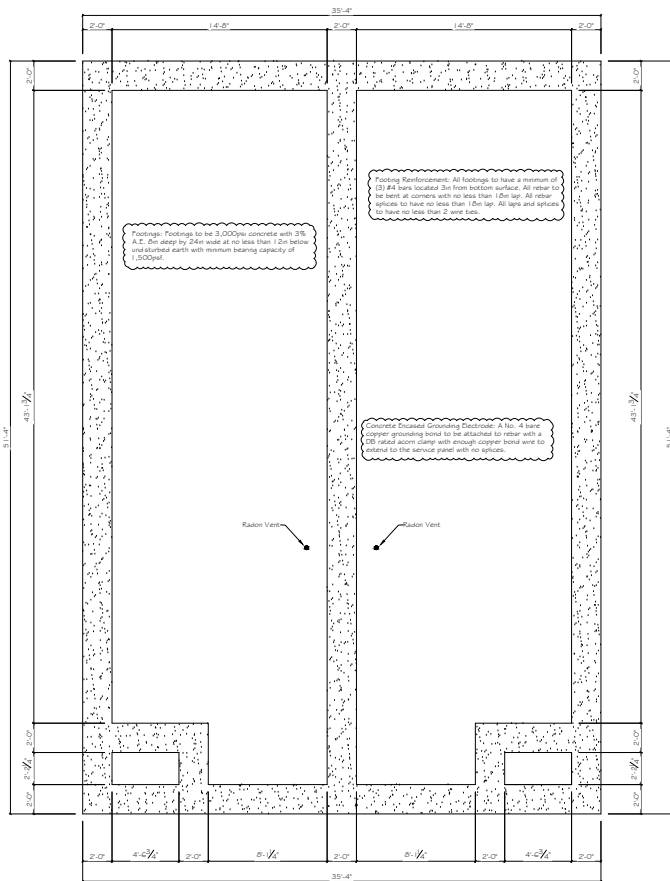


Right Exterior Elevation
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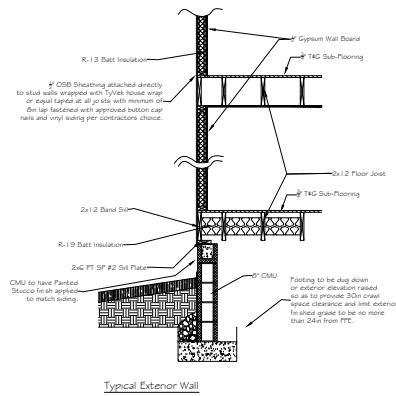


Rear Exterior Elevation
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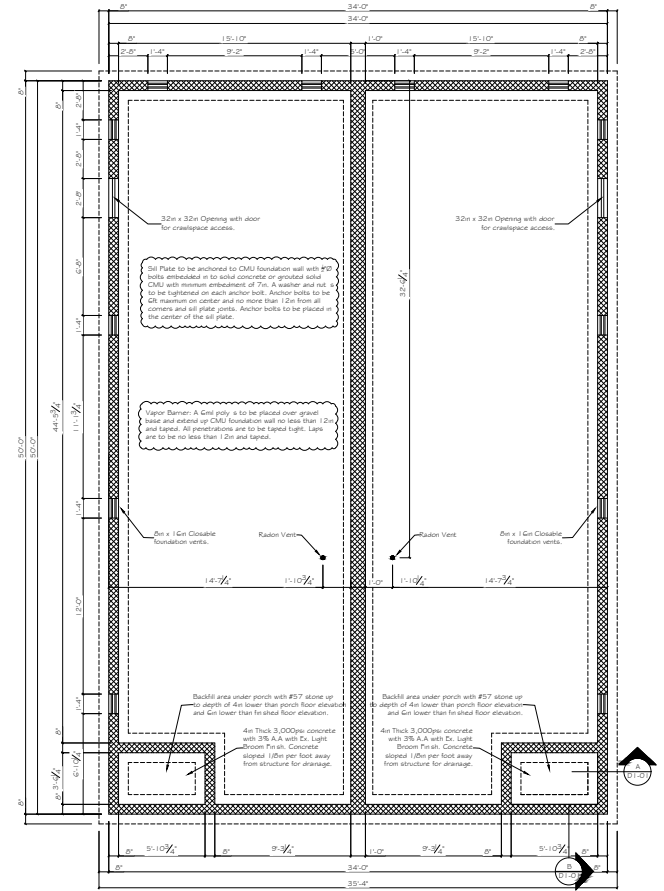
Project Name and Address	Project Number
New Dublin 18401 North York Hwy	2023-0001
Client: See Drawing	
Contractor	See Drawing
Builder/Property Owner and/or	See Drawing
Drawn By: SEEKS 9/2023	Sheet Number
Revision 1 Date	
Revision 2 Date	
Revision 3 Date	
Drawn By: ACP/SS	



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

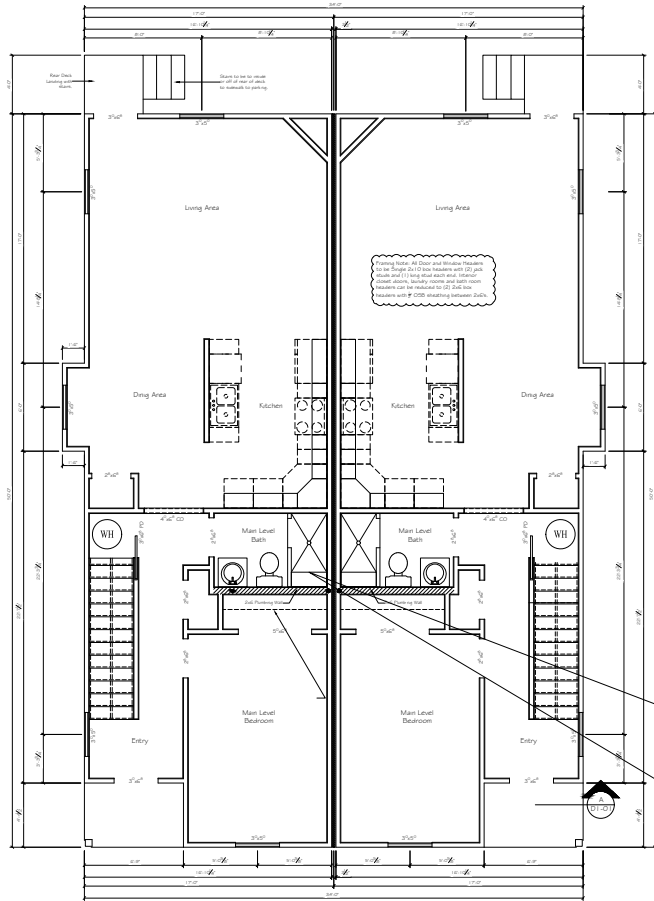


Typical Exterior Wall

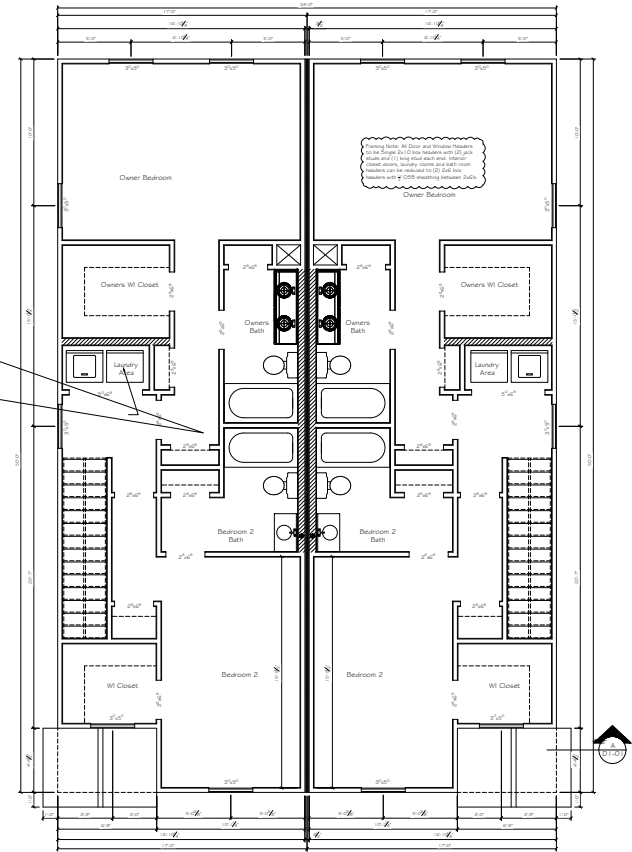
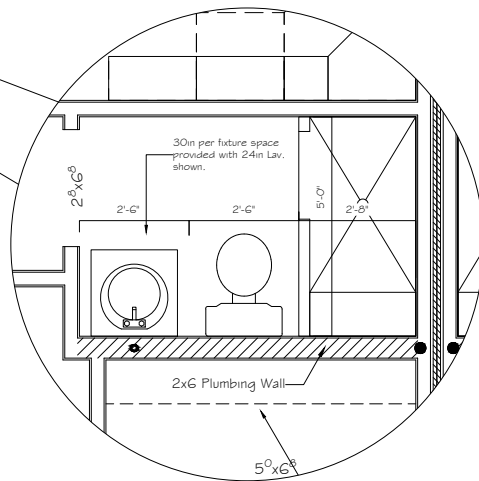
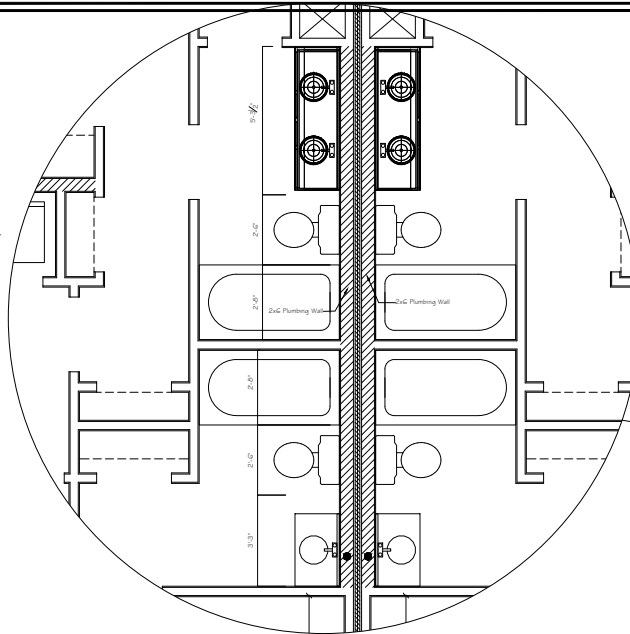


FOUNDATION/CMU PLAN
Scale: $\frac{1}{4}'' = 1'-0''$

Project Name and Address	Project Number
New Dublin 18401 South The Valley Boulevard	2525-0001
Contractor	Client Site Drawing
Buckley Family Properties and Subs	10/15/2015
Plan ID: 2525001EX-A08	Notes
Drawing Date: December 9, 2015	
Revision 1 Date:	
Revision 2 Date:	
Revision 3 Date:	
Notes	

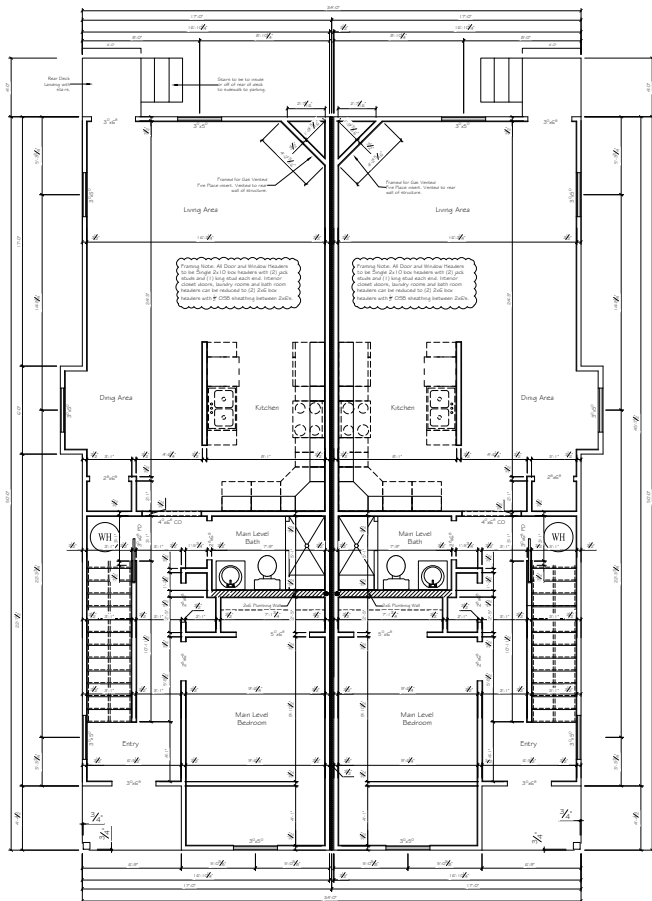


MAIN FLOOR PLAN
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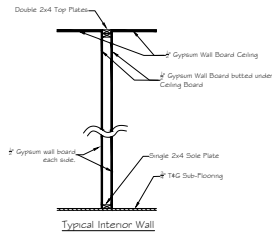


SECOND FLOOR PLAN
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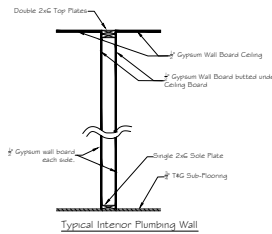
Project Name and Address	Project Number
New Duplex 1400 East 1st Street Bismarck	2023-001
Contractor	Chris Lee, Designer
Build-It-Right Project and Order	Chris Lee, Designer
Plan ID: 202301EX-A08	Chris Lee, Designer
Printing Date: January 9, 2025	Chris Lee, Designer
Revision 1 Date:	Chris Lee, Designer
Revision 2 Date:	Chris Lee, Designer
Revision 3 Date:	Chris Lee, Designer
A2-03	



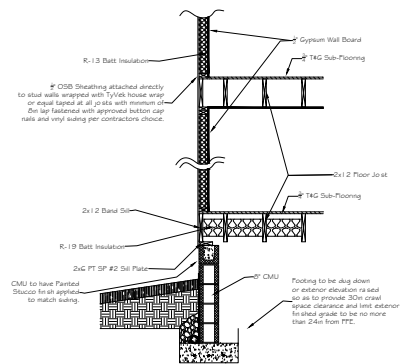
MAIN FLOOR WALL FRAMING PLAN
Scale: 1/4" = 1'-0"



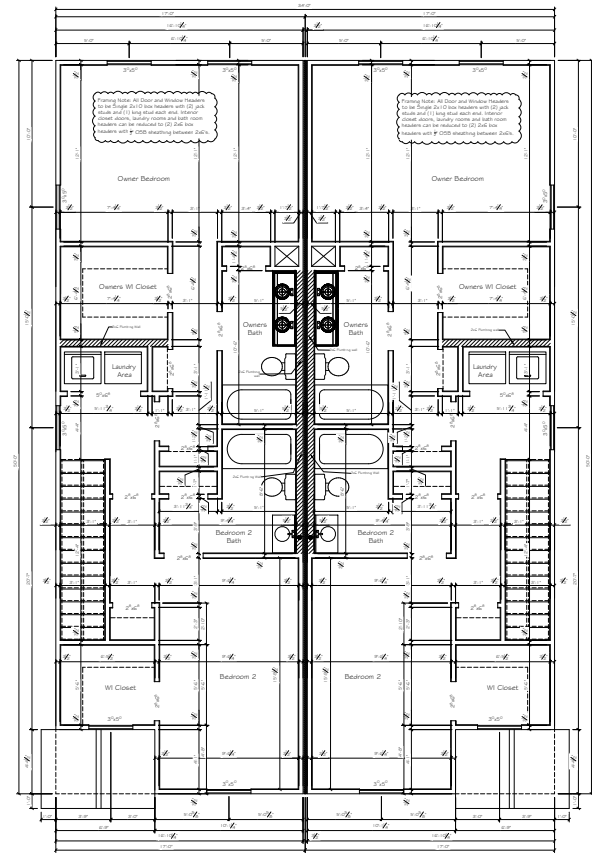
Typical Interior Wall



Typical Interior Plumbing Wall



Typical Exterior Wall



SECOND FLOOR WALL FRAMING PLAN
Scale: 1/4" = 1'-0"

Project Name and Address	Project Number
New Duplex 1841 West Van Horne Bismarck	2023-001
Contractor	Client Name
Bailey Family Projects and Subs	1841 West Van Horne Bismarck, ND 58503
Plan ID: 202301EX-A08	Revision 1 Date
Issuing Date: December 9, 2023	Revision 2 Date
Revision 1 Date	Revision 3 Date
Revision 2 Date	Revision 4 Date
Revision 3 Date	Revision 5 Date
Revision 4 Date	Revision 6 Date
Revision 5 Date	Revision 7 Date
Revision 6 Date	Revision 8 Date
Revision 7 Date	Revision 9 Date
Revision 8 Date	Revision 10 Date
Revision 9 Date	Revision 11 Date
Revision 10 Date	Revision 12 Date
Revision 11 Date	Revision 13 Date
Revision 12 Date	Revision 14 Date
Revision 13 Date	Revision 15 Date
Revision 14 Date	Revision 16 Date
Revision 15 Date	Revision 17 Date
Revision 16 Date	Revision 18 Date
Revision 17 Date	Revision 19 Date
Revision 18 Date	Revision 20 Date
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Revision 51 Date	Revision 53 Date
Revision 52 Date	Revision 54 Date
Revision 53 Date	Revision 55 Date
Revision 54 Date	Revision 56 Date
Revision 55 Date	Revision 57 Date
Revision 56 Date	Revision 58 Date
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Revision 96 Date	Revision 98 Date
Revision 97 Date	Revision 99 Date
Revision 98 Date	Revision 100 Date