Staff Report

Infill Housing Design Review Committee

File Number: 2-I-25-IH

Meeting: 2/19/2025
Applicant: Josh Braden Braden Family Properties LLC
Owner: Josh Braden Braden Family Properties LLC

Property Information

Location: 1233 Connecticut Ave. **Parcel ID** 81 I K 041
Zoning: RN-2 (Single-Family Residential Neighborhood)
District: Lonsdale Infill Housing Overlay District

Description of Work

Level III New Primary Structure

New primary structure fronting Connecticut Avenue. One and a half story residence features a front gable roof (10/12 pitch), an exterior of fiber cement lap siding with a wood grain finish , and a concrete block foundation clad in brick veneer. The house is 28’ wide by 62’ deep and will be set 31.2’ from the front lot line. It features a partial-width, 8’ deep front porch recessed under a hipped roof and supported by two 6" square posts. Parking is a 20’ by 20’ concrete pad at the rear of the property and is accessed via the alley.

The façade (southeast) features three bays, with two 1/1 double-hung windows on the left bay, a paneled front door in the center bay, and a projecting front-gable massing with two 1/1 double-hung windows in the right bay. The facade features another front-gable massing in the center and right bays, and all of the gable fields are clad in faux shake siding. The right elevation features three 1/1 double-hung windows, and the left elevation features four 1/1 double-hung windows. The rear elevation features a secondary entrance behind an 18’ wide by 8’ deep screened porch and is devoid of windows.

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.
- 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 house is proposed to be set 31.2’ from the front lot line. The average front setback of the blockface is 25.1’, with the adjacent house at 24’. The house should be moved towards the front property line to align with the front setback pattern of the street. The site plan incorporates a walkway from the porch to the street.

2. The block to receive new construction is characterized by Craftsman bungalows, modified Queen Anne cottages, and Minimal Traditionals. The proposed house is proportionate to the dimensions of the lot and to other houses on the block.

3. Parking is a concrete pad at the rear of the property and is accessed from the alley, which meets the design guidelines.

4. The three-bay façade is similar in height and scale to the context.

5. The house features a half-length, 8’ deep front porch recessed under a partial-hipped roof and supported by two 6" square posts, which meets the design guidelines.

6. The 1/1 double-hung windows and paneled door match the context. The façade and side elevations feature sufficient transparency, but one window should be added to the rear elevation, to avoid large swaths of blank siding.

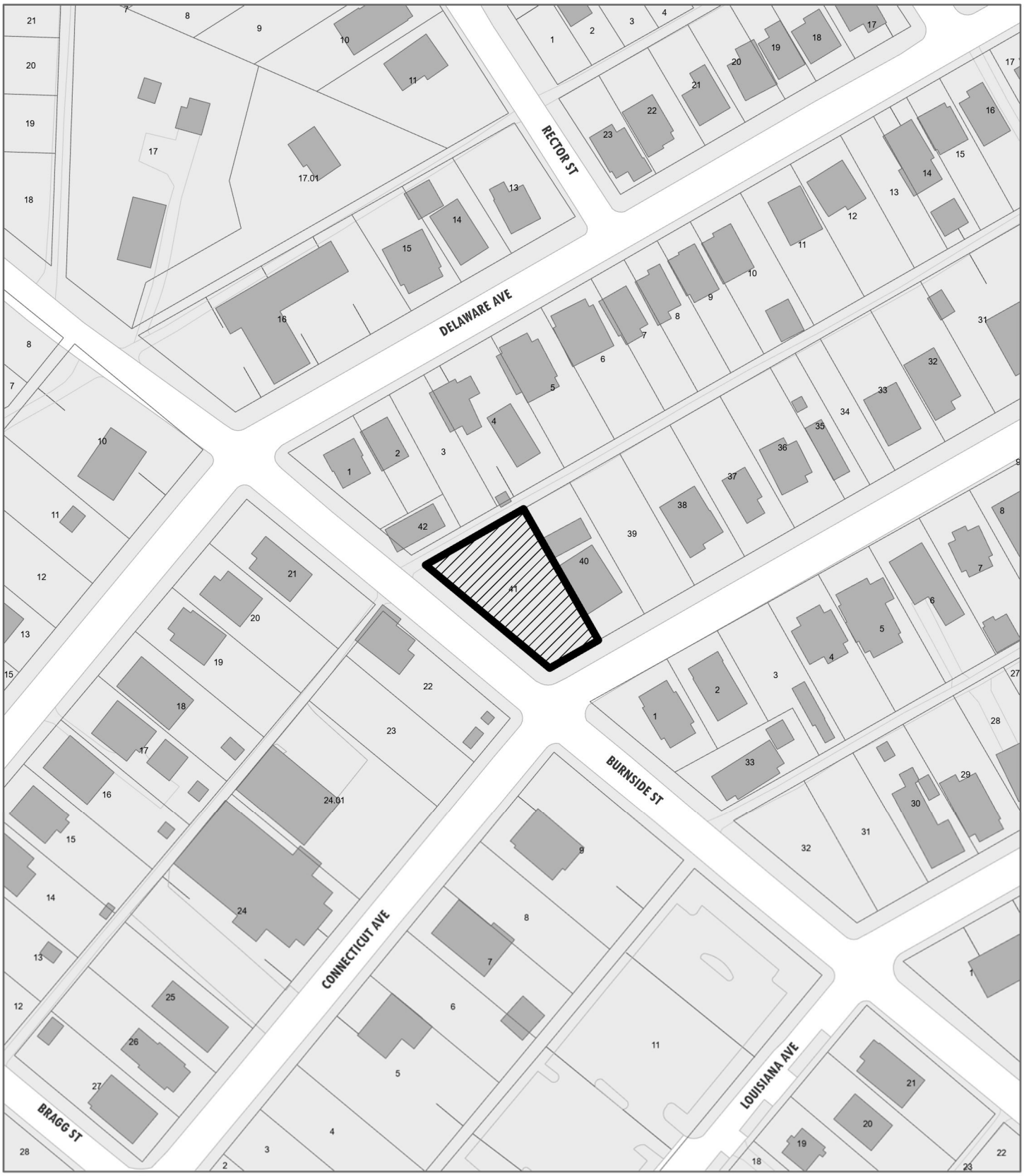
7. The 10/12 pitch front-gable roof is sufficiently steep for the context, and the design benefits from the complexity of the telescoped, projecting front-gable massings, the eave overhangs, and trim.

8. The dimensional shingles, fiber cement lap siding, and concrete block foundation clad in brick veneer all meet the design guidelines. The shake siding in the gable fields should be included in the final construction. The side elevations indicate vinyl siding. All elevations should use the same material.

9. The final site plan should include a native or naturalized shade tree in the front and back yards.

Recommendation

Staff recommends approval of Certificate 2-I-25-IH, subject to the following conditions: 1) final site plan to meet City Engineering standards; 2) a window be added to the rear elevation; 3) final site plan to include a tree in the front and back yards; 4) all elevations to use the same siding material.



INFILL HOUSING REVIEW BOARD

2-I-25-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

1233 Connecticut Ave.

Lonsdale Infill Housing Overlay District

Original Print Date: 2/10/2025 Revised:

Knoxville/Knox County Planning - Infill Housing Design Review Committee

Applicant: Josh Braden Braden Family Properties LLC

N

0 250

Feet

Planning
KNOXVILLE | KNOX COUNTY

DESIGN REVIEW REQUEST

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

Josh Braden
Applicant

01/28/25 | | 2-I-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, Managing Member | 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

1233 Connecticutt Avenue | ~~081KO41.00~~ 081IK041
Property Address | Parcel ID

RN-2
Neighborhood | Zoning

AUTHORIZATION

Lindsay Lanois | | 1/28/25
Staff Signature | Please Print | Date

Josh Braden | | 1/28/25
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

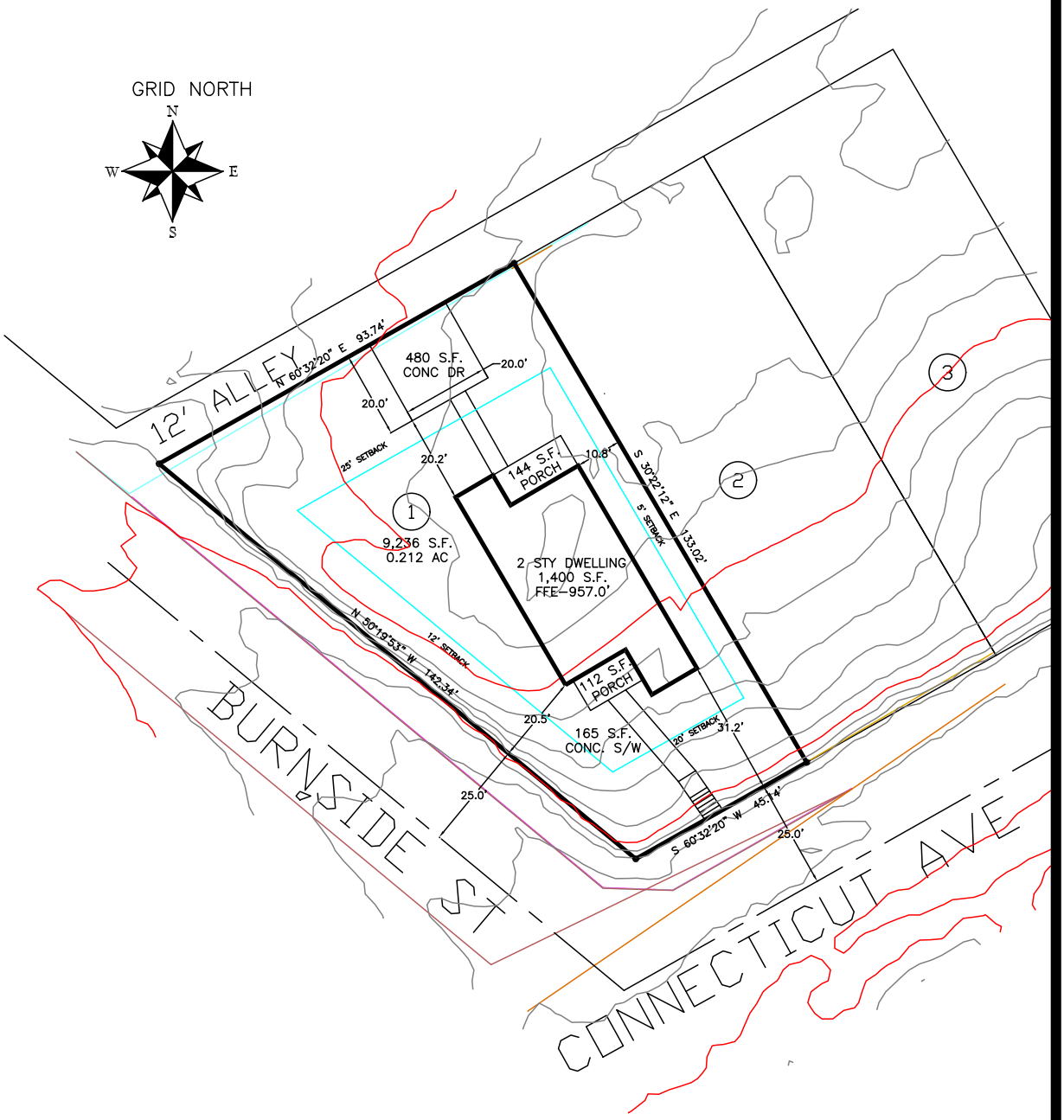
ADDITIONAL REQUIREMENTS

☐ Property Owners / Option Holders

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

FEE 1:	TOTAL:
FEE 2:	
FEE 3:	

Pd. 01/29/2025, SG



SITE DATA:
TOTAL MAX COVERAGE(40%)3,694 S.F. [2,301 S.F.]
MAX. BLDG COVERAGE(30%)2,771 S.F. [1,400 S.F.]

DATE: 01/28/25

SITE PLAN

DRAWING NUMBER 493725

FOR BRADEN FAMILY PROPERTIES LLC
ADDRESS 1233 CONNECTICUT AVENUE SCALE 1" = 30'
DISTRICT 5th COUNTY KNOX CITY KNOXVILLE STATE TN ZIP 37917
LOT NO. 1 BLOCK 24 LONSDALE LAND CO S/D
WARD 19th CITY BLOCK 19561 DRAWN BY SWA
MAP CAB. P.C. A, SLIDE 143B
TAX MAP 081I GROUP K PARCEL 041.00
WARRANTY DEED BK. 20241017002104I
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

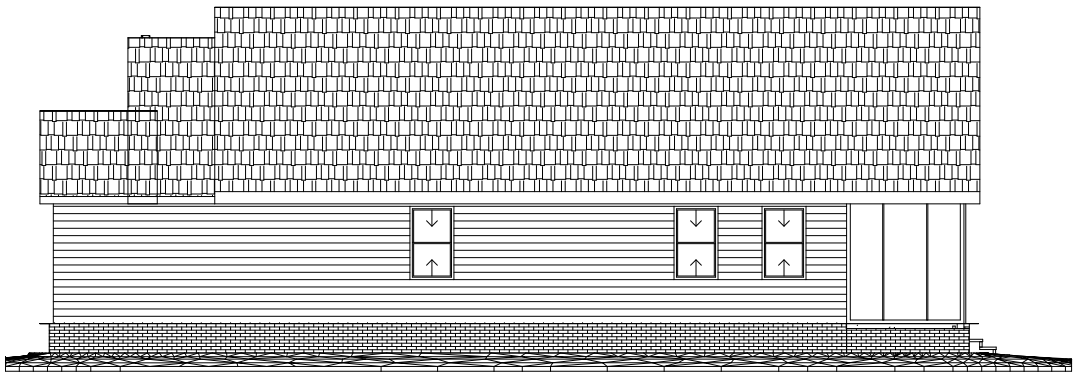
STEVEN W. ABBOTT JR. REGISTERED LAND SURVEYOR XVI AGRICULTURE COMMERCE TENNESSEE NO. 2029

1/28/25

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.

Front Elevation

Scale: ¼" = 1'-0"



Right Side Elevation

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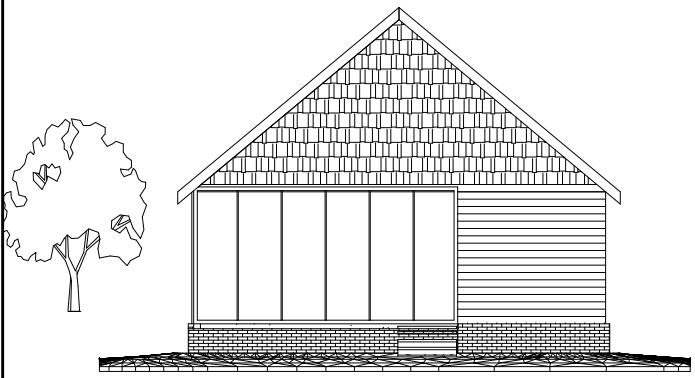

Rear Elevation

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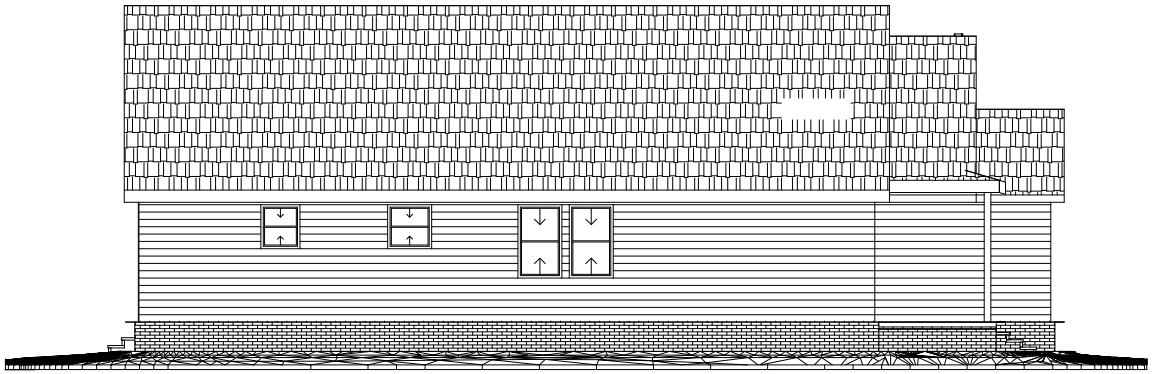

Left Side Elevation

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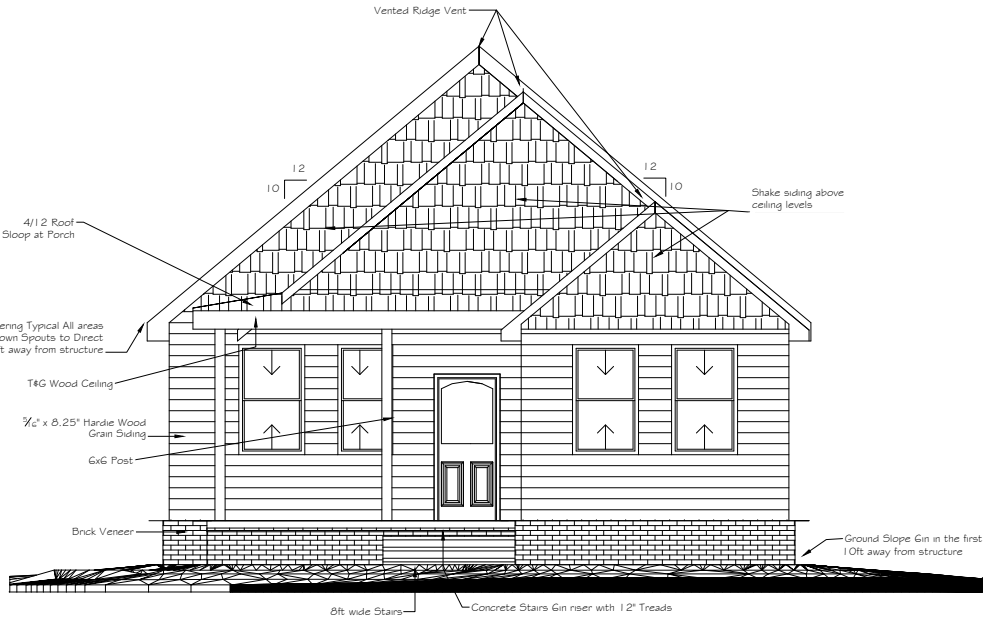
New One Story Single Family Residence
Knoxville, Tn.

Sheet C1-0



Front Elevation

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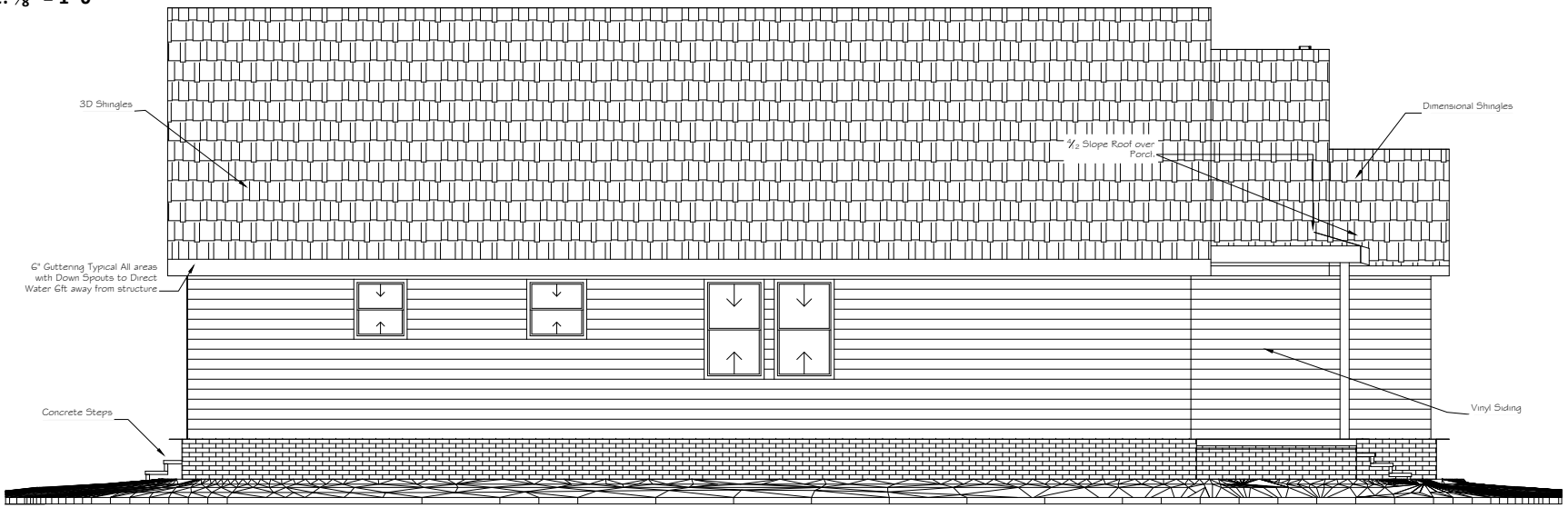
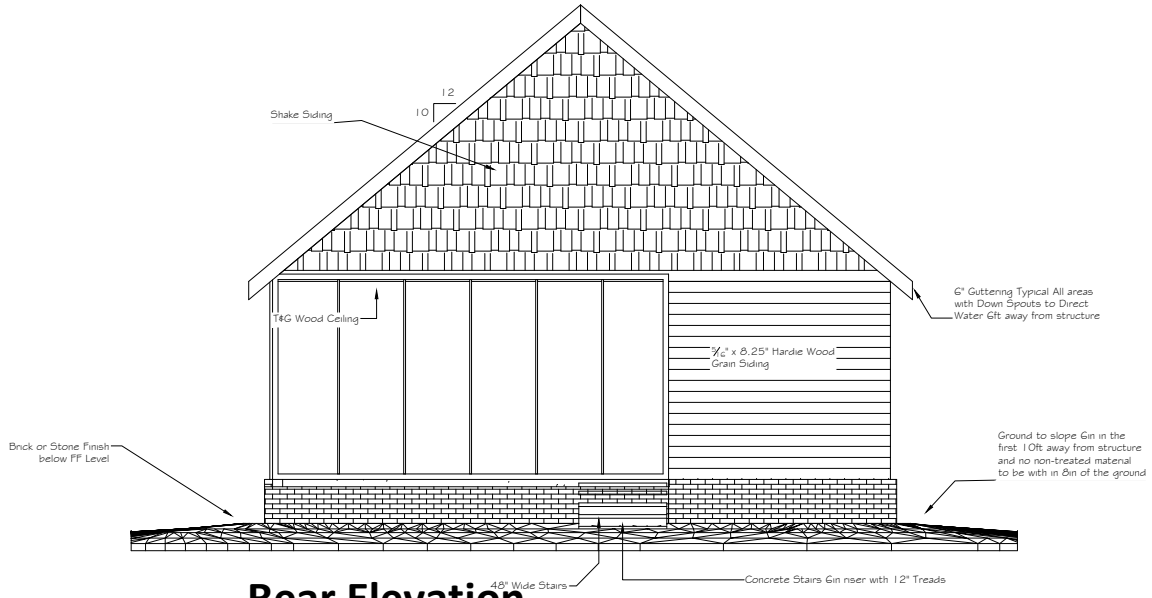


Right Side Elevation

Scale: 3/8" = 1'-0"

New One Story Single Family Residence
Knoxville, Tn.

Sheet C1-1



Rear Elevation

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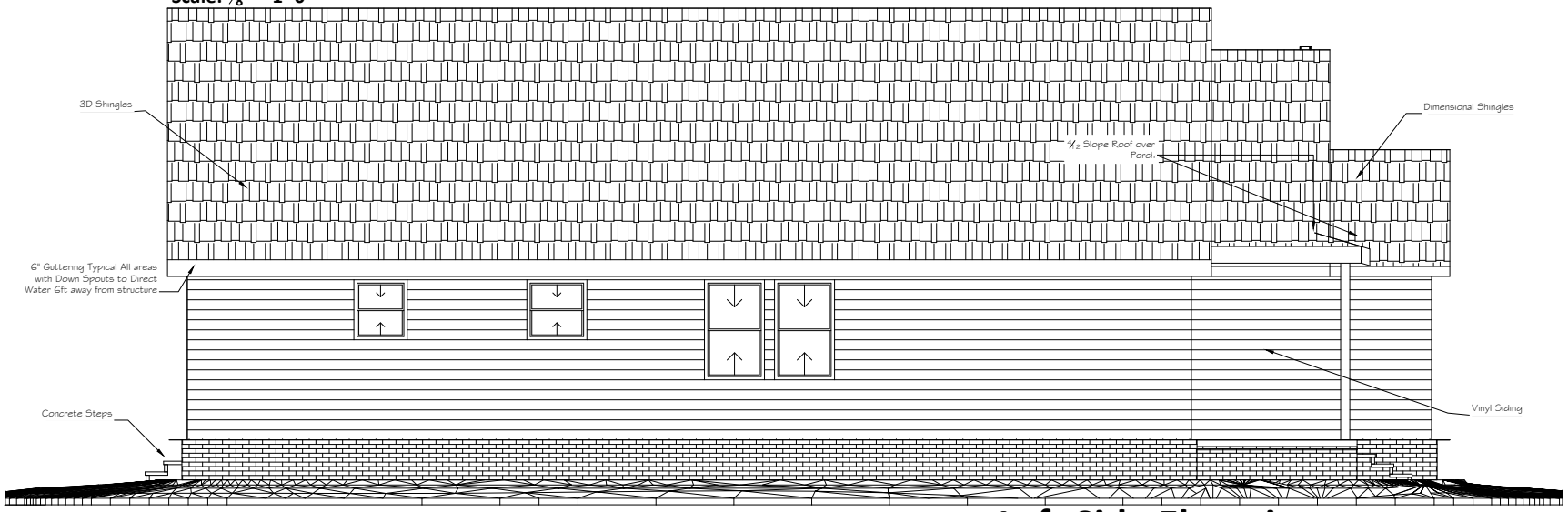
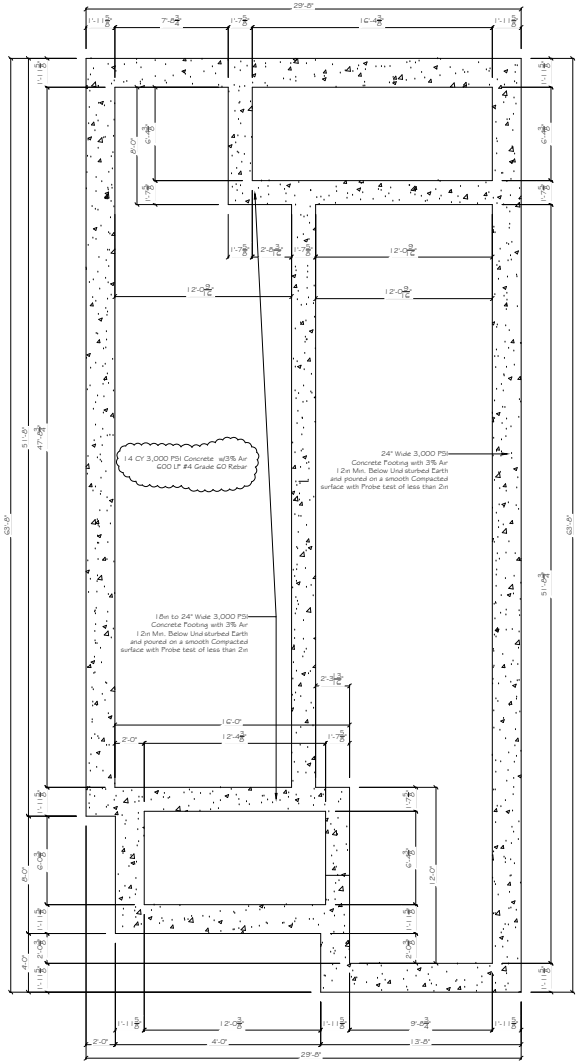


Left Side Elevation

Scale: 3/8" = 1'-0"

New One Story Single Family Residence
Knoxville, Tn.

Sheet C1-2



Footing Layout Plan

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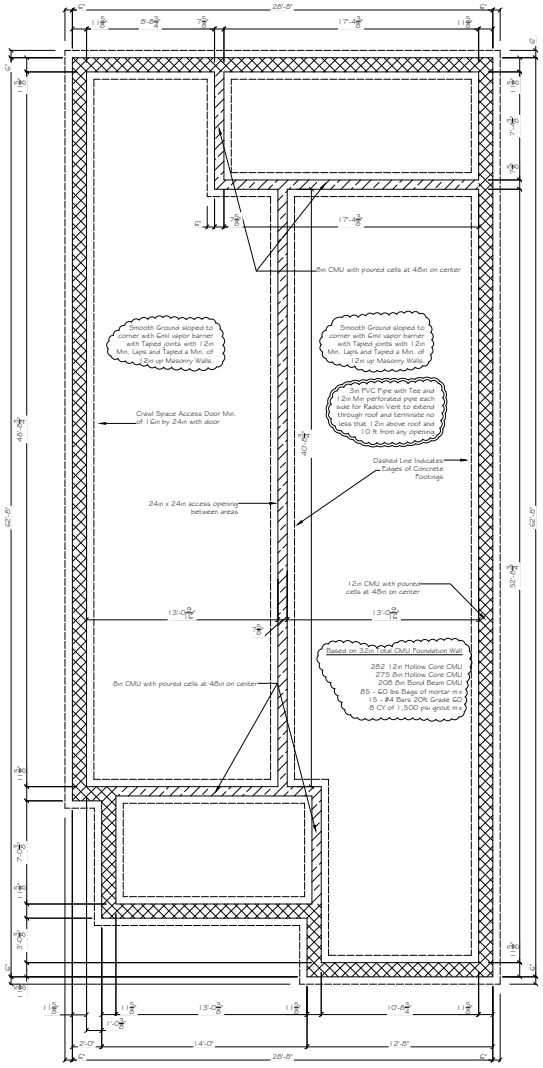

8in and 12in CMU Layout Plan

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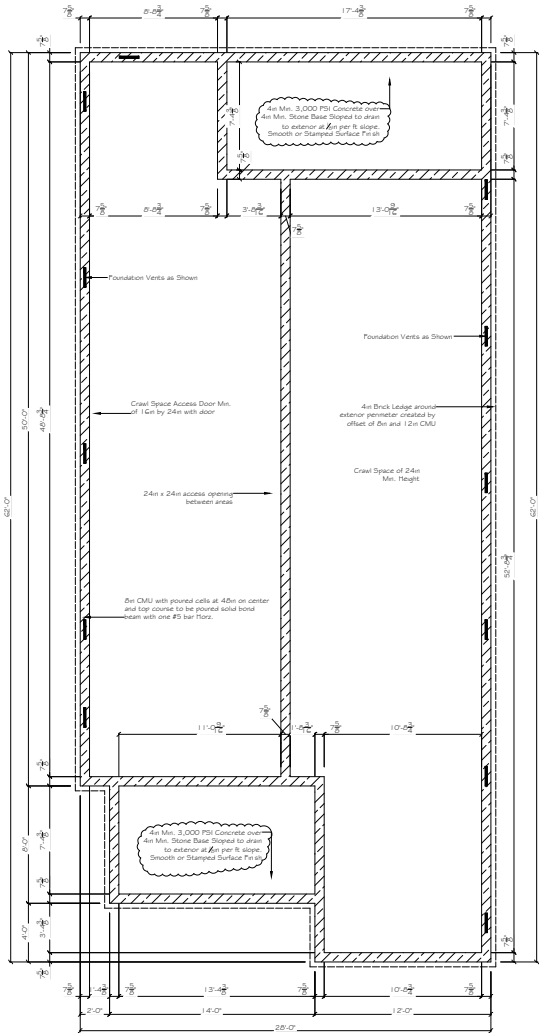
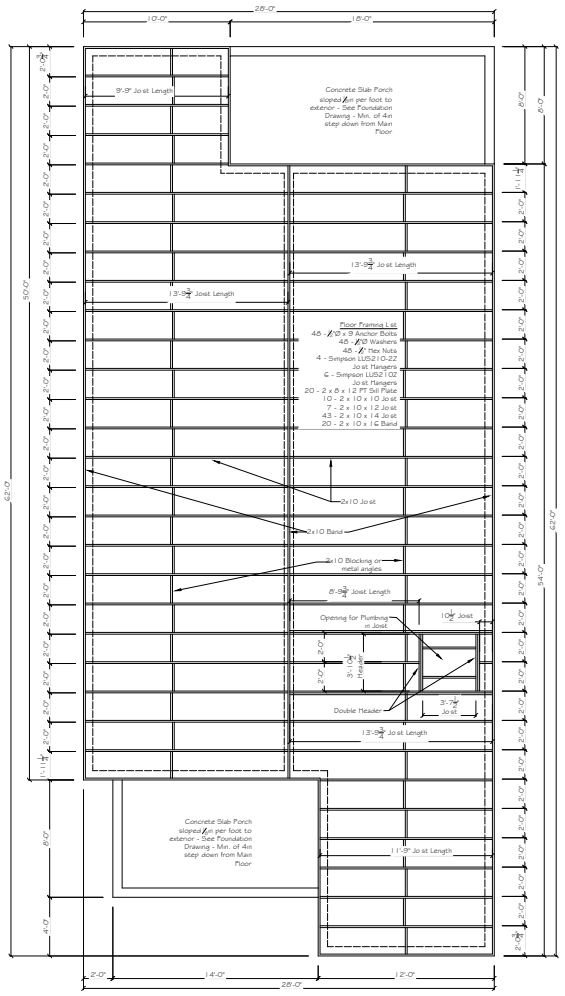


8in CMU Layout Plan

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

Project Name and Address New One Story Single Family Residence Knoxville, Tn.	Project Number 2022-0929 Drawing Date December 31, 2022 Scale See Drawing Layout	Sheet Number A1.0
Contractor Josh Braden, Affiliate Broker Braden Family Property LLC Cell: 865-696-7343 Office: 865-471-0070		



Floor Joist and Band Layout Plan

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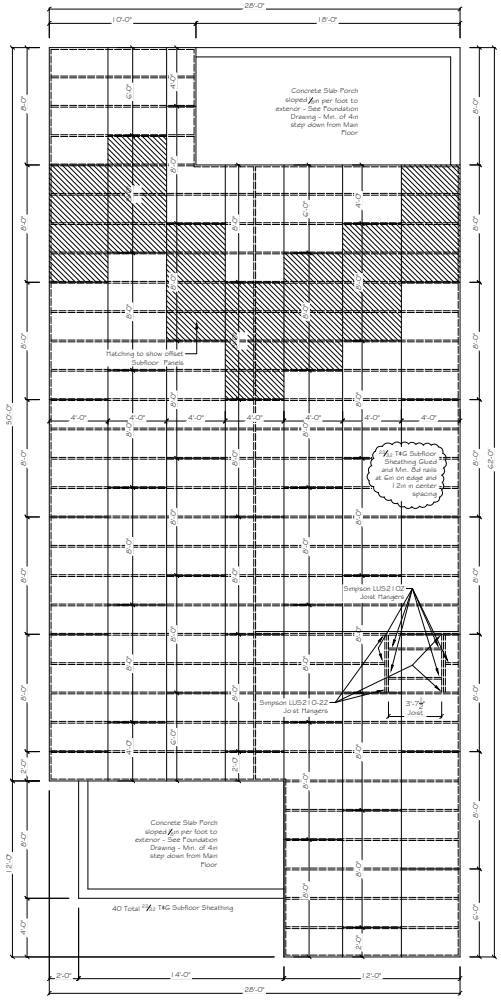

Sub Floor Layout Plan

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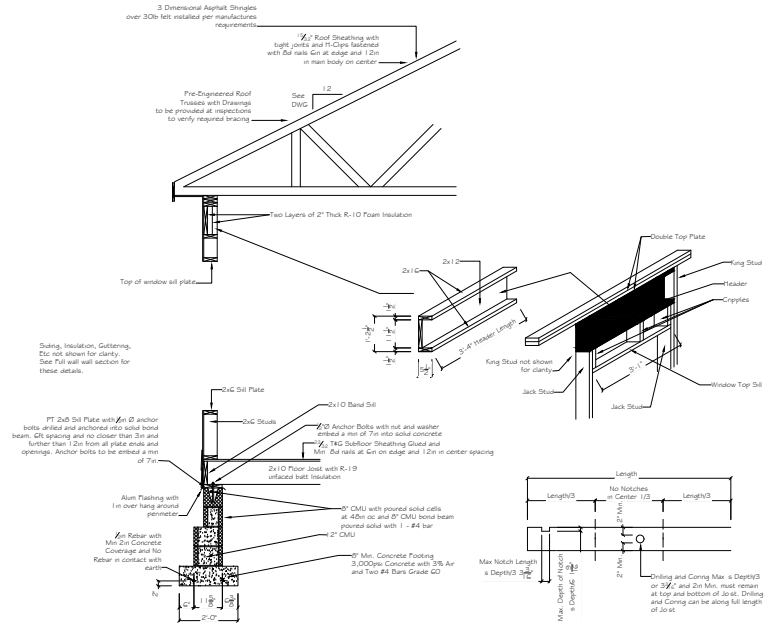

Foundation Section 1

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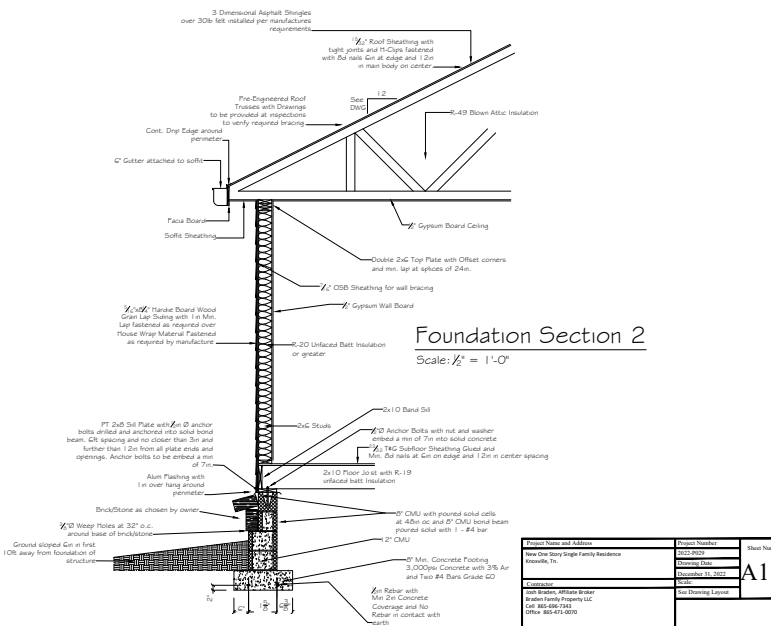
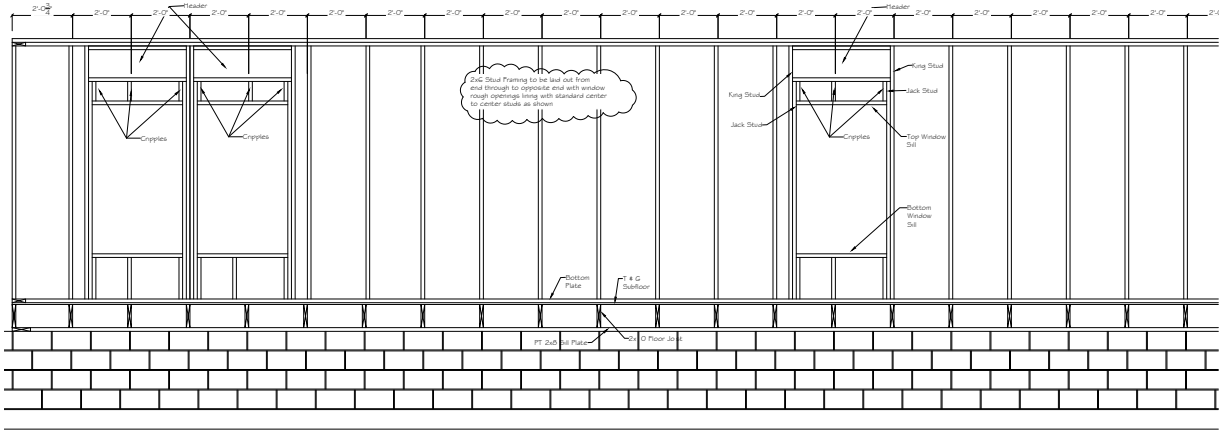


Foundation Section 2

Scale: ½" = 1'-0"

Project Name and Address	Project Number
New One Story Single Family Residence Knoxville, Tn.	2022-09209
	Drawing Date
	December 31, 2022
Contractor	Scale
Josh Straten, Affiliate Broker Straten Family Property LLC Cell: 865-696-7343 Office: 865-471-0070	See Drawing Layout

Sheet Number
A1.1



Framing Details and Foundation Section 3

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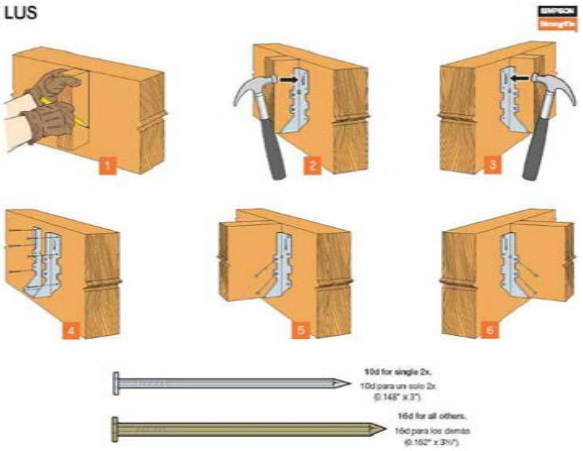
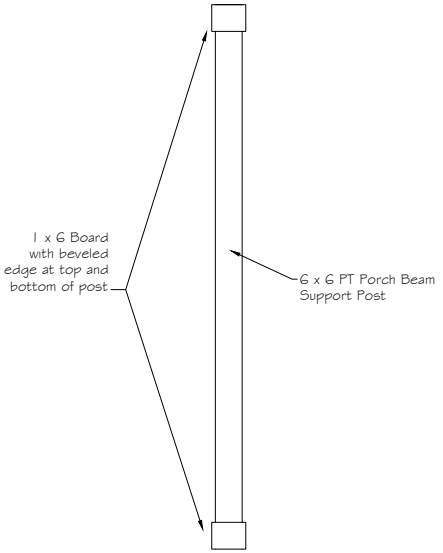
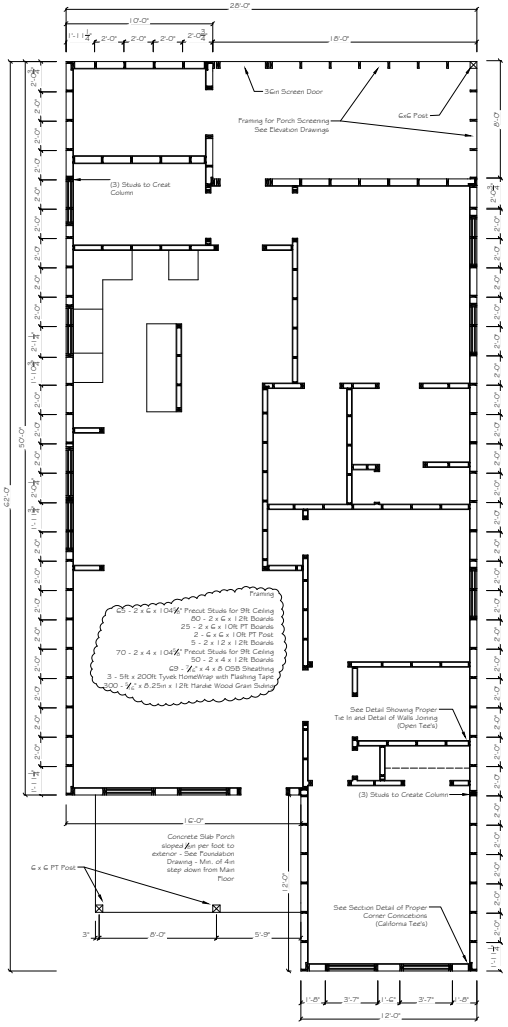




Project Name and Address New One Story Single Family Residence Knoxville, Tn.	Project Number 2022-0929 Drawing Date December 31, 2022 Scale See Drawing Layout	Sheet Number A1.2
Contractor Josh Braden, Affiliate Broker Braden Family Property LLC Cell: 865-696-7343 Office: 865-471-0070		



Floor Plan - General Stud Layout

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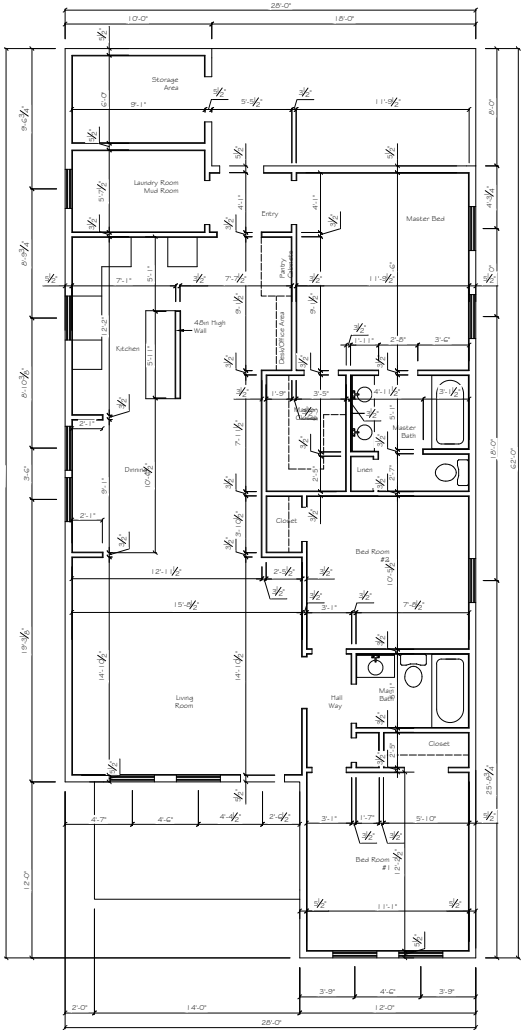

Floor Plan - General Layout

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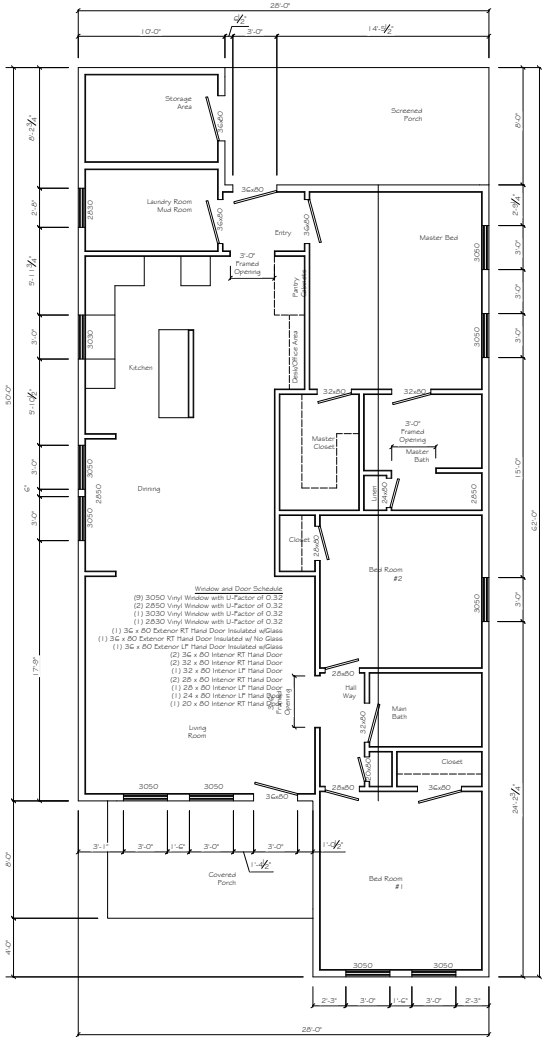
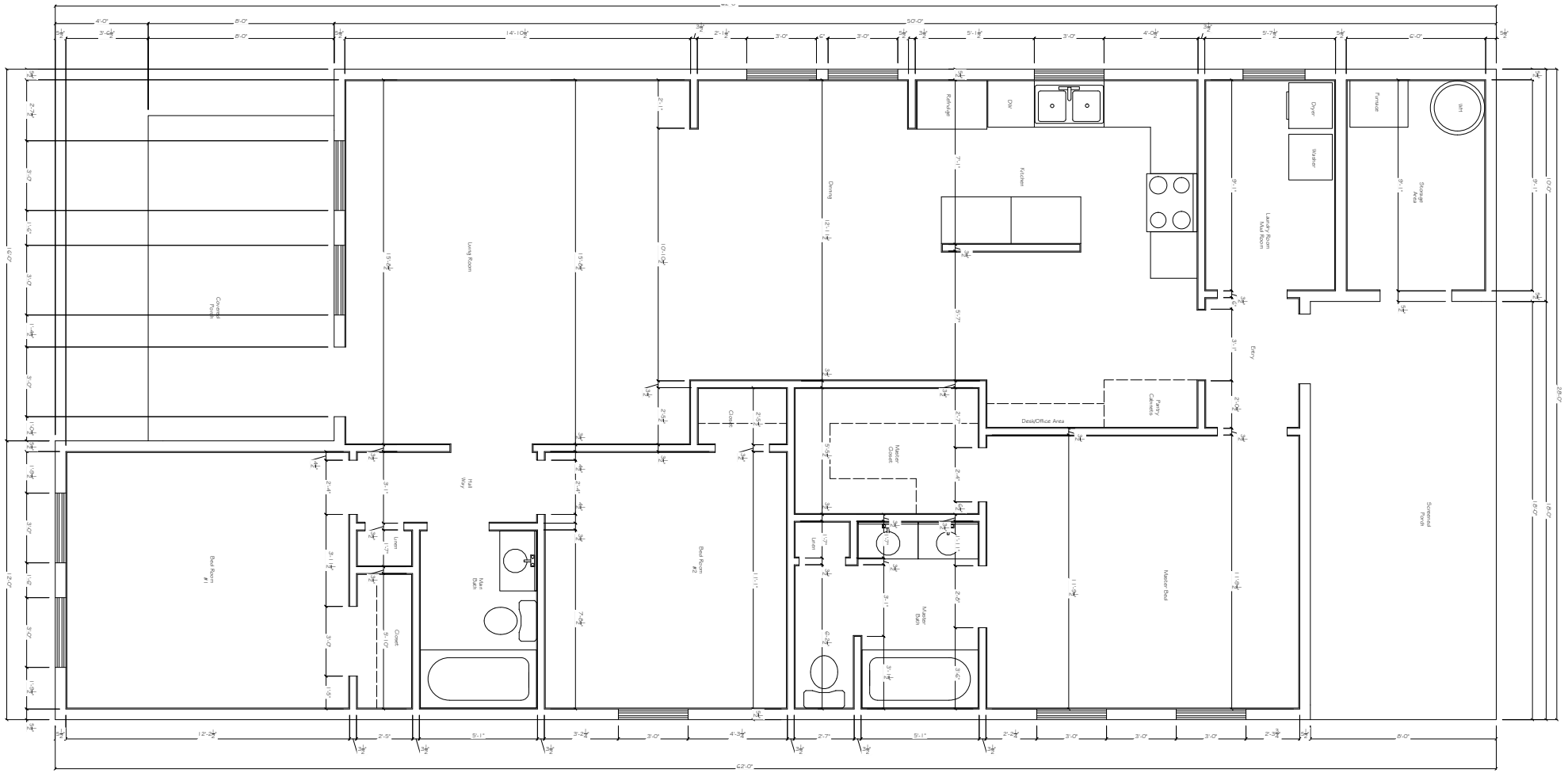


Floor Plan - Door and Window Layout

Scale: ¼" = 1'-0"

Project Name and Address New One Story Single Family Residence Knoxville, Tn.	Project Number 2022-1929 Drawing Date December 31, 2022 Scale See Drawing Layout	Sheet Number A2.0
Contractor Josh Braden, Affiliate Broker Braden Family Property LLC Cell: 865-696-7343 Office: 865-473-0070		



Floor Plan - Detailed Layout

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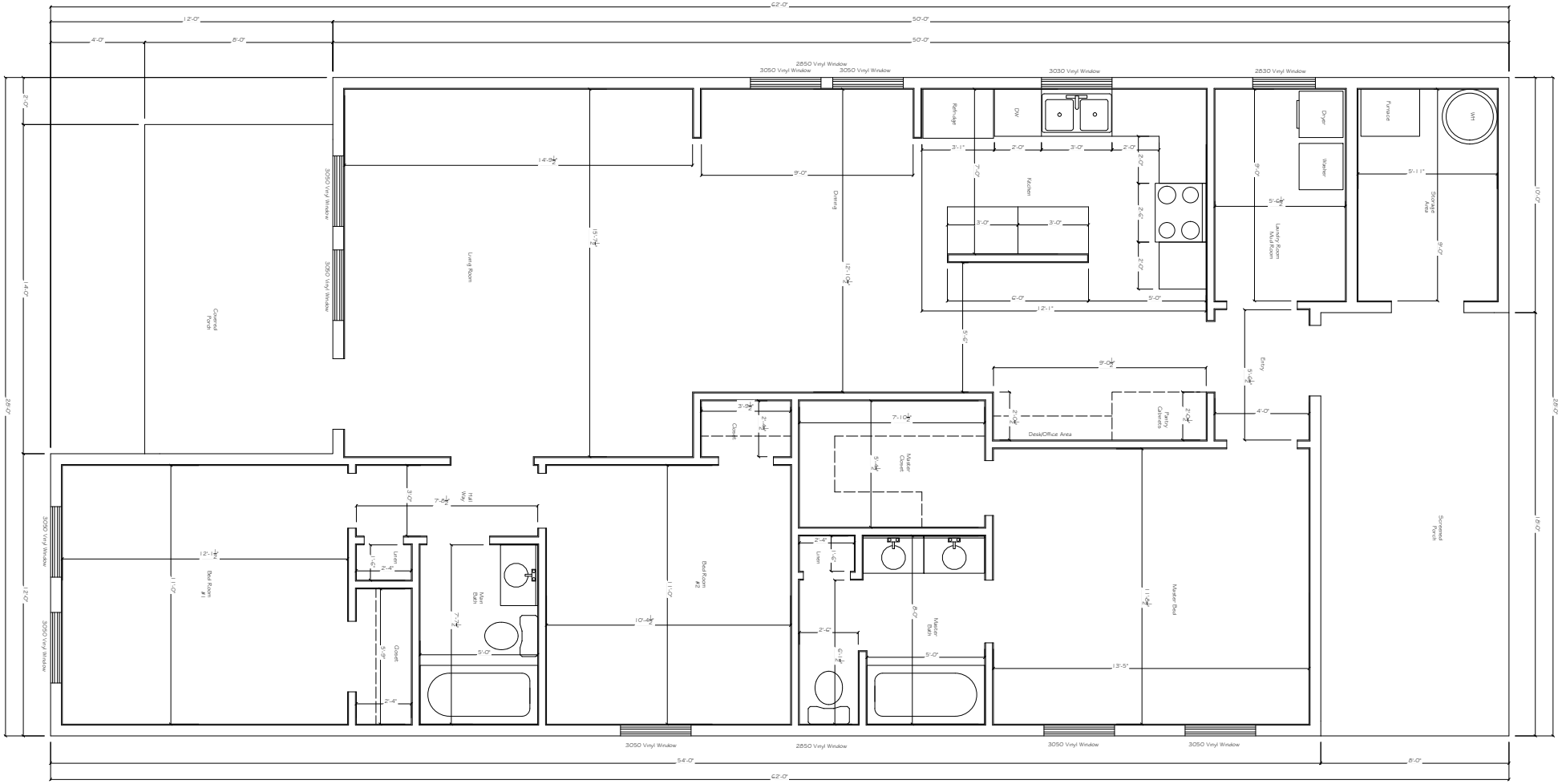
Project Name and Address New One Story Single Family Residence Knoxville, Tn.	Project Number 2022-0929 Drawing Date December 31, 2022 Scale See Drawing Layout	Sheet Number A2.1
Contractor Josh Braden, Affiliate Broker Braden Family Property LLC Cell: 865-696-7343 Office: 865-471-0070		



Floor Plan - Finished Room Dimension Layout

Scale: ½" = 1'-0"

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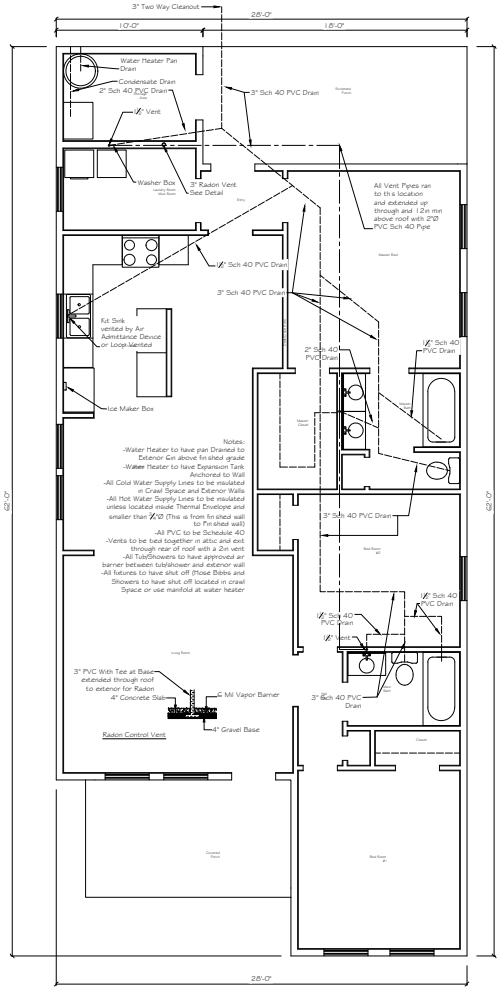
Contractor Josh Braden, Affiliate Broker Braden Family Property LLC Cell 865-696-7343 Office 865-471-0070		



Plumbing DWV Layout Plan

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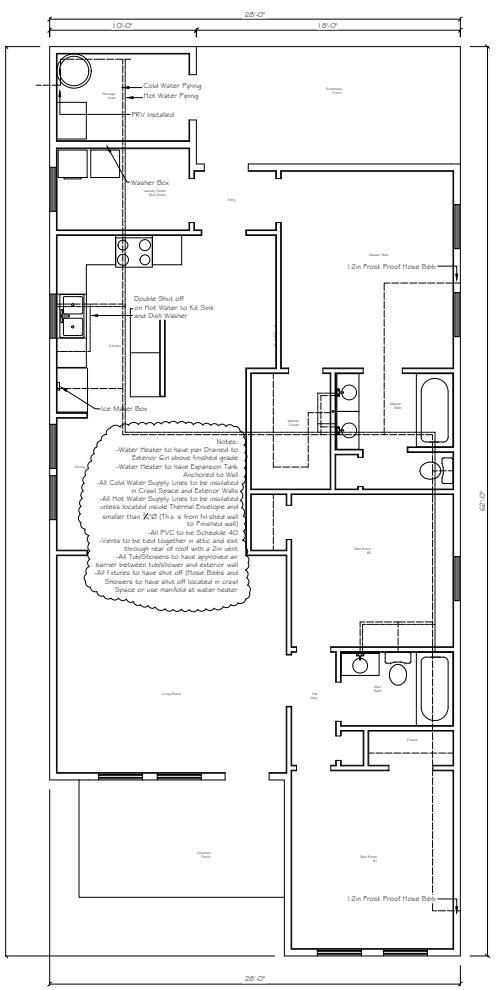

Plumbing Water Supply Layout Plan

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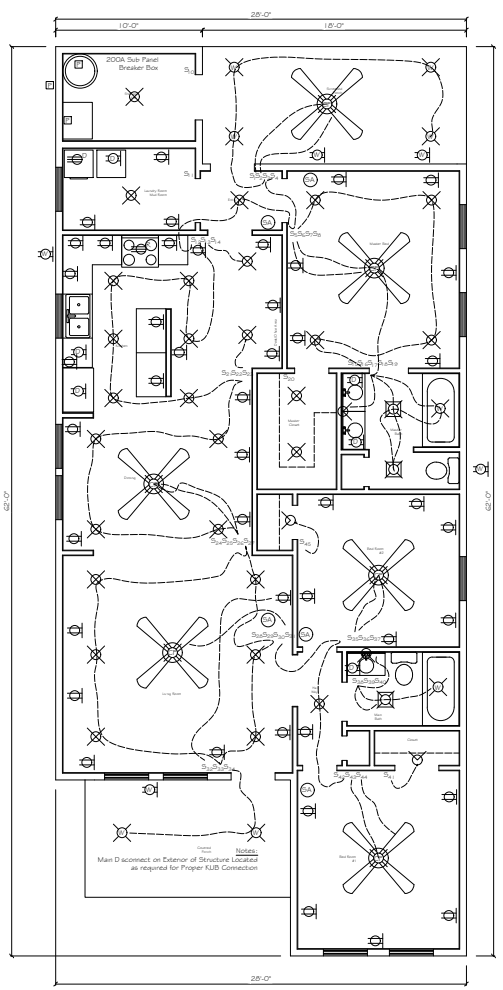

Electrical Lighting and Power Layout Plan

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

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

Grounding System:
Concrete Encased Grounding Electrode System and Ground Rod
Driven as required with both Bonded Together: Use #4 Bare Copper attached to rebar with a DB rated connector.

Electrical Notes:
* All Wiring to be Per IRC 2018 and Local and State Requirements
* Ground Sources used will be Concrete Encased Ground as shown on Footing Section and One Ground Rod
* GFCI Circuits to include all Receptacles in Bathrooms, Outdoor, Kitchen, Laundry Room, D shwasher and any other Wet Locations
* AFCI Circuits to include all Receptacles Kitchen, Living Room, Dining Room, Bed Rooms, Laundry Room and Mud Room
* Attic will require Switched Light and Two Receptacles, one for equipment and one for radon power supply
* All 12 AWG Wire with ground for all 120 amp circuits
* IBT to be installed on Ground System at Service Panel

- Switched Luminary
- Switched Wall Luminary
- Wet Location Switched Luminary
- Switched Luminary and Switched Ceiling Fan Combo
- Switched Wet Location Luminary with Switched Exhaust Fan Ducted to Exterior of Structure
- 20 amp Duplex Receptacle
- 20 amp Dedicated Duplex Receptacle
- 20 amp Weather Proof Duplex Receptacle
- Two Gang Duplex Receptacle
- Clothes Dryer Dedicated Receptacle
- Range Dedicated Receptacle
- Full D sconnect
- Single Pole Switch
- Three Way Switch
- Smoke Alarm Hardwired and Interconnected

Project Name and Address New One Story Single Family Residence Knoxville, Tn.	Project Number 2022-0929 Drawing Date December 31, 2022 Scale See Drawing Layout	Sheet Number A3.0
Contractor Josh Braden, Affiliate Broker Braden Family Property LLC Cell: 865-696-7343 Office: 865-471-0070		