DESIGN REVIEW BOARD

6-A-25-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: Josh Braden Braden Family Properties, LLC

3112 Rector St.

Lonsdale Infill Housing Overlay District

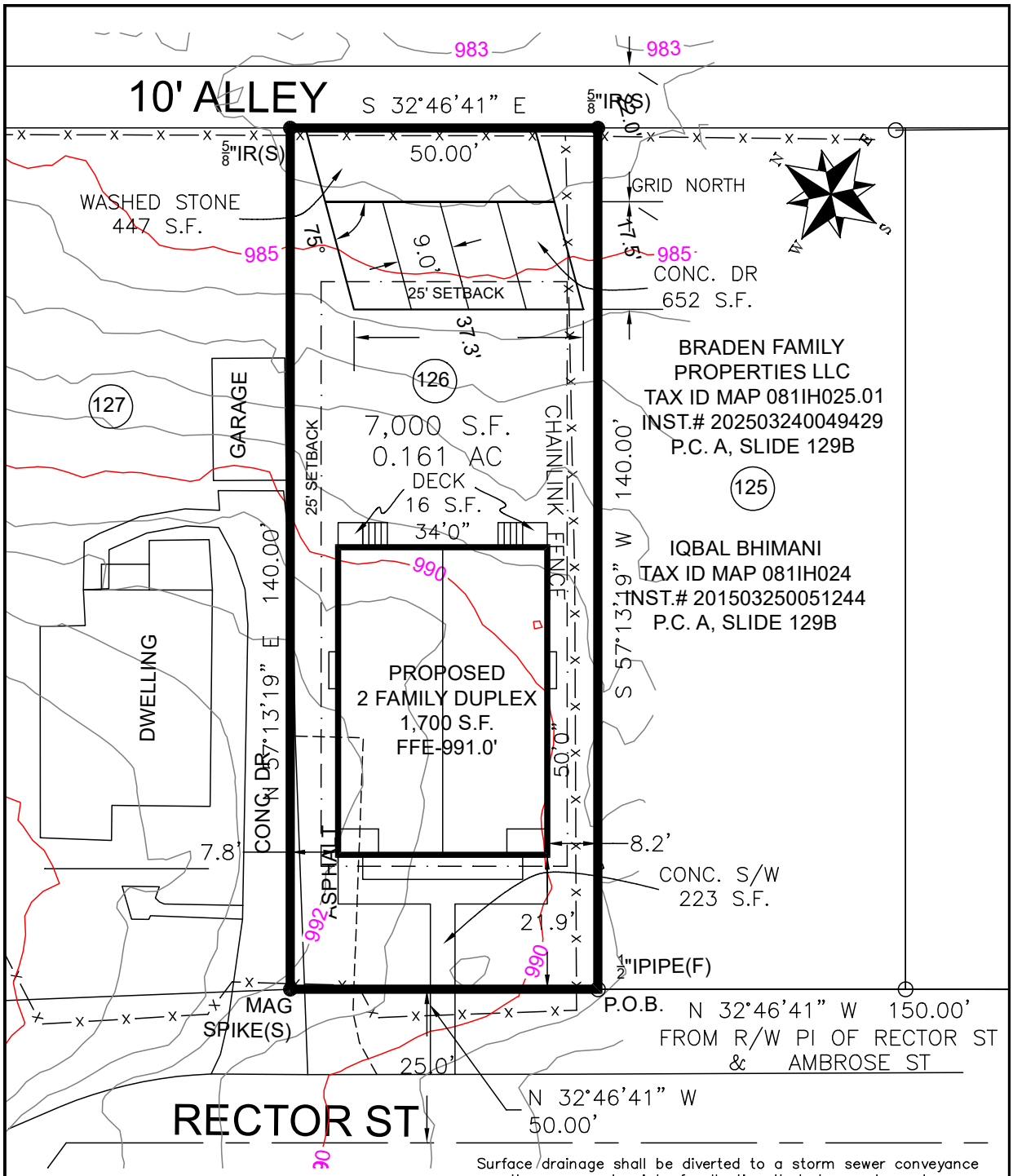
N

0 160

Feet

Original Print Date: 6/9/2025 Revised:

Knoxville - Knox County Planning - Design Review Board



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 inches within the first 10 fee.

SITE DATA:
TOTAL MAX COVERAGE(40%)2,800 S.F. [2,798 S.F.]
MAX. BLDG COVERAGE(30%)2,100 S.F. [1,700 S.F.]

DATE: 05/20/25

SITE PLAN

DRAWING NUMBER 496025

FOR BRADEN FAMILY PROPERTIES LLC
ADDRESS RECTOR STREET
DISTRICT 7th COUNTY KNOX CITY KNOXVILLE STATE TN ZIP 37921
LOT NO. 126 AMBROSE & GALBRAITH S/D
WARD 19th CITY BLOCK 19461 DRAWN BY SWA
MAP CAB. P.C. A, SLIDE 129B
TAX MAP 081I GROUP H PARCEL 025.01
WARRANTY DEED BK. 20503240049429
MORTGAGE CO.
TITLE CO.

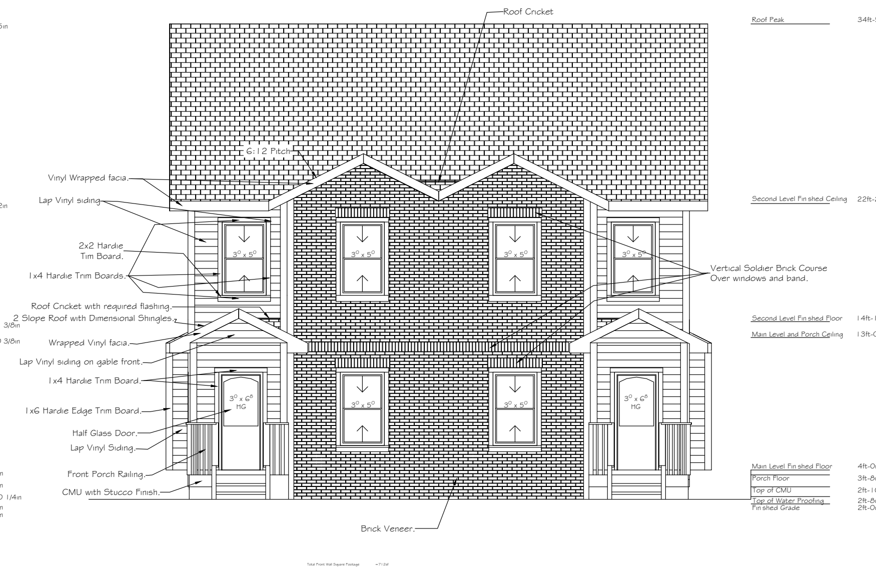
SCALE 1" = 30'

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

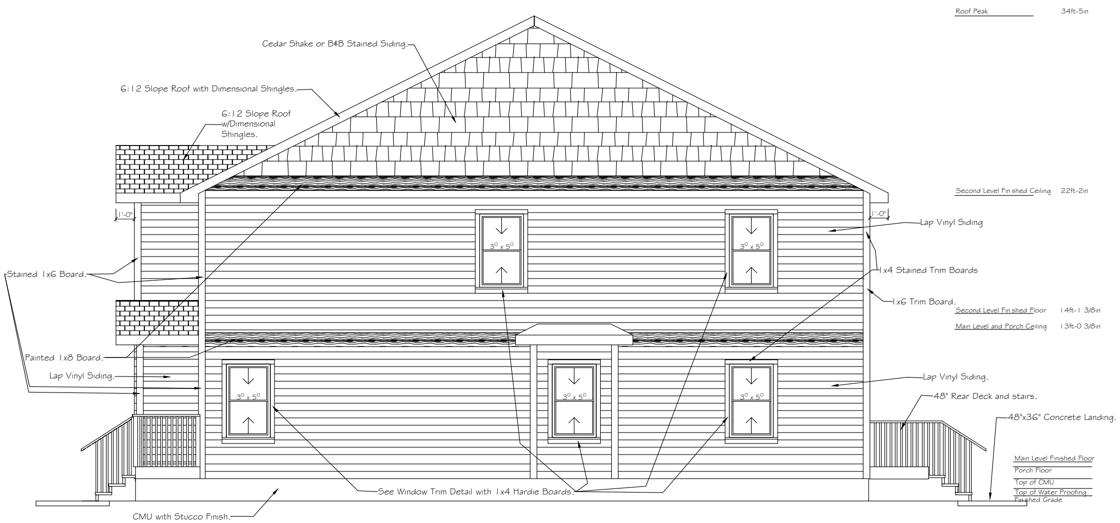
STEVEN W. ABBOTT JR. REGISTERED LAND SURVEYOR AGRICULTURE COMMERCE 6/3/25 TENNESSEE NO. 2029

THIS IS TO CERTIFY THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR THE STATE OF TENNESSEE. I 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 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.

Left Exterior Elevation
Scale: ¼" = 1'-0"



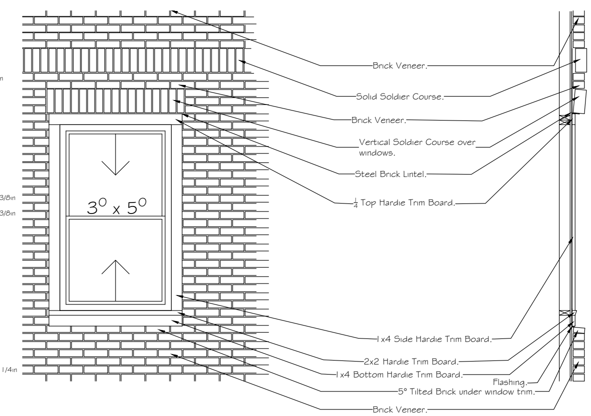
Front Exterior Elevation
Scale: ¼" = 1'-0"



Right Exterior Elevation
Scale: ¼" = 1'-0"

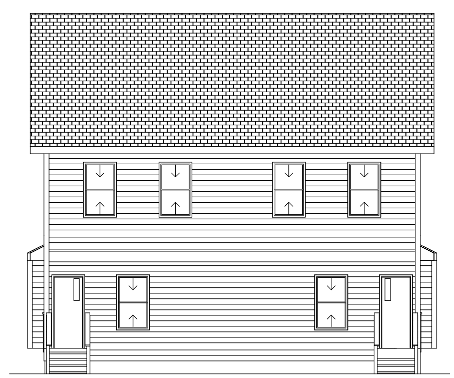
Rear Exterior Elevation
Scale: ¼" = 1'-0"

Project Name and Address	Project Number
New Duplex 3 Bed/3 Bath Two Story Tennessee	2025-P001
Contractor	Scale: See Drawing
Braden Family Properties Josh Braden	This Drawing is intended to be used for layout and design as close to code as possible. However it is the sole reasonability of the contractor to make sure all codes and local adoptions are met during construction.
Plan ID 3B3BDUPLEX-AAB	Sheet Number
Drawing Date January 9, 2025	A1-01
Revision 1 Date	
Revision 2 Date -	
Revision 3 Date -	
Drawn By ASOF GPS	



Total Front Wall Square Footage	=712sf
Total Glazing in Front Wall area	=110sf
Total Brick Veneer area	=428sf
Percent Glazing	=15.5%
Percent Brick Veneer surface	=60.0%

Front Exterior Elevation
Scale: ¼" = 1'-0"



Right Exterior Elevation
Scale: 3/16" = 1'-0"

Rear Exterior Elevation
Scale: 3/16" = 1'-0"

Left Exterior Elevation
Scale: 3/16" = 1'-0"

Project Name and Address
New Duplex
3 Bed/3 Bath Two Story
Tennessee

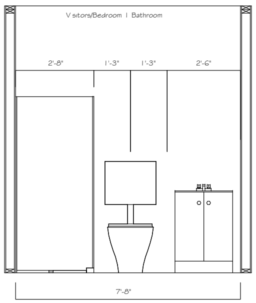
Contractor
Braden Family Properties
Josh Braden

Plan ID 3B3BDUPLEX-AAB
Drawing Date January 9, 2025
Revision 1 Date
Revision 2 Date -
Revision 3 Date -
Drawn By ASOF GPS

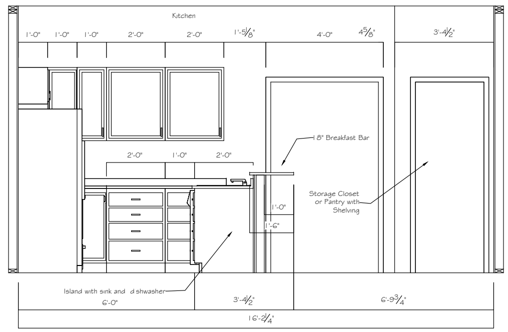
Project Number
2025-P001
Scale: See Drawing

This Drawing is intended to be used for layout and design as close to code as possible. However it is the sole reasonability of the contractor to make sure all codes and local adoptions are met during construction.

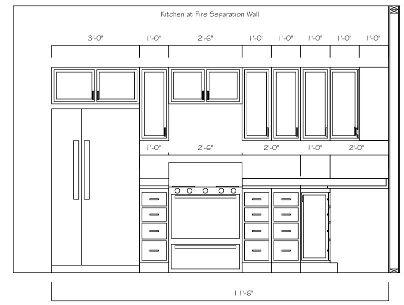
Sheet Number
A1-02



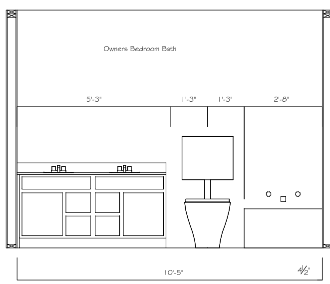
Visitor Bathroom Elevation
Scale: ½" = 1'-0"



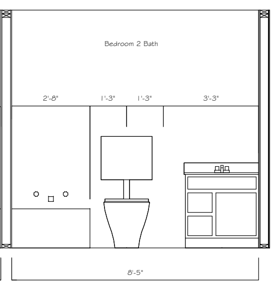
Kitchen Elevation 1
Scale: ½" = 1'-0"



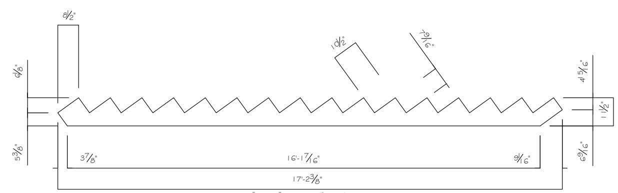
Kitchen Elevation 2
Scale: ½" = 1'-0"



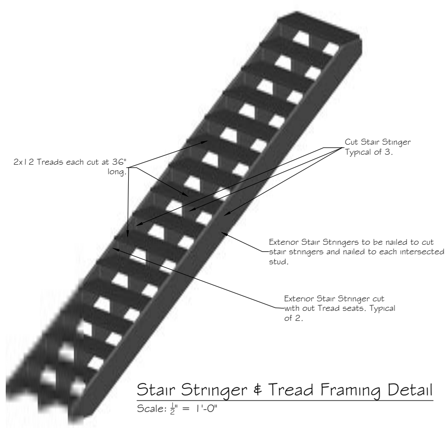
Owners Bathroom
Scale: ½" = 1'-0"



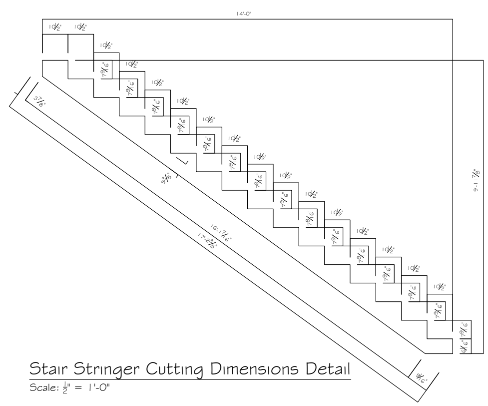
Bedroom 2 Bathroom
Scale: ½" = 1'-0"



Stair Stringer Cut layout Detail
Scale: ½" = 1'-0"

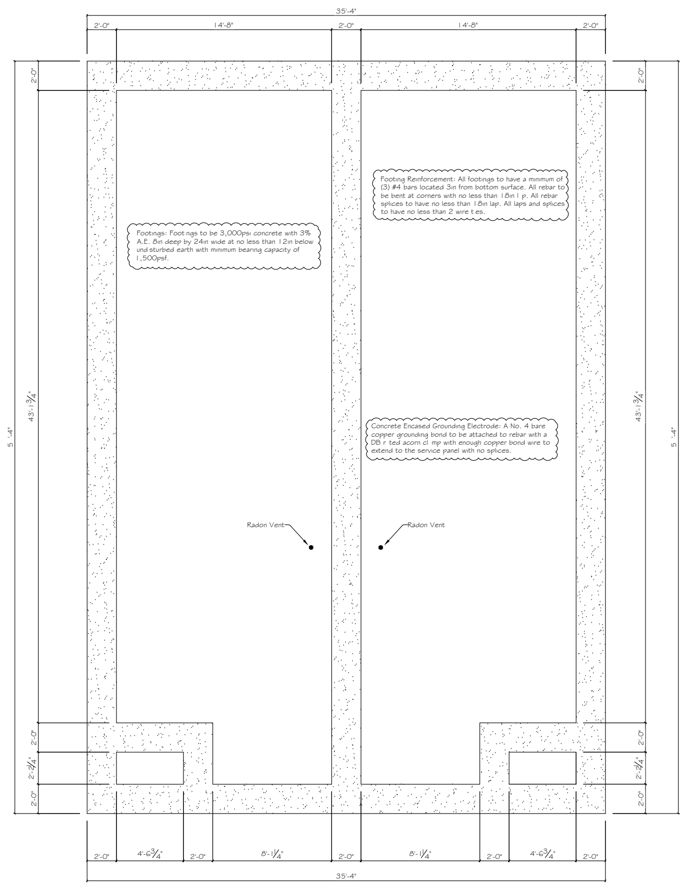


Stair Stringer & Tread Framing Detail
Scale: ½" = 1'-0"

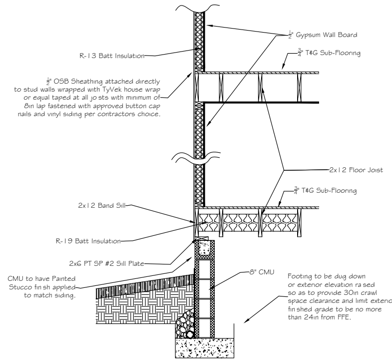


Stair Stringer Cutting Dimensions Detail
Scale: ½" = 1'-0"

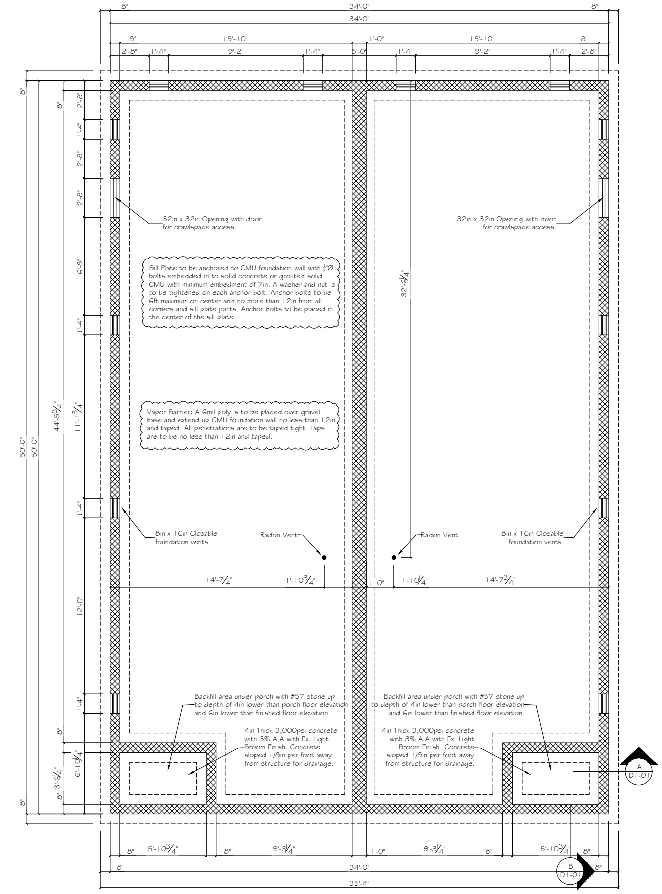
Project Name and Address	Project Number
New Duplex 3 Bed/3 Bath Two Story Tennessee	2025-P001
Contractor	Scale: See Drawing
Braden Family Properties Josh Braden	This Drawing is intended to be used for layout and design as close to code as possible. However it is the sole reasonability of the contractor to make sure all codes and local adoptions are met during construction.
Plan ID 3B3BDUPLEX-AAB	Sheet Number
Drawing Date January 9, 2025	A1-03
Revision 1 Date	
Revision 2 Date -	
Revision 3 Date -	
Drawn By ASOF GPS	



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

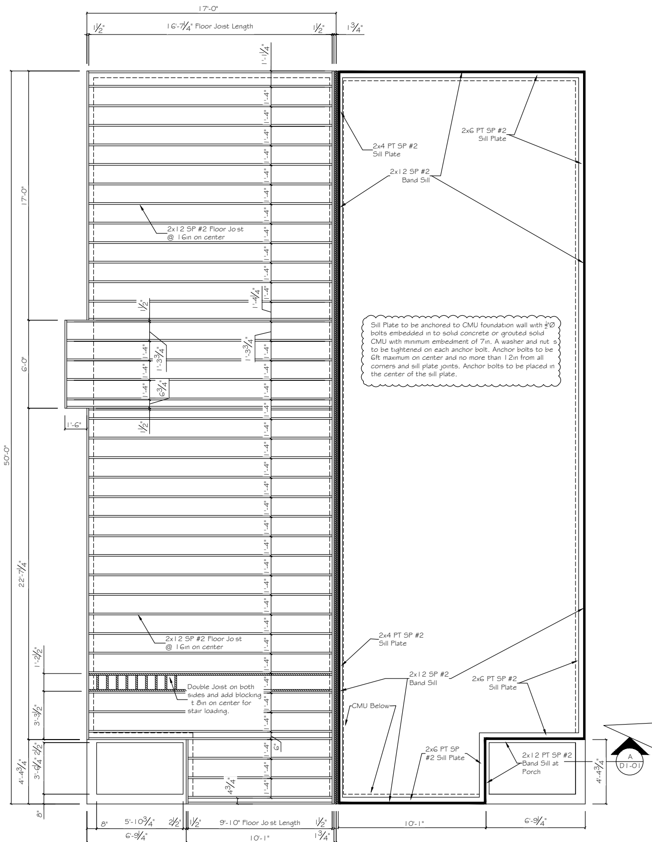


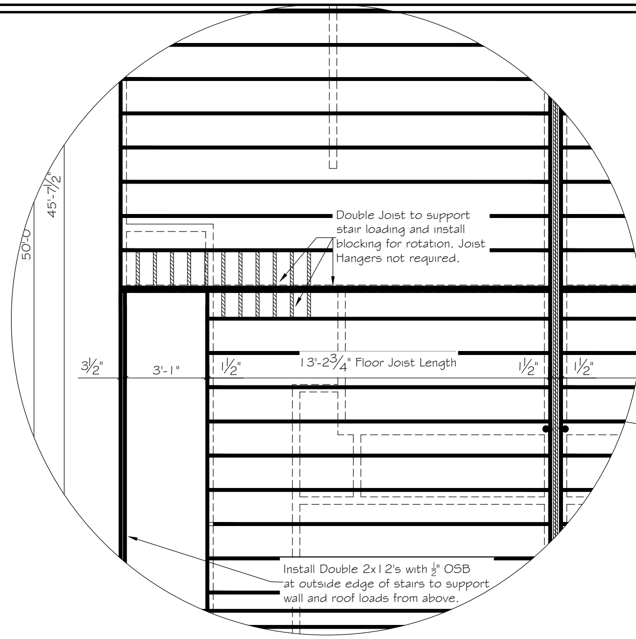
Typical Exterior Wall

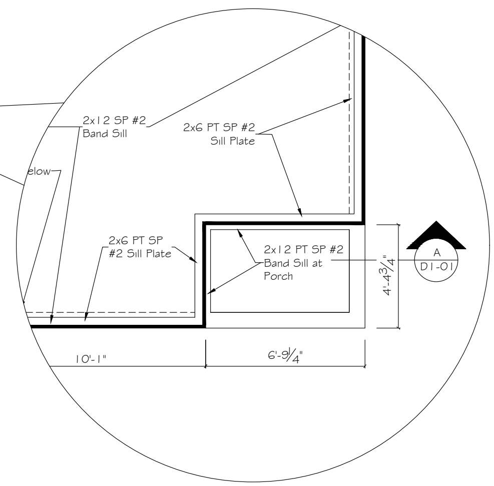


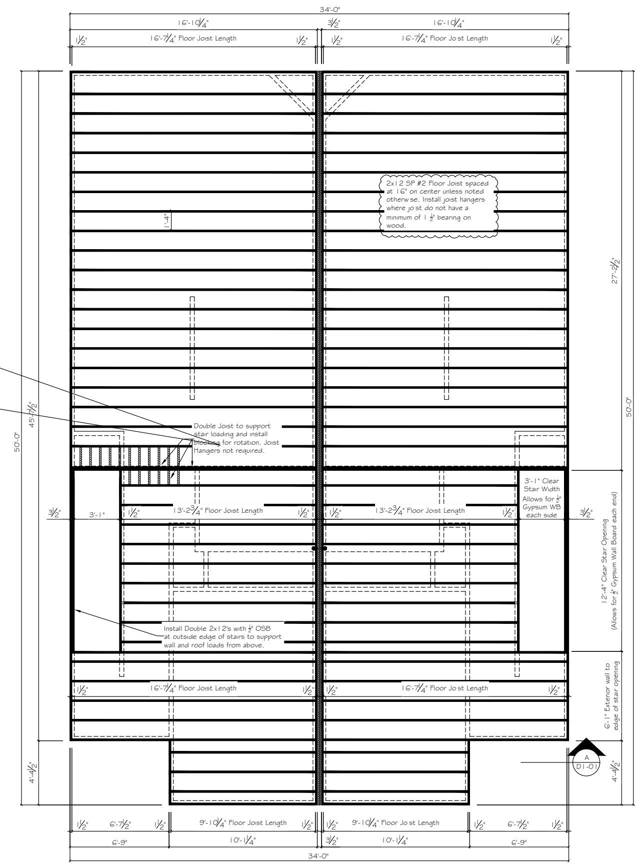
FOUNDATION/CMU PLAN
Scale: 1/4" = 1'-0"

Project Name and Address	Project Number
New Duplex **3 Bed/3 Bath Two Story** **Tennessee**	2025-P001
Contractor	Scale: See Drawing
Braden Family Properties **Josh Braden**	This Drawing is intended to be used for layout and design as close to code as possible. However it is the sole reasonability of the contractor to make sure all codes and local adoptions are met during construction.
Plan ID 3B3BDUPLEX-AAB	Sheet Number
Drawing Date January 9, 2025	A2-01
Revision 1 Date	
Revision 2 Date -	
Revision 3 Date -	
Drawn By ASOF GPS	









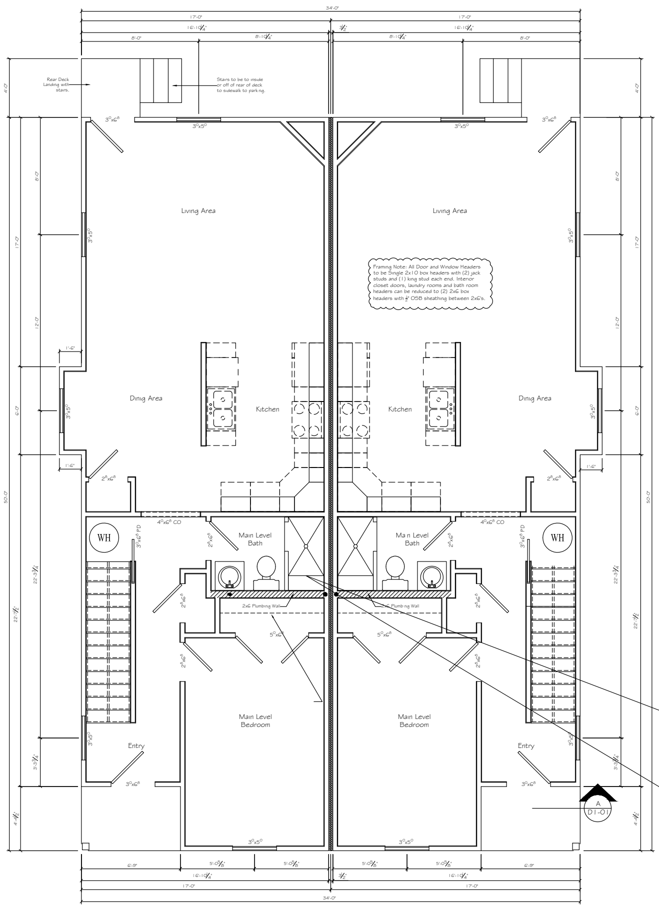
FIRST FLOOR FRAMING PLAN

Scale: ¼" = 1'-0"

SECOND FLOOR FRAMING PLAN

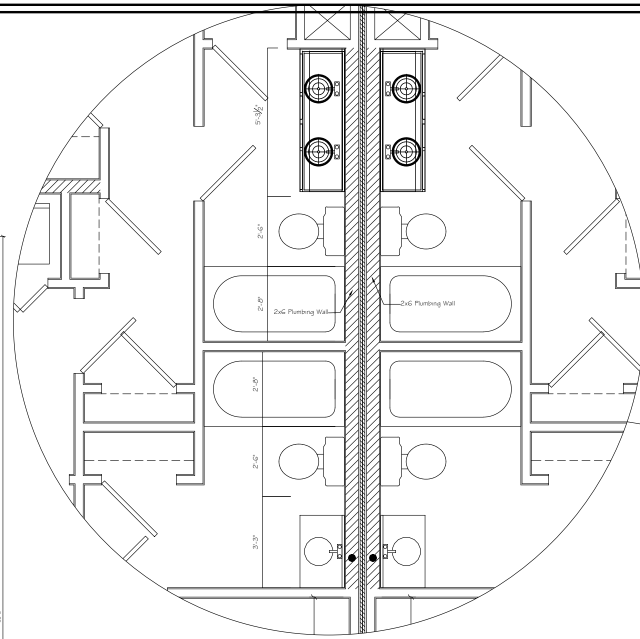
Scale: ¼" = 1'-0"

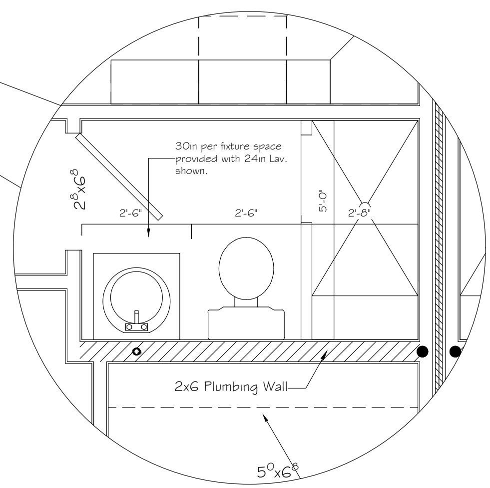
Project Name and Address	Project Number
New Duplex 3 Bed/3 Bath Two Story Tennessee	2025-P001
Contractor	Scale: See Drawing
Braden Family Properties Josh Braden	This Drawing is intended to be used for layout and design as close to code as possible. However it is the sole responsibility of the contractor to make sure all codes and local adoptions are met during construction.
Plan ID 3B3BDUPLEX-AAB	
Drawing Date January 9, 2025	
Revision 1 Date	
Revision 2 Date -	Sheet Number
Revision 3 Date -	A2-02
Drawn By ASOF GPS	

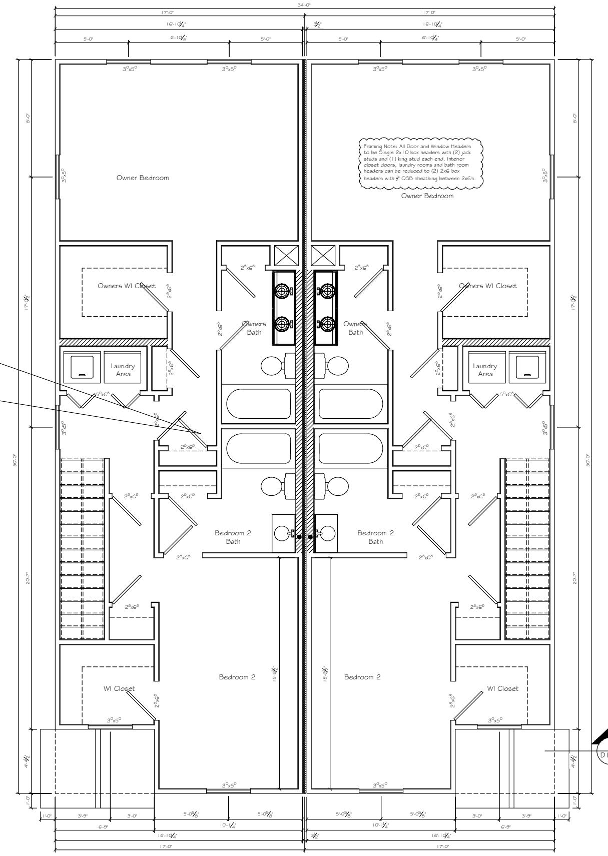


MAIN FLOOR PLAN

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



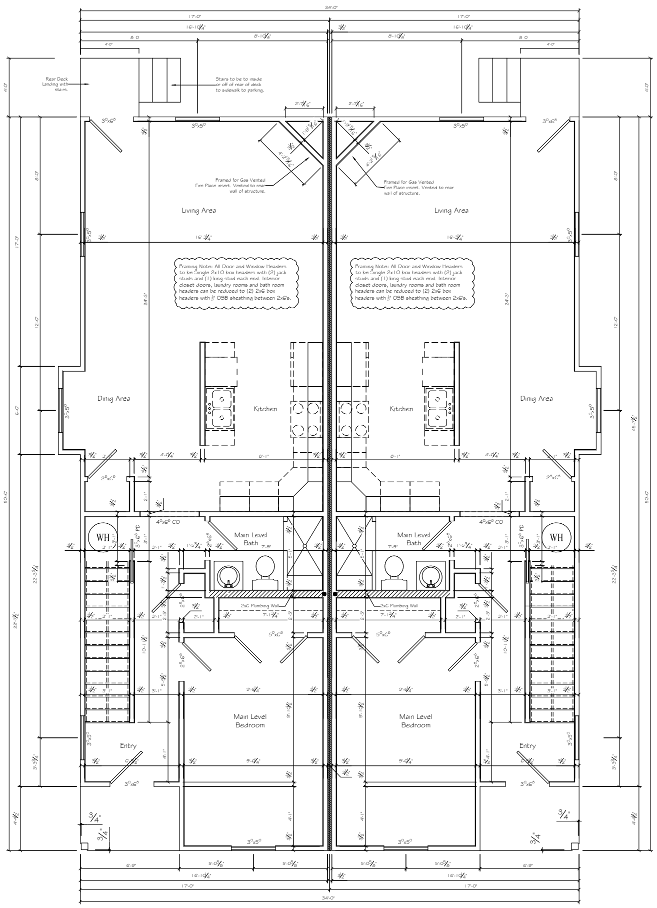




SECOND FLOOR PLAN

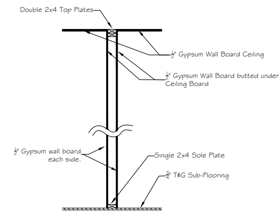
Scale: 1/4" = 1'-0"

Project Name and Address	Project Number
New Duplex **3 Bed/3 Bath Two Story** **Tennessee**	2025-P001
Contractor	Scale: See Drawing
Braden Family Properties **Josh Braden**	This Drawing is intended to be used for layout and design as close to code as possible. However it is the sole reasonability of the contractor to make sure all codes and local adoptions are met during construction.
Plan ID 3B3BDUPLEX-AAB	Sheet Number
Drawing Date January 9, 2025	A2-03
Revision 1 Date	
Revision 2 Date -	
Revision 3 Date -	
Drawn By ASOF GPS	

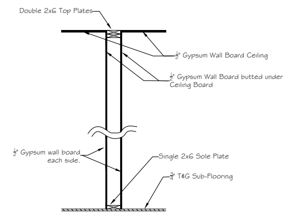


MAIN FLOOR WALL FRAMING PLAN

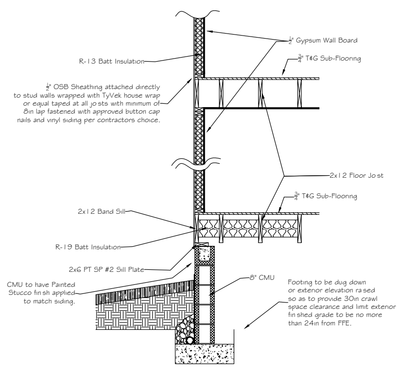
Scale: ¼" = 1'-0"



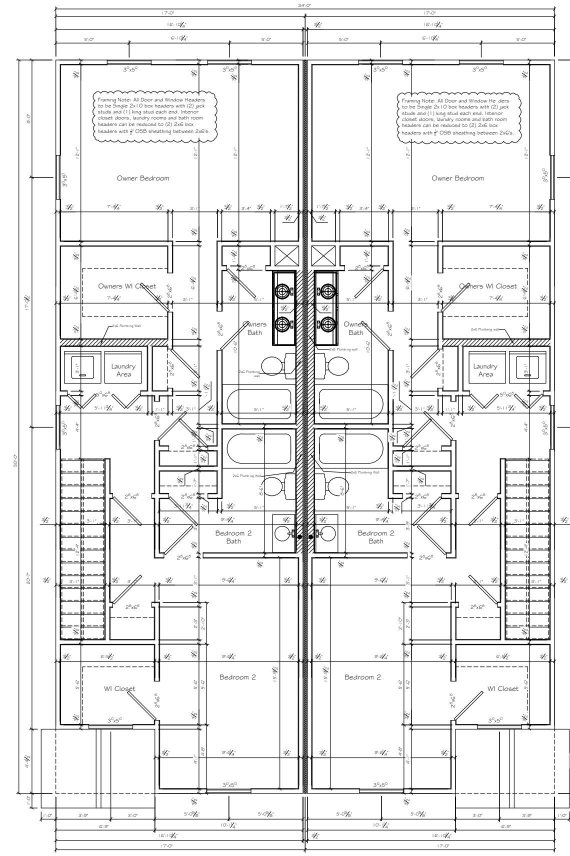
Typical Interior Wall



Typical Interior Plumbing Wall



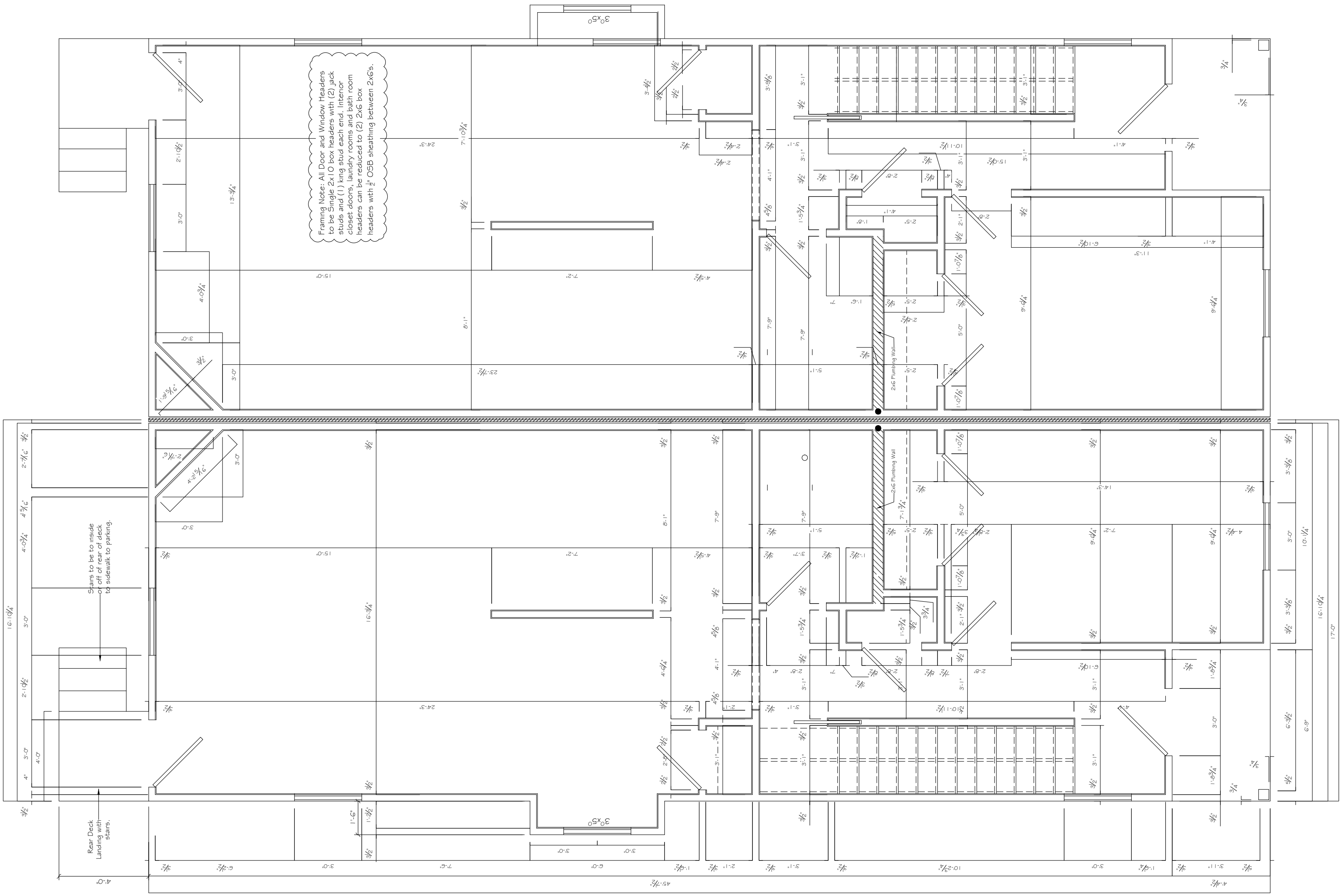
Typical Exterior Wall



SECOND FLOOR WALL FRAMING PLAN

Scale: ¼" = 1'-0"

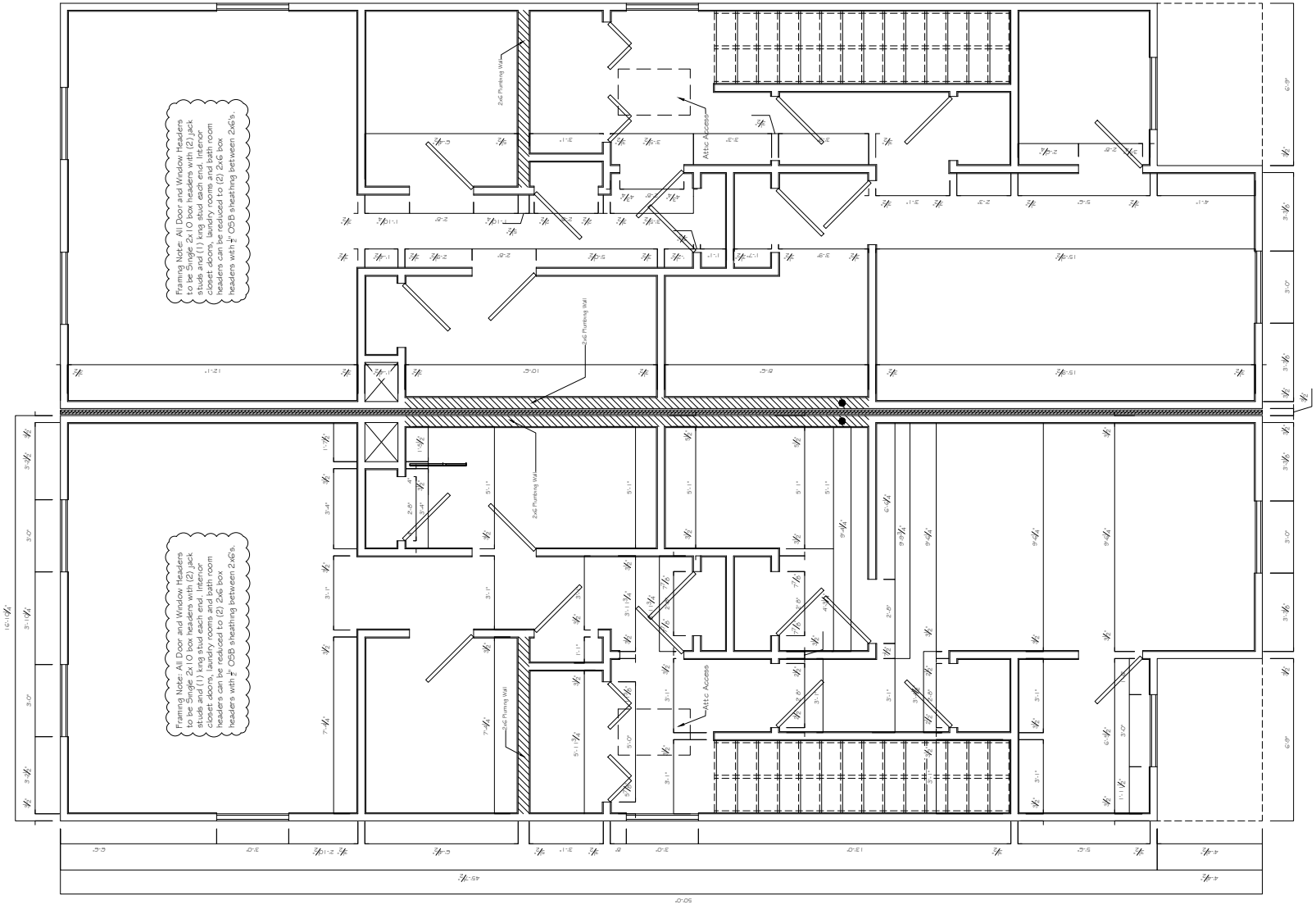
Project Name and Address	Project Number
New Duplex 3 Bed/3 Bath Two Story Tennessee	2025-P001
Contractor	Scale: See Drawing
Braden Family Properties Josh Braden	This Drawing is intended to be used for layout and design as close to code as possible. However it is the sole reasonability of the contractor to make sure all codes and local adoptions are met during construction.
Plan ID 3B3BDUPLEX-AAB	Sheet Number
Drawing Date January 9, 2025	A2-04
Revision 1 Date	
Revision 2 Date -	
Revision 3 Date -	
Drawn By ASOF GPS	



ENLARGED MAIN FLOOR WALL FRAMING PLAN

Scale: ½" = 1'-0"

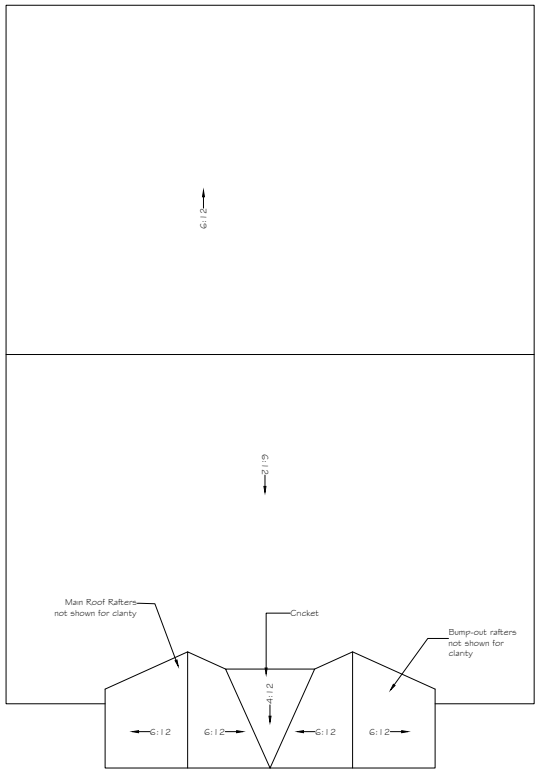
Project Name and Address	Project Number
New Duplex **3 Bed/3 Bath Two Story** **Tennessee**	2025-P001
Contractor	Scale: See Drawing
Braden Family Properties **Josh Braden**	This Drawing is intended to be used for layout and design as close to code as possible. However it is the sole reasonability of the contractor to make sure all codes and local adoptions are met during construction.
Plan ID 3B3BDUPLEX-AAB	Sheet Number
Drawing Date January 9, 2025	A2-05
Revision 1 Date	
Revision 2 Date -	
Revision 3 Date -	
Drawn By ASOF GPS	

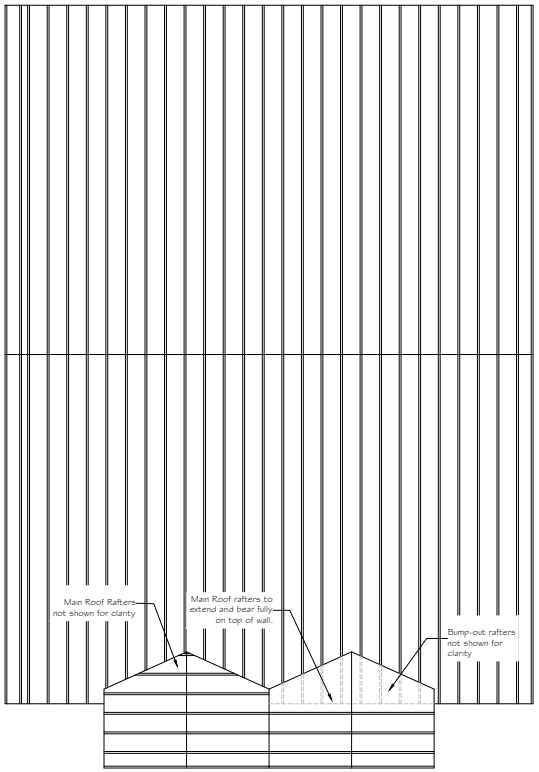


ENLARGED SECOND FLOOR WALL FRAMING PLAN

Scale: ½" = 1'-0"

Project Name and Address	Project Number
New Duplex 3 Bed/2 Bath Two Story Tennessee	2025-P001
Contractor	Scale: See Drawing
Braden Family Properties Josh Braden	This Drawing is intended to be used for layout and is as accurate as possible. However it is the sole responsibility of the contractor to make sure all codes and local ordinances are met during construction.
Plan ID: 3B3BDUPLEX-A46	
Drawing Date: January 9, 2025	Sheet Number
Revision 1 Date: -	A2-06
Revision 2 Date: -	
Revision 3 Date: -	
Drawn By: ASDF GPS	





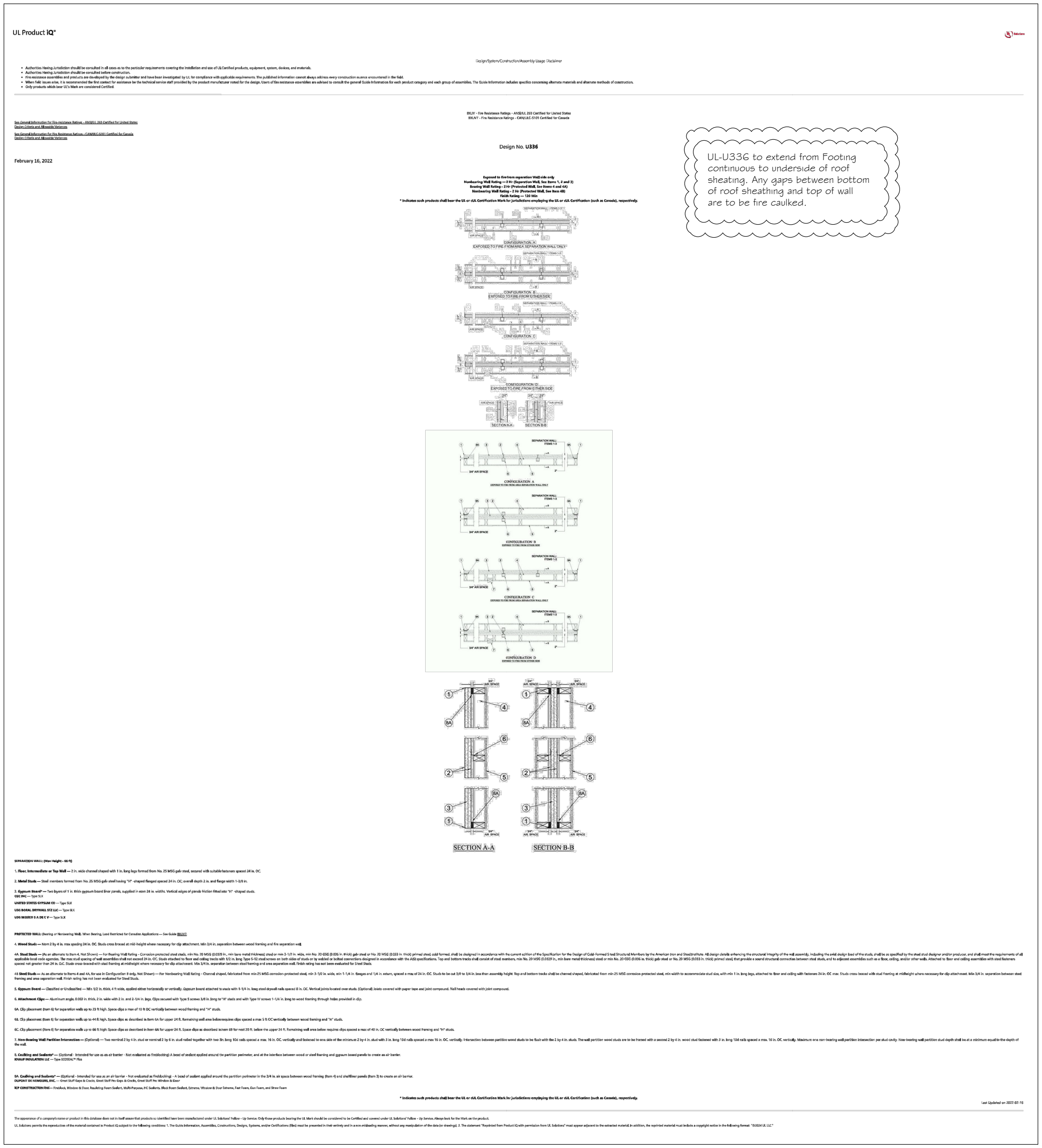
ROOF PLAN

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

ROOF RAFTER LAYOUT PLAN

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

Project Name and Address	Project Number
New Duplex 3 Bed/3 Bath Two Story Tennessee	2025-P001
	Scale: See Drawing
Contractor	This Drawing is intended to be used for layout and bid purposes as accurately as possible. However it is the sole responsibility of the contractor to make sure all codes and local ordinances are met during construction.
Braden Family Properties Josh Braden	
Plan ID: 3838DUPLEX-A46	
Drawing Date: January 9, 2025	Sheet Number
Revision 1 Date: -	A2-07
Revision 2 Date: -	
Revision 3 Date: -	
Drawn By: ASDF-SPS	



UL Product iQ®

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States
BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire-resistance Ratings - ANSI/UL 263 Certified for United States
Design Criteria and Allowable Variances

See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada
Design Criteria and Allowable Variances

February 16, 2022

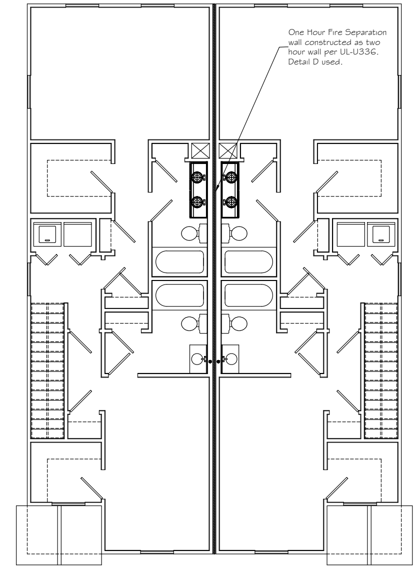
Design No. U336

Exposed to fire from separation Wall side only
Nonbearing Wall Rating — 2 Hr (Separation Wall, See Items 1, 2 and 3)
Bearing Wall Rating - 2 Hr (Protected Wall, See Items 4 and 4A)
Nonbearing Wall Rating - 2 Hr (Protected Wall, See Item 4B)
Finish Rating — 120 Min
*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

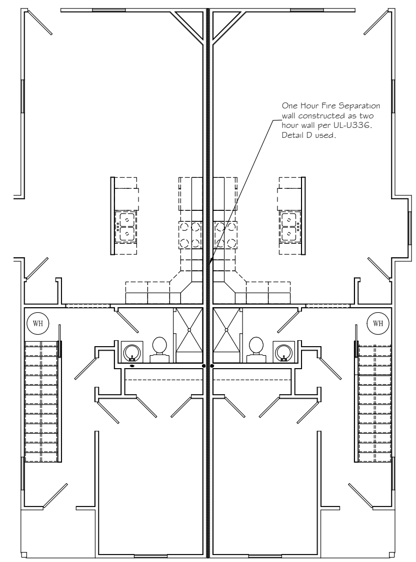
CONFIGURATION A
EXPOSED TO FIRE FROM AREA SEPARATION WALL ONLY

SECTION A-A
SECTION B-B

UL-U336 to extend from Footing continuous to underside of roof sheating. Any gaps between bottom of roof sheathing and top of wall are to be fire caulked.

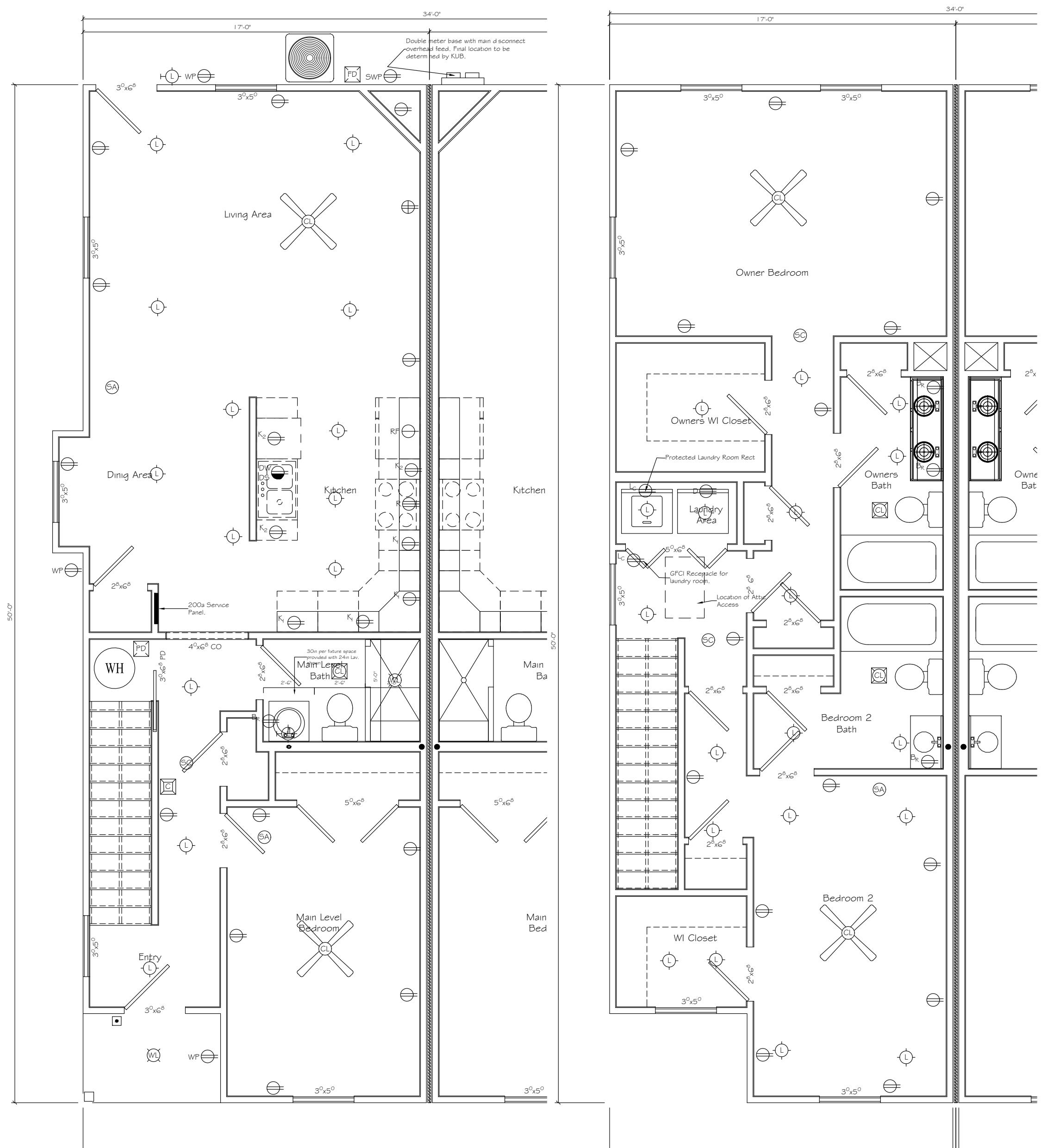


SECOND LEVEL FIRE SEPARATION WALL
Scale: NTS



MAIN LEVEL FIRE SEPARATION WALL
Scale: NTS

Project Name and Address	Project Number
New Duplex 3 Bed/3 Bath Two Story Tennessee	2025-P001
Contractor	Scale: See Drawing
Braden Family Properties Josh Braden	This Drawing is intended to be used for layout and design as close to code as possible. However it is the sole reasonability of the contractor to make sure all codes and local adoptions are met during construction.
Plan ID 3B3BDUPLEX-AAB	Sheet Number
Drawing Date January 9, 2025	A3-01
Revision 1 Date	
Revision 2 Date -	
Revision 3 Date -	
Drawn By ASOF GPS	



Electrical Layout Plan

Scale: 3/8" = 1'-0" (Left Side Shown is Typical of Both Units)

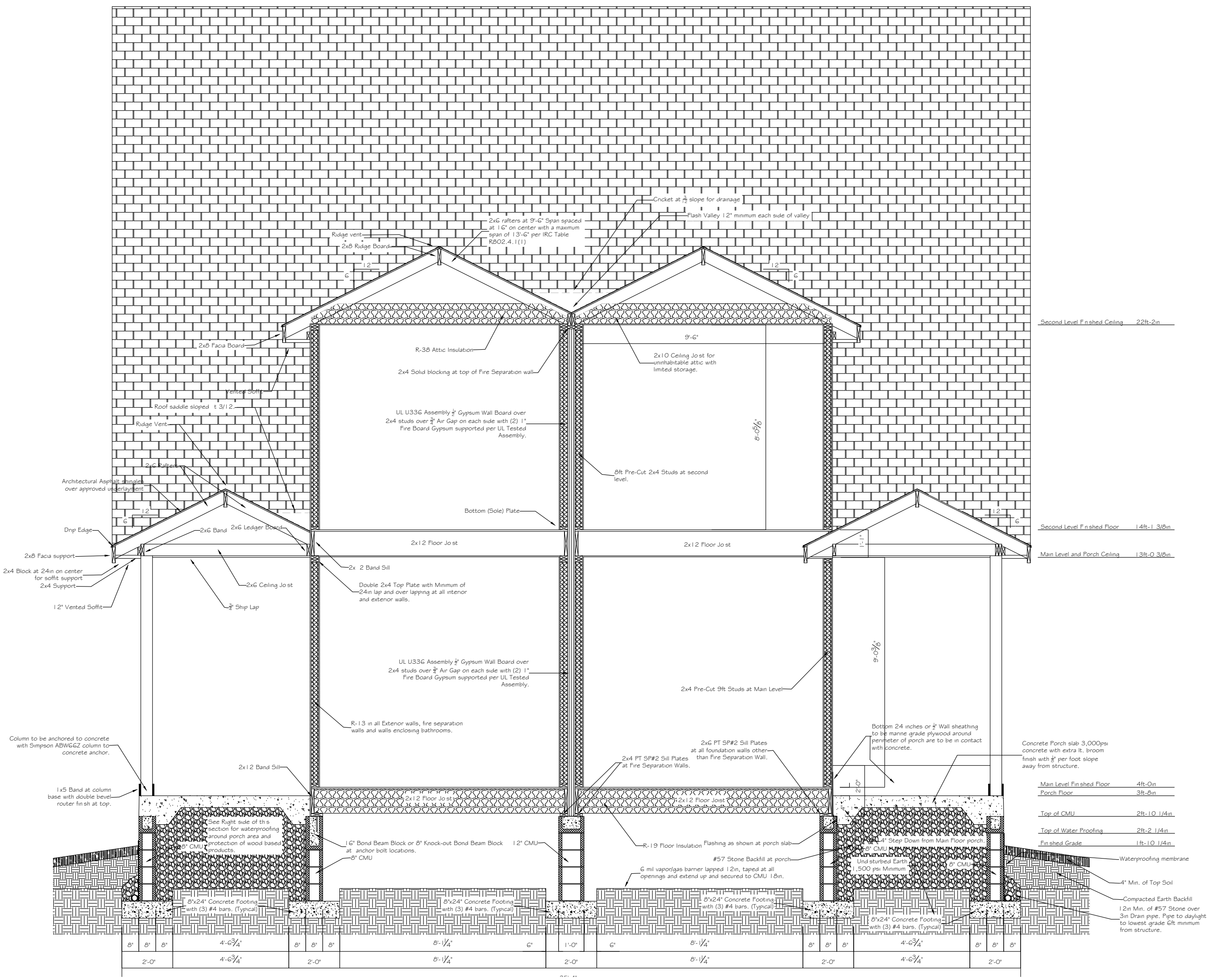
Electrical Notes:

* 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, Dishwasher 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 12/2 AWG Wire with ground for all 12 amp circuits
* IBT to be installed on Ground System at Service Panel

Symbol	Description
L	Switched LED Luminary
WL	Wet Location Switched LED Luminary
L	Switched Wall LED Luminary
EF	Exterior LED Flood Luminary
CF	Switched Ceiling Fan Only
CL	Switched Ceiling Fan & LED Luminary
CL	Switched Bath Exhaust Fan & LED Luminary
S	Switched Single Receptacle
S	Switched Duplex Receptacle
D	Dedicated Single Receptacle
DW	Dedicated Single Dishwasher Receptacle
DW DS	Duplex Receptacle Split for Dishwasher and for Switched Side for Disposal
	Duplex Receptacle
K_1	Kitchen Small Appliance Circuit One Duplex Receptacle
K_2	Kitchen Small Appliance Circuit Two Duplex Receptacle
RF	Dedicated Single Refrigerator Receptacle
B_R	Bathroom Receptacles all on same Circuit
WP	Weather Proof Duplex Receptacle
SWP	Weather Proof Duplex Equipment Service Receptacle
	Floor Receptacle
	Double Duplex Receptacle
	GFCI Duplex Receptacle
L_C	Laundry Room Circuit
D	Clothes Dryer Receptacle
R	Range Receptacle
PD	Pull Disconnect for Water Heater
FD	Fused Disconnect for HVAC Unit
SA	Smoke Alarm on Non-Switched Circuit
SC	Smoke Alarm CO^2 Detector Combo on Non-Switched Circuit
C	Door Chime
	Door Chime Button
S_1	Single Pole Switch
S_2	Double Pole Switch
S_3	Three Way Switch
S_4	Four Way Switch

1. Single Service: E3601.2 Number of services. One and two family dwellings shall be supplied by only one service. (230.2).
2. Individual Feeds: E3601.3 One building or other structure not to be supplied through another. Service conductors supplying a building or other structure shall not pass through the interior of another building or other structure. (230.3).
3. Service Disconnect: E3601.6 Service disconnect required. Means shall be provided to disconnect all ungrounded conductors in a building or other structure from the service entrance conductors. (230.70).
4. Marking of Service: E3601.6.1 Marking of service equipment and disconnects. Service disconnects shall be permanently marked as a service disconnect. [230.70(B)].
5. Disconnect Location: E3601.6.2 Service disconnect location. The service disconnecting means shall be installed at a readily accessible location either outside of a building or inside nearest the point of entrance of the service conductors. Service disconnecting means shall not be installed in bathrooms. Each occupant shall have access to the disconnect serving the dwelling unit in which they reside. [230.70(A)(1)(2), 230.72(C)].
6. Number of Disconnects: E3601.7 Maximum number of disconnects. Each service shall have only one disconnecting means unless installed using one or more of the methods specified in Sections E3601.7.1 through E3601.7.3. In all cases, the maximum number of disconnecting means for any service shall not exceed six and the multiple service disconnecting means shall be grouped.
7. Location of SOD: E3603.3.3 Location. The service over current device shall be an integral part of the service disconnecting means or shall be located immediately adjacent thereto. Where fuses are used as the service over current device, the disconnecting means shall be located on the supply side of the fuses. (230.91).
8. Surge Protection: E3606.5 Surge protection. All services supplying one- and two-family dwelling units shall be provided with a surge-protective device (SPD) installed in accordance with Sections E3606.5.1 through E3606.5.3.
9. System Ground: E3607.1 System service ground. The premises wiring system shall be grounded at the service with a grounding electrode conductor connected to a grounding electrode system as required by this code. Grounding electrode conductors shall be sized in accordance with Table E3603.4. [250.20(B)(1) and 250.24(A)]
10. Location of Ground: E3607.2 Location of grounding electrode conductor connection. The grounding electrode conductor shall be connected to the grounded service conductor at any accessible point from the load end of the overhead service conductors, service drop, underground service conductors, or service lateral to and including the terminal or bus to which the grounded service conductor is connected at the service disconnecting means. A grounded conductor shall not be connected to metal parts of equipment that normally do not carry current or to equipment grounding conductors, or be reconnected to ground on the load side of the service disconnecting means, except as provided in Section E3607.3.2. [250.24(A)(1) and 250.24(B)].
11. Grounding Electrode System Used: E3608.1 Grounding electrode system. All electrodes specified in Sections E3608.1.1, E3608.1.2, E3608.1.3, E3608.1.4 E3608.1.5 and E3608.1.6 that are present at each building or structure served shall be bonded together to form the grounding electrode system. If none of these electrodes are present, one or more of the electrodes specified in Sections E3608.1.3, E3608.1.4, E3608.1.5 and E3608.1.6 shall be installed and used. (250.50)E3609.3.1.
12. IBT: E3609.3.1 Intersystem bonding termination device. An intersystem bonding termination (IBT) for connecting intersystem bonding conductors shall be provided external to enclosures at the service equipment or metering equipment enclosure and at the disconnecting means for any additional buildings or structures. An IBT shall comply with all of the following:
   - 12.1. It shall be accessible for connection and inspection.
   - 12.2. It shall consist of a set of terminals with the capacity for connection of not less than three intersystem bonding conductors.
   - 12.3. It shall not interfere with opening of the enclosure for a service, building or structure disconnecting means, or metering equipment.
   - 12.4. Where located at the service equipment, it shall be securely mounted and electrically connected to an enclosure for the service equipment, to the meter enclosure, or to an exposed nonflexible metallic service raceway, or shall be mounted at one of these enclosures and connected to the enclosure or to the grounding electrode conductor with a 6 AWG or larger copper conductor.
   - 12.5. Where located at the disconnecting means for a building or structure, it shall be securely mounted and electrically connected to the metallic enclosure for the building or structure disconnecting means, or shall be mounted at the disconnecting means and connected to the metallic enclosure or to the grounding electrode conductor with a 6 AWG or larger copper conductor.
   - 12.6. It shall be listed as grounding and bonding equipment. [250.94(A)]

Project Name and Address	Project Number
New Duplex 3 Bed/3 Bath Two Story Tennessee	2025-P001
Contractor	Scale: See Drawing
Braden Family Properties Josh Braden	This Drawing is intended to be used for layout and design as close to code as possible. However it is the sole reasonability of the contractor to make sure all codes and local adoptions are met during construction.
Plan ID 3B3BDUPLEX-AAB	Sheet Number
Drawing Date January 9, 2025	E1-01
Revision 1 Date	
Revision 2 Date -	
Revision 3 Date -	
Drawn By ASOF GPS	



Building Section A / D1-01

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

Project Name and Address	Project Number
New Duplex 3 Bed/3 Bath Two Story Tennessee	2025-P001
Contractor	Scale: See Drawing
Braden Family Properties Josh Braden	This Drawing is intended to be used for layout and design as close to code as possible. However it is the sole reasonability of the contractor to make sure all codes and local adoptions are met during construction.
Plan ID 3B3BDUPLEX-AAB	Sheet Number
Drawing Date January 9, 2025	D1-01
Revision 1 Date	
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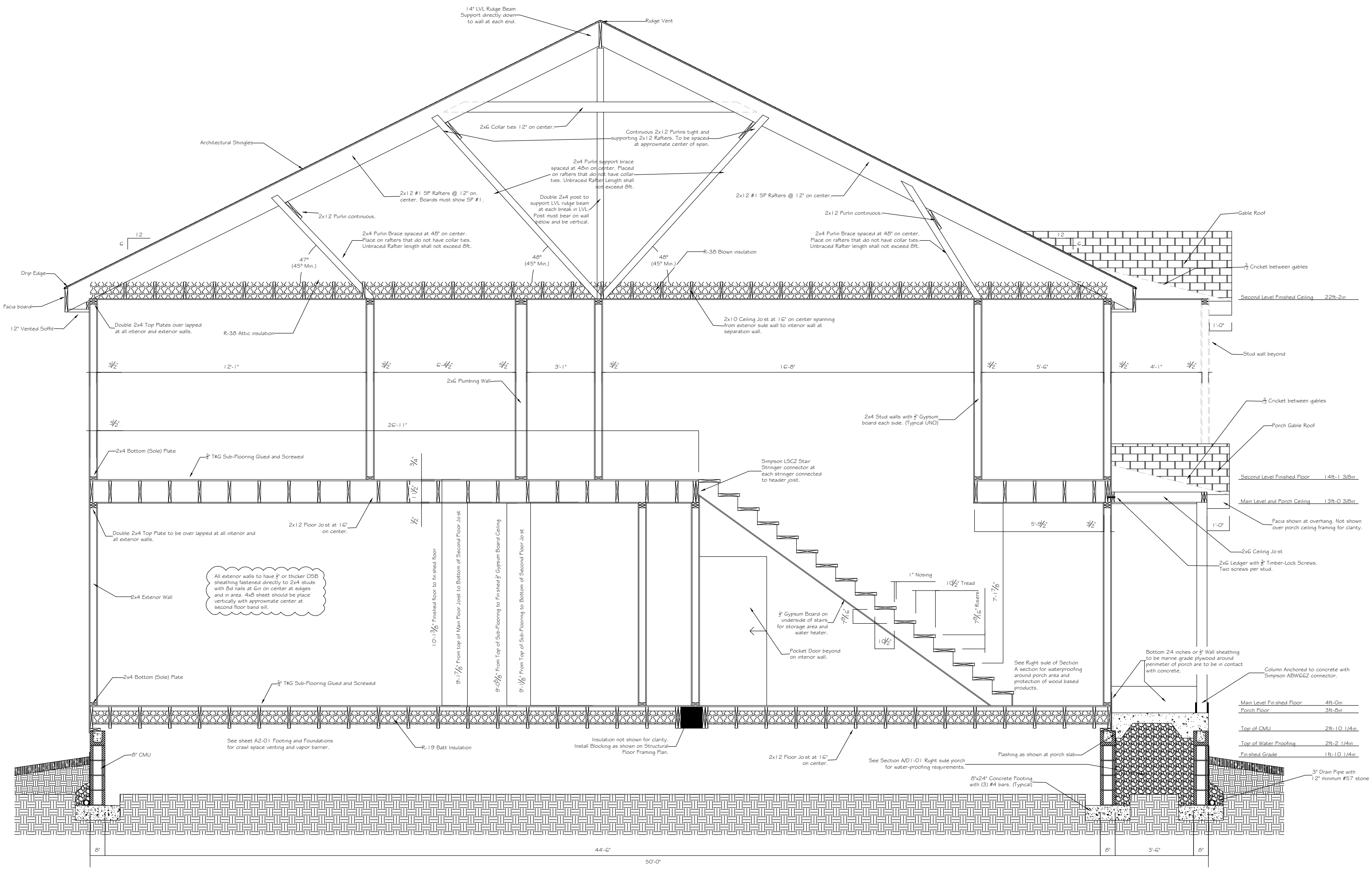

Building Section B / D1-02

Scale: ¼" = 1'-0"

Project Name and Address	Project Number
New Duplex **3 Bed/3 Bath Two Story** **Tennessee**	2025-P001
Contractor	Scale: See Drawing
Braden Family Properties **Josh Braden**	This Drawing is intended to be used for layout and design as close to code as possible. However it is the sole reasonability of the contractor to make sure all codes and local adoptions are met during construction.
Plan ID 3B3BDUPLEX-AAB	Sheet Number
Drawing Date January 9, 2025	D1-02
Revision 1 Date	
Revision 2 Date -	
Revision 3 Date -	
Drawn By ASOF GPS	

Staff Report

Infill Housing Design Review

File Number: 6-A-25-IH

Meeting: 6/18/2025

Applicant: Josh Braden Braden Family Properties, LLC

Owner: Josh Braden Braden Family Properties, LLC

District: Lonsdale Infill Housing Overlay District

Property Information

Location: 3112 Rector St. **Parcel ID:** 81 I H 02501

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

Description:

New primary structure.

Description of Work

Level III New Primary Structure

New primary structure (duplex) fronting Rector Street. Two-story building features a side-gable roof (6/12 pitch), an exterior of lap siding with cedar-texture accent boards at the top of each story, and a block foundation clad in stucco. The duplex is 35’-4” wide by 50’ deep (two adjacent units of 17’ wide by 50’ deep) and will be set 21.9’ from the front lot line. Each unit features a 6’-9" wide by 4’-5" deep stoop, and the porches are recessed under a front-gable roof supported two square posts. Parking is a 36’ wide concrete pad accessed from the alley.

The façade (southwest) is four bays, and the two central bays contain a two-story, paired front-gable massing clad in brick veneer that projects 4’-5" from the façade, with two windows on each story. The left and right bays each feature a stoop, with a half-lite 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 bay window that projects 1’-6" from the main massing, 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 and “cedar shake or board and batten siding” in the gable fields. 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. The house is proposed to be set 21.9’ from the front property line. The average of the blockface is 15.8’, with the adjacent houses at 14’ and 9’. The house should be moved to be aligned with the front setback pattern of the block, to meet Infill guidelines and Middle Housing standards.

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 is characterized by Craftsman bungalows, modified Queen Anne cottages, and infill construction. All houses on the block are one story. The duplex is proportionate to the dimensions of the lot and generally proportionate to other houses on the block. It does not incorporate any details which align with the architectural context.

4. Parking is a 36’ wide concrete pad at the rear of the lot and accessed via the alley, which meets the design guidelines.

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. However, the duplex is approximately 5-10’ deeper than the other houses on the block. 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. 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 only features one story houses. The duplex also features a 2’ tall foundation, which increases the building’s overall height. The Board should discuss the height and depth of the duplex.

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 vinyl lap siding with brick veneer and either shakes or board-and-batten accents and a stucco-clad CMU foundation. The siding should feature a horizontal overlap similar to wood siding instead of Dutch lap or flush panels.

10. A native or naturalized shade tree should be added to the front and rear yards and indicated on the site plan to meet design guidelines.

Recommendation

The Board should discuss the proposed height and depth of the duplex within the neighborhood context. Along with any necessary revisions or conditions, staff recommends approval of Certificate 6-A-25-IH, subject to the following conditions: 1) final site plan to meet City Engineering standards, with major changes to the site plan to return to the Board; 2) front setback to be revised to align with the front setback pattern of the blockface; 3) final site plan to include a native or naturalized shade tree in the front and rear yards; 4) meeting all relevant standards of Article 4.6. and Article 9.3.J., with minor revisions to be approved by staff.