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.

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

(1) Download and fill out this form at your convenience. (2) Sign the application digitally (or print, sign, and scan). (3) Either print the completed form and bring it to the Knoxville-Knox County Planning offices or email it to applications@knoxplanning.org.

Planning
KNOXVILLE | KNOX COUNTY

DESIGN REVIEW REQUEST

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

Josh Braden		
Applicant		
5/20/25	6/18/25	6-A-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 Ln		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 Ln	865-696-7343
Owner Name (if different from applicant)	Owner Address	Owner Phone
0 Rector St Knoxville, TN 37921	3112 Rector St	081IH02501
Property Address		Parcel ID
AMBROSE & GALBRAITH		RH-2
Neighborhood		Zoning

AUTHORIZATION

Lindsay Lanois		
Staff Signature	Please Print	Date
Josh Braden (May 20, 2025 15:43 EDT)	Josh Braden	5/20/2025
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

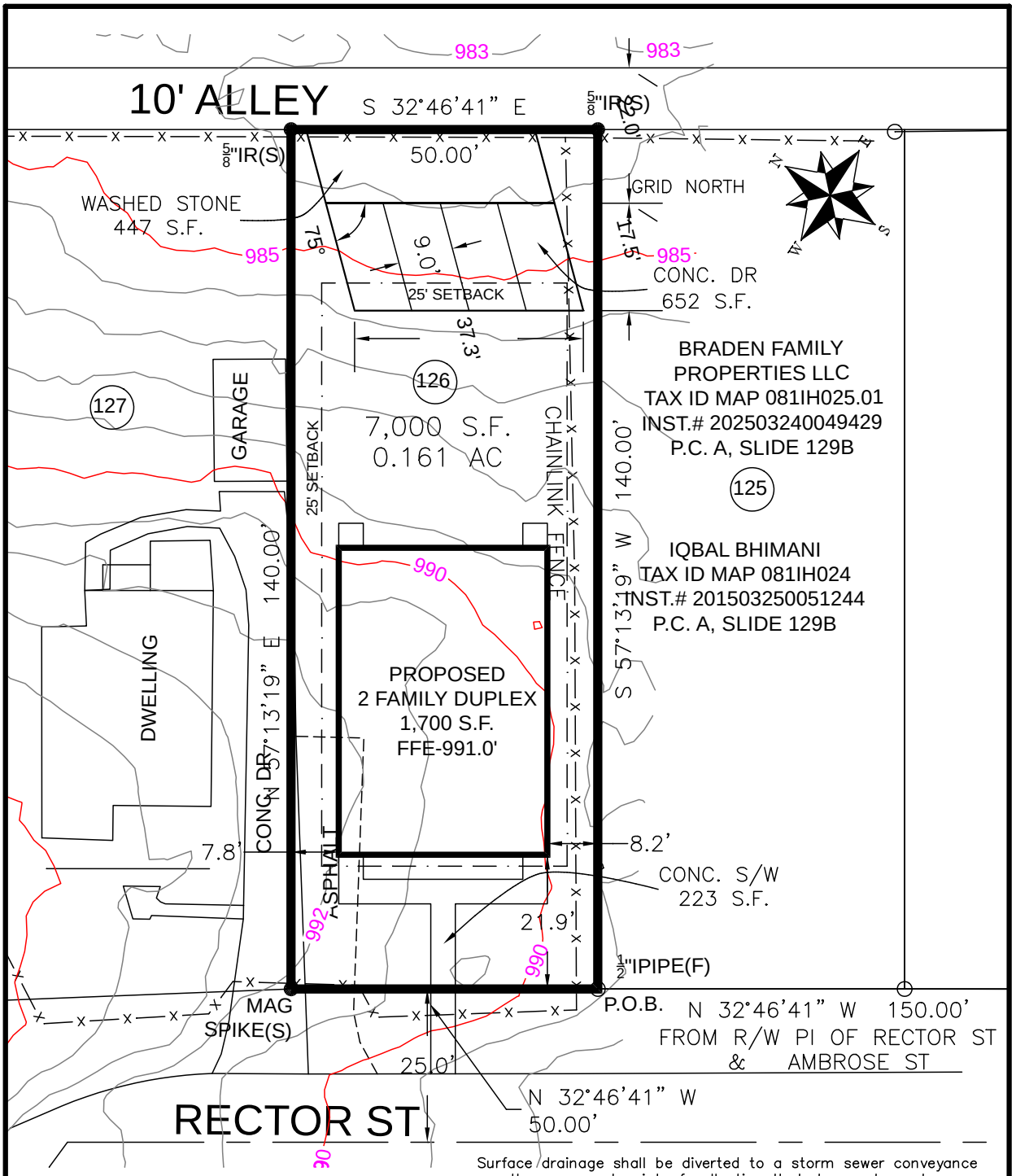
ADDITIONAL REQUIREMENTS

☐ Property Owners / Option Holders

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

FEE 1:	TOTAL:
FEE 2:	
FEE 3:	

Pd 05/21/2025, SG



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.]

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.

DATE: 05/20/25

SITE PLAN

DRAWING NUMBER 496025

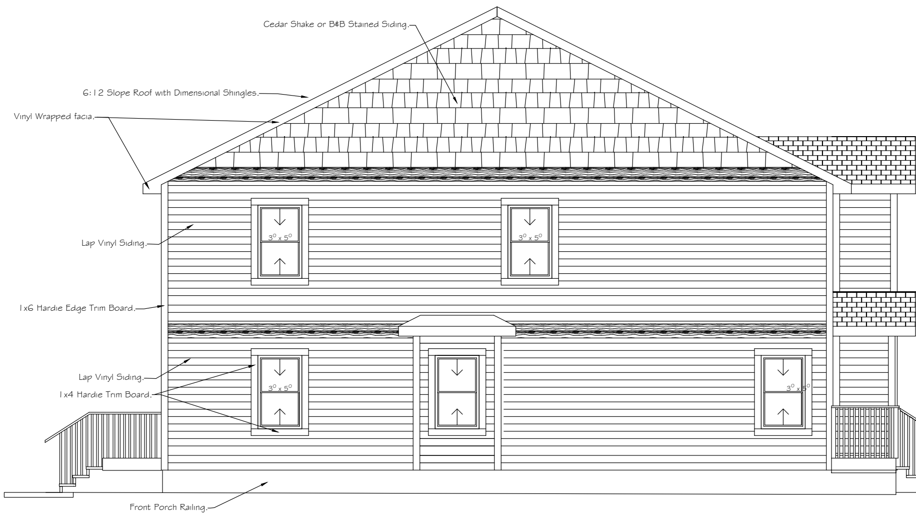
FOR BRADEN FAMILY PROPERTIES LLC
ADDRESS RECTOR STREET
DISTRICT 7th COUNTY KNOX CITY KNOXVILLE STATE TN ZIP 37921
LOT NO. 126 AMBROSE & GALBRAITH S/D
WARD 19th CITY BLOCK 19461 DRAWN BY SWA
MAP CAB. P.C. A, SLIDE 129B
TAX MAP 081I GROUP H PARCEL 025.01
WARRANTY DEED BK. 20503240049429
MORTGAGE CO.
TITLE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

SCALE 1" = 30'

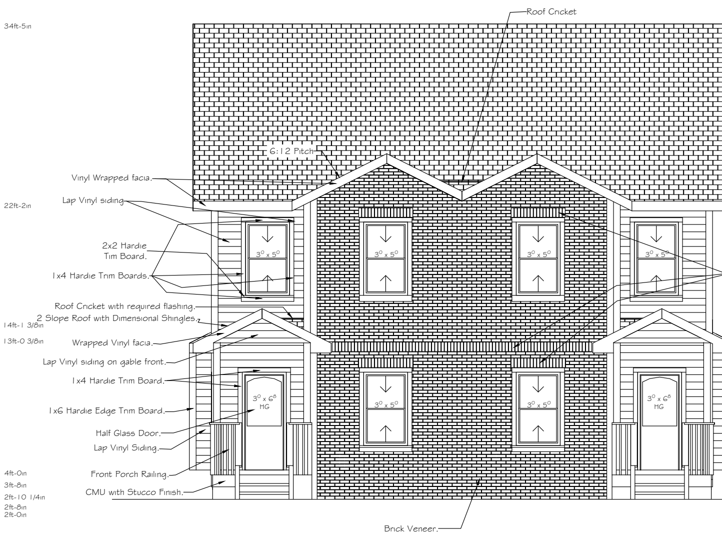
ABBOTT LAND SURVEYING LLC
STEVEN W. ABBOTT JR, RLS
1109 E. WOODSHIRE DRIVE
KNOXVILLE, TN 37922
OFFICE: (865) 671-1149
EMAIL: survmap@tds.net

STEVEN W. ABBOTT JR. REGISTERED LAND SURVEYOR XVI AGRICULTURE COMMERCE TENNESSEE NO. 2099 5/20/25

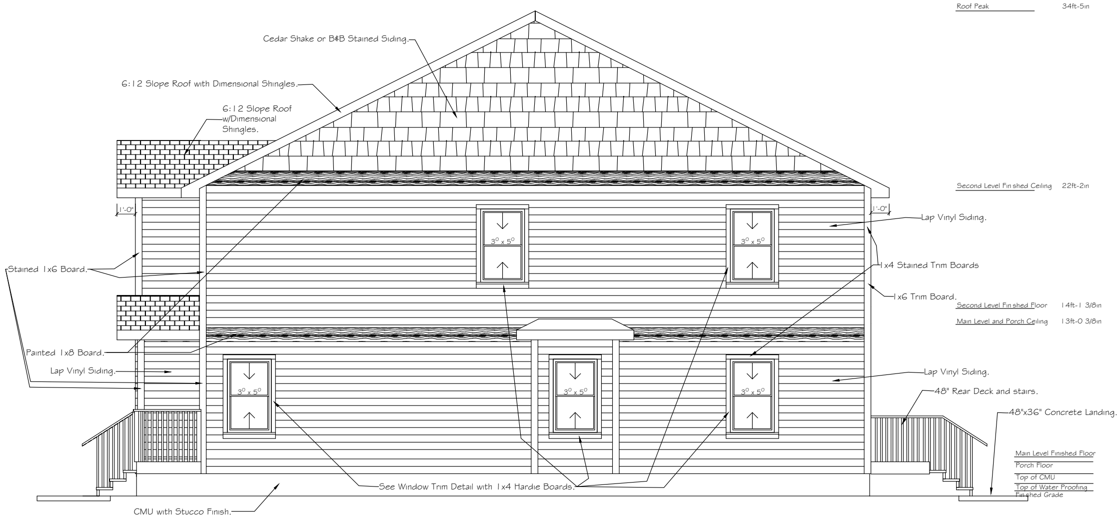
THIS IS TO CERTIFY THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR THE STATE OF TENNESSEE. I THIS IS TO CERTIFY THAT ON THE DATE SHOWN, I MADE AN ACCURATE SURVEY OF THE PREMISES SHOWN HEREON USING THE LATEST RECORDED DEED AND OTHER INFORMATION FURNISHED TO ME, THAT THERE ARE NO EASEMENTS, ENCROACHMENTS 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"



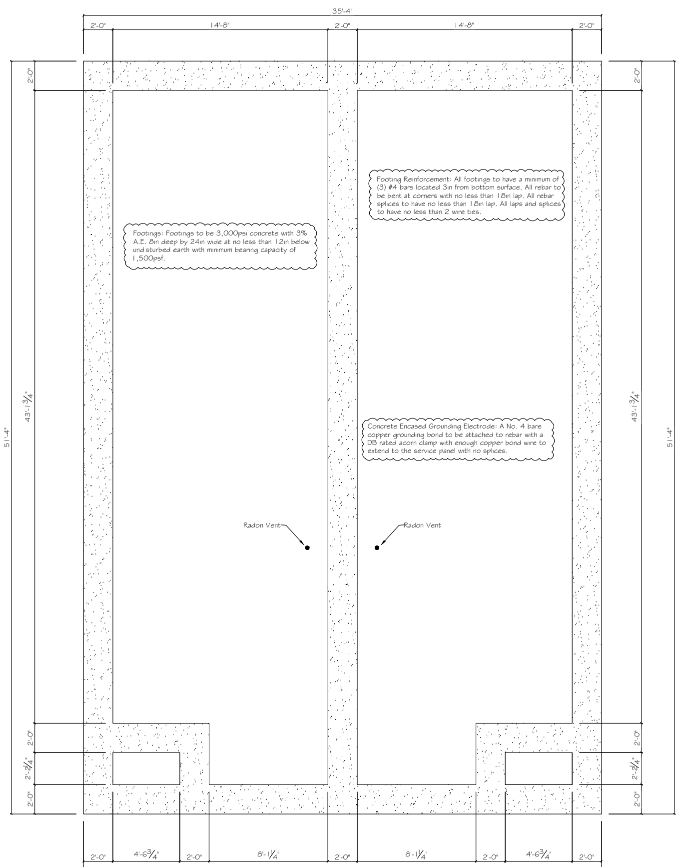
Front Exterior Elevation
Scale: ¼" = 1'-0"



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

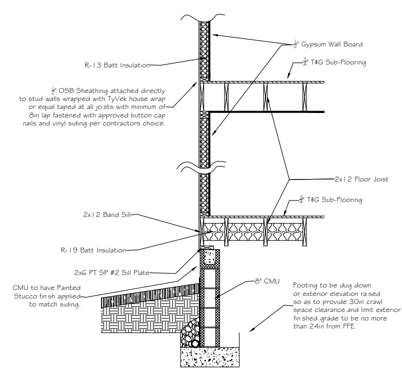
Rear Exterior Elevation
Scale: ¼" = 1'-0"

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 re son bility 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	

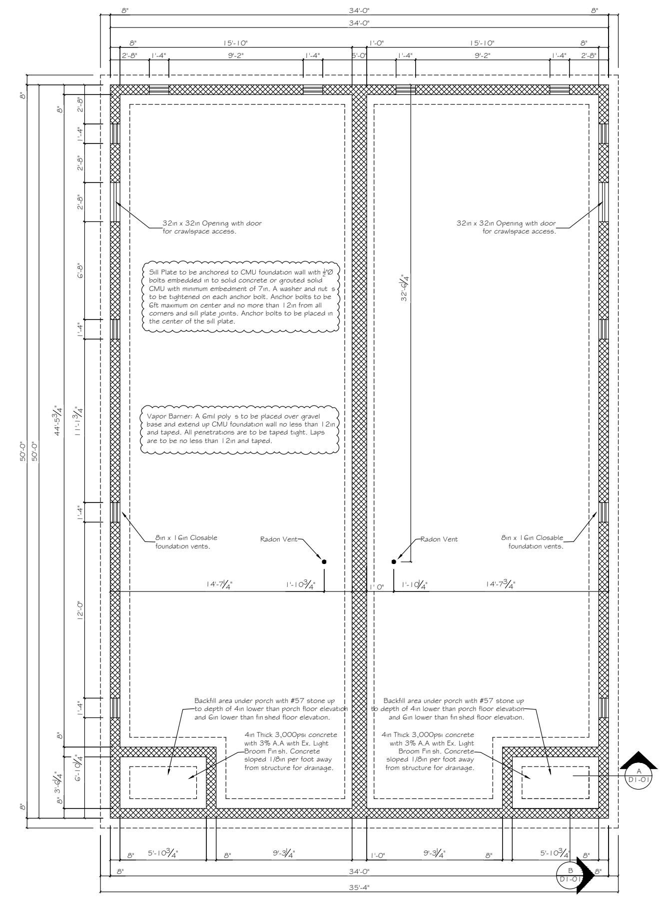


FOOTING PLAN

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



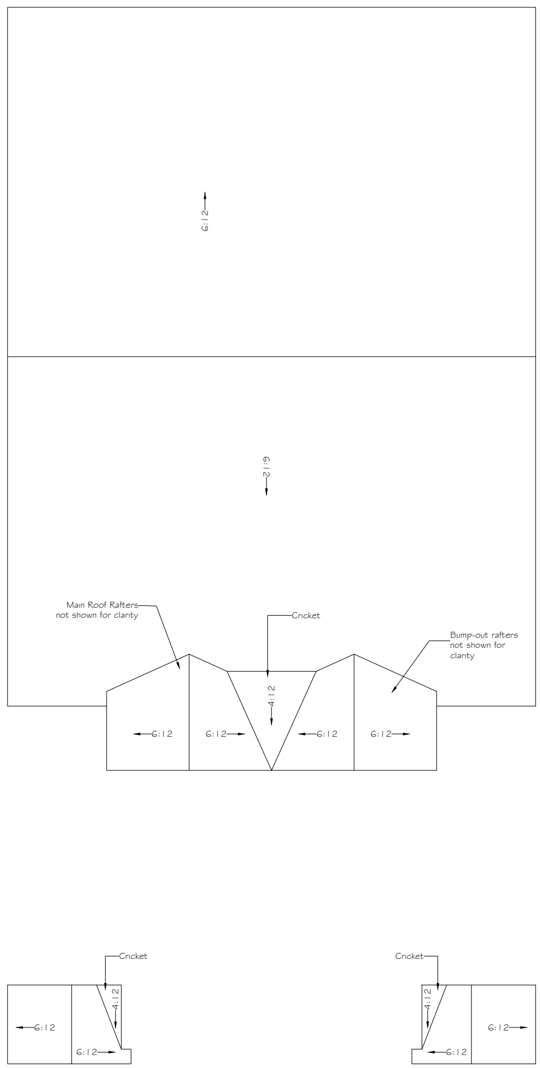
Typical Exterior Wall



FOUNDATION/CMU PLAN

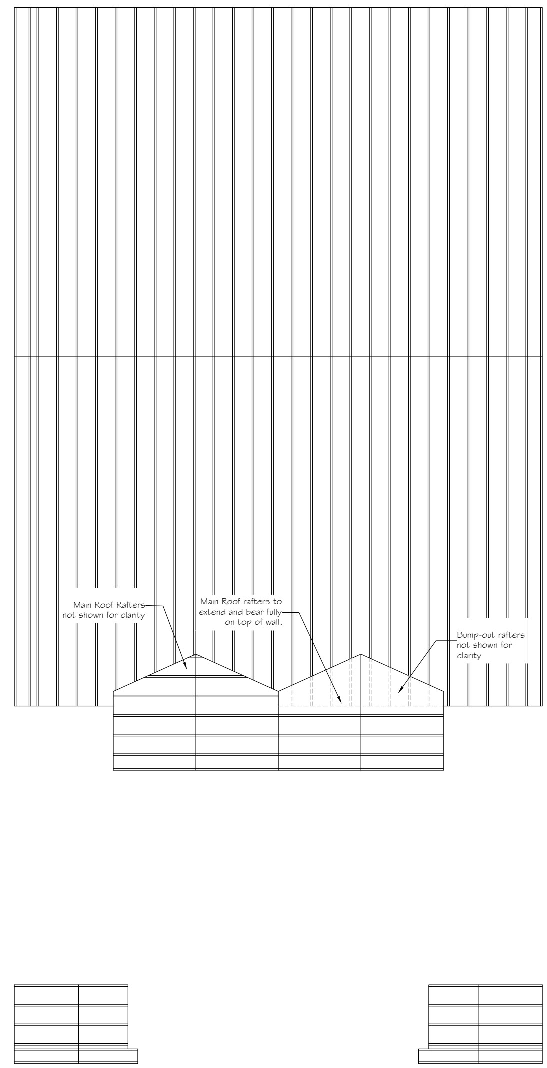
Scale: 1/4" = 1'-0"

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 responsibility 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	



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
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 re son bility 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	A2-07
Revision 1 Date	
Revision 2 Date -	
Revision 3 Date -	
Drawn By ASOF GPS	