



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

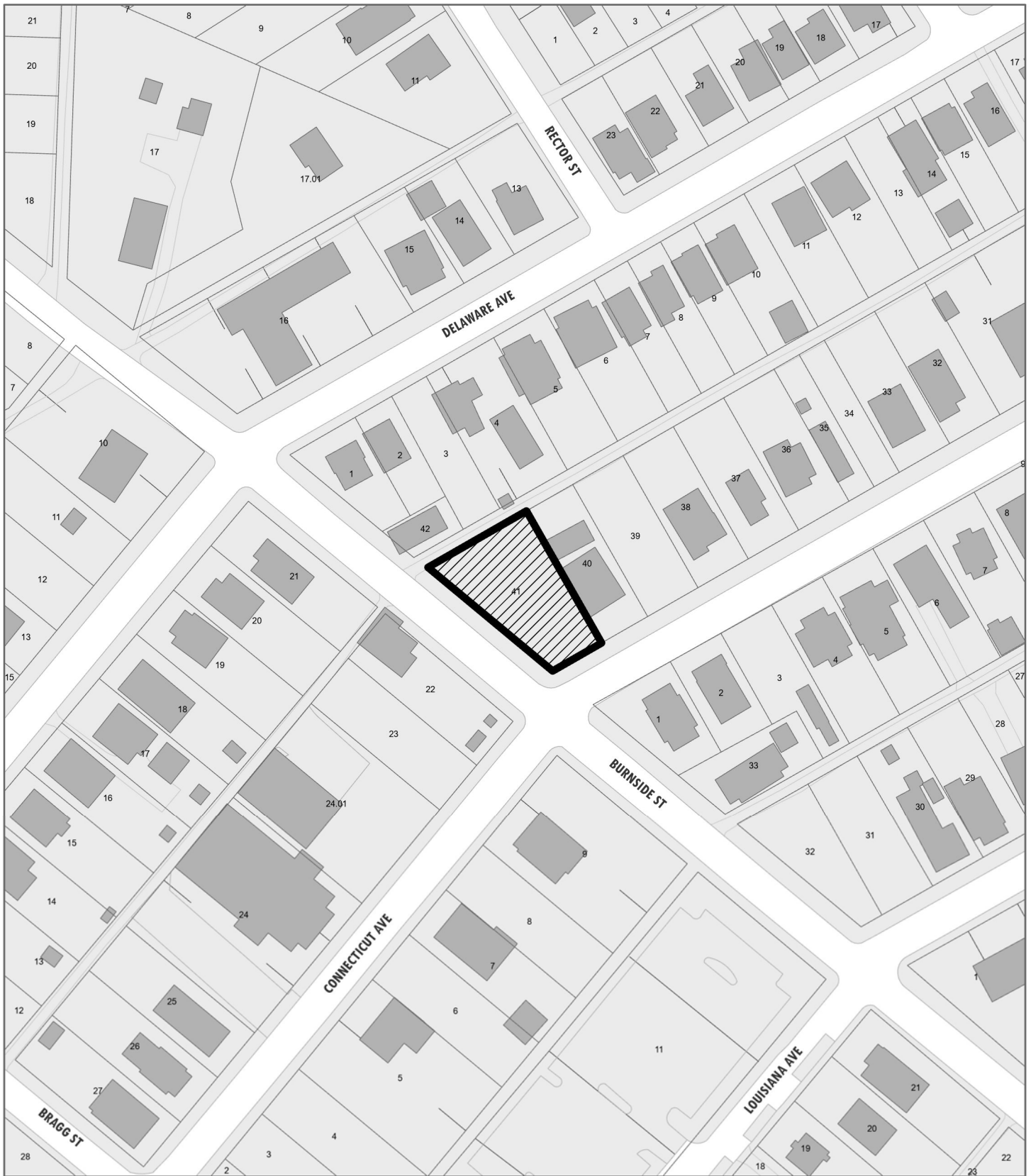
- One native or naturalized shade tree should be planted in the front and rear yards of in fill lots with 25 feet or more in depth to front of house

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**



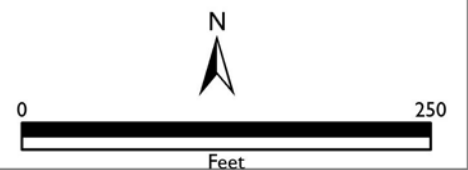
1233 Connecticut Ave.

Lonsdale Infill Housing Overlay District

Original Print Date: 2/10/2025
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

01/28/25

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 Connecticut Avenue

~~081K041-00~~

081IK041

Property Address

Parcel ID

RN-2

Neighborhood

Zoning

AUTHORIZATION

Lindsay Lanois

Staff Signature

Please Print

Date

J. Braden

Applicant Signature

Josh Braden

Please Print

1/28/25

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

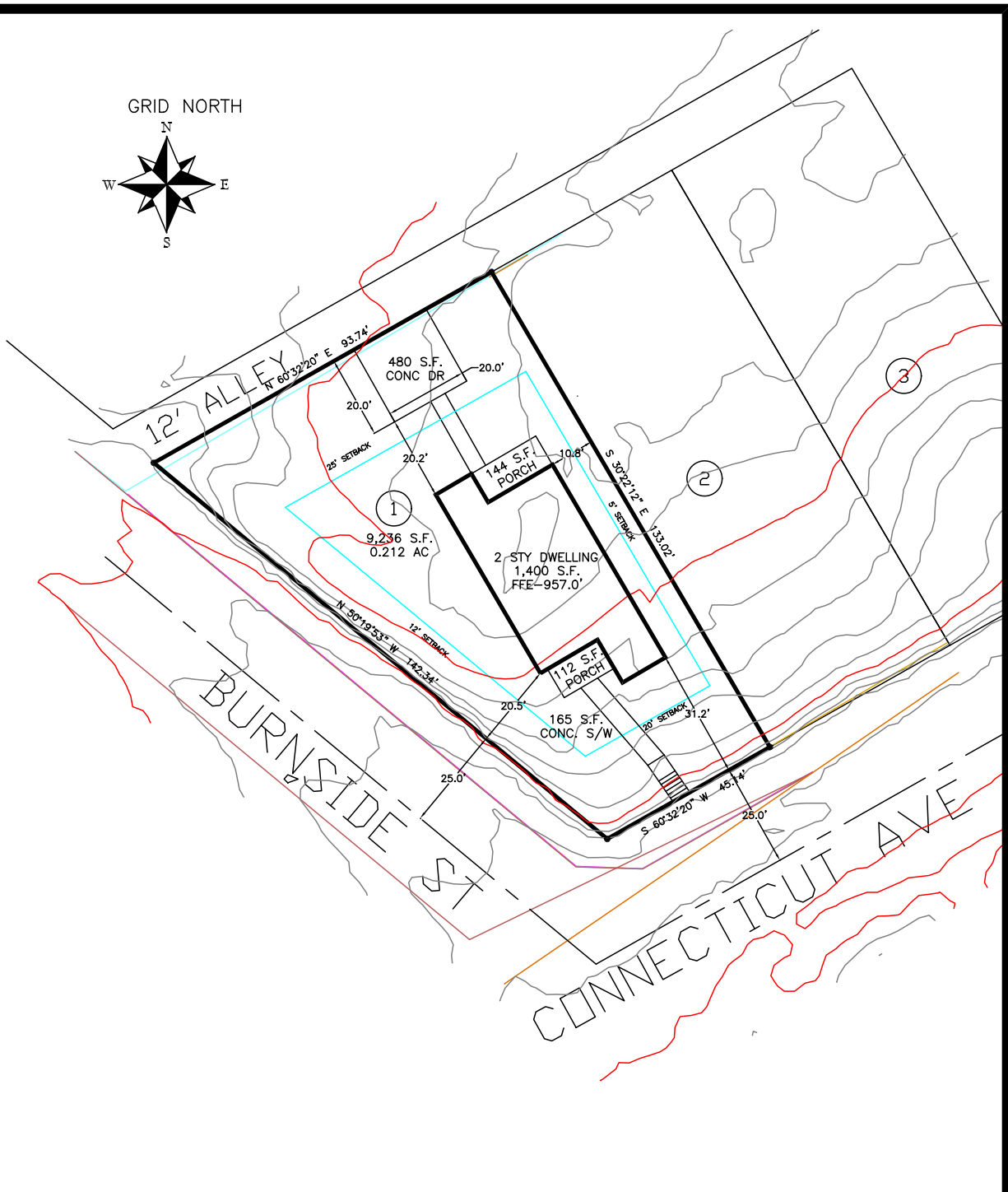
FEE 1:

FEE 2:

FEE 3:

TOTAL:

Pd. 01/29/2025, 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

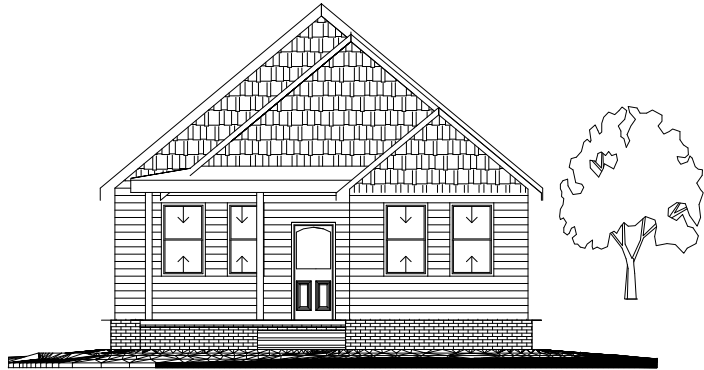
DRAWING NUMBER 493725

FOR BRADEN FAMILY PROPERTIES LLC
 ADDRESS 1233 CONNECTICUT AVENUE
 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 0811 GROUP K PARCEL 041.00
 WARRANTY DEED BK.202410170021041
 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

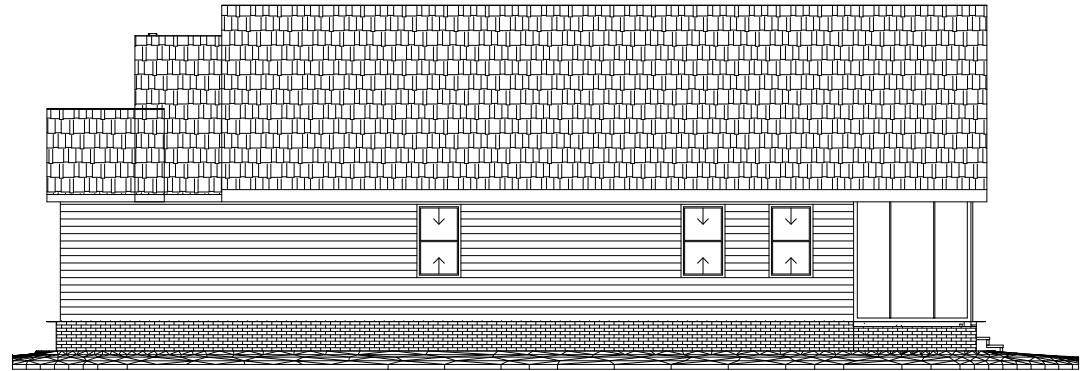


THIS IS TO CERTIFY THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR THE STATE OF TENNESSEE. THIS IS TO CERTIFY THAT ON THE DATE SHOWN, I MADE AN ACCURATE SURVEY OF THE PREMISES SHOWN HEREON USING THE LATEST RECORDED DEED AND OTHER INFORMATION FURNISHED TO ME, THAT THERE ARE NO EASEMENTS, ENCROACHMENTS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



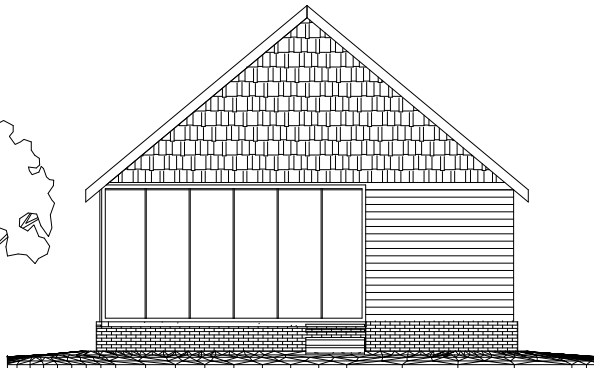
Front Elevation

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



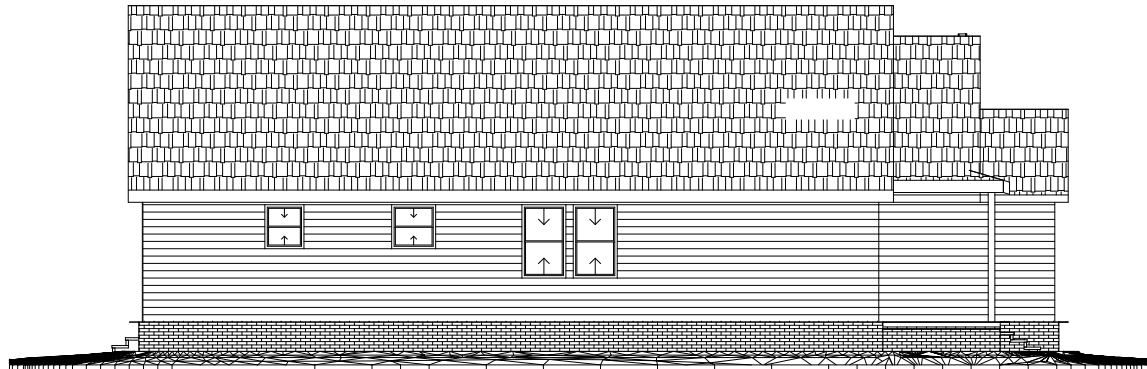
Right Side Elevation

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



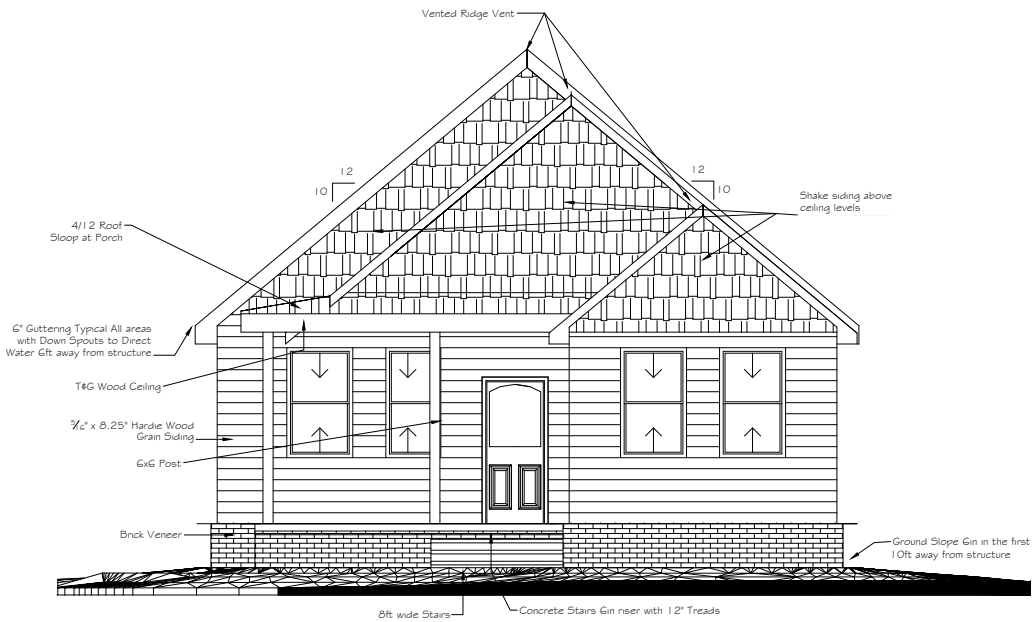
Rear Elevation

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



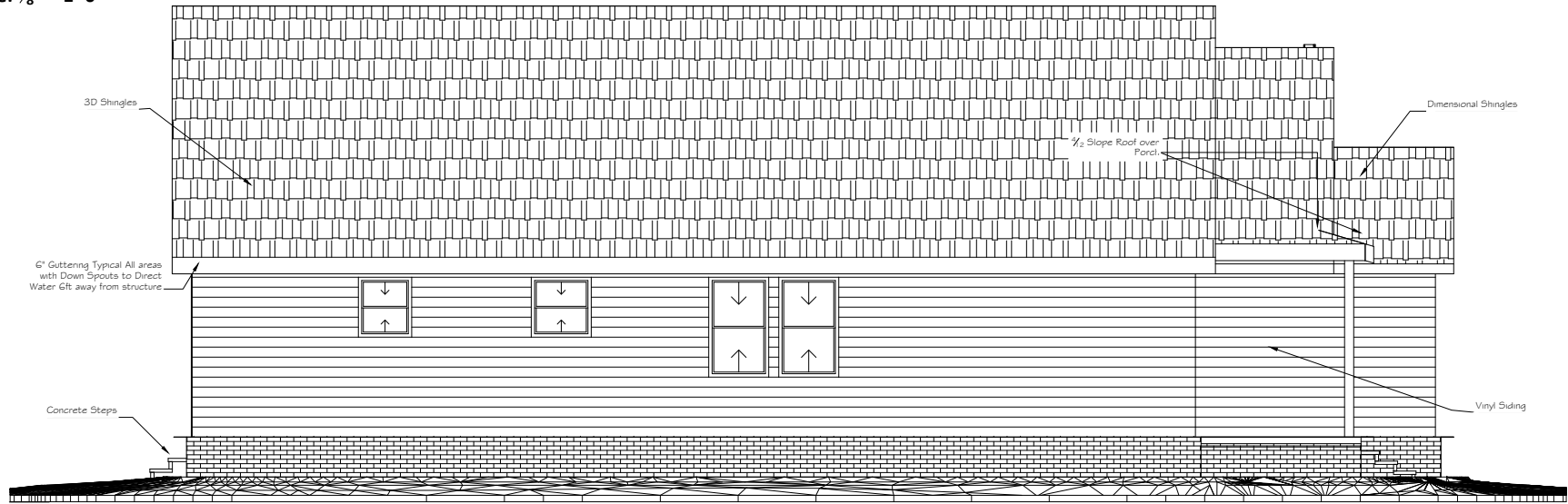
Left Side Elevation

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



Front Elevation

Scale: $\frac{3}{8}'' = 1'-0''$

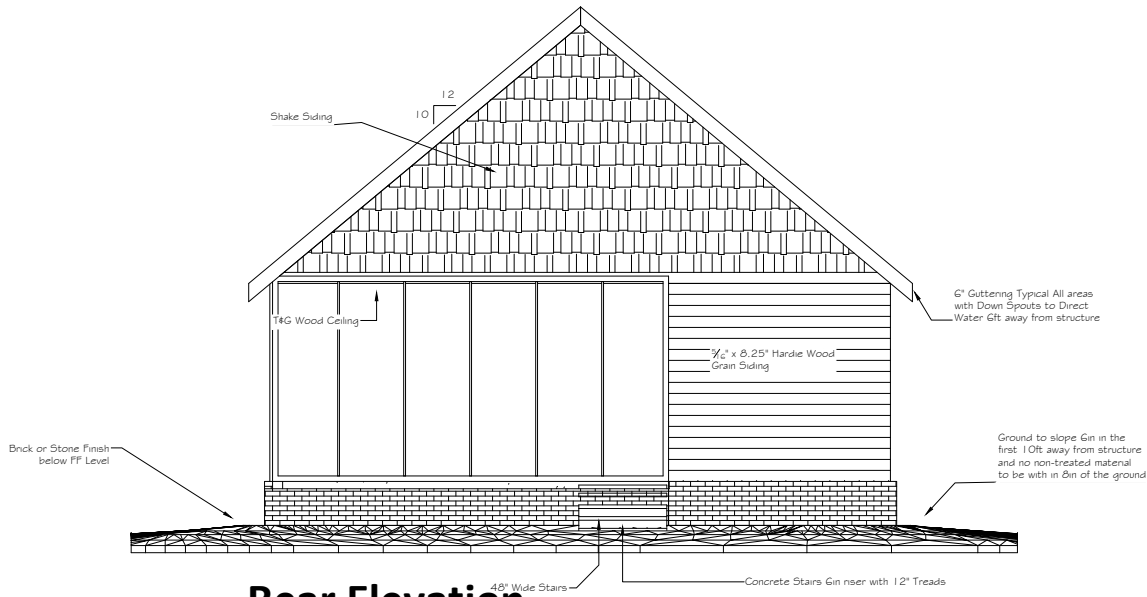


Right Side Elevation

Scale: $\frac{3}{8}'' = 1'-0''$

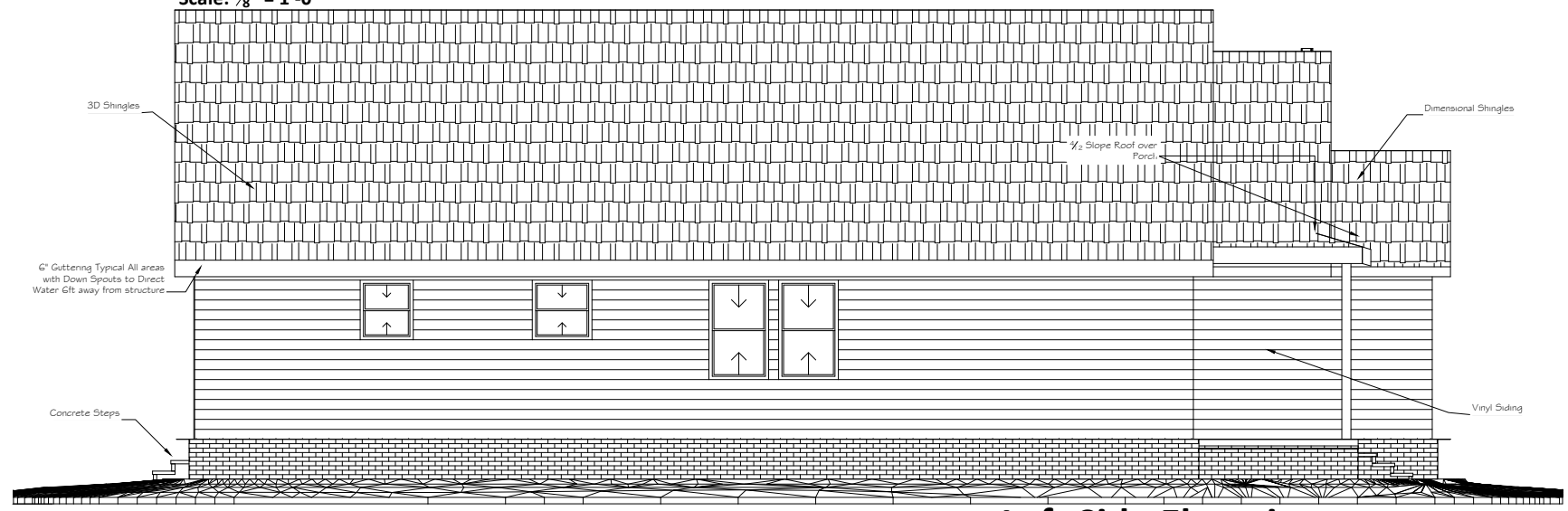
New One Story Single Family Residence
Knoxville, Tn.

Sheet C1-1



Rear Elevation

Scale: $\frac{3}{8}'' = 1'-0''$

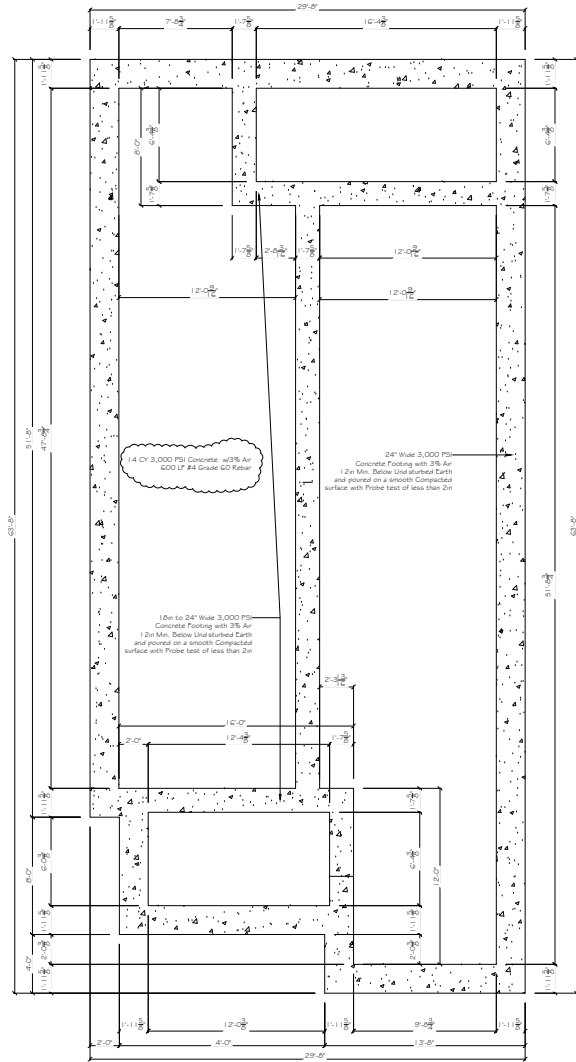


Left Side Elevation

Scale: $\frac{3}{8}'' = 1'-0''$

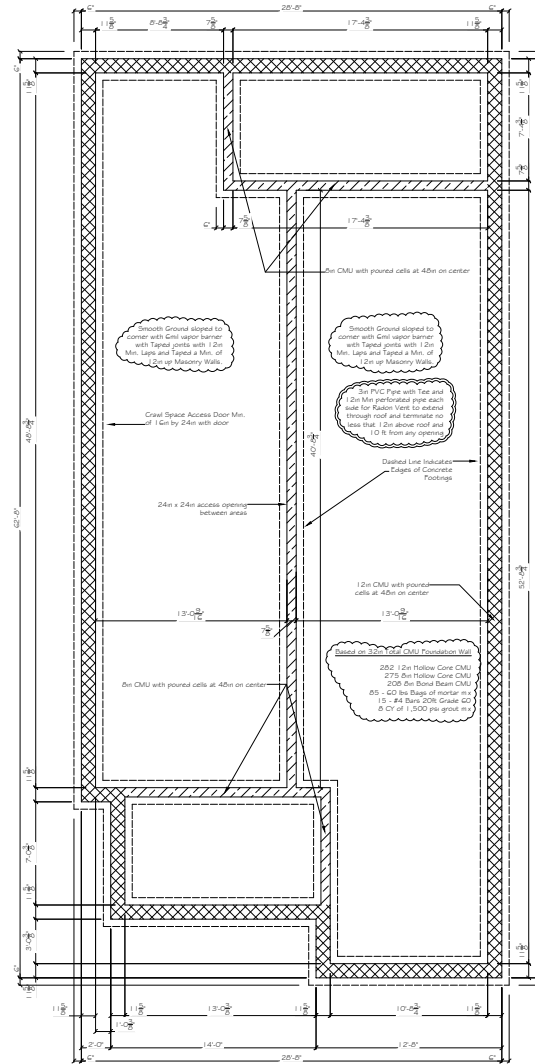
New One Story Single Family Residence
Knoxville, Tn.

Sheet C1-2



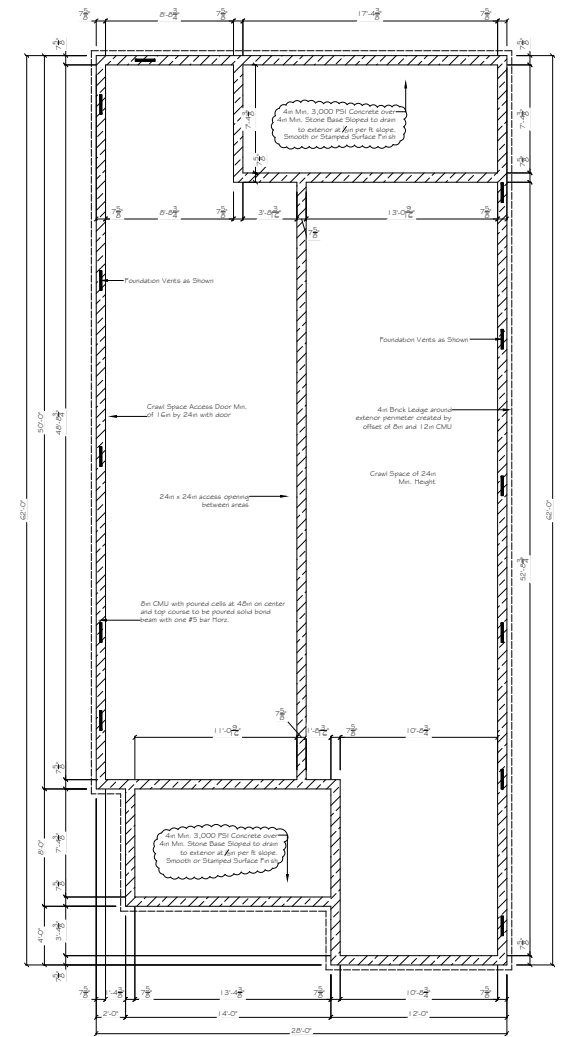
Footing Layout Plan

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



8in and 12in CMU Layout Plan

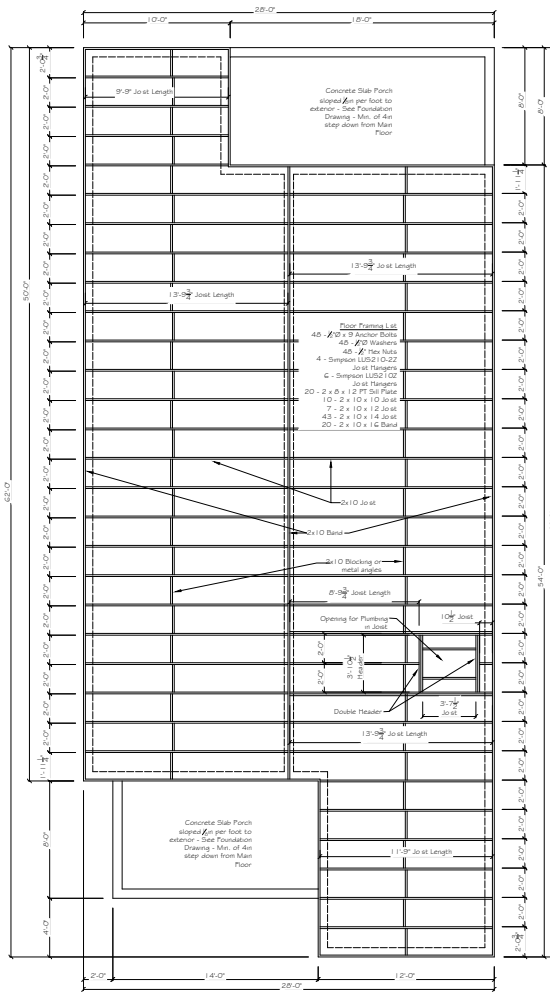
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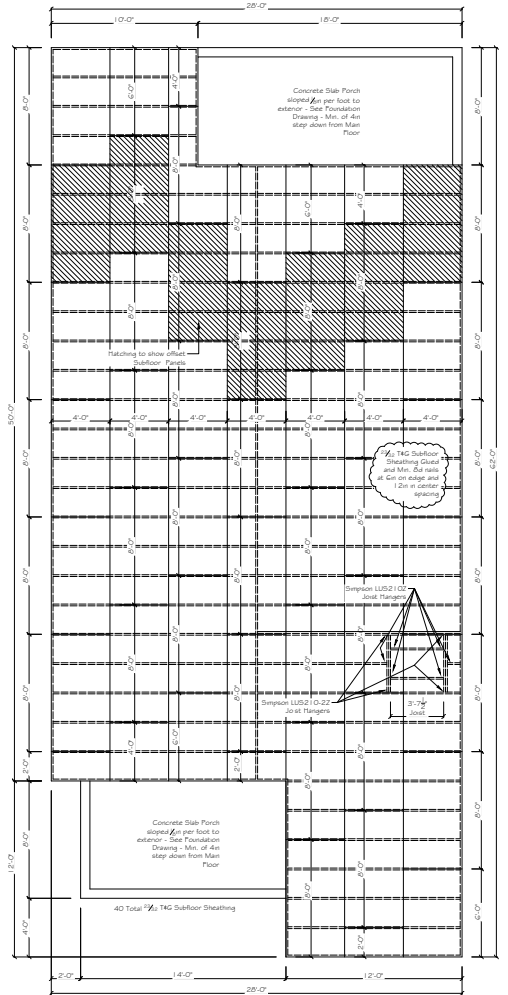
8in CMU Layout Plan

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

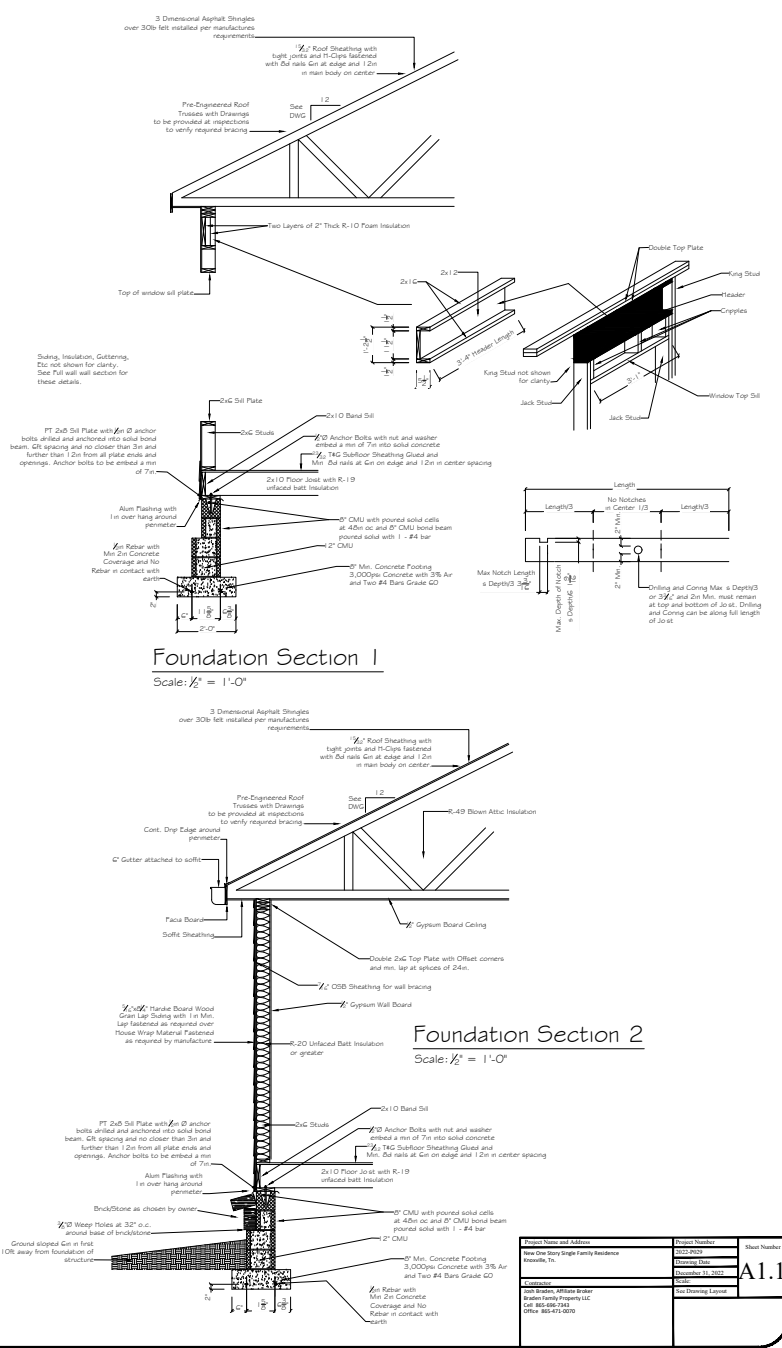
Project Name and Address New Green Energy Service Residence Houston, Tx	Project Number 24-0070	Sheet Number A1.0
Client S&B Builders, William Baker 14001 Katy Property LLC Call: 281-496-1141 Office: 281-496-0000	Project Date December 11, 2024	Scale As Shown/ Listed



Floor Joist and Band Layout Plan
Scale: $\frac{1}{4}'' = 1'-0''$



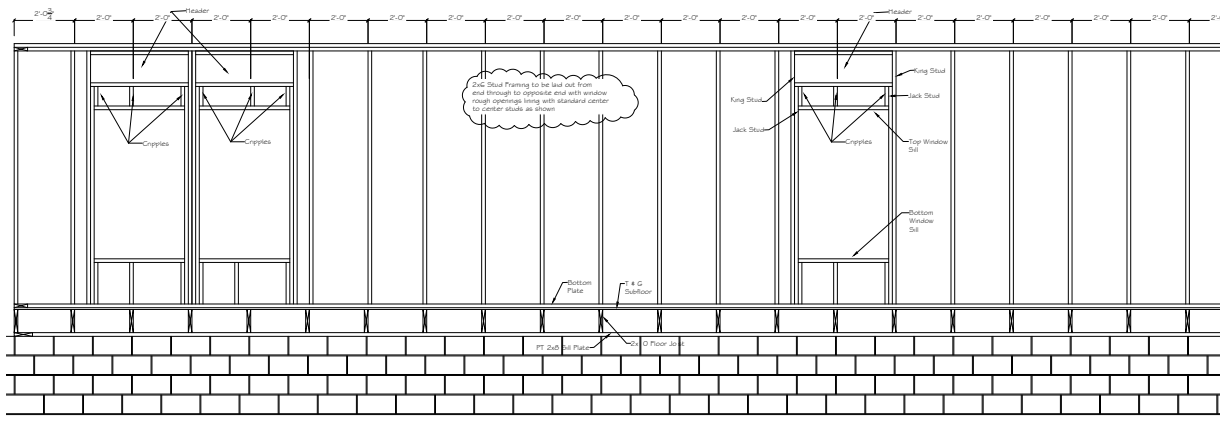
Sub Floor Layout Plan
Scale: $\frac{1}{4}'' = 1'-0''$



Foundation Section 1
Scale: $\frac{1}{2}'' = 1'-0''$

Foundation Section 2
Scale: $\frac{1}{2}'' = 1'-0''$

Project Name and Address		Project Number	Sheet Number
New One-Story Single-Family Residence Houston, TX		24-0275	A1.1
Client		Construction Date	December 11, 2023
Designer		Checked/Drawn	
Scale		Scale	
Date		Scale	



Framing Details and Foundation Section 3

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

LUS



16d for single 2x.
10d para uno solo 2x.
(Ø 148" x 3")

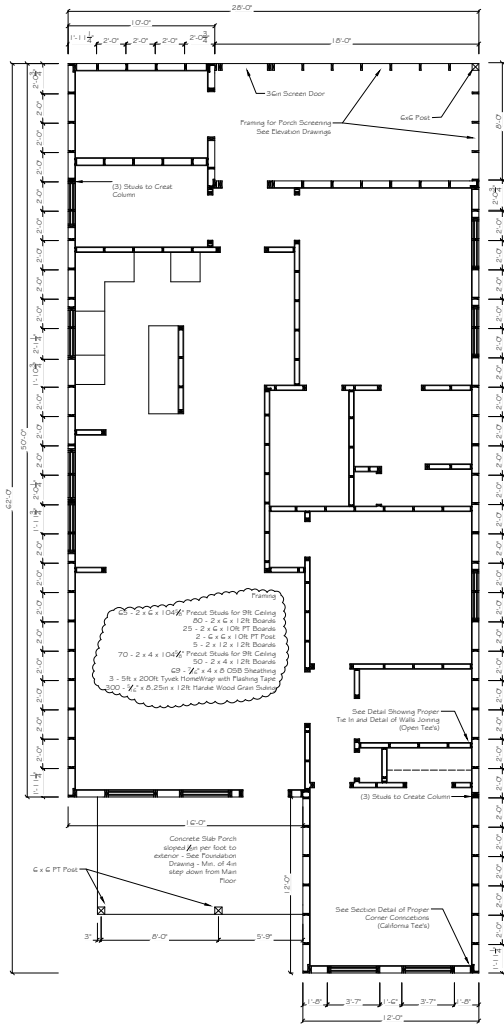
16d for all others.
16d para los demás
(Ø 162" x 3 1/2")

1 x 6 Board
with beveled
edge at top and
bottom of post



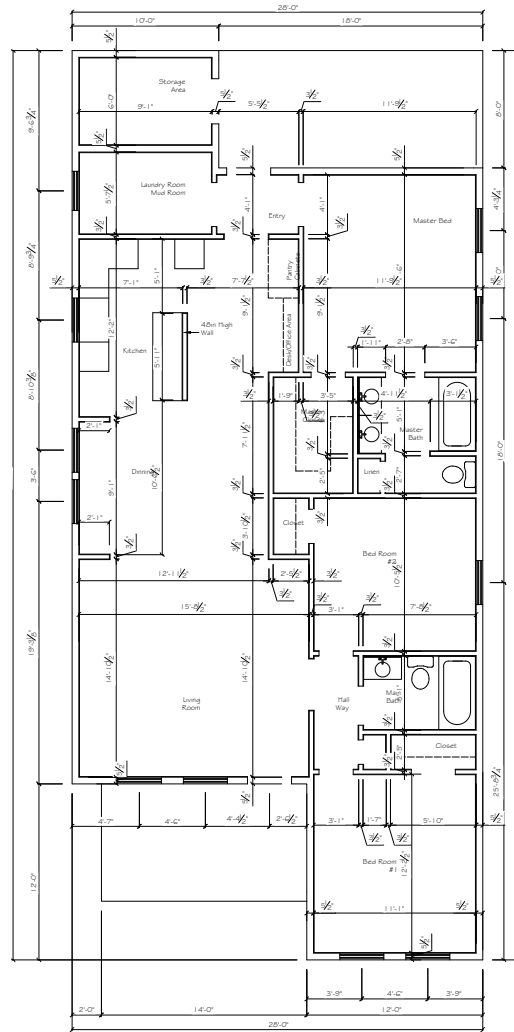
6 x 6 PT Porch Beam
Support Post

Project Name and Address Mike and Nancy Single Family Residence Houston, Tx.	Project Number 02-2020	Sheet Number A1.2
	Drawing Date December 11, 2020	
Designer Josh Babin, William Babin Babin Family Property, LLC Cell: 832-696-7141 Office: 832-674-0200	Checker Lee Dunning, Lauren	



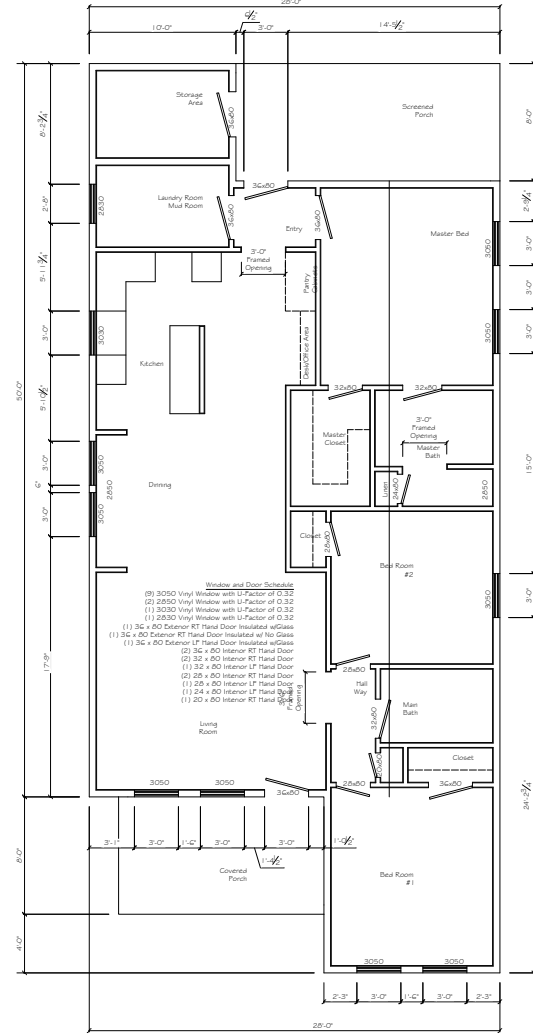
Floor Plan - General Stud Layout

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



Floor Plan - General Layout

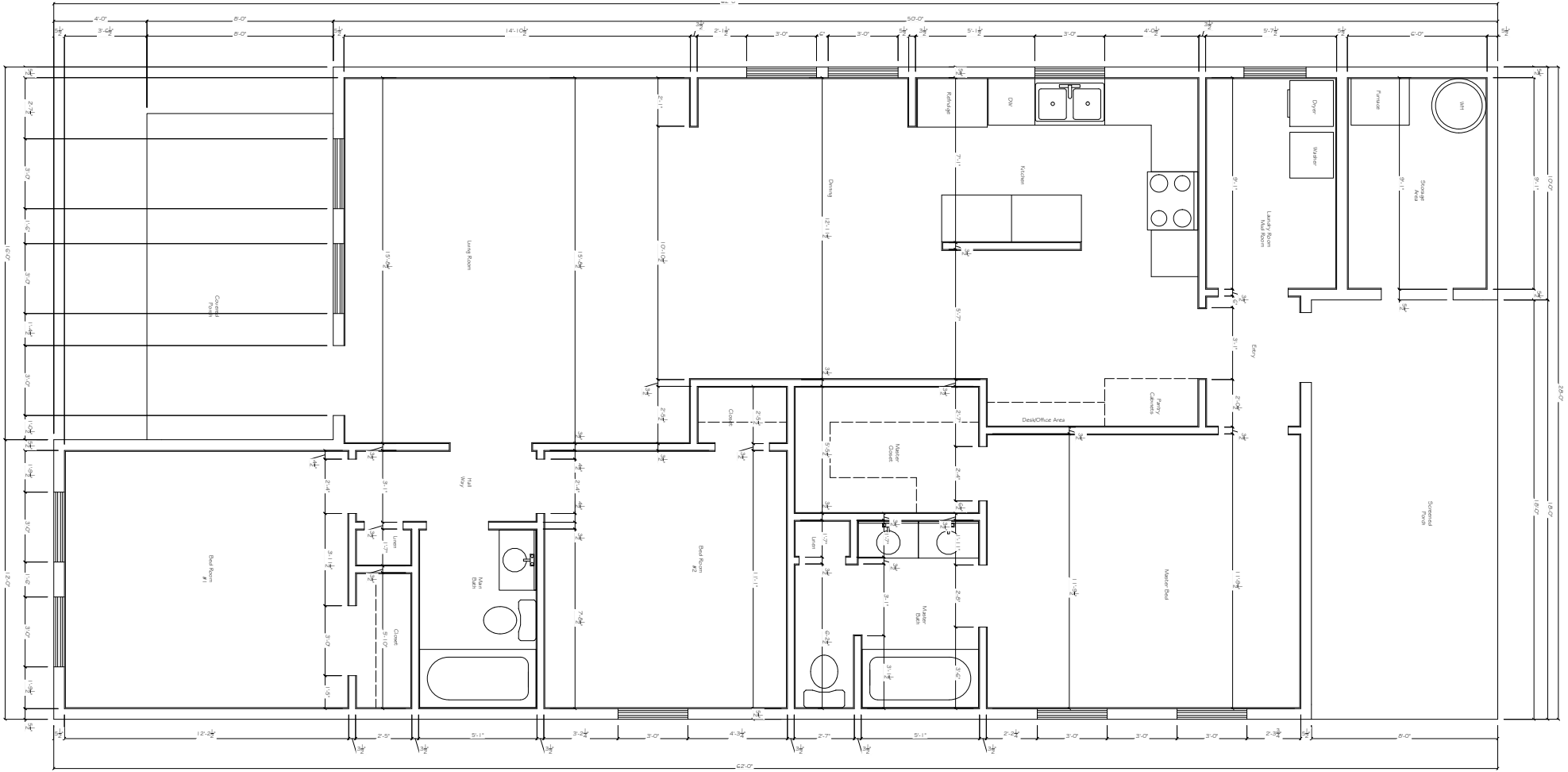
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Floor Plan - Door and Window Layout

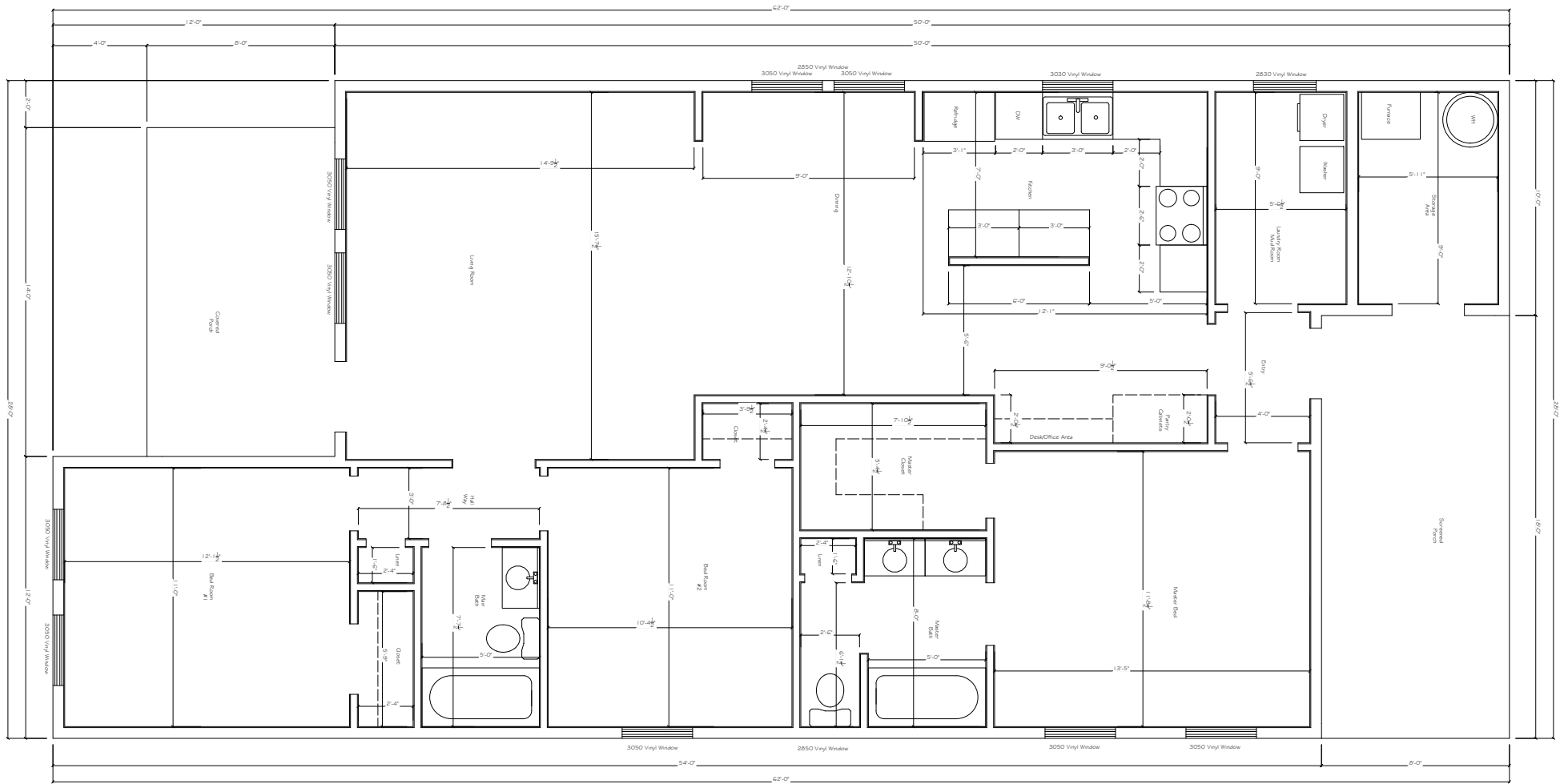
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Project Name and Address New City Single Family Residence Mooresville, NC	Project Number 6-23-2020	Sheet Number A2.0
Client C/O	Drawn Date December 10, 2020	
Designer Josh Babin, Owner Architect Babin Family Projects LLC Call 866-696-7342 Office 866-676-6850	Scale/Revision See Drawing Legend	



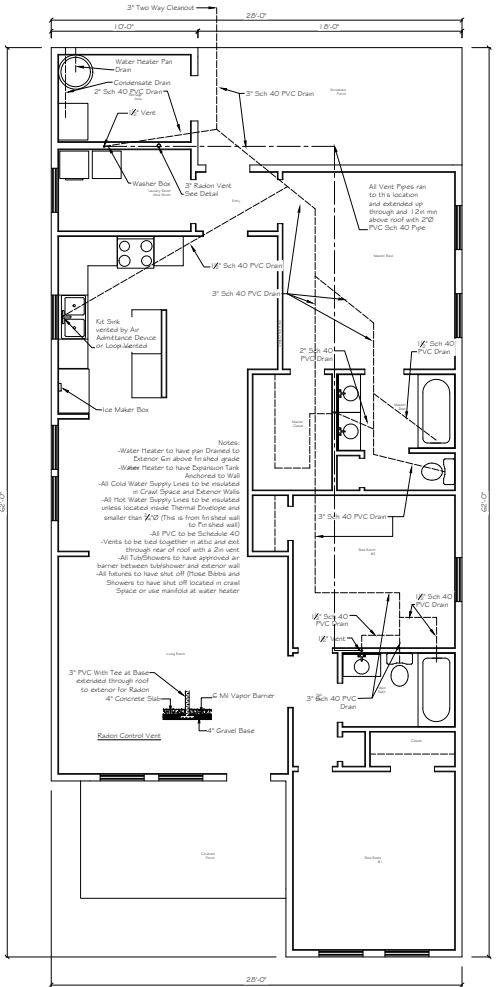
Floor Plan - Detailed Layout
 Scale: 1/8" = 1'-0"

Project Name and Address Mike and Nancy Single Family Residence Shreve, La.	Project Number 20-0000	Sheet Number A2.1
Architect JOSH WATSON, ARCHITECTS 10000 Highway 101 Caldwell, Louisiana 70520 Tel: 850-496-1141 Office: 850-496-0000	Architect Date December 11, 2020	Scale 1/8" = 1'-0"
Designer Curtis	Designer License LA 10000	

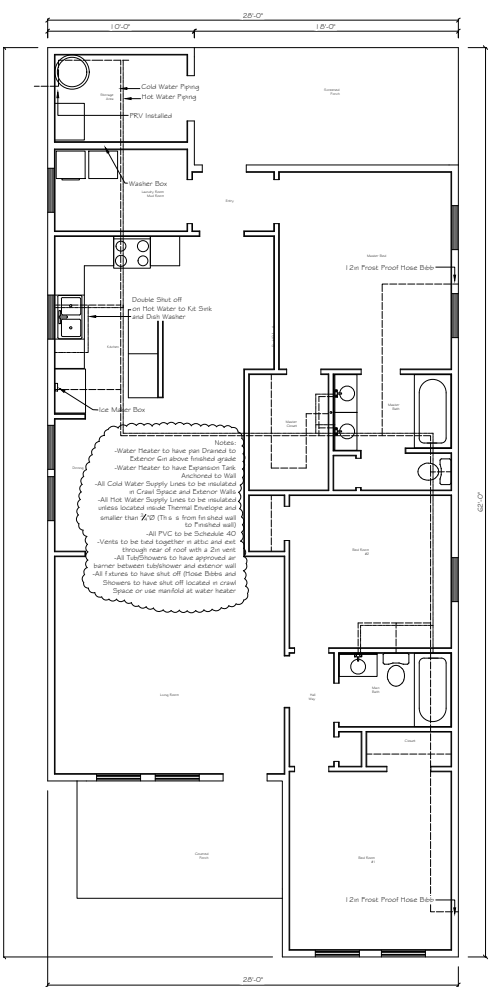


Floor Plan - Finished Room Dimension Layout
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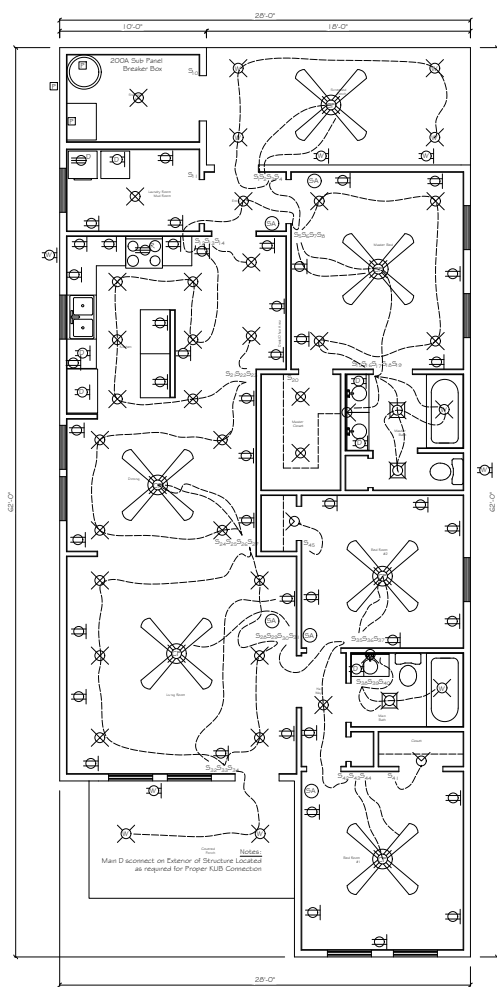
Project Name and Address The Oak Grove Single Family Residence Shreveport, La.	Project Number 24-0370	Sheet Number A2.2
Architect CSC	Revision Date December 11, 2024	
Designer Josh Bagley, William B. Baker Studio/Architect/Engineer/Interior Designer 1400 North Third Street, Suite 100 Shreveport, Louisiana 71201 Office 855-471-0070	Scale/Drawing Legend	



Plumbing DWV Layout Plan
Scale: 1/4" = 1'-0"



Plumbing Water Supply Layout Plan
Scale: 1/4" = 1'-0"



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 Ceiling Light
 - 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 Ceiling Light
 - 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 Kitchen Ceiling Fan Light
 - S10 - Single Pole Single Throw Switch for Storage Room Light
 - S11 - Single Pole Single Throw Switch for Laundry Room Light
 - S12 - Single Pole Double Throw Switch for Entry Hall Light
 - S13 - Single Pole Double Throw Switch for Kitchen Ceiling Light
 - S14 - Single Pole Double Throw Switch for Entry Hall Light
 - S15 - Single Pole Single Throw Switch for Kitchen Ceiling Light
 - S16 - Single Pole Double Throw Switch for Master Bed Ceiling Light
 - S17 - Single Pole Double Throw Switch for Master Bed Ceiling Fan Light
 - S18 - Single Pole Single Throw Switch for Master Bath Tub Light and Exhaust Fan Light
 - S19 - Single Pole Single Throw Switch for Master Bath Exhaust Fan
 - S20 - Single Pole Single Throw Switch for Master Bath Ceiling Light
 - S21 - Single Pole Double Throw Switch for Kitchen Ceiling Light
 - S22 - Single Pole Single Throw Switch for Dining Room Ceiling Fan Light
 - S23 - Single Pole Double Throw Switch for Dining Room Ceiling Fan Light
 - S24 - Single Pole Single Throw Switch for Dining Room Ceiling Fan
 - S25 - Single Pole Single Throw Switch for Dining Room Ceiling Fan
 - S26 - Single Pole Double Throw Switch for Hall Way Light
 - S27 - Single Pole Double Throw Switch for Hall Way Light
 - S28 - Single Pole Single Throw Switch for Living Room Ceiling Fan Light
 - S29 - Single Pole Single Throw Switch for Living Room Ceiling Fan
 - S30 - Single Pole Double Throw Switch for Living Room Ceiling Fan
 - S31 - Double Pole Double Throw Switch for Living Room Ceiling Fan
 - S32 - Single Pole Single Throw Switch for Living Room Ceiling Fan
 - S33 - Single Pole Double Throw Switch for Living Room Ceiling Fan
 - S34 - Single Pole Single Throw Switch for Living Room Ceiling Fan
 - 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 Bedroom 2 Ceiling Fan
 - S39 - Single Pole Single Throw Switch for Bedroom Exhaust Fan Light
 - S40 - Single Pole Single Throw Switch for Bedroom Exhaust Fan
 - S41 - Single Pole Single Throw Switch for Bedroom 1 Ceiling Fan
 - S42 - Single Pole Single Throw Switch for Bedroom 1 Ceiling Fan
 - S43 - Single Pole Single Throw Switch for Bedroom 1 Ceiling Fan
 - S44 - Single Pole Double Throw Switch for Living Room Ceiling Fan
 - S45 - Single Pole Single Throw Switch for Bedroom 2 Ceiling Light
 - S46 - Single Pole Single Throw Switch for Living Room Ceiling Light
 - S47 - Single Pole Single Throw Switch for Living Room Ceiling Light

- Grounding Systems:
- 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 rebar connector.
- Electrical Notes:
- * All Wiring to be Per IRC 2010 and Local and State Requirements
 - * Ground Services used will be Concrete Encased Ground as shown on Footing Section and One Ground Rod
 - * GFCI Circuits to include all Receptacles in Bathrooms, Kitchen, Laundry Room, Dishwasher and any other Wet Locations
 - * AFCI Circuits to include all Receptacles, Kitchens, Living Room, Dining Room, Bed Rooms, Laundry Room and Hall Room
 - * All 120V will require Switched Light and Two Receptacles, one for equipment and one for main power supply
 - * All 120V AIG Wire with ground for all 12 amp circuit
 - * EIT to be installed on Ground System at Service Panel
- Legend:
- ⊗ Switched Luminary
 - ⊗ Switched Wall Luminary
 - ⊗ Wet Location Switched Luminary
 - ⊗ Switched Luminary and Switched Ceiling Fan Combo
 - ⊗ Switched Wet Location Luminary with Switched Exhaust Fan
 - ⊗ Dishes 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 Dryer Dedicated Receptacle
 - ⊗ Full Disconnect
 - ⊗ Single Pole Switch
 - ⊗ Three Way Switch
 - ⊗ Smoke Alarm Handwired and Interconnect

Project Name and Address 1000 West Single Family Residence Houston, Tx	Project Number 2024-001	Sheet Number A3.0
Client John Smith, William Baker	Project Date December 10, 2023	Scale As Shown Unless Noted
Designer John Smith, William Baker	Checker John Smith, William Baker	
Call: 855-486-1141 Office: 855-486-1141		