

File Number: 3-D-25-IH

**Meeting:** 3/19/2025  
**Applicant:** Josh Braden Braden Family Properties, LLC  
**Owner:** Josh Braden Braden Family Properties, LLC  
**District:** Oakwood/Lincoln Park Infill Housing Overlay District

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### Property Information

**Location:** 342 Chickamauga Ave. **Parcel ID:** 81 B D 011  
**Zoning:** RN-2 (Single-Family Residential Neighborhood)  
**Description:**  
New primary structure

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### Description of Work

Level III New Primary Structure

New primary structure fronting Chickamauga 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 30.5' from the front lot line. It features a half-length, 8' deep front porch recessed under a hipped roof and supported by two 6" square posts. Parking is an 18' wide concrete or asphalt pad in front of the house that tapers to 10' wide next to the house and is accessed via Chickamauga Avenue.

The façade (northwest) 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.

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### 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.

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## Comments

1. The house is proposed to be set 30.5' 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 final site plan should include a walkway from the porch to the street.
2. The block to receive new construction is characterized by Craftsman bungalows, modified Queen Anne cottages, Minimal Traditionals, and ranch houses. The 28' wide by 62' deep house is proportionate to the dimensions of the lot. However, it is deeper than most of the houses on the block which range between 25'-55' deep, although the neighboring house is 60' deep.
3. Infill Housing design guidelines state that driveways from the front of the house should not be permitted on streets with alleys. Parking is an 18' wide concrete or asphalt pad in front of the house that tapers to 10' wide next to the house and is accessed via Chickamauga Avenue. Parking should be revised so that it is accessed from the alley. The final site plan should meet City Engineering standards.
4. The one and a half story, 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.

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## Recommendation

Staff recommends approval of Certificate 3-D-25-IH, subject to the following conditions: 1) parking to be revised to

meet design guidelines, with final site plan meeting City Engineering standards; 2) a window be added to the rear elevation; 3) final site plan to include a walkway from the porch to the sidewalk; 4) final site plan to include a new native or naturalized shade tree in the front and back yards; 5) all elevations to use the same siding material.



**3-D-25-IH**

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

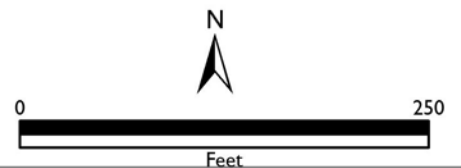
Applicant: Josh Braden Braden Family Properties, LLC

**DOWNTOWN  
DESIGN  
REVIEW  
BOARD**



Oakwood/Lincoln Park Infill Housing Overlay District

Original Print Date: 3/6/2025 Revised: Knoxville/Knox County Planning - Infill Housing Design Review Committee





# DESIGN REVIEW REQUEST

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

Josh Braden, Managing Member, Braden Family Properties, LLC.

Applicant

02/28/25

3-D-25-IH

Date Filed

Meeting Date (if applicable)

File Number(s)

## CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Owner
- Contractor
- Engineer
- Architect/Landscape Architect

Josh Braden

Braden Family Properties, LLC.

Name

Company

303 Bob Smith Lane

Knoxville

TN

37924

Address

City

State

Zip

865.696.7343

joshuabradens4@gmail.com

Phone

Email

## CURRENT PROPERTY INFO

Atomic City Partners, LLC.

819 Freemason Street, Knoxville, TN 37917

865.621.5510

Owner Name (if different from applicant)

Owner Address

Owner Phone

342 Chickamauga Avenue, Knoxville, TN 37917

081BD011

Property Address

Parcel ID

Linwood First Addition

RN-2

Neighborhood

Zoning

## AUTHORIZATION

*Lindsay Lanois*

Staff Signature

Please Print

Date

*JB*

Applicant Signature

Josh Braden

02/28/25

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

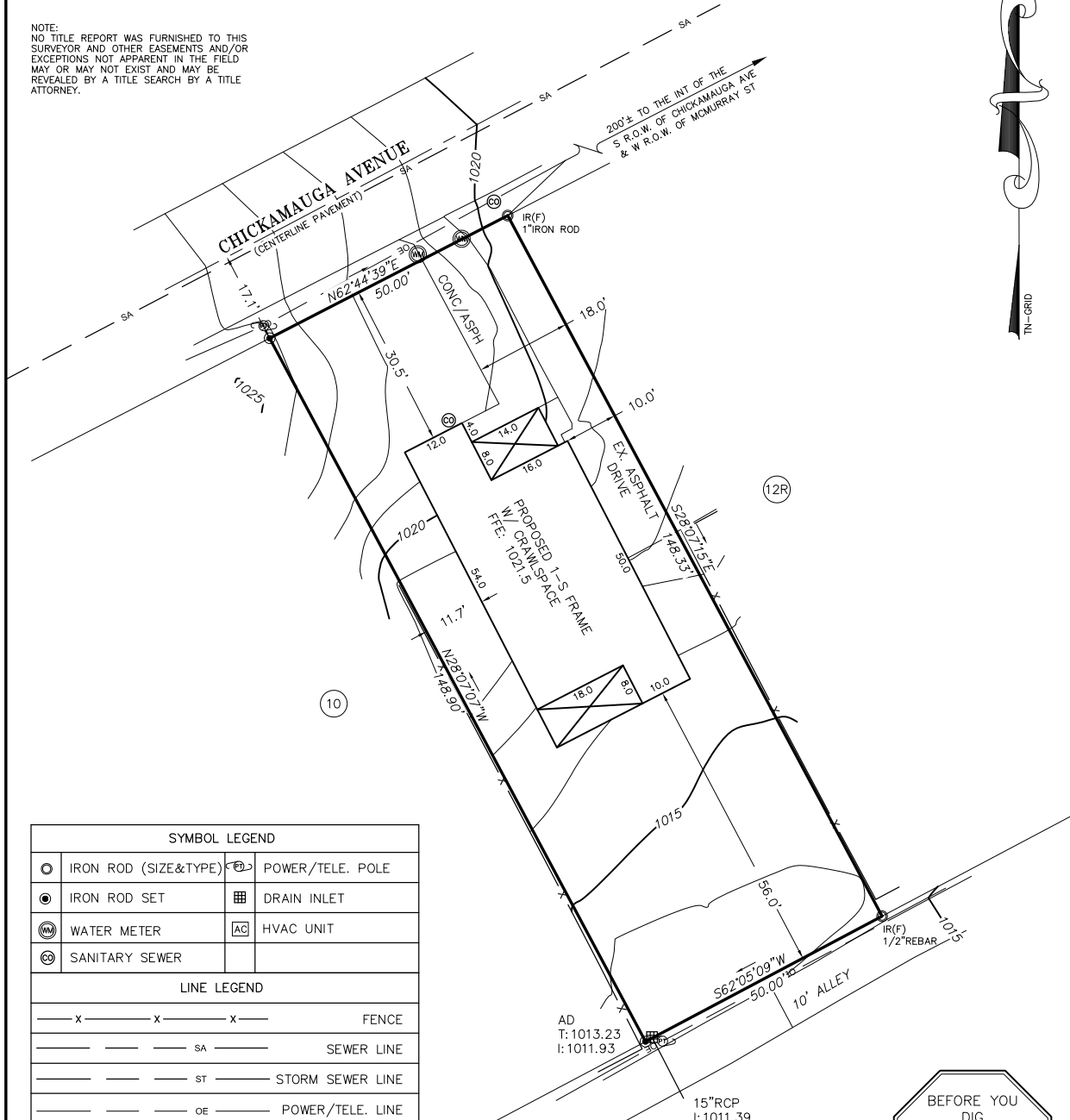
**Level 1:** \$50 • **Level 2:** \$100 • **Level 3:** \$250 • **Level 4:** \$500

<b>FEE 1:</b>		<b>TOTAL:</b>
<b>FEE 2:</b>		
<b>FEE 3:</b>		
<b>02/28/2025, SG</b>		

FOR/OWNER:  
 ATOMIC CITY PARTNERS LLC  
 C/O JOSH BRADEN  
 342 CHICKAMAUGA AVE  
 KNOXVILLE, TENNESSEE 37917  
 PHONE: 865-696-7343

THIS SURVEY WAS DONE UNDER  
 AUTHORITY OF TCA 62-18-126.  
 THIS SURVEY IS NOT A GENERAL  
 PROPERTY SURVEY AS DEFINED  
 UNDER RULE 0820-3-07.

NOTE:  
 NO TITLE REPORT WAS FURNISHED TO THIS  
 SURVEYOR AND OTHER EASEMENTS AND/OR  
 EXCEPTIONS NOT APPARENT IN THE FIELD  
 MAY OR MAY NOT EXIST AND MAY BE  
 REVEALED BY A TITLE SEARCH BY A TITLE  
 ATTORNEY.



SYMBOL LEGEND			
	IRON ROD (SIZE&TYPE)		POWER/TELE. POLE
	IRON ROD SET		DRAIN INLET
	WATER METER		HVAC UNIT
	SANITARY SEWER		
LINE LEGEND			
		FENCE	
		SEWER LINE	
		STORM SEWER LINE	
		POWER/TELE. LINE	

PLOT PLAN OF:  
**Lot 11**  
**Block G**  
**Linwood First Addition**  
 to Knoxville, Tennessee  
**342 Chickamauga Avenue**  
 Knoxville, Tennessee 37917

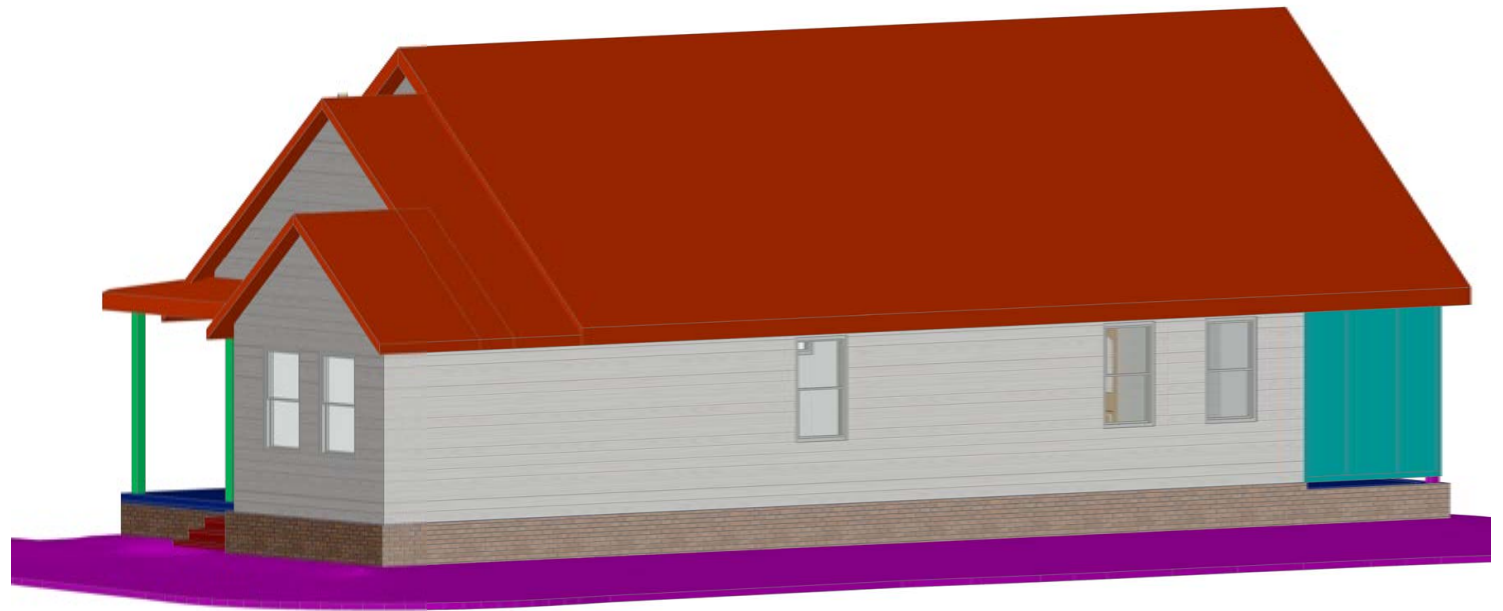
Ward 18 City KNOXVILLE  
 District 7 County KNOX  
 Plat Bk: A Page 217C  
 CLT # 81B "D" Parcel 11  
 Scale 1"=20' Date 01/09/2024  
 Deed Inst. 201901140042267 City Block 18661  
 Project # 5024 Drawn By C. VITKUS  
 Revision NEW HOUSE PLAN

**LYNCH SURVEYS LLC**  
 SUBDIVISIONS AS-BUILTS SITE DESIGN  
 4405 COSTER RD. KNOXVILLE, TENN. 37912  
 865-584-2630 FAX 865-584-2801 WWW.LYNCHSURVEY.COM

- NOTES:
- TOTAL LOT AREA: 7430 SQ. FT.
  - HOUSE AREA: 1656 SQ. FT.
  - DRIVEWAY/SIDEWALK AREA: 310 SQ. FT.
  - ZONING: RN-2  
 20' FRONT SETBACK  
 5' SIDE SETBACK  
 25' REAR SETBACK
  - 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" WITHIN THE FIRST 10'.
  - UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANY MAPS AND ARE TO BE CONSIDERED APPROXIMATE.

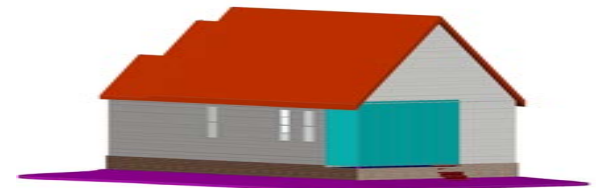
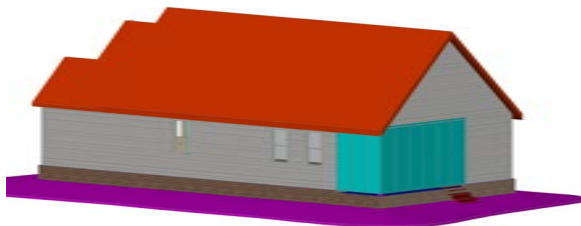


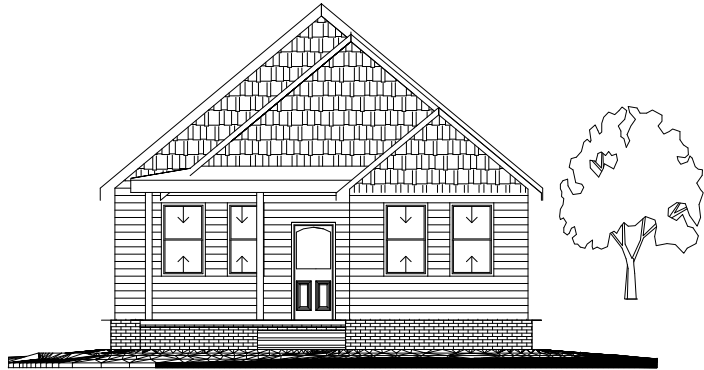




*New One Story Single Family Residence  
Knoxville, Tn.*

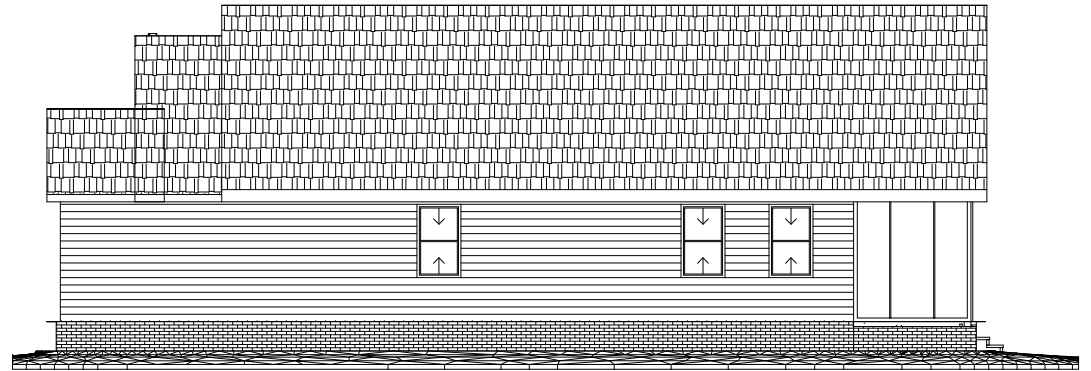
*Brought to you by  
Braden Family Property LLC*





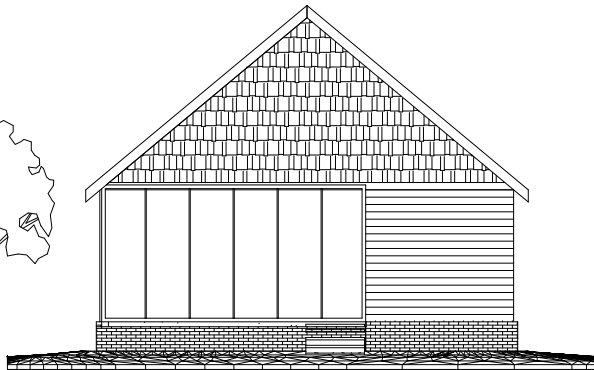
**Front Elevation**

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



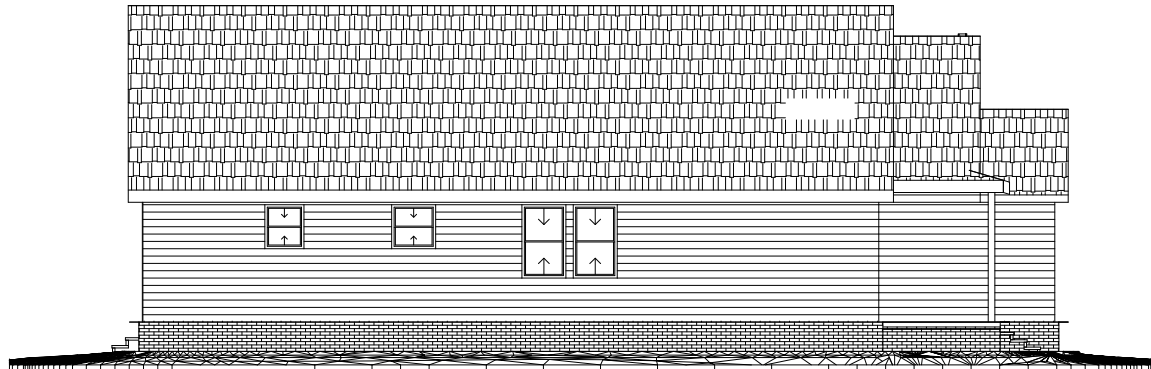
**Right Side Elevation**

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



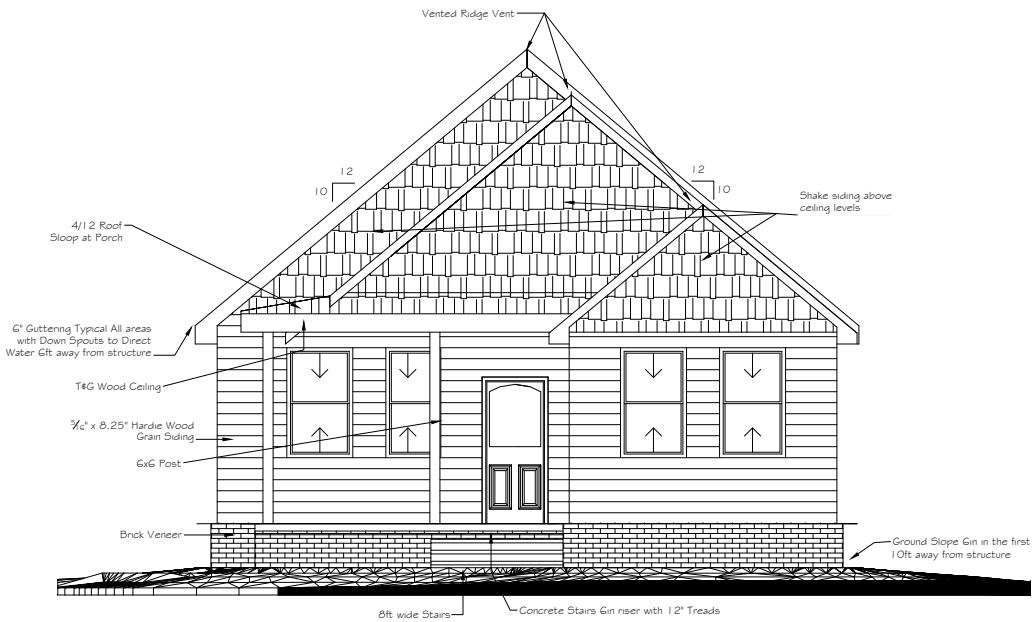
**Rear Elevation**

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



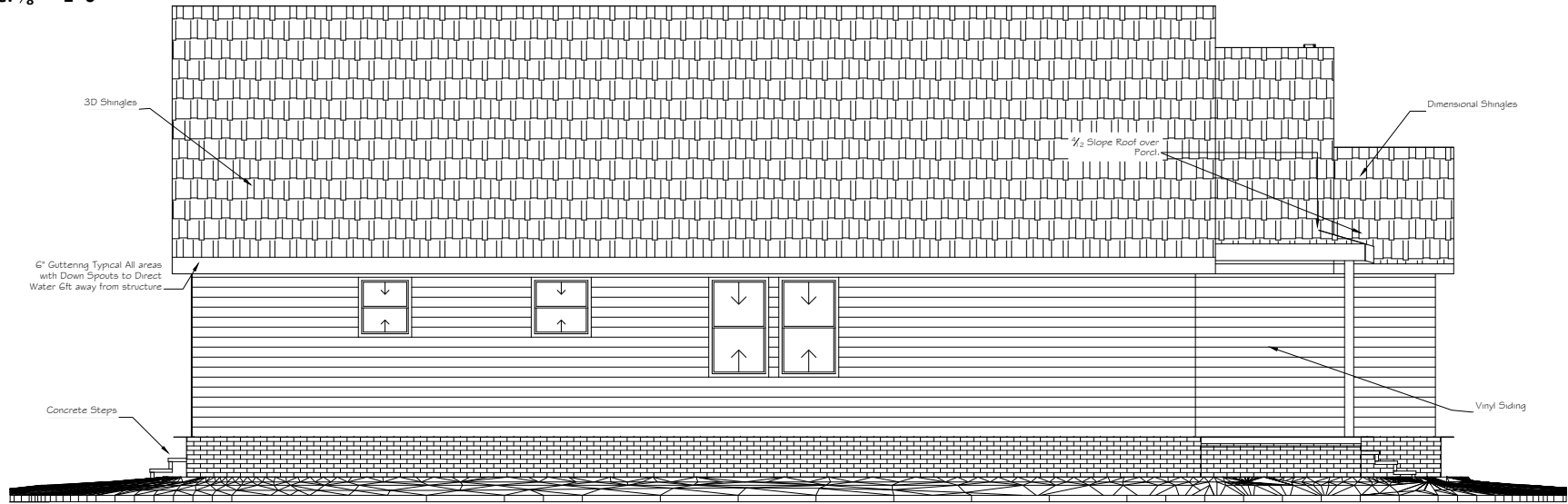
**Left Side Elevation**

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



**Front Elevation**

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

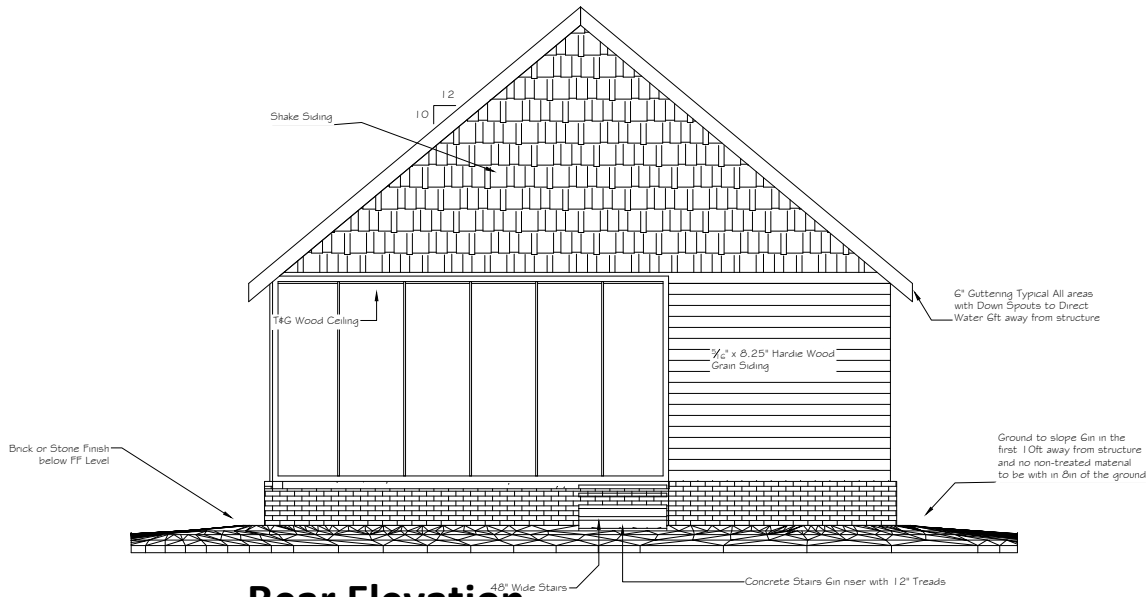


**Right Side Elevation**

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

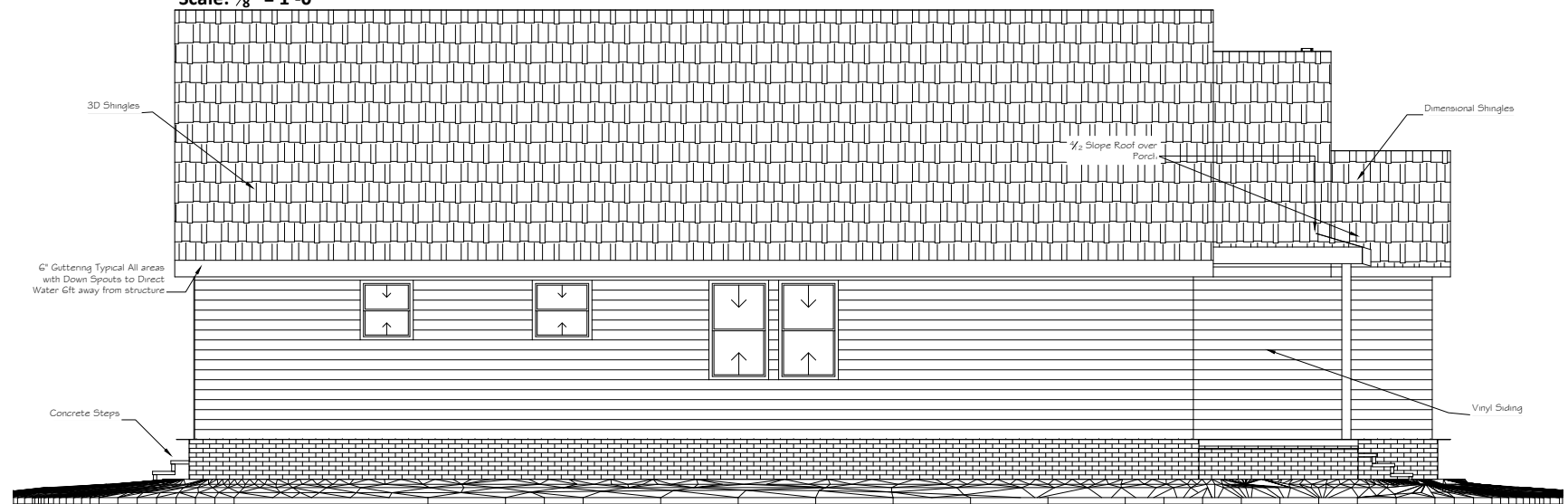
New One Story Single Family Residence  
Knoxville, Tn.

**Sheet C1-1**



**Rear Elevation**

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

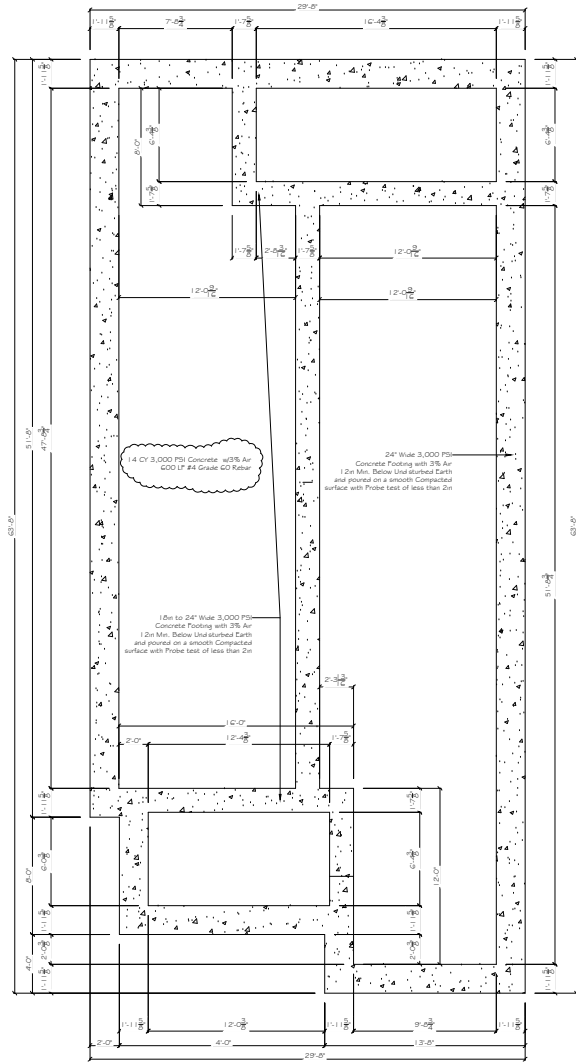


**Left Side Elevation**

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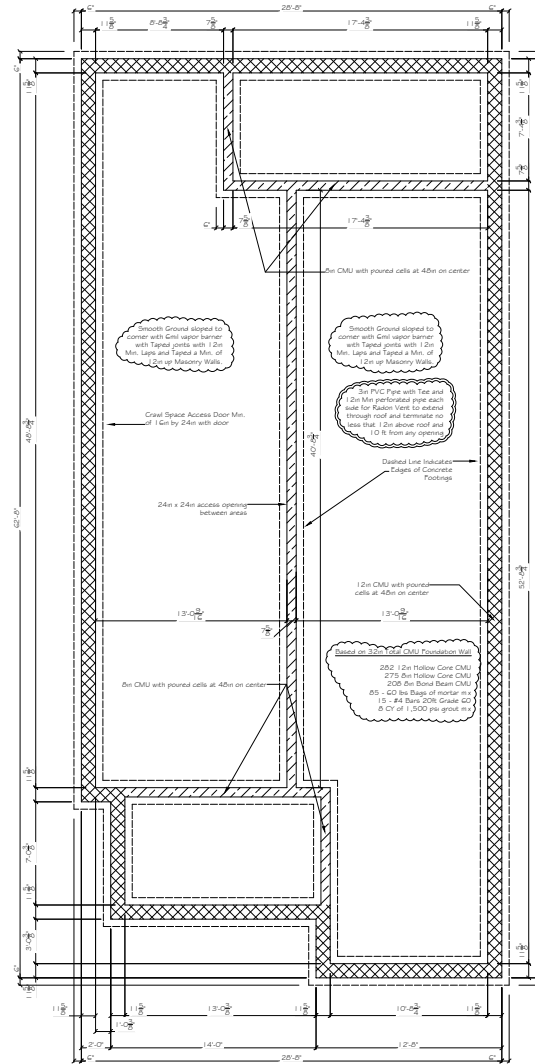
New One Story Single Family Residence  
Knoxville, Tn.

**Sheet C1-2**



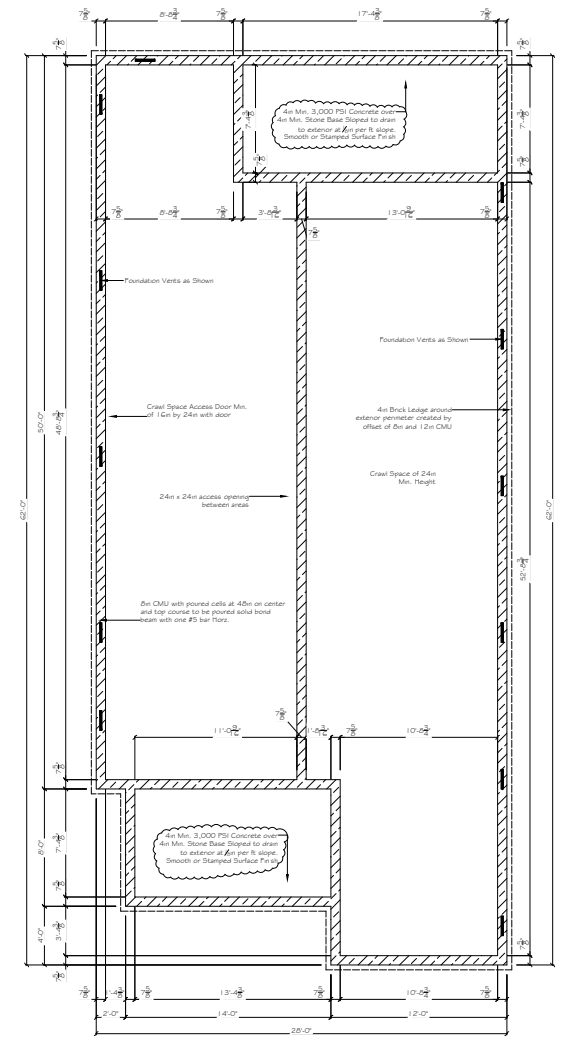
Footings Layout Plan

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



8in and 12in CMU Layout Plan

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

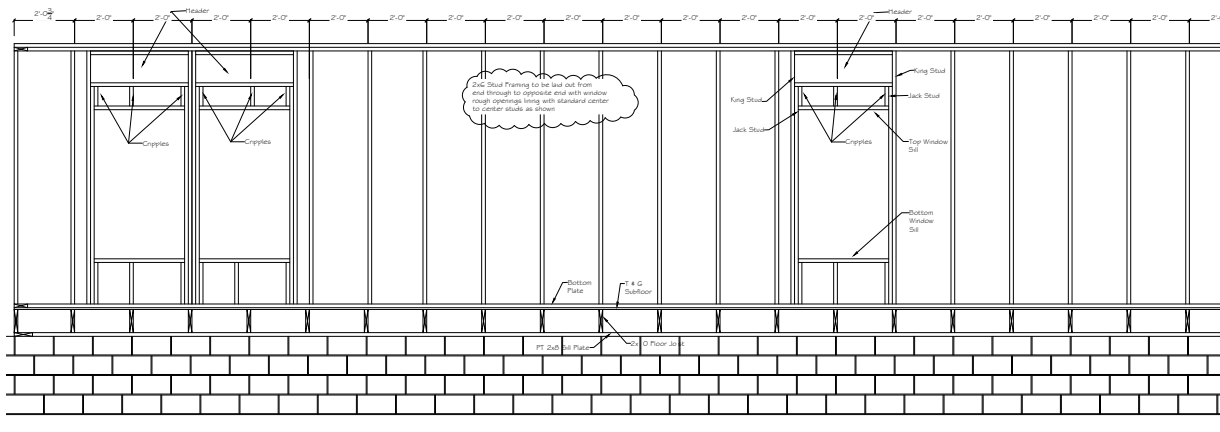


8in CMU Layout Plan

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

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1000 West Loop South, Houston, Texas	24-0000	A1.0
Client	Project Date	
	December 11, 2023	
Designer	Checked	
John Blain, William Baker		
1000 West Loop South, Houston, Texas	Office: 281-486-1141	
	Office: 281-486-1141	
	Cell: 281-486-1141	
	Office: 281-486-1141	





Framing Details and Foundation Section 3

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

LUS



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

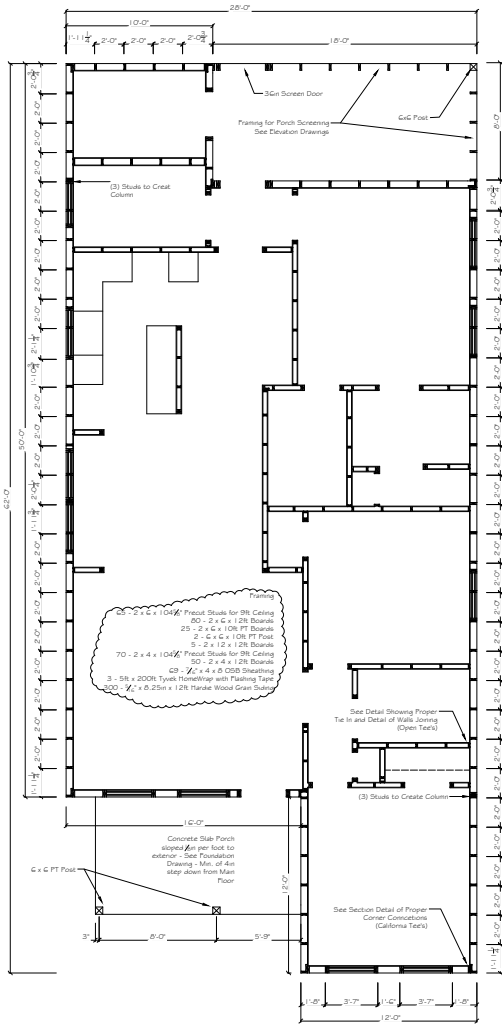
16d for all others.  
16d para los demás  
(Ø 162" x 3 1/2")

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



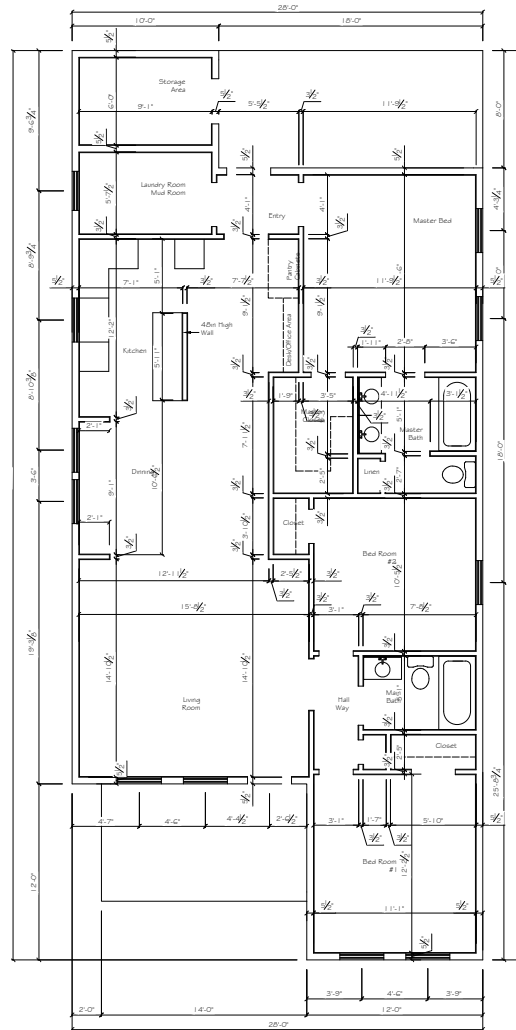
6 x 6 PT Porch Beam  
Support Post

Project Name and Address Mike and Nancy Single Family Residence Houston, Tx.	Project Number 02-2370	Sheet Number A1.2
	Drawing Date December 11, 2022	
Designer Josh Babin, William Babin Babin Family Property, LLC Cell: 832-696-7141 Office: 832-674-0220	Scale See Drawing Legend	



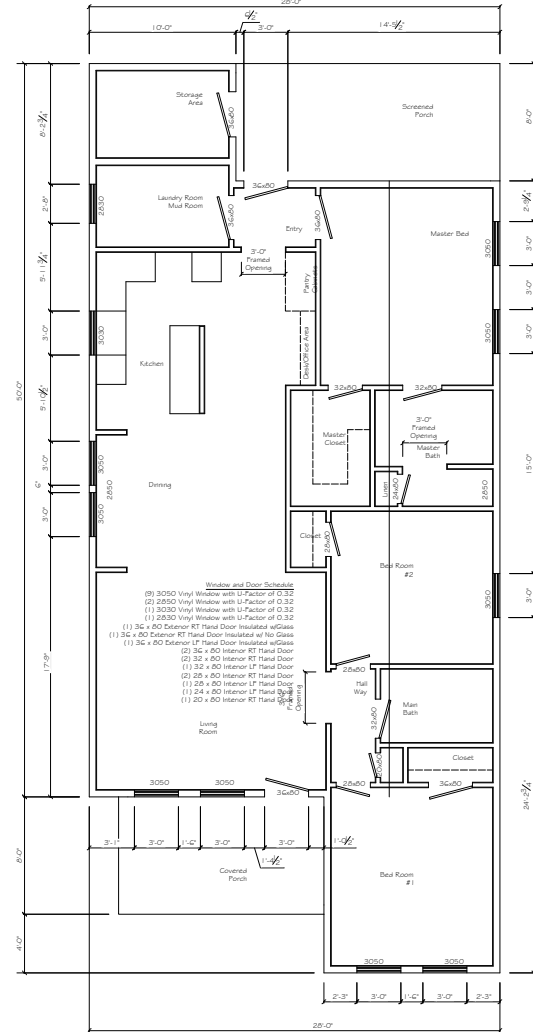
Floor Plan - General Stud Layout

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



Floor Plan - General Layout

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

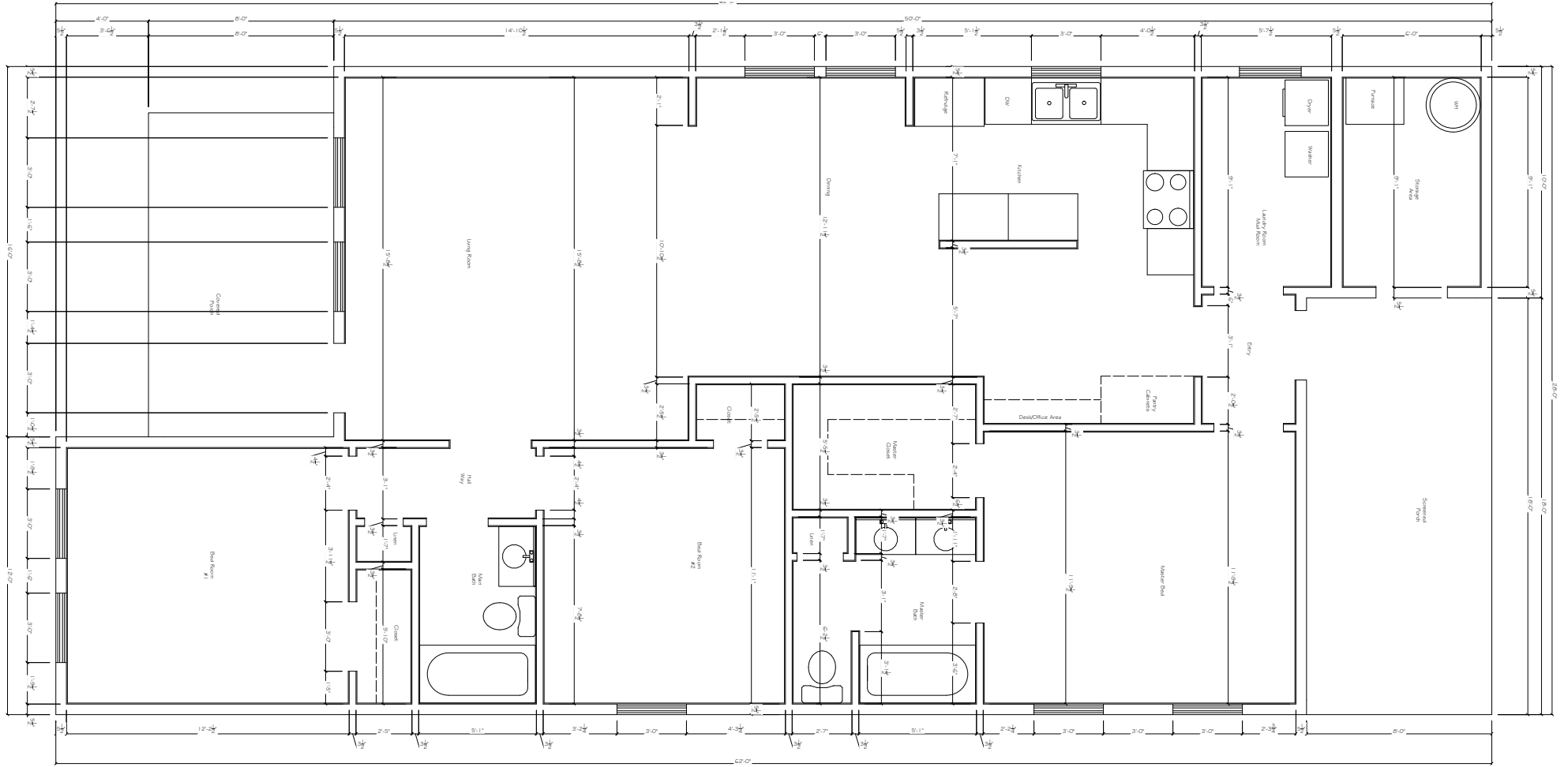


Floor Plan - Door and Window Layout

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

Project Name and Address New City Single Family Residence Mooresville, NC	Project Number 6333707	Sheet Number A2.0
Client C/O	Architect C/O	
Architect C/O	Scale/Theming Layout C/O	
Architect C/O		





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 JMK Builders, William Brater Creative Family Properties, LLC Cell: 985-496-7149 Office: 985-474-0000	Architect Date December 11, 2020	Scale As Shown
	Designer Lee Dinning	



