

**Meeting:** 11/19/2025  
**Applicant:** Quinn Epperly QB Realty Team, LLC  
**Owner:** Quinn Epperly QB Realty Team, LLC  
**District:** Lonsdale Infill Housing Overlay District

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## Property Information

**Location:** 1212 Katherine Ave. **Parcel ID:** 81 I J 004  
**Zoning:** RN-2 (Single-Family Residential Neighborhood)  
**Description:** New three-unit townhouse

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## Staff Recommendation

Staff recommends approval of Certificate 11-A-25-IH, subject to the following conditions:

- 1) The final site plan to meet City Engineering standards and to feature a walkway from each unit to the street, with minor revisions to be approved by staff ;
  - 2) The final site plan to feature at least one native or naturalized shade tree in the front and rear yards and landscaping to screen the parking area, preserving existing trees on the lot as possible;
  - 3) Meeting all relevant standards of Article 4.6 and Article 9.3.1, with minor revisions to be approved by staff;
  - 4) A window be added to the second story of the left elevation;
  - 5) The door placement on the rear elevation be revised to align with the centered windows, or a window be added to the right of each door; and
  - 6) the foundation be parge-coated, clad in brick veneer, or clad in stucco.
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## Description of Work

Level III New Primary Structure

New primary structure fronting Katherine Avenue. The three-unit townhouse (dimensions unspecified) is proposed to be set 10' from the front lot line. The two-story building features a 9/12 pitch front-gable roof clad in asphalt shingles with eave overhangs, an exterior of fiber cement lap siding with trim dividing the units, and a block foundation. Parking is provided on a large concrete pad at the rear of the lot accessed off the alley.

The building features a front porch (depth unspecified) recessed under a shed roof that extends across all three units supported by 6" posts. The façade of each unit features paired 4/1 windows to the left of a half-lite paneled door on the first story and three grouped 4/1 windows on the second story. The right elevation features a small Prairie-style window on each story, and the left elevation features one small Prairie-style window on the first-story. The rear elevation features a secondary entrance with a landing and steps and one 4/1 window on the second-story for each unit. All windows are single-hung and feature trim.

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## 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 during permitting.

This 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 could require additional review by the Board.

2. The proposed 10’ setback meets Middle Housing standards and is consistent with the average setback of the blockface, which is 9.5’. The final site plan should include a walkways from the porch to the street.

3. The proposed parking pad meets design guidelines for placement. Additional landscaping may be required to screen the parking area. The final site plan should meet City Engineering standards.

4. The final site plan should feature at least one native or naturalized shade tree in the front and rear yards and landscaping to screen the parking area, preserving existing trees on the lot as possible.

5. The block lacks significant context, and surrounding blocks feature single family cottages, bungalows, and a significant amount of infill construction. While there are no townhouses on the block, the size of the structure is not large enough to be of concern as it is similar in scale to a single family structure.

6. This block and surrounding blocks only feature one-story houses, with the exception of a church at 3002 Galbraith Street. However, a two-story house is permissible by right, and two-story duplexes and townhouses have been approved within the Infill Housing Overlay on blocks that only feature one-story houses.

7. The design incorporates the front-gable massings for each unit divided by trim and paired porch posts to indicate the separate units and break up the large rectangular building.

8. The shared front porch and its proposed posts are appropriate.

9. The proposed 4/1 single-hung windows and quarter-lite paneled door are appropriate, but the Prairie-style windows on the side elevations are typically not approved within the overlay. A window should be added to the second story of the left elevation. The door placement on the rear elevation should be revised to align with the windows, or a window should be added to the right of each door to reflect historic proportions.

10. The proposed 9/12 pitch front-gable roof massings meet the minimum pitch recommended by the design guidelines. The design benefits from the eave overhangs and trim.

11. The asphalt shingles and fiber cement lap siding meet the design guidelines.

12. The block foundation should be parge-coated, clad in brick veneer, or clad in stucco. The foundation is on grade at the front façade but increases in height minimally around the building.

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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.

#### 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.



**DESIGN  
REVIEW  
BOARD**

**11-A-25-IH**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

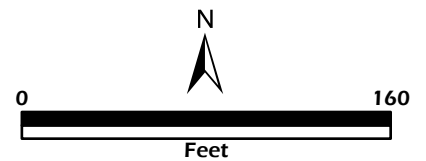


1212 Katherine Ave.  
 Lonsdale Infill Housing Overlay District

Original Print Date: 11/7/2025  
 Knoxville - Knox County Planning - Design Review Board

Revised:

Petitioner: **Quinn Epperly QB Realty Team, LLC**



[Reset Form](#)



## DESIGN REVIEW REQUEST

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

QB Realty Team LLC

Applicant

9/30/25

11/19/2025

11-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

Quinn Epperly

QB Realty Team LLC

Name

Company

552 S David Ln

Knoxville

TN

37922

Address

City

State

Zip

865-963-8462

Qbrenovations@gmail.com

Phone

Email

## CURRENT PROPERTY INFO

Owner Name (if different from applicant)

Owner Address

Owner Phone

1212 Katherine Ave

0811J004

Property Address

Parcel ID

AMBROSE & GALBRAITH FINALPLAT

RN-2/IH

Neighborhood

Zoning

## AUTHORIZATION

*Malynda Wollert*  
Staff Signature

Malynda Wollert

Please Print

10-1-25

Date

*Quinn Epperly*

dotloop verified  
09/30/25 12:07 PM  
EDT  
ZYCX-RH8T-0APY-OXYJ

Quinn Epperly

Please Print

9/30/25

Date

Applicant Signature

# 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: 3 two story, 901sf townhomes to be built under the Middle Housing guidelines  
 \_\_\_\_\_  
 \_\_\_\_\_

**STAFF USE ONLY**

**ATTACHMENTS**

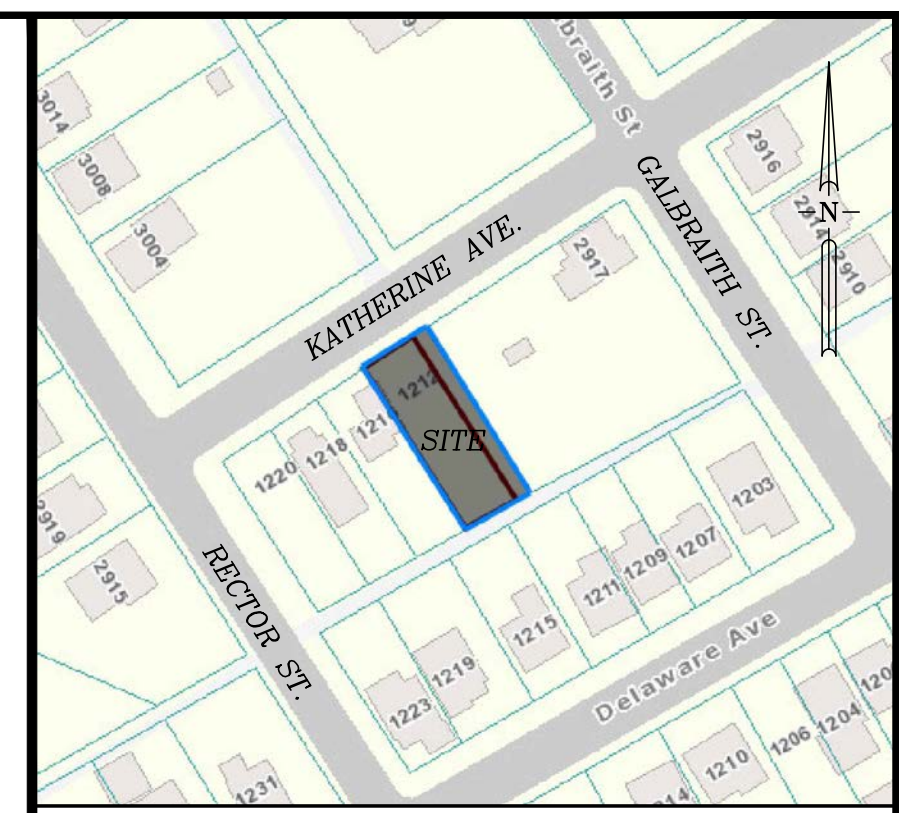
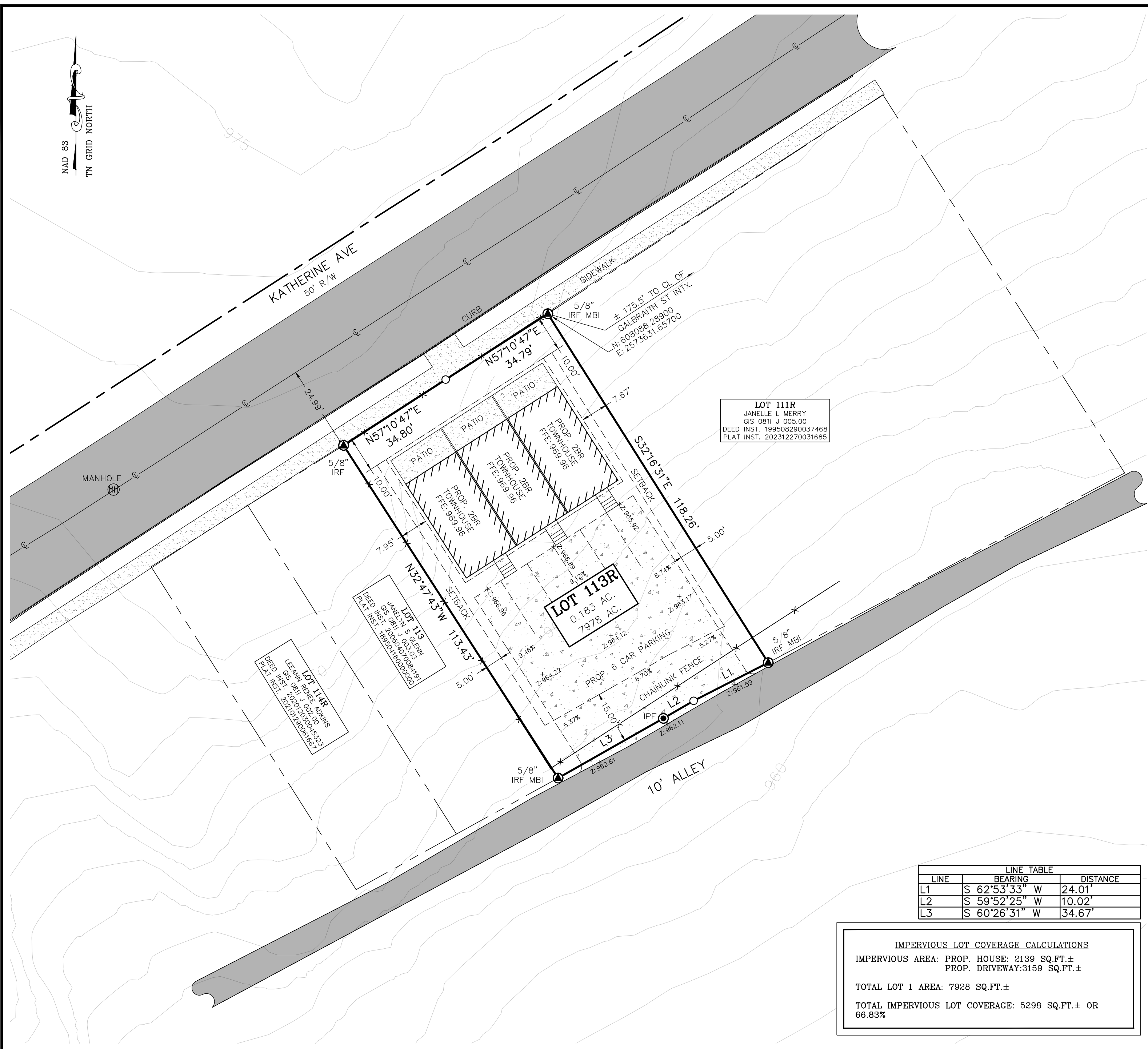
- Downtown Design Checklist  
 Historic Zoning Design Checklist  
 Infill Housing Design Checklist

**ADDITIONAL REQUIREMENTS**

- Property Owners / Option Holders

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

<b>FEE 1:</b>	<b>\$250</b>	<b>TOTAL:</b>
<b>FEE 2:</b>		
<b>FEE 3:</b>		
<b>Pd. 10/01/2025, SG</b>		



LOCATION MAP - NOT TO SCALE

**SURVEYOR'S NOTES**

1. THE SURVEY SHOWN HEREON WAS PRODUCED USING GPS REAL TIME KINEMATIC (RTK) POSITIONAL DATA OBSERVED ON JUNE 9, 2025, UTILIZING A TRIMBLE R-12 DUAL FREQUENCY RECEIVER. POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED 0.07 FEET HORIZONTALLY.
2. FIXED CONTROL STATIONS ARE LISTED AS FOLLOWS:  
A VRS NETWORK OF MULTIPLE TENNESSEE DEPARTMENT OF TRANSPORTATION CORS STATIONS.
3. BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM 1983 (NAD 83), CORS 96, EPOCH 2002.0, TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 4100, TENNESSEE GEODETIC REFERENCE NETWORK (TGRN) AND ARE FURTHER REFERENCED TO THE TENNESSEE DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE SYSTEM (VRS).
4. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) GEOID 18.
5. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GRID DISTANCES MEASURED IN U.S. SURVEY FEET. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 1.0000480726.
6. ALL ABOVE GROUND IMPROVEMENTS AND UTILITIES WITHIN 5 FEET OF ALL PROPERTY LINES HAVE BEEN LOCATED AND ARE SHOWN HEREON. THERE HAS BEEN NO ATTEMPT TO LOCATE ANY UNDERGROUND UTILITIES OR IMPROVEMENTS. UNDERGROUND UTILITIES SHOWN WERE FROM ACTUAL FIELD EVIDENCE. OTHER UTILITIES MAY EXIST AND NOT BE SHOWN OR VARY FROM WHERE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE ACTUAL LOCATION OF ANY UTILITY SHOWN, WHICH ARE NOT VISIBLE FROM THE SURFACE.
7. THE SURVEY SHOWN HEREON WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR TITLE SEARCH. ALL PROPERTY OR DEED INFORMATION WAS PROVIDED BY THE CLIENT.
8. SOURCES OF INFORMATION USED TO FACILITATE THIS SURVEY WERE PREVIOUS SURVEYS BY THIS SURVEYOR, SURVEYS BY OTHER SURVEYORS, AND INFORMATION FURNISHED BY THE CLIENT. NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY THIS SURVEYOR.
9. THE SURVEY SHOWN HEREON MAY BE SUBJECT TO DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, BUILDING SETBACKS, REGULATIONS, OR OTHER INSTRUMENTS OF RECORD WHICH COULD AFFECT THE BOUNDARIES OF THIS PROPERTY THAT WERE NOT FURNISHED AT THE TIME OF THE SURVEY.
10. THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X", AN AREA OF MINIMAL FLOOD HAZARD, PER THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 4709302776, EFFECTIVE DATE AUGUST 5, 2013.
11. THE SUBJECT PROPERTY IS CURRENTLY ZONED "RN-2", CURRENT BUILDING SETBACK ARE FRONT 20', OR THE AVERAGE OF BLOCKFACE, WHICHEVER IS LESS; IN NO CASE LESS THAN 10', SIDE 5' OR 15% OF LOT WIDTH, WHICHEVER IS LESS; IN NO CASE LESS THAN 15' COMBINED, AND REAR 25'. PER KNOXVILLE FUTURE LAND USE, THE ZONE WILL CHANGE TO "TDR", BUILDING SETBACKS ARE FRONT SHALL BE THE AVERAGE OF THE BLOCK FACE, PLUS OR MINUS FIVE FEET, IN NO CASE LESS THAN 10', SIDE 5' AND REAR SHALL BE NO LESS THAN 15' PER THE CITY OF KNOXVILLE ZONING OFFICE.
12. THE CONTRACTOR AND/OR HOMEOWNER IS RESPONSIBLE FOR VERIFYING FLOOR ELEVATIONS AND HOME LOCATION, AS SHOWN HEREON. ANY DISCREPANCY MUST BE REPORTED BEFORE CONSTRUCTION BEGINS. THE SURVEYOR ASSUMES NO RESPONSIBILITY AFTER CONSTRUCTION BEGINS.
13. SOURCE OF CONTOUR OVERLAY SHOWN HEREON IS DERIVED FROM "TN GIS" WEBSITE FROM LIDAR DATA COLLECTED IN 2016

**SURVEYOR'S CERTIFICATION**

THIS IS TO CERTIFY THAT THIS IS A CATEGORY IV RTK GPS SURVEY WHICH MEETS ALL THE TECHNICAL REQUIREMENTS SET FORTH BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS.  
 I FURTHER CERTIFY THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH ALL CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.  
 I FURTHER CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION, THAT THIS DRAWING ACCURATELY DEPICTS THE SURVEY, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

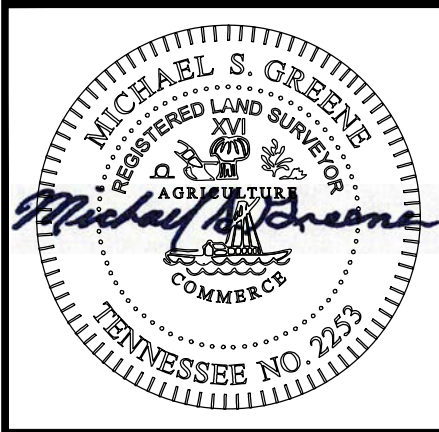
08/14/2025  
 DATE OF SIGNATURE  
 Michael S. Greene  
 MICHAEL S. GREENE TN #2253

**LEGEND**

- = "IRF" IRON ROD FOUND
- = COMPUTED POINT
- ⊙ = "IPP" IRON PIPE FOUND
- ⊕ = SANITARY SEWER MANHOLE
- = BOUNDARY/PROPERTY LINE
- - - = ADJOINING PROPERTY LINE.
- - - = RIGHT OF WAY LINE.
- - - = SETBACK LINE

LINE	BEARING	DISTANCE
L1	S 62°53'33" W	24.01'
L2	S 59°52'25" W	10.02'
L3	S 60°26'31" W	34.67'

**IMPERVIOUS LOT COVERAGE CALCULATIONS**  
 IMPERVIOUS AREA: PROP. HOUSE: 2139 SQ.FT.±  
 PROP. DRIVEWAY: 3159 SQ.FT.±  
 TOTAL LOT 1 AREA: 7928 SQ.FT.±  
 TOTAL IMPERVIOUS LOT COVERAGE: 5298 SQ.FT.± OR 66.83%



**TRUeline**  
 LAND SURVEYING

Trueline Land Surveying, LLC  
 P.O. Box 32242  
 Knoxville, TN 37930

(865) 807-0131  
 info@trueline.com  
 WWW.TRUELINELANDSURVEYING.COM

REFERENCES: DEED INST. 202506090064818

PARCEL ID: 0811 J 004.00
JOB NO: 202518056
DRAFTED BY: L. STEWART
DATE: 06/09/2025
SCALE: 1" = 20'

## SITE PLAN SURVEY OF: AMBROSE AND GALBRAITH ADD. - LOT 113R

SHOWING A SURVEY REQUESTED BY QUINN EPPERLY

CIVIL DISTRICT #5, WARD #19, CITY BLOCK #19465, CITY OF KNOXVILLE, COUNTY OF KNOX, STATE OF TENNESSEE

**REVISIONS:**

#	DATE	BY

**SHEET 1 OF 1**

REVISIONS	BY

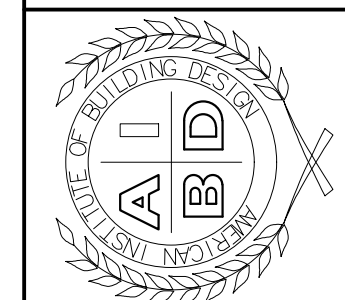
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**KATHERINE PROJECT**  
1212 KATHERINE AVE  
KNOXVILLE TN

PROJECT  
**EXTERIOR ELEVATIONS**

**A&R**  
DESIGN & DRAFTING  
SERVICE  
320 CRESTVIEW CIRCLE  
LENOX CITY TENNESSEE 37112  
(865) 594-8912 RD.LETTE@GMAIL.COM

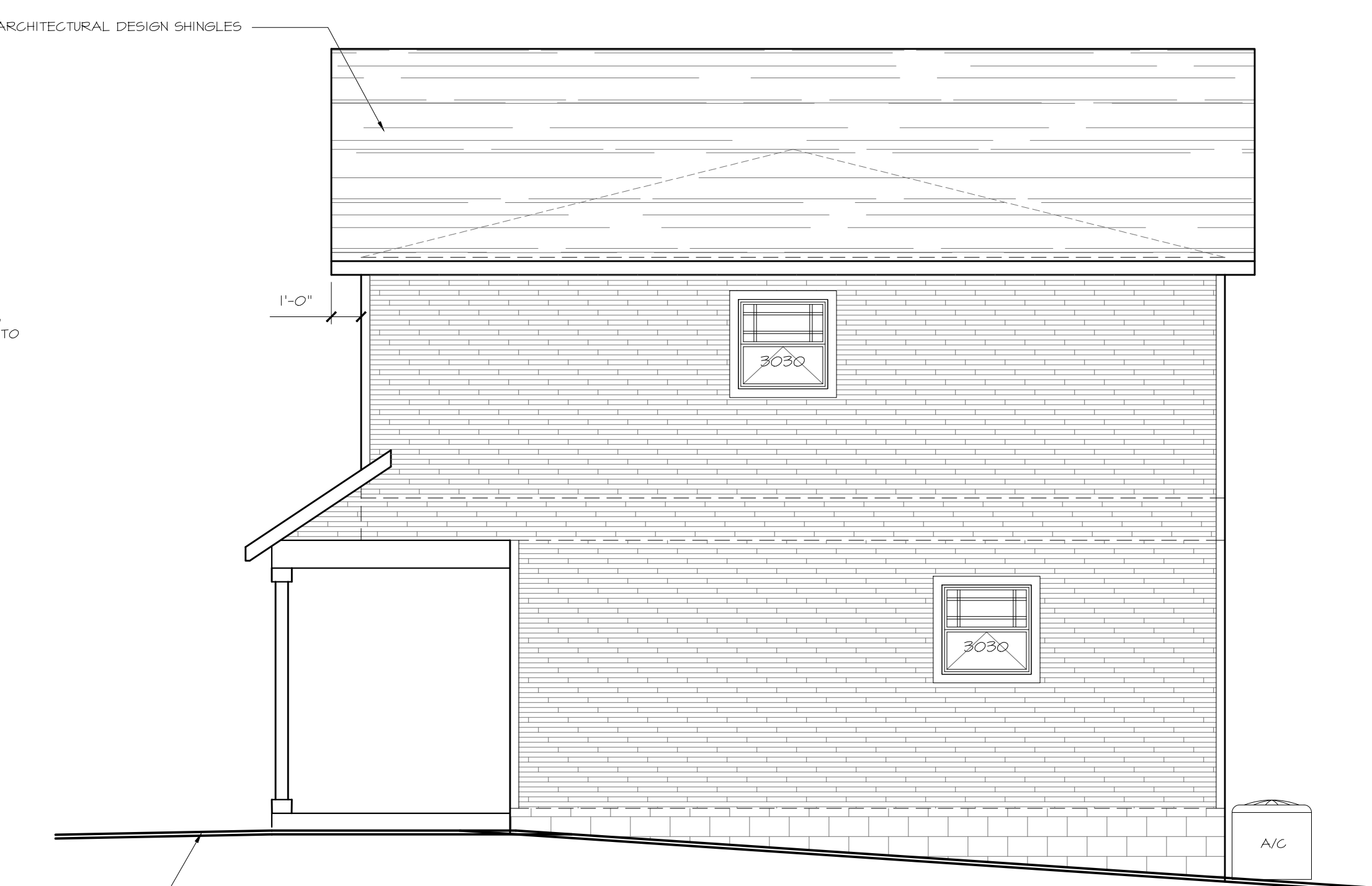


DATE 8/3/2025  
SCALE 1/4" = 1'-0"  
DRAWN RJ  
JOB GUI25027  
SHEET

A201



FRONT ELEVATION

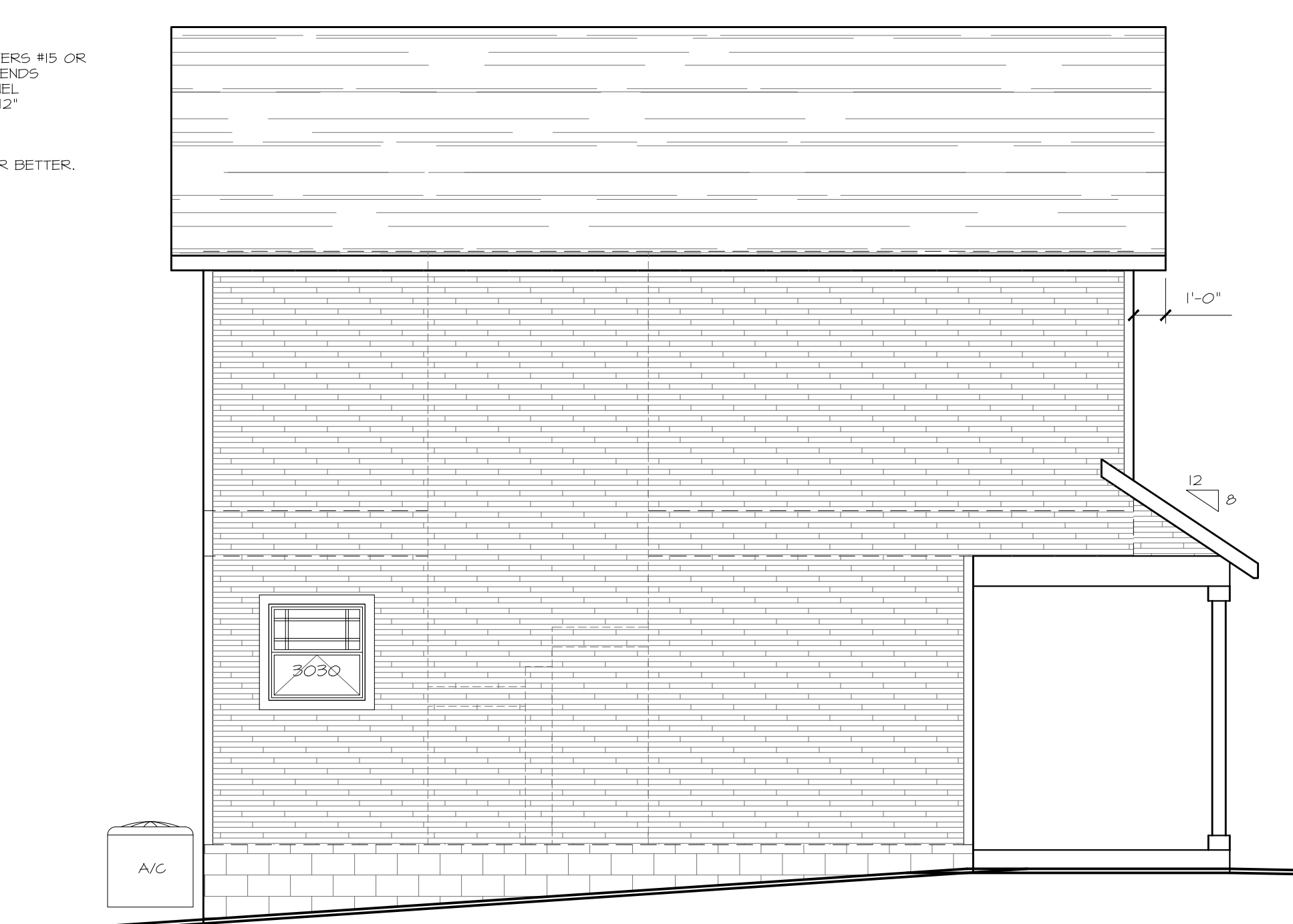


RIGHT ELEVATION

FINISH GRADE TO SLOPE 5% AWAY FROM BUILDING 5' MIN.



REAR ELEVATION



ATTIC VENTS HOUSE

(NOTE FOR 1/300 OF THE AREA OF THE SPACE VENTILATED, PROVIDE A VAPOR RETARDER HAVING A TRANSMISSION RATE NOT TO EXCEED 1 PERM IN ACCORDANCE WITH ASTM E 96 IS INSTALLED ON THE WARM SIDE OF THE ATTIC INSULATION AND PROVIDED 50% OF THE REQUIRED VENTILATING AREA PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3' ABOVE EAVE.)

- NOTE:**
1. BALLOON FRAME ALL EXTERIOR WALLS WHERE APPLICABLE TO UNDERSIDE OF TRUSS.
  2. TWO (2) LAYERS OF GRADE "D" PAPER IS REQUIRED AT WOOD SHEAR PANELS
  3. PROVIDE 1x3 WOOD BATTENS WHERE ROOF EXCEEDS 1:12 SEE E.R. #2656
  4. EXTERIOR FINISH TO BE VERTICAL AND HORIZONTAL SIDING TO BE DETERMINED BY OWNER
  5. GUTTER LOCATION AND MATERIAL AND STYLE TO BE DETERMINED BY OWNER ALL DOWNSPOUTS TO DRAIN INTO DRAINAGE LINES DISCHARGING AT THE LOWEST SIDE OF THE HOUSE
  6. PROVIDE ATTIC VENTILATION AS PER CURRENT IRC SECT. 1203.2 FOR EAVE VENTS PROVIDE 1sf OF VENT FOR EVERY 150sf OF ATTIC.
  7. PROVIDE AN APPROVED WATERPROOF BUILDING PAPER UNDER WOOD SIDING