

File Number: 11-C-25-IH

Meeting: 11/19/2025
Applicant: Spencer Stanley Stanley Homes LLC
Owner: Spencer Stanley Stanley Homes LLC
District: Oakwood/Lincoln Park Infill Housing Overlay District

Property Information

Location: 816 E. Churchwell Ave. **Parcel ID:** 81 E H 005
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: New four-unit townhouse

Staff Recommendation

The Board should discuss whether the roof forms and fixed windows are appropriate.

Staff is recommending approval of Certificate 11-C-25-IH, subject to the following conditions:

- 1) The final site plan to meet City Engineering standards, with minor revisions to be approved by staff;
 - 2) Meeting applicable standards of Article 4.6 and Article 9.3.1, with major revisions to return to the Board;
 - 3) The final site plan to include native or naturalized shade trees along E Churchwell Avenue and Huron Street;
 - 4) The architectural brackets and shakes on the entry stoops to be retained; and
 - 5) The siding to be clapboard-style lap siding, as opposed to Dutch lap or flush panel siding.
-

Description of Work

Level III New Primary Structure

New primary structure fronting E. Churchwell Avenue. The two-story, four-unit townhouse building measures 36'-6" wide by 90'-4" deep and is proposed to be set 23' from the front property line and 12' from the corner side with Huron Street, which three of the four units face. It features lap siding with shake accents, butterfly roofs (combo of 4/12 and 3/12 pitch clerestory and shed roofs) for each unit, and a parge-coated block foundation. Parking is four 10' wide stalls behind the building and is accessed via the rear alley.

Each unit features a small entry stoop recessed under a shed roof with brackets and shake siding that is accessed via steps with a simple handrailing. The front elevation features an 8/12 pitch, one-story projecting shed roof massing in the opposing direction of the primary roofline with three grouped single-hung windows in the left bay and a single-hung window in the right bay, flanking the stoop and half-lite paneled door; the second story features four fixed windows. The left elevation features two stories of three grouped single-hung windows for each of the four units, the stoops for three units, and a fixed window above each stoop. The left elevation (rear on plans) features one single-hung window on the first-story and paired single-hung windows on the leftmost unit, followed by alternating bays with two stories of fixed windows and two stories of paired single-hung windows. The rear elevation (alley facing) features four single-hung and one fixed window on the second story and paired single-hung windows on the first story. All windows feature trim and projecting sills.

Comments

1. The applicant intends to use the Middle Housing standards. The Design Review Board focuses on how the project meets the Infill Housing design guidelines, but some revisions to meet Middle Housing standards could require additional review by the Board.
 2. The building is proposed to be set 23' from the front property line, which meets Middle Housing standards and the guidelines; the average front setback of the blockface is 29', with the adjacent house at 30'. The site plan includes walkways from the stoops to the street.
 3. The parking meets design guidelines for placement. The final site plan should meet City Engineering standards.
 4. The final site plan should include native or naturalized shade trees along E. Churchwell Avenue and Huron Street.
 5. The block to receive new construction is characterized by Minimal Traditionals and infill construction. The proposed townhouse is similar in width to the single family houses along E. Churchwell Avenue, but it is significantly deeper. The long elevation along Huron Street will create a streetscape pattern comparable to the context.
 6. The context primarily features one and one-and-a-half story houses, and the visual scale of the two-story townhouse will be increased by its raised foundation and the steep slope of the property. However, the front elevation is smaller in scale, and the roof forms help break up the height.
 7. The proposed entry stoops are similar in scale to others approved on multifamily buildings within the overlay, and the design benefits from the architectural brackets and shakes, which should be retained.
 8. The building features alternating butterfly roof forms utilizes a more modern form and a lower pitch than the 6/12 minimum typically approved within the overlay. However, the roof form of the front elevation is very similar to 811 and 815 E Churchwell Avenue. Modern roof forms have been approved on multifamily construction within the overlay, and there is no residential development along this section of Huron Street. The Board should discuss whether the roof forms are appropriate.
 9. All elevations feature sufficient transparency, and the single-hung windows and half-lite paneled door match the context. Fixed windows are not typically approved within the overlay but are compatible with the building's more modern design.
 10. The lap siding, asphalt shingles, and parge-coated block foundation meet the guidelines. The siding should be clapboard-style lap siding, as opposed to Dutch lap or flush panel siding.
-

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.

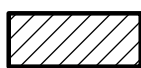
10. Multi-Unit Housing

- 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-C-25-IH
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

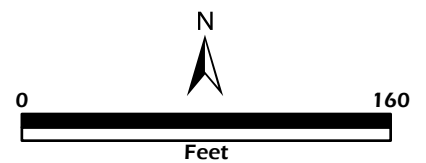


816 E. Churchwell Ave.
 Oakwood/Lincoln Park Infill Housing Overlay
 District

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

Revised:

Petitioner: Spencer Stanley Stanley
 Homes LLC





DESIGN REVIEW REQUEST

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

Spencer Stanley

Applicant		11-C-25-IH
10/14/2025	11/19/202 11/19/2025	IRC-NEW-25-0834
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

Jonah Pruitt	OYSK3		
Name	Company		
1545 Western Ave	Knoxville	TN	37921
Address	City	State	Zip
(865)523-8200	jonah@oysk3architects.com		
Phone	Email		

CURRENT PROPERTY INFO

Stanley Homes, LLC	6313 Clinton Hwy Apt 410	(423)742-2826
Owner Name (if different from applicant)	Owner Address	Owner Phone
816 E Churchwell Ave, Knoxville, TN 37917	081EH005	
Property Address	Parcel ID	
N/A	RN-2	
Neighborhood	Zoning	

AUTHORIZATION

<i>Malynda Wollert</i>	Malynda Wollert	10-15-2025
Staff Signature	Please Print	Date
<i>Spencer Stanley</i>	Spencer Stanley	10/14/2025
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: The work being proposed is a 4-unit townhouse structure. Please see attached plans. Thank you!

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:

\$250

FEE 2:

FEE 3:

TOTAL:

Pd. 10/16/2025, SG

CHURCHWELL AVE. TOWNHOMES

816 East Churchwell Ave.
Knoxville TN, 37917



09/08/2025

SYMBOL LEGEND	VICINITY MAP	PROJECT TEAM	PROJECT INFORMATION	SHEET INDEX																																																																																																																																																																																																																																																																																																																																																																														
<p>DETAIL CALLOUT</p> <p> DRAWING NUMBER SHEET NUMBER</p> <p>ELEVATION MARKER</p> <p> DIRECTION OF VIEW</p> <p>DETAIL SECTION MARKER</p> <p> EXTENT/ DIRECTION OF SECTION</p> <p>BUILDING SECTION MARKER</p> <p> EXTENT/ DIRECTION OF SECTION</p> <p>INTERIOR ELEVATION MARKER</p> <p> DIRECTION OF VIEW SHEET NUMBER ELEVATION NUMBER</p> <p>NORTH INDICATOR</p> <p></p>		<p>OWNER</p> <p>Stanley Homes, LLC 6313 Clinton Highway, Unit 410 Knoxville, TN 37912 Contact: Spencer Stanley Phone: (423) 747-2826 Email: stanleyhomelc@gmail.com</p> <p>ARCHITECT</p> <p>oysk³ Architects 1545 Western Avenue, Suite 100 Knoxville, TN 37921 Contact: Jonah Pruitt Phone: (865) 523-8200 Email: office@oysk3architects.com</p>	<p>SCOPE OF WORK:</p> <p>TWO STORY, FOUR UNIT TOWNHOUSES, WOOD FRAME ON CMU CRAWLSPACE FOUNDATION, WITH TYPICAL UTILITIES; SITE GRADING AS REQUIRED.</p> <p>PARCEL ID 081EH005</p> <p>PROPERTY ZONE RN-2</p> <p>PROPERTY SIZE 0.17 ACRES</p> <p>BUILDING SQUARE FOOTAGE</p> <table border="1"> <tr><td>UNIT A:</td><td>1,075 SF</td></tr> <tr><td>UNIT B:</td><td>1,400 SF</td></tr> <tr><td>UNIT C:</td><td>1,400 SF</td></tr> <tr><td>UNIT D:</td><td>1,400 SF</td></tr> <tr><td>TOTAL:</td><td>5,275 SF</td></tr> </table> <p>FLOOR LEVELS</p> <p>TWO STORY</p> <p>ADOPTED CODES:</p> <p>ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL CODES.</p> <p>CITY OF KNOXVILLE CITY OF KNOXVILLE ZONING ORDINANCE (WITH AMENDMENTS) 2024 INTERNATIONAL RESIDENTIAL CODE 2018 INTERNATIONAL ENERGY CONSERVATION CODE</p> <p>ALL MATERIALS USED ARE TO BE INSTALLED WITH STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED DETAILS & INSTRUCTIONS.</p>	UNIT A:	1,075 SF	UNIT B:	1,400 SF	UNIT C:	1,400 SF	UNIT D:	1,400 SF	TOTAL:	5,275 SF	<table border="1"> <thead> <tr> <th>SHEET NUMBER</th> <th>SHEET NAME</th> <th>Sheet Issue Date</th> </tr> </thead> <tbody> <tr><td colspan="3">01 - GENERAL</td></tr> <tr><td>G000</td><td>PROJECT INFORMATION</td><td>09/08/2025</td></tr> <tr><td>G001</td><td>CONSTRUCTION NOTES</td><td>09/08/2025</td></tr> <tr><td colspan="3">05 - ARCHITECTURAL</td></tr> <tr><td>A101</td><td>ARCHITECTURAL SITE PLAN</td><td>09/08/2025</td></tr> <tr><td>A102</td><td>FOUNDATION PLAN</td><td>09/08/2025</td></tr> <tr><td>A103</td><td>GROUND FLOOR PLAN</td><td>09/08/2025</td></tr> <tr><td>A104</td><td>SECOND FLOOR PLAN</td><td>09/08/2025</td></tr> <tr><td>A105</td><td>REFLECTED CEILING PLANS</td><td>09/08/2025</td></tr> <tr><td>A106</td><td>FRAMING PLANS</td><td>09/08/2025</td></tr> <tr><td>A107</td><td>ROOF PLAN & ROOF FRAMING PLAN</td><td>09/08/2025</td></tr> <tr><td>A201</td><td>EXTERIOR ELEVATIONS</td><td>09/08/2025</td></tr> <tr><td>A202</td><td>EXTERIOR SECTIONS</td><td>09/08/2025</td></tr> <tr><td>A301</td><td>BUILDING SECTIONS</td><td>09/08/2025</td></tr> <tr><td>A302</td><td>WALL SECTIONS</td><td>09/08/2025</td></tr> <tr><td>A303</td><td>TYPICAL DETAILS</td><td>09/08/2025</td></tr> <tr><td>A304</td><td>DETAILS AND INTERIOR ELEVATIONS</td><td>09/08/2025</td></tr> <tr><td>A306</td><td>AIR SEALING DETAILS</td><td>09/08/2025</td></tr> <tr><td>A900</td><td>3D VIEWS</td><td>09/08/2025</td></tr> </tbody> </table>	SHEET NUMBER	SHEET NAME	Sheet Issue Date	01 - GENERAL			G000	PROJECT INFORMATION	09/08/2025	G001	CONSTRUCTION NOTES	09/08/2025	05 - ARCHITECTURAL			A101	ARCHITECTURAL SITE PLAN	09/08/2025	A102	FOUNDATION PLAN	09/08/2025	A103	GROUND FLOOR PLAN	09/08/2025	A104	SECOND FLOOR PLAN	09/08/2025	A105	REFLECTED CEILING PLANS	09/08/2025	A106	FRAMING PLANS	09/08/2025	A107	ROOF PLAN & ROOF FRAMING PLAN	09/08/2025	A201	EXTERIOR ELEVATIONS	09/08/2025	A202	EXTERIOR SECTIONS	09/08/2025	A301	BUILDING SECTIONS	09/08/2025	A302	WALL SECTIONS	09/08/2025	A303	TYPICAL DETAILS	09/08/2025	A304	DETAILS AND INTERIOR ELEVATIONS	09/08/2025	A306	AIR SEALING DETAILS	09/08/2025	A900	3D VIEWS	09/08/2025																																																																																																																																																																																																																																																																																																								
UNIT A:	1,075 SF																																																																																																																																																																																																																																																																																																																																																																																	
UNIT B:	1,400 SF																																																																																																																																																																																																																																																																																																																																																																																	
UNIT C:	1,400 SF																																																																																																																																																																																																																																																																																																																																																																																	
UNIT D:	1,400 SF																																																																																																																																																																																																																																																																																																																																																																																	
TOTAL:	5,275 SF																																																																																																																																																																																																																																																																																																																																																																																	
SHEET NUMBER	SHEET NAME	Sheet Issue Date																																																																																																																																																																																																																																																																																																																																																																																
01 - GENERAL																																																																																																																																																																																																																																																																																																																																																																																		
G000	PROJECT INFORMATION	09/08/2025																																																																																																																																																																																																																																																																																																																																																																																
G001	CONSTRUCTION NOTES	09/08/2025																																																																																																																																																																																																																																																																																																																																																																																
05 - ARCHITECTURAL																																																																																																																																																																																																																																																																																																																																																																																		
A101	ARCHITECTURAL SITE PLAN	09/08/2025																																																																																																																																																																																																																																																																																																																																																																																
A102	FOUNDATION PLAN	09/08/2025																																																																																																																																																																																																																																																																																																																																																																																
A103	GROUND FLOOR PLAN	09/08/2025																																																																																																																																																																																																																																																																																																																																																																																
A104	SECOND FLOOR PLAN	09/08/2025																																																																																																																																																																																																																																																																																																																																																																																
A105	REFLECTED CEILING PLANS	09/08/2025																																																																																																																																																																																																																																																																																																																																																																																
A106	FRAMING PLANS	09/08/2025																																																																																																																																																																																																																																																																																																																																																																																
A107	ROOF PLAN & ROOF FRAMING PLAN	09/08/2025																																																																																																																																																																																																																																																																																																																																																																																
A201	EXTERIOR ELEVATIONS	09/08/2025																																																																																																																																																																																																																																																																																																																																																																																
A202	EXTERIOR SECTIONS	09/08/2025																																																																																																																																																																																																																																																																																																																																																																																
A301	BUILDING SECTIONS	09/08/2025																																																																																																																																																																																																																																																																																																																																																																																
A302	WALL SECTIONS	09/08/2025																																																																																																																																																																																																																																																																																																																																																																																
A303	TYPICAL DETAILS	09/08/2025																																																																																																																																																																																																																																																																																																																																																																																
A304	DETAILS AND INTERIOR ELEVATIONS	09/08/2025																																																																																																																																																																																																																																																																																																																																																																																
A306	AIR SEALING DETAILS	09/08/2025																																																																																																																																																																																																																																																																																																																																																																																
A900	3D VIEWS	09/08/2025																																																																																																																																																																																																																																																																																																																																																																																
<p>FLOOR PLAN TAGS</p> <p> IDENTIFIER WINDOW TYPE IF SCHEDULED</p> <p> IDENTIFIER DOOR TYPE IF SCHEDULED</p> <p> IDENTIFIER, SIZE IN INCHES WINDOW TYPE ON FLOOR PLAN</p> <p> IDENTIFIER, DOOR TYPE DOOR SIZE, IN INCHES, ON FLOOR PLAN</p> <p> IDENTIFIER PARTITION TYPE</p> <p>ELEVATION MARKER</p> <p> "XX'-XX" A.F.F.</p> <p>SPOT ELEVATION</p> <p></p> <p>F.F.E. = FINISH FLOOR ELEVATION</p> <p>REVISIONS</p> <p> IDENTIFIER REVISION NUMBER</p> <p> REVISION SCOPE</p>	<p>ABBREVIATIONS</p> <table border="1"> <tr> <td>A/C</td><td>AIR CONDITIONING</td> <td>ELEC</td><td>ELECTRIC(AL)</td> <td>MH</td><td>MANHOLE</td> <td>SECT</td><td>SECTION</td> </tr> <tr> <td>ABV</td><td>ABOVE</td> <td>ELEV</td><td>ELEVATOR</td> <td>MIN</td><td>MINIMUM</td> <td>SHT</td><td>SHEET</td> </tr> <tr> <td>ACT</td><td>ACOUSTICAL CEILING TILE</td> <td>EQ</td><td>EQUAL</td> <td>MISC</td><td>MISCELLANEOUS</td> <td>SIM</td><td>SIMILAR</td> </tr> <tr> <td>ADJ</td><td>ADJUSTABLE</td> <td>EQUIP</td><td>EQUIPMENT</td> <td>M.O.</td><td>MASONRY OPENING</td> <td>SLNT</td><td>SEALANT</td> </tr> <tr> <td>AFF</td><td>ABOVE FINISH FLOOR</td> <td>EWC</td><td>ELECTRIC WATER COOLER</td> <td>MR</td><td>MOISTURE RESISTANT</td> <td>SPEC</td><td>SPECIFICATION(S)</td> </tr> <tr> <td>ALT</td><td>ALTERNATE</td> <td>EXH</td><td>EXHAUST</td> <td>MTL</td><td>METAL</td> <td>SS</td><td>STAINLESS STEEL</td> </tr> <tr> <td>ALUM</td><td>ALUMINUM</td> <td>EXIST</td><td>EXISTING</td> <td>NIC</td><td>NOT IN CONTRACT</td> <td>STD</td><td>STANDARD</td> </tr> <tr> <td>BD</td><td>BOARD</td> <td>EXP</td><td>EXPANSION</td> <td>NO</td><td>NUMBER</td> <td>STB</td><td>STEEL TUBE</td> </tr> <tr> <td>BLDG</td><td>BUILDING</td> <td>EXT</td><td>EXTERIOR</td> <td>NTS</td><td>NOT TO SCALE</td> <td>STL</td><td>STEEL</td> </tr> <tr> <td>BLKG</td><td>BLOCKING</td> <td>FD</td><td>FLOOR DRAIN</td> <td>OC</td><td>ON CENTER</td> <td>STOR</td><td>STORAGE</td> </tr> <tr> <td>BM</td><td>BENCHMARK, BEAM</td> <td>FE</td><td>FIRE EXTINGUISHER</td> <td>OH</td><td>OVERHEAD</td> <td>STRUCT</td><td>STRUCTURAL</td> </tr> <tr> <td>BOC</td><td>BOTTOM OF CURB</td> <td>FEC</td><td>FIRE EXTINGUISHER CABINET</td> <td>O-O</td><td>OUT TO OUT</td> <td>SUSP</td><td>SUSPEND(ED)</td> </tr> <tr> <td>BOF</td><td>BOTTOM OF FOOTING</td> <td>FF</td><td>FINISH FLOOR</td> <td>OPNG</td><td>PRE-ENGINEERED METAL BLDG.</td> <td>TBS</td><td>TO BE SELECTED</td> </tr> <tr> <td>BOW</td><td>BOTTOM OF WALL</td> <td>FHC</td><td>FIRE HOSE CABINET</td> <td>OPP</td><td>OPPOSITE</td> <td>T</td><td>TREAD</td> </tr> <tr> <td>BRG</td><td>BEARING</td> <td>FIN</td><td>FINISH(ED)</td> <td>OPR</td><td>OVERHANG</td> <td>T&G</td><td>TONGUE AND GROOVE</td> </tr> <tr> <td>B.T</td><td>BORATE TREATED</td> <td>FLR</td><td>FLOOR</td> <td>OVRHNG</td><td>OVERHANG</td> <td>TEMP</td><td>TEMPERED, TEMPORARY</td> </tr> <tr> <td>BTM</td><td>BOTTOM</td> <td>FRMG</td><td>FRAMING</td> <td>PEMB</td><td>PROPERTY LINE</td> <td>THK</td><td>THICK(NESS)</td> </tr> <tr> <td>BUR</td><td>BUILT UP ROOF</td> <td>FTG</td><td>FOOTING</td> <td>PLAM</td><td>PLASTIC LAMINATE</td> <td>THOLD, TH</td><td>THRESHOLD</td> </tr> <tr> <td>CAB</td><td>CABINET</td> <td>FUR</td><td>FURRING</td> <td>PLY</td><td>PLYWOOD</td> <td>TLT</td><td>TOILET</td> </tr> <tr> <td>CB</td><td>CATCH BASIN</td> <td>GA</td><td>GAUGE/ GAGE</td> <td>PREFAB</td><td>PREFABRICATED</td> <td>TOC</td><td>TOP OF CURB</td> </tr> <tr> <td>CEM</td><td>CEMENT</td> <td>GALV</td><td>GALVANIZED</td> <td>PT</td><td>POINT</td> <td>TOP</td><td>TOP OF FOUNDATION</td> </tr> <tr> <td>CJ</td><td>CONTROL JOINT</td> <td>GYP</td><td>GYP(SUM)</td> <td>P.T.</td><td>PRESSURE TREATED</td> <td>TOW</td><td>TOP OF WALL</td> </tr> <tr> <td>CLG</td><td>CEILING</td> <td>HB</td><td>HOSE BIB</td> <td>PTD</td><td>PAINTED</td> <td>TRTD</td><td>TREATED</td> </tr> <tr> <td>CLR</td><td>CLEAR(ANCE)</td> <td>H.C.</td><td>HOLLOW CORE</td> <td>PVC</td><td>POLYVINYL CHLORIDE</td> <td>TYP</td><td>TYPICAL</td> </tr> <tr> <td>CMP</td><td>CORRUGATED METAL PIPE</td> <td>HDR</td><td>HEADER</td> <td>R</td><td>RISER, RADIUS</td> <td>UNO</td><td>UNLESS NOTED OTHERWISE</td> </tr> <tr> <td>CMU</td><td>CONCRETE MASONRY UNIT</td> <td>HDW</td><td>HARDWARE</td> <td>RA</td><td>RETURN AIR</td> <td>UR</td><td>URINAL</td> </tr> <tr> <td>COL</td><td>COLUMN</td> <td>HM</td><td>HOLLOW METAL</td> <td>RAD</td><td>RADIUS</td> <td>VB</td><td>VAPOR BARRIER</td> </tr> <tr> <td>CONC</td><td>CONCRETE</td> <td>HORIZ</td><td>HORIZONTAL</td> <td>RAG</td><td>RETURN AIR GRILL</td> <td>VERT</td><td>VERTICAL</td> </tr> <tr> <td>CONT</td><td>CONTINUOUS/ CONTINUE</td> <td>HR</td><td>HOUR</td> <td>RCP</td><td>REFLECTED CEILING PLAN</td> <td>W</td><td>WIDE, WIDTH</td> </tr> <tr> <td>COORD</td><td>COORDINATE</td> <td>HGT</td><td>HEIGHT</td> <td>RO</td><td>ROUGH DRAIN</td> <td>WB</td><td>WEATHER BARRIER</td> </tr> <tr> <td>CORR</td><td>CORRIDOR</td> <td>I.D.</td><td>INSIDE DIAMETER</td> <td>REF</td><td>REFRIGERATOR</td> <td>W/</td><td>WITH</td> </tr> <tr> <td>CRS</td><td>COURSE(S)</td> <td>INSUL</td><td>INSULATE(D)(ING)(ION)</td> <td>REFL</td><td>REFLECTED</td> <td>W/O</td><td>WITHOUT</td> </tr> <tr> <td>DF</td><td>DRINKING FOUNTAIN</td> <td>INT</td><td>INTERIOR</td> <td>REINF</td><td>REINFORCED</td> <td>WC</td><td>WATER CLOSET</td> </tr> <tr> <td>DIAM</td><td>DIAMETER</td> <td>JST</td><td>JOIST</td> <td>RET</td><td>RETAINING</td> <td>WD</td><td>WOOD</td> </tr> <tr> <td>DIA</td><td>DIAMETER</td> <td>JT</td><td>JOINT</td> <td>RM</td><td>ROOM</td> <td>WDW</td><td>WINDOW</td> </tr> <tr> <td>DIM</td><td>DIMENSION</td> <td>KIT</td><td>KITCHEN</td> <td>RO</td><td>ROUGH OPENING</td> <td>WH</td><td>WATER HEATER</td> </tr> <tr> <td>DL</td><td>DEAD LOAD</td> <td>L</td><td>LENGTH, LONG</td> <td>ROW, RW</td><td>RIGHT OF WAY</td> <td>WR</td><td>WATER RESISTANT</td> </tr> <tr> <td>DN</td><td>DOWN</td> <td>LAM</td><td>LAMINATE(D)</td> <td>RS</td><td>ROUGH SAWN</td> <td>WWM</td><td>WELDED WIRE MESH</td> </tr> <tr> <td>DR</td><td>DOOR</td> <td>LL</td><td>LIVE LOAD</td> <td>RVL</td><td>REVEAL</td> <td></td><td></td> </tr> <tr> <td>DS</td><td>DOWN SPOUT</td> <td>LVR</td><td>LOUVER</td> <td>RWL</td><td>RAINWATER LEAD</td> <td></td><td></td> </tr> <tr> <td>DTL</td><td>DETAIL</td> <td>MAS</td><td>MASONRY</td> <td>SAG</td><td>SUPPLY AIR GRILL</td> <td></td><td></td> </tr> <tr> <td>DW</td><td>DISH WASHER</td> <td>MATL</td><td>MATERIAL</td> <td>SCH</td><td>SCHEDULE</td> <td></td><td></td> </tr> <tr> <td>DWG</td><td>DRAWING</td> <td>MAX</td><td>MAXIMUM</td> <td>SCWD</td><td>SOLID CORE WOOD DOOR</td> <td></td><td></td> </tr> <tr> <td>EIFS</td><td>EXTERIOR INSULATION & FINISH SYSTEM</td> <td>MECH</td><td>MECHANIC(AL)</td> <td>SDG</td><td>SIDING</td> <td></td><td></td> </tr> <tr> <td>EJ</td><td>EXPANSION JOINT</td> <td>MFR</td><td>MANUFACTURER ®</td> <td>SEC</td><td>SECURE</td> <td></td><td></td> </tr> <tr> <td>EL</td><td>ELEVATION</td> <td></td><td></td> <td></td><td></td> <td></td><td></td> </tr> </table>	A/C	AIR CONDITIONING	ELEC	ELECTRIC(AL)	MH	MANHOLE	SECT	SECTION	ABV	ABOVE	ELEV	ELEVATOR	MIN	MINIMUM	SHT	SHEET	ACT	ACOUSTICAL CEILING TILE	EQ	EQUAL	MISC	MISCELLANEOUS	SIM	SIMILAR	ADJ	ADJUSTABLE	EQUIP	EQUIPMENT	M.O.	MASONRY OPENING	SLNT	SEALANT	AFF	ABOVE FINISH FLOOR	EWC	ELECTRIC WATER COOLER	MR	MOISTURE RESISTANT	SPEC	SPECIFICATION(S)	ALT	ALTERNATE	EXH	EXHAUST	MTL	METAL	SS	STAINLESS STEEL	ALUM	ALUMINUM	EXIST	EXISTING	NIC	NOT IN CONTRACT	STD	STANDARD	BD	BOARD	EXP	EXPANSION	NO	NUMBER	STB	STEEL TUBE	BLDG	BUILDING	EXT	EXTERIOR	NTS	NOT TO SCALE	STL	STEEL	BLKG	BLOCKING	FD	FLOOR DRAIN	OC	ON CENTER	STOR	STORAGE	BM	BENCHMARK, BEAM	FE	FIRE EXTINGUISHER	OH	OVERHEAD	STRUCT	STRUCTURAL	BOC	BOTTOM OF CURB	FEC	FIRE EXTINGUISHER CABINET	O-O	OUT TO OUT	SUSP	SUSPEND(ED)	BOF	BOTTOM OF FOOTING	FF	FINISH FLOOR	OPNG	PRE-ENGINEERED METAL BLDG.	TBS	TO BE SELECTED	BOW	BOTTOM OF WALL	FHC	FIRE HOSE CABINET	OPP	OPPOSITE	T	TREAD	BRG	BEARING	FIN	FINISH(ED)	OPR	OVERHANG	T&G	TONGUE AND GROOVE	B.T	BORATE TREATED	FLR	FLOOR	OVRHNG	OVERHANG	TEMP	TEMPERED, TEMPORARY	BTM	BOTTOM	FRMG	FRAMING	PEMB	PROPERTY LINE	THK	THICK(NESS)	BUR	BUILT UP ROOF	FTG	FOOTING	PLAM	PLASTIC LAMINATE	THOLD, TH	THRESHOLD	CAB	CABINET	FUR	FURRING	PLY	PLYWOOD	TLT	TOILET	CB	CATCH BASIN	GA	GAUGE/ GAGE	PREFAB	PREFABRICATED	TOC	TOP OF CURB	CEM	CEMENT	GALV	GALVANIZED	PT	POINT	TOP	TOP OF FOUNDATION	CJ	CONTROL JOINT	GYP	GYP(SUM)	P.T.	PRESSURE TREATED	TOW	TOP OF WALL	CLG	CEILING	HB	HOSE BIB	PTD	PAINTED	TRTD	TREATED	CLR	CLEAR(ANCE)	H.C.	HOLLOW CORE	PVC	POLYVINYL CHLORIDE	TYP	TYPICAL	CMP	CORRUGATED METAL PIPE	HDR	HEADER	R	RISER, RADIUS	UNO	UNLESS NOTED OTHERWISE	CMU	CONCRETE MASONRY UNIT	HDW	HARDWARE	RA	RETURN AIR	UR	URINAL	COL	COLUMN	HM	HOLLOW METAL	RAD	RADIUS	VB	VAPOR BARRIER	CONC	CONCRETE	HORIZ	HORIZONTAL	RAG	RETURN AIR GRILL	VERT	VERTICAL	CONT	CONTINUOUS/ CONTINUE	HR	HOUR	RCP	REFLECTED CEILING PLAN	W	WIDE, WIDTH	COORD	COORDINATE	HGT	HEIGHT	RO	ROUGH DRAIN	WB	WEATHER BARRIER	CORR	CORRIDOR	I.D.	INSIDE DIAMETER	REF	REFRIGERATOR	W/	WITH	CRS	COURSE(S)	INSUL	INSULATE(D)(ING)(ION)	REFL	REFLECTED	W/O	WITHOUT	DF	DRINKING FOUNTAIN	INT	INTERIOR	REINF	REINFORCED	WC	WATER CLOSET	DIAM	DIAMETER	JST	JOIST	RET	RETAINING	WD	WOOD	DIA	DIAMETER	JT	JOINT	RM	ROOM	WDW	WINDOW	DIM	DIMENSION	KIT	KITCHEN	RO	ROUGH OPENING	WH	WATER HEATER	DL	DEAD LOAD	L	LENGTH, LONG	ROW, RW	RIGHT OF WAY	WR	WATER RESISTANT	DN	DOWN	LAM	LAMINATE(D)	RS	ROUGH SAWN	WWM	WELDED WIRE MESH	DR	DOOR	LL	LIVE LOAD	RVL	REVEAL			DS	DOWN SPOUT	LVR	LOUVER	RWL	RAINWATER LEAD			DTL	DETAIL	MAS	MASONRY	SAG	SUPPLY AIR GRILL			DW	DISH WASHER	MATL	MATERIAL	SCH	SCHEDULE			DWG	DRAWING	MAX	MAXIMUM	SCWD	SOLID CORE WOOD DOOR			EIFS	EXTERIOR INSULATION & FINISH SYSTEM	MECH	MECHANIC(AL)	SDG	SIDING			EJ	EXPANSION JOINT	MFR	MANUFACTURER ®	SEC	SECURE			EL	ELEVATION							<p>CODE ANALYSIS</p> <p>FIRE RESISTANCE:</p> <p>EXTERIOR WALLS: 0 HR. INTERIOR WALLS: 0 HR. ROOF CONSTRUCTION: 0 HR. FLOOR CONSTRUCTION: 0 HR. UNIT SEPARATION WALLS: 2 HR.</p> <p>DESIGN LOADS:</p> <p>FLOOR, 1st: 40 PSF LIVE + 10 PSF DEAD FLOOR, 2nd: 40 PSF LIVE + 10 PSF DEAD ROOF: 20 PSF LIVE + 10 PSF DEAD SLEEPING AREAS: 30 PSF LIVE + 10 PSF DEAD INTERIOR STAIRS: 40 PSF LIVE + 10 PSF DEAD EXTERIOR DECKS: 60 PSF LIVE + 10 PSF DEAD</p> <p>*REFER TO SNOW LOAD & WIND LOAD PER SECTION R301 OF THE INTERNATIONAL RESIDENTIAL CODE (IRC).</p> <p>SEISMIC LOADING TO BE BASED ON REQUIREMENTS OF SECTION R301 OF THE IRC.</p> <p>CONSTRUCTION CLASSIFICATION V-B, UNPROTECTED, UNSPRINKLERED</p> <p>OCCUPANCY CLASSIFICATION RESIDENTIAL</p> <p>OCCUPANT LOAD 5,275/200 = 27 OCCUPANTS</p> <p>RATED WALLS NONE</p> <p>DETECTION AND ALARM SYSTEMS LINE VOLTAGE, INTERCONNECTED, SMOKE DETECTORS IN EACH BEDROOM AND OUTSIDE EACH BEDROOM IN CLOSE PROXIMITY, WITH BATTERY BACKUP, SMOKE ALARM TO BE PLACED NO LESS THAN 30 HORIZONTALLY FROM THE OUTSIDE OF A BATHROOM DOOR CONTAINING A BATH TUB/SHOWER.</p> <p>EMERGENCY ILLUMINATION NOT REQUIRED</p> <p>MAX TRAVEL DISTANCE TO EXITS < 75' OR < 100' IF SPRINKLERED</p> <p>FIRE EXTINGUISHERS PROVIDED BY OWNER</p>
A/C	AIR CONDITIONING	ELEC	ELECTRIC(AL)	MH	MANHOLE	SECT	SECTION																																																																																																																																																																																																																																																																																																																																																																											
ABV	ABOVE	ELEV	ELEVATOR	MIN	MINIMUM	SHT	SHEET																																																																																																																																																																																																																																																																																																																																																																											
ACT	ACOUSTICAL CEILING TILE	EQ	EQUAL	MISC	MISCELLANEOUS	SIM	SIMILAR																																																																																																																																																																																																																																																																																																																																																																											
ADJ	ADJUSTABLE	EQUIP	EQUIPMENT	M.O.	MASONRY OPENING	SLNT	SEALANT																																																																																																																																																																																																																																																																																																																																																																											
AFF	ABOVE FINISH FLOOR	EWC	ELECTRIC WATER COOLER	MR	MOISTURE RESISTANT	SPEC	SPECIFICATION(S)																																																																																																																																																																																																																																																																																																																																																																											
ALT	ALTERNATE	EXH	EXHAUST	MTL	METAL	SS	STAINLESS STEEL																																																																																																																																																																																																																																																																																																																																																																											
ALUM	ALUMINUM	EXIST	EXISTING	NIC	NOT IN CONTRACT	STD	STANDARD																																																																																																																																																																																																																																																																																																																																																																											
BD	BOARD	EXP	EXPANSION	NO	NUMBER	STB	STEEL TUBE																																																																																																																																																																																																																																																																																																																																																																											
BLDG	BUILDING	EXT	EXTERIOR	NTS	NOT TO SCALE	STL	STEEL																																																																																																																																																																																																																																																																																																																																																																											
BLKG	BLOCKING	FD	FLOOR DRAIN	OC	ON CENTER	STOR	STORAGE																																																																																																																																																																																																																																																																																																																																																																											
BM	BENCHMARK, BEAM	FE	FIRE EXTINGUISHER	OH	OVERHEAD	STRUCT	STRUCTURAL																																																																																																																																																																																																																																																																																																																																																																											
BOC	BOTTOM OF CURB	FEC	FIRE EXTINGUISHER CABINET	O-O	OUT TO OUT	SUSP	SUSPEND(ED)																																																																																																																																																																																																																																																																																																																																																																											
BOF	BOTTOM OF FOOTING	FF	FINISH FLOOR	OPNG	PRE-ENGINEERED METAL BLDG.	TBS	TO BE SELECTED																																																																																																																																																																																																																																																																																																																																																																											
BOW	BOTTOM OF WALL	FHC	FIRE HOSE CABINET	OPP	OPPOSITE	T	TREAD																																																																																																																																																																																																																																																																																																																																																																											
BRG	BEARING	FIN	FINISH(ED)	OPR	OVERHANG	T&G	TONGUE AND GROOVE																																																																																																																																																																																																																																																																																																																																																																											
B.T	BORATE TREATED	FLR	FLOOR	OVRHNG	OVERHANG	TEMP	TEMPERED, TEMPORARY																																																																																																																																																																																																																																																																																																																																																																											
BTM	BOTTOM	FRMG	FRAMING	PEMB	PROPERTY LINE	THK	THICK(NESS)																																																																																																																																																																																																																																																																																																																																																																											
BUR	BUILT UP ROOF	FTG	FOOTING	PLAM	PLASTIC LAMINATE	THOLD, TH	THRESHOLD																																																																																																																																																																																																																																																																																																																																																																											
CAB	CABINET	FUR	FURRING	PLY	PLYWOOD	TLT	TOILET																																																																																																																																																																																																																																																																																																																																																																											
CB	CATCH BASIN	GA	GAUGE/ GAGE	PREFAB	PREFABRICATED	TOC	TOP OF CURB																																																																																																																																																																																																																																																																																																																																																																											
CEM	CEMENT	GALV	GALVANIZED	PT	POINT	TOP	TOP OF FOUNDATION																																																																																																																																																																																																																																																																																																																																																																											
CJ	CONTROL JOINT	GYP	GYP(SUM)	P.T.	PRESSURE TREATED	TOW	TOP OF WALL																																																																																																																																																																																																																																																																																																																																																																											
CLG	CEILING	HB	HOSE BIB	PTD	PAINTED	TRTD	TREATED																																																																																																																																																																																																																																																																																																																																																																											
CLR	CLEAR(ANCE)	H.C.	HOLLOW CORE	PVC	POLYVINYL CHLORIDE	TYP	TYPICAL																																																																																																																																																																																																																																																																																																																																																																											
CMP	CORRUGATED METAL PIPE	HDR	HEADER	R	RISER, RADIUS	UNO	UNLESS NOTED OTHERWISE																																																																																																																																																																																																																																																																																																																																																																											
CMU	CONCRETE MASONRY UNIT	HDW	HARDWARE	RA	RETURN AIR	UR	URINAL																																																																																																																																																																																																																																																																																																																																																																											
COL	COLUMN	HM	HOLLOW METAL	RAD	RADIUS	VB	VAPOR BARRIER																																																																																																																																																																																																																																																																																																																																																																											
CONC	CONCRETE	HORIZ	HORIZONTAL	RAG	RETURN AIR GRILL	VERT	VERTICAL																																																																																																																																																																																																																																																																																																																																																																											
CONT	CONTINUOUS/ CONTINUE	HR	HOUR	RCP	REFLECTED CEILING PLAN	W	WIDE, WIDTH																																																																																																																																																																																																																																																																																																																																																																											
COORD	COORDINATE	HGT	HEIGHT	RO	ROUGH DRAIN	WB	WEATHER BARRIER																																																																																																																																																																																																																																																																																																																																																																											
CORR	CORRIDOR	I.D.	INSIDE DIAMETER	REF	REFRIGERATOR	W/	WITH																																																																																																																																																																																																																																																																																																																																																																											
CRS	COURSE(S)	INSUL	INSULATE(D)(ING)(ION)	REFL	REFLECTED	W/O	WITHOUT																																																																																																																																																																																																																																																																																																																																																																											
DF	DRINKING FOUNTAIN	INT	INTERIOR	REINF	REINFORCED	WC	WATER CLOSET																																																																																																																																																																																																																																																																																																																																																																											
DIAM	DIAMETER	JST	JOIST	RET	RETAINING	WD	WOOD																																																																																																																																																																																																																																																																																																																																																																											
DIA	DIAMETER	JT	JOINT	RM	ROOM	WDW	WINDOW																																																																																																																																																																																																																																																																																																																																																																											
DIM	DIMENSION	KIT	KITCHEN	RO	ROUGH OPENING	WH	WATER HEATER																																																																																																																																																																																																																																																																																																																																																																											
DL	DEAD LOAD	L	LENGTH, LONG	ROW, RW	RIGHT OF WAY	WR	WATER RESISTANT																																																																																																																																																																																																																																																																																																																																																																											
DN	DOWN	LAM	LAMINATE(D)	RS	ROUGH SAWN	WWM	WELDED WIRE MESH																																																																																																																																																																																																																																																																																																																																																																											
DR	DOOR	LL	LIVE LOAD	RVL	REVEAL																																																																																																																																																																																																																																																																																																																																																																													
DS	DOWN SPOUT	LVR	LOUVER	RWL	RAINWATER LEAD																																																																																																																																																																																																																																																																																																																																																																													
DTL	DETAIL	MAS	MASONRY	SAG	SUPPLY AIR GRILL																																																																																																																																																																																																																																																																																																																																																																													
DW	DISH WASHER	MATL	MATERIAL	SCH	SCHEDULE																																																																																																																																																																																																																																																																																																																																																																													
DWG	DRAWING	MAX	MAXIMUM	SCWD	SOLID CORE WOOD DOOR																																																																																																																																																																																																																																																																																																																																																																													
EIFS	EXTERIOR INSULATION & FINISH SYSTEM	MECH	MECHANIC(AL)	SDG	SIDING																																																																																																																																																																																																																																																																																																																																																																													
EJ	EXPANSION JOINT	MFR	MANUFACTURER ®	SEC	SECURE																																																																																																																																																																																																																																																																																																																																																																													
EL	ELEVATION																																																																																																																																																																																																																																																																																																																																																																																	

CHURCHWELL AVE. TOWNHOMES
NEW CONSTRUCTION
816 East Churchwell Ave.
Knoxville TN, 37917

ISSUE FOR	DATE	ISSUE FOR
CONSTRUCTION DOCUMENTS	09/08/2025	

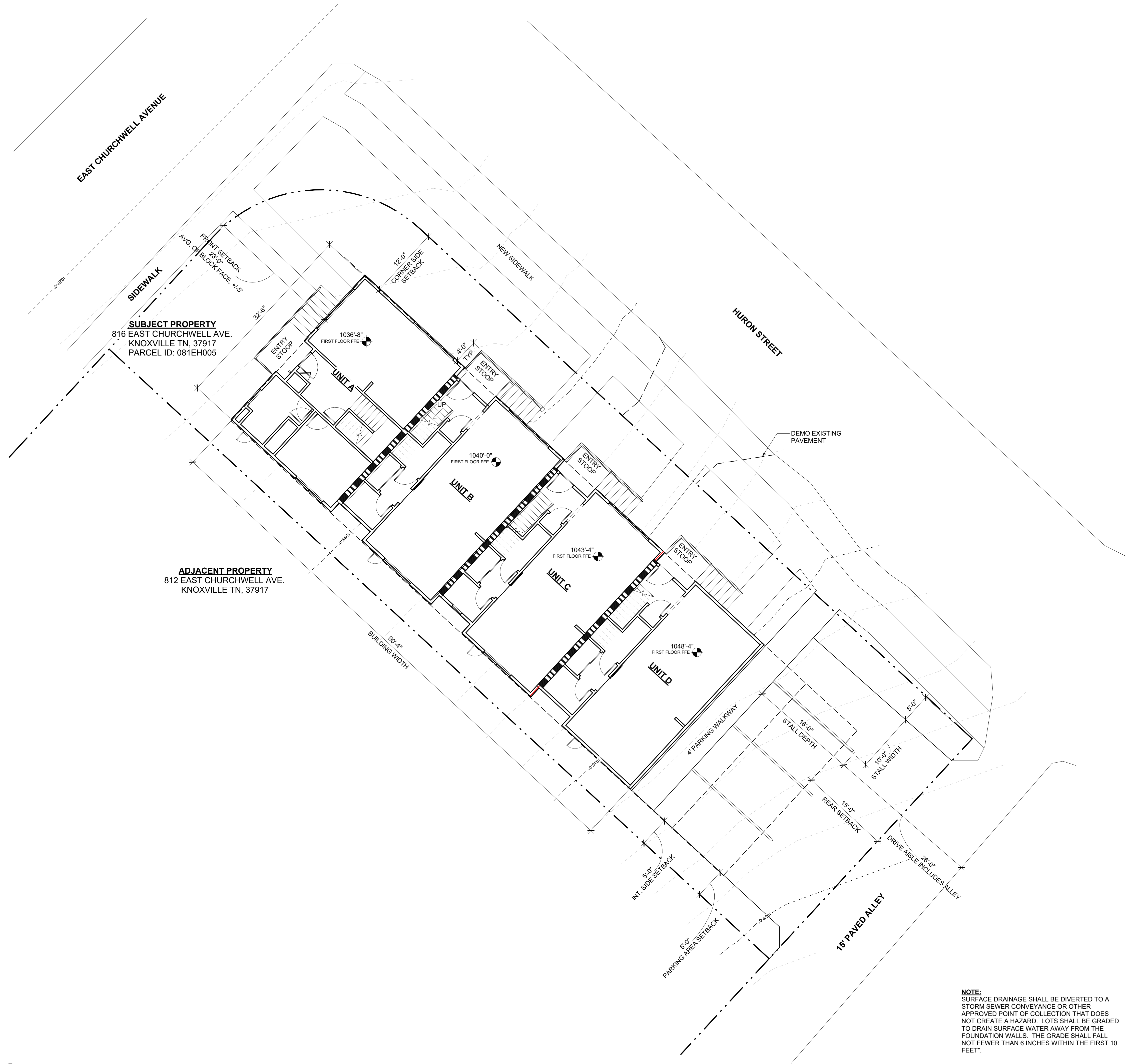
DRAWN BY: JP

PROJECT INFORMATION

G000

PROJECT : 25102

© COPYRIGHT 2025



NOTE:
 GENERAL CONTRACTOR TO DETERMINE THE FINAL LOCATION OF THE STRUCTURE ON THE SITE BASED ON SETBACK REQUIREMENTS OF THE LOCAL JURISDICTION.

MIDDLE HOUSING NOTES:

CURRENT ZONING: RN-2
HILLSIDE PROTECTION: NO

WITHIN INFILL HOUSING OVERLAY, MATERIALS AND MASSING TO BE IN ACCORDANCE WITH INFILL HOUSING RULES. UNIT A IS DESIGNED TO REFERENCE NEIGHBORING PROPERTIES, SEE A900 FOR MORE DOCUMENTATION.

WITHIN ONE QUARTER MILE TO HURON ST SB AND EMERALD AVE. NO OFF STREET PARKING REQUIRED, FOUR SPACES OFF ALLEY ARE PROVIDED.

NEW SIDEWALK TO BE PROVIDED ON HURON ST.

DEVELOPMENT:
 SMALL TOWNHOUSE, FOUR UNITS MAX., TWO STORIES MAX.
 WIDTH: 25/20 = 100' MAX., 90' PROVIDED
 DEPTH: 32'-6"
 GROSS AREA: 5,275 SF

MIDDLE HOUSING DESIGN FEATURES 4.6:

ROOFLINES MUST BE FLAT WITH CORNICE/ PARAPET, 6/12 OR MORE IN PITCH, OR HAVE TWO RIDGELINE DIRECTIONS

RECESSES/PROJECTIONS OF MIN. 2'-0" DEPTH ON ELEVATIONS OVER 5' LONG

FRONT FACADE MUST HAVE PORCH OR STOOP FACING THE STREET

THREE OF THE FOLLOWING ARE ALSO REQUIRED ON FRONT FACADE:

- A. DORMERS
- B. 12" EAVE OVERHANGS
- C. DECORATIVE CORNICE
- D. 8'-0" DEEP COVERED PORCH, 25% WIDTH OF STREET FACING ELEVATION(S) - THIS ALSO COUNTS TOWARDS THE PORCH OR STOOP REQUIREMENT.
- E. RECESS/PROJECTION OF 18"D X 72"W MIN.
- F. BAY WINDOW, 12'D
- G. 3 1/2" MIN. WINDOW AND DOOR TRIM WITH PROJECTING WINDOW SILLS
- H. BRICK MASONRY FOR 25% OF FRONT ELEVATION

PRINCIPAL USE STANDARDS ARTICLE 9.3:
 TOWNHOUSE:
 15% TRANSPARENCY ON FRONT FACADE

CONSISTENT MATERIALS MUST WRAP AROUND ALL FACADES.

PLAIN CMU, PLASTIC, AND EIFS ON THE GROUND FLOOR ARE FORBIDDEN

CORRUGATED METAL, METAL SIDINGS, EXPOSED AGGREGATE CONCRETE, COMPOSITE PLYWOOD SIDING, AND VINYL (IN RN-1, RN-2, AND RN-3) MAY ONLY COMPRISE 15% OF FRONT FACADE.

PERMITTED ENCROACHMENTS ARTICLE 10.4:
 STOOP - 4' INTO SETBACK
 OPEN PORCH - 5' INTO FRONT, 8' INTO REAR

ACCESS SIDEWALKS ARE ALSO ALLOWED IN SETBACKS

UNIT SQUARE FOOTAGES:

UNIT A:	1,075 SF, 2 BED, 2 BATH
UNIT B:	1,400 SF, 2 BED, 2.5 BATH
UNIT C:	1,400 SF, 2 BED, 2.5 BATH
UNIT D:	1,400 SF, 2 BED, 2.5 BATH

NOTE:
 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 FEET.



1545 Western Avenue, Suite 100
 Knoxville, TN 37921
 (865) 523-9200
 office@oyysk3architects.com



09/08/2025

CHURCHWELL AVE. TOWNHOMES
NEW CONSTRUCTION
 816 East Churchwell Ave.
 Knoxville TN, 37917

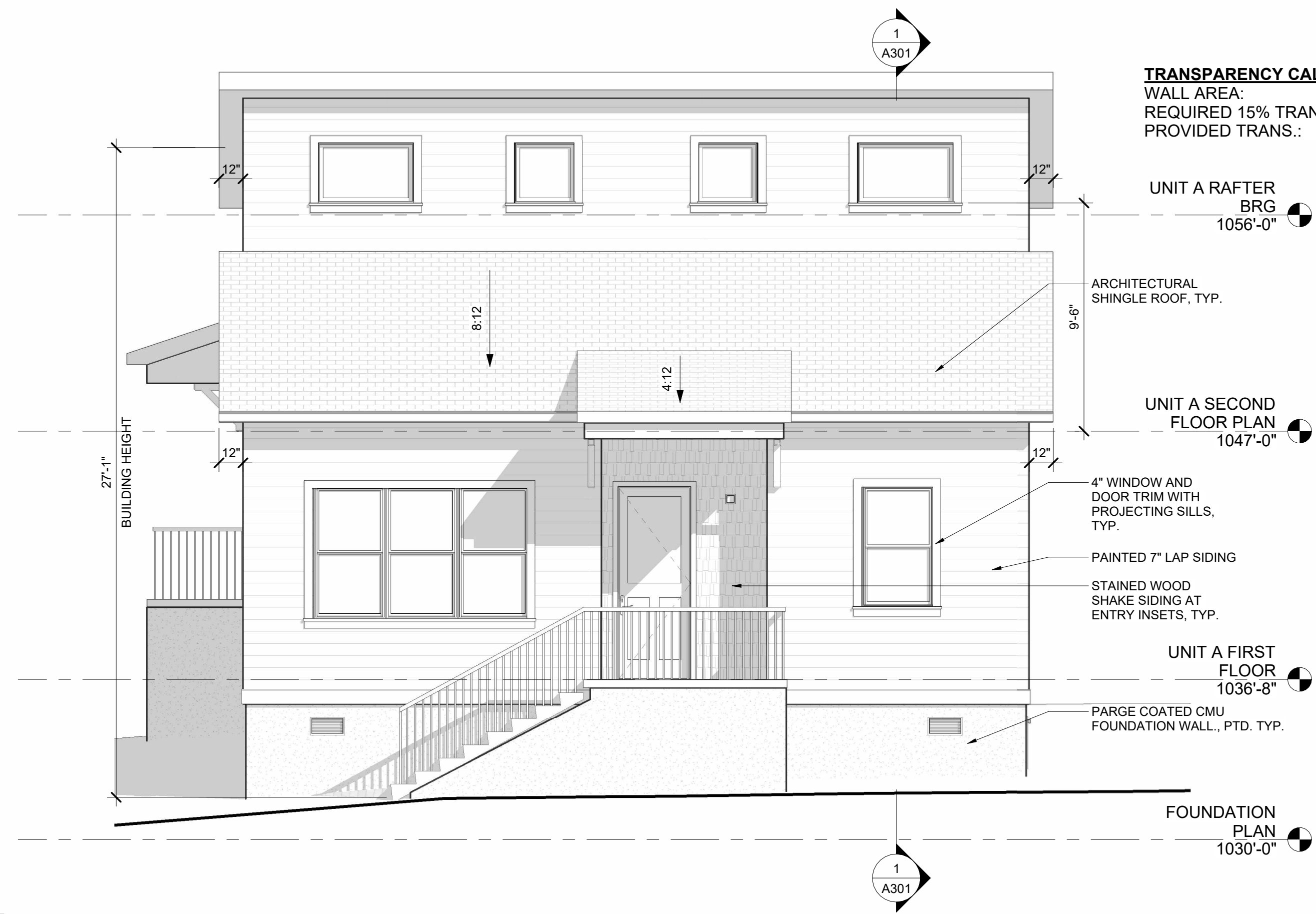
ISSUE	DATE	ISSUES FOR CONSTRUCTION DOCUMENTS
1	09/08/2025	CONSTRUCTION DOCUMENTS

DRAWN BY: JP

ARCHITECTURAL SITE PLAN

A101

1/4" = 1'-0" CHURCHWELL STREET ELEVATION
 1/4" = 1'-0" HURON STREET ELEVATION
 09/08/2025



2 CHURCHWELL STREET ELEVATION
 A201 1/4" = 1'-0"



1 HURON STREET ELEVATION
 A201 1/4" = 1'-0"

EXTERIOR ELEVATION NOTES

APPROXIMATE SITE LOCATION AND TOPOGRAPHY. GENERAL CONTRACTOR TO WORK WITH CIVIL AND STRUCTURAL TEAM TO CLARIFY HOME LOCATION ON PROPOSED SITE AND ANY RETAINING REQUIREMENTS. CONFIRM ANY BUILDING ADJUSTMENTS WITH ARCHITECT BASED ON LOCATION WITHIN SETBACK REQUIREMENTS AND ANY CITY, CODE OR SEPTIC REQUIREMENTS PRIOR TO SUBMISSION.



09/08/2025

CHURCHWELL AVE. TOWNHOMES
NEW CONSTRUCTION
 816 East Churchwell Ave.
 Knoxville TN, 37917

ISSUE	DATE	ISSUES FOR CONSTRUCTION DOCUMENTS
1	09/08/2025	CONSTRUCTION DOCUMENTS

DRAWN BY: JP

EXTERIOR ELEVATIONS

A201

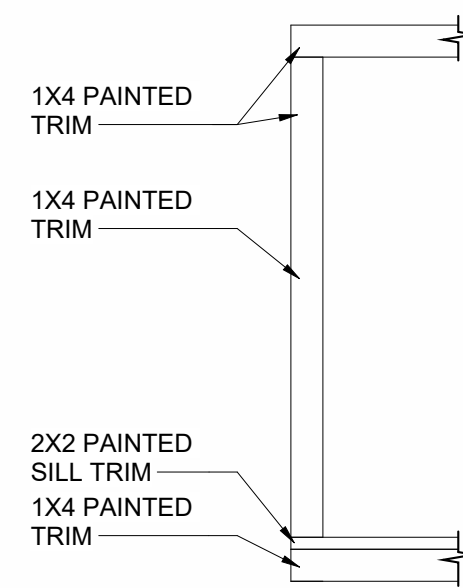
PROJECT : 25102
 © COPYRIGHT 2025

V:\AA\Projects\Churchwell Ave\1048\1048.dwg
 10/15/2025 10:55:10 AM
 Project: Churchwell Ave
 1048
 10/15/2025 10:55:10 AM
 Project: Churchwell Ave
 1048



2 ALLEY ELEVATION
 A202 1/4" = 1'-0"

3 ARTICULATED OPENING TRIM DETAIL
 A202 1/2" = 1'-0"



1 REAR ELEVATION
 A202 1/4" = 1'-0"

EXTERIOR ELEVATION NOTES

APPROXIMATE SITE LOCATION AND TOPOGRAPHY. GENERAL CONTRACTOR TO WORK WITH CIVIL AND STRUCTURAL TEAM TO CLARIFY HOME LOCATION ON PROPOSED SITE AND ANY RETAINING REQUIREMENTS. CONFIRM ANY BUILDING ADJUSTMENTS WITH ARCHITECT BASED ON LOCATION WITHIN SETBACK REQUIREMENTS AND ANY CITY, CODE OR SEPTIC REQUIREMENTS PRIOR TO SUBMISSION.



09/08/2025

CHURCHWELL AVE. TOWNHOMES
NEW CONSTRUCTION
 816 East Churchwell Ave.
 Knoxville TN, 37917

ISSUE	DATE	ISSUED FOR

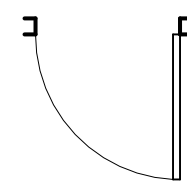

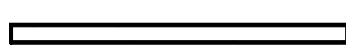


DRAWN BY: JP

EXTERIOR ELEVATIONS

A202

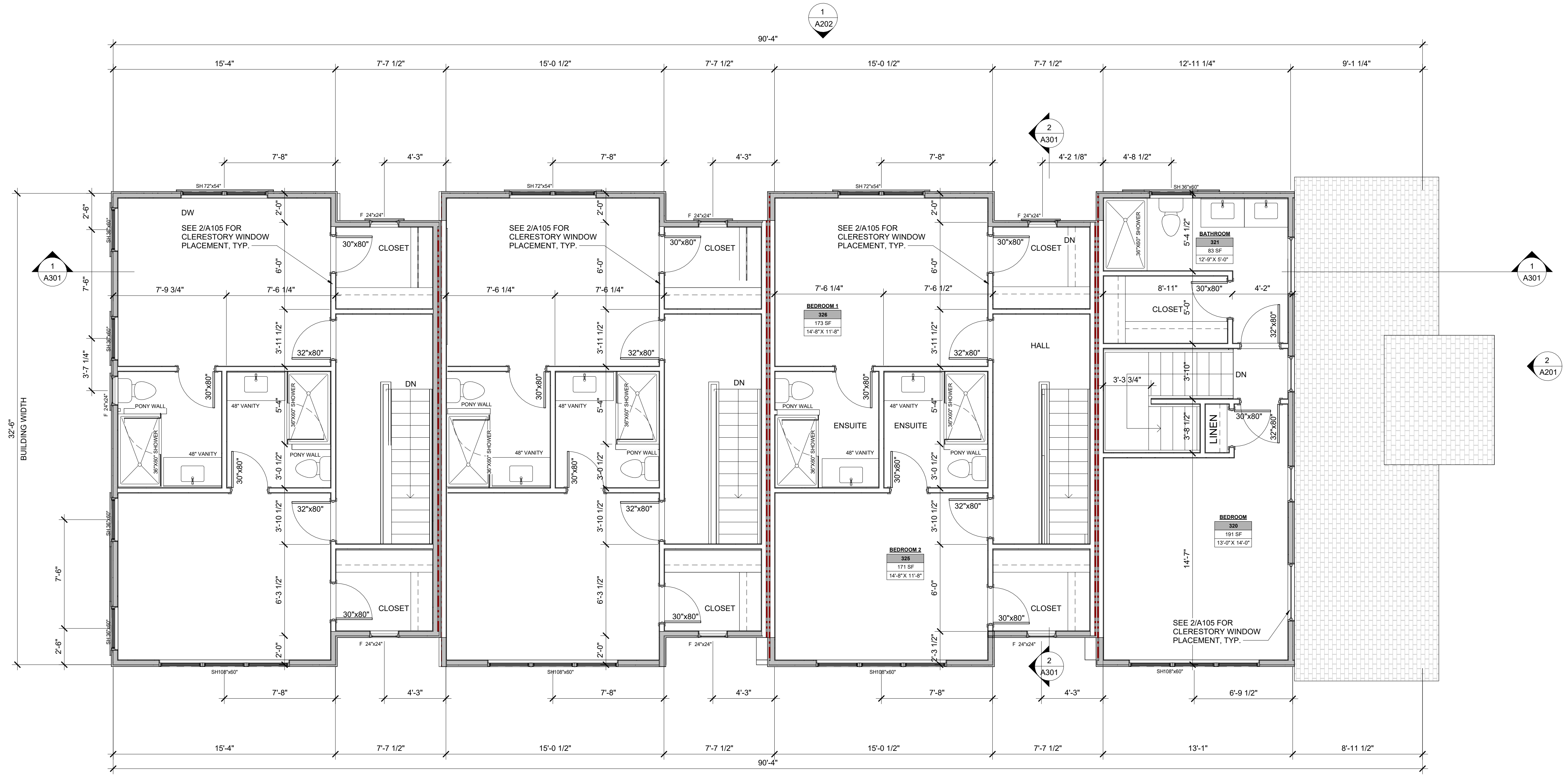
PROJECT : 25102

© COPYRIGHT 2025

FLOOR PLAN NOTES:		FLOOR PLAN LEGEND	WALL LEGEND
<p>TYPICAL BLOCKING NOTE:</p> <p>PROVIDE WOOD BLOCKING IN THE WALLS AS REQUIRED TO SUPPORT & ATTACH ALL WALL HUNG ITEMS SUCH AS CABINETS, BRACKETS, HAND RAILS, GRAB BARS, ETC. THE BLOCKING & ITS ATTACHMENTS SHALL CARRY THE MINIMUM WEIGHT, VERIFY WITH MANUFACTURER.</p> <p>TYPICAL WINDOW NOTE:</p> <p>GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION:</p> <ul style="list-style-type: none"> THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES ABOVE THE FLOOR ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING 	<p>SEE R308.4.3 GLAZING IN WINDOWS FOR EXCEPTIONS (E.G. DECORATIVE GLAZING)</p> <p>PLAN NOTE:</p> <p>CABINETS AND FURNITURE IS SHOWN FOR PLANNING PURPOSES ONLY. CONTRACTOR TO COORDINATE WITH OWNER. ALL EXTERIOR DOORS TO BE INSULATED, AND HAVE WEATHER STRIPPING (AND APPROPRIATE THRESHOLD)</p> <p>TYPICAL DECKS, PATIOS & PORCHES:</p> <p>DECKS, PATIOS & PORCHES TO BE 1/2" BELOW ADJACENT FINISHED FLOOR. PROVIDE FLASHING AT ALL FLOOR TRANSITIONS AT DECK, PATIOS, & PORCHES</p> <p>IF THE FINISHED FLOOR HEIGHT OF THE DECK IS 30" ABOVE GRADE, STAIRS AND RAILINGS TO GRADE MUST BE ADDED. RAILINGS TO BE 36" TALL WITH A MINIMUM OF 4" TOP AND BOTTOM RAILS WITH 2" PICKETS SPACED AT NO MORE THAN 3 7/8".</p> <p>IMPERVIOUS SURFACES TO BE SLOPED AWAY FROM STRUCTURE @ 1/8" PER FOOT</p>	 NEW DOOR AND FRAME	 2X4 WOOD STUDS @16" O.C. WITH R-13 BATT INSULATION, -1/2" GYP BOARD INTERIOR SIDE, -1/2" PLYWOOD SHEATHING, TYVEK WEATHER BARRIER & SIDING EXTERIOR SIDE (SEE EXTERIOR ELEVATIONS)
			 2X4 WOOD STUDS @16" O.C. -1/2" GYP BOARD BOTH SIDES
			 8" CMU FOUNDATION WALL
			 INTERIOR 2 HR FIRE RATED WALL SEE DETAIL 2/A103



09/08/2025



CHURCHWELL AVE. TOWNHOMES
NEW CONSTRUCTION
 816 East Churchwell Ave.
 Knoxville TN, 37917

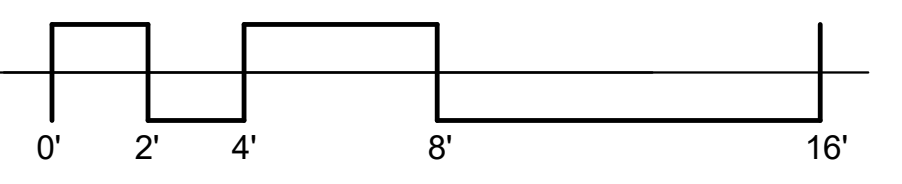
ISSUE	DATE	ISSUES FOR CONSTRUCTION DOCUMENTS
1	09/08/2025	CONSTRUCTION DOCUMENTS

DRAWN BY: JP

SECOND FLOOR PLAN

A104

PROJECT : 25102



1 UNIT A-D SECOND FLOOR PLAN
A104 1/4" = 1'-0"



ACROSS THE STREET HOMES FOR REFERENCE. 811 AND 815 CHURCHWELL AVE.



ACROSS THE STREET HOMES FOR REFERENCE. 811 AND 815 CHURCHWELL AVE.



2 VIEW FROM CHURCHWELL AVE.



1 VIEW FROM HURON STREET

ISSUE	DATE	ISSUES FOR
1	09/08/2025	CONSTRUCTION DOCUMENTS

DRAWN BY: JP

3D VIEWS

A900

PROJECT : 25102