

Meeting: 11/19/2025
Applicant: Wendy Boles
Owner: Wendy Boles
District: Lonsdale Infill Housing Overlay District

Property Information

Location: 0 Bragg St. **Parcel ID:** 81 P E 012
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: Preliminary plat

Staff Recommendation

Staff recommends approval of Certificate 11-F-25-IH, subject to the following conditions: 1) pending final approval until a formal plat prepared by a surveyor is submitted along with plans for new construction on the lot; 2) the current file number cannot be used to indicate Infill Housing approval on the final plat; and 3) the final plat to meet the Subdivision Regulations.

Description of Work

Level I Subdivision/Plat

New preliminary plat fronting Bragg Street. Plat will create an approximately 34' wide by 71' deep vacant lot, following the boundaries of a tax parcel created by deed in 1976. The lot would be perpendicular to and behind an existing house at 1501 Minnesota Avenue.

Comments

1. Plats that do not meet the Infill Housing design guidelines, which encourage creating 50' wide lots, require approval by the Design Review Board. The proposed lot would not meet the 50' minimum lot width or the 5,000 square foot minimum lot area required under the RN-2 (Single-Family Residential Neighborhood) zoning. It can only be platted if approved by the Board or with multiple variances from the Board of Zoning Appeals.
2. The Design Review Board may vary the base district regulations by issuance of a certificate of appropriateness in order to realize the principles associated with the guidelines (Article 16.6.D.1). The guidelines recommend maintaining the existing setback pattern, "keeping the rhythm of spacing between houses consistent", and recreating the original lot size and historic development pattern.
3. This proposed lot contains rear sections of two platted lots that are part of the adjacent parcel with 1501 Minnesota Avenue. A one-and-a-half story building was constructed sometime between 1917-1935, and it was demolished sometime between 1985-1995; it was likely used commercially for its entire existence. If platted, this would be the only lot on the block with frontage on Bragg Street. However, there are houses a couple

of blocks over, at 2907 and 2901 Bragg Street, with frontage on Bragg Street whose rear lot line is shared with the side lot line of a house fronting on Delaware Avenue. These houses were built around 1920 and do not follow the lot lines of the 1903 plat, similar to the proposed new lot. There are examples of similar non-conforming lots with frontage on the side street instead of the primary street in this part of Lonsdale, such as 2712 Burnside St (c.1930), 2812 Burnside St, 2621 Bragg St (c.1899), 2709 Johnston St (c.1983), 309 Ambrose St (c.1920), 1521 Ohio Ave (c.1955), and 3221 McPherson St (c.1920).

4. Approving the plat would align with the historic use of the lot and recreate a historic development pattern in Lonsdale that has continued to be replicated. It is not possible at the moment to recreate the original lot size because 1501 Minnesota Avenue is centered between two lots. The lot would not disrupt the setback pattern and streetscape of Minnesota Avenue, and the Board would review plans for new construction, ensuring that it would not disrupt the setback pattern along Bragg Street. However, it would lead to inconsistent spacing between the houses that does not align with the guidelines. In the opinion of staff, platting the lot can be appropriate because it reflects the historic use of the lot, recreates a historic development pattern in Lonsdale, and any new construction would be reviewed by the Board to ensure that it is compatible with the context.

5. The dimensions on the tax parcel were provided in lieu of a formal survey to get approval of the general boundaries for the lot prior to obtaining a formal plat. However, a formal plat must come back to the Board for approval along with plans for new construction. The current file number cannot be used to show Infill Housing approval on the final plat.

Applicable Design Guidelines

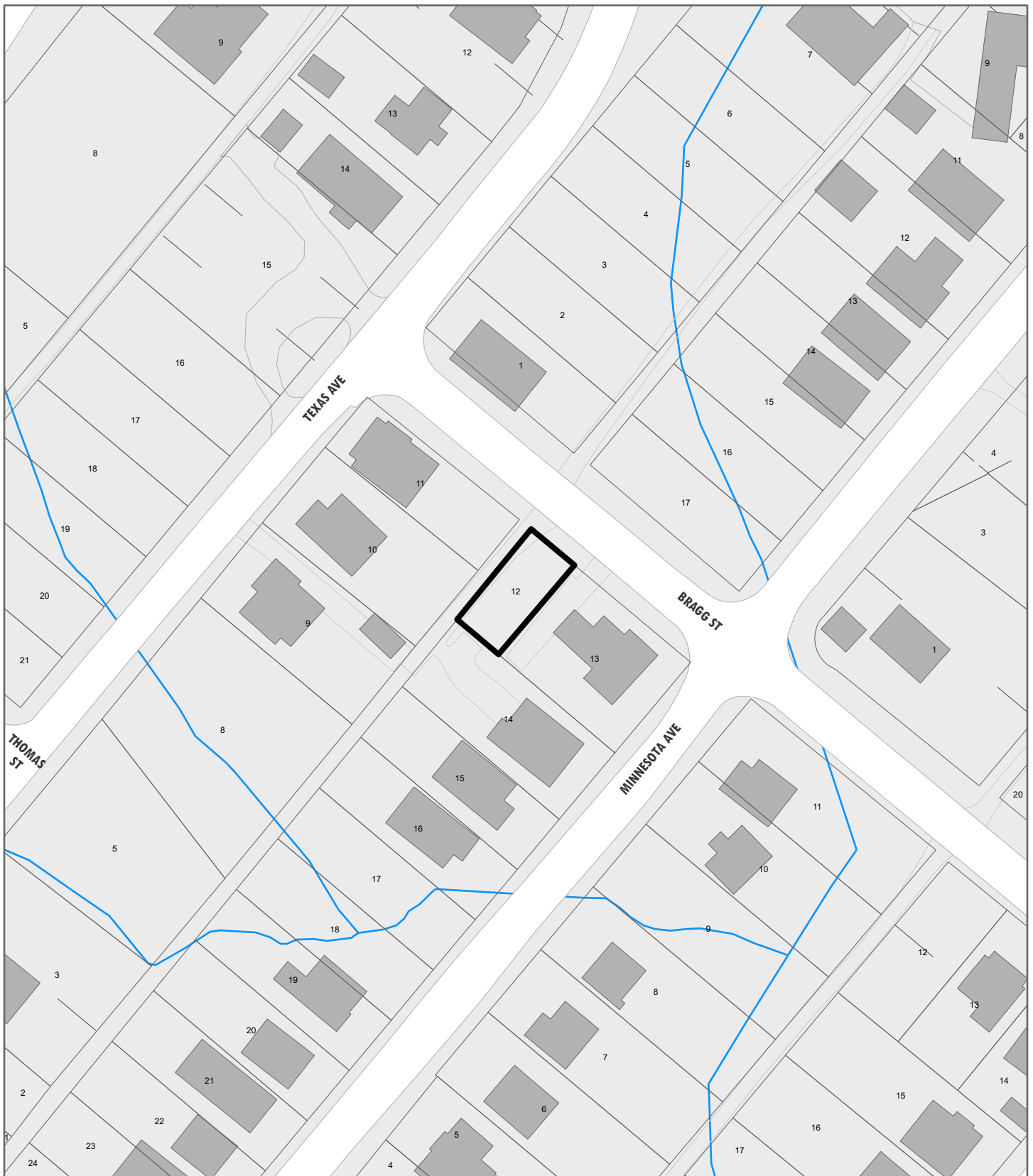
Heart of Knoxville Infill Housing Design Guidelines

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.



DESIGN REVIEW BOARD	11-F-25-IH	Petitioner: Wendy Boles
	APPLICATION FOR CERTIFICATE OF APPROPRIATENESS	
	 0 Bragg St. Lonsdale Infill Housing Overlay District	  Feet
	Original Print Date: 11/7/2025 Knoxville - Knox County Planning - Design Review Board	



DESIGN REVIEW REQUEST

☐ DOWNTOWN DESIGN (DK)

☐ HISTORIC ZONING (H)

☒ INFILL HOUSING (IH)

Applicant

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

Name

Company

Address

City

State

Zip

Phone

Email

CURRENT PROPERTY INFO

Owner Name (if different from applicant)

Owner Address

Owner Phone

Property Address

Parcel ID

Neighborhood

Zoning

AUTHORIZATION

Staff Signature

Please Print

Date

Applicant Signature

Please Print

Date

REQUEST

DOWNTOWN DESIGN

Level 1:

- ☐ Signs ☐ Alteration of an existing building/structure

Level 2:

- ☐ Addition to an existing building/structure

Level 3:

- ☐ Construction of new building/structure ☐ Site design, parking, plazas, landscape

See required Downtown Design attachment for more details.

- ☐ Brief description of work: _____

HISTORIC ZONING

Level 1:

- ☐ Signs ☐ Routine repair of siding, windows, roof, or other features, in-kind; Installation of gutters, storm windows/doors

Level 2:

- ☐ Major repair, removal, or replacement of architectural elements or materials ☐ Additions and accessory structures

Level 3:

- ☐ Construction of a new primary building

Level 4:

- ☐ Relocation of a contributing structure ☐ Demolition of a contributing structure

See required Historic Zoning attachment for more details.

- ☐ Brief description of work: _____

INFILL HOUSING

Level 1:

- ☐ Driveways, parking pads, access point, garages or similar facilities ☒ Subdivisions

Level 2:

- ☐ Additions visible from the primary street ☐ Changes to porches visible from the primary street

Level 3:

- ☐ New primary structure
☐ Site built ☐ Modular ☐ Multi-Sectional

See required Infill Housing attachment for more details.

- ☐ Brief description of work: _____

STAFF USE ONLY

ATTACHMENTS

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

ADDITIONAL REQUIREMENTS

- ☐ Property Owners / Option Holders

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

FEE 1:		TOTAL: \$50.00 Pd. 10/29/2025, SG
FEE 2:		
FEE 3:		



A horizontal number line is shown with tick marks at 0, 25, 50, and 100. The word "Feet" is written below the line. A white rectangular box is drawn on the line, starting at the 25 mark and ending at the 50 mark.

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