

File Number: 10-C-25-IH

Meeting: 10/14/2025
Applicant: Logan A. Higgins Heyoh Design & Development
Owner: Quinn Epperly QB Realty Team, LLC
District: Edgewood Park Infill Housing Overlay District

Property Information

Location: 2802 N. Broadway **Parcel ID:** 81 D E 001, 005
Zoning: C-G-2 (General Commercial), O (Office)
Description: Plat combining three lots

Description of Work

Level I Subdivision/Plat

New subdivision plat fronting Bill Williams Avenue. Plat combines two 60' wide lots and one 206' wide lot (not platted) into one approximately 297' wide by 150' deep lot. The lot has approximately 119' of frontage on Bill Williams Avenue, and there is a greenway easement on the northeast lot line and a 12' wide access easement on the southeast lot line.

Applicable Design Guidelines

Heart of Knoxville Infill Housing Design Guidelines

2. Housing Orientation

- On lots greater than 50' in width, consider recreating the original lot size.

Comments

1. Plats that do not meet the design standards require approval by the Design Review Board. The design guidelines recommend maintaining and creating the standard 50' wide lots that characterize the original development pattern within the Infill Housing overlay. The combination of the two 60' wide lots and the creation of a 297' wide lot does not meet the design guidelines. The applicant had a workshop with the Board in August where they presented plans to combine the lots and develop three apartment buildings on the site.

2. The existing 206' lot is currently only accessible from the greenway easement off Bill Williams Avenue and from the access easement that runs through a commercial parking lot with frontage on N Broadway, although it would be possible to obtain access via an access easement that runs through either of the existing 60' wide lots. The current access easement was previously used to access a house on the 206' wide lot that was demolished in 2015. The current zoning on the lots allows for a wide variety of commercial and residential uses, including multifamily developments.

The Subdivision Regulations allow access easements to serve commercial and residential development up to 5 lots

and 10 dwelling units, but they cannot provide access to apartments. Combining the three lots allows this 206' wide by 150' deep area to be accessed directly from Bill Williams Avenue, instead of only through an access easement, but it could be subdivided into up to 4 lots if an access easement was used instead.

3. Bill Williams Avenue does not feature a uniform development pattern of 50' wide lots like most streets within the overlay; the original 1925 plat primarily featured 20-30' wide lots. Most of these lots have been combined into larger tax parcels and/or platted lots, and there are a mix of non-residential and residential uses along the street. Combining the three lots would not disrupt the pattern of the streetscape.

4. The proposed new lot would be conducive for a larger development, and it would be necessary to make apartment construction feasible on the 206' wide parcel. Under the current zoning, the new 297' wide lot could be subdivided later to create lots that meet the design guidelines. However, if the applicant did not pursue their current plans to build apartments, a larger non-residential development could be constructed on the new lot, which would not go to the Design Review Board for approval.

Recommendation

The Board should discuss access to the existing 206' wide lot and how the new 297' wide lot would make multifamily and commercial development more feasible.

If deemed appropriate, staff recommends approval of Certificate 10-C-25-IH as submitted.



**DESIGN
REVIEW
BOARD**

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

 **2802 N. Broadway**
Edgewood Park Infill Housing Overlay District

Original Print Date: 10/7/2025
Knoxville - Knox County Planning - Design Review Board

Revised:

Petitioner: Logan A. Higgins Heyoh
Design & Development

N

0 160

Feet



DESIGN REVIEW REQUEST

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

QB Realty Team LLC

Applicant

9/22/25

10/15/25

10-C-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

Logan Higgins

Heyoh Design

Name

Company

133 S Gay St, Ste C

Knoxville

TN

37902

Address

City

State

Zip

865.236.0430

Logan@heyohdesign.com

Phone

Email

CURRENT PROPERTY INFO

Quinn Epperly

552 S David Ln

8659638462

Owner Name (if different from applicant)

Owner Address

Owner Phone

2802 N Broadway & O Bill Williams Ave

081DE001 & 081DE005

Property Address

Parcel ID

W P TOMS SUB

CG-2/O

Neighborhood

Zoning

AUTHORIZATION

Malynda Wollert

Malynda Wollert

9-25-25

Staff Signature

Please Print

Date

[Signature]

Quinn Epperly

9/22/25

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: Wanting to combine two parcels with intent to build multi-family housing.

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:

\$50

FEE 2:

FEE 3:

TOTAL:

\$50.00

Pd. 09/30/2025, SG

CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION

(I, WE), THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREIN, HEREBY ADOPT THIS AS MY, OUR PLAN OF SUBDIVISION AND DEDICATE THE STREETS AS SHOWN TO THE PUBLIC USE FOREVER AND HEREBY CERTIFY THAT (I AM, WE ARE) THE OWNER(S) IN FEE SIMPLE OF THE PROPERTY, AND AS PROPERTY OWNER(S) HAVE AN UNRESTRICTED RIGHT TO DEDICATE RIGHT-OF-WAY AND/OR GRANT EASEMENT AS SHOWN ON THIS PLAT.

OWNER(S) PRINTED NAME: _____ SIGNATURE(S) _____
OWNER(S) PRINTED NAME: _____ SIGNATURE(S) _____

CERTIFICATE OF NOTARY
STATE OF _____ COUNTY OF _____ ON THIS _____ DAY OF _____ 2025
BEFORE ME PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE PERSON DESCRIBED IN,
AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME
AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL, THIS DAY AND YEAR ABOVE.
WRITTEN _____, NOTARY _____
MY COMMISSION EXPIRES _____, "SEAL"

CERTIFICATION OF FINAL PLAT - ALL INDICATED MARKERS, MONUMENTS AND BENCHMARKS SET

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THIS PLAT AND ACCOMPANYING DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM TO THE BEST OF MY KNOWLEDGE, TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED, DESCRIBED AND JUSTIFIED IN A REPORT FILED WITH THE PLANNING COMMISSION, OR FOR VARIANCES AND WAIVERS WHICH HAVE BEEN APPROVED AS IDENTIFIED ON THE FINAL PLAT. THE INDICATED PERMANENT REFERENCE MARKERS AND MONUMENTS, BENCHMARKS AND PROPERTY MONUMENTS WERE IN PLACE ON THE _____ DAY OF _____, 2025.

REGISTERED LAND SURVEYOR
TENNESSEE LICENSE NO. _____ 2927
DATE: _____

CERTIFICATION OF THE ACCURACY OF SURVEY

SURVEY ACCURACY SHALL MEET THE REQUIREMENTS OF THE CURRENT EDITION OF THE RULES OF TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS - STANDARDS OF PRACTICE. I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN COMPLIANCE WITH THE CURRENT EDITION OF THE RULES OF TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS - STANDARDS OF PRACTICE.

REGISTERED LAND SURVEYOR
TENNESSEE LICENSE NO. _____ 2927
DATE: _____

CERTIFICATION OF NO RECORDED EASEMENTS

THIS IS TO CERTIFY THAT THERE ARE NO KNOWN RECORDED DRAINAGE OR UTILITY EASEMENTS ON LOT LINE(S) BEING ELIMINATED ON THIS SUBDIVISION PLAT.

REGISTERED LAND SURVEYOR
TENNESSEE LICENSE NO. _____
DATE: _____

CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM - MINOR SUBDIVISIONS

THIS IS TO CERTIFY THAT THE SUBDIVISION SHOWN HEREON IS APPROVED SUBJECT TO THE INSTALLATION OF PUBLIC SANITARY SEWERS AND TREATMENT FACILITIES, AND THAT SUCH INSTALLATION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO VERIFY WITH THE UTILITY PROVIDER THE AVAILABILITY OF SANITARY SEWERS IN THE VICINITY OF THE LOT(S) AND TO PAY FOR THE INSTALLATION OF THE REQUIRED CONNECTIONS.

UTILITY PROVIDER
AUTHORIZED SIGNATURE FOR UTILITY _____ DATE: _____

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM - MINOR SUBDIVISIONS

THIS IS TO CERTIFY THAT THE SUBDIVISION SHOWN HEREON IS APPROVED SUBJECT TO THE INSTALLATION OF A PUBLIC WATER SYSTEM, AND THAT SUCH INSTALLATION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO VERIFY WITH THE UTILITY PROVIDER THE AVAILABILITY OF WATER SYSTEM IN THE VICINITY OF THE LOT(S) AND TO PAY FOR THE INSTALLATION OF THE REQUIRED CONNECTIONS.

UTILITY PROVIDER
AUTHORIZED SIGNATURE FOR UTILITY _____ DATE: _____

OWNER CERTIFICATION FOR PUBLIC SEWER AND WATER SERVICE - MINOR SUBDIVISIONS

(I, WE) THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREIN UNDERSTAND THAT IT IS OUR RESPONSIBILITY TO VERIFY WITH THE UTILITY PROVIDER THE AVAILABILITY OF PUBLIC SEWER AND WATER SYSTEMS IN THE VICINITY OF THE LOT(S) AND TO PAY FOR THE INSTALLATION OF THE REQUIRED CONNECTIONS.

OWNER(S) PRINTED NAME: _____
SIGNATURE(S): _____

DATE: _____

ZONING
ZONING SHOWN ON OFFICIAL MAP: _____
DATE: _____
BY: _____

ADDRESSING DEPARTMENT CERTIFICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE SUBDIVISION NAME AND ALL STREET NAMES CONFORM TO THE KNOXVILLE OR KNOX COUNTY STREET NAMING AND ADDRESSING ORDINANCE, THE ADDRESSING GUIDELINES AND PROCEDURES, AND THESE REGULATIONS.

SIGNED: _____ DATE: _____

CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING

THE KNOXVILLE DEPARTMENT OF ENGINEERING HEREBY APPROVES THIS PLAT ON THIS THE _____ DAY OF _____, 2025

ENGINEERING DIRECTOR _____

TAXES AND ASSESSMENTS

THIS IS TO CERTIFY THAT ALL PROPERTY TAXES AND ASSESSMENTS DUE ON THIS PROPERTY HAVE BEEN PAID.

CITY TAX CLERK: SIGNED: _____ DATE: _____

KNOX COUNTY TRUSTEE: SIGNED: _____ DATE: _____

PLANNING STAFF CERTIFICATION OF APPROVAL FOR RECORDING - FINAL PLAT

THIS IS TO CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF KNOXVILLE AND KNOX COUNTY AND WITH EXISTING OFFICIAL PLANS, WITH THE EXCEPTION OF ANY VARIANCES AND WAIVERS NOTED ON THIS PLAT, AND THAT THE RECORD PLAT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE KNOX COUNTY REGISTER OF DEEDS. PURSUANT TO SECTION 13-3-406 OF TENNESSEE CODE ANNOTATED THE APPROVAL OF THIS PLAT BY THE PLANNING COMMISSION SHALL NOT BE DEEMED TO CONSTITUTE OR EFFECT AN ACCEPTANCE BY THE CITY OF KNOXVILLE OR KNOX COUNTY OF THE DEDICATION OF ANY STREET OR OTHER GROUND UPON THE PLAT.

SIGNED: _____ DATE: _____

GNSS SURVEY NOTES:

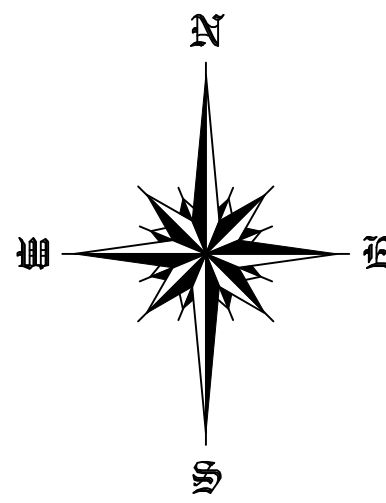
- THIS SURVEY WAS CONDUCTED IN PART WITH GNSS SURVEY EQUIPMENT. THE GNSS DATA WAS POST PROCESSED USING TRIMBLE CENTER POINT PROCESSING SERVICE AND REFERENCED TO NAD83 (2011) (EPOCH 2010).
- THE GNSS DATA WAS OBSERVED ON SEPTEMBER 21, 2023.
- THE COORDINATE SYSTEM USED FOR THESE OBSERVATIONS IS AS FOLLOWS:
 - US STATE PLANE 1983, ZONE - TENNESSEE 4100
 - GEOD MODEL: GEOID18
 - COMBINED SCALE FACTOR = 1.000085523
 - THE COMBINED SCALE FACTOR WAS APPLIED AT THE FOLLOWING COORDINATES TO DETERMINE THE GROUND COORDINATES FOR THESE CONTROL POINTS:
POINT # 1:
N: 612357.459
E: 2582780.415
EL: 957.386
- THE EQUIPMENT USED FOR THESE GNSS OBSERVATIONS WAS A TRIMBLE R12, DUAL FREQUENCY RECEIVER.
- THE BEARINGS SHOWN HEREON ARE GRID BEARINGS REFERENCED TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM.
- THE POSITIONAL ACCURACY OF THE GNSS OBSERVATIONS IS AS FOLLOWS:
HORIZONTAL = 0.04 FEET
VERTICAL = 0.07 FEET

UTILITY AND DRAINAGE EASEMENT

THESE REQUIRED UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY (INCLUDING JOINT PERMANENT EASEMENTS). EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.



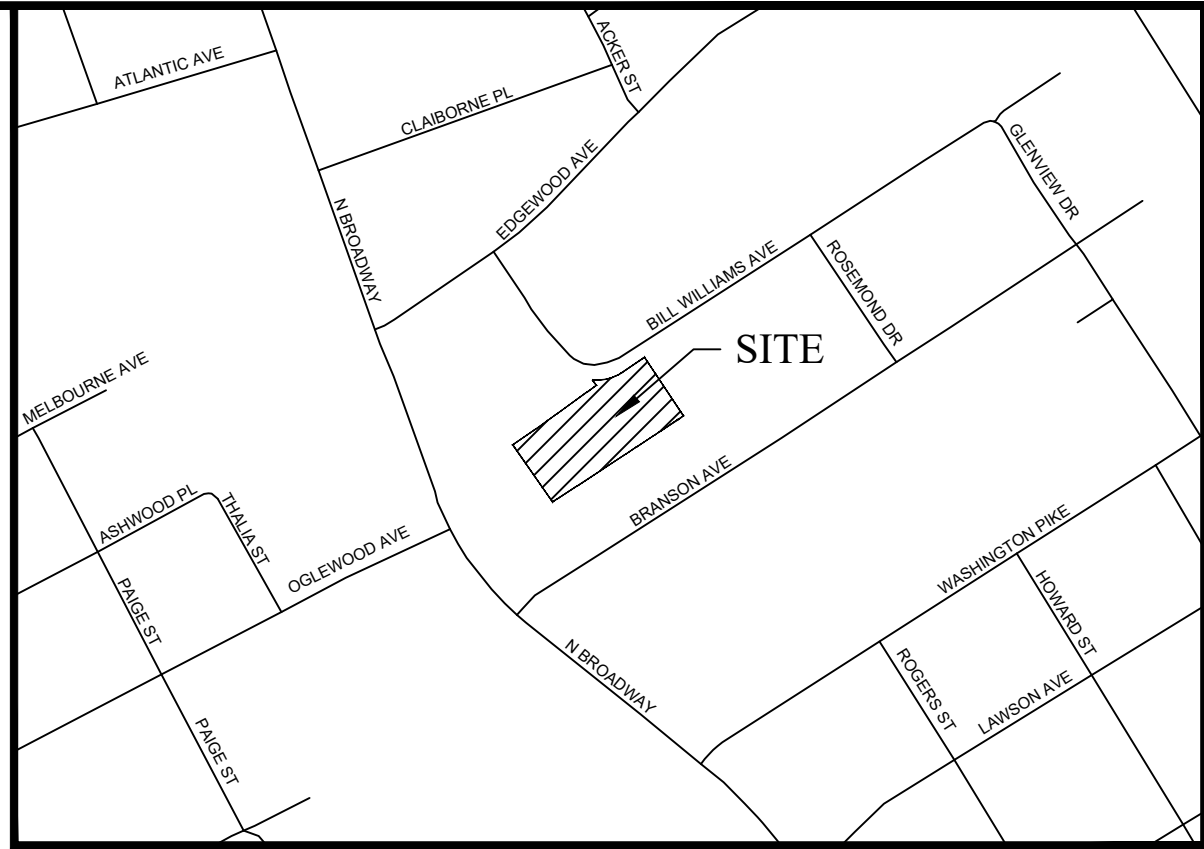
BEARING BASED ON:
GRID NORTH NAD83 ADJ. 2011
(SEE GNSS SURVEY NOTES)



GRID NORTH IS BASED ON A BEARING OF
S 02°33'24" E FROM CITY OF KNOXVILLE
CONTROL POINT # 1697 TO # 1700
DISTANCES SHOWN ARE GROUND DISTANCES AND
THE COMBINED SCALE FACTOR IS 1.000085523

C.O.K. MON 1697
N: 612,762.118
E: 2,582,627.166
EL: 934.07 (NAVD88)

C.O.K. MON 1700
N: 612,021.283
E: 2,582,660.245
EL: 932.82 (NAVD88)



VICINITY MAP
N.T.S.

SURVEY NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83) ADJUSTMENT 2011 BY STATIC OBSERVATIONS. SEE GNSS NOTES.
- DISTANCES SHOWN ARE GROUND DISTANCES.
- THE PURPOSE OF THIS SURVEY IS TO COMBINE TRACTS 1 AND 2 OF THE QB REALTY TEAM LLC, AS RECORDED IN INSTRUMENT NUMBER 202310100018816 IN THE REGISTER OF DEEDS OFFICE FOR KNOXVILLE, TENNESSEE, INTO 1 LOT AS SHOWN.
 - LOT 1 = 51,798.0 SQUARE FEET (1.19 ACRES) MORE OR LESS
- THE BOUNDARY SHOWN HEREON IS LOCATED IN "ZONE X" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR KNOX COUNTY, TENNESSEE AND INCORPORATED AREAS. THIS MAP IS DESIGNATED AS MAP NUMBER 47093C0281G AND HAS AN EFFECTIVE DATE OF MAY 02, 2007.
- ALL MONUMENTS FOUND WERE HONORED FOR THEIR LOCATION, UNLESS OTHERWISE NOTED.
- THE SUBJECT BOUNDARY SHOWN HEREON IS ZONED "O" AND "C-G-2" AS SHOWN.
- THE MINIMUM BUILDING AND STRUCTURE SETBACKS ARE PER CURRENT ZONING REGULATIONS.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY EASEMENTS, REGULATIONS OR RESTRICTIONS IN EFFECT AT THE TIME OF THIS SURVEY. NO TITLE OPINION IS EXPRESSED OR IMPLIED.
- UNDERGROUND UTILITIES ARE SHOWN BY VISIBLE APPURTENANCES AT THE TIME OF THE SURVEY. THERE HAS BEEN NO ATTEMPT TO LOCATE ANY UNDERGROUND UTILITIES OR IMPROVEMENTS. NO WARRANTY IS EXPRESSED OR IMPLIED BY SHOWING THESE ESTIMATED LOCATIONS.
- THE PROPERTY OWNER, PROPERTY OWNERS ADDRESS AND KNOX COUNTY PARCEL ID NUMBER:
081DE005 & - QB REALTY TEAM LLC
081DE001 8812 WESTLAND DR
KNOXVILLE, TN 37922
- THIS SURVEY IS CERTIFIED TO:
QUINN EPPERLY
2042 TOWN CENTER BLVD
PMB 318
KNOXVILLE, TN 37922

LEGEND:

- | | |
|-----|------------------------|
| --- | SUBJECT BOUNDARY LINE |
| --- | ADJACENT BOUNDARY LINE |
| --- | EXISTING EASEMENT |
| --- | CL. ROADWAY |
| --- | FENCE LINE |
| --- | OVERHEAD POWER LINE |
| --- | WATERLINE MARKED |

- | | |
|---|------------------------------|
| ● | SET #5 REBAR AND CAP STAMPED |
| ○ | "A" SCHMEING #2227 |
| ⊙ | FOUND IRON PIN / IRON PIPE |
| ⊙ | FOUND MAG NAIL |
| ⊙ | CONTROL POINTS |
| ⊙ | FIRE HYDRANT |
| ⊙ | POWER POLE |
| ⊙ | ANCHOR-OUT WIRE |
| ⊙ | SANITARY SEWER MANHOLE |
| ⊙ | WATER METER |

- | | |
|-----|-----------------|
| --- | ASPHALT PAVING |
| --- | CONCRETE PAVING |

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS OF PRACTICE IN THE STATE OF TENNESSEE, THE REQUIREMENTS OF A CATEGORY 1 SURVEY, AND THAT THE RATIO OF PRECISION OF THE ORIGINAL UNADJUSTED FIELD MEASUREMENTS IS AT LEAST 1:10,000.

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. THE FIELD WORK WAS COMPLETED 08/17/2025. THE MONUMENTS SHOWN WERE LOCATED AND OR SET ON OR BEFORE THIS DATE.

Adam Schmeing, RLS 2927
ADAM SCHMEING LAND SURVEYING
6619 CROSSGATE DRIVE
KNOXVILLE, TENNESSEE 37912



RESUBDIVISION OF LOTS 1 & 2
IN THE W.P. TOM'S HUTCHINSON
AVENUE SUBDIVISION, AND THE
REMAINDER OF TRACT 1, OF THE
QB REALTY TEAM LLC PROPERTY

KNOX COUNTY PARCELS
CITY OF KNOXVILLE, WARD 18, BLOCK 16445
DISTRICT 2
KNOX COUNTY, TENNESSEE

QUINN EPPERLY
2042 TOWN CENTER BLVD, PMB 318
KNOXVILLE, TN 37922



ADAM SCHMEING LAND SURVEYING
SURVEYING THE PAST FOR A BETTER FUTURE
6619 CROSSGATE DRIVE
KNOXVILLE, TN 37912
555.331.2301

SCALE 1" = 30' DATE: 07/31/25 25080