

File Number: 9-C-25-IH

Meeting: 9/17/2025
Applicant: Tae Cho New Season Properties LLC
Owner: Tae Cho New Season Properties LLC
District: Oakwood/Lincoln Park Infill Housing Overlay District

Property Information

Location: 225 E. Oldham Ave. **Parcel ID:** 81 K H 020
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: After-the-fact revisions to 11-H-24-IH

Description of Work

Level II Driveway, Parking Pad, Access Point, Garage, Similar Facility, Change to Porch Visible from the Primary Street

After-the-fact revisions to COA 11-H-24-IH. Proposed addition of 40' wide by 35' deep gravel parking pad at the rear of the lot accessed via the alley. Increased foundation height to approximately 7' measured at the façade (left side) that exceeds the 3.5' administratively approved during permitting. Modifications to approved front porches that include the addition of handrailings, raising the porch to approximately 8' tall (left side, top of floor) instead of on grade, and the addition of staircases. Revised concrete patio on rear elevation to a raised wooden deck with a wood dividing wall.

Applicable Design Guidelines

Heart of Knoxville Infill Housing Design Guidelines

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.

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

Comments

1. The duplex design is being sent back to the Board for review after the building inspector identified major deviations from the approved plans during final inspection.
2. This is a Middle Housing project, and the approved plans did not include parking, as it is not required under Article 4.6.D. The proposed 40' wide by 35' deep gravel parking pad at the rear of the lot accessed via the alley meets the Infill Housing design guidelines and the Middle Housing standards, although it is large in scale. The Board should discuss the size of the proposed parking.
3. The modifications to the rear patio meet the design guidelines.
4. Design guidelines recommend that foundation heights "be comparable to historic houses in the neighborhood," and most of the houses on this side of E Oldham Avenue feature raised foundations to account for the slope. The approved plans included a 1'-8" tall foundation measured at the façade. The applicant reached out to staff in February soon after the permit was issued to request approval to increase the foundation to approximately 3.5', which staff approved since the height was comparable to the other houses on the block. However, the building was constructed with a 7' tall foundation at the façade, making the structure significantly tall in scale with the block that only features one-story houses. In the opinion of staff, shrubs (such as hydrangea, azaleas, rhododendron, or boxwood) should be planted in front of the foundation at the corners of the façade to reduce the visibility of the foundation from the street.
5. The design guidelines state that "porch posts and railings should be like those used in the historic era of the neighborhood's development" and that "porches should be proportional to original porches on the block." The height, form, and detail of the constructed front porches is incompatible with the historic houses on the block and

significantly increases the visual scale of the structure.

6. The footprint and design of the staircases should be revised to minimize its size. In the opinion of staff, the porches should be accessed via a central staircase where most of the height is concentrated that leads to a horizontal landing with a few steps that lead to the individual porches. Centralizing the staircase massing reflects the porches of the historic houses on the blockface and other houses in neighborhood with raised foundations to account for grade. The Board should discuss any alternative designs that would minimize the height and visual scale of the staircase.

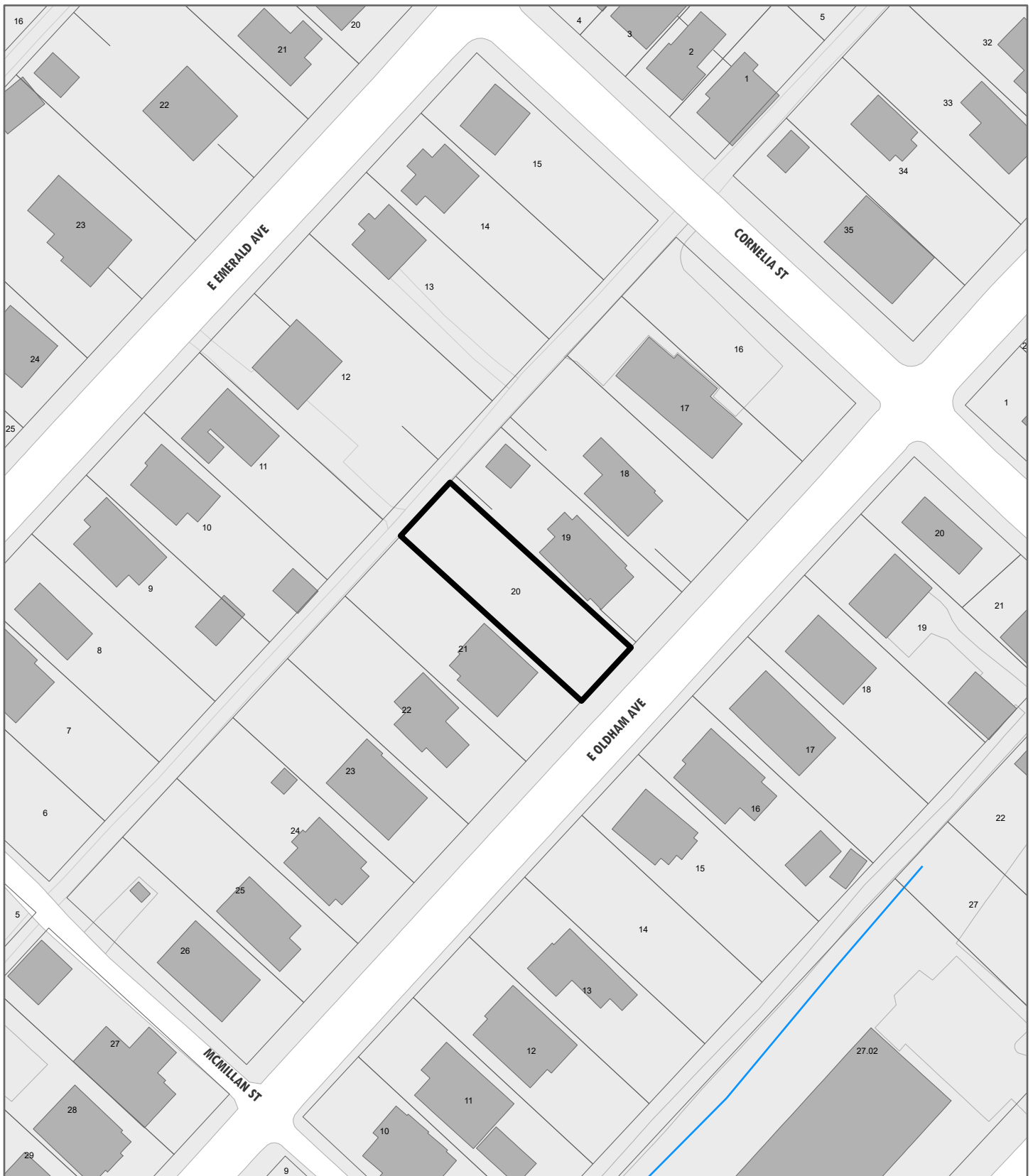
7. The decking used to screen the staircase increases the visual scale of the porch and is incompatible with the historic houses on the block, which employ lattice screening or masonry on raised foundations. While changing the screening will not reduce the visual scale, the pressure-treated wood decking should be replaced with lattice screening or masonry to make the front porch design more compatible with the neighborhood.

8. The pressure-treated wood porch supports and handrailing should be painted or stained to be compatible with the materials on the block. While the 6" by 6" porch posts were approved and the handrailing features a similar design to other approved new construction within the neighborhood, the guidelines for multi-unit housing emphasize that buildings "be designed in scale and context with the early architectural features of the neighborhood." The addition of architectural features on the front porch that reflect the historic context (such as newel caps, turned balusters, tapered or chamfered columns, wider posts, columns with a base, or column trim) would make the building more compatible with the neighborhood and could help mitigate the effect of the building's height on the streetscape. The Board should discuss whether additional architectural elaboration on the front porch is necessary.

Recommendation

The Board should discuss the size of the proposed parking and methods to reduce the visual scale of the building within its historic context.

Along with any necessary revisions or conditions, staff recommends approval of Certificate 9-C-25-IH, subject to the following conditions: 1) shrubs be planted at the corners of the façade to screen the foundation, with placement and selection to be approved by staff; 2) the design of the staircases be revised to concentrate the height in one central staircase leading to a landing from which the individual units can be accessed, with drawings to be approved by staff; and 3) the screening of the front porches and staircases be revised to lattice or masonry, to be approved by staff.



**DESIGN
REVIEW
BOARD**

9-C-25-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



225 E. Oldham Ave.

**Oakwood/Lincoln Park Infill Housing Overlay
District**

Original Print Date: 9/8/2025
Knoxville - Knox County Planning - Design Review Board

Revised:

**Petitioner: Tae Cho New Season
Properties LLC**





DESIGN REVIEW REQUEST

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

Applicant

9-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

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

Malynda Wollert

Staff Signature

Please Print

Date

Tae Cho

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:

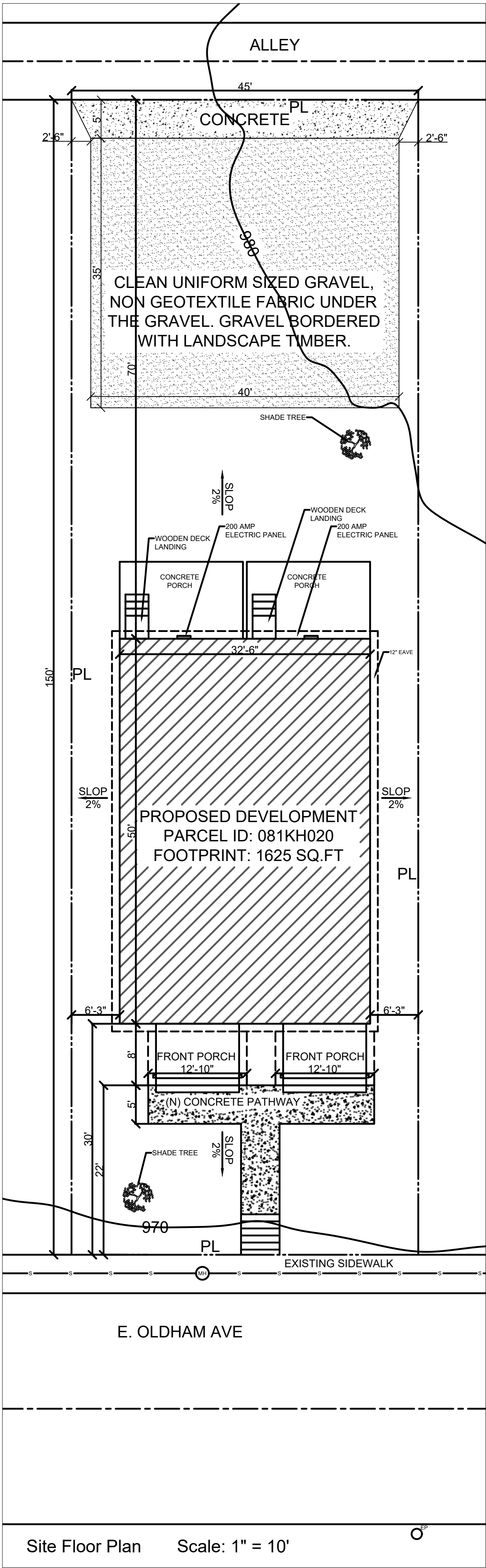
FEE 2:

FEE 3:

TOTAL:

100.00
Paid 8/28/25
DD

Revised site plan



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S1.3	Framing Plan
E1.0	Electrical Layout
P1.0	Plumbing Layout
D1.0	Details
D1.1	UL Assembly Details
D1.2	UL Assembly Details Cont...
D1.3	UL Assembly Details Cont...

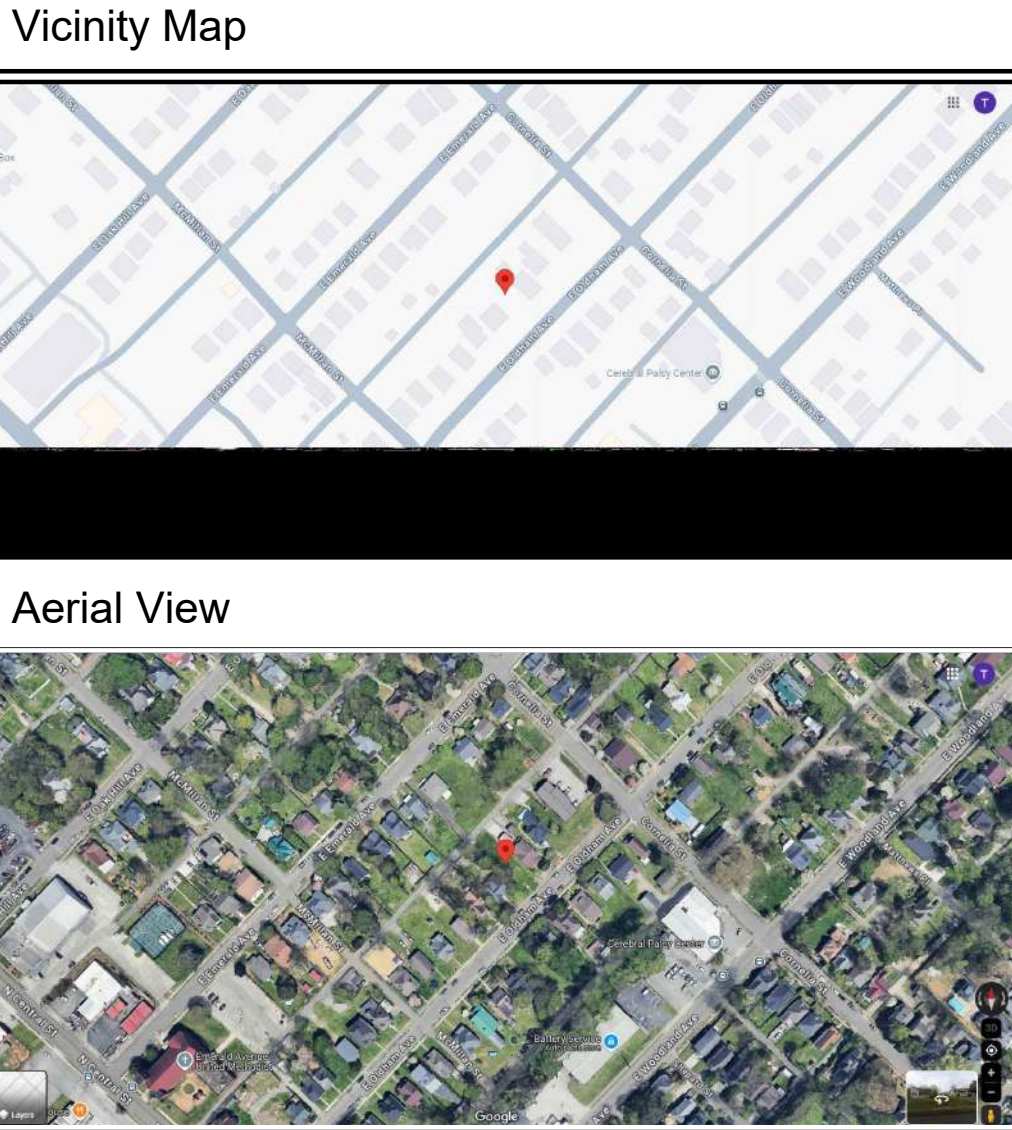
Notes

- The height of the finished floor level will be 1'-8" above grade, as shown on the elevations. Subjected to final grade.

Project Scope	
Development and Construction of two unit 3 bedroom 2 bathroom Town Houses at 225 E Oldham Ave, Knoxville, TN 37917.	
Project Contacts	
<div><div>Property Address</div><div>225 E Oldham Ave, Knoxville, TN 37917 Parcel ID: 081KH020</div><div><div>Owner</div><div>New Season Properties LLC, 915 Hwy 321 N, Lenoir City, TN. 37771 TP: Email:</div><div><div>Contractor</div></div></div></div>	

Area Calculations	
<div>Building Footprint and Lot Coverage (All Areas Under Roof Canopy, Not Including Eaves)</div> <div><div>New Total Footprint:</div><div>1625 sq.ft.</div></div> <div><div>Lot Footprint:</div><div>6750 sq.ft.</div></div> <div><div>Lot Coverage:</div><div>0.2</div></div> <div>Liveable Area (For one Unit)</div> <div><div>Total Living Space:</div><div>1286.75 sq.ft</div></div>	

Symbol Legend	
	Property Line
	Existing Sewer
	Existing Electric Post
	Existing Manhole



PROJECT No.: _____

DRAWN: _____

CHECK: _____

ISSUE: _____

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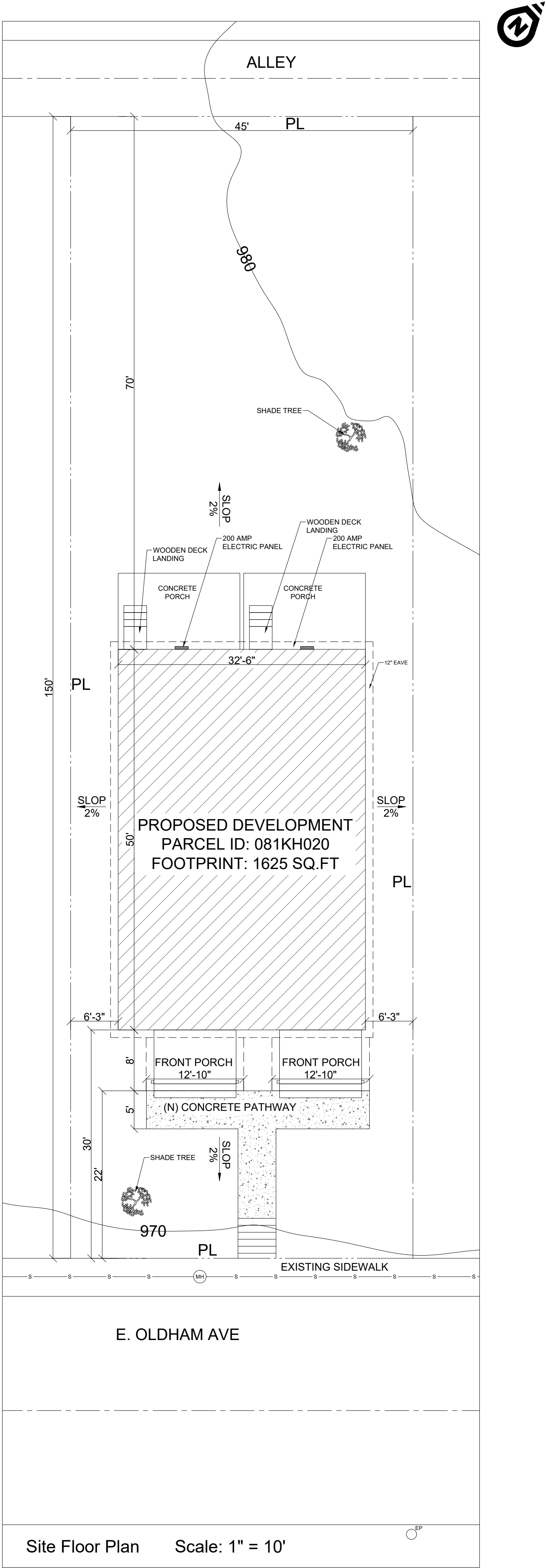








Site plan approved with permit



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D1.3	UL Assembly Details Cont...

- Notes
- The height of the finished floor level will be 1'-8" above grade, as shown on the elevations. Subjected to final grade.

Project Scope

Development and Construction of two unit 3 bedroom 2 bathroom Town Houses at 225 E Oldham Ave, Knoxville, TN 37917.

Project Contacts

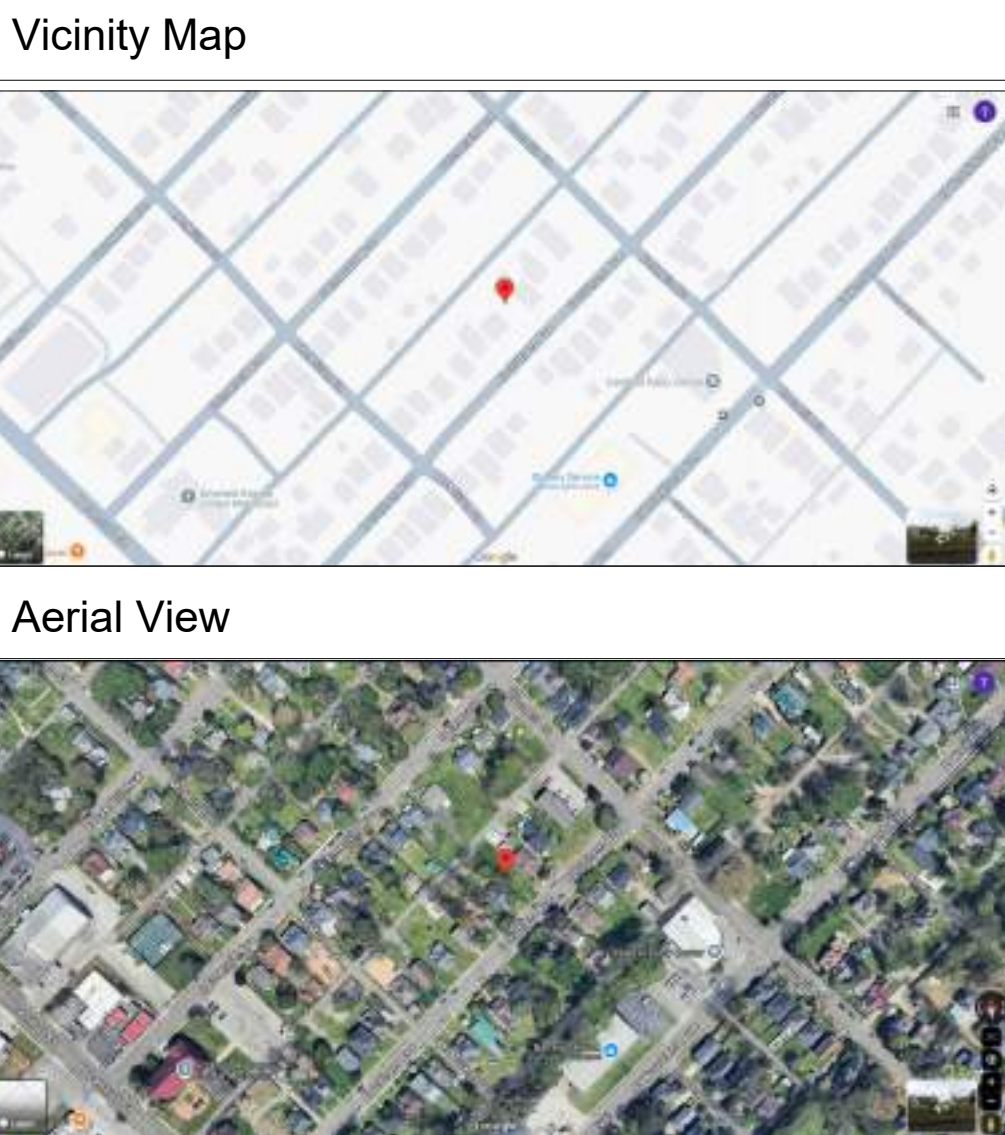
Property Address
225 E Oldham Ave,
Knoxville, TN
37917
Parcel ID: 081KH020

Owner
New Season Properties LLC,
915 Hwy 321 N,
Lenoir City, TN.
37771
TP:
Email:

Contractor

Area Calculations	
Building Footprint and Lot Coverage (All Areas Under Roof Canopy, Not Including Eaves)	
New Total Footprint:	1625 sq.ft.
Lot Footprint:	6750 sq.ft.
Lot Coverage:	0.2
Liveable Area (For one Unit)	
Total Living Space:	1286.75 sq.ft

Symbol Legend	
	Property Line
	Existing Sewer
	Existing Electric Post
	Existing Manhole



New Two Unit Townhouse Design To:
New Season Properties LLC
915 Hwy 321 N, Lenoir City, TN. 37771

PROJECT No.: _____

DRAWN: _____

CHECK: _____

ISSUE: _____

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A0.0

Site Plan /
Project Information

Scale: 1" = 10'



#10 - JANUARY 3rd, 2025

#15 - JANUARY 3rd, 2025
#16 - JANUARY 3rd, 2025

915 Hwy 321 N, Lenoir City, TN 37771

A1.1

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

File 11-H-24-IH

From Tae Cho <newseasonpropertiesllc@gmail.com>

Date Thu 8/28/2025 3:02 PM

To Applications <applications@knoxplanning.org>

Cc Malynda Wollert <malynda.wollert@knoxplanning.org>

 6 attachments (12 MB)

IMG_0257.heic; IMG_0258.heic; 223-225 E oldham re application Final.pdf; IMG_0284.HEIC; IMG_0256.heic; IMG_0259.HEIC;

Hello,

I am attaching the re-application of the 225(223) E Oldham Ave duplex new construction, as instructed. I was asked to provide a description of why we were unable to carry out the original elevation. I have asked my contractor to formulate a more informed explanation below:

"Our original intent was to add a rear wall, lower the high/rear side of the foundation to the original plan level (approximately 1'8"), and install a drainage system with stairs down from the wall. Once excavation began, it became clear that:

1. We needed to dig much deeper than anticipated to reach suitable soil.
2. The rear grade was significantly steeper than expected.
3. We would be too high on the back side of the seat.

Because the lot is too narrow to accommodate an engineered wall near neighboring foundations, we consulted with Planning. We proposed a revised foundation height, noting we would attempt to raise the grade at the front to offset elevation. Planning approved this approach since the height aligned with adjacent neighbors. However, due to deck placement, raising the front grade was less feasible than expected, resulting in a higher elevation than originally communicated in said exchange with Planning.

Throughout construction, we prioritized meeting requirements and tried to communicate regarding the matter at hand. Ultimately, site conditions dictated the finished elevation. We acknowledge the foundation and porch height exceeded our expectations. To accommodate the differential, we reoriented the front stairs horizontally, as extending them straight out would have interfered with the existing retaining wall. The final design mirrors the approved stair configuration at 125 E Oldham."

We want to emphasize our longstanding record of compliance within IH and Historic overlays. This situation arose from an honest miscalculation before construction, which also resulted in higher costs for us, so in no way was this an attempt at skating by or cutting corners etc. We are of course open to working with Planning if adjustments are ultimately deemed necessary, but we just ask that consideration be given to the fact that final inspections were passed on August 12, 2025, and the structure is now complete, limiting the scope of potential modifications.

We have already strengthened our front-end planning process by incorporating topographic modeling into future applications to help avoid or lessen similar issues. Attached are photos of all elevations, along with the front elevation of 125 E Oldham for stair comparison.

Thank you for your consideration.

Tae Cho
New Season Properties, LLC

125 Oldham Ave





Foundation correspondence

Re: 225 E Oldham

From Lindsay Lanois <lindsay.lanois@knoxplanning.org>**Date** Wed 2/26/2025 3:46 PM**To** Tae Cho <newseasonpropertiesllc@gmail.com>

Thank you for keeping me in the loop Tae! I think this does realize the guideline of "foundation heights should be comparable to historic houses in the neighborhood," so more review is not necessary. I will put this in the file. Moving forward, yes, we do prefer that the grade profile and foundation heights are as accurate as possible. Thanks!!

From: Tae Cho <newseasonpropertiesllc@gmail.com>**Sent:** Tuesday, February 25, 2025 2:48 PM**To:** Lindsay Lanois <lindsay.lanois@knoxplanning.org>**Subject:** Re: 225 E Oldham

Hi Lindsay,

I was able to talk with the guys, and I have a more informed update. We are looking at around 3.5' +/- foundation height at the front of the house, and ideally we'll be able to add a bit more grade to the front to bring the grade even a bit higher on the back end. Plus we'll have landscaping/mulch in the front as well as the foundation being stuccoed. So it'll be about 2'-2.5' +/- higher front foundation exposure than originally hoped for, but it really shouldn't make a notable aesthetic difference at all from the original plan. It will probably fall more in line with the house on the left is our most educated guess, and definitely lower than the house on the right. The slope of the grade/coverage will rise as you go further back, in a similar manner as the houses on either side. I am attaching photos of all three lots for your reference.

I really don't believe this necessary adjustment to be of much consequence in any negative way, but I always want to be as communicative as possible as you know. In the future, I'll do a better job in trying to take into account potential grade issues the best I can before submitting the plans to have a bit more accurate projections.

Thank you,

Tae Cho

New Season Properties, LLC

On Mon, Feb 24, 2025 at 8:21 AM Lindsay Lanois <lindsay.lanois@knoxplanning.org> wrote:

Hey Tae, I'm just fine - was still out of the office on Friday in hopes of not being contagious to my coworkers. :) You can give me a call or shoot me an email today. I am in and out of meetings. Thanks!

From: Tae Cho <newseasonpropertiesllc@gmail.com>
Sent: Friday, February 21, 2025 1:18 PM
To: Lindsay Lanois <lindsay.lanois@knoxplanning.org>
Subject: 225 E Oldham

Hi Lindsay,

I just got your voicemail - sorry to hear you're still feeling under the weather. Just trying to touch base real quick, we have run into an issue at 225 E Oldham as we've begun the excavation process and I wanted to discuss with you in further detail what the issue is and the only options we have. Just let me know when you might be available for a call after you're back to health.

Thank you,

Tae

Sent from my iPhone