Staff Report

Infill Housing Design Review

File Number: 12-E-25-IH

Meeting: 4/15/2026
Applicant: Logan 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: RN-6 (Multi-Family Residential Neighborhood) (pending)
Description: New primary structures (multifamily)

Staff Recommendation

The Board should discuss the parking placement and whether the buildings are sufficiently differentiated from each other.

Staff recommends approval of Certificate 12-E-25-IH, subject to the following conditions:
1) receiving City Council approval of the rezoning to the RN-6 (Multi-Family Residential Neighborhood) district;
2) the final site plan to meet City Engineering standards;
3) meeting all applicable standards of the City Zoning code, including the standards of the RN-6 district, Article 9.3.I, and Article 12; and
4) the alternating brick bond patterns be retained.

Description of Work

Level III

New Primary Structure

Three new three-story multifamily buildings accessed via Bill Williams Avenue.

Site Plan: Building C is proposed to be set appx. 31’ from the front lot line along Bill Williams Avenue, appx. 15’ from the northeastern side lot line, and appx. 29’ from the rear lot line. The front setbacks for Buildings A and B vary due to the irregular lot shape, but the buildings are set appx. 2’ behind Building C and 25’ from the rear lot line. The site is accessed via a driveway from Bill Williams Avenue that runs in front of the buildings and connects with two surface parking lots to the east and west of Building B. There are sidewalks along the sides of the parking lots, the front of the buildings, and along the driveway from Bill Williams Avenue. There is a detention pond along the southwest lot line, and a pedestrian access to N Broadway is noted over the detention pond with final details to be determined later. Some existing trees will remain along the exterior lot lines, and landscaping will be installed around all building elevations, parking lots, and all lot lines, with a Class A buffer yard along the rear lot line. Shared outdoor space is indicated to the rear (east) of Building C and to the east of the southern parking lot.

Building Design: The buildings measure 49’-3” wide by 92’ deep and contain two rectangular massings connected by

an open central massing with a staircase. The buildings feature an exterior of fiber cement horizontal siding and panels and brick with alternating bond patterns, a slab foundation clad in brick veneer, and a flat roof with a shed clerestory roof over the central massing. Each story of the front and rear elevations (north and south, labelled as "side elevations") features casement and fixed windows flanking a vertical brick module, with fewer windows on the rear elevations; there are four openings on either side of the clerestory that are visible above the primary roofline. The side elevations (east and west, labelled as "front & back elevations") feature two modules with a mix of horizontal siding and siding panels that flank a recessed brick module; this module pattern is reflected on either side of the central staircase massing. The left and right modules feature three stories of three fixed windows, and the two modules flanking the staircase feature a casement window and fixed window on each story.

Building A: The building will be clad in grey brick and tan siding, with a foundation height that varies from 1'-1" to 7'-1" (front elevation). It will be accessed via an uncovered zero-step entrance on the east elevation, and there is a shared 18' wide by 8' deep patio space on the west elevation.

Building B: The building will be clad in red-brown brick and white siding, with a foundation height that varies from 3' to 6'-7" (front elevation). It will be accessed via an uncovered zero-step entrance on the east elevation, and there is a shared patio space at the entrance on the west elevation.

Building C: The building will be clad in red-brown brick and black siding, with a foundation height that varies from 2" to 4'-11" (front elevation). There is a shared patio space at the entrance on the east elevation and on the west elevation. There is a recessed first-story entrance on the front elevation below a 9'-6" deep flat roof front porch.

Comments

Background: This case was postponed at the March 2026 meeting to give the applicant time to address zoning issues and to allow the rezoning case to be heard by City Council. Since the last meeting, revisions have been made to address the principal use standards, to include shared seating spaces and a front porch on Building C, and to add additional landscaping and pedestrian amenities to the site plan, and line of sight drawings and floor plans were provided. A request to rezone the entire property to RN-6 (Multi-Family Residential Neighborhood) was approved at its first City Council hearing on March 17, but it was postponed at its second hearing on March 31 to the April 14 meeting (1-I-26-RZ/1-B-25-SP/1-C-25-PA). This application is being reviewed under RN-6 standards. If the rezoning is postponed again at City Council, this application must be postponed as well.

Front Yards: The front setbacks vary due to the irregular lot shape, and the block does not have a consistent development pattern. The appx. 31' front setback of Building C is compatible with the 40' front setback of the adjacent office building. A 12' wide access easement to N Broadway at the southwest lot line will be used for pedestrian and bike access, with a note that the feasibility of pedestrian and bike access will be determined later. The final site plan should include the pedestrian access to N Broadway, unless it is not possible to meet City Engineering standards. The revised site plan provides additional outdoor space behind each building, which offers the more traditional yard space recommended by the guidelines.

House Orientation and Side Yards: Appropriate.

Alleys, Parking, and Services: Guidelines discourage driveways in front of buildings and encourage parking to be at least 20' behind the façade with access limited to one lane. This is reiterated in the guidelines for multifamily development, which state that "parking should be provided behind apartments with access from the alley." There is access to the property from an alley to the west of 1415 Branson Avenue, though using it as the development's primary access could negatively impact surrounding property owners. While the proposed driveway and parking lots do not align with the guideline recommendations, the lot's limited street frontage and cross slope make alternative arrangements challenging. The Board should discuss whether the parking is appropriate.

Landscape: Appropriate. The final site plan should meet Article 12 and fulfill the requirements of the Tree Protection Ordinance. The class A buffer has been extended the entirety of the rear lot line to provide privacy to the residents along Branson Avenue.

Scale, Mass, and Foundation Height: The foundation heights vary due to the site's cross slope. The three-story height is appropriate within the nonresidential context of the block. The 34'-6" (excluding clerestory and foundation) tall buildings will be placed on a hill above the houses along Branson Avenue, making them visible and large in scale to residents along the street. The visual scale will be mitigated by the rear landscaping, and there are less windows on the rear elevations to provide privacy to neighbors. The provided line of sight drawings show that the buildings will be minimally visible from Branson Avenue aside from the clerestory that rises above the tree line.

Porches and Stoops: Guidelines for single-family and multifamily construction encourage incorporating porches or stoops with proportions compatible with the context. Shared patio space has been provided at the east and west elevations of each building, and a porch was added at the north elevation of Building C, in addition to the seating space in the stairwells, which aligns with guideline recommendations and connects the buildings to the pedestrian amenities.

Windows and Doors: The front elevation of Building C has been revised to include a recessed entrance (doors not visible), and the plans comply with the principal use standards in Article 9.3.I.

Roof Shapes and Materials: Appropriate.

Siding Materials: The fiber cement siding and brick veneer are recommended by the design guidelines. The three identical buildings are differentiated by using different colors of brick and siding, but additional measures, such as variations in the rooflines, could distinguish them further.

Multi-Unit Housing: The alternating modules of brick and siding and the clerestory massing help break up the buildings into smaller sections. The design benefits from the alternating brick bond patterns that align with the context, which should be retained.

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. House Orientation and Side Yards
- 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.
- On lots greater than 50' in width, consider re-creating the original lot size

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.

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.

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.
- If extensions or bays were typically part of the neighborhood's historic house design, such elements should be incorporated into infill housing.
- 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).
- Sheds, garages, and other outbuildings can be constructed of vertical siding or other more economical materials.

10. Multi-Unit Housing
In places where multi-unit housing is permitted by zoning, it is essential to neighborhood stability that new apartment buildings be designed in scale and context with the early architectural features of the neighborhood.
- 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.
- Landscaping, including shade trees, should be planted in both front and back yards.

DESIGN REVIEW BOARD

12-E-25-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

2802 N. Broadway

Edgewood Park Infill Housing Overlay District

Original Print Date: 3/3/2026 Revised:

Knoxville - Knox County Planning - Design Review Board

Petitioner: Logan Higgins Heyoh Design & Development

N

0 160

Feet

BROADWAY APARTMENTS

2802 N BROADWAY + 0 BILL WILLIAMS AVE.
INFILL HOUSING REVIEW

INDEX

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This application has been prepared to seek approval of the project from Knoxville's Design Review Board under Infill Housing Review.

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PROJECT LOCATION

OVERVIEW + EXISTING SITE CONDITIONS

2802 N Broadway and 0 Bill Williams Avenue are an empty pair of lots off of Broadway in northern Knoxville, about 10 minutes north of Downtown. At roughly 3/4 acre, the site lives in 2 zones, 3 sectors, and is essentially surrounded by commercial and office spaces.

On its southeastern side, it abuts a residential neighborhood, but there are no other residential uses on its block, to the north, nor to the southwest.

The design for this double lot is three individual apartment buildings totaling 36, 1-3 bedroom units across all three buildings.

These apartments bring multi-family housing to an area without a consistent fabric, with a lack of surrounding multi-family housing, and directly adjacent to a commercial corridor making it a prime location.

*Photos above/below courtesy of realtors.

*House disappears between 2013 and 2014 aerial views.

*Photos above/below courtesy of realtors.

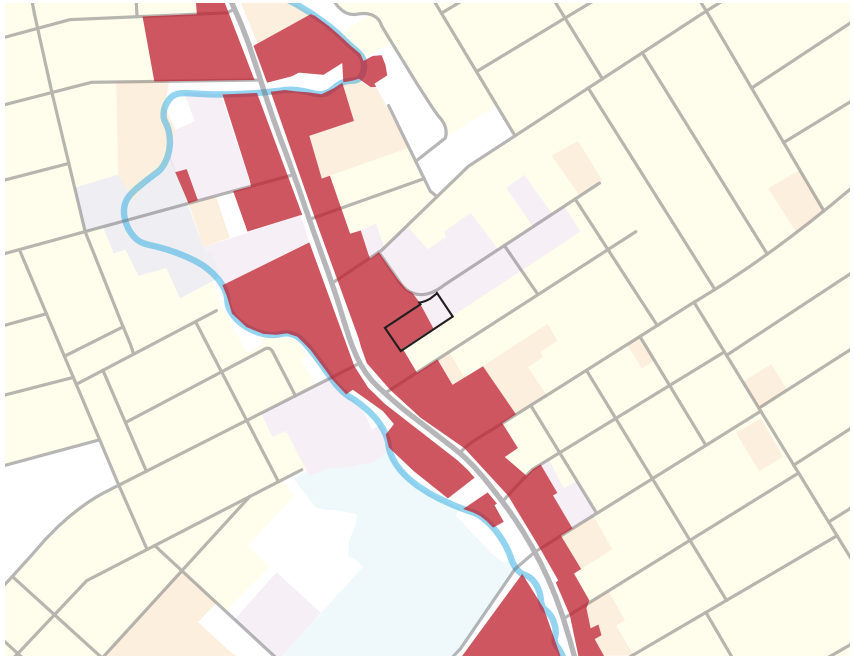
ZONING & SURROUNDING USES

While Design Review Board has no bearing on zoning, the lack of consistent infill fabric that is typical in other infill zones across Knoxville creates a situation where this site's integration into the existing fabric is difficult.

The site is surrounded by miscellaneous businesses ranging from auto parts stores, restaurants, loan offices, and convenience stores.

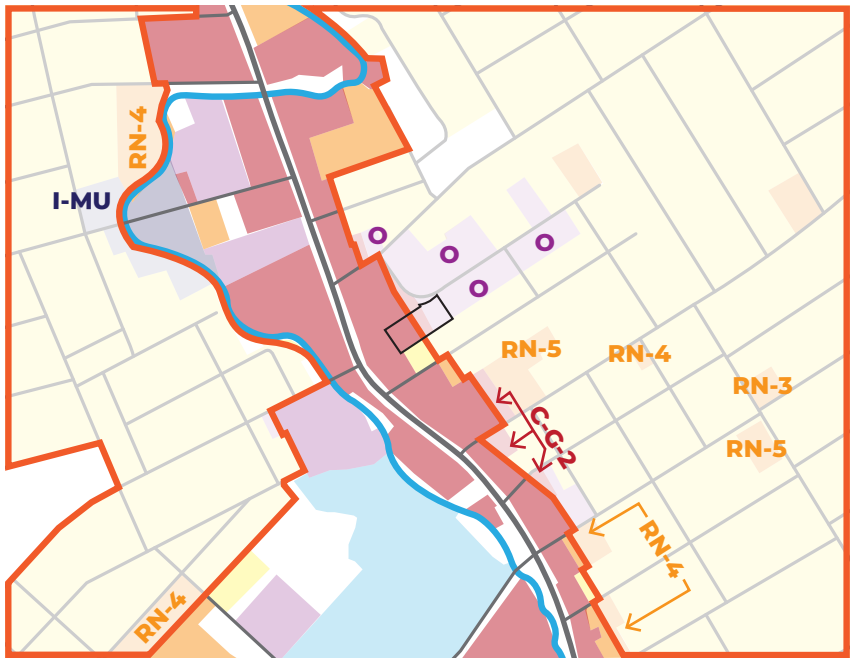
While half the property currently exists in TDR sector planning, there are multiple instances around the site where higher-density uses spill into that sector which further explains the lack of consistent character in the area.

The photos on the following page clearly portray the characteristics of the block and surrounding buildings.



COMMERCIALLY ZONED LAND IN VICINITY

C-G-2 Zoning



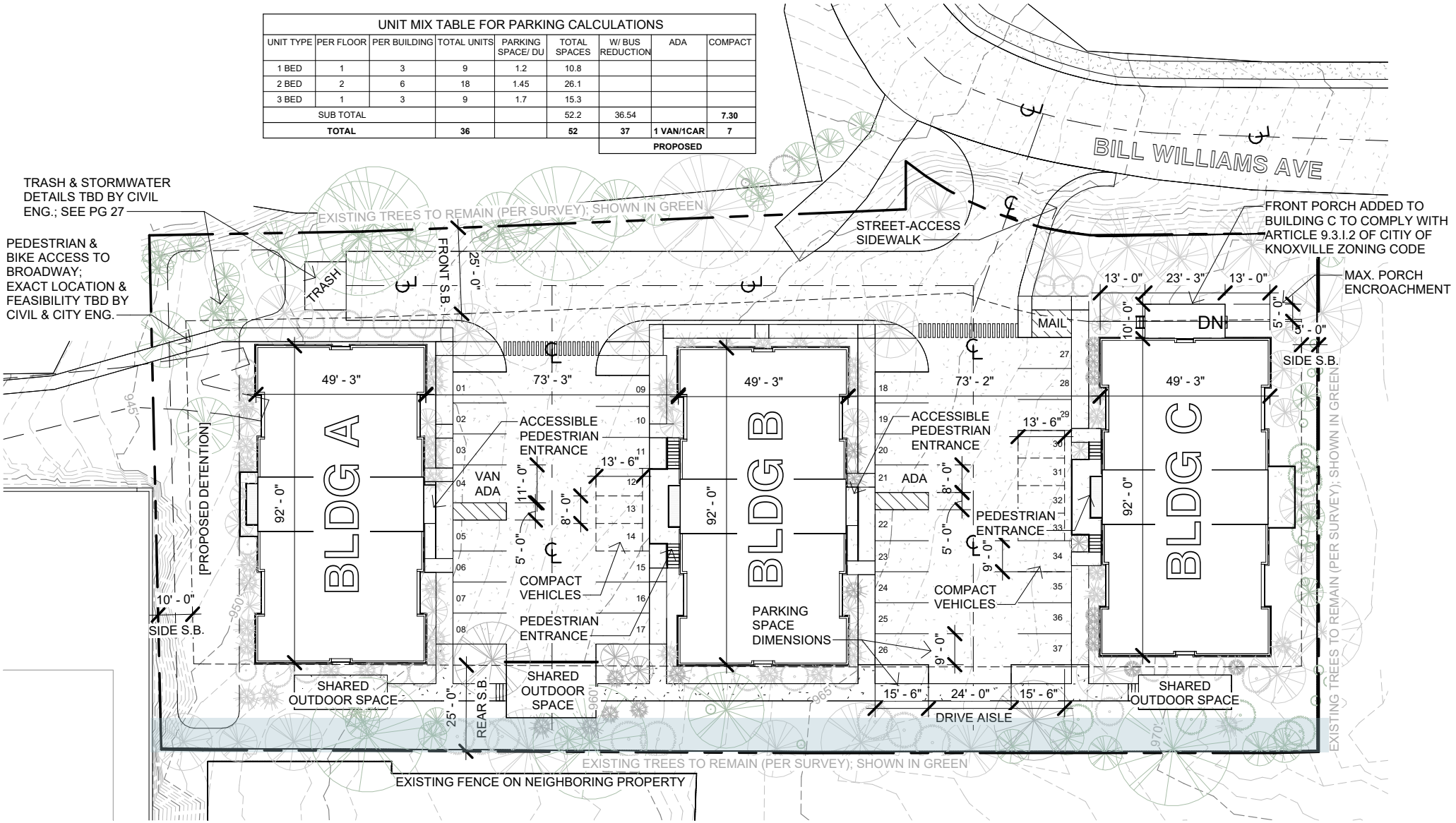
BOUNDS OF TDR + ZONES THAT OVERLAP

- Commercial Zoning
- Higher Density Residential (RN-3,4,5,6)
- RN-2
- INSTITUTION
- INDUSTRIAL (I-MU)
- OFFICE

URBAN & NEIGHBORHOOD FABRIC

PRECEDENTS FOR BUILDING DESIGN

UNIT MIX TABLE FOR PARKING CALCULATIONS								
UNIT TYPE	PER FLOOR	PER BUILDING	TOTAL UNITS	PARKING SPACE/ DU	TOTAL SPACES	W/ BUS REDUCTION	ADA	COMPACT
1 BED	1	3	9	1.2	10.8			
2 BED	2	6	18	1.45	26.1			
3 BED	1	3	9	1.7	15.3			
SUB TOTAL					52.2	36.54		7.30
TOTAL			36		52	37	1 VAN/1CAR	7
						PROPOSED		



THICK, EVERGREEN CLASS A BUFFER YARD

*GREEN TREES REPRESENT EXISTING TREES; ALL GREY TREES ARE PROPOSED

0' 10' 20' 40' 80'

SCALE: 1"= 40'-0"

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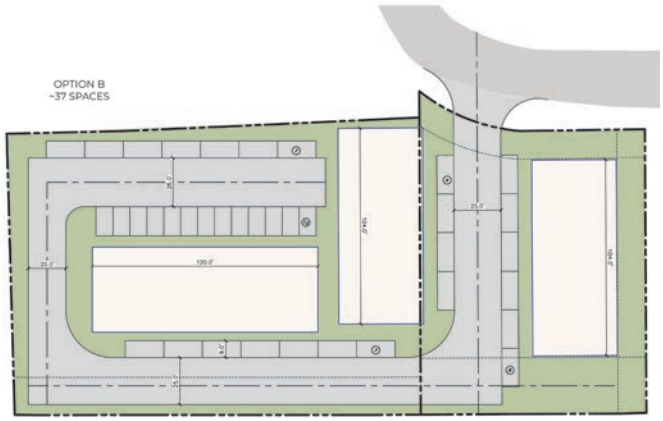
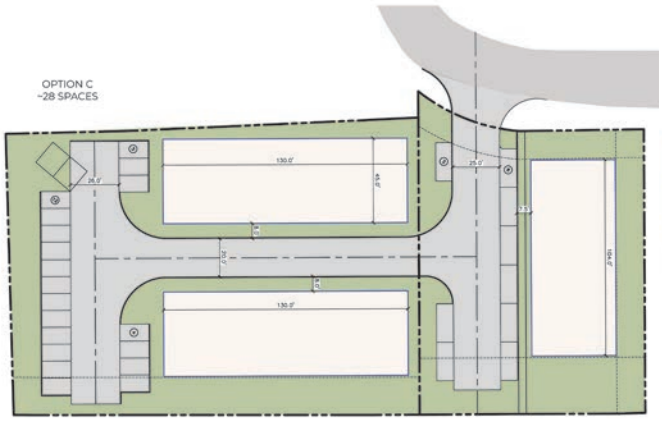
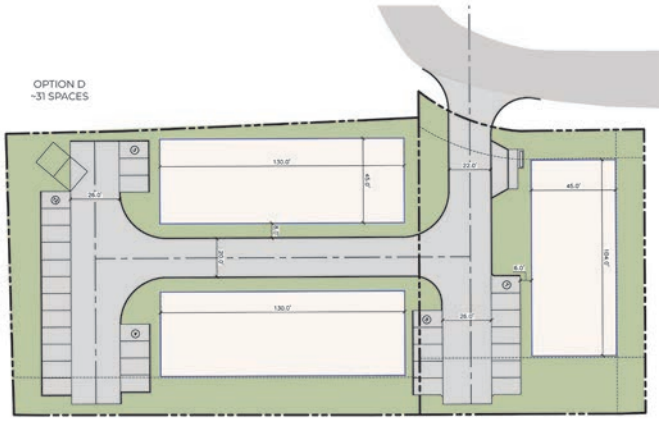
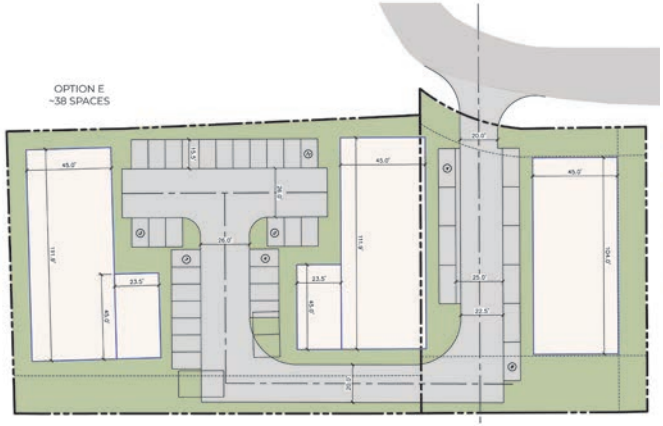
SITE PLAN

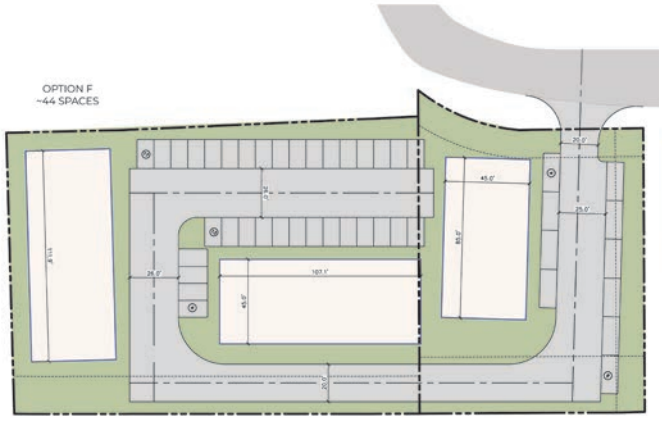
SITE PLAN | 8

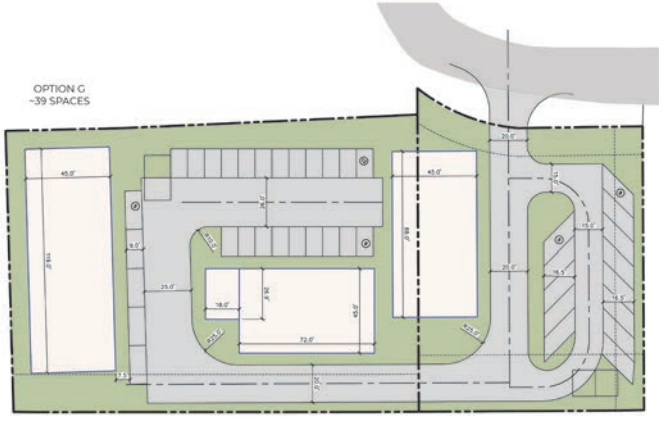












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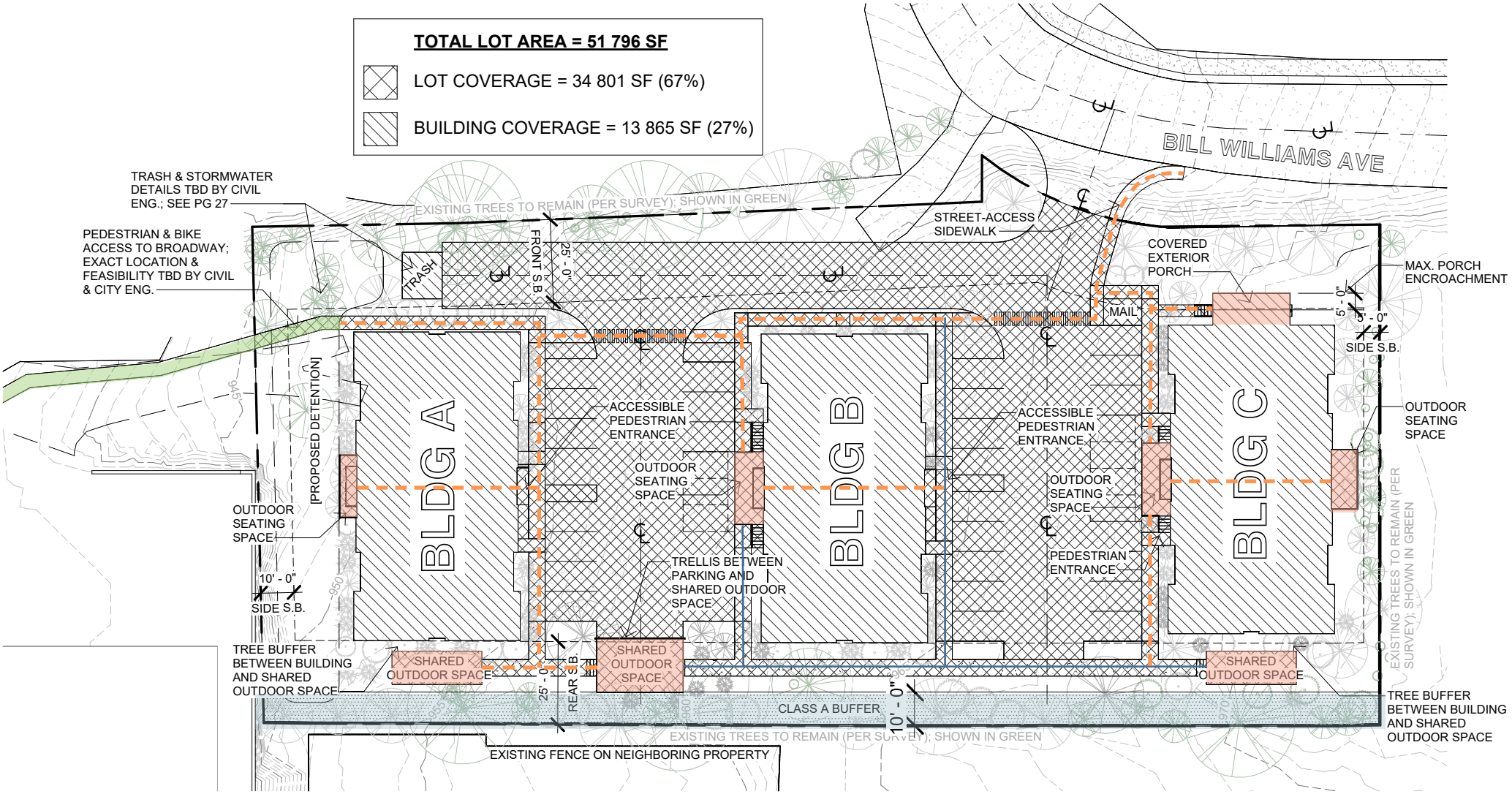
PARKING LAYOUT DIAGRAMS



*GREEN TREES REPRESENT EXISTING TREES; ALL GREY TREES ARE PROPOSED

THICK, EVERGREEN CLASS A BUFFER YARD

PEDESTRIAN AND BIKE ACCESS TO BROADWAY

SHARED OUTDOOR SPACE

WALKWAYS CONNECTING WITH SHARED OUTDOOR SPACES AND PEDESTRIAN/ BIKE ACCESS

0' 10' 20' 40' 80'

SCALE: 1"= 40'-0"

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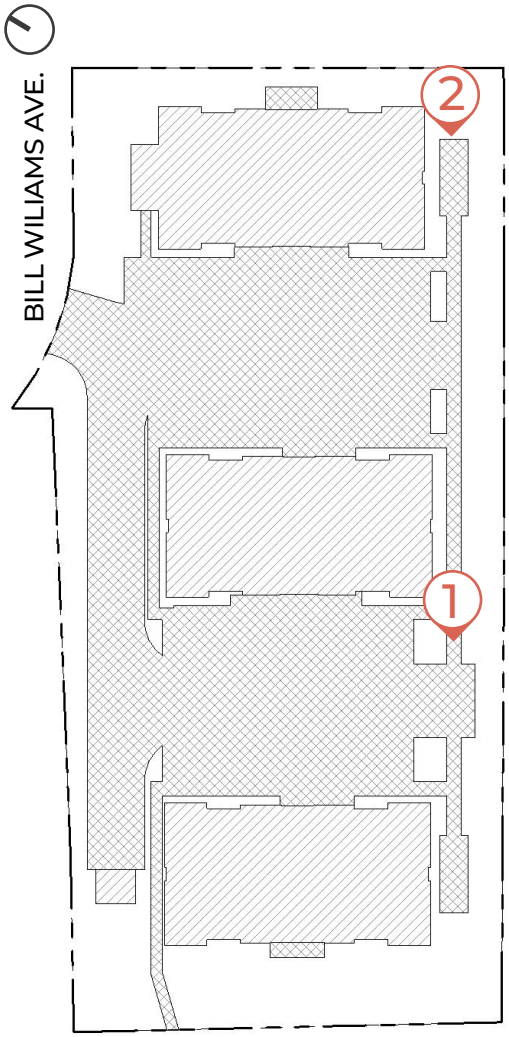
OUTDOOR SPACE DIAGRAM

SITE PLAN

VIEW 1

VIEW 2



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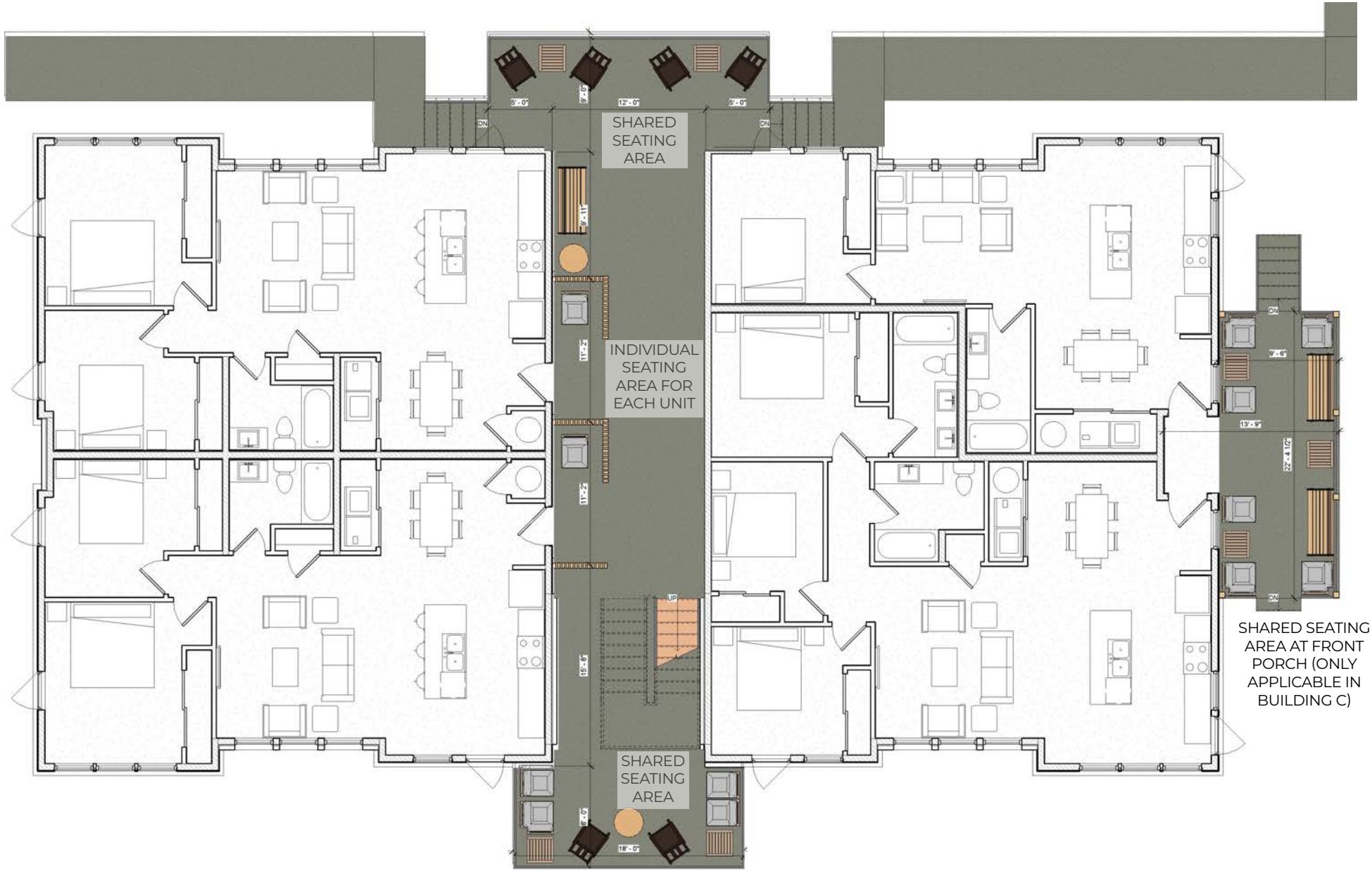
PROPOSED OUTDOOR SPACE AT SITE

Outdoor seating areas are shown diagrammatically; final configuration may vary slightly.

SITE PLAN



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

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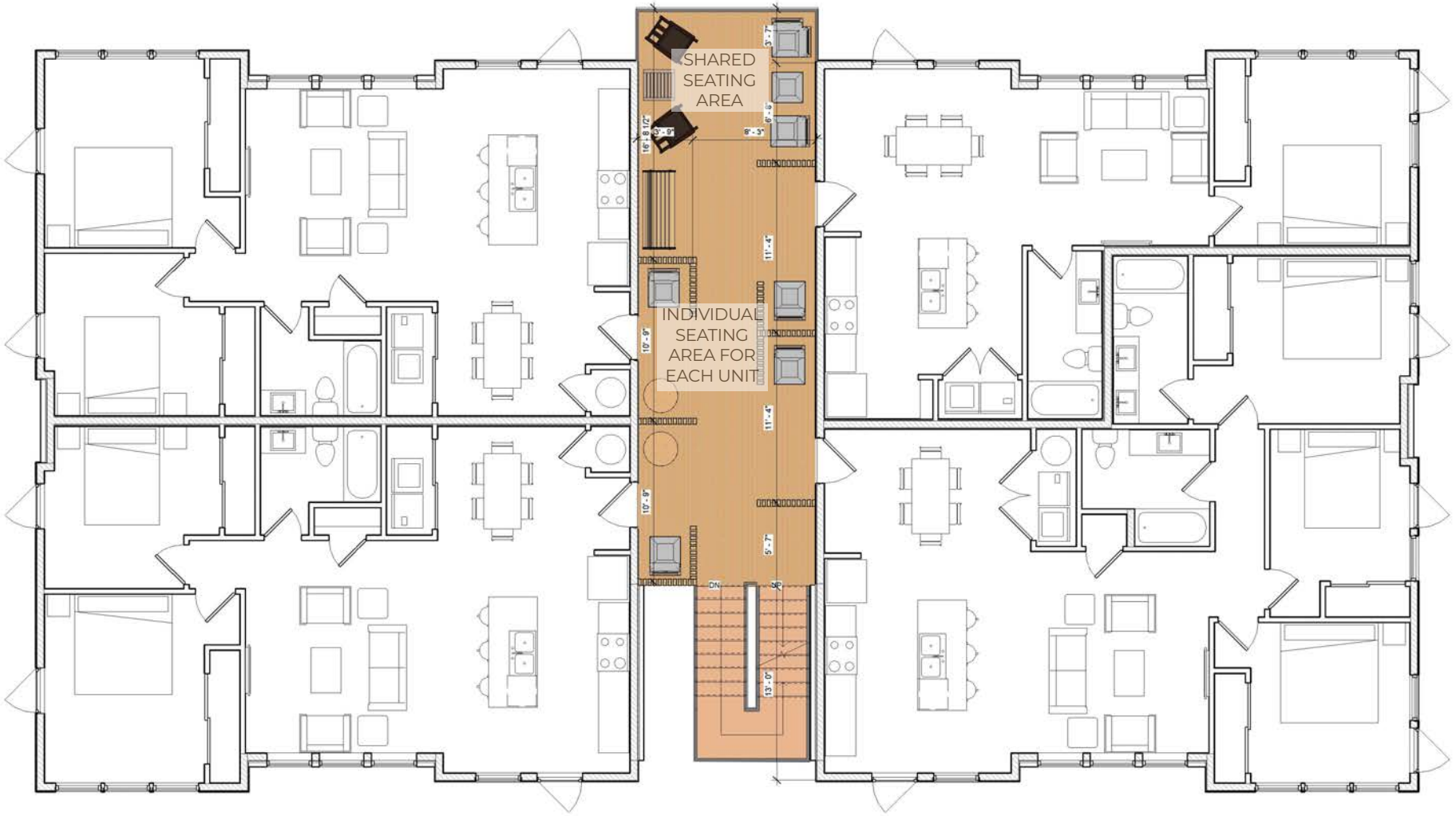
PROPOSED OUTDOOR SPACE AT GROUND FLOOR

Outdoor seating areas are shown diagrammatically; final configuration may vary slightly between buildings.

SITE PLAN



0’ 10’ 20’ 40’

SCALE: 1/4”= 1’-0”

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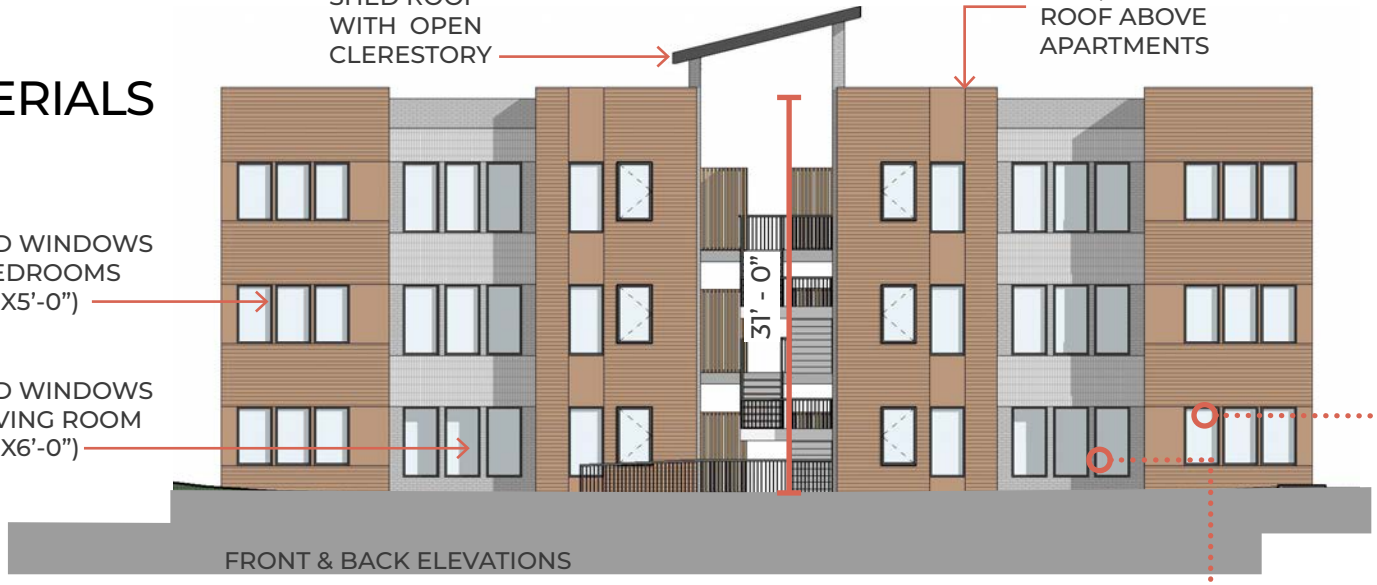
PROPOSED OUTDOOR SPACE AT SECIND & THIRD FLOOR

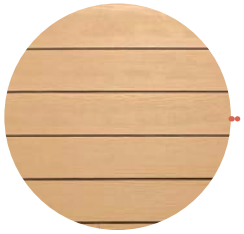
Outdoor seating areas are shown diagrammatically; final configuration may vary slightly between buildings.

SITE PLAN

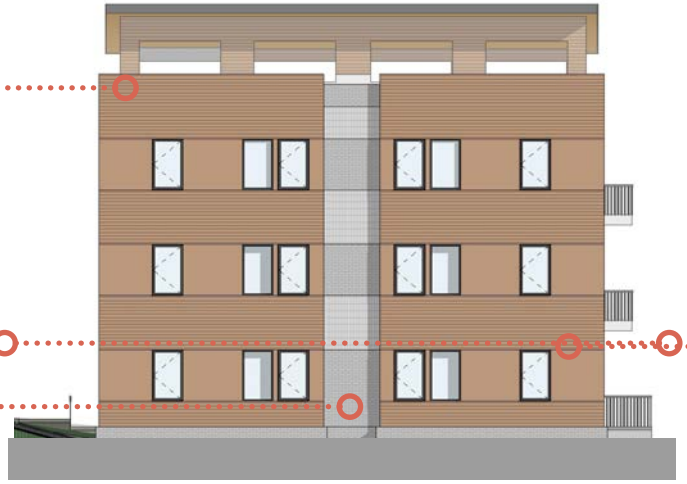
BUILDING A FACADE MATERIALS



JamesHardie™



HORIZONTAL PLANK LAP SIDING; NATURAL/ HONEYCOMB OR SIMILAR

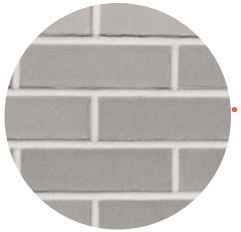


SIDE ELEVATIONS

SLEEK MATERIAL TRANSITIONS

BLACK, ALUMINUM CASEMENT & FIXED WINDOWS

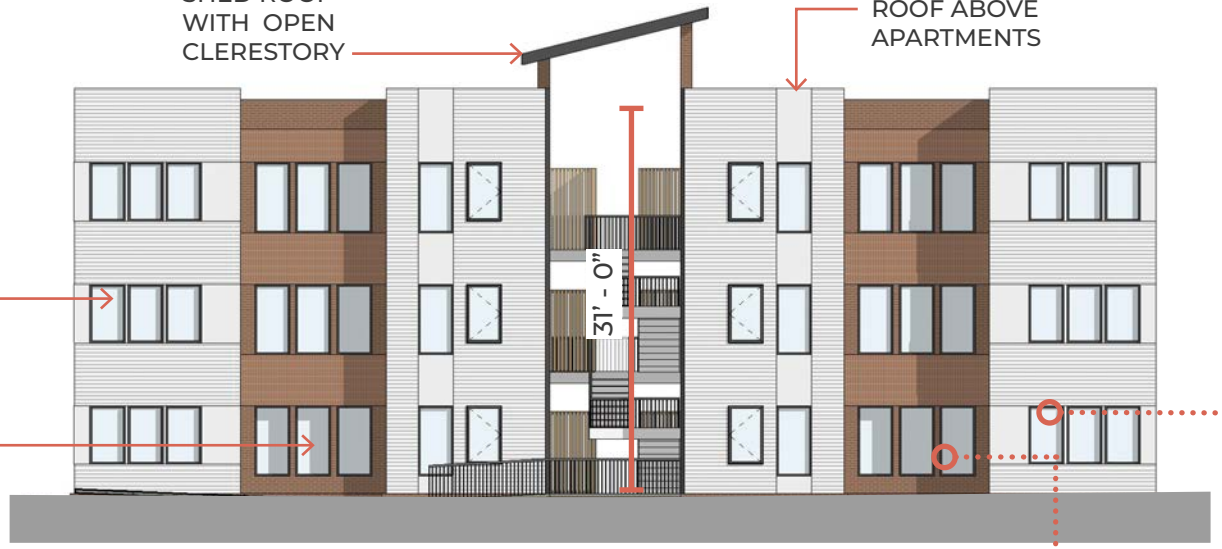
General Shale Brick®



WATSONTOWN CENTRAL PARK GRAY SMOOTH BRICK

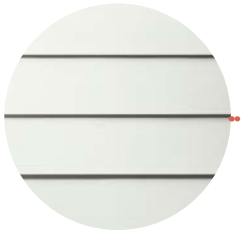
SIDING SCALE TRANSITION

BUILDING B
FACADE MATERIALS



FRONT & BACK ELEVATIONS

JamesHardie™



HORIZONTAL PLANK
LAP SIDING; ARCTIC
WHITE OR SIMILAR

SIDE ELEVATIONS

SLEEK MATERIAL
TRANSITIONS

BLACK,
ALUMINUM
CASEMENT
& FIXED
WINDOWS

General Shale Brick®

WATSONTOWN
STURBRIDGE SMOOTH
RED/BURGUNDY BRICK

SIDING SCALE
TRANSITION

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0' 4' 8' 16' 32'

SCALE: 1/16"= 1'-0"

ALL STAIRS, RAMPS, FOUNDATION & BUILDING HEIGHTS MAY VARY BASED ON FINAL GRADE

BUILDING C
FACADE MATERIALS

FRONT & BACK ELEVATIONS

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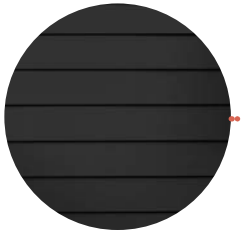
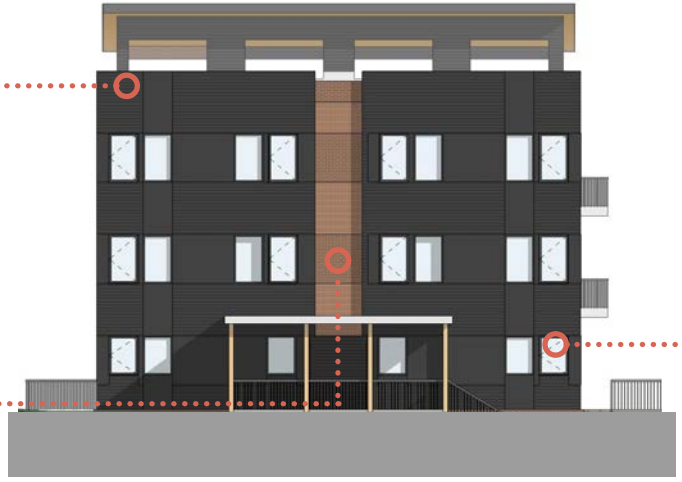


HORIZONTAL PLANK LAP SIDING; BLACK MIDNIGHT SOOT OR SIMILAR



SIDE ELEVATIONS

SLEEK MATERIAL TRANSITIONS

BLACK, ALUMINUM CASEMENT & FIXED WINDOWS

General Shale Brick®

WATSONTOWN STURBRIDGE SMOOTH RED/BURGUNDY BRICK

SIDING SCALE TRANSITION

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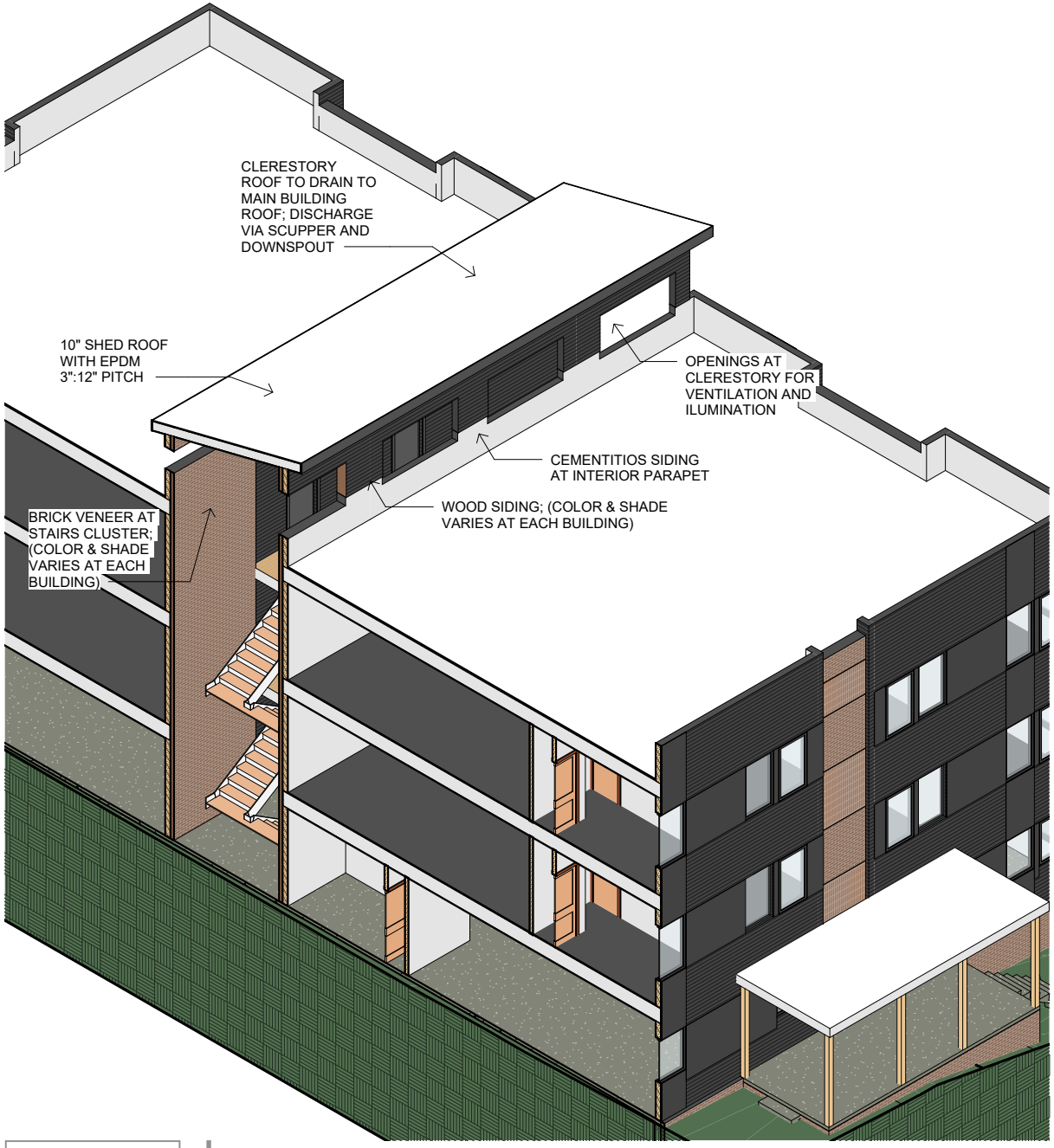
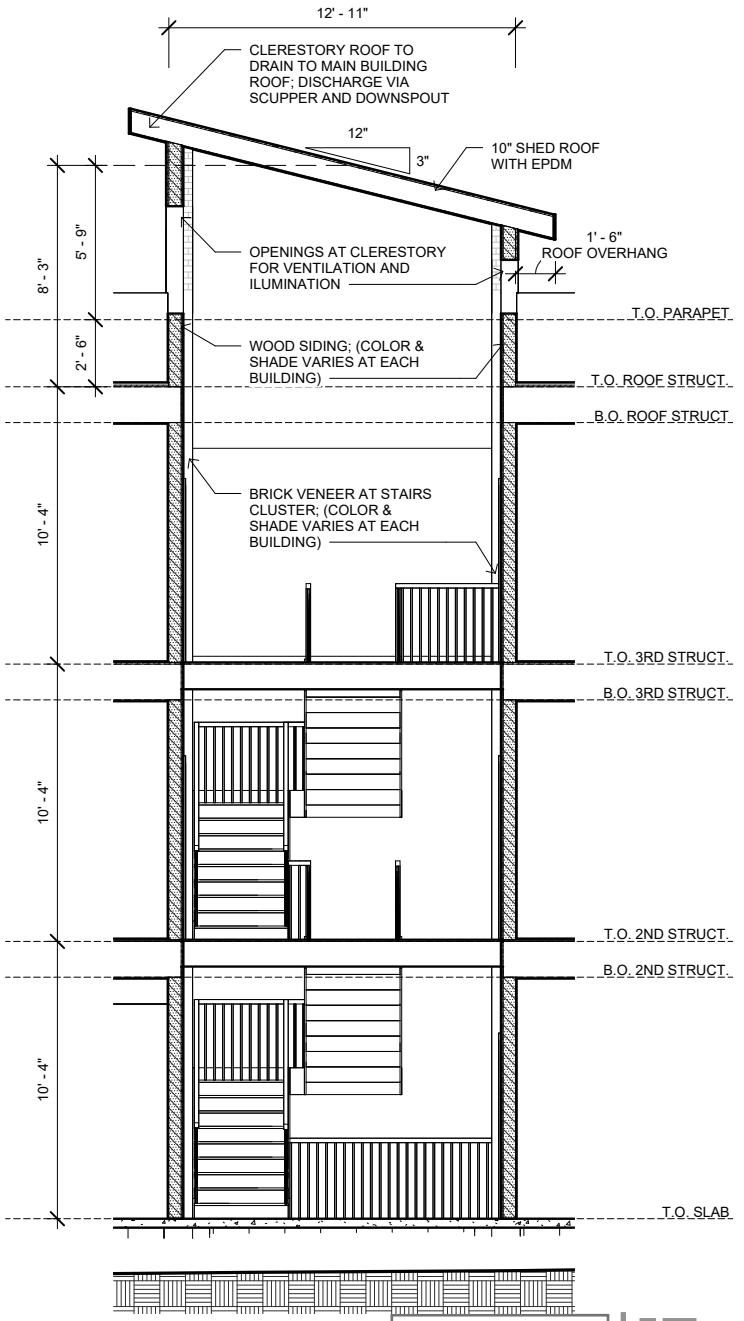
0' 4' 8' 16' 32'

SCALE: 1/16"= 1'-0"

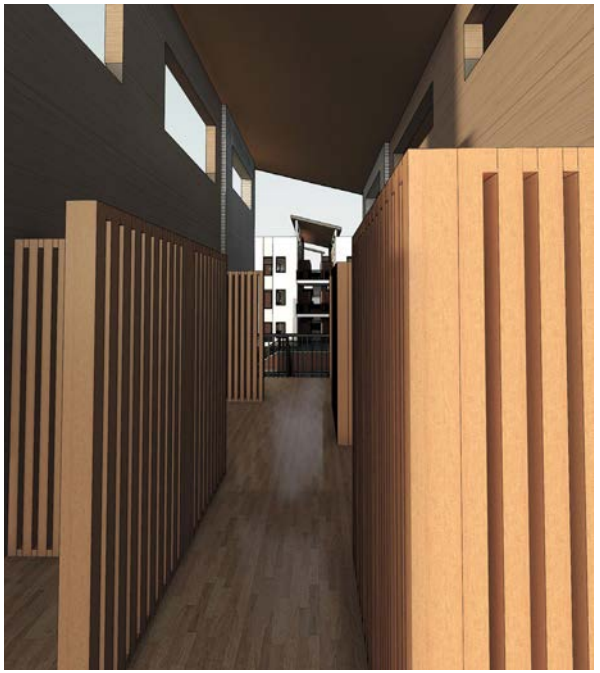
ALL STAIRS, RAMPS, FOUNDATION & BUILDING HEIGHTS MAY VARY BASED ON FINAL GRADE

CLERESTORY DETAILS



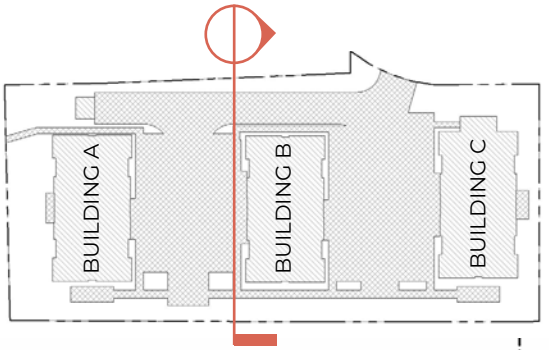


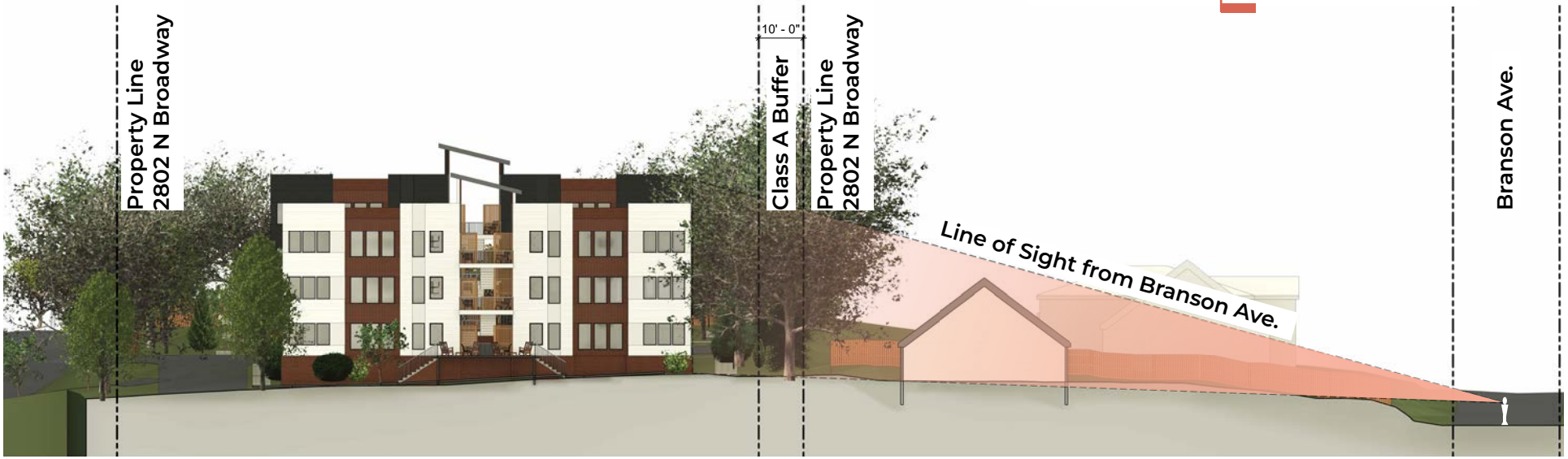
AXONOMETRIC

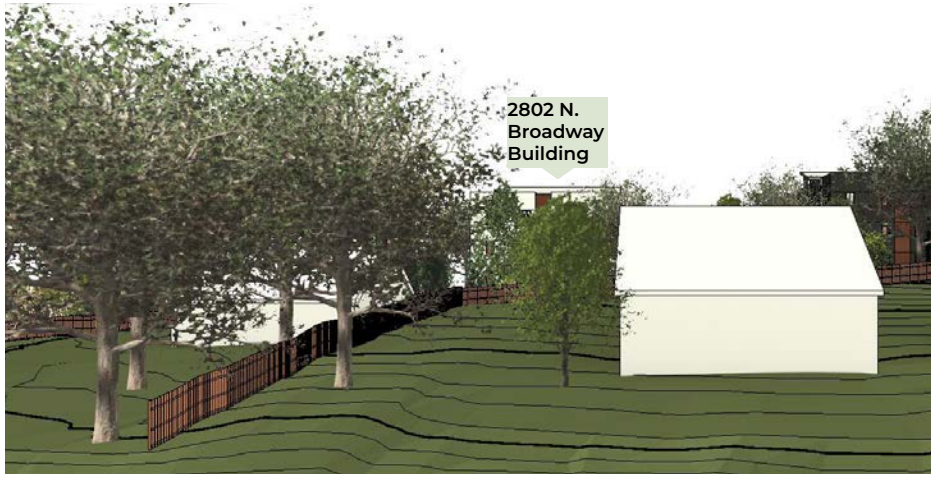


LINE OF SIGHT FROM BRANSON AVENUE

Note: Approximate line of sight based on Google Maps and KGIS information







KNOXVILLE INFILL HOUSING REVIEW GUIDELINES

EXCERPT FROM HEART OF KNOXVILLE INFILL HOUSING DESIGN GUIDELINES:

INTRODUCTION

"The purposes of these guidelines are to re-establish the architectural character of those historically valuable properties with ***new housing that is architecturally compatible; to foster neighborhood stability****;* ***to recreate more pedestrian-oriented streets; and to meet a wide range of housing needs****. These guidelines should be used to understand the major elements of architectural compatibility and promote housing designs that are usable and economically achievable.* ***These guidelines have been created to apply to areas where there are no historic or neighborhood conservation zoning overlays or Traditional Neighborhood Development district zoning****. Those areas already have specific guidelines for infill and vacant lot development; the guidelines for those districts are available through the Metropolitan Planning Commision."*

In an effort to explain the new infill project, we have thoroughly gone through the Infill Housing Review Guidelines and noted on the following pages how we have appropriately responded to each guideline.

1. FRONT YARDS

Front yard space was consistent from house to house with porches being located about the same distance from the street. Although there is variation in some blocks, a twenty-five foot setback to the front door is very common. Lawns and an occasional shade tree were found on virtually all lots.

GUIDELINES	APPLICATION
Consistent front yard space should be created along the street with the setback of a new house matching the older houses on the block.	**As there is not a consistent pattern of yards, setbacks, and blockface, the yards created respect the surrounding parcels per zoning code.**
When several infill houses are sited, porches and the habitable portion of each house should be about the same distance from the street as the original houses.	**N/A - No adjacent houses; original house existed without typical setbacks.**
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.	**As there are no adjacent sidewalks or gridded streets, there are only internal walkways to get from parking to the buildings.**
Fences that are constructed of traditional materials, such as picket fencing, may be used to define the front yard. Chain linked, masonry, wide boards and other contemporary fencing should be used only in backyards.	**N/A - Front yard fences are not being proposed.**
Healthy trees that are outside the building footprint should be preserved. The root area should be marked and protected during construction.	**Healthy, existing trees will be preserved to the highest degree possible.**

2. HOUSE ORIENTATION + SIDE YARDS

The typical city lot prior to 1930 was 50 feet wide. This dimension led to the development of houses which were relatively narrow and had substantial depth. Craftsman style homes are good examples of this characteristic. Because of this characteristic, side yards were relatively narrow.

GUIDELINES	APPLICATION
New housing should be proportional to the dimensions of the lot and other houses on the block.	**N/A - No other houses on block. However, the buildings are proportional to the size of the lot in terms of FAR and building coverage.**
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.	**N/A**
Side yard setbacks should be similar to older houses on the block, keeping the rhythm of spacing between houses consistent.	**A similar sideyard setback is provided between the adjacent house and new building to match the condition of the existing houses.**
On lots greater than 50’ in width, consider re-creating the original lot size.	**This particular lot has never had a traditional lot size, and therefore there are no original lot sizes to recreate.**

3. ALLEYS, PARKING, AND SERVICES

Alleys should serve two significant purposes: (1) accommodation of such services as utilities and garbage collection, and (2) access to off-street parking including garages and parking pads. A large proportion of the "Heart of Knoxville" neighborhoods have alleys. Unfortunately, such standards as setbacks for garages, types of materials for parking pads and encouragement of alleys for off-street parking are lacking. With infill development, the use of alleys for parking access is necessary.

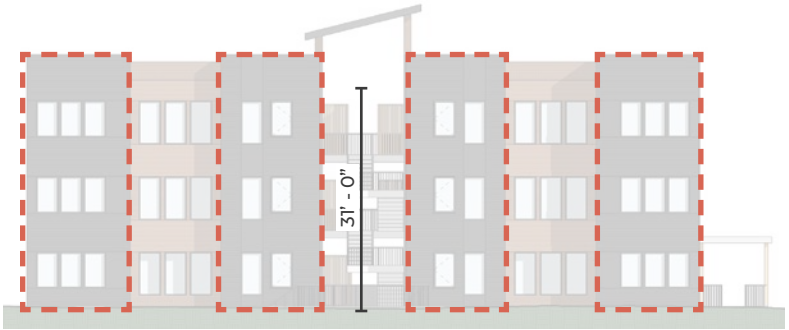
GUIDELINES
Parking should not be in front yards.
Alley access should be used for garage or parking pad locations. On level ground, pea gravel or similar material may be used as a parking pad off alleys.
On streets without alleys, garages or parking pads should be at least 20 feet behind the front façade of the infill house with access limited to one lane between the street and the front facade.
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.
Not applicable as there are no alleys to access this site. However, parking will be provided with no parking in the front yard(s)

4. SCALE, MASS, + FOUNDATION HEIGHT

The scale of early homes was generally consistent from one house to another; especially foundation heights, proportions of first floor elevations, and sizes and shapes of roofs. Sometimes, a one and one-half story house might be found next to a two story house but the essential elements of similar foundation height and façade characteristics created homes that tried to look tall and resulted in architectural compatibility.

When a house is built on slab with a low pitch next to a traditional older house, the proportions of the two houses clash, resulting in an absence of architectural harmony. The following principles are critical in maintaining historic and property values.

GUIDELINES	APPLICATION
The front elevation should be designed to be similar in scale to other houses along the street.	**We are proposing multi-family but with projecting bays to break up the facade into proportions more fitting in a housing setting even though this lot is not in that setting.**
The front façade of new houses should be about the same width as original houses on the block.	
If extensions or bays were typically part of the neighborhood's historic house design, such elements should be incorporated into infill housing.	**Projecting bays are incorporated into the facade design.**
New foundations should be about the same height as the original houses in the neighborhood.	**Foundation heights are similar to housing in the greater area.**
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.	**The building height is comparable to the surrounding office and commercial spaces.**



5. PORCHES + STOOPS

Porches and stoops were incorporated into most house designs in Knoxville prior to 1900, providing a comfortable place to enjoy a summer breeze or to talk with family and neighbors. Later, front porches became less prominent as such styles as Dutch Colonial, Tudor Revival and Ranch houses became popular. Some houses only had small stoops.

GUIDELINES

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, "antebellum" 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.

The addition of a porch to a Ranch-style house may be acceptable in some 1930-1950 era neighborhoods.

Porches on entry level proposed to encourage gathering.

6. WINDOWS + DOORS

Every architectural style also has certain distinguishing window shapes and location. For instance, the windows of Victorian-era houses are narrow and tall. Craftsman houses are broader with a multiple paned sash over a one pane sash. When an infill housing design is selected, the windows should be similar in scale and design to those of other houses on the block.

GUIDELINES

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.

These guidelines have been followed as applicable. The proposed windows will be a combination of metal casement and fixed windows which are typical proportions to windows in the area (3ftx5ft & 3ftx6ft). This window style is a typical size, though not commonly used in the area but this is also an example of advances in technology and allowing for contemporary elements.

LARGE PICTURE WINDOWS FOR DAYLIGHTING

BLACK, ALUMINUM CASEMENTS

7. ROOF SHAPES + MATERIALS

Steeper roof pitches and relatively darker shingles were common to most historic homes and are a basic consideration in new construction. Less pitch is common in Ranch styles, popularized after World War II.

GUIDELINES	APPLICATION
New roofs should be designed to have a similar pitch to original housing on the block	**Since this lot is part of an office/ commercial fabric with no consistent typology, we are incorporating a flat roof.**
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.	**N/A**
Darker shades of shingle were often used and should be chosen in roofing houses in Heart of Knoxville neighborhoods.	**The roofing material will not be seen from the street, so we are proposing a light colored membrane roof for greater energy efficiency.**
In some 1930-1950 era neighborhoods that have a mix of Ranch-style houses, it may be appropriate to change the roof to add a half-story.	**N/A**

8. SIDING MATERIALS

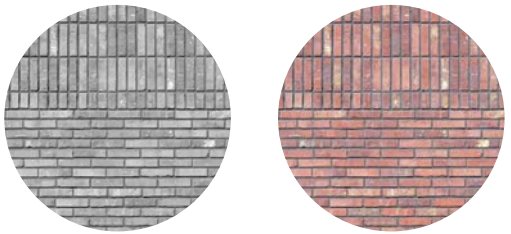
Clapboard and brick were the most common siding. Houses in some neighborhoods, like Oakwood, were almost totally constructed with clapboard. The exterior materials of new construction should be like that of the neighborhood's older or historic architecture.

GUIDELINES
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.
Sheds, garages, and other outbuildings can be constructed of vertical siding or other more economical materials.
These guidelines have been followed as applicable. The surrounding commercial and office materials are primarily stucco and brick. To create a break in this composition and set this aside as housing, both horizontal siding / clapboard-like materials and red/brown brick are being proposed.

Note: No vinyl or metal siding is proposed; exterior finishes consist exclusively of brick and wood/Hardie panel siding.

HORIZONTAL WHITE, DARK & WOOD-LIKE SIDING

SLEEK MATERIAL TRANSITIONS



GREY & RED-BROWN BRICK WITH VARIED BOND

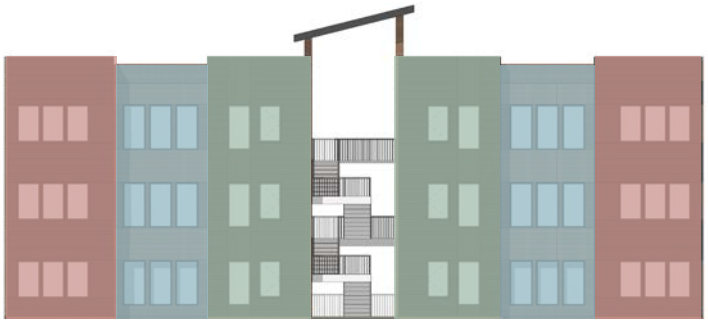
SIDING SCALE TRANSITION

10. MULTI-UNIT HOUSING

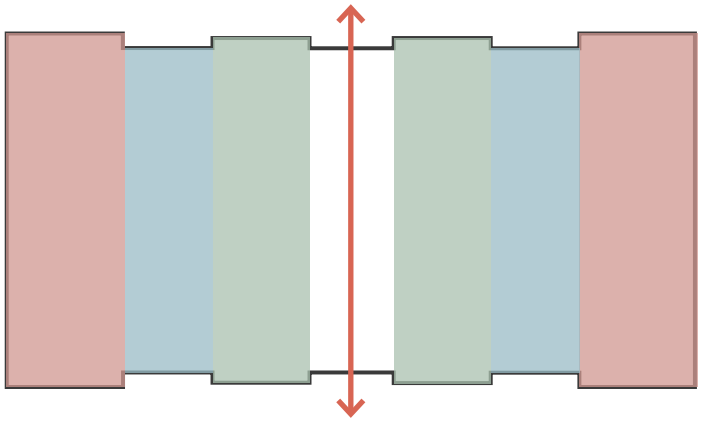
** NUMBERS 9 AND 12 HAVE BEEN OMITTED DUE TO LACK OF APPLICATION*

Following World War II, many single-family neighborhoods were rezoned to permit apartments. ***This was done under an urban development theory that the highest density housing should be close to the central business district.*** *The results have been mixed. In some instances the design of multi-unit buildings are completely out of context to older neighborhoods with apartment buildings looking like they should have been part of suburbia.*
In places where multi-unit housing is permitted by zoning, it is essential to neighborhood stability that new apartment buildings be designed in scale and context with the early architectural features of the neighborhood.

GUIDELINES	APPLICATION
Multi-unit housing (where permitted by zoning) should have similar front yard space to that of the traditional single family houses along the street.	**The setbacks and yards proposed are similar in scale to a traditional single family home even though these do not exist on the block.**
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.	**As there are no original houses on the street, we have limited the height to 3-stories and are comparable in height to some surrounding office spaces. The closest multi-family units are 2 & 3-stories in height.**
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.	**We are proposing multi-family but with projecting bays to break up the facade into proportions more fitting in a housing setting even though this lot is not in that setting.**
Parking should be provided behind apartments with access from the alley.	**We are proposing common parking for residents and visitors throughout the development (see site plan).**
Landscaping, including shade trees, should be planted in both front and back yards.	**Trees will be preserved and/or planted in front and back yards.**



ELEVATION FACADE PATTERN



PLAN MASSING PATTERN

3104 N Broadway

3314 N Broadway

11. LANDSCAPING + OTHER CONSIDERATIONS

** NUMBERS 9 AND 12 HAVE BEEN OMITTED DUE TO LACK OF APPLICATION*

In historic neighborhoods around the Heart of Knoxville, street trees were planted to provide shade and cover near the sidewalks in the front yard. Fences were made of available materials and remained low and decorative around the front yard. This tradition is important when considering the overall aesthetic of a historic neighborhood.
GUIDELINES
One native or naturalized shade tree should be planted in the front and rear yards of infill lots with 25 feet or more in depth to front of house.*
Fencing and hedges should not exceed 42 inches in height in front yards.
Chain link fencing should be reserved for the rear yard, no less than 5 feet behind the front facade.
Front yard fences may use picket, wrought iron, or other historic material only.
Front yard trees are not necessary along blocks that have planting strips that are more than 6 feet wide.
These guidelines have been followed as applicable.

PRINCIPAL USE STANDARDS FOR DWELLING—MULTI-FAMILY

The following standards apply only to new construction.

GUIDELINES

Façades must be designed with consistent materials and treatments that wrap around all façades. There must be a unifying architectural theme for the entire multi-family or townhouse development, utilizing a common vocabulary of architectural forms, elements, materials, or colors in the entire structure.

Street-facing building facades must include windows, projected or recessed entrances, overhangs, and other architectural features. Three-dimensional elements, such as balconies and bay windows, are encouraged to provide dimensional elements on a façade.

The following minimum transparency requirements apply to any façade facing a street and are calculated on the basis of the entire area of the façade:
a.Townhouse: 15%
b.Multi-Family Dwelling: 20%

There must be a minimum separation of 15 feet between sidewalls of townhouse buildings. Where the front or rear wall of a townhouse faces the front or rear wall of another townhouse, the minimum required separation between such buildings must be 30 feet. Driveways and parking areas may be located within this minimum separation area.

The following building material restrictions apply:
a.The following building materials are prohibited on any part of any façade:

~~i.Plain concrete block; ii.Plastic; iii.Exterior insulating finish systems (EIFS) on the ground floor.~~

b.The following building materials are prohibited as a primary surface finish material on any façade but may be used as decorative or detail elements for up to 15% of the façade:

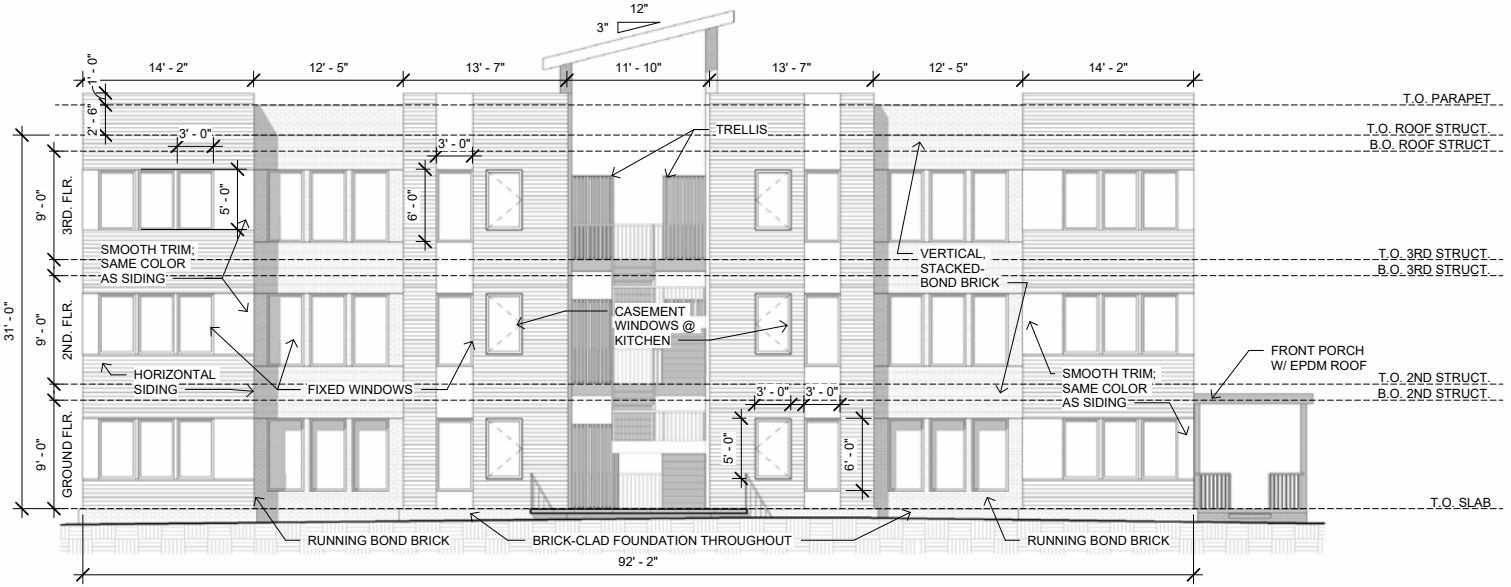
~~i.Corrugated metal; ii.Aluminum, steel or other metal sidings; iii. Exposed aggregate (rough finish) concrete wall panels; iv.T-111 composite plywood siding; v.Vinyl (does not apply to RN-4 and RN-5 Districts, where vinyl is permitted).~~

These guidelines have been followed as applicable.

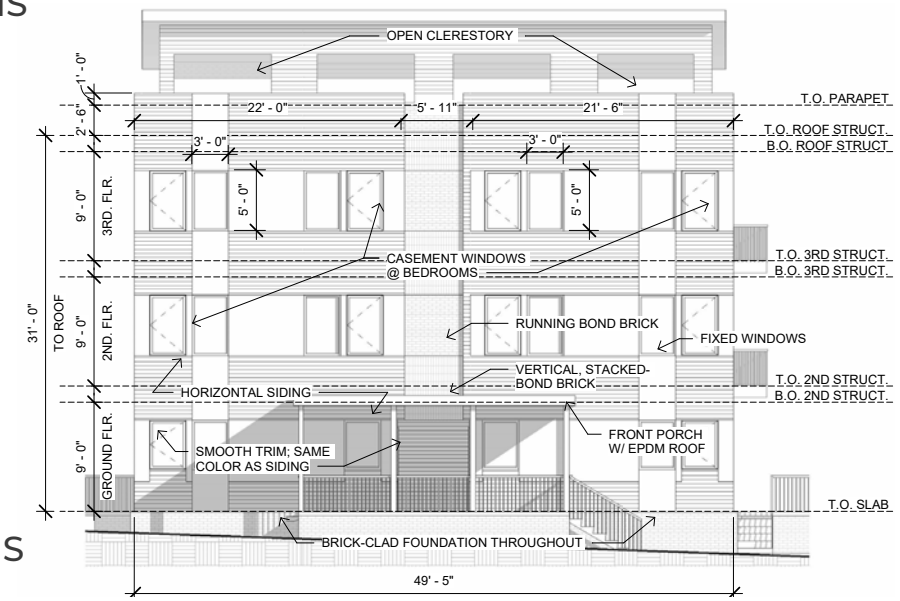
TRANSPARENCY CALCULATIONS AT FRONT FACADE FACING STREET	
TOTAL AREA OF FRONT FACADE	1700 SF
TOTAL TRANSPARENCY OF FRONT FACADE	356 SF (20.94%)

APPENDIX A: DIMENSIONED ELEVATIONS

FOR REFERENCE ONLY; NOT TO SCALE



FRONT & BACK ELEVATIONS



SIDE ELEVATIONS

DIMENSIONSED ELEVATIONS SHOW GENERAL BUILDING HEIGHT. FINAL BUILDING HEIGHTS MAY VARY BASED ON FINAL GRADE. GRADE WILL ENSURE NO BUILDING HEIGHT OVER 35FT.

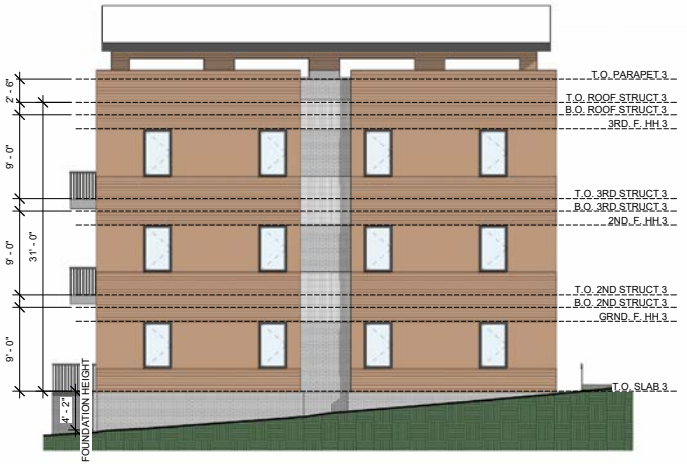
APPENDIX A1: ELEVATIONS BUILDING A

FOR REFERENCE ONLY; NOT TO SCALE

01 A201 FRONT ELEVATION BUILDING A

02 A201 NORTH ELEVATION BUILDING A

03 A201 REAR ELEVATION BUILDING A



04 A201 SOUTH ELEVATION BUILDING A

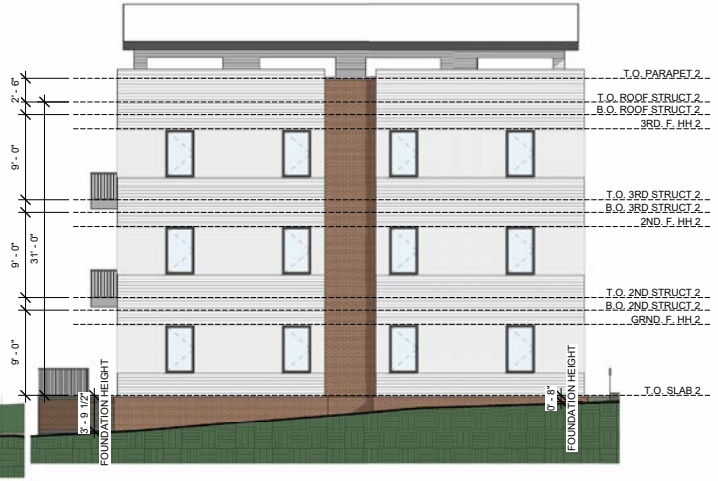
APPENDIX A2: ELEVATIONS BUILDING B

FOR REFERENCE ONLY; NOT TO SCALE

01 A202 FRONT ELEVATION BUILDING B

02 A202 NORTH ELEVATION BUILDING B

03 A202 REAR ELEVATION BUILDING B



04 A202 SOUTH ELEVATION BUILDING B

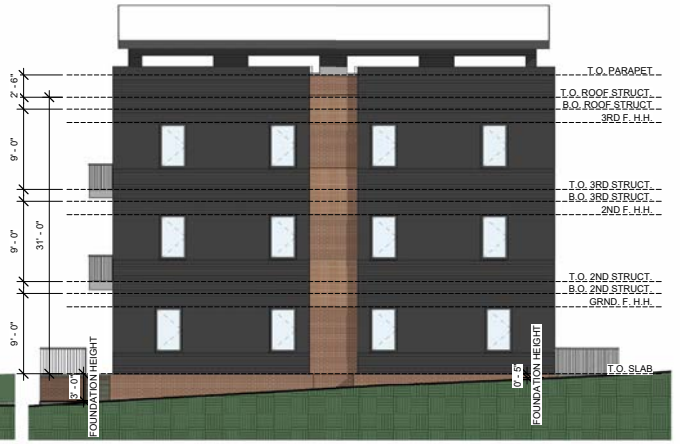
APPENDIX A3: ELEVATIONS BUILDING C

FOR REFERENCE ONLY; NOT TO SCALE

01 A203 FRONT ELEVATION BUILDING C

02 A203 STREET-FACING ELEVATION BUILDING C

03 A203 REAR ELEVATION BUILDING C



04 A203 SOUTH ELEVATION BUILDING C

heyoh
design + development

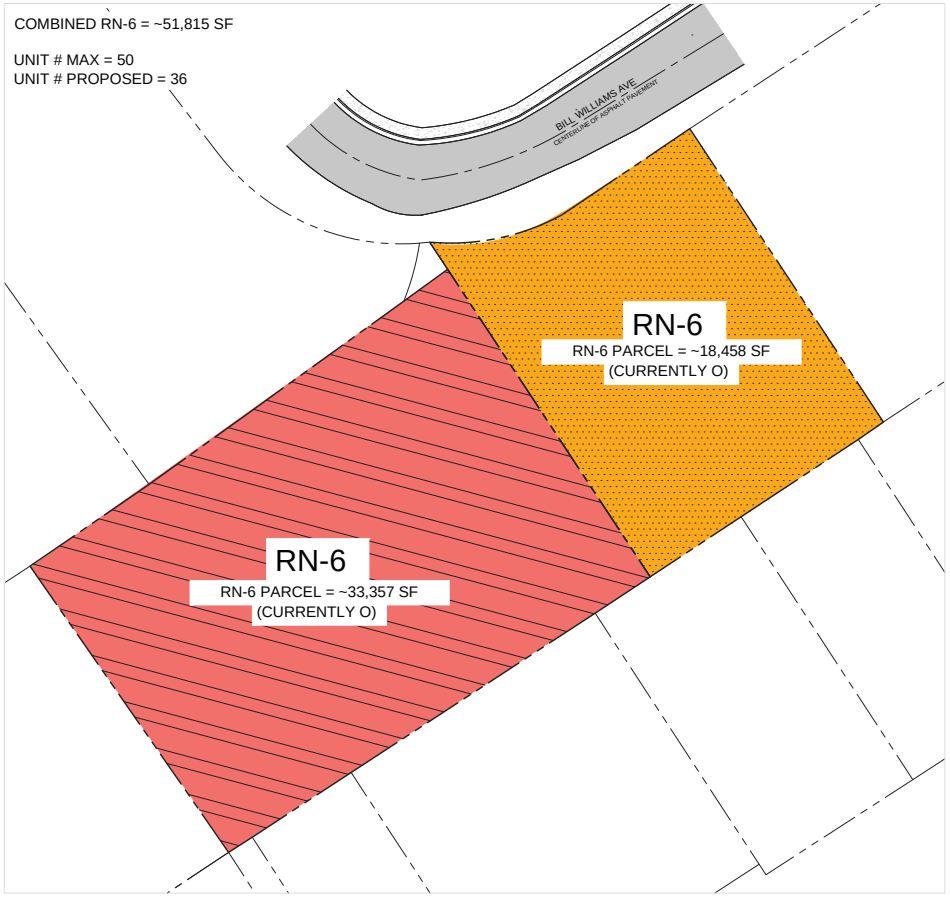
MATERIALS AT ALL FACADES FOR BUILDING C: BLACK SIDING & RED-BROWN BRICK
ALL STAIRS, RAMPS, FOUNDATION & BUILDING HEIGHTS MAY VARY BASED ON FINAL GRADE

ADDENDUM

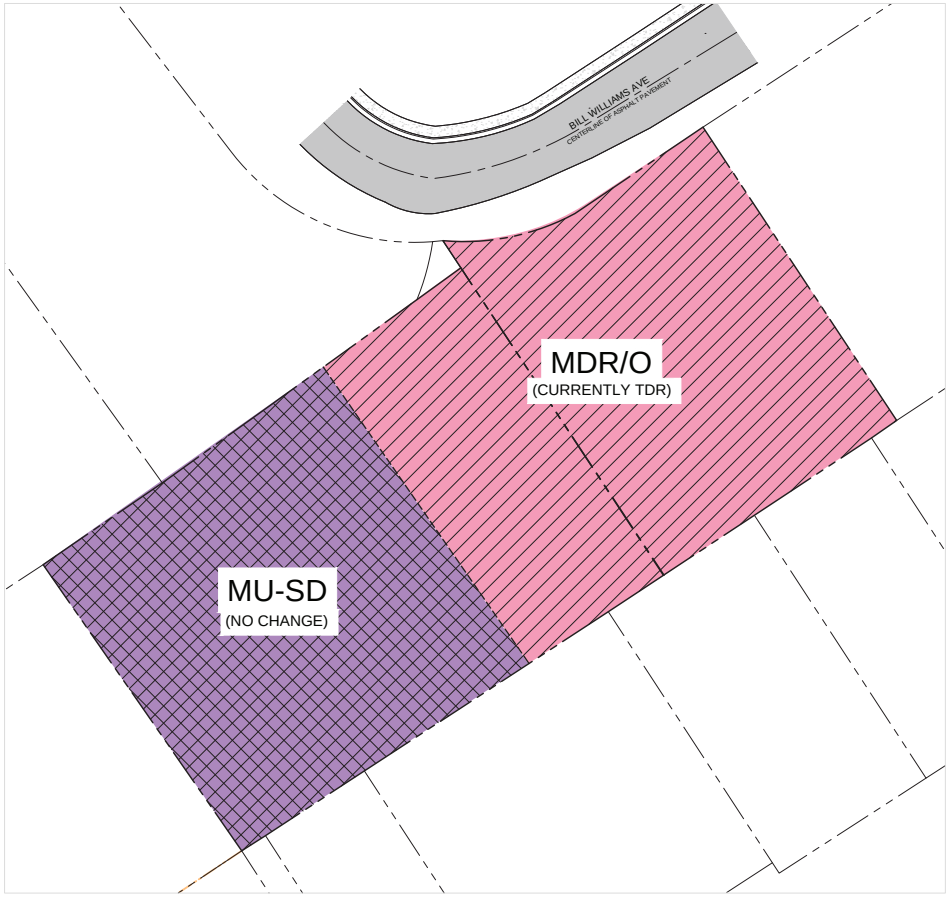
APPENDIX A4: BRICK-STAIR-ROOF CONNECTION

APPENDIX B: REZONING EXHIBIT

FOR REFERENCE ONLY; NOT TO SCALE



PROPOSED ZONING DIAGRAM (1" = 50')



PROPOSED SECTOR PLAN DIAGRAM (1" = 50')

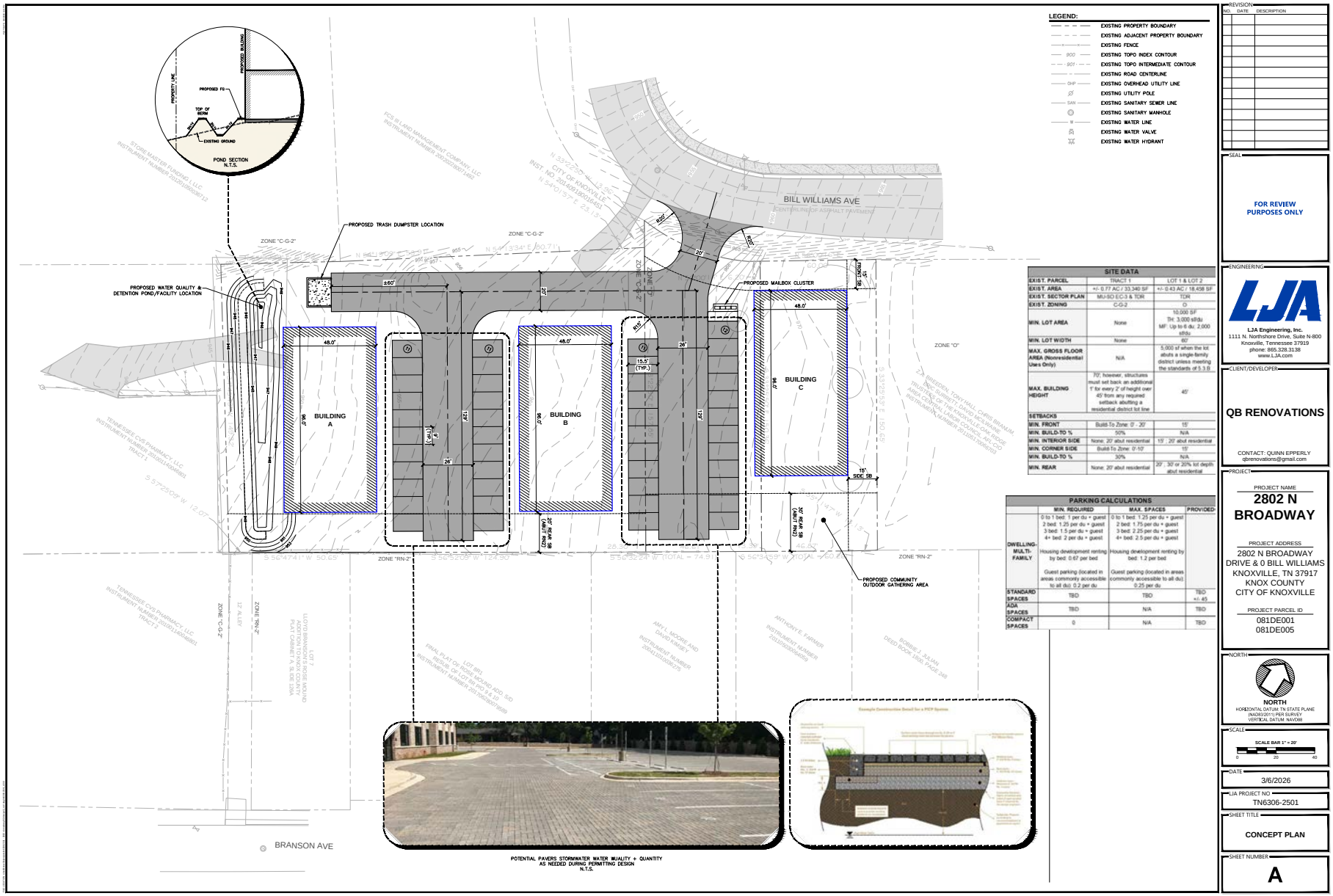
Client: QB REALTY
Project: BROADWAY APARTMENTS
Location: 2802 N BROADWAY | Knoxville, TN 37917
Date: 02.12.2026

REZONING & PLAT AMENDMENT APPROVED 2/12/26
CITY COUNCIL 1ST HEARING: 3/17/26
CITY COUNCIL 2ND HEARING: 3/31/26

heyoh
DESIGN + DEVELOPMENT

APPENDIX C: CONCEPTUAL GRADING PLAN

FOR REFERENCE ONLY; NOT TO SCALE



NOTE: CONCEPTUAL GRADING PLAN; REZONING NOT REFLECTED. SEE SITE PLAN ON PAGE 8 FOR BUILDING LOCATION, PARKING, AND SETBACK UPDATES

APPENDIX D: EXISTING TREES

FOR REFERENCE ONLY; NOT TO SCALE