Staff Report

Infill Housing Design Review

File Number: 3-A-26-IH

Meeting: 3/18/2026
Applicant: Rajpaul Cheema 5 Rivers LLC
Owner: Rajpaul Cheema 5 Rivers LLC
District: Oakwood/Lincoln Park Infill Housing Overlay District

Property Information

Location: 127 Atlantic Ave. **Parcel ID:** 81 G A 024
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: New primary structure (duplex)

Staff Recommendation

Staff recommends approval of Certificate 3-A-26-IH, subject to the following conditions:
1) the final site plan to meet City Engineering standards and to feature a tree in the front and rear yards;
2) the front setback to meet Middle Housing standards;
3) meeting applicable standards of Article 4.6 and Article 9.3.J;
4) the trim dividing the stories to have a smooth finish and the porch posts to be at least 6” by 6”;
5) the brick veneer cladding to wrap around the sides of the projecting massing and the coursing details to be retained; and
6) final elevation drawings to depict the as-built foundation height along grade, with major changes to return to the Board.

Description of Work

Level III

New Primary Structure

New primary structure (duplex) fronting Atlantic Avenue. The two-story side-by-side duplex measures 34’ wide by 50’ deep and is proposed to be set 20.5’ from the front lot line. It features a 6/12 pitch side-gable roof, a block foundation (2’ tall at façade) clad in stucco, and an exterior of vinyl lap siding with brick veneer on a two-story twin-gable massing projecting from the façade. Parking is accessed via the alley and features four spaces. The site plan features a walkway from the porch to the street and a tree in the front yard.

The four-bay façade features 6’-9” wide by 4’-5” deep porches recessed under a front-gable roof and supported by two posts with a half-lite door in the left and right bays, and there are four windows on the second story and two on the first story. Brick coursing divides the stories and details the windows on the central massing. The side elevations each feature either shakes or board-and-batten in the gable field, trim dividing the stories, two windows on the second story, and three windows on the first story, one of which is a bay window with a hipped roof. The rear elevation features four windows on the second story, two windows on the first story, and a secondary entrance with a small landing for each unit. All windows are 1/1, double-hung, and feature trim and projecting sills.

Comments

Background: The applicant intends to use the Middle Housing standards (Article 4.6). The DRB focuses on how the project meets the Infill Housing design guidelines, but some revisions to meet Middle Housing standards could require additional review by the DRB.

Front Yards: The front setback will need to be increased to meet Middle Housing standards.

House Orientation and Side Yards: The 50’ deep building is deeper than most buildings on the block, and the side elevations are large in scale.

Alleys, Parking, and Services: Appropriate.

Landscape: The final site plan should feature a tree in the front and rear yards.

Scale, Mass, and Foundation Height: The block to receive new construction is characterized by Minimal Traditionals, Craftsman cottages, and infill construction, which are mostly one-story. There is a large wholesale building across the street from the subject property and commercial development along N Central Street. The 34’-5” tall building is generally taller than the context. Final construction should reflect the 2’ tall foundation height, with major changes returning to the Board for review.

Porches and Stoops: While the porches are not 8’ deep per guideline recommendations, they are similar in scale to others that have been approved within the overlay. The size of the porch posts is not specified; they should be at least 6” by 6”.

Windows and Doors: Appropriate.

Roof Shapes and Materials: Appropriate.

Siding Materials: The brick veneer on the projecting twin-gable massing on the façade should be revised to wrap around the sides of the massing.

Multi-Unit Housing: The design incorporates brick detailing that reflects the context and trim to break up the massing, both of which should be retained. The trim dividing the stories should have a smooth finish.

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

3-A-26-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

127 Atlantic Ave.

Oakwood/Lincoln Park Infill Housing Overlay District

Original Print Date: 3/3/2026 Revised:

Knoxville - Knox County Planning - Design Review Board

Petitioner: Rajpaul Cheema 5 Rivers LLC

N

0 160

Feet

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Permeable Pavement Installation Instructions

Typical Installation
Refer to specification detail for actual requirements.

See reverse for diagrams.

1. Base Preparation
Prepare sub-base and base course(s) to specification.

2. Biaxial GeoGrid - Tensar TriAx TX 140 Geogrid or equal [(800) 836-7271]
Vehicular Application: Cut to a 6 foot (1.83 meter) minimum width. Place 6 foot width by desired length over base course along perimeter. A minimum of 5 feet (1.53 meters) under the pavers and 6"-12" (152-304mm) extending to the outside of the paver installation. *(Diagram 1)*

Pedestrian Application: Cut to a 4 foot (1.22 meter) minimum width. Place 4 foot width by desired length over base course along perimeter. A minimum of 3 feet (0.91 meters) under the pavers and 6"-12" (152-304mm) extending to the outside of the paver installation. *(Diagram 1)*

Geogrid Overlap. It is not necessary to overlap the geogrid. For corners, a butt and pass method can be utilized attaching the geogrid to the edge restraint along both edges. For angles, cut the geogrid apron to fit within the area and attach to the edging sections along the edges. *(Diagram 2)*

3. Edging Installation
Establish specified elevation and perimeter of surface. Set edging (base away from pavers) over geogrid at desired perimeter. Fill gaps under BrickBlock with base material to provide proper support. Connect sections on base and sidewall using included connectors.

Capture Plates. Slide capture plates under the edging base and geogrid. Align the inside edge of the capture plate approximately in line with the vetical wall of BrickBlock *(Diagram 3)*. Capture plate must overlap the base of adjacent sections of edging *(Diagram 5)*.

Fasten edging to the capture plate by driving the self drilling screws through the base of the edging and into the capture plate. Fasten each plate with two 12 x 1" (12 x 25.4mm) hex washer, self drilling stainless screws. Tighten the screws to securely compress the geogrid between the edging and capture plates.

Space capture plates equidistant along the edging section using 5 plates per eight foot section of edging (Diagram 5).

Curves / Angles. The ACCUTRAC base allows curves and angles to be formed by cutting the bridge support. To form a curve,cut the appropriate supports and form the edging to the desired radius. Form curves before attaching geogrid and capture plates (Diagram 4).

4. Setting Course and Permeable Paver Installation
Edging is designed to retain the full depth of the setting course. Install setting course and permeable pavers per specification.

5. Perimeter Backfill
It is critical to backfill and compact the perimeter. Backfill adjacent material 1/2"– 3/4" (12.7mm–19mm) below paver surface or as specified. Backfill should extend beyond the edge restraint a minimum of 12" (304mm).

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DIAGRAM 1

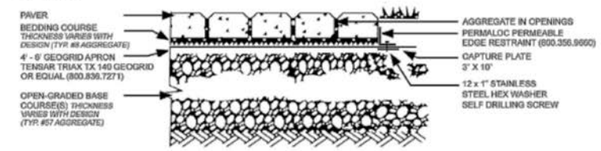

DIAGRAM 2
Top View

DIAGRAM 3

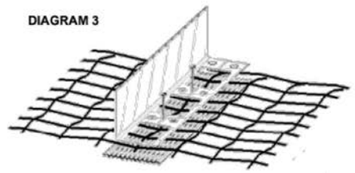

DIAGRAM 4

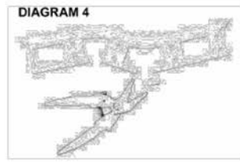

DIAGRAM 5
Top View

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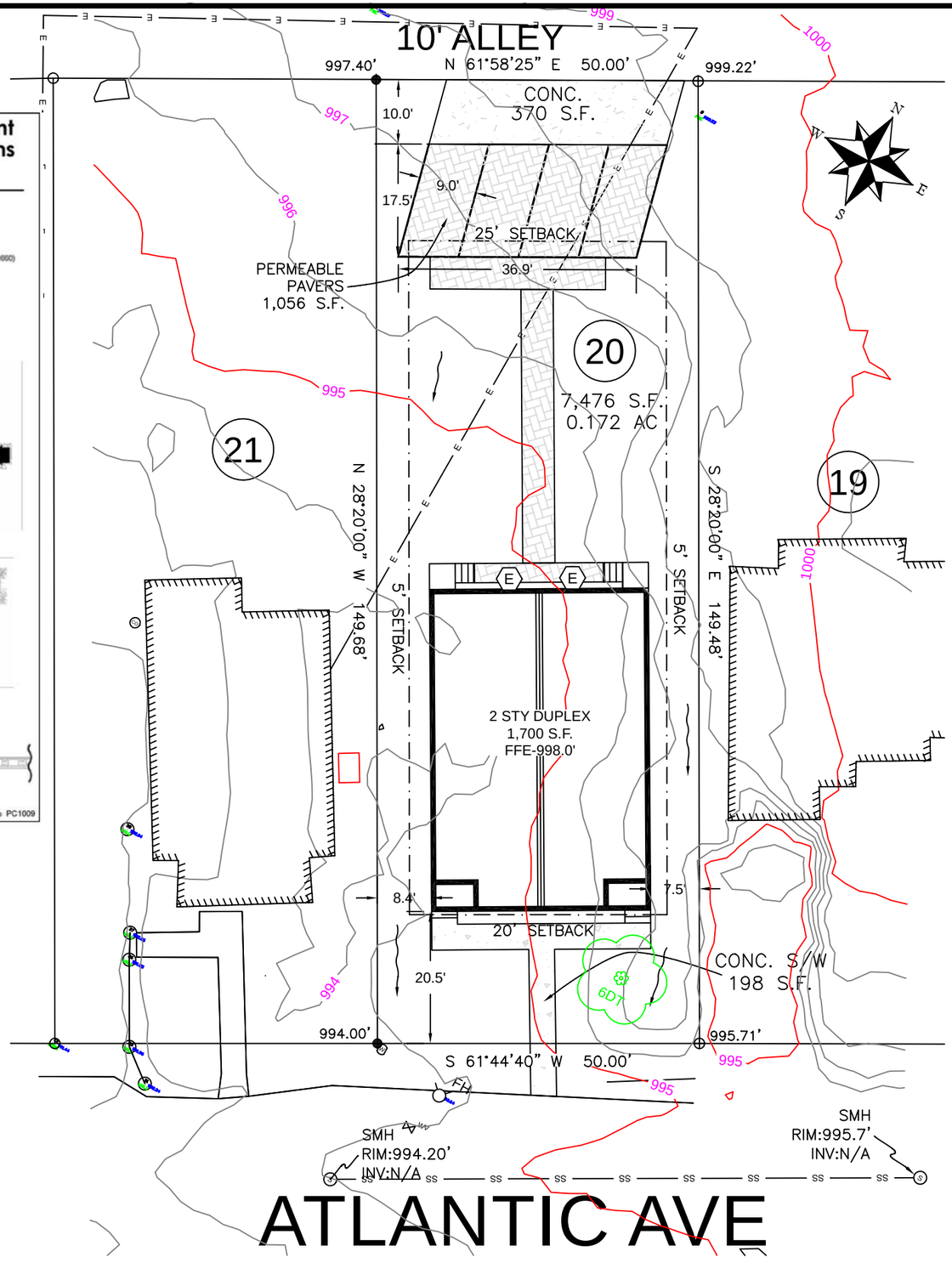


DATE: 01/20/26

SITE PLAN

DRAWING NUMBER 504026

FOR 5 RIVERS LLC
ADDRESS ATLANTIC AVE
DISTRICT 2nd COUNTY KNOX
CITY KNOXVILLE STATE TN ZIP 37917
LOT NO. 19 LINWOOD 2nd ADD. S/D
WARD 18th CITY BLOCK 18623 DRAWN BY SWA
MAP CAB. P.C. A, SLIDE 238D
TAX MAP 081G GROUP A PARCEL 024.00
WARRANTY DEED BK. 202510090020842
MORTGAGE CO.

SCALE 1" = 20'

ABBOTT LAND SURVEYING LLC
STEVEN W. ABBOTT JR, RLS
1109 E. WOODSHIRE DRIVE
KNOXVILLE, TN 37922
OFFICE: (865) 671-1149
EMAIL: survmap@tds.net

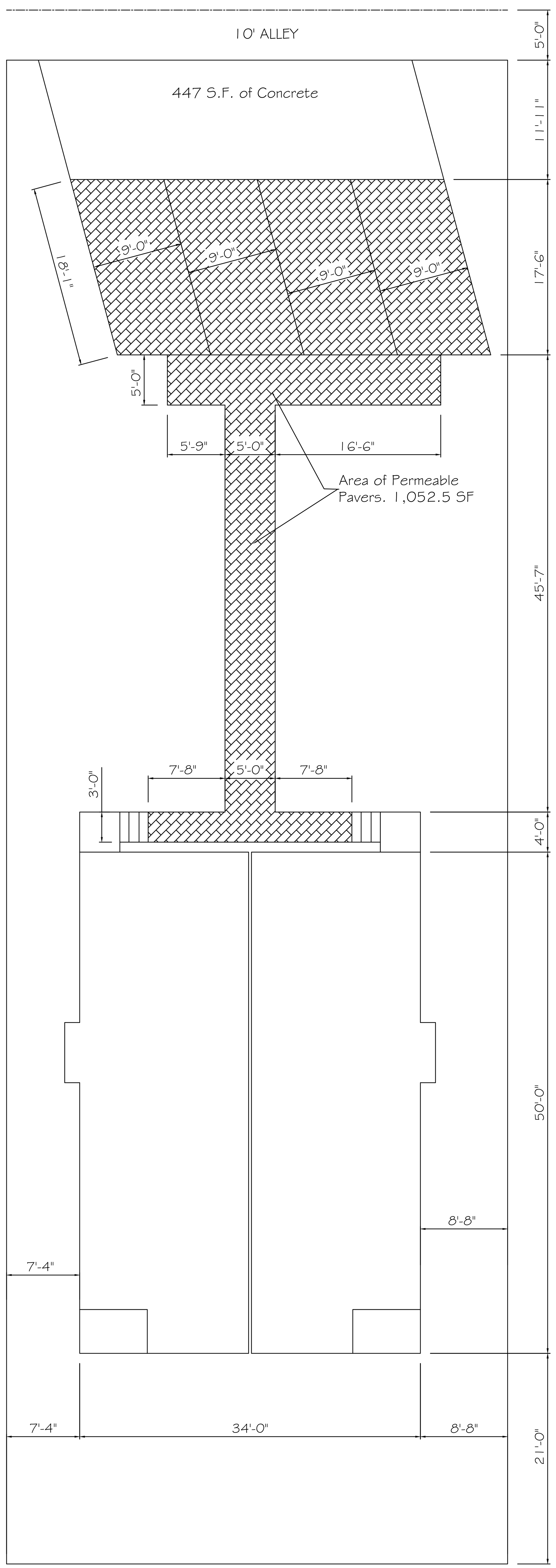
STEVEN W. ABBOTT JR. REGISTERED LAND SURVEYOR AGRICULTURE COMMERCE TENNESSEE NO. 2023

Steven W. Abbott Jr. 1/20/26

THIS IS TO CERTIFY THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR THE STATE OF TENNESSEE. I THIS IS TO CERTIFY THAT ON THE DATE SHOWN, I MADE AN ACCURATE SURVEY OF THE PREMISES SHOWN HEREON USING THE LATEST RECORDED DEED AND OTHER INFORMATION FURNISHED TO ME, THAT THERE ARE NO EASEMENTS, ENCROACHMENTS OR PROJECTIONS EVIDENT OTHER THAN THOSE SHOWN. THE SURVEY WAS DONE UNDER THE AUTHORITY OF TCA 62–18–126: AND THE SURVEY IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820–3–07. THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP AND FOUND THE DESCRIBED NOT TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA.

SITE DATA:
TOTAL MAX COVERAGE(40%)2,990 S.F. [2,796 S.F.]
MAX. BLDG COVERAGE(30%)2,243 S.F. [1,700 S.F.]

Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from the foundation walls. The grade shall fall not fewer than 6 inches within the first 10 fee.



Paver Plan CHAP

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

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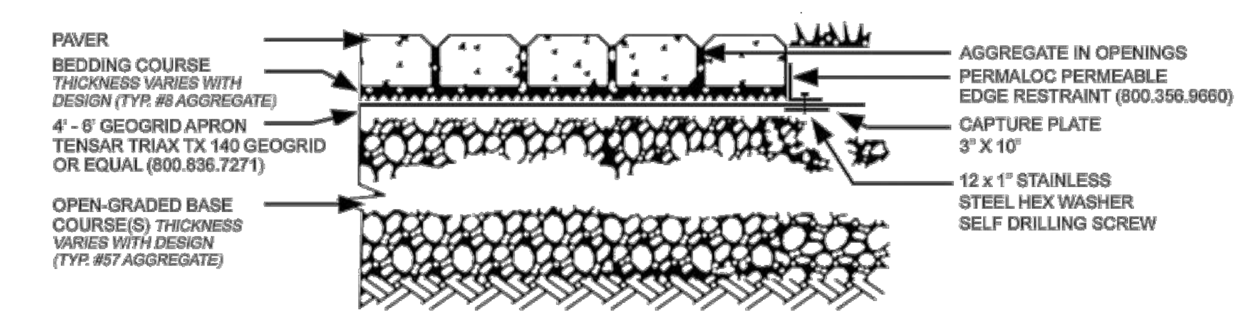
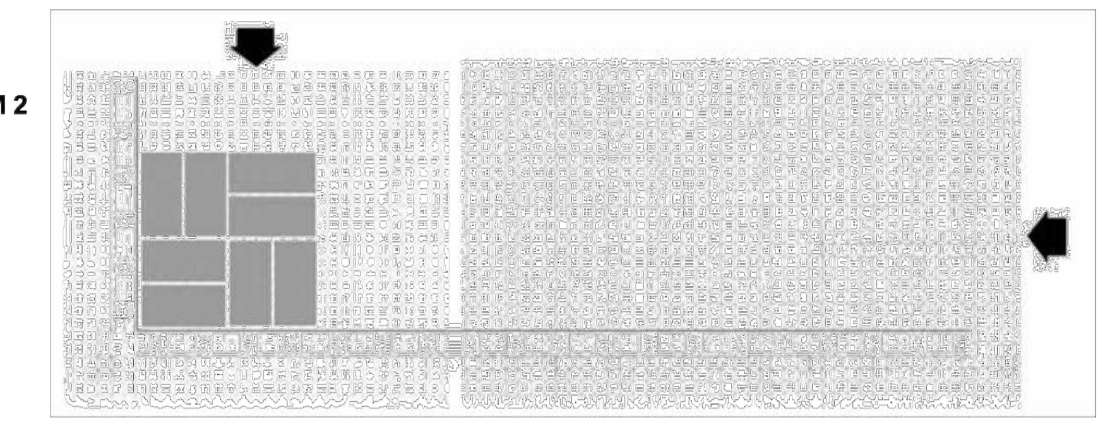


DIAGRAM 2
Top View



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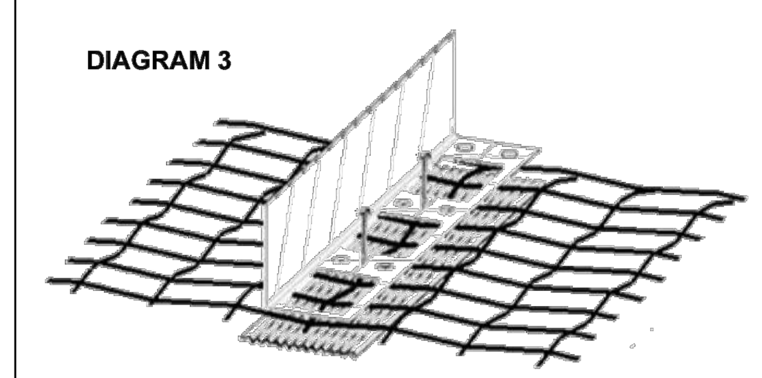

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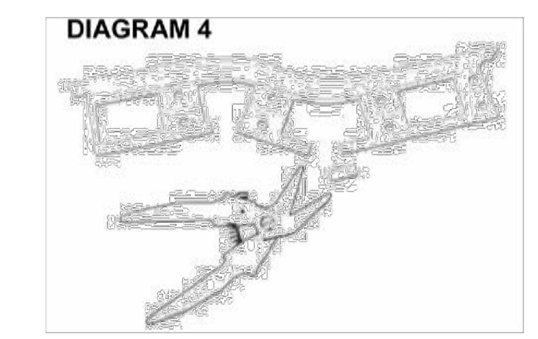
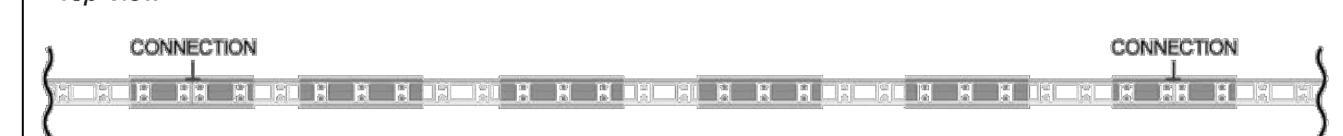


DIAGRAM 5
Top View



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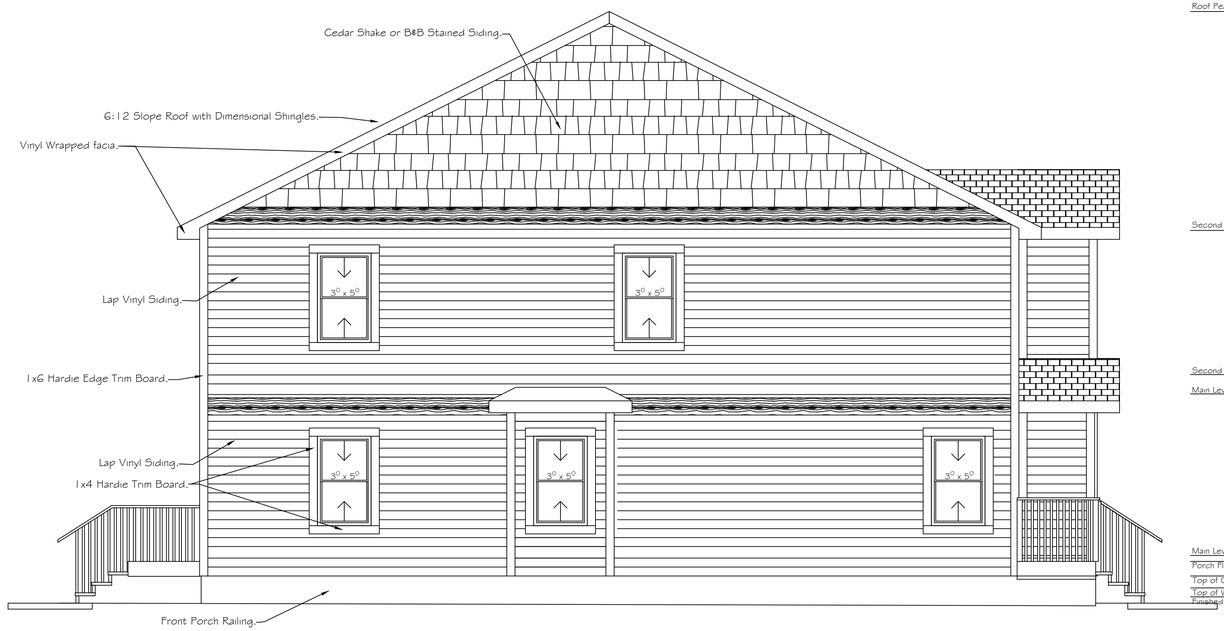
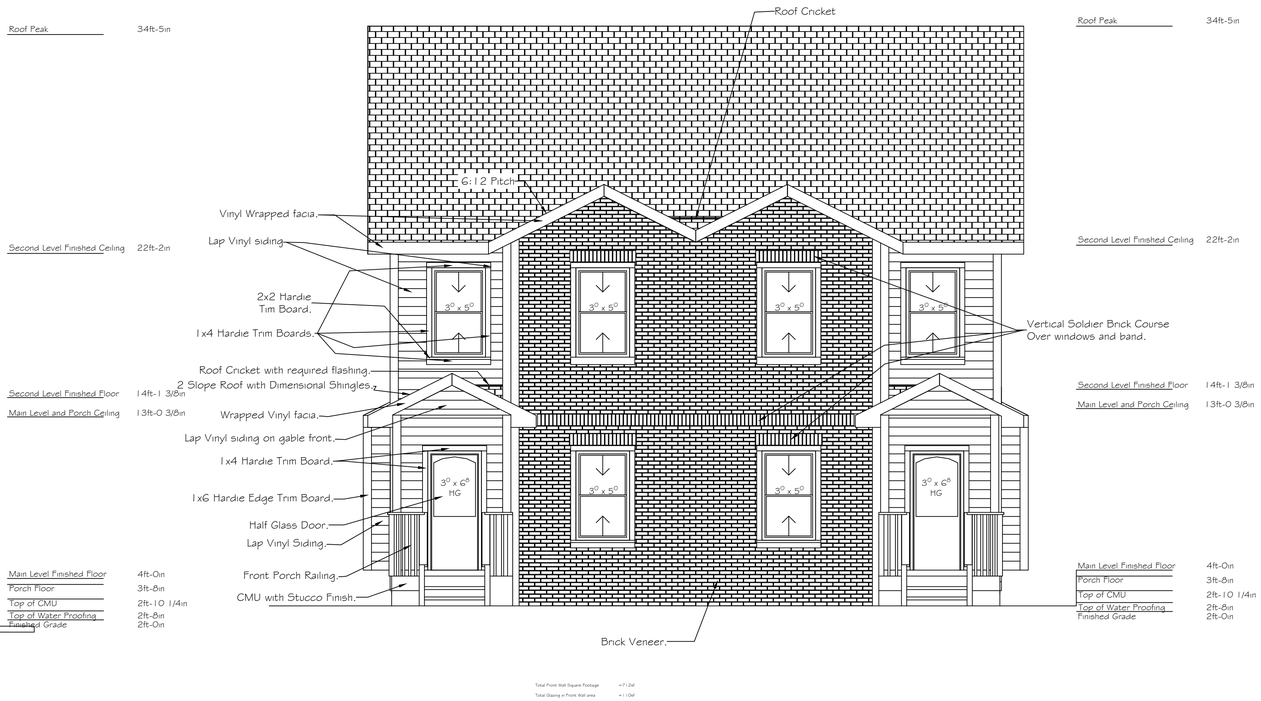
Pavers to be De Terra Promenade from Paving Super Store or equal.
Installed per manufactures installation for permeable driveway application.

Project Name and Address	Project Number
New Duplex 3 Bed/3 Bath Two Story Tennessee	2025-P001
Contractor	Scale: See Drawing
Braden Family Properties Josh Braden	This Drawing is intended to be used for layout and design as close to code as possible. However it is the sole reasonability of the contractor to make sure all codes and local adoptions are met during construction.
Plan ID: 3B3BDUPLEX-AAB	Sheet Number
Drawing Date: January 9, 2025	A1-00
Revision 1 Date: August 15, 2025	
Revision 2 Date: -	
Revision 3 Date: -	
Drawn By: ASOF GPS	



Left Exterior Elevation

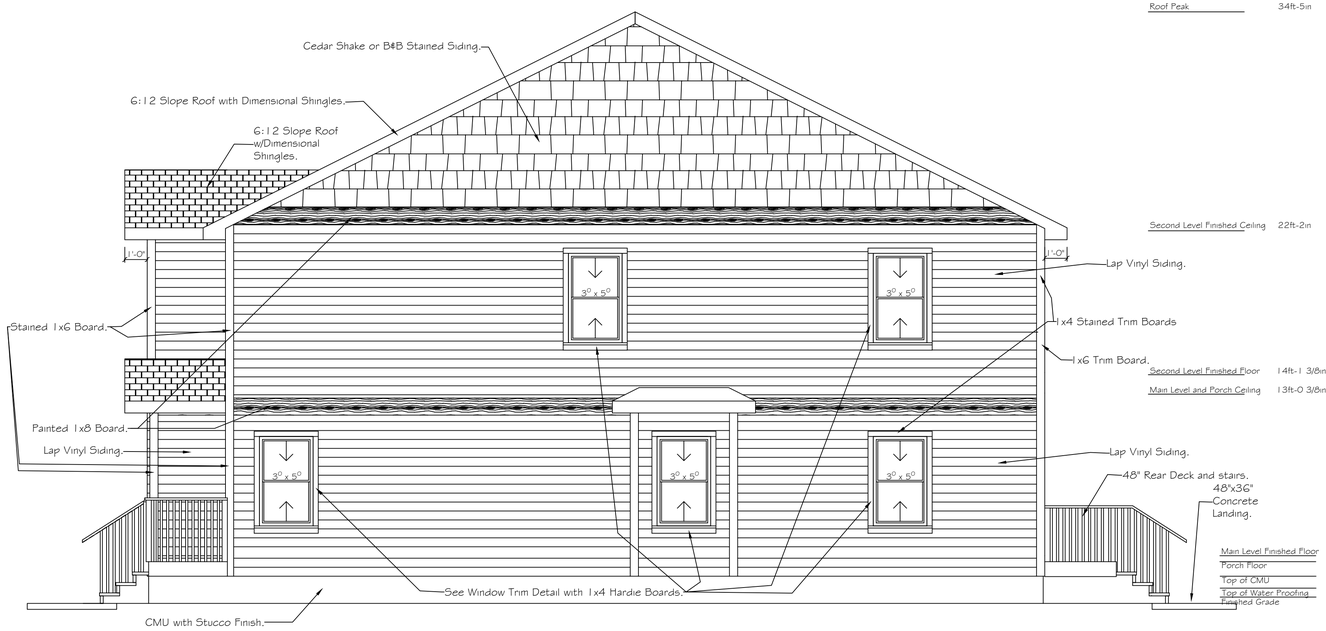
Scale: 1/4" = 1'-0"



Total Front Wall Square Footage =712sf
Total Glazing in Front Wall area =110sf

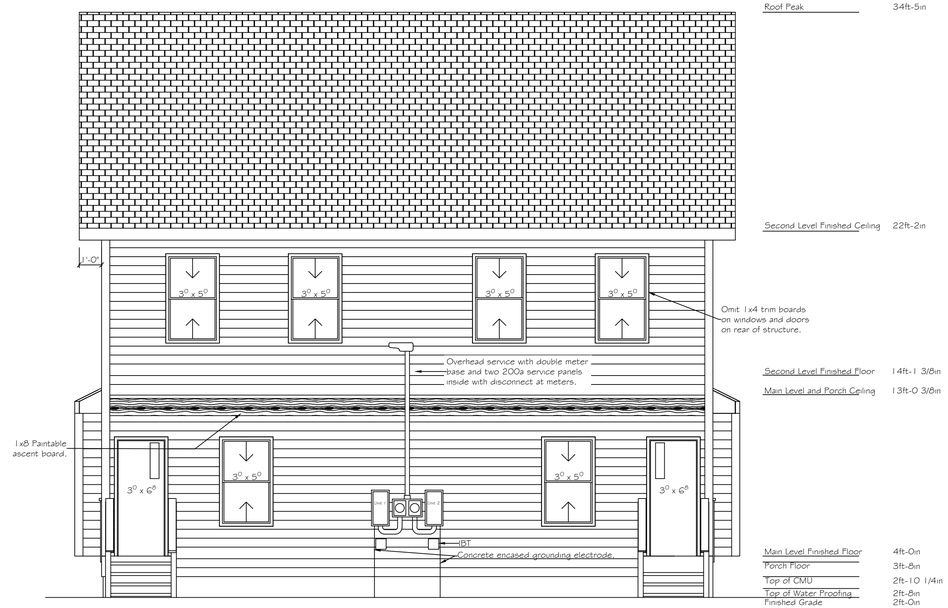
Front Exterior Elevation

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



Right Exterior Elevation

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

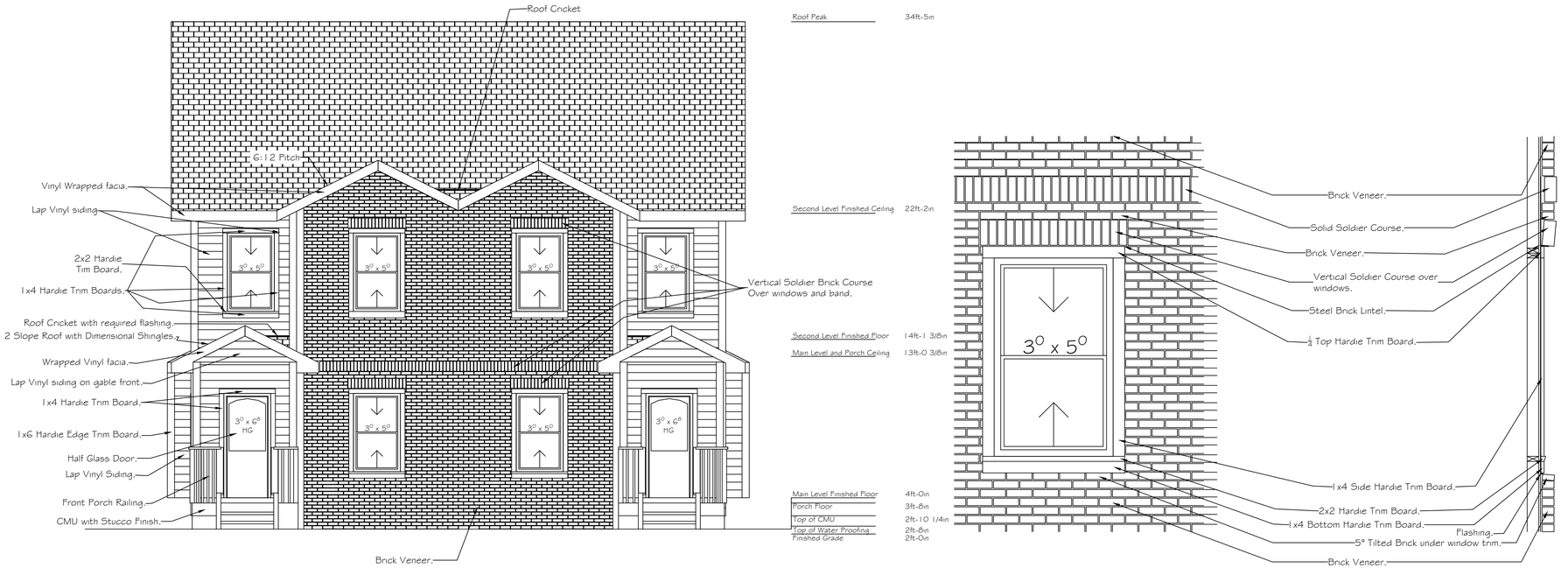


Rear Exterior Elevation

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

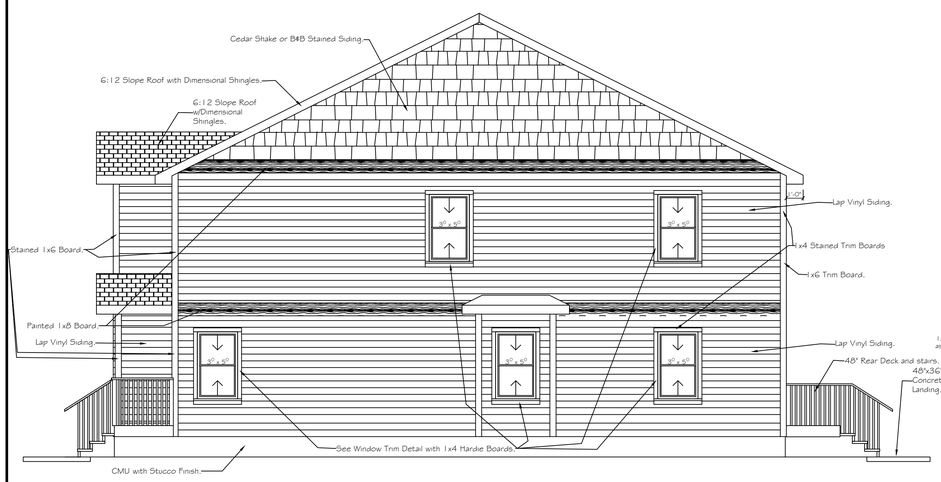
Project Name and Address	Project Number
New Duplex **3 Bed/3 Bath Two Story** **Tennessee**	2025-P001
	Scale: See Drawing
Contractor	This Drawing is intended to be used for layout and design as close to code as possible. However it is the sole reasonability of the contractor to make sure all codes and local adoptions are met during construction.
Braden Family Properties **Josh Braden**	
Plan ID: 3B3BDUPLEX-AAB	Sheet Number
Drawing Date: January 9, 2025	A1-01
Revision 1 Date: August 15, 2025	
Revision 2 Date: -	
Revision 3 Date: -	
Drawn By: ASOF GPS	

Total Front Wall Square Footage	=712sf
Total Glazing in Front Wall area	=110sf
Total Brick Veneer area	=428sf
Percent Glazing	=15.5%
Percent Brick Veneer surface	=60.0%



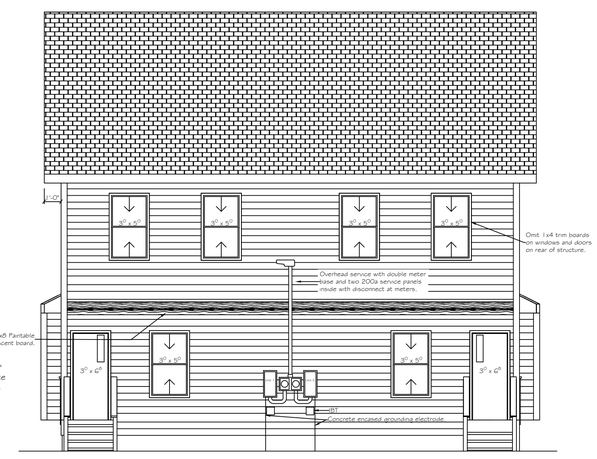
Front Exterior Elevation

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



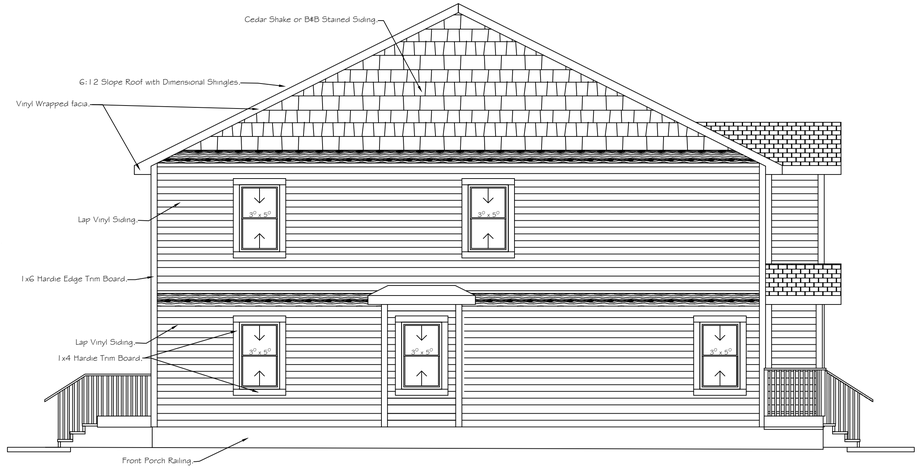
Right Exterior Elevation

Scale: 3/16" = 1'-0"



Rear Exterior Elevation

Scale: 3/16" = 1'-0"



Left Exterior Elevation

Scale: 3/16" = 1'-0"

Project Name and Address	Project Number
New Duplex **3 Bed/3 Bath Two Story** **Tennessee**	2025-P001
	Scale: See Drawing
Contractor	This Drawing is intended to be used for layout and design as close to code as possible. However it is the sole reasonability of the contractor to make sure all codes and local adoptions are met during construction.
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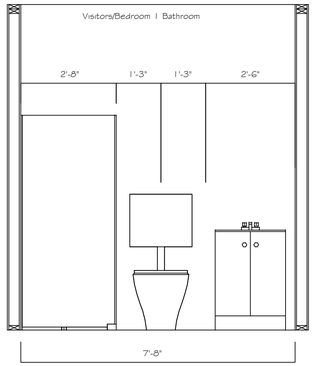
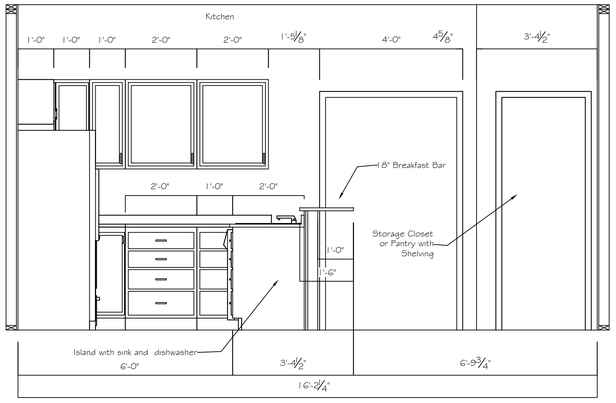
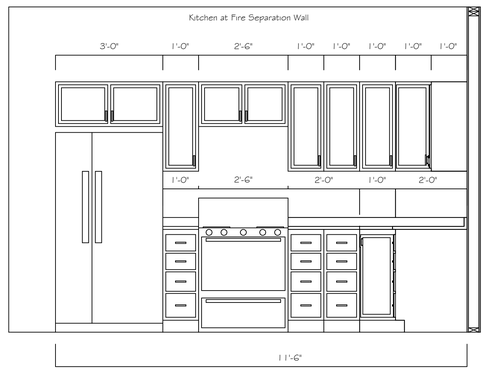
Revision 3 Date: -	
Drawn By: ASOF GPS	



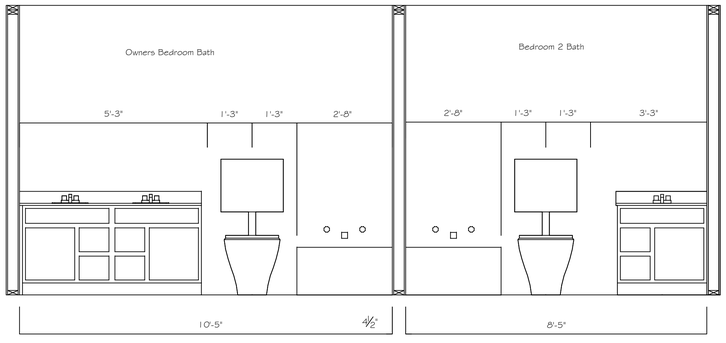
Visitor Bathroom Elevation
Scale: $\frac{1}{2}$" = 1'-0"



Kitchen Elevation 1
Scale: $\frac{1}{2}$" = 1'-0"

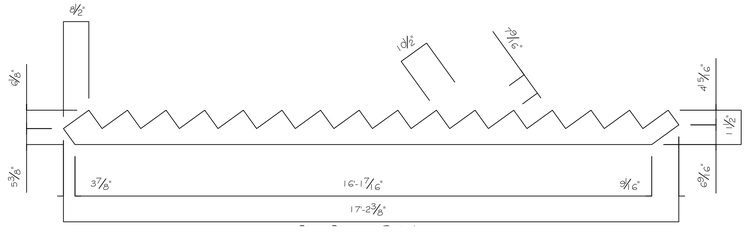


Kitchen Elevation 2
Scale: $\frac{1}{2}$" = 1'-0"

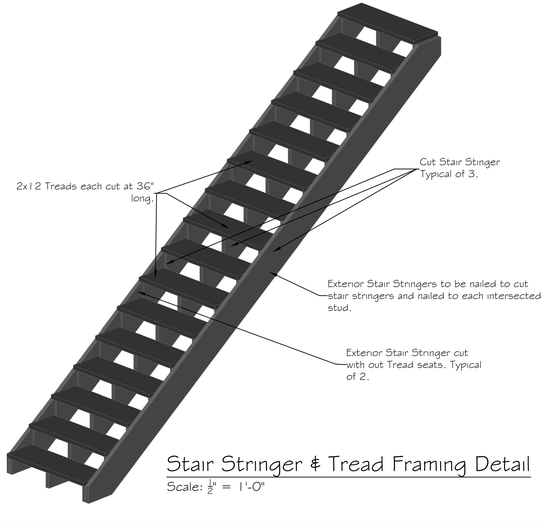


Owners Bathroom
Scale: $\frac{1}{2}$" = 1'-0"

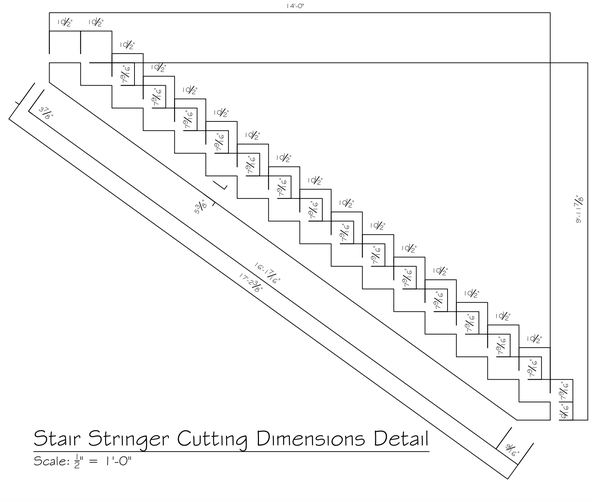
Bedroom 2 Bathroom
Scale: $\frac{1}{2}$" = 1'-0"



Stair Stringer Cut layout Detail
Scale: $\frac{1}{2}$" = 1'-0"

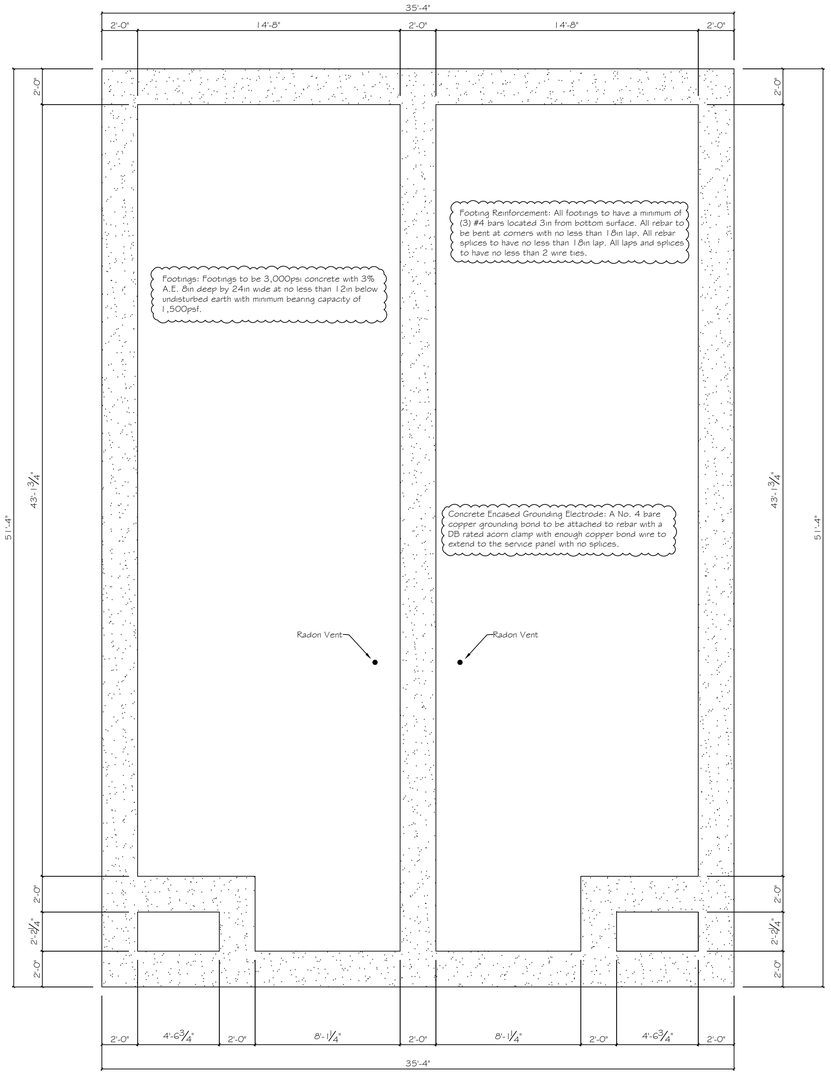


Stair Stringer & Tread Framing Detail
Scale: $\frac{1}{2}$" = 1'-0"



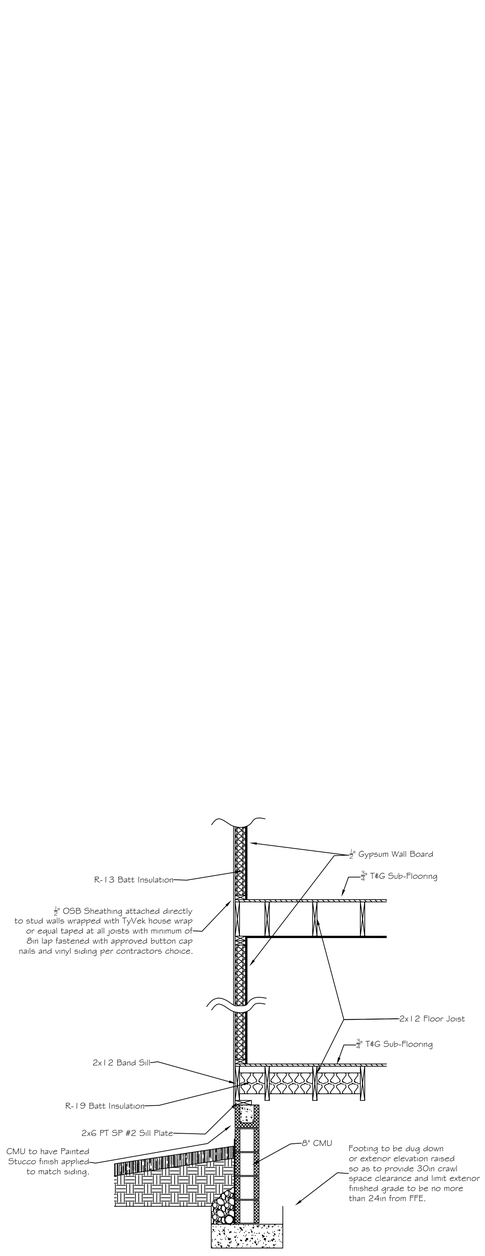
Stair Stringer Cutting Dimensions Detail
Scale: $\frac{1}{2}$" = 1'-0"

Project Name and Address	Project Number
New Duplex **3 Bed/3 Bath Two Story** **Tennessee**	2025-P001
	Scale: See Drawing
Contractor	This Drawing is intended to be used for layout and design as close to code as possible. However it is the sole reasonability of the contractor to make sure all codes and local adoptions are met during construction.
Braden Family Properties **Josh Braden**	
Plan ID: 3B3BDUPLEX-AAB	Sheet Number
Drawing Date: January 9, 2025	A1-03
Revision 1 Date: August 15, 2025	
Revision 2 Date: -	
Revision 3 Date: -	
Drawn By: ASOE GPS	

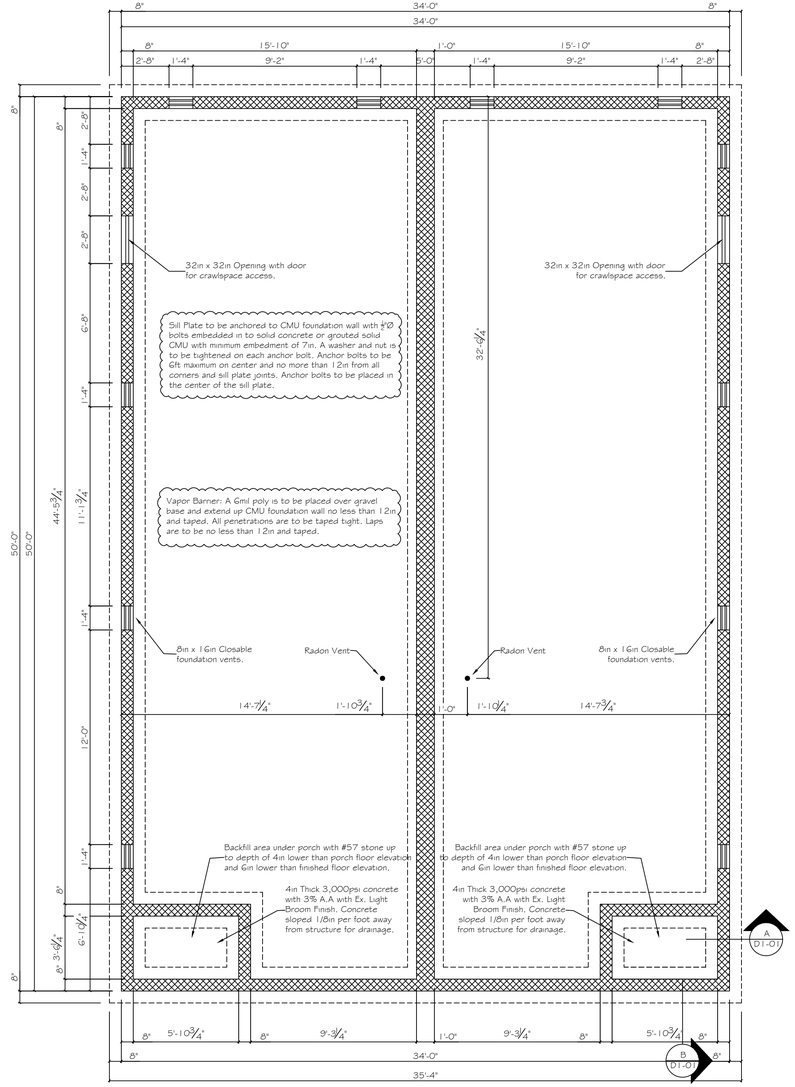


FOOTING PLAN

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



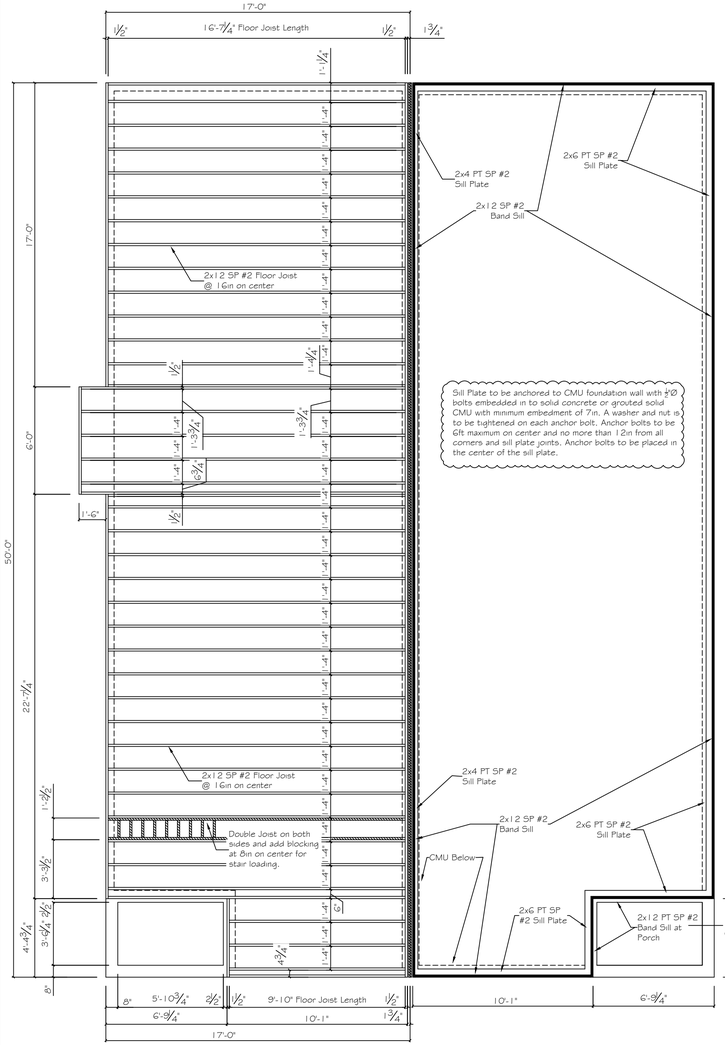
Typical Exterior Wall



FOUNDATION/CMU PLAN

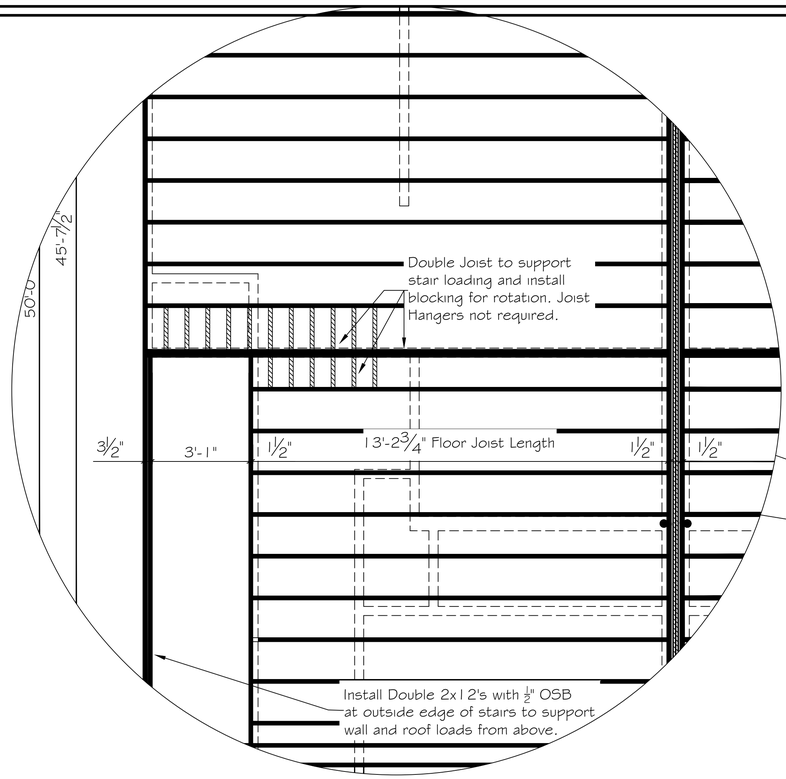
Scale: 1/4" = 1'-0"

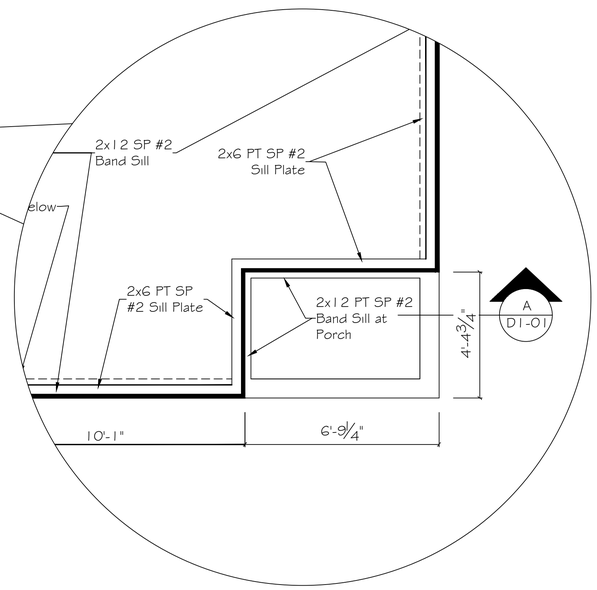
Project Name and Address **New Duplex** **3 Bed/3 Bath Two Story** **Tennessee** Contractor **Braden Family Properties** **Josh Braden**	Project Number 2025-P001 Scale: See Drawing This Drawing is intended to be used for layout and design as close to code as possible. However it is the sole reasonability of the contractor to make sure all codes and local adoptions are met during construction.
Plan ID: 3B3BDUPLEX-AAB Drawing Date: January 9, 2025 Revision 1 Date: August 15, 2025 Revision 2 Date: - Revision 3 Date: - Drawn By: ASOF GPS	Sheet Number A2-01

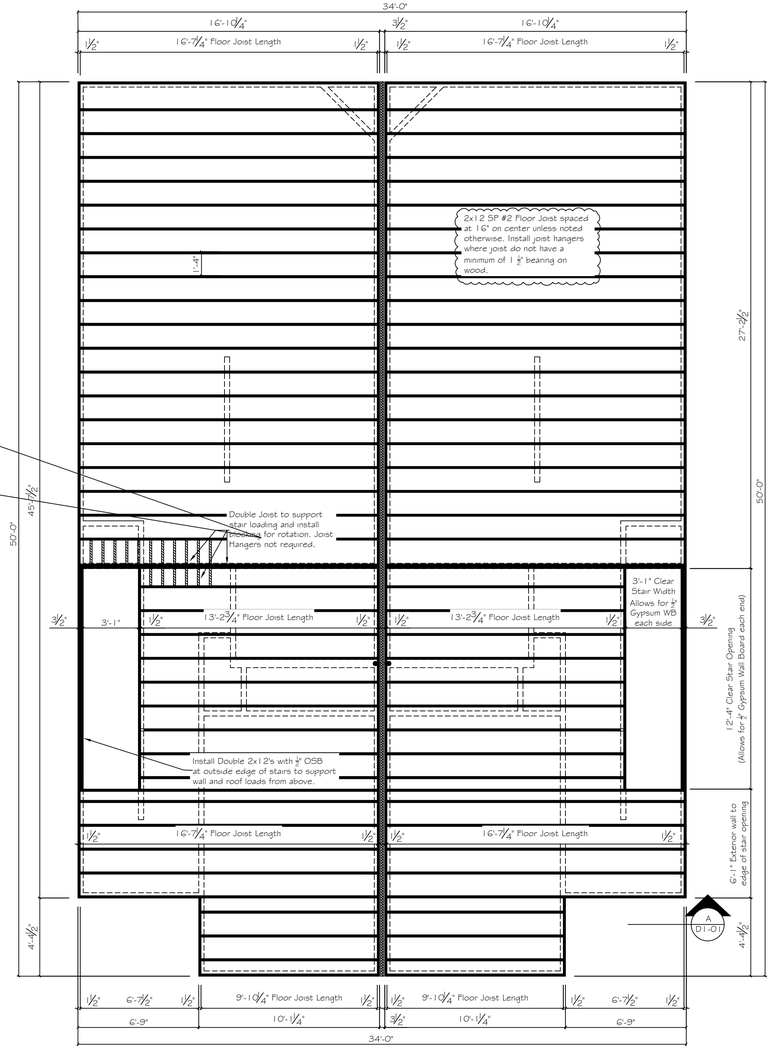


FIRST FLOOR FRAMING PLAN

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



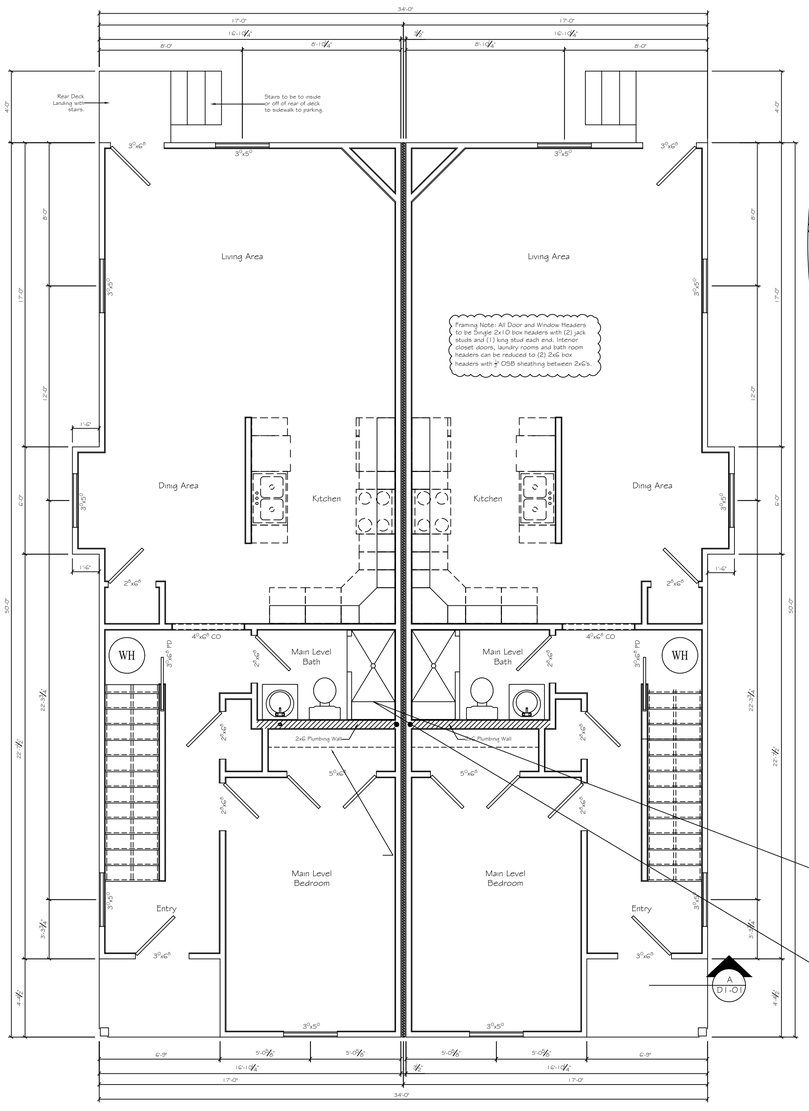




SECOND FLOOR FRAMING PLAN

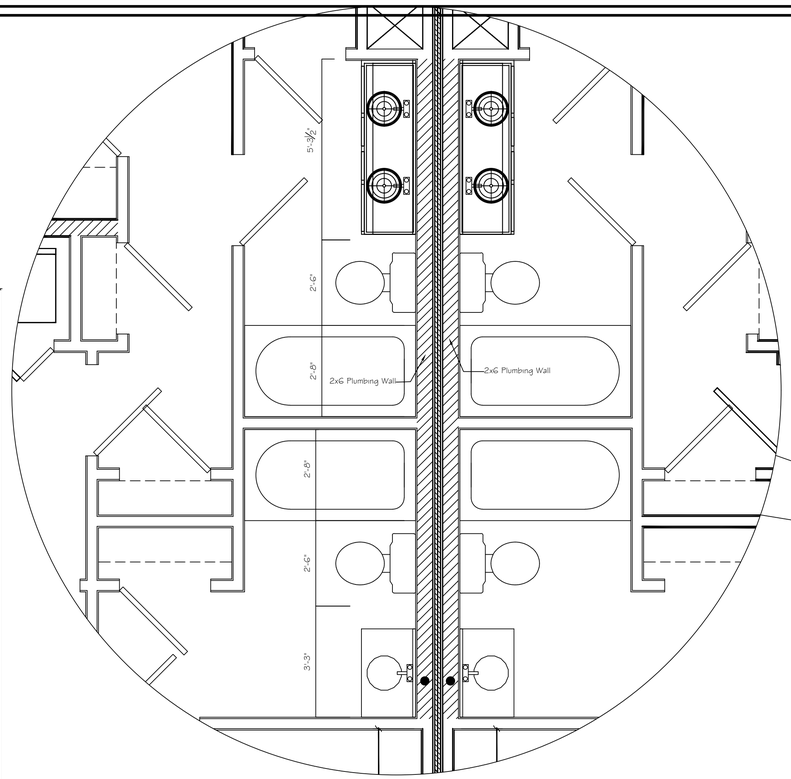
Scale: 1/4" = 1'-0"

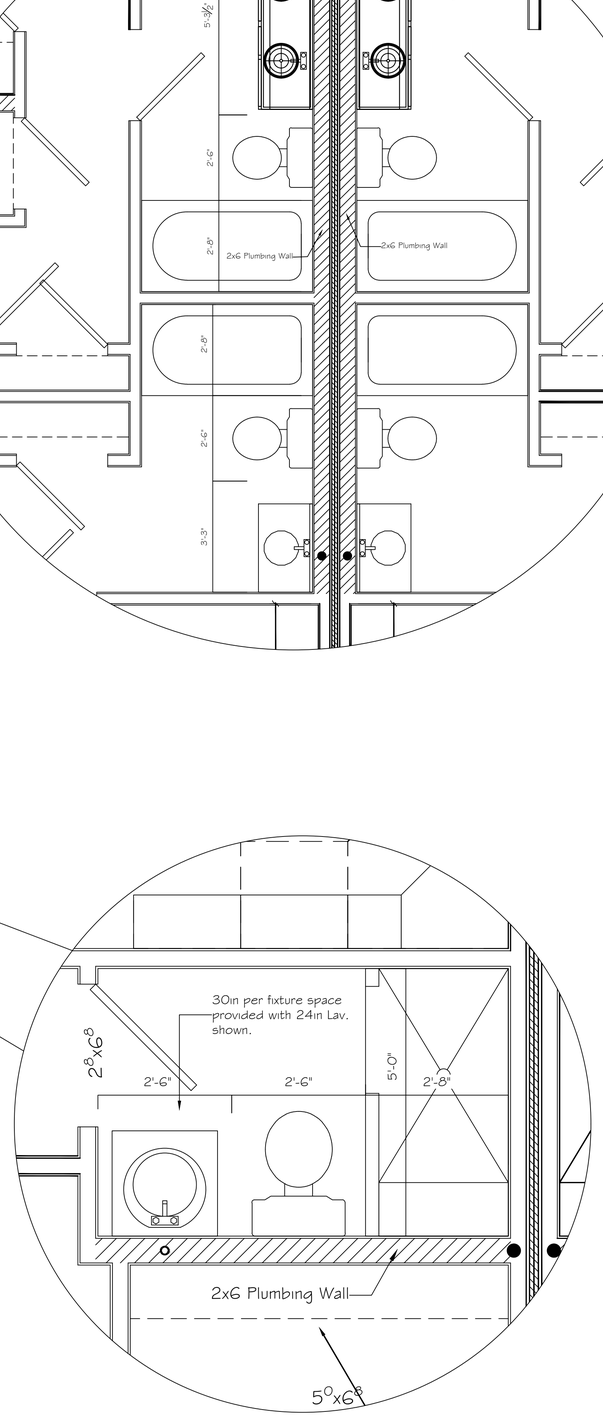
Project Name and Address: **New Duplex 3 Bed/3 Bath Two Story Tennessee**	Project Number: 2025-P001
	Scale: See Drawing
Contractor: **Braden Family Properties Josh Braden**	This Drawing is intended to be used for layout and design as close to code as possible. However it is the sole reasonability of the contractor to make sure all codes and local adoptions are met during construction.
Plan ID: 3B3BDUPLEX-AAB	
Drawing Date: January 9, 2025	
Revision 1 Date: August 15, 2025	
Revision 2 Date: -	
Revision 3 Date: -	
Drawn By: ASOF GPS	Sheet Number: A2-02

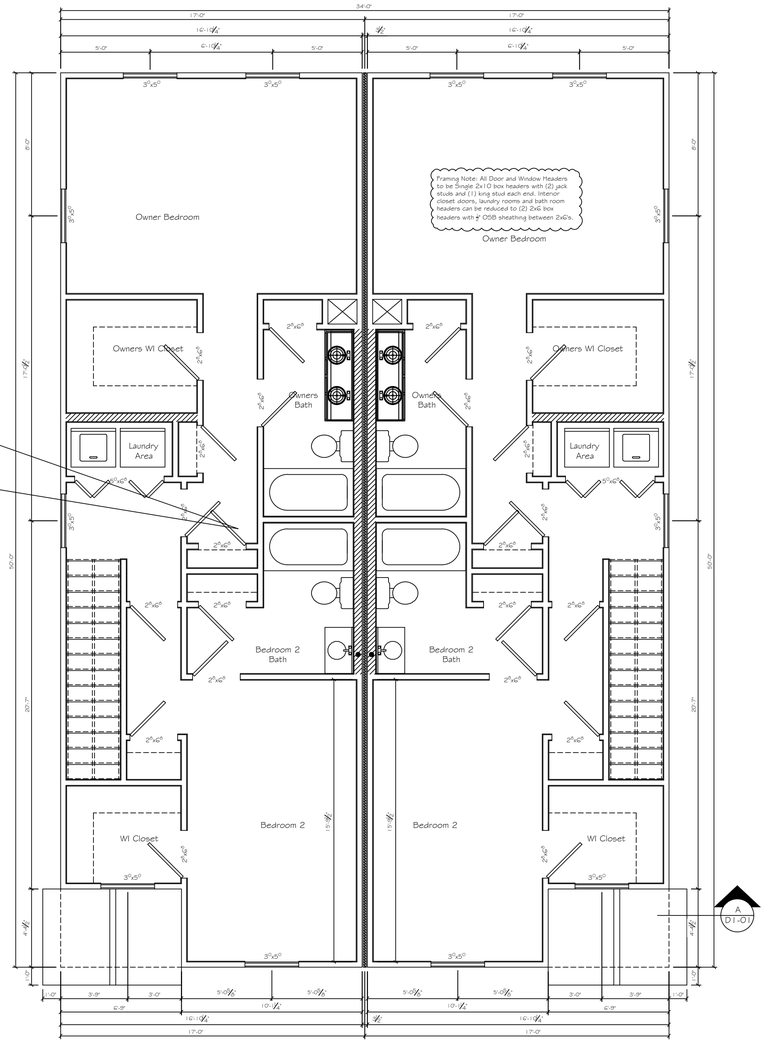


MAIN FLOOR PLAN

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



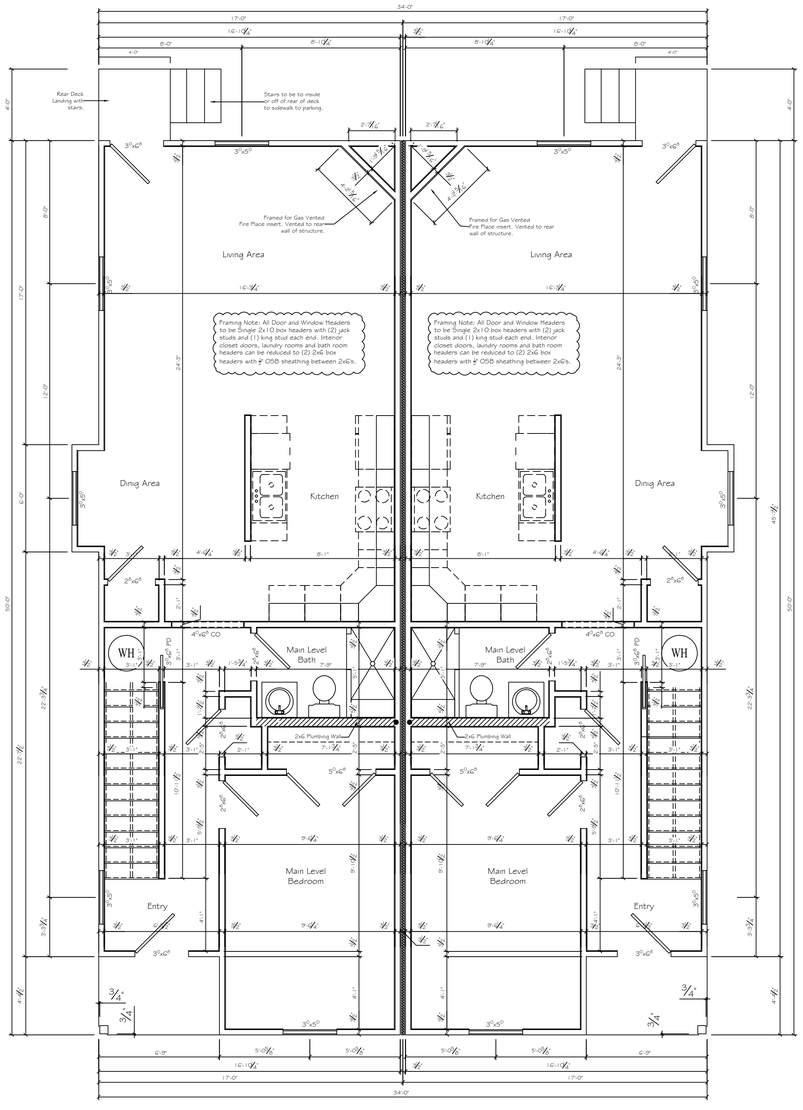




SECOND FLOOR PLAN

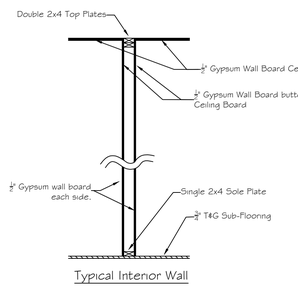
Scale: 1/4" = 1'-0"

Project Name and Address	Project Number
New Duplex **3 Bed/3 Bath Two Story** **Tennessee**	2025-P001
	Scale: See Drawing
Contractor	This Drawing is intended to be used for layout and design as close to code as possible. However it is the sole reasonability of the contractor to make sure all codes and local adoptions are met during construction.
Braden Family Properties **Josh Braden**	
Plan ID: 3B3BDUPLEX-AAB	Sheet Number
Drawing Date: January 9, 2025	A2-03
Revision 1 Date: August 15, 2025	
Revision 2 Date: -	
Revision 3 Date: -	
Drawn By: ASOF GPS	

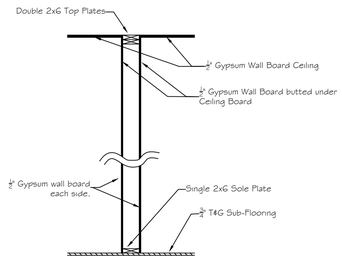


MAIN FLOOR WALL FRAMING PLAN

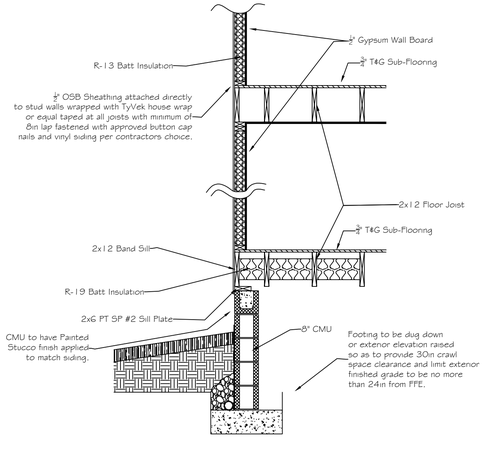
Scale: $\frac{1}{4}$" = 1'-0"



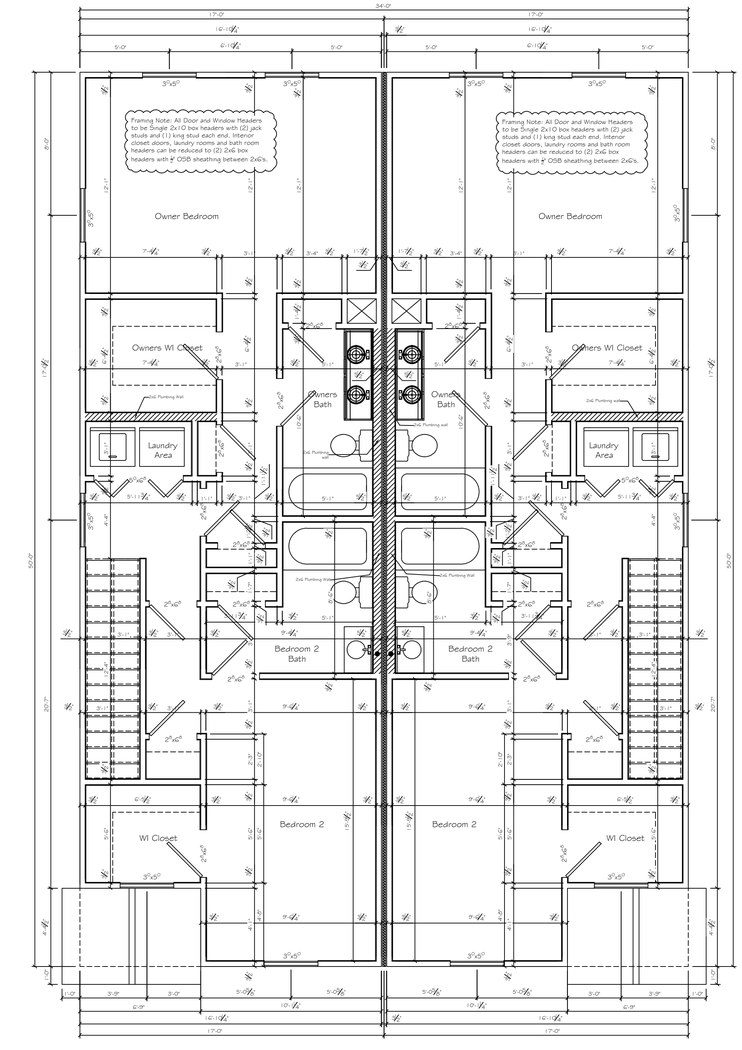
Typical Interior Wall



Typical Interior Plumbing Wall



Typical Exterior Wall



SECOND FLOOR WALL FRAMING PLAN

Scale: $\frac{1}{4}$" = 1'-0"

Project Name and Address	Project Number
New Duplex **3 Bed/3 Bath Two Story** **Tennessee**	2025-P001
	Scale: See Drawing
Contractor	This Drawing is intended to be used for layout and design as close to code as possible. However it is the sole responsibility of the contractor to make sure all codes and local adoptions are met during construction.
Braden Family Properties **Josh Braden**	
Plan ID: 3B3BDUPLEX-AA8	Sheet Number
Drawing Date: January 9, 2025	A2-04
Revision 1 Date: August 15, 2025	
Revision 2 Date: -	
Revision 3 Date: -	
Drawn By: ASOF GPS	