

File Number: 9-D-26-IH

Meeting: 9/16/2026
Applicant: Kenny Lockhart Lockhart Properties
Owner: Kenny Lockhart Lockhart Properties
District: Lonsdale Infill Housing Overlay District

Property Information

Location: 3103 Galbraith St. **Parcel ID:** 81 I H 011
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: New primary structure (duplex)

Staff Recommendation

Staff recommends approval of Certificate 9-D-26-IH, subject to the following conditions:

- 1) the final site plan to meet City Engineering standards and accurately reflect the front porch footprint, with minor revisions to be approved by staff;
 - 2) meeting all applicable standards of Article 4.6 and 9.3.J, including revising the front setback as necessary, with minor revisions to be approved by staff;
 - 3) the foundation be clad in stucco or brick veneer and major changes in foundation height to return to the Board for review;
 - 4) the porch posts to be at least 6" by 6" and retaining the gable vent and brackets;
 - 5) using a different primary siding color from the adjacent duplex.
-

Description of Work

Level III

New Primary Structure

New primary structure fronting Galbraith Street. Duplex measures 27' wide by 55' deep and is proposed to be set 23' from the front lot line. Parking is a pad with four spaces at the rear of the property and is accessed via the alley. There is a walkway from the front porch to the street and a new shade tree in the front and rear yards.

The two-story building features an exterior of lap siding with board-and-batten in the gable fields, a front-gable roof (6/12), and a block foundation (appx. 4' tall at the façade) that will be clad in stucco or brick or parge-coated. The façade features a 5' deep front porch recessed under the primary roofline that is supported by four posts, and the porch extends to 8' deep below front-gable projection on the right side of the façade.

The front elevation (east) features two sets of paired windows followed by a quarter-lite paneled door with a sidelite on the first story, and the second story features three windows with a decorative gable vent and gable brackets. The right elevation features two windows on each story and a narrow two-story projection, and the left elevation features a similar projection, four windows on the first story, and six windows on the second story. The rear elevation features a similar, 5' deep porch to the front elevation, a quarter-lite paneled door (primary entrance

to the rear unit) and two windows on the first story, and two windows on the second story. Windows are predominantly 6/6 and single hung and feature projecting trim and sills on the front and left elevation. There is trim dividing the stories, at the bottom of the gable fields, and at the corners.

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. A duplex with an identical design is proposed for the adjacent parcel to the north.

Front Yards: Middle Housing standards require the front setback to be within 5' of average setback of the blockface, which is 31.5', so the front setback will likely need to be increased. The final front setback should meet Middle Housing standards.

House Orientation and Side Yards: Appropriate.

Alleys, Parking, and Services: Appropriate.

Landscape: Appropriate.

Scale, Mass, and Foundation Height: The block features modified Queen Anne cottages and Craftsman bungalows, all of which are one story, so the two adjacent duplexes would be the only two-story structures on the block. The visual scale is mitigated by the trim dividing the stories and the projecting front-gable massing. The 4' tall foundation height is appropriate, but it should be clad in stucco or brick instead of parge-coated due to its size. Major changes to the foundation height should return to the DRB for review.

Porches and Stoops: The porch posts should be at least 6" by 6". The site plan indicates an 8' deep front porch, but the floor plan shows a 5' deep front porch that extends to 8' deep under the front-gable projection. The site plan should be revised to accurately reflect the porch footprint. The DRB should discuss the porch depth and whether it should be revised to 8' deep across its full width.

Windows and Doors: Appropriate. The lot is a corner lot, and the left elevation fronts Ambrose Street, which features additional windows and projecting trim.

Roof Shapes and Materials: Appropriate.

Siding Materials: Appropriate.

Multi-Unit Housing: The duplex appears as a single-family house from the street, with the primary entrances on the front and rear elevations, and it is sufficiently divided into smaller sections by the trim and projections on the side elevations. The decorative gable vent and gable brackets reflect the historic context and should be retained. The two adjacent duplexes are differentiated using different accent siding in the gable fields. Different primary siding colors should be used on the two duplexes.

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

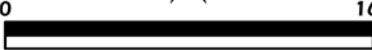
In places where multi-unit housing is permitted by zoning, it is essential to neighborhood stability that new apartment buildings be designed in scale and context with the early architectural features of the neighborhood.

- 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**

9-D-26-IH	
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS	
	3103 Galbraith St. Lonsdale Infill Housing Overlay District
Original Print Date: 8/26/2026 Knoxville - Knox County Planning · Design Review Board	
Revised:	

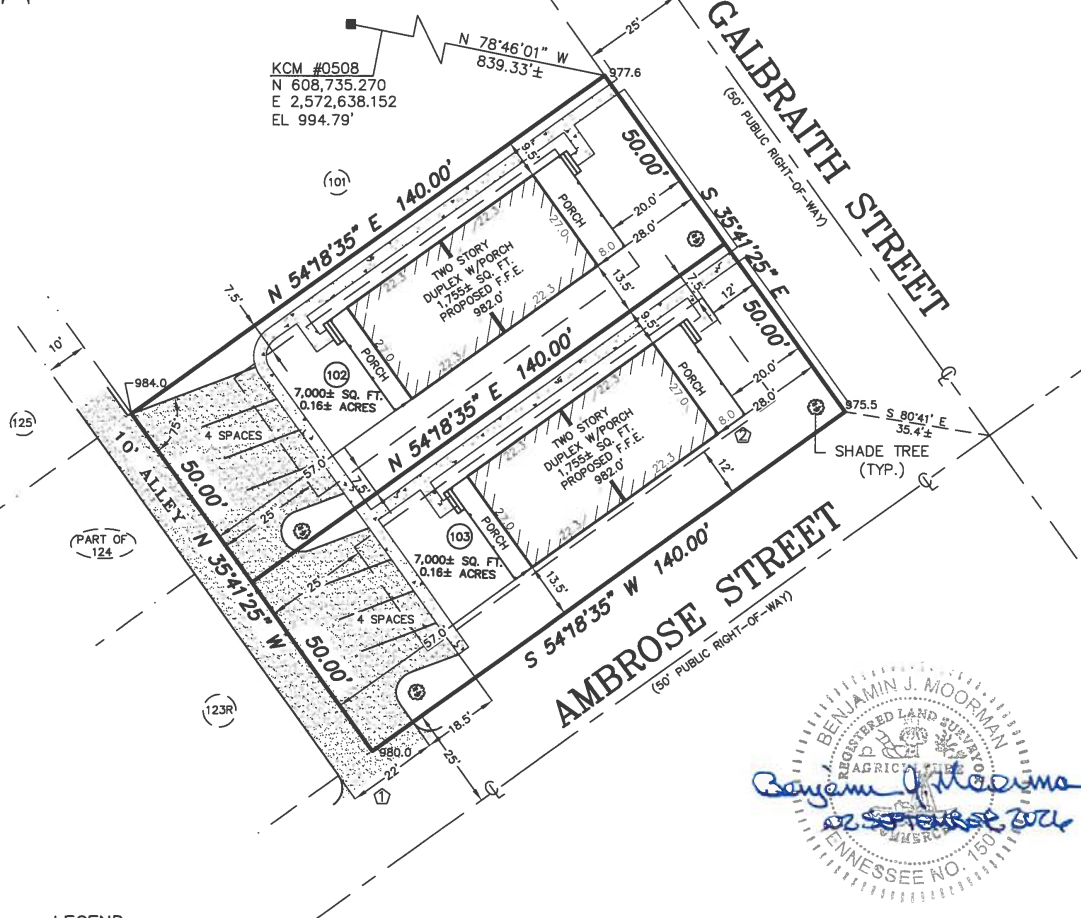
Petitioner: Kenny Lockhart Lockhart Properties	
	
	
Feet	

KNOXVILLE CITY GRID NORTH

~SITE PLAN for~
KENNY LOCKHART

**LOTS 102 & 103 OF THE AMBROSE
& GALBRAITH'S ADDITION TO THE
CITY OF KNOXVILLE PROPERTY**

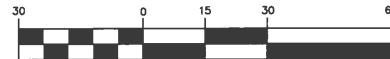
REVISIONS		
#	DATE	REVISION
①	9/1/2026	UPDATE AISLE WIDTH AND PARKING ANGLES
②	9/2/2026	UPDATE PORCH DEPTH, EXTEND SIDEWALK, AND ADD SHADE TREES

**LEGEND**

- ②② LOT NUMBERS
S 42°18'16" W FOUND CALLS
[Pattern] PROPOSED ASPHALT SURFACE
[Pattern] PROPOSED CONCRETE SURFACE
② SHADE TREE (TYP.)

SITE PLANSITE PLAN FOR Kenny LockhartLOCATION 3103 & 3107 Galbraith Street, Knoxville, TN 37931Within the 19th Ward of the City of Knoxville, TNLOT NUMBER 102 & 103 CITY BLOCK 19461 SCALE 1"=30'BM# 25244-SITE-DC DATE 30 March 2026RECORD DEED-INSTRUMENT #200508260018767PLAT-Map Book 4, Page 136PARCEL INFO CLT Map 081, Insert I, Group H, Parcel 011**NOTES**

- THIS SITE PLAN WAS PREPARED BY BENCHMARK ASSOCIATES, INC. THIS IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820.03-7, NOR IS IT INTENDED TO REPRESENT ONE.
- "KNOXVILLE CITY GRID" NORTH BASED ON A BEARING OF S 83°56'13" E BETWEEN CITY OF KNOXVILLE STATION 0508 AND 0269, MAINTAINING COORDINATES OF N 608,735.270, E 2,572,638.152 AND N 608,476.979, E 2,575,069.930 RESPECTIVELY. DISTANCES HAVE NOT BEEN REDUCED TO GRID DISTANCES.
- SUBJECT PROPERTY IS ZONED "RN-2" WITH THE FOLLOWING SETBACKS: FRONT- 20', OR THE AVERAGE OF BLOCKFACE, WHICHEVER IS LESS; IN NO CASE LESS THAN 10' SIDE- 5' OR 15% OF LOT WIDTH, WHICHEVER IS LESS; IN NO CASE LESS THAN 15' COMBINED CORNER SIDE-12' REAR- 25'

GRAPHIC SCALE(IN FEET)
1 inch = 30 ft.**BENCHMARK ASSOCIATES, INC.**

Land Planners ♦ Land Surveyors

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SITE PLAN

