



TO: Knoxville-Knox County Planning Commission
FROM: Samiul Haque, Planner
DATE: April 2, 2026
SUBJECT: Appeal of an administrative determination for a Middle Housing application
FILE #: 4-G-26-0B; Agenda Item #22

SUMMARY OF RECOMMENDATION

Staff recommends that the Planning Commission evaluate the proposed application based on the Middle Housing Standards (Article 4.6) for the property located at 925 James Avenue. The Planning Commission should discuss whether the structure is a Middle Housing Type per Article 4.6.A with a building footprint and overall scale comparable to single-family houses and compatible with existing housing in the surrounding area, and whether the proposal will be injurious to the surrounding neighborhood.

Each application is reviewed on its own merits separately. Land use decisions are considered on a case-by-case basis, and they are not fully bound by precedent. Boards are free to make different decisions even on similar projects, as no two pieces of land are exactly the same. If the Planning Commission makes a different decision on a similar application, the Planning Commission should provide reasoning as to why the decision differs.

APPEAL AND REQUEST SUMMARY

The applicant is appealing Planning staff's comments on a pending Middle Housing application for a proposed 3-unit structure at 925 James Avenue (KnoxPlans project # IRC-NEW-25-0544).

The applicable review comments on the project are as follows:

- 9/11/25 - The development proposed is a slot house design. This is not a defined middle housing type and is not found in the immediately surrounding area of the neighborhood. A slot house does not meet the intent of Middle Housing as the buildings are oriented to the side lot line, where the front porches, doors, and windows open into the sides of neighboring structures, which can cause a reduction in privacy for abutting neighbors on this side of the lot.
- 8/6/25 - Article 4.6.A: The applicant describes the building as a triplex. The application does not propose units that are stacked on top of each other and does not meet the



definition of triplex. The building features three units oriented perpendicular to the street with the units separated by party walls/shared side walls, which meets the definition of a Dwelling Townhouse per Article 2.3 and partially meets the definition of Townhouse (small) per Article 4.6.A.

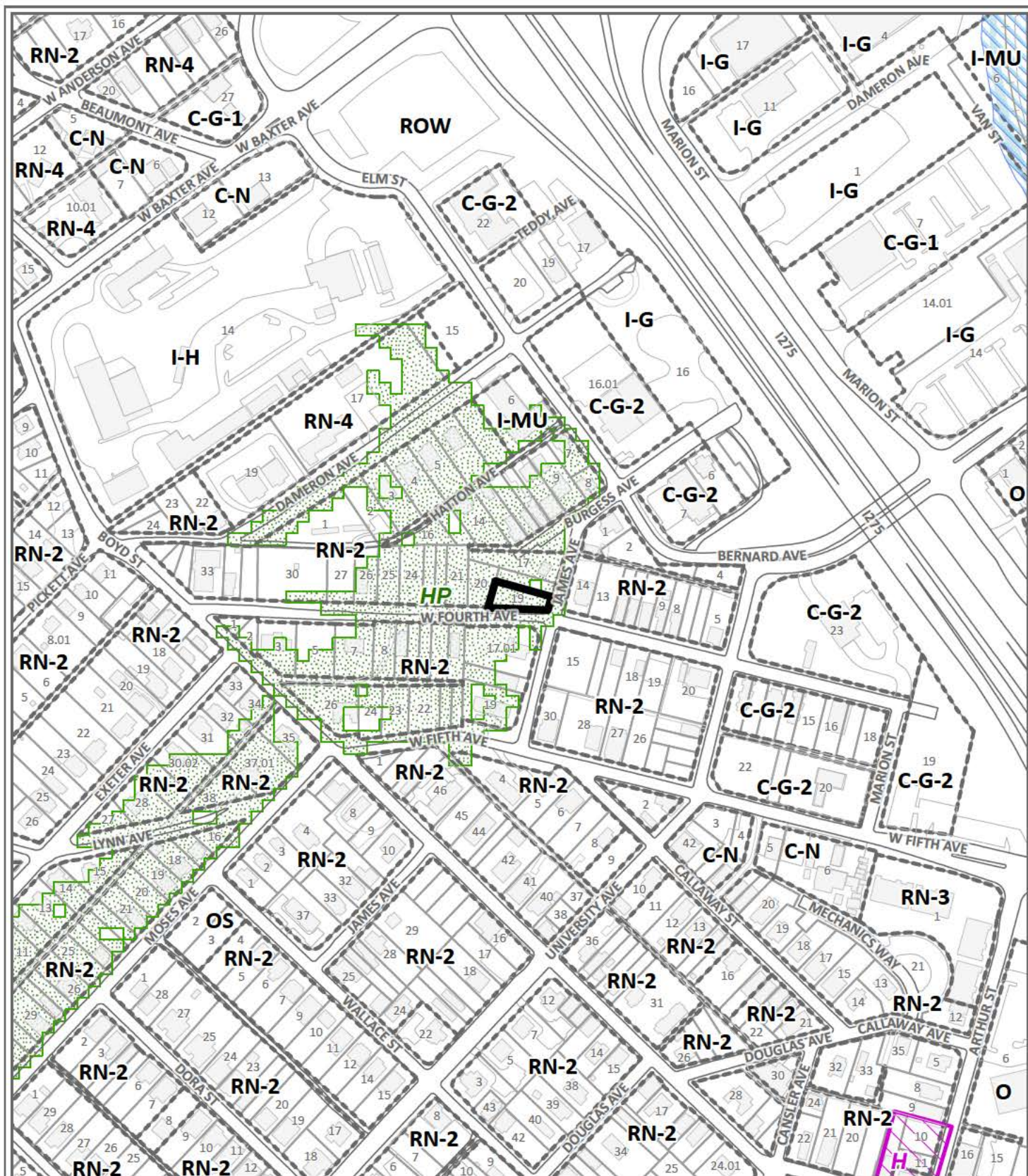
- 8/6/25 - Article 4.6.E.5.c: The proposed design does not meet the requirement that townhouses shall not be oriented perpendicular to the street. The narrow side of townhouse units must face the street.

The full record of staff review comments and applicant responses is provided in Exhibit B.

STANDARD OF REVIEW

The application was submitted prior to the recent amendments to the City of Knoxville Zoning Code, Article 4.6, Middle Housing, which amended the appeal body to the Design Review Board, and is therefore subject to the previous zoning ordinance requirements, in which Middle Housing appeals were heard by the Knoxville-Knox County Planning Commission.

In accordance with Article 16.12.A.4.b under the applicable code, the Planning Commission must evaluate the application based upon the evidence presented at the public hearing. The Commission may affirm, modify, impose restrictions, or overrule the Planning staff determination.



OTHER BUSINESS

4-G-26-OB

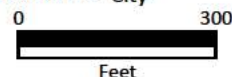
Petitioner: R. Bentley Marlow



Purpose of Request: Appeal of an administrative determination for a Middle Housing application. (925 James Avenue / Parcel ID 094CK019)

Map No: 999

Jurisdiction: City



Original Print Date: 4/2/2026

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Exhibit A. Contextual Images



AERIAL MAP



Case boundary

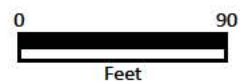
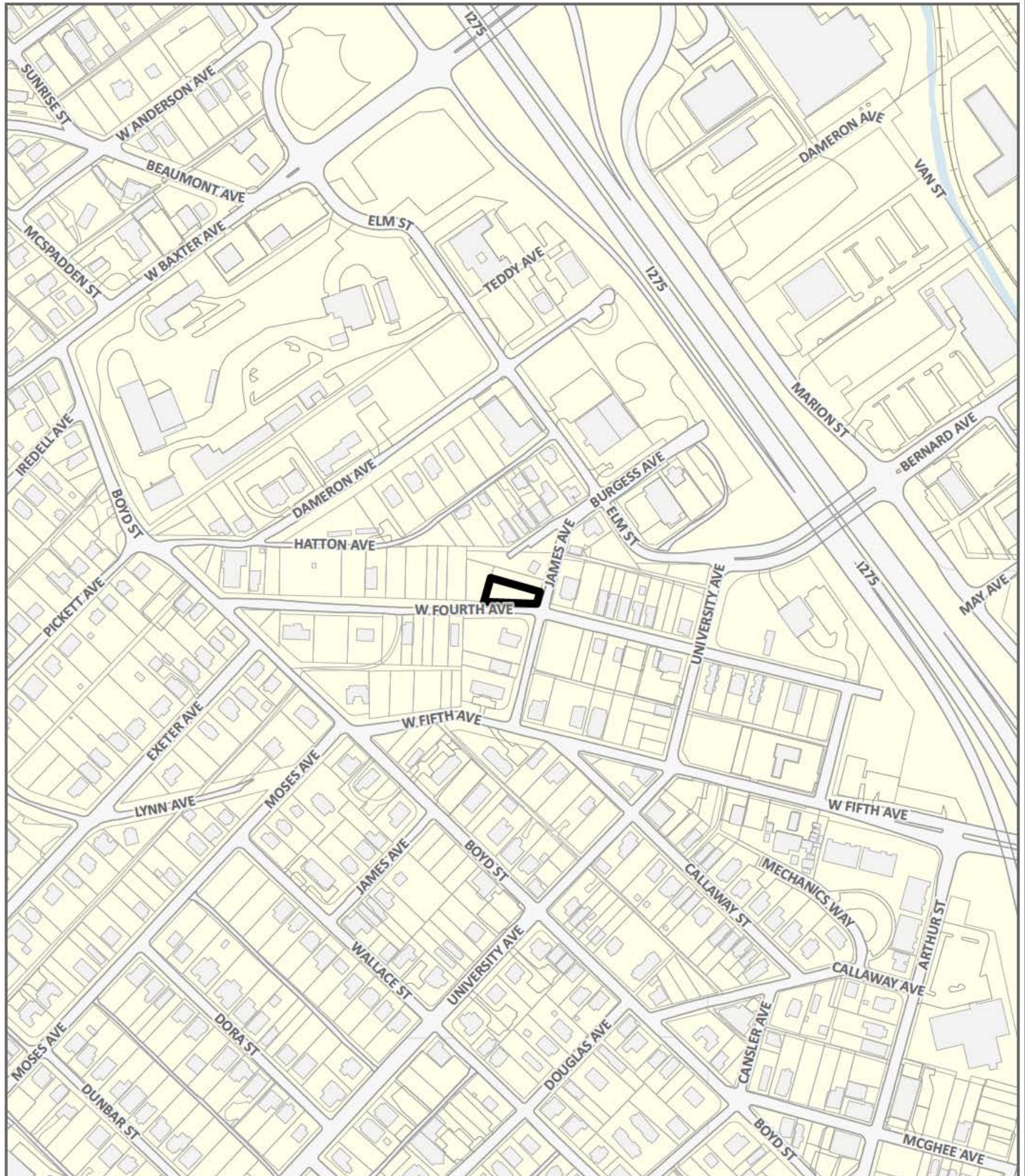


Exhibit A. Contextual Images



LOCATION MAP

4-G-26-OB



Case boundary

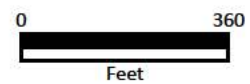


Exhibit B. KnoxPlans Review Comments



CITY OF KNOXVILLE ELECTRONIC DOCUMENT REVIEW

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Reviews

IRC-NEW-25-0544: Dwelling - Townhouse, \$200000 , 925 James Triplex

Dept: ▼

Status: ▼

Response: ▼

Search:

Type: ▼

Cycle: ▼

Time: ▼

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Exhibit B. KnoxPlans Review Comments

	Ref.# 28	Planning Review	Lindsay Lanois	8/6/25 1:51 PM	Cycle 1	
	Resolved	Article 4.6: The property is zoned RN-2/HP within the TDR land use area. The lot frontage on James Avenue is approximately 30 wide with no alley. The proposed lot does not meet the minimum lot width for a triplex (or any Middle Housing Type) in Table 4-4 of Article 4.6. The application aims to use Article 17.3.E, "lot created by deed," to qualify for a non-conforming lot of record. Per Engineering Ref 13, Engineering requires a plat of the property to create a legal lot of record. Until a lot of record is established, the project is not approved for MH standards.				
	Comment					
		<p><i>Responded by: MARLOW BUILDERS - 10/28/25 1:54 PM</i> Plat is recorded. Instrument No. 20251024-0023855.</p> <hr/> <p><i>Reviewer Response: Samiul Haque - 9/11/25 11:18 PM</i> This review comment will be resolved once the Lot of Record status has been established. The plat will likely require an easement for the common pathway.</p> <hr/> <p><i>Responded by: MARLOW BUILDERS - 9/3/25 4:21 PM</i> A new survey plat has been submitted to Knox Planning by email dated 3 September 2025. A copy of that email is uploaded as file "Gmail - Plat submission.pdf" to the Document folder. Plat fee paid 3 September at 4:05pm Reference No. FP921925James</p> <hr/> <p><i>Responded by: MARLOW BUILDERS - 8/19/25 10:34 AM</i> MH Approved by Planning Commission 8-3 on 14 August 2024. Agenda item 31; file 8C25OB.</p>				
	Ref.# 29	Planning Review	Lindsay Lanois	8/6/25 1:51 PM	Cycle 1	<i>Type your response here.</i>
	Unresolved	Article 4.6.A: The building is described as a triplex. The application does not propose units that are stacked on top of each other and does not meet the intent of the definition of triplex. The building features three units oriented perpendicular to the street with the units separated by party walls/shared side walls, which meets the definition of a DwellingTownhouse per article 2.3 and partially meets the definition of Townhouse (small) per Article 4.6.A.				
	Comment					
		<p><i>Responded by: MARLOW BUILDERS - 11/7/25 2:23 PM</i> Applicant maintains the appeal before Planning Commission on 14 August 2025, vote 8-3 resolved the Middle Housing issue. Forthcoming legal proceedings will ultimately resolve that issue. See Marlow Builders, Inc. v Knoxville-Knox County Planning, Knox County Chancery Court, No. 212010-2.</p> <hr/> <p><i>Responded by: MARLOW BUILDERS - 10/28/25 1:53 PM</i> Applicant maintains the appeal before Planning Commission on 14 August 2025, vote 8-3 resolved the Middle Housing issue. Forthcoming legal proceedings will ultimately resolve that issue. See Marlow Builders, Inc. v Knoxville-Knox County Planning, Knox County Chancery Court, No. 212010-2.</p> <hr/> <p><i>Reviewer Response: Samiul Haque - 9/11/25 11:08 PM</i> The development proposed is a slot house design. This is not a defined middle housing type and is not found in the immediately surrounding area of the neighborhood. A slot house does not meet the intent of Middle Housing as the buildings are oriented to the side lot line where the front porches, doors, and windows open into the sides of neighboring structures, which can cause a reduction in privacy for abutting neighbors on this side of the lot.</p> <hr/> <p><i>Responded by: MARLOW BUILDERS - 9/3/25 4:00 PM</i> Art. 4.6 definition of triplex does not require units to be stacked on top of each other. Planning Commission determined this design met the requirements of Art. 4.6 as a triplex upon appeal of an identical design, file number 8-C-25-OB, Agenda Item 31, heard by Planning Commission on 14 August 2025; vote approving this design as triplex 8-3. See https://www.youtube.com/watch?v=nl2UodcbZEo&list=PLHG8_5NdPaHaPC8FQ_0UBHKx3g1VzxBFc</p> <hr/> <p><i>Responded by: MARLOW BUILDERS - 8/19/25 10:34 AM</i> MH Approved by Planning Commission 8-3 on 14 August 2024. Agenda item 31; file 8C25OB.</p>				
	Ref.# 30	Planning Review	Lindsay Lanois	8/6/25 1:51 PM	Cycle 1	
	Resolved	Article 4.6.E.5.c: The proposed design does not meet the requirement that townhouses shall not be oriented perpendicular to the street. The narrow side of townhouse units must face the street.				
	Comment					
		<p><i>Reviewer Response: Samiul Haque - 9/11/25 11:08 PM</i> See Ref. # 29</p> <hr/> <p><i>Responded by: MARLOW BUILDERS - 9/3/25 4:00 PM</i></p>				

Exhibit B. KnoxPlans Review Comments

		<p>Planning Commission determined this design met the requirements of Art. 4.6 as a triplex upon appeal of an identical design, file number 8-C-25-OB, Agenda Item 31, heard by Planning Commission on 14 August 2025; vote approving this design as triplex 8-3. See https://www.youtube.com/watch?v=n12UodcbZEo&list=PLHG8_5NdPaHaPC8FQ_0UBHKx3g1VzxBFc</p> <hr/> <p><i>Responded by: MARLOW BUILDERS - 8/19/25 10:34 AM</i> MH Approved by Planning Commission 8-3 on 14 August 2024. Agenda item 31; file 8C25OB.</p>	
	Ref.# 31	<p>Planning Review Lindsay Lanois 8/6/25 1:52 PM Cycle 1</p>	
	Resolved	Article 4.6.G: The application requests an administrative variation, reducing the required 5 interior side setback to 4. Administrative variations on side setbacks may only be granted if approved by Engineering; Engineering has not approved without a plat.	
	Comment	<p><i>Responded by: MARLOW BUILDERS - 10/28/25 1:54 PM</i> This comment is misleading and incorrect. Arguably evidence of malicious intent by Planning Staff. Engineering has no legal authority to grant or deny side setbacks easements. Engineering's sole role on this matter concerns utility and drainage easements -- which at the time of submission did not exist on this parcel. Moreover, having no legal basis to enforce utility and drainage easements against the property owner's objection Engineering agreed to the reduction as evidenced by the email from Chris Howley and no shown on the signed and recorded plat. Instrument No. 20251024-0023855.</p> <hr/> <p><i>Reviewer Response: Samiul Haque - 9/11/25 11:18 PM</i> This review comment will be resolved upon the Engineering department's approval of the item.</p> <hr/> <p><i>Responded by: MARLOW BUILDERS - 9/3/25 4:22 PM</i> A new survey plat has been submitted to Knox Planning by email dated 3 September 2025. A copy of that email is uploaded as file "Gmail - Plat submission.pdf" to the Document folder. U&D waivers have been requested on that plat as evidenced by the attached Exhibit A (site plan) that accompanied the plat submission. Plat fee paid 3 September at 4:05pm Reference No. FP921925James</p> <hr/> <p><i>Responded by: MARLOW BUILDERS - 8/19/25 10:34 AM</i> Approved by email from Chris Howley. See Doc 'Gmail - U&D Easement.pdf'</p>	
	Ref.# 32	<p>Planning Review Lindsay Lanois 8/6/25 1:52 PM Cycle 1</p>	<i>No response required.</i>
	Info Only	Article 4.6.D (Parking Standards): The application includes no parking spaces. No spaces are required as the property is within a quarter mile of a transit route.	
	Comment	<p><i>Responded by: MARLOW BUILDERS - 8/19/25 10:35 AM</i> MH Approved by Planning Commission 8-3 on 14 August 2024. Agenda item 31; file 8C25OB.</p>	
	Ref.# 35	<p>Planning Review Samiul Haque 8/27/25 9:13 AM Cycle 2</p>	
	Resolved	Annotate the dimensions of the three decks/porches along W Fourth Ave on the floor plan.	
	Comment	<p><i>Responded by: MARLOW BUILDERS - 9/3/25 4:03 PM</i> Dimensions are on sheet A102 - Foundation and Flooring Plan.</p>	
	Ref.# 37	<p>Planning Review Jake Beaumier 8/27/25 3:05 PM Cycle 2</p>	<i>No response required.</i>
	Info Only	This property is exempt from HP Overlay regulations per article 8.9.B.4 of the City of Knoxville zoning ordinance. "Lots that have been previously legally disturbed or developed would also be excepted provided that any new/additional disturbance does not exceed the previously-disturbed area."	
	Comment	If you have any questions, please contact Jake Beaumier with Knoxville-Knox County Planning. (865)215-3085 or jake.beaumier@knoxplanning.org	

JAMES AVE TRIPLEX

NEW RESIDENTIAL CONSTRUCTION

925 James Ave, Knoxville, Tennessee 37921



8/18/2025

DETAIL CALLOUT



ELEVATION MARKER



DETAIL SECTION MARKER



BUILDING SECTION MARKER



INTERIOR ELEVATION MARKER



NORTH INDICATOR



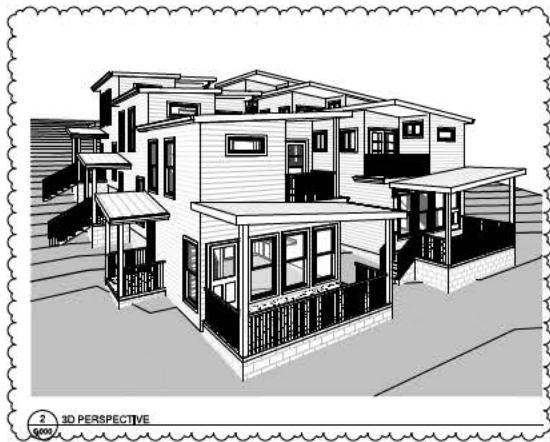
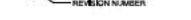
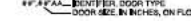
ELEVATION MARKER



SPOT ELEVATION



FLOOR PLAN TAGS



SHEET NUMBER	SHEET NAME	Sheet Issue Date	Current Revision Description	Current Revision Date
01 - GENERAL				
G000	PROJECT INFORMATION	8/18/2025		
G001	CONSTRUCTION NOTES	8/18/2025		
G002	CONSTRUCTION NOTES	8/18/2025		
G003	UL ASSEMBLIES	8/18/2025		
02 - ARCHITECTURAL				
A101	ARCHITECTURAL SITE PLAN	8/18/2025		
A102	FOUNDATION PLAN & FLOOR FRAMING PLAN	8/18/2025		
A103	FLOOR PLAN	8/18/2025		
A104	ROOF PLAN & ROOF FRAMING PLAN	8/18/2025		
A201	EXTENSION ELEVATIONS	8/18/2025		
A202	WALL SECTIONS & DETAILS	8/18/2025		
A204	W.R. SEALING DETAILS	8/18/2025		

OWNER
 Marlow Builders, Inc.
 322 Douglas Ave
 Knoxville, TN 37921
 CONTACT: Bentley Marlow
 CELL PHONE: (865) 807-4357
 EMAIL: rben@marlow@gmail.com

ARCHITECT
 oysk3 architects
 1545 Western Avenue, Suite 100
 Knoxville, TN 37921
 CONTACT: Carls Knapp
 OFFICE PHONE: (865) 523-8200
 EMAIL: cknapp@oysk3architects.com

FACILITY AND CODE COMPLIANCE

PARCEL DESCRIPTION 046C049
SUBDIVISION MCQUEEN PT 74 & 75
PROPERTY ZONE RM-2
PROPERTY SIZE 5,530 SF
BUILDING SQUARE FOOTAGE SECOND FLOOR: 923 SF
 MAIN FLOOR: 229 SF
TOTAL: 1152 SF

FLOOR LEVELS
 TWO STORY
CONSTRUCTION CLASSIFICATION
 V-8, UNPROTECTED, UNSPRINKLERED
OCCUPANCY CLASSIFICATION
 RESIDENTIAL
OCCUPANT LOAD
 165/200 → 4 OCCUPANTS
RATED WALLS
 NONE
DETECTION AND ALARM SYSTEMS

LINE VOLTAGE INTERCONNECTED, SMOKE DETECTORS IN EACH BEDROOM AND OUTSIDE EACH BEDROOM IN CLUSTERS. PROXIMITY, WITH BATTERY BACKUP, SMOKE ALARM TO BE PLACED NO LESS THAN 30 HORIZONTALLY FROM THE OUTSIDE OF A BATHROOM DOOR CONTAINING A BATH TUB/SHOWER.

EMERGENCY EGRESS NOT REQUIRED
MAX TRAVEL DISTANCE TO EXITS < 75' OR < 100' IF SPRINKLERED
FIRE EXTINGUISHERS PROVIDED BY OWNER

BUILDING STANDARDS

SCOPE OF WORK:
 2-STORY TRIPLEX WOOD FRAME ON CMU FOUNDATION, WITH TYPICAL UTILITIES, SITE GRADING AS REQUIRED.

ADDED CODES:
 ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL CODES,
 2018 INTERNATIONAL RESIDENTIAL CODE
 2018 INTERNATIONAL ENERGY CONSERVATION CODE

ALL MATERIALS USED ARE TO BE INSTALLED WITH STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED DETAILS & INSTRUCTIONS.

FIRE RESISTANCE:
 RESIDENTIAL
 EXTERIOR WALLS: 0 HR, 1 HR, (45' FROM PROPERTY LINE)
 INTERIOR WALLS: 0 HR
 ROOF CONSTRUCTION: 0 HR
 FLOOR CONSTRUCTION: 0 HR
 TOWNHOUSE SEPARATION: 2 HR

DECKING LOADS:
 FLOOR, 1st: 40 PSF LIVE + 10 PSF DEAD
 FLOOR, 2nd: 40 PSF LIVE + 10 PSF DEAD
 ROOF: 30 PSF LIVE + 10 PSF DEAD
 SLEEPING AREAS: 30 PSF LIVE + 10 PSF DEAD
 INTERIOR STAIRS: 40 PSF LIVE + 10 PSF DEAD
 EXTERIOR DECKS: 60 PSF LIVE + 10 PSF DEAD

*REFER TO SNOW LOAD & WIND LOAD PER SECTION 801 OF THE INTERNATIONAL RESIDENTIAL CODE (IRC).
 SEISMOIC LOADING TO BE BASED ON REQUIREMENTS OF SECTION 801 OF THE IRC.

JAMES AVE TRIPLEX
NEW RESIDENTIAL CONSTRUCTION
 925 James Ave, Knoxville, Tennessee 37921

DATE	DESCRIPTION

DRAWN BY: MB
 PROJECT INFORMATION

G000

PROJECT : 25056
 © copyright 2025

NOTE:
 GENERAL CONTRACTOR TO DETERMINE THE FINAL LOCATION OF THE STRUCTURE ON THE SITE BASED ON SETBACK REQUIREMENTS OF THE LOCAL JURISDICTION.

EXHIBIT A

BY EXECUTING THIS PLAT THE CITY OF KNOXVILLE ENGINEERING DEPARTMENT HEREBY APPROVES THE FOLLOWING WAIVER(S). PLAT RECORDED IN MAP INSTR. _____

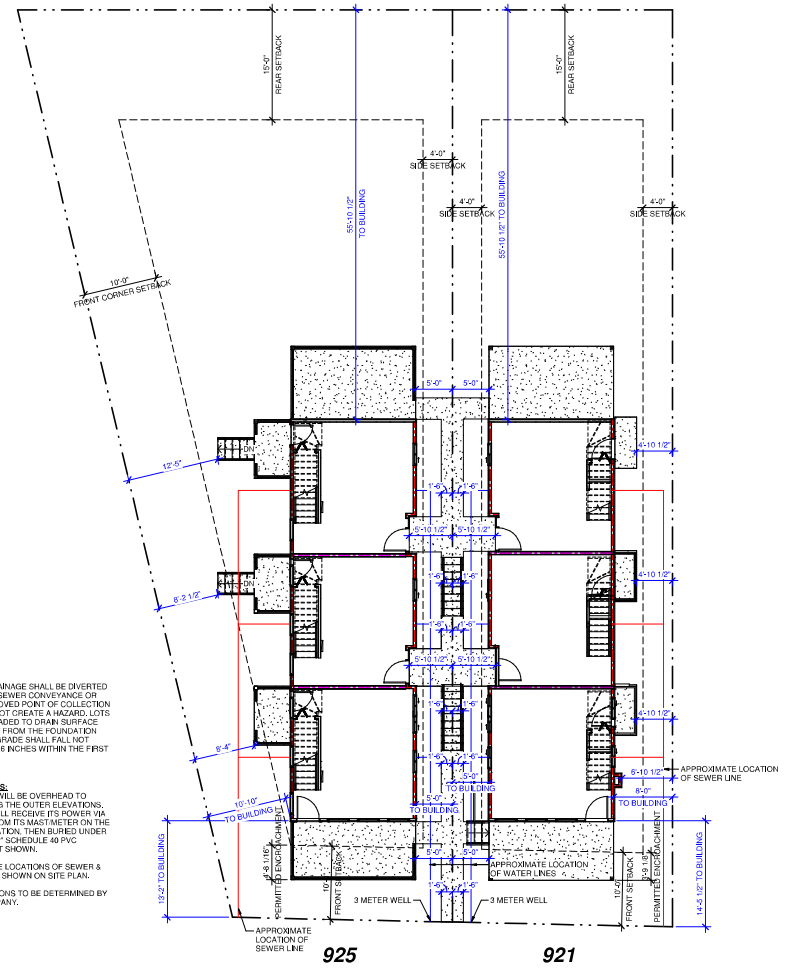
1. TO REDUCE THE STANDARD DRAINAGE AND UTILITY EASEMENT ALONG THE LOT LINE ALONG W FOURTH AVE ON LOT 74R FROM 10 FEET TO 0 FEET AS SHOWN HEREON.
2. TO REDUCE THE STANDARD DRAINAGE AND UTILITY EASEMENT ALONG THE LOT LINE BETWEEN LOTS 74R AND 75R ON LOTS 74R AND 75R FROM 10 FEET TO 0 FEET AS SHOWN HEREON.
3. TO REDUCE THE STANDARD DRAINAGE AND UTILITY EASEMENT ALONG THE LOT LINE BETWEEN LOTS 75R AND 76 ON LOT 75R FROM 5 FEET TO 0 FEET AS SHOWN HEREON.

NOTE:
 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 FEET.

UTILITY NOTES:
 ELECTRICAL WILL BE OVERHEAD TO MANS; ALONG THE OUTER ELEVATIONS. EACH UNIT WILL RECEIVE ITS POWER VIA A FEEDER FROM THE METERMETER ON THE OUTER ELEVATION. THEN BURIED UNDER THE SLAB IN 2" SCHEDULE 40 PVC CONDUIT. NOT SHOWN.

APPROXIMATE LOCATIONS OF SEWER & WATER LINES SHOWN ON SITE PLAN.

FINAL LOCATIONS TO BE DETERMINED BY UTILITY COMPANY.



1 ARCHITECTURAL SITE PLAN
 1/8" = 1'-0"



8/18/2025

**JAMES AVE TRIPLEX
 NEW RESIDENTIAL CONSTRUCTION**
 925 James Ave, Knoxville, Tennessee 37921



DRAWN BY: MB
 ARCHITECTURAL SITE PLAN

A101

NOTE:
ALL WATER HEATERS TO BE 58 GALLON ELECTRIC.
DIMENSIONS: H 30", W 19.75", D 19.75"

WALL LEGEND	
	2x4 WOOD STUDS @16" O.C. WITH R-20 BATT INSULATION, 1/2" GYP BOARD INTERIOR SIDE, 1/2" PLYWOOD SHEATHING, TYVEK WEATHER BARRIER & SIDING EXTERIOR SIDE (SEE EXTERIOR ELEVATIONS)
	2x4 WOOD STUDS @16" O.C., 1/2" GYP BOARD BOTH SIDES
	8" CMU FOUNDATION WALL
	2 HR. SEPARATION 2x4 WALL - UL U301
	1 HR. EXTERIOR 2x4 WALL - GP-EWFW-02

WINDOW LEGEND:	
SH	SINGLE HUNG
S	SLIDING
T	TRANSOM

FLOOR PLAN NOTES:

TYPICAL BLOCKING NOTE:
PROVIDE WOOD BLOCKING IN THE WALLS AS REQUIRED TO SUPPORT & ATTACH ALL WALL HUNG ITEMS SUCH AS CABINETS, BRICKETS, HAND RAILS, GRAB BARS, ETC. THE BLOCKING & ITS ATTACHMENTS SHALL CARRY THE MINIMUM WEIGHT, VERIFY WITH MANUFACTURER.

TYPICAL WINDOW NOTE:
GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION:

- THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET
- THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR
- THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES ABOVE THE FLOOR
- ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING

SEE R308.4.3 GLAZING IN WINDOWS FOR EXCEPTIONS (E.G. DECORATIVE GLAZING)

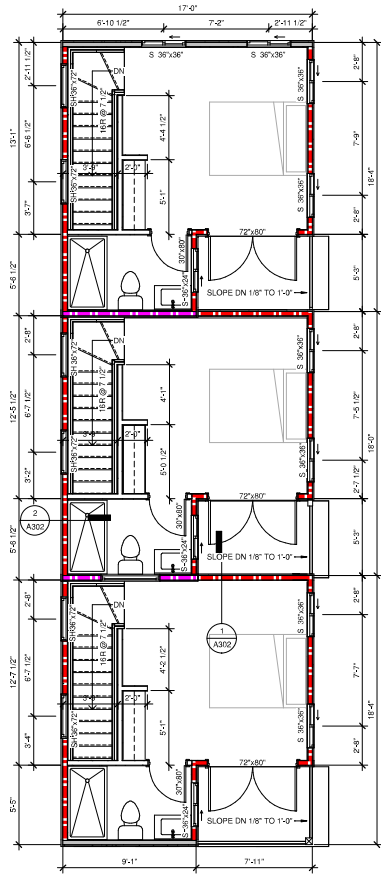
PLAN NOTE:
CABINETRY AND FURNITURE IS SHOWN FOR PLANNING PURPOSES ONLY. CONTRACTOR TO COORDINATE WITH OWNERS.

ALL EXTERIOR DOORS TO BE INSULATED, AND HAVE WEATHER STRIPPING AND APPROPRIATE THRESHOLD

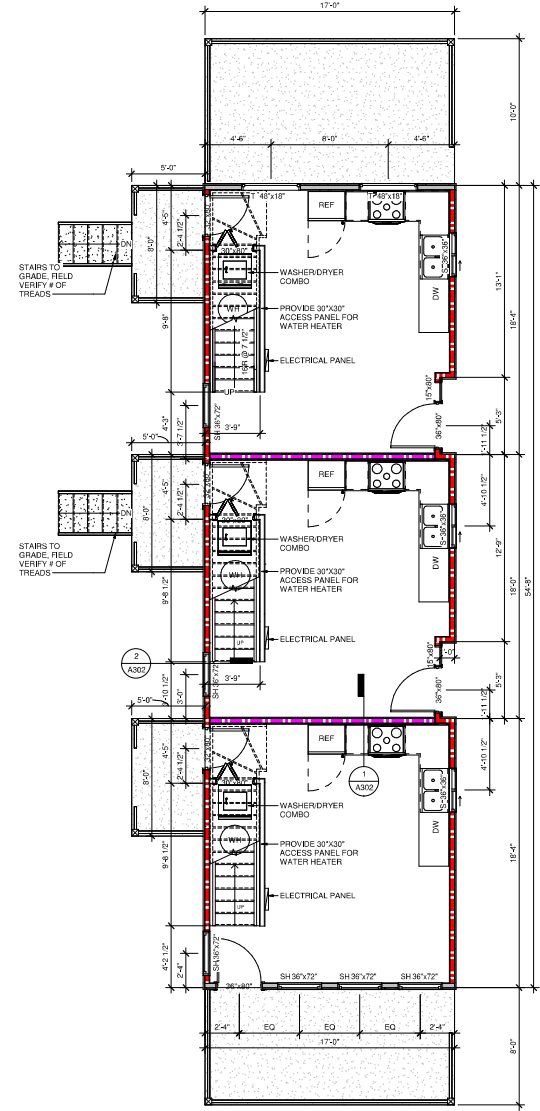
TYPICAL DECKS, PATIOS & PORCHES:
DECKS, PATIOS & PORCHES TO BE 1/2" BELOW ADJACENT FINISHED FLOOR. PROVIDE FLASHING AT ALL FLOOR TRANSITIONS AT DECK, PATIOS, & PORCHES

IF THE FINISHED FLOOR HEIGHT OF THE DECK IS 30" ABOVE GRADE, STAIRS AND RAILINGS TO GRADE MUST BE ADDED, RAILINGS TO BE 36" TALL WITH A MINIMUM OF 4" TOP AND BOTTOM RAILS WITH 2" POCKET SPACED AT NO MORE THAN 3 7/8"

IMPERVIOUS SURFACES TO BE SLOPED AWAY FROM STRUCTURE @ 1% PER FOOT



5 SECOND FLOOR PLAN
A105 1/4" = 1'-0"



4 MAIN FLOOR PLAN
A103 1/4" = 1'-0"



8/18/2025

**JAMES AVE TRIPLEX
NEW RESIDENTIAL CONSTRUCTION**
925 James Ave, Knoxville, Tennessee 37921

DATE:	DESCRIPTION:

DRAWN BY: MB

FLOOR PLAN

A103

PROJECT : 25056
© COPYRIGHT 2025

NOTE:
ALL GUARDRAILS AND HANDRAILS SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS. GUARDRAILS SHALL BE A MINIMUM OF 36 INCHES IN HEIGHT, MEASURED VERTICALLY ABOVE THE WALKING SURFACE OR FINISHED FLOOR, AND SHALL BE CONSTRUCTED TO RESIST A SPHERE GREATER THAN 4 INCHES IN DIAMETER FROM PASSING THROUGH ANY OPENING. MAXIMUM CLEAR SPACING BETWEEN BALUSTERS ON EXTERIOR BALUSTERS SHALL NOT EXCEED 4 INCHES.

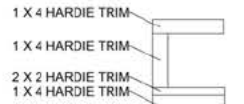
EXTERIOR ELEVATION KEYNOTES

- 1 FIBER CEMENT SIDING, T&G
- 2 PARGE COAT ON EXPOSED CMU
- 3 6x6 P.L. W/ POST ON GALVANIZED IMPRON STRONG POST BASE
- 4 FIBER CEMENT FASCIA W/ PREFINISHED DROP EDGE
- 5 METAL GUTTER TO DOWNSPOUT, TYP.
- 6 METAL ROOF, COLOR & STYLE TBS BY OWNER

TRANSPARENCY CALCULATIONS:

FRONT FACADE: 251 SQFT
TRANSPARENCY: 80 SQFT
31% TRANSPARENCY PROVIDED

SIDE FACADE: 1158 SQFT
TRANSPARENCY: 189 SQFT
16% TRANSPARENCY PROVIDED



EXTERIOR ELEVATION NOTES

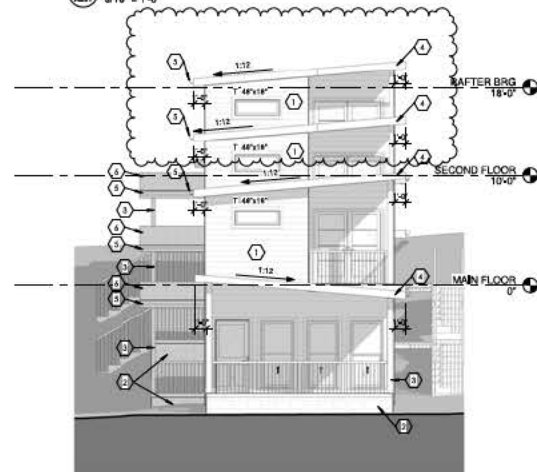
APPROXIMATE SITE LOCATION AND TOPOGRAPHY. GENERAL CONTRACTOR TO WORK WITH ENGINEER AND STRUCTURAL TEAM TO CLARIFY HOME LOCATION ON PROPOSED SITE AND ANY RETAINING REQUIREMENTS, CONSIDER ANY BUILDING ADJUSTMENTS WITH ANCHORING BASED ON LOCATION WITHIN SETBACK REQUIREMENTS AND ANY CITY, CODE OR SEPTIC REQUIREMENTS PRIOR TO SUBMITTAL.

DESIGN ELEMENTS:
A.1.1. A.1.1. ROOF: ARTICULATED, 2 PITCHES WITH 2 HIGHLIGHTED DIRECTIONS VISIBLE FROM THE FRONT.
A.1.2. A.1.2. MASONRY FENCE DIVIDING PATIOS ON ONE SIDE; CANTILEVERED OVERHANGS AND CONCRETE STAIRS ON THE OTHER SIDE.
A.1.3. A.1.3. DEEP PORCH SPANNING THE ENTIRE WIDTH OF BUILDING; 1. LEAVE OVERHANGS 12" V, PROJECTING ENTRY FEATURE IF COVERED PORCH; 2. ARTICULATED WINDOW AND DOOR TRIM.
A.1.4. A.1.4. ONE UNIT FACES THE STREET.

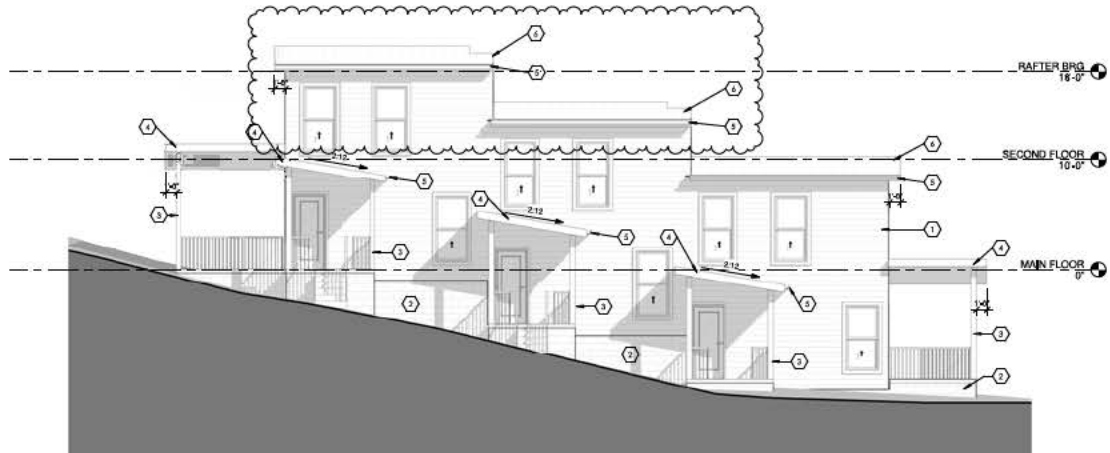
5 ARTICULATED WINDOW & DOOR TRIM DETAIL
NTS



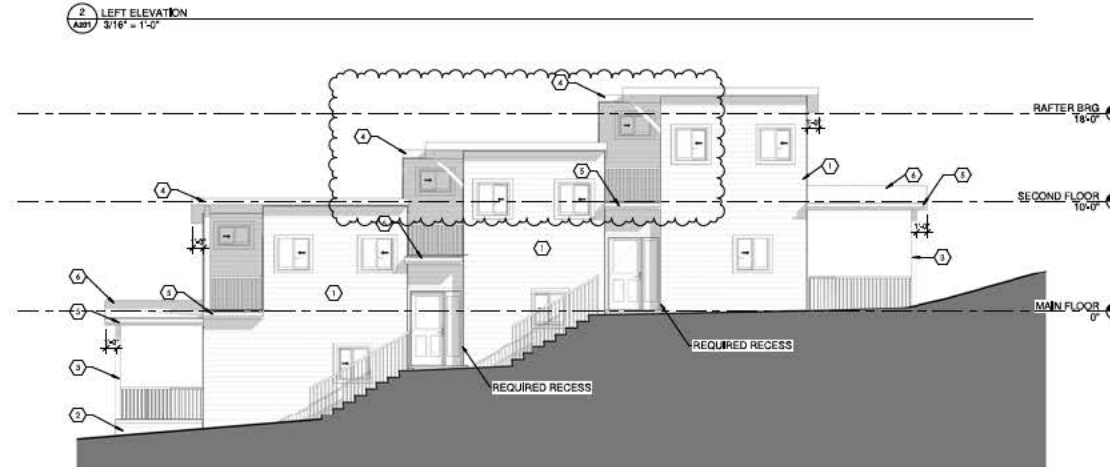
3 REAR ELEVATION
A.1.1 3/16" = 1'-0"



2 LEFT ELEVATION
A.1.1 3/16" = 1'-0"



4 FRONT ELEVATION
A.1.1 3/16" = 1'-0"



1 RIGHT ELEVATION
A.1.1 3/16" = 1'-0"

DATE:	10/24/2025
PROJECT:	JAMES AVE TRIPLEX
SCALE:	AS SHOWN
DRAWN BY:	MB

EXTERIOR ELEVATIONS

A201

PROJECT : 25058
© 2025 OYSK3

File # 4-G-26-0B



Appeal of Decision

(Please Note: Original application and staff report are made a part of this application.)

Type: Plan Amendment Rezoning Certificate of Appropriateness
 Street Name Change Other: MH Denial

Decision By: Planning Staff Planning Commission Other: _____ Date of Decision: _____

Jurisdiction: City ⁶ _____ Council District County _____ Commission District

IRC-NEW-25-0544

R. Bentley Marlow

Original File Number Being Appealed
Marlow Properties, LLC

Original Applicant Name
094CK019 / 925 James Ave

Name of Owner of Subject Property
MH Denial

Parcel Number of Subject Property

Decision Being Appealed

Reason for the Appeal:
(Attach additional pages, if necessary.)

Staff arbitrarily and capriciously ignores Planning Commission's prior holdings interpreting "intent" and the definition of "triplex." See 8C250B (vote 8-3) & 3A260B (Vote 11-1).

PETITIONER INFORMATION

R. Bentley Marlow

Name of Petitioner

Signature of Petitioner

Petitioner's Interest in the Matter (Include a description of affected property owned by Petitioner):

Property Owner, General Contractor of Record

All correspondence should be sent to:	<u>R. Bentley Marlow</u>	<u>865-607-4357</u>	<u>[REDACTED]</u>
	Name (Print)	Phone	Email
<u>322 Douglas Avenue</u>	<u>Knoxville</u>	<u>Tennessee</u>	<u>37921-4813</u>
Address	City	State	ZIP

STAFF USE ONLY

Shelley Gray
Application Accepted by Planning Staff Member

\$ 250.⁰⁰
Appeal Fee Amount

3/17/2026
Date Appeal Received

APPEAL MEETING INFORMATION

City Council - 6 p.m. / /
Month | Date | Year

County Commission - 5 p.m. / /
Month | Date | Year

Knoxville-Knox County Planning Commission - 1:30 p.m. 04 09 2026
Month | Date | Year