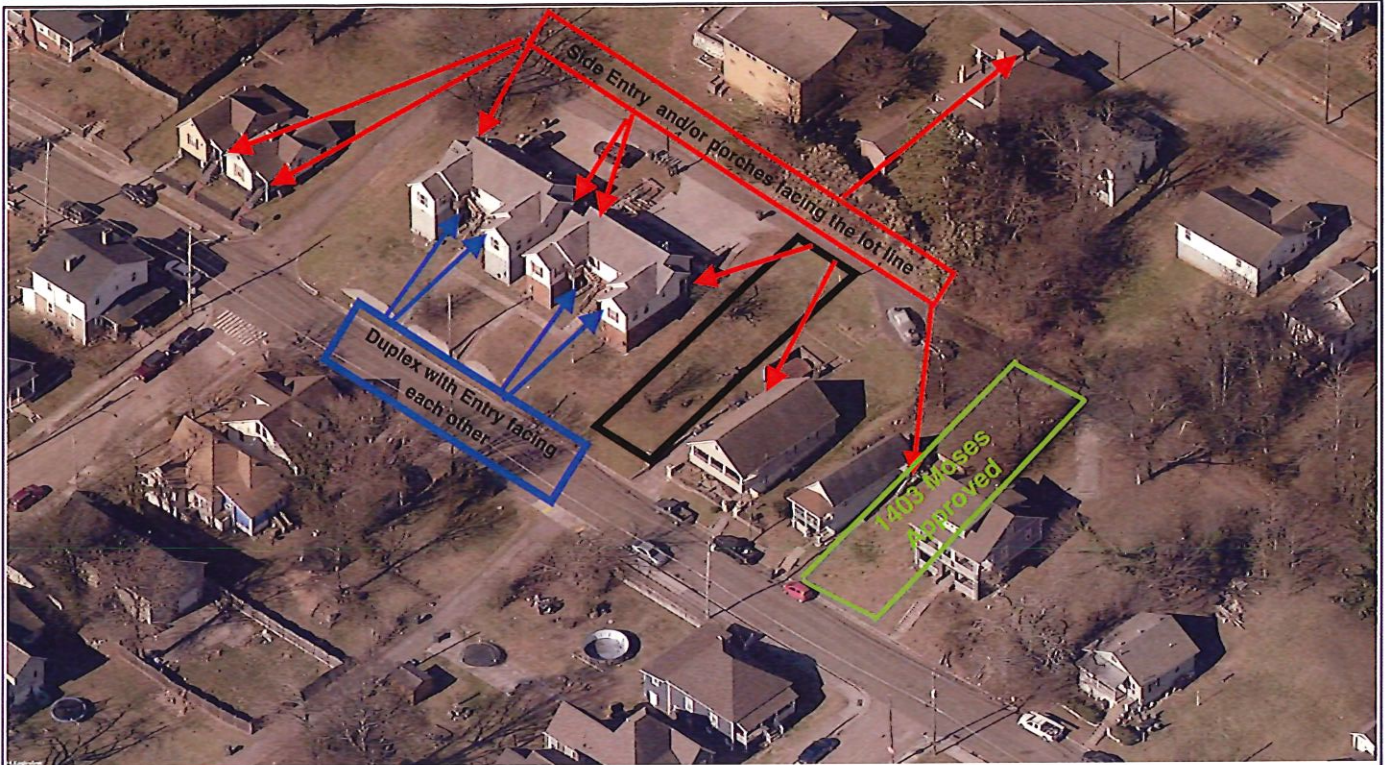


Exhibit A. Contextual Images



KGIS Pictometry View (2024)



Google StreetView (2015)

PICTOMETRY AND STREETVIEW

3-A-26-OB



Case boundary

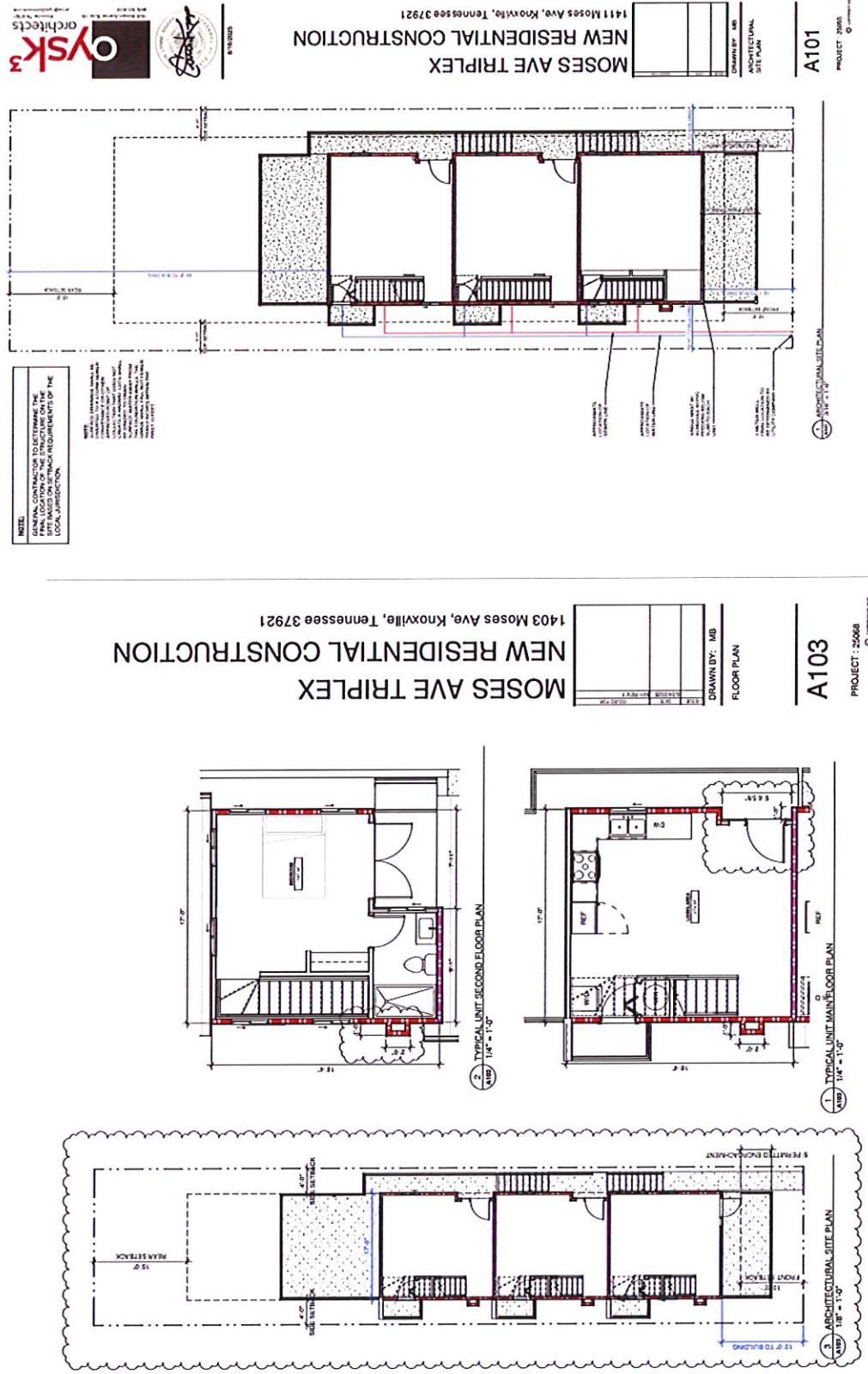
1411 Moses Meets Definition of Triplex

Triplex: a structure up to three stories, containing three dwelling units typically stacked on top of each other, in locations where there is a transition from a commercial corridor and/or higher intensity area into single-family neighborhoods. Within neighborhoods, away from transition areas adjacent to corridors, a 2.5-story triplex may feature other configurations to accommodate three units.

Definition of Triplex was determined during appeal in August. Definitions must be applied uniformly.

1403 Moses Approved on Appeal 8/14/25

14111 Moses Disapproved



31. R. BENTLEY MARLOW

1403 Moses Avenue / Parcel ID 094FV027. Appeal of an administrative decision to deny a Middle Housing request. Council District 6.

Speakers:

Jonah Pruitt, 1545 Western Ave., Knoxville, TN 37921
R. Bentley Marlow, 322 Douglas Ave., Knoxville, TN 37921
Parker Bartholomew, 5406 Summridge Ln., Knoxville, TN 37921

1. STAFF RECOMMENDATION

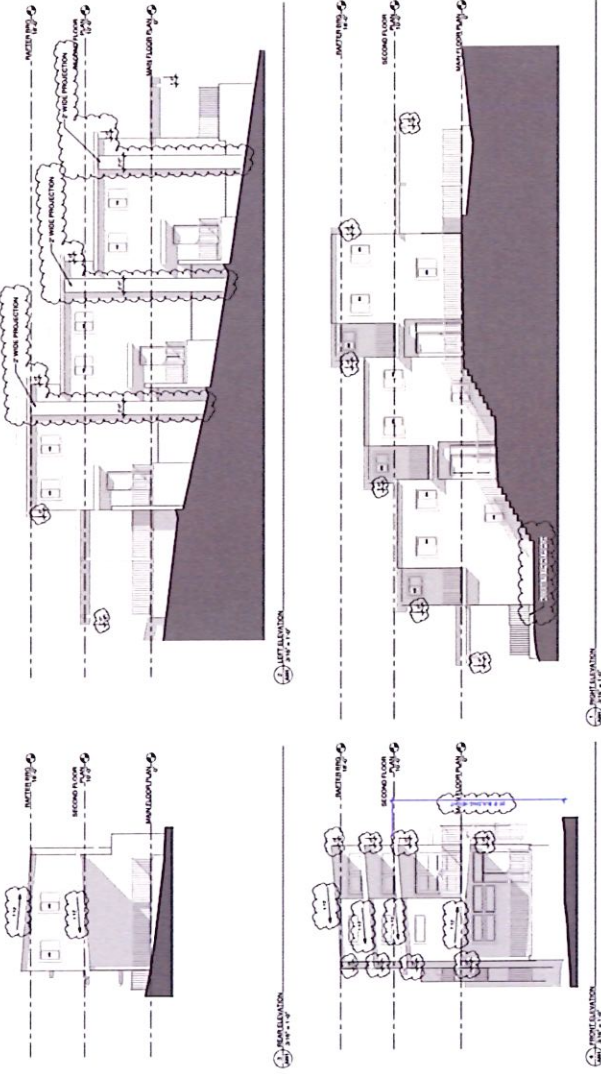
The project as presented in the attached application does not meet the applicable standards per Knoxville City Code, Appendix B, Zoning Code, Article 4.6. The building does not meet the design standards for townhouses (Article 4.6.E.5.c), and does not meet the intent of the Middle Housing Standards (Article 4.6: "intended to promote the development of neighborhood-scale housing forms which are compatible with existing housing in the surrounding area;" Article 4.6.E.4: "to generate new Middle Housing buildings that are similar in footprint, height, and setbacks with the existing neighborhood;" Article 4.6.G: "the intent of Article 4.6 is to allow middle housing types which are in harmony with the surrounding neighborhood and will not be injurious to it or the public welfare.")

2. MOTION (GILL) AND SECOND (ANDERSON) WERE MADE TO APPROVE THE APPEAL, THEREBY OVERTURNING THE DECISION OF PLANNING STAFF.

MOTION CARRIED 8-3 (NO: MIDIS, ADAMS, BUTLER)

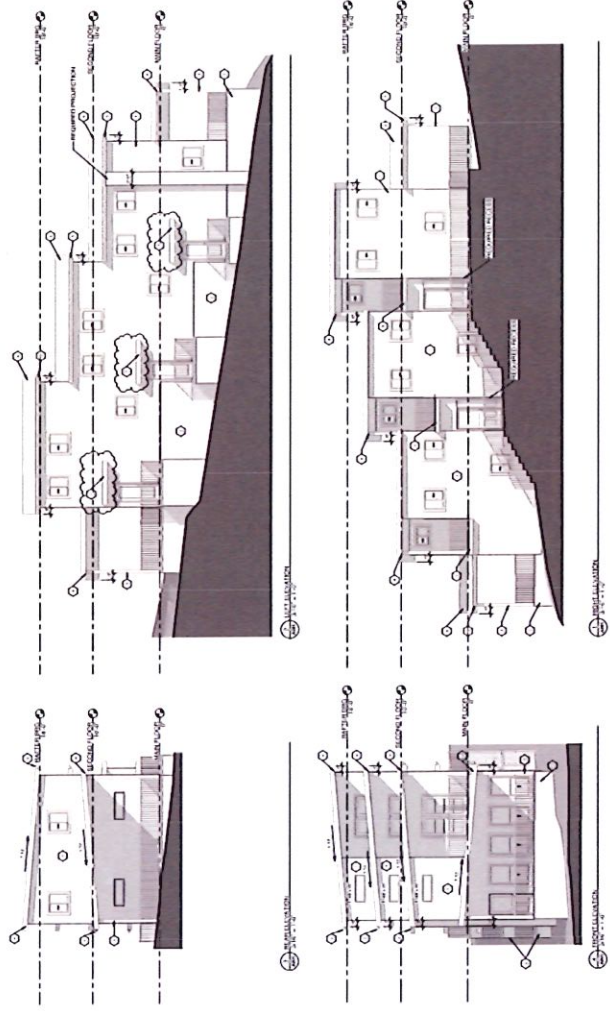
1403 Moses Approved on appeal 8/14/25

1411 Moses Disapproved



Below 1411 Moses

Above 1403 Moses



Staff incorrectly links new Missing Middle standards in the staff report. The correct standards are following:

All Dimensional Standards are Met:

4.6.C. Middle Housing Dimensional Standards

YES The dimensional standards of this Section supersede the base zoning district dimensional standards as defined in [Article 4](#).

YES Table 4-4: Middle Housing Dimensional Standards establishes the dimensional standards for new construction of Middle Housing types within the permitted area.

YES Building setbacks:

- a. Front setbacks for Middle Housing types shall be the average of the blockface, plus or minus five feet, in no case less than 10'.
- b. Rear setbacks for Middle Housing types shall be no less than 15 feet.

YES Building heights shall not exceed the maximum building height of the base zoning district, or the maximum height in stories as noted in Table 4-4, whichever is less. For Middle Housing types, story and half-story are defined below.

- a. Story: the portion of a building included between the surface of any floor and the surface of the next floor above it, or if there is no floor above, the space between the floor and the ceiling above. If the finished floor level directly above a basement or cellar is more than six feet above grade for more than 50 percent of the total perimeter, such basement or cellar shall be considered a story.

- b. Half-Story: conditioned space that rests primarily underneath the slope of the roof, usually having dormer windows. The half story is identified by the ".5" in the description of maximum height (e.g., 2.5). A half-story is considered a story when its top wall plates, on at least two opposite exterior walls, are four feet or more above the floor of such story.

YES Dormers:

- a. The combined width of dormers shall not exceed 50% of the width of the wall area beneath.
- b. Dormers shall be set back from the nearest rake or eave by at least two feet.

YES Building width for Middle Housing types is defined as follows: the length of the building façade wall that does not include permitted encroachments, as measured along the foundation that generally faces the front lot line or a public space.

YES Building depth for Middle Housing types is defined as follows: the length of the building façade wall that does not include permitted encroachments, as measured along the foundation that generally faces an interior or corner side lot line or a public space.

Specific Design Standards

4.6.E. Middle Housing Design Standards

YES 1. The following standards apply only to new construction of Middle Housing types and are intended to promote the development of neighborhood-scale housing forms which are compatible with existing housing in the surrounding area.

YES 2. New construction and certain expansion and exterior alteration actions within the IH, NC, and H overlays, as described in Sections 16.6 and 16.8, are subject to review and approval by the Design Review Board or Historic Zoning Commission, per Sections 16.6 and 16.8.

YES 3. The principal use standards for two-family, multi-family, and townhouse dwellings, as described in Sections 9.3.I and 9.3.J, apply alongside the below design standards.

YES 4. In order to generate new Middle Housing buildings that are similar in footprint, height, and setbacks with the existing neighborhood and increase visual interest, yet allow for flexibility in design, the following requirements apply to all Middle Housing types:

YES a. Rooflines must be either:

i. Flat, featuring a cornice, parapet, or decorative band to serve as a building cap for portions of the roof visible from the street;

ii. Steep, with a roof pitch of 6/12 or more;

iii. Articulated, with at least two pitches, planes, or ridge line directions, or displaying hips and valleys.

YES b. Recesses or projections in the building wall are required in the horizontal plane of any front or side elevation that exceeds a length of 50 feet. Each recess or projection shall be at least two feet.

YES c. The front façade must contain (1) a porch or stoop, and (2) at least three of the following design elements:

i. Dormer(s);

ii. Eave overhangs, a minimum of 12 inches;

iii. Decorative cornice;

iv. Covered porches at least eight feet in depth, composing a minimum of 25% of the width of the street facing elevations (this item may satisfy the requirement for a porch or stoop, and one design element);

v. A recessed or projecting entry feature of 18 inches or more in depth, and of at least six feet in width;

vi. A bay window projecting a minimum of 12 inches from the front façade;

vii. Articulated window and door trim, a minimum of 3.5 inches in width, to include projecting window sills;

viii. Brick masonry composing at least 25% of any street-facing elevation.

YES 5. Building Orientation to Street

a. Middle Housing types shall be oriented with their front elevations facing the street. At least one ground-level entrance must be oriented towards the street.

b. Townhouses shall not be oriented so the fronts of units face the rear elevations of units.

c. Townhouses shall not be oriented perpendicular to the street. The narrow side of townhouse units must face the street.