



Staff Report

Infill Housing Design Review Committee

File Number: 4-B-21-IH

Meeting: 4/21/2021
Applicant: Amber Culpepper Lafayette Construction & Development, Inc.
Owner: Amber Culpepper Lafayette Construction & Development, Inc.

Property Information

Location: 1537 Minnesota Ave. **Parcel ID** 81 P E 023
Zoning: RN-2 (Single-Family Residential Neighborhood)
District: Lonsdale Infill Housing Overlay District

Description of Work

Level I Driveways, Parking Pads, Access Points, Garages, or Similar

Revision to previously-approved site plan (1-D-21-IH) to locate driveway and parking access on the opposite side of the house, due to site constraints. No modifications to house footprint, parking area, setbacks, or house elevations. 10' wide gravel driveway to extend off Minnesota Avenue on right (northeast) side of house, to access 19' by 19' concrete parking pad to the rear of the house.

Applicable Design Guidelines

Heart of Knoxville Infill Housing Design Guidelines

3. Alleys, Parking, and Services

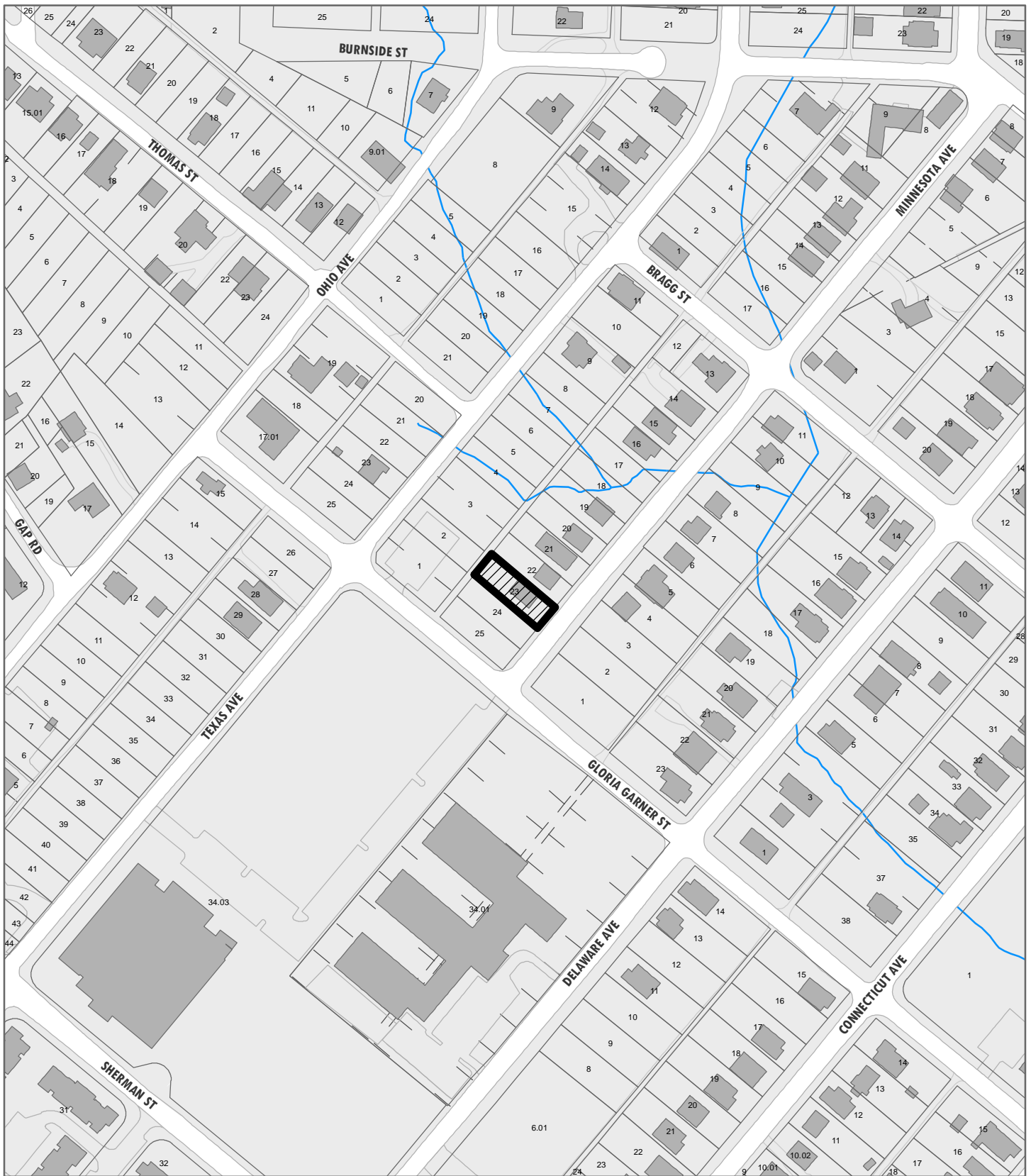
- Parking should not be in front yards.
 - Alley access should be used for garage and parking pad locations.
 - On streets without alleys, garages or parking pads should be at least twenty feet behind the front façade of the infill house with access limited to one lane between the street and the front façade.
-

Comments

1. The revised site plan does not include modifications to the previously-approved exterior elevations, front and rear setbacks, or general parking location. The site plan has been flipped to provide additional space between the new house and the property to the right (northeast).
 2. Locating parking behind the primary house (on a block without an operable alley), the proposed site plan meets the design guidelines.
 3. Parking must meet City Engineering requirements and impervious surface limits (asphalt or concrete to extend from the street to 5' inside property line; gravel to be bounded on all sides by landscape timbers or similar; gravel to be gridded or separated to prevent migration; gravel to use clean uniform-sized stone and a quality geo-fabric underneath).
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Recommendation

Staff recommends approval of Certificate 4-B-21-IH as submitted, with the condition that parking meet City Engineering requirements and impervious surface limits.



4-B-21-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

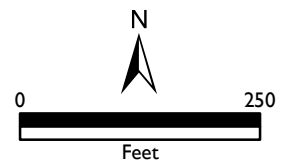


1537 Minnesota Ave.
Lonsdale Infill Housing Overlay District

Original Print Date: 4/13/2021
Revised:
Knoxville/Knox County Planning - Infill Housing Design Review Committee

Applicant: Amber Culpepper Lafayette
Construction & Development, Inc.

**INFILL
HOUSING
REVIEW
BOARD**





DESIGN REVIEW REQUEST

- DOWNTOWN DESIGN (DK)
- HISTORIC ZONING (H)
- INFILL HOUSING (IH)

Applicant

April 21, 2021

4-B-21-IH

Date Filed

Meeting Date (if applicable)

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Owner Contractor Engineer Architect/Landscape Architect

Name

Company

Address

City

State

Zip

Phone

Email

CURRENT PROPERTY INFO

Owner Name (if different from applicant)

Owner Address

Owner Phone

Property Address

Parcel ID

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

Lindsay Crockett

3.25.21

Staff Signature

Please Print

Date

Amber Culpepper

Applicant Signature

Please Print

Date

REQUEST

DOWNTOWN DESIGN

Level 1:

- Signs Alteration of an existing building/structure

Level 2:

- Addition to an existing building/structure

Level 3:

- Construction of new building/structure Site design, parking, plazas, landscape

See required Downtown Design attachment for more details.

Brief description of work: _____

HISTORIC ZONING

Level 1:

- Signs Routine repair of siding, windows, roof, or other features, in-kind; Installation of gutters, storm windows/doors

Level 2:

- Major repair, removal, or replacement of architectural elements or materials Additions and accessory structures

Level 3:

- Construction of a new primary building

Level 4:

- Relocation of a contributing structure Demolition of a contributing structure

See required Historic Zoning attachment for more details.

Brief description of work: _____

INFILL HOUSING

Level 1:

- Driveways, parking pads, access point, garages or similar facilities Subdivisions

Level 2:

- Additions visible from the primary street Changes to porches visible from the primary street

Level 3:

- New primary structure
 Site built Modular Multi-Sectional

See required Infill Housing attachment for more details.

Brief description of work: _____

STAFF USE ONLY

ATTACHMENTS

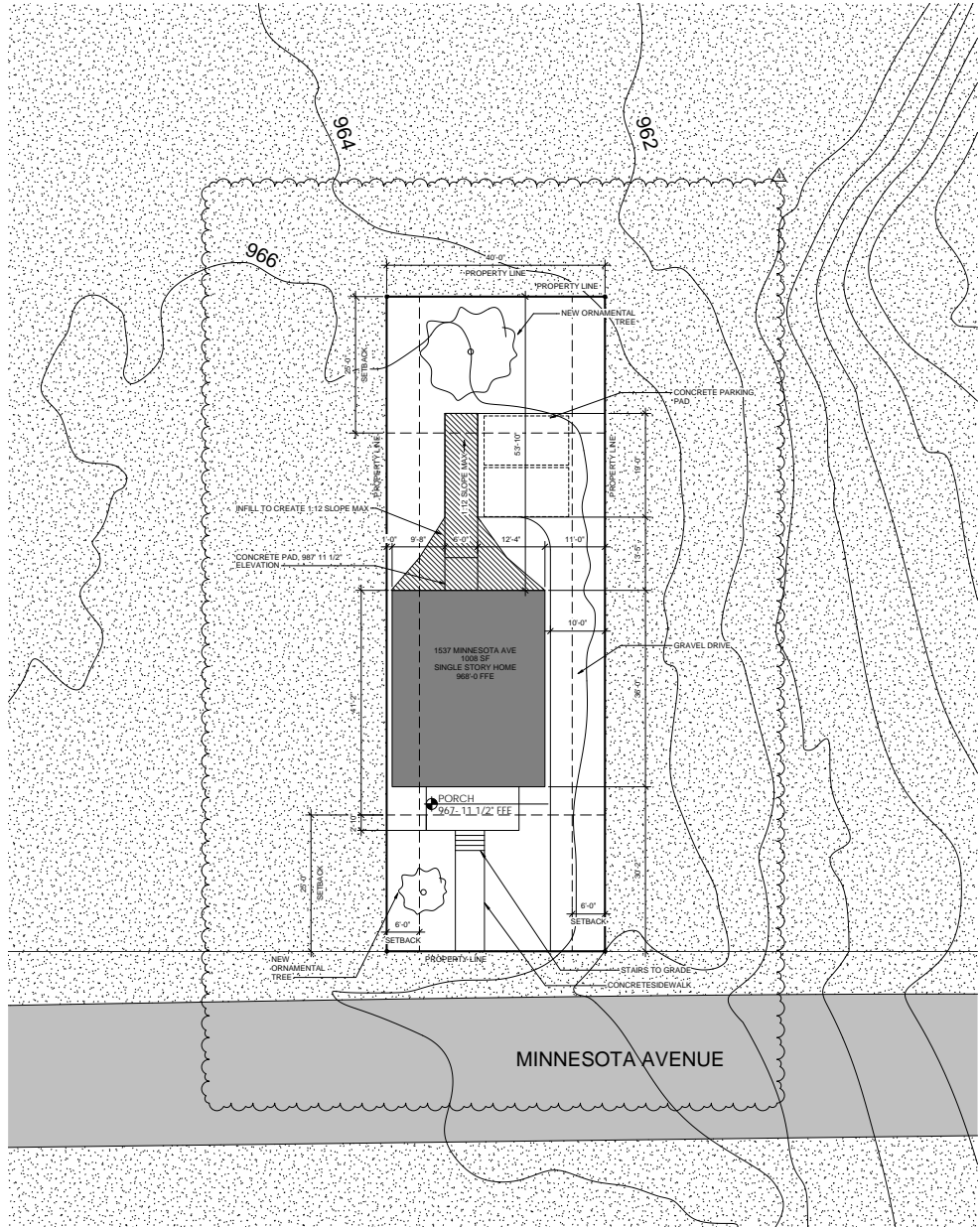
- Downtown Design Checklist
 Historic Zoning Design Checklist
 Infill Housing Design Checklist

ADDITIONAL REQUIREMENTS

- Property Owners / Option Holders

Level 1: \$50 • **Level 2:** \$100 • **Level 3:** \$250 • **Level 4:** \$500

FEE 1: 50.00	TOTAL:
FEE 2:	
FEE 3:	



CUSTOM HOME DESIGN

1537 MINNESOTA AVENUE, KNOXVILLE, TN 37921

NO.	DATE	DESCRIPTION
1	11/19/2020	ISSUED FOR PERMIT
2	11/19/2020	REVISED
3	11/19/2020	REVISED
4	11/19/2020	REVISED

Drawn: ARCHITECTURAL SITE PLAN

A100

DATE : 11/19/2020
PROJECT : 20257

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1 Architectural Site Plan
A100 3/32" = 1'-0"