



# Staff Report

Infill Housing Design Review Committee

File Number: 1-A-21-IH

**Meeting:** 1/20/2021  
**Applicant:** Amber Culpepper Lafayette Construction and Development  
**Owner:** Amber Culpepper Lafayette Construction and Development

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## Property Information

**Location:** 1502 Texas Ave. **Parcel ID** 81 P E 010  
**Zoning:** RN-2 (Single-Family Residential Neighborhood)  
**District:** Lonsdale Infill Housing Overlay District

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## Description of Work

Level III New Primary Structure

Construction of new primary residence on vacant lot. Proposed house will measure 28'-0" wide by 36'-0" long, with a full-length, 8'-0" deep front porch. House will front Texas Avenue, and is proposed to be set 25'-0" from the front property line, with equal side setbacks of 10' on each side. Parking is accessed from the alley to the rear of the property, with a 19' by 19' concrete parking pad located on the rear right (south) corner of the property. A concrete sidewalk extends from the center of the porch to the street.

The house features a front-gable roof with a 6/12 pitch, clad in architectural shingles, an exterior of vinyl siding, and a CMU foundation with a painted scratch coat above.

The façade (northwest) features a full-length front porch recessed under the primary roof gable, measuring 8' deep and supported by six square 8' by 8' columns. A half-light door is centered on the façade. Two pairs of adjoining double-hung vinyl windows flank the door, with non-operable vinyl shutters. A louvered vent is centered on the front gable field.

The right (southwest) elevation features four adjoining double-hung vinyl windows on the first bay, with an additional window of the same design towards the house's rear. The rear (southeast) elevation features two sets of paired double-hung vinyl windows. An accessible secondary entry is located on the left (northeast) elevation, featuring a ramp with a concrete, cast-in-place, retaining wall.

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## 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.
  - When several infill houses, porches and the habitable portion of each house should be about the same distance from the street as the original houses.
  - 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.
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- 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.
- Side yard setbacks should be similar to older houses on the block, keeping the rhythm of spacing between houses consistent.

## 3. Alleys, Parking, and Services

- Parking should not be in front yards.
- Alley access should be used for garage or parking pad locations.
- On streets without alleys, garages or parking pads should be at least 20' behind the front façade of the infill house with access limited to one lane between the street and the front façade.
- On those streets which have alleys, driveways should not be permitted from the front of the house.
- Alley oriented parking pads, garbage collection points, and utility boxes should be screened with a combination of landscaping and fencing.

## 4. Scale, Mass, and Foundation Height

- The front elevation should be designed to be similar in scale to the 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.

## 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' 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.

## 6. Windows and Doors

- When constructing new houses, the windows 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 façade 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 Infill neighborhoods.

## 8. Siding Materials

- Clapboard-like materials should be used in constructing new housing where painted wood siding was traditionally used.

- Faced stone, vertical siding, and other non-historic materials should not be used in building new houses.

#### 11. Landscape and Other Considerations

- One native or naturalized shade tree should be planted in the front and rear yards of infill lots with 25' or more in depth to the front of the house

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## Comments

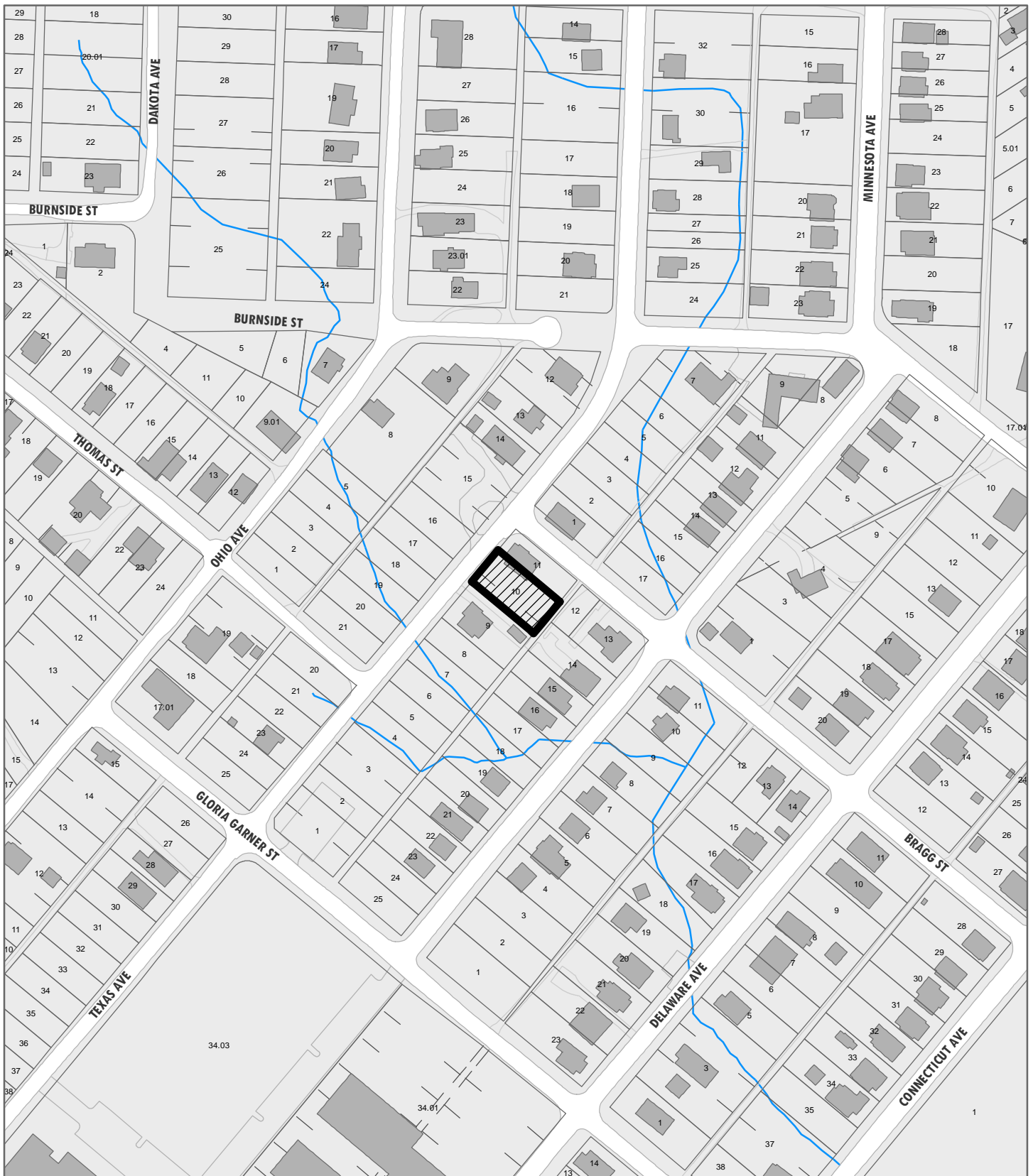
1. The front setback is proposed to be 25' from the front property line, with an 8' deep front porch. The front porch extends the full width of the façade so the house's primary massing will be set back 17' from the front property line. The proposed setback of the front porch and primary house will be consistent with 1500 and 1510 Texas Avenue, the only two other houses on the block. The site plan incorporates a walkway to the front property line.
2. The other two houses on this block of Texas Avenue are a heavily altered Queen Anne cottage and a modest Minimal Traditional. Overall, the modestly-sized house is proportional to the dimensions of the lot and the other houses on the block.
3. The parking pad's placement at the rear of the lot, accessible from the alley, meets the design guidelines. Parking should meet City Engineering standards and be screened with landscaping or fencing to meet design guidelines. The final site plan should also indicate how the homeowner can access the house's entries from the parking pad in the rear.
4. The one-story, 28' wide house is similar in scale and massing to the two adjacent properties. The façade is slightly more narrow than the adjacent properties; however, the new house's three-bay façade will be comparable to its neighbors. The 2' tall foundation is appropriate for the context. The scratch coat and painted foundation should extend around each elevation.
5. An 8' deep porch is appropriate for the historic context and will contribute to the house's consistency of front setbacks. Guidelines recommend that porch posts and railings should be comparable to those originally used in the neighborhood. The nearby historic properties include a Craftsman bungalow, several altered Queen Anne cottages, and Minimal Traditionals, which use fewer porch supports with wider porch stairs.
6. Design guidelines encourage window and doors styles to be similar to historic houses on the block. The applicant has stated the windows will be double-hung vinyl, which meet Infill design guidelines. Revised drawings should reflect the actual windows to be installed. The Board may choose to discuss the distribution of windows on the right side elevation. Past Infill Housing reviews have discouraged the use of non-operable shutters that aren't appropriately sized for the windows.
7. On this block of Texas Avenue, a 6/12 pitch is comparable to the original housing on the block. The modest front-gable roof is appropriate for this block.
8. The proposed materials of vinyl lap siding, a stuccoed foundation, and an architectural shingle-clad roof meet the design guidelines. The use of a different siding design (shingles, vertical siding, etc) on the gable would contribute additional visual interest to the large front-gable field.
9. Final site plan should show one native or naturalized shade tree to be planted in the front yard and one in the rear yard.

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## Recommendation

Staff recommends approval of Certificate 1-A-21-IH, with the following conditions:

- 1) Final site plan to reflect route of access from walkway to house;
- 2) Revise porch design to use fewer porch supports and wider front porch stairs to better meet historic context, with approval by staff;
- 3) Scratch coat and painted foundation to carry around all sides of foundation;
- 4) Parking to meet city Engineering standards and be screened with landscaping or fencing to meet design guidelines;
- 5) Remove window shutters and show actual windows to be installed on final drawings;
- 6) Incorporate different siding detail in front porch gable;
- 7) Site plan to show one native or naturalized shade tree to be planted in front yard and one in the rear yard.



**INFILL HOUSING REVIEW BOARD**

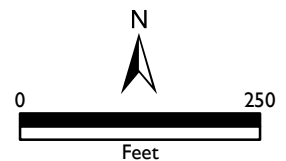
**I-A-21-IH**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



1502 Texas Ave.  
 Lonsdale Infill Housing Overlay District

Original Print Date: 1/12/2021  
 Revised:  
 Knoxville/Knox County Planning - Infill Housing Design Review Committee

Applicant: Amber Culpepper Lafayette  
 Construction and Development





# DESIGN REVIEW REQUEST

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

Applicant

1-A-20-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

12.29.20

Staff Signature

Please Print

Date

*Deanna Rhodes*

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**

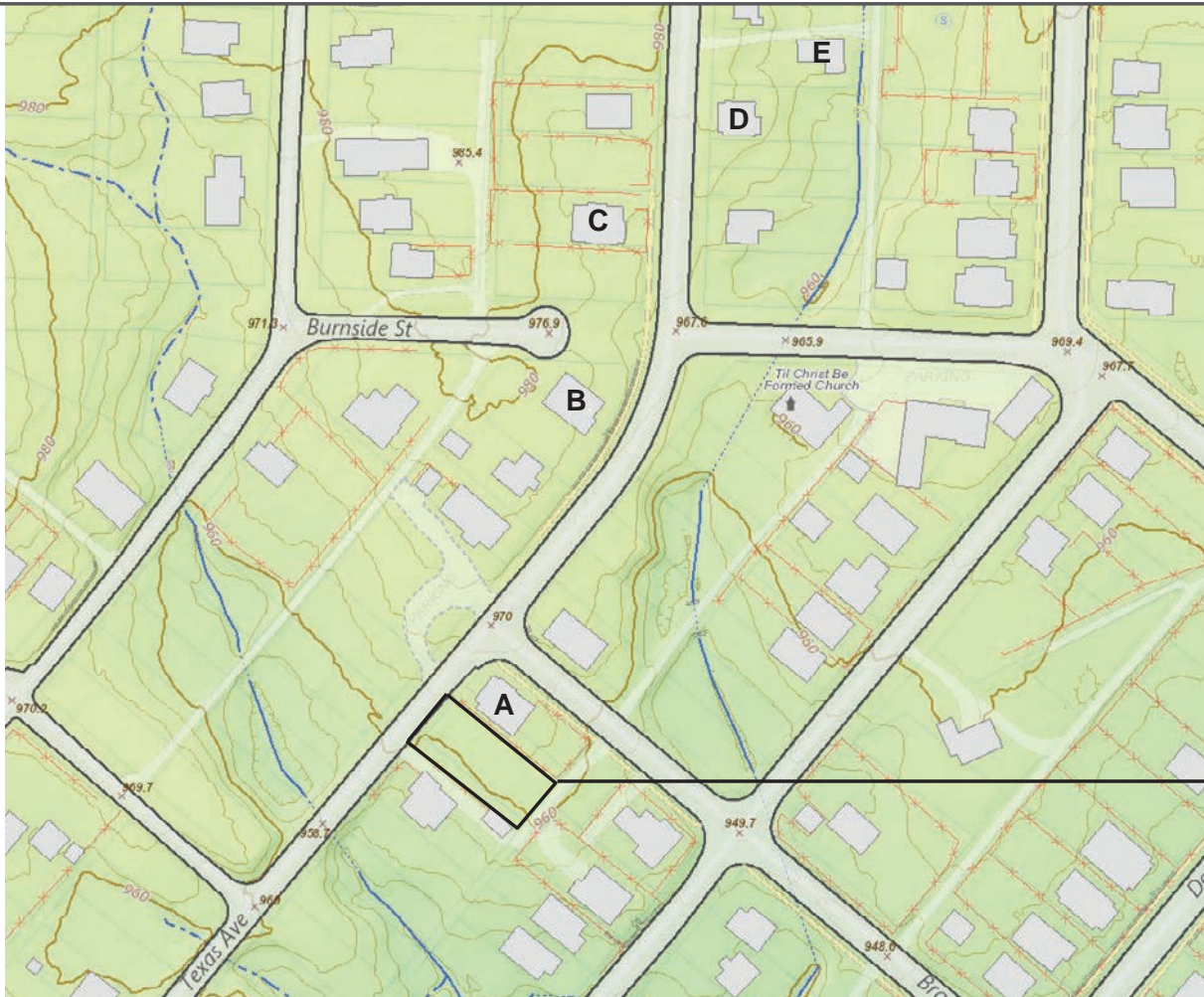
- Downtown Design Checklist  
 Historic Zoning Design Checklist  
 Infill Housing Design Checklist

**ADDITIONAL REQUIREMENTS**

- Property Owners / Option Holders

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

<b>FEE 1:</b>	\$250.00	<b>TOTAL:</b>
<b>FEE 2:</b>		
<b>FEE 3:</b>		



SITE LOCATION

MINNESOTA AVENUE IN THE LONSDALE NEIGHBORHOOD  
1502 TEXAS AVENUE, KNOXVILLE, TN, 37921



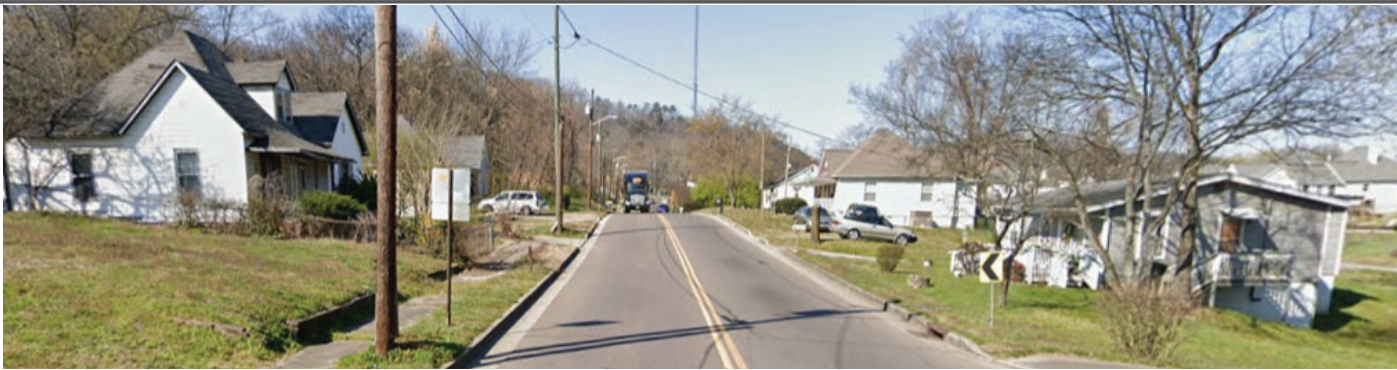




VIEW OF SITE FROM MINNESOTA AVENUE

MINNESOTA AVENUE IN THE LONSDALE NEIGHBORHOOD  
1502 TEXAS AVENUE, KNOXVILLE, TN, 37921





1205 - 1233



1227 - 1319



1328 - 1500

SITE CONTEXT FROM TEXAS AVENUE

MINNESOTA AVENUE IN THE LONSDALE NEIGHBORHOOD  
1502 TEXAS AVENUE, KNOXVILLE, TN, 37921



## NEIGHBORING COMMUNITY DESIGN PRECEDENTS



- LARGE FRONT PORCH
- VINYL SHUTTERS
- HORIZONTAL SIDING
- GABLE VISIBLE

### DESIGN PRECEDENT A

MINNESOTA AVENUE IN THE LONSDALE NEIGHBORHOOD  
1502 TEXAS AVENUE, KNOXVILLE, TN, 37921



- FINISH FLOOR APPROX 2'-0 ABOVE GRADE
- PORCH
- HORIZONTAL SIDING
- GABLE FRONT
- GABLE LOUVER VENT
- PAINTED CMU FOUNDATION



- FINISH FLOOR APPROX 2'-0 ABOVE GRADE
- PORCH
- VINYL SHUTTERS
- HORIZONTAL SIDING
- GABLE FRONT
- GABLE LOUVER VENT
- PAINTED CMU FOUNDATION

## PRECEDENTS B & C

MINNESOTA AVENUE IN THE LONSDALE NEIGHBORHOOD  
1502 TEXAS AVENUE, KNOXVILLE, TN, 37921



- VINYL SHUTTERS
- LARGE FRONT PORCH WITH WOOD RAILING
- PT WOOD POSTS
- HORIZONTAL SIDING
- GABLE VISIBLE
- GABLE LOUVER VENT



- LARGE FRONT PORCH
- PT WOOD POSTS
- HORIZONTAL SIDING
- GABLE FRONT
- GABLE LOUVER VENT

ALL IMAGES IN THIS PRESENTATION ARE SOURCED FROM GOOGLE MAPS AND GOOGLE STREET VIEW

## PRECEDENTS D & E

MINNESOTA AVENUE IN THE LONSDALE NEIGHBORHOOD  
1502 TEXAS AVENUE, KNOXVILLE, TN, 37921

# CUSTOM HOME DESIGN

1502 TEXAS AVENUE, KNOXVILLE, TN 37921

## OWNER

Lafayette Construction & Development  
P.O. Box 32454  
Knoxville, Tennessee 37930  
CONTACT: Amber Culppepper  
EMAIL: amber@lafayette-investments.com

## ARCHITECT

oysk<sup>3</sup> architects  
1545 Western Avenue, Suite 100  
Knoxville, TN 37921  
CONTACT: Cara Knapp  
CELL PHONE: 865-523-8266  
EMAIL: Cara@oysk3architects.com

## DETAIL CALLOUT

Drawing Number  
 Sheet Number

## ELEVATION KEY

Direction of View

## SECTION KEY

Extent/ Direction of Section

## INTERIOR ELEVATION KEY

Direction of View  
 Sheet Number  
 Elevation Number

## NORTH INDICATOR



## ELEVATION MARKER

XXX'XXX' A.E.F.

## SPOT ELEVATION

## F.F.E. = FINISH FLOOR ELEVATION

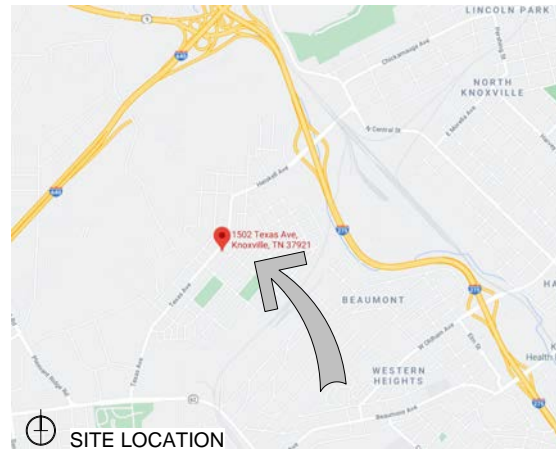
Identifier  
 Keynote Number  
 Identifier  
 Window Type

**ROOM**  
NAME—Room Name  
Identifier  
Room Number

Identifier  
 Door Number

Identifier  
Partition Type

Identifier  
Revision Number



SITE LOCATION

SHEET NUMBER	SHEET NAME	Sheet Issue Date	Current Revision Description	Current Revision Date
01- GENERAL				
G000	COVER	11/19/2020	REV #1	12/28/2020
G001	GENERAL	11/19/2020	REV #1	12/28/2020
G002	GENERAL	11/19/2020	REV #1	12/28/2020
05- ARCHITECTURAL				
A100	ARCHITECTURAL SITE PLAN	11/19/2020	REV #1	12/28/2020
A101	FLOOR PLAN	11/19/2020	REV #1	12/28/2020
A201	FLOOR FRAMING PLAN	11/19/2020	REV #1	12/28/2020
A301	EXTERIOR ELEVATIONS	11/19/2020	REV #1	12/28/2020
U100	SCHEMATIC UTILITY PLANS	11/19/2020	REV #1	12/28/2020

## FACILITY AND CODE COMPLIANCE INFO

PARCEL ID 0819010  
SUBDIVISION LONGDALE LANE CO ADD  
PROPERTY ZONE R-1  
PROPERTY SIZE 7,200 SF  
BUILDING SQUARE FOOTAGE MAIN FLOOR: 1008  
FLOOR LEVELS ONE  
CONSTRUCTION CLASSIFICATION V-B. UNPROTECTED, UNSPRINKLED  
OCCUPANCY CLASSIFICATION RESIDENTIAL  
OCCUPANT LOAD 3 BEDROOMS = 6 OCCUPANTS  
RATED WALLS NONE  
MAX BUILDING HEIGHT 35'-0"  
ACTUAL HEIGHT 14'-10"  
DETECTION AND ALARM SYSTEMS LINE VOLTAGE, INTERCONNECTED SMOKE DETECTORS IN EACH BEDROOM AND OUTSIDE EACH BEDROOM AND BACKUP SMOKE ALARM TO BE PLACED NO LESS THAN 30' HORIZONTALLY FROM A BATHROOM DOOR CONTAINING A BATH TUB/SHOWER  
EMERGENCY ILLUMINATION NOT REQUIRED  
MAX TRAVEL DISTANCE TO EXITS < 75'  
FIRE EXTINGUISHERS PROVIDED BY OWNER

## BUILDING STANDARDS

SCOPE OF WORK  
HOME DESIGN FOR A 1000 SQ FT 1 STORY HOME ON A CRAWL SPACE. HOME HAS 3 BEDROOMS AND 2 FULL BATHS.  
ADOPTED CODES:  
ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL CODES.  
COVENANTS:  
2018 Int'l. Residential Code  
2018 Int'l. Mechanical Code  
2018 Int'l. Plumbing Code  
2018 Int'l. Fire Code  
2018 Int'l. Energy Conservation Code  
2018 Int'l. Fuel Gas Code  
2010 ADA Standard for Accessible Design  
ALL MATERIALS USED ARE TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED DETAILS & INSTRUCTIONS.  
Fire Resistance  
EXTERIOR WALLS: 0 HR.  
INTERIOR WALLS 0 HR.  
ROOF CONSTRUCTION: 0 HR.  
FLOOR CONSTRUCTION 0 HR.  
Design Loads  
FLOOR, 1st: 40 PSF LIVE + 10 PSF DEAD  
ROOF: 30 PSF LIVE + 17 PSF DEAD  
FLOOR, 2nd: 40 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 R301 OF THE INT'L. RESIDENTIAL CODE (IRC).  
SEISMIC LOADING TO BE BASED ON REQUIREMENTS OF SECTION R301 OF THE IRC.



CUSTOM HOME DESIGN

1502 TEXAS AVENUE, KNOXVILLE, TN 37921

Revision Number	Description	Revision Date

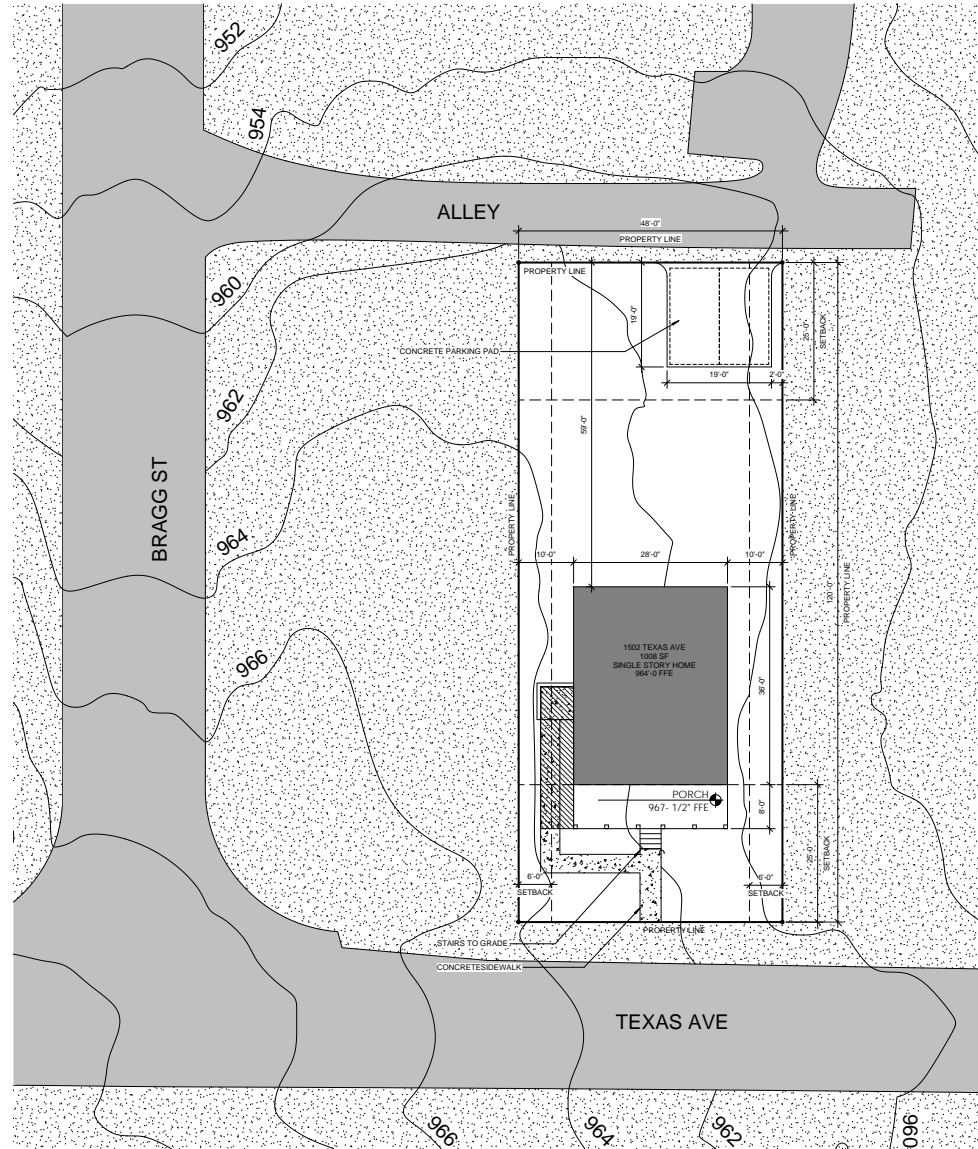
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COVER

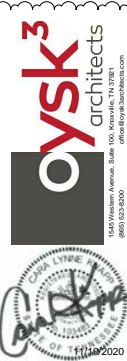
G000

DATE: 11/19/2020  
PROJECT: 20248

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1 Architectural Site Plan  
 A106 / 3/32" = 1'-0"



**oysk<sup>3</sup>** architects  
 1415 Hixson Station, Suite 100  
 Knoxville, TN 37921  
 865.523.8000  
 info@oysk3.com

**CUSTOM HOME DESIGN**

1502 TEXAS AVENUE, KNOXVILLE, TN 37921

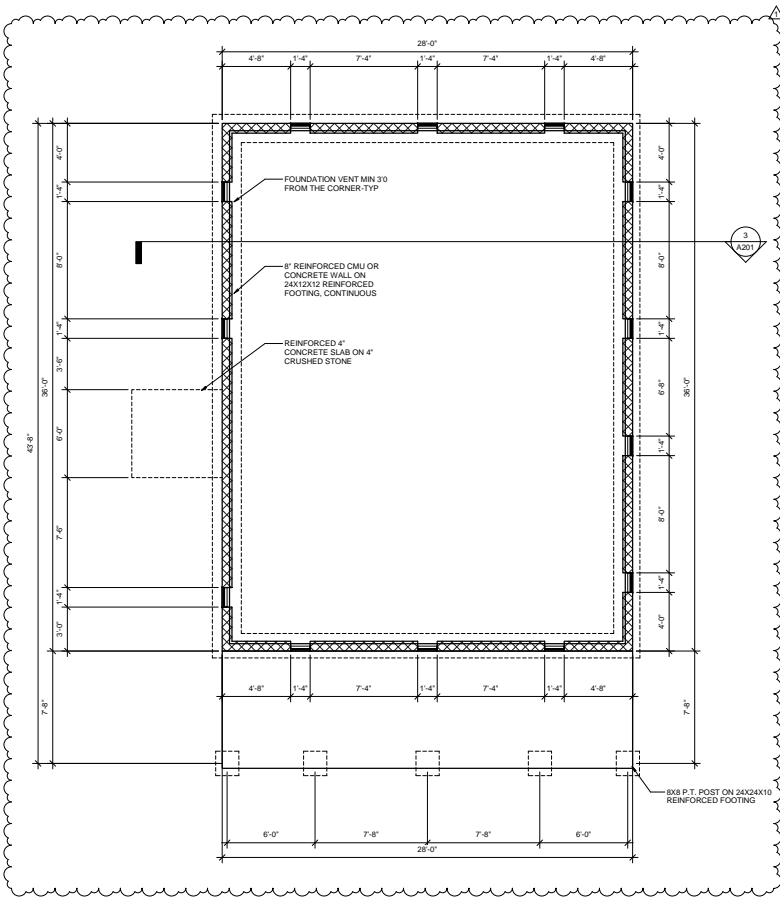
DATE	11/19/2020
PROJECT	20248
ARCHITECT	oysk3 architects
DESIGNER	oysk3 architects
DATE	11/19/2020

Drawn:  
 ARCHITECTURAL  
 SITE PLAN

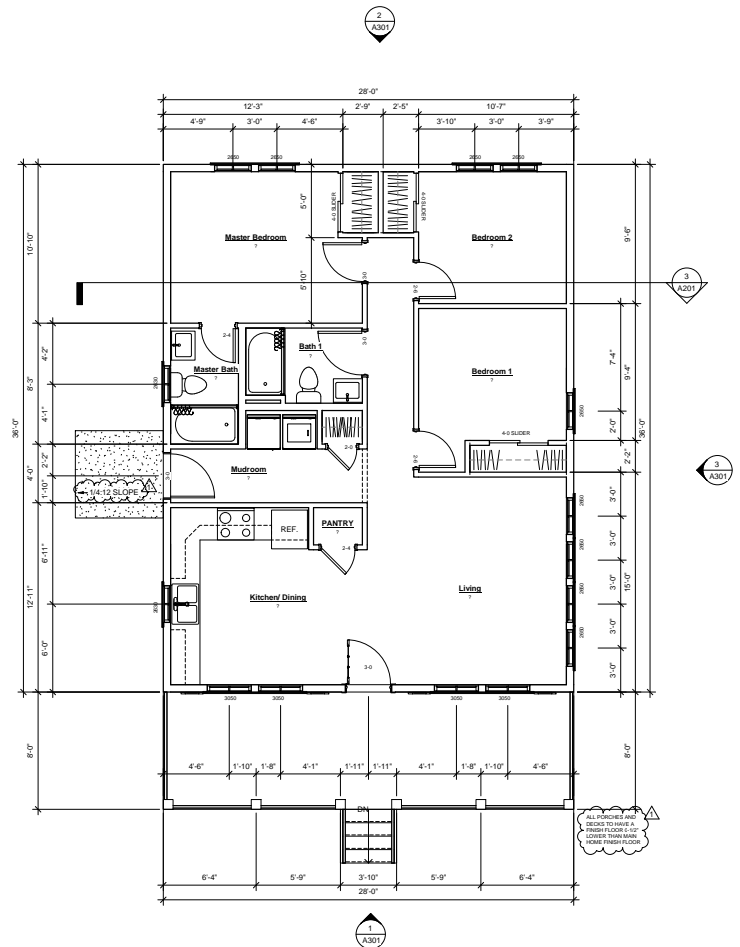
**A100**

DATE : 11/19/2020  
 PROJECT : 20248

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2  
A101 Foundation Plan  
1/4" = 1'-0"



1  
A101 Main Floor Plan  
1/4" = 1'-0"



CUSTOM HOME DESIGN

1502 TEXAS AVENUE, KNOXVILLE, TN 37921

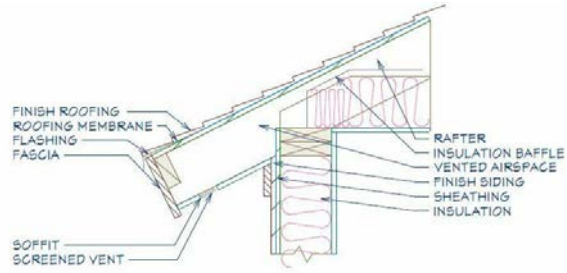
DATE	DESCRIPTION
11/19/2020	ISSUED FOR PERMIT
11/19/2020	ISSUED FOR PERMIT

Drawn:  
FLOOR PLAN

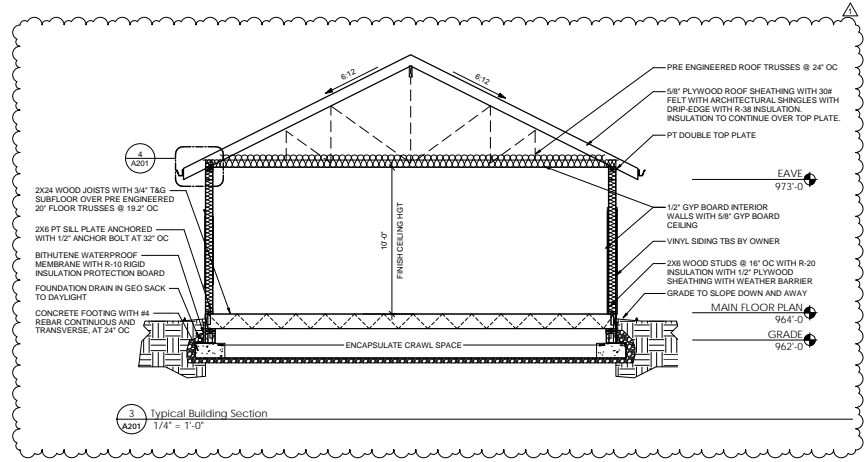
A101

DATE: 11/19/2020  
PROJECT: 20248

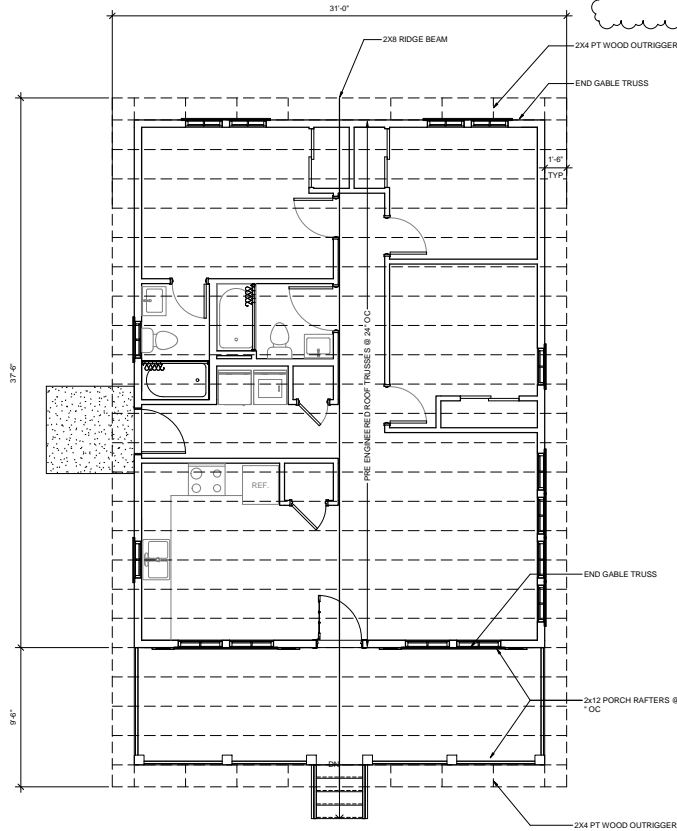




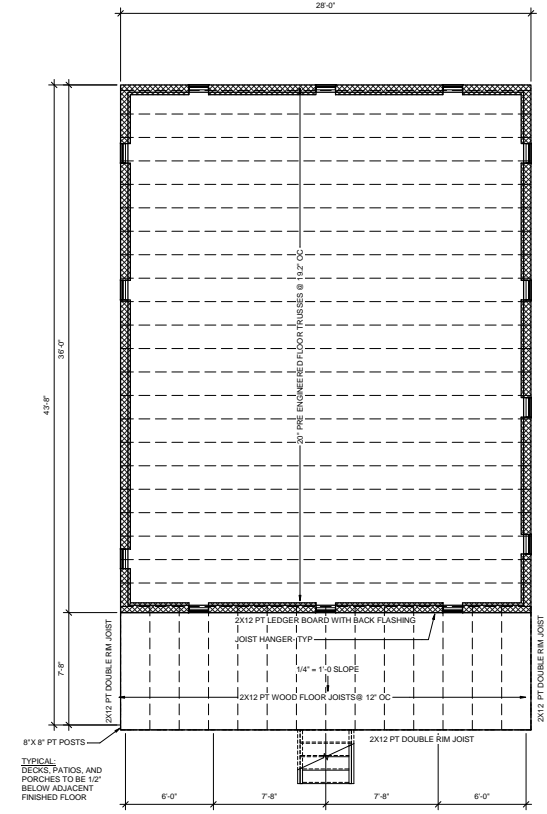
4 Boxed In Eave Detail  
A201 1" = 1'-0"



3 Typical Building Section  
A201 1/4" = 1'-0"



2 Roof Framing Plan  
A201 1/4" = 1'-0"



1 Main Floor Framing Plan  
A201 1/4" = 1'-0"



DATE	11/19/2020
PROJECT	20248
DRAWN BY	137921/000
CHECKED BY	
APPROVED BY	

Drawn:  
FLOOR FRAMING PLAN

A201

DATE : 11/19/2020  
PROJECT : 20248



CUSTOM HOME DESIGN

1502 TEXAS AVENUE, KNOXVILLE, TN 37921

DATE	11/19/2020
PROJECT	20248
REV	DATE

Drawn:  
EXTERIOR ELEVATIONS

**A301**

DATE : 11/19/2020  
PROJECT : 20248

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