



Staff Report

Infill Housing Design Review Committee

File Number: 1-B-21-IH

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

Property Information

Location: 1534 Minnesota Ave. **Parcel ID** 81 P F 003
Zoning: RN-2 (Single-Family Residential Neighborhood)
District: Lonsdale Infill Housing Overlay District

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 Minnesota 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.

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.
-

- 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

Comments

An identical design is proposed for this case, 1534 Minnesota Avenue; 1-C-21-IH (next door at 1536 Minnesota); and 1-D-21-IH (across the street at 1537 Minnesota). Similar findings are detailed below and the staff report will ultimately recommend that variation in design be incorporated to avoid three identical houses (whether accomplished by adding some complexity to the roof forms, the addition of extensions or bays, or incorporating material differences).

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 average setback of the full block is 30' from the front property line, with the minimum front setback as 19' and the maximum as 44'. The two adjacent properties (1530 and 1526 Minnesota Avenue) are closer to the street, at 19' and 25' respectively. The proposed front setback is consistent with the block. The site plan incorporates a walkway to the front property line.

2. The block is characterized by modest Minimal Traditionals, modified Craftsmans, and contemporary infill construction. 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 to the adjacent properties. The façade is slightly more narrow than the adjacent properties; however, the proposed 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. A 6/12 pitch is compatible with the original housing on the block. Historic houses on the block (and infill construction) incorporate more complex roof forms, including secondary gables or shed roofs covering the stoops.

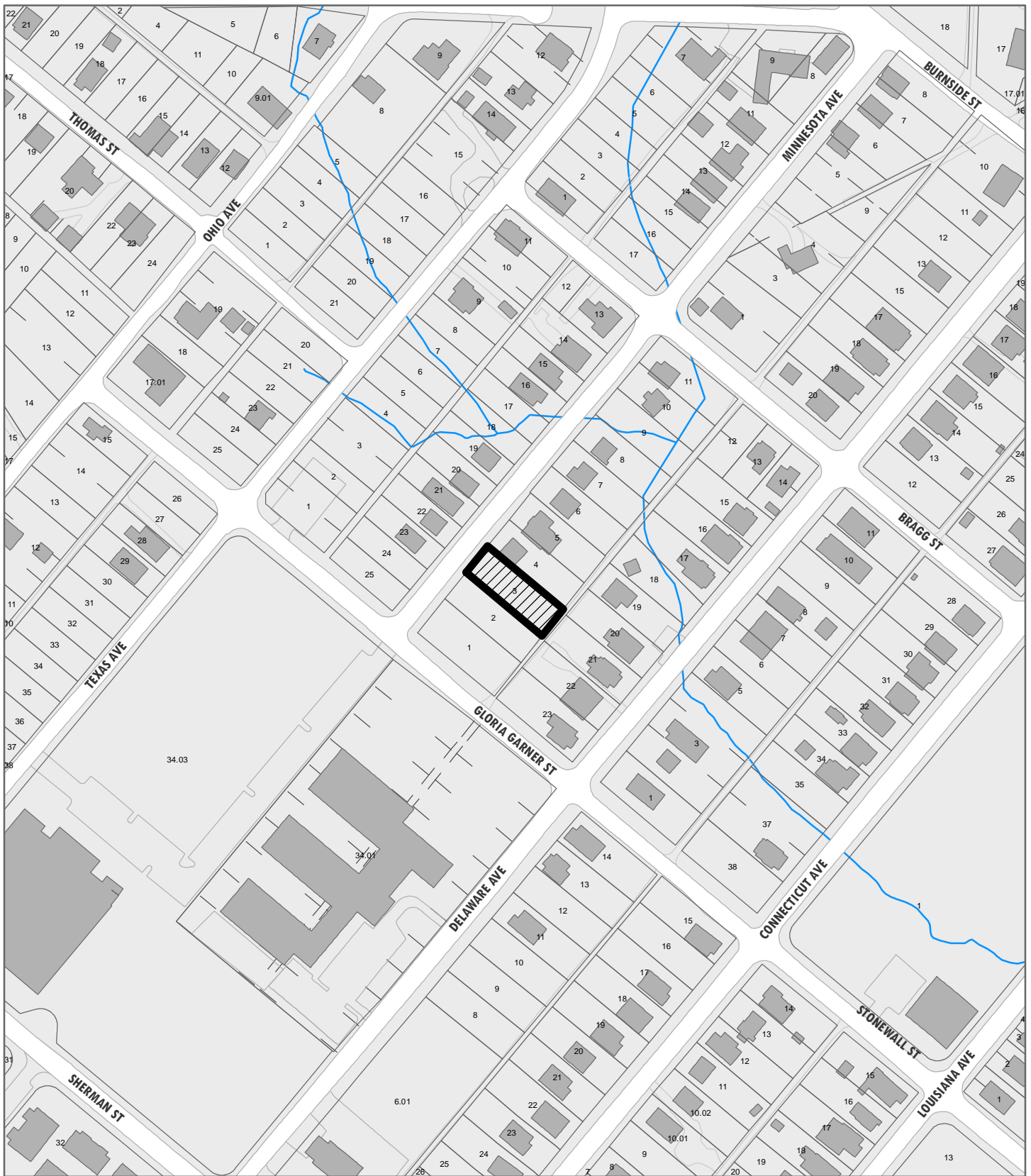
8. The proposed materials of vinyl lap siding, a stuccoed foundation, and an architectural shingle-clad roof meet the design guidelines. The use of a different siding design (shingles, vertical siding, etc) on the gable would contribute additional visual interest to the large front-gable field.

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.

Recommendation

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

- 1) Revised design with minor variations, incorporating additional complexity to the roof forms (see Section 7: Roof Shapes and Materials); changes in materials; or the addition of extensions and bays (see Section 4: Scale, Mass, and Foundation Height) to meet design guidelines and differentiate the three adjacent houses.
- 2) Final site plan to reflect route of access from walkway to house;
- 3) Revise porch design to use fewer porch supports and wider front porch stairs to better meet historic context, with approval by staff;
- 4) Scratch coat and painted foundation to carry around all sides of foundation;
- 5) Parking to meet city Engineering standards and be screened with landscaping or fencing to meet design guidelines;
- 6) Remove window shutters and show actual windows to be installed on final drawings;
- 7) Incorporate different siding detail in front porch gable;
- 8) Site plan to show one native or naturalized shade tree to be planted in front yard and one in the rear yard



I-B-21-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

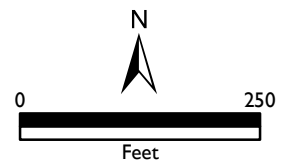


1534 Minnesota Ave.
Lonsdale Infill Housing Overlay District

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

Applicant: Amber Culpepper Lafayette
Construction & Development

**INFILL
HOUSING
REVIEW
BOARD**





DESIGN REVIEW REQUEST

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

Deanna Rhodes

Applicant

12/29/2020

January 21, 2021

1-B-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

Amber Culpepper

Lafayette Construction & Development

Name

Company

PO Box 32454

Knoxville

TN

37930

Address

City

State

Zip

865-292-8995

amber@lafayette-investments.com

Phone

Email

CURRENT PROPERTY INFO

Lafayette Construction & Development

PO Box 32454, Knoxville, TN 37930

865-292-8995

Owner Name (if different from applicant)

Owner Address

Owner Phone

1534 Minnesota Ave

081PF003

Property Address

Parcel ID

Lonsdale

R-1, Infill Housing

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

Lindsay Crockett

12.29.20

Staff Signature

Please Print

Date

Deanna Rhodes

Deanna Rhodes

12/29/2020

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: **1000 SQ FT 1 STORY HOME ON A CRAWL SPACE. HOME HAS 3 BEDROOMS AND 2 FULL BATHS**

STAFF USE ONLY

ATTACHMENTS

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

ADDITIONAL REQUIREMENTS

- Property Owners / Option Holders

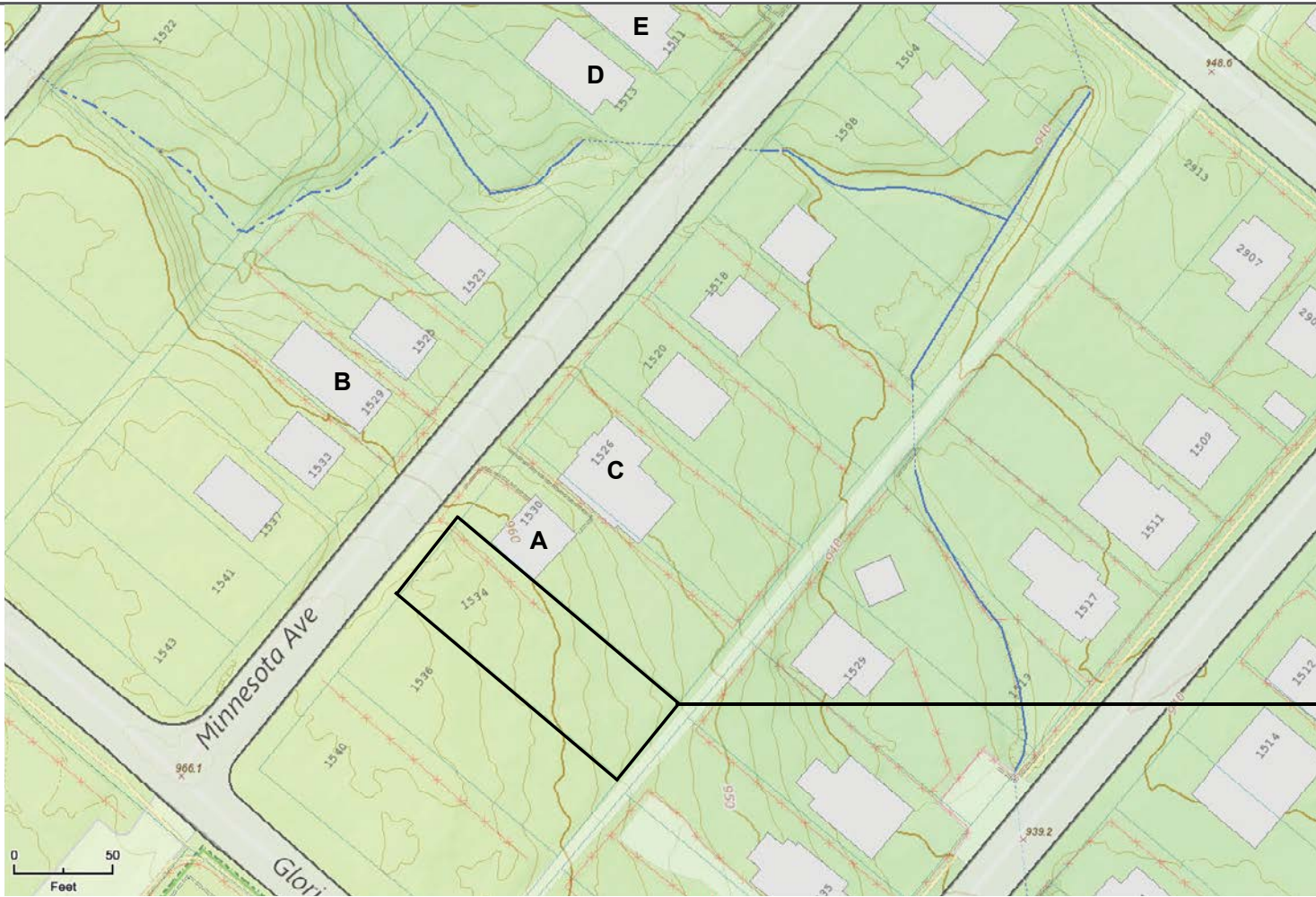
Level 1: \$50 • **Level 2:** \$100 • **Level 3:** \$250 • **Level 4:** \$500

FEE 1:

FEE 2:

FEE 3:

TOTAL:



SITE LOCATION

MINNESOTA AVENUE IN THE LONSDALE NEIGHBORHOOD
1534 MINNESOTA AVENUE, KNOXVILLE, TN, 37921





VIEW OF SITE FROM MINNESOTA AVENUE

MINNESOTA AVENUE IN THE LONSDALE NEIGHBORHOOD
1534 MINNESOTA AVENUE, KNOXVILLE, TN, 37921





1534 - 1518



1518 - 1500

SITE CONTEXT FROM MINNESOTA AVENUE

MINNESOTA AVENUE IN THE LONSDALE NEIGHBORHOOD
1534 MINNESOTA AVENUE, KNOXVILLE, TN, 37921



NEIGHBORING COMMUNITY DESIGN PRECEDENTS



- FINISH FLOOR APPROX 2'-0" ABOVE GRADE, ALL WOOD PORCH WITH POSTS AND STAIRS TO GRADE
- VINYL SHUTTERS
- HORIZONTAL SIDING

DESIGN PRECEDENT A

MINNESOTA AVENUE IN THE LONSDALE NEIGHBORHOOD
1534 MINNESOTA AVENUE, KNOXVILLE, TN, 37921



B

- FINISH FLOOR APPROX 1'6 ABOVE GRADE
- DEEP PORCH
- VINYL SHUTTERS
- HORIZONTAL SIDING
- GABLE FRONT
- GABLE LOUVER VENT



C

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

PRECEDENTS B & C

MINNESOTA AVENUE IN THE LONSDALE NEIGHBORHOOD
1534 MINNESOTA AVENUE, KNOXVILLE, TN, 37921





- FINISH FLOOR APPROX 3-6 ABOVE GRADE
- WOOD SHUTTERS
- FRONT PORCH WITH WOOD RAILING
- PT WOOD POSTS
- HORIZONTAL SIDING
- GABLE FRONT
- GABLE LOUVER VENT
- SCRATCH COAT AND PAINTED CMU FOUNDATION



- FINISH FLOOR APPROX 3-6 ABOVE GRADE
- WOOD SHUTTERS
- FRONT PORCH WITH WOOD RAILING
- PT WOOD POSTS
- HORIZONTAL SIDING
- GABLE FRONT
- GABLE LOUVER VENT
- SCRATCH COAT AND PAINTED CMU FOUNDATION

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

PRECEDENTS D & E

MINNESOTA AVENUE IN THE LONSDALE NEIGHBORHOOD
1534 MINNESOTA AVENUE, KNOXVILLE, TN, 37921

CUSTOM HOME DESIGN

1534 MINNESOTA AVENUE, KNOXVILLE, TN 37921



OWNER

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

ARCHITECT

oysk3 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.F.

SPOT ELEVATION

F.F.E. = FINISH FLOOR ELEVATION

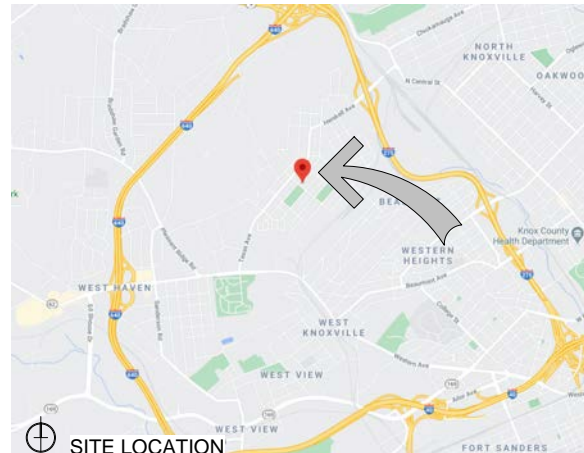
Identifier
 Keynote Number
 Identifier
 Window Type

ROOM
 NAME—Room Name
 Identifier—Identifier
 Room Number—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	11/19/20	REV #1	12/28/2020
G001	GENERAL	11/19/20	REV #1	12/28/2020
G002	GENERAL	11/19/20	REV #1	12/28/2020
05- ARCHITECTURAL				
A100	ARCHITECTURAL SITE PLAN	12/28/20	REV #1	12/28/2020
A101	FLOOR PLAN	11/19/20	REV #1	12/28/2020
A201	FLOOR FRAMING PLAN	11/19/20	REV #1	12/28/2020
A301	EXTERIOR ELEVATIONS	11/19/20	REV #1	12/28/2020
U100	SCHEMATIC UTILITY PLANS	11/19/20	REV #1	12/28/2020

FACILITY AND CODE COMPLIANCE INFO

PARCEL ID 0819F003
 SUBDIVISION LONSDALE LANE CO ADD
 PROPERTY ZONE R-1
 PROPERTY SIZE 7,500 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 WITH BATTERY 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

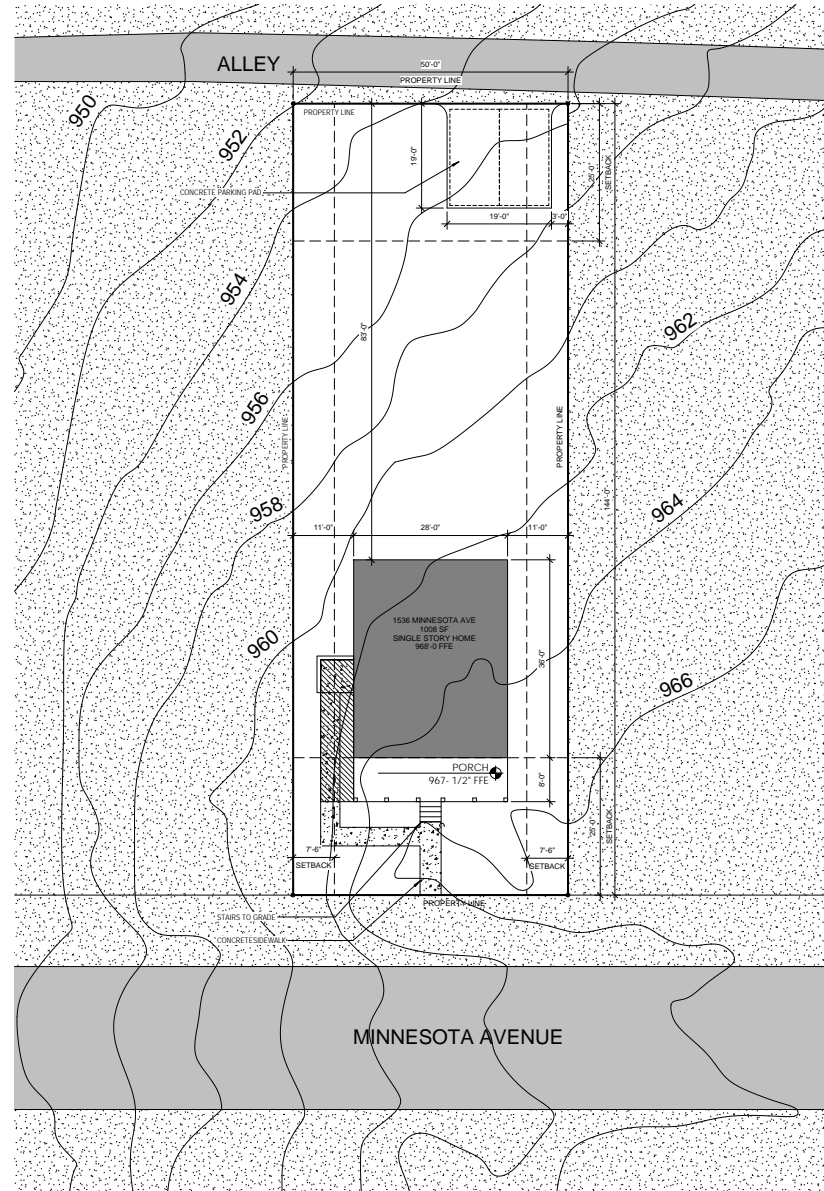
1534 MINNESOTA AVENUE, KNOXVILLE, TN 37921

Revision Number	Description	Revision Date

DRAWN :
 COVER

G000

DATE: 11/19/20
 PROJECT: 20246



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



CUSTOM HOME DESIGN

1534 MINNESOTA AVENUE, KNOXVILLE, TN 37921

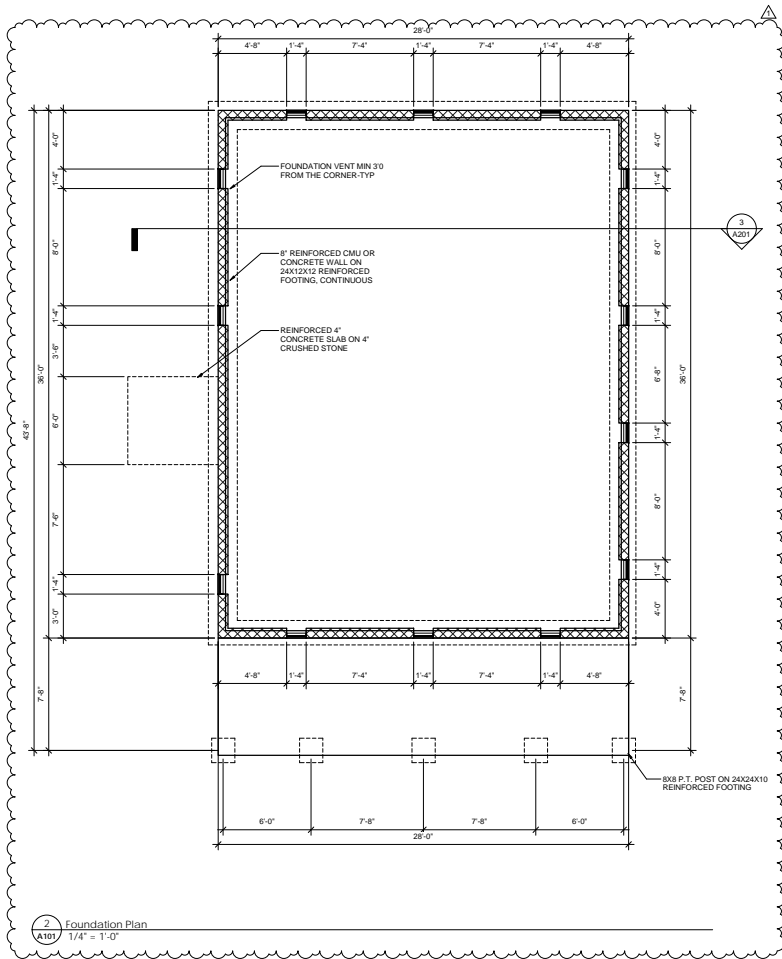
DATE	12/28/20
PROJECT	20246
SCALE	3/32" = 1'-0"
PROJECT NO.	1534MINN01
DATE	12/28/2020

Drawn:
 ARCHITECTURAL
 SITE PLAN

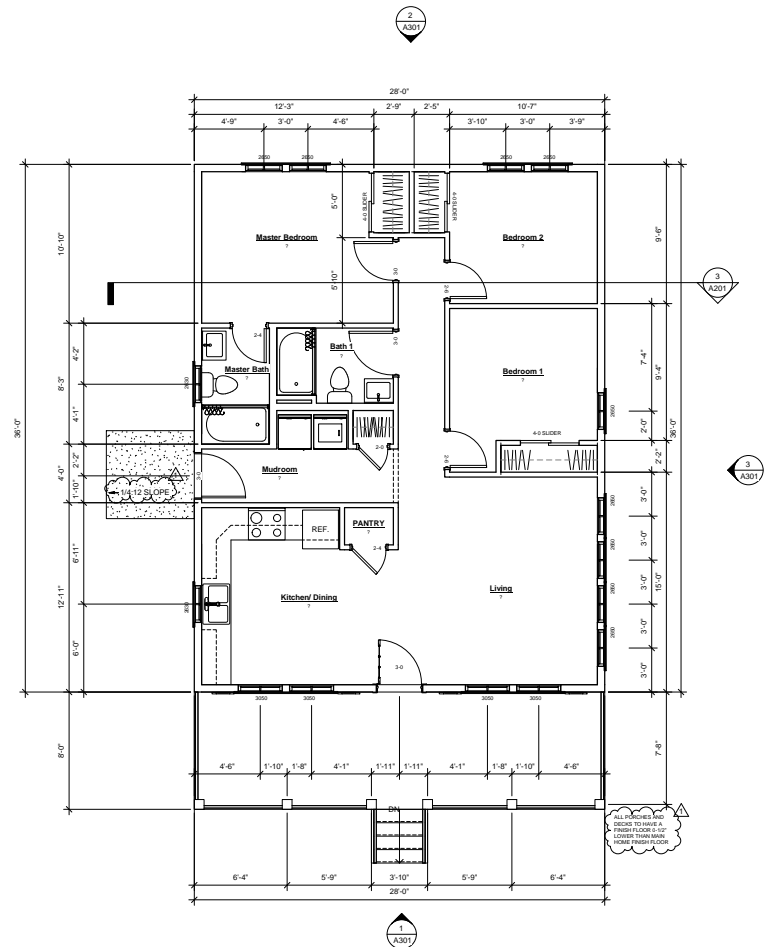
A100

DATE: 12/28/20
 PROJECT: 20246

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



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



CUSTOM HOME DESIGN

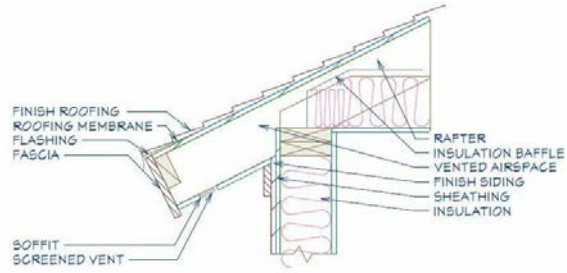
1534 MINNESOTA AVENUE, KNOXVILLE, TN 37921

DATE	11/19/20
PROJECT	20246
DRAWN BY	BJV/BJV
CHECKED BY	BJV/BJV
DATE	11/19/2020

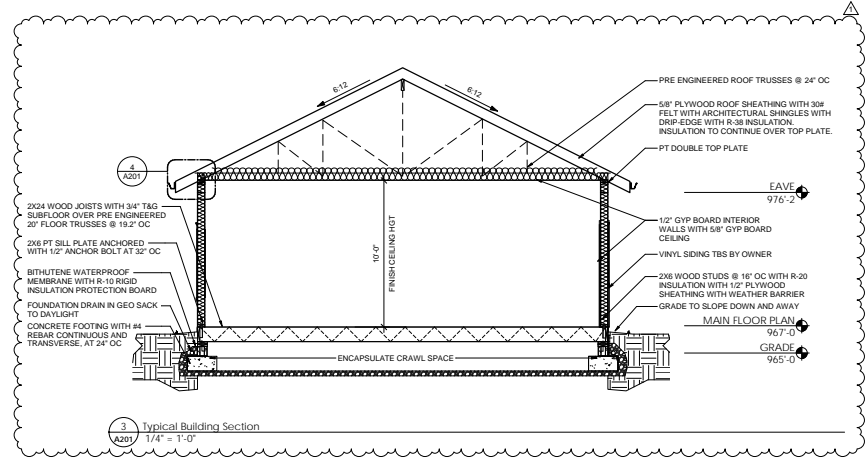
Drawn:
FLOOR PLAN

A101

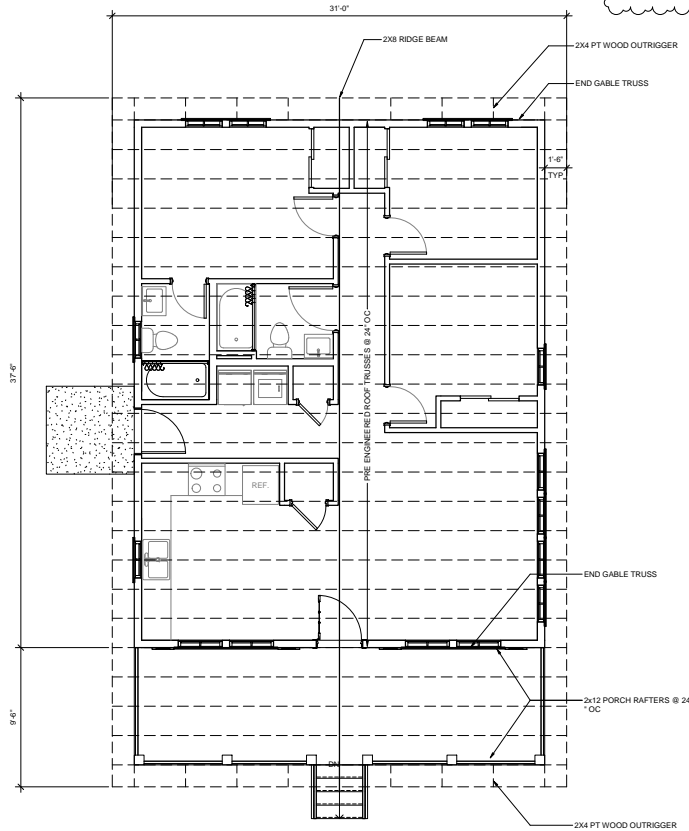
DATE: 11/19/20
PROJECT: 20246



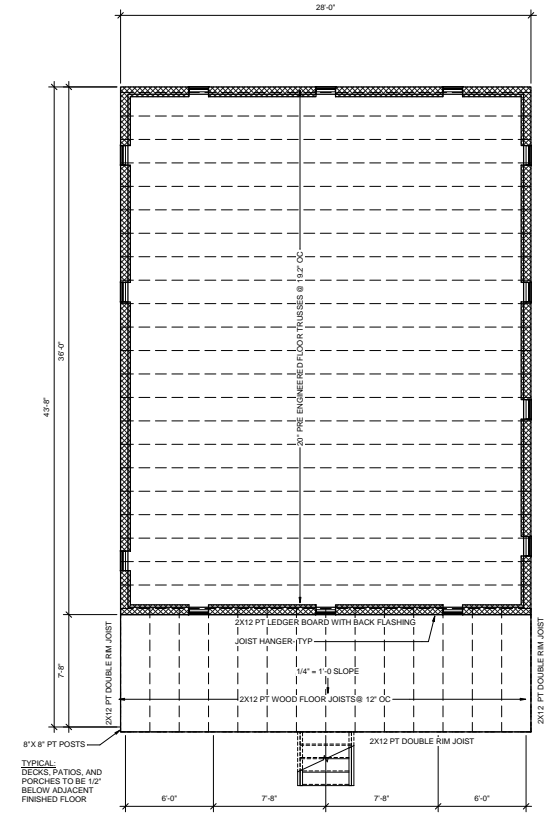
4 Boxed In Eave Detail
A201 1" = 1'-0"



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"

PROJECT NO.	1534MINN
DATE	11/19/20
DRAWN BY	AS
CHECKED BY	AS
DATE	11/19/20

Drawn:
FLOOR FRAMING PLAN

A201

DATE : 11/19/20
PROJECT : 20246

DATE	11/19/20
PROJECT	20246
DRAWN BY	LS/20246/00
CHECKED BY	
APPROVED BY	

Drawn:
EXTERIOR ELEVATIONS

A301

DATE : 11/19/20
PROJECT : 20246

