



Staff Report

Infill Housing Design Review Committee

File Number: 11-D-23-IH

Meeting: 11/15/2023
Applicant: Amber Culpepper Lafayette Investments, LLC
Owner: Amber Culpepper

Property Information

Location: 3413 Gap Rd. **Parcel ID** 81 I T 012
Zoning: RN-2 (Single-Family Residential Neighborhood)
District: Lonsdale Infill Housing Overlay District

Description of Work

Level III New Primary Structure

After-the-fact review of revisions to the previously approved COA (3-G-22-IH). Approved site plan and elevation drawings are included in application packet, to be compared with photos of existing conditions. A photo of the remainder of the street, as completed, is included in the application packet as reference.

Some variations from the approved drawings include: driveway located on the right side of the house instead of the left; foundation height (shown as approximately 2' on approved drawings); front porch foundation (shown as an enclosed foundation resting on the grade, instead of an elevated open deck-style foundation); front porch column design (shown as Craftsman-style columns on piers on drawings, built as vinyl-wrapped 6" wood posts); front door placement (flipped from approved drawings); side elevation windows (at least one not installed as shown); rear door and windows flipped from approved drawings; façade gable-field window detail (currently omitted on house and on comparable designs along block).

Applicable Design Guidelines

Heart of Knoxville Infill Housing Design Guidelines

Scale, Mass, and Foundation Height

- The front elevation should be designed to be similar in scale to other houses along the street.
- The front façade of new houses should be about the same width as original houses on the block.
- New foundations should be about the same height as the original houses in the neighborhood.

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 feet 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. Wrought iron, "antebellum" columns and other materials that were not used in the early 1900's should not be used.
-

Windows and Doors:

- When constructing new houses, the window 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 facade 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).

Roof Shapes and Designs:

- New roofs should be designed to have a similar pitch to original housing on the block.
- Darker shades of shingle were often used and should be chosen in roofing houses in Heart of Knoxville neighborhoods.

Siding Material:

- Clapboard-like materials (such as cement fiberboard) should be used in constructing new housing where painted wood siding was traditionally used.
- Brick, wood shingle, and other less common material may be appropriate in some older neighborhoods, particularly those with a mix of architectural styles.

Landscape and Other Considerations:

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

Comments

3413 and 3415 Gap Road, along with five other new houses along Gap Road, were reviewed and approved by the DRB in March 2022. Planning staff reviewed and stamped the final elevation drawings and site plans for permitting in April 2022. By spring 2023, at least five of the houses were completed, received Certificates of Occupancy, and several have been sold. At the time, Plans Review and Inspections staff did not identify any discrepancies with the COAs or notify Planning staff of issues.

Field inspectors identified discrepancies with the COAs for 3413 and 3415 Gap Road in August 2023. 3413 Gap Road has not received siding or porch finishes; 3415 Gap Road looks relatively complete and received a failed inspection.

Reviewing design elements such as foundation heights (when the foundations are already poured), window locations (when the fenestrations area already framed), and porch details is challenging and creates unnecessary delays and expense for the applicants. Additionally, when five adjacent houses with similar discrepancies from approved designs have already been completed and sold, modifying minor design elements on the two remaining has a negligible effect on the streetscape as built.

Applicants (including developers, architects, and contractors) are responsible for meeting the requirements of design-related zoning overlays, and should recognize when site conditions necessitate major design changes, Planning staff should be informed to avoid after-the-fact reviews.

City Plans Review and Inspections staff are responsible for enforcing the zoning code, which includes design-related overlays such as local historic districts and local infill housing overlays. Planning staff review elevation drawings that are submitted for permitting; field inspection should include review of COAs, site plans, and elevation drawings to ensure what is built complies with the zoning code and design guidelines.

Recommendation

The Board, Plans Review and Inspections staff, and Planning staff should discuss an appropriate path forward for enforcement of the zoning code and design guidelines.

The Board should identify if any changes should be made to bring 3413 and 3415 Gap Road into compliance with COAs issued in March 2022.



11-D-23-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

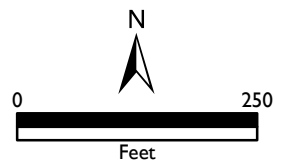
Applicant: Amber Culpepper Lafayette Investments, LLC

INFILL HOUSING REVIEW BOARD



3413 Gap Rd.
Lonsdale Infill Housing Overlay District

Original Print Date: 11/7/2023
Revised:
Knoxville/Knox County Planning - Infill Housing Design Review Committee





DESIGN REVIEW REQUEST

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

Applicant

11-D-23-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
Staff Signature

Lindsay Crockett

Please Print

10.27.23

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:		TOTAL:
100.00		
FEE 2:		100.00
FEE 3:		

**Lafayette Investments, LLC / 3-G-22-IH
10/24/2023 Infill Housing Attachment
3413 Gap Road**

Brief description of work:

1. The original site plan wasn't correct based on the topography of the land. We were forced to change the front porch and stair design. When looking at the home, the right front corner measures 7'11" from the ground to the bottom of the porch. The left corner is 11'4".
2. The siding material changed to vinyl siding, rather than Hardie Board, due to the increased cost of construction materials and to keep the project viable from an overall cost perspective.
3. 6x6 posts are used – we only added the vinyl wrap, rather than painting the posts. This looks better aesthetically and will also withstand weather conditions better and last longer.
4. Due to difficulty entering and exiting the driveway, a bay window was removed from the side of the home. It would have encroached upon the driveway.
5. The porch handrails are metal with a white protective coating, horizontal design. This was done for aesthetic reasons and also to provide a longer lasting, more maintenance-free material.
6. Also due to the grade we had to flip the design of the home, moving the driveway to the other side as well as moving the front and back doors to the opposite side. In addition, due to the steep slope at the back left corner of the home, we will need to add a deck. It would be a standard 12 x 12 deck with pressure treated lumber. The following additional specifications would also apply:
 - Back flashing applied to home
 - PT 2x10 ledger board to be lag screwed to wood and carriage bolted through block
 - Deck band and joists out of PT 2x10
 - All joists on hangers
 - Double banded perimeter notched onto (3) 6x6s (12') off the house
 - Posts stand on bases anchored to the footings
 - Back of house flashed appropriately
 - Use standard 5/4 deck board
 - Standard railing construction with 2x4 boards and 2x2 balusters
 - Railing cap with 2x4 or 2x6 board
 - Post footing to be a minimum of 24l"x24w"x12"d

Existing conditions on site
(photo provided by applicant)





Existing conditions on site
(photo provided by applicant)

INFILL CHECKLIST
FRONT YARDS - SECTION 1, PAGE 6

- N/A SETBACK AND FRONT DOOR ARE IN LINE AND CONSISTENT WITH ORIGINAL HOUSES ON THE BLOCK.
- X PORCH AND HABITABLE PORTION OF THE HOUSE IS OFFSET FROM STREET EQUAL TO NEIGHBORING HOUSES.
- N/A WALKWAY IS PROPOSED FROM SIDEWALK WHEN AVAILABLE TO FRONT DOOR, PERPENDICULAR TO STREET.
- N/A FENCING IS CONSTRUCTED OF TRADITIONAL MATERIALS AND EXCLUDES CHAIN LINK, MASONRY, WIDE BOARDS, AND OTHER CONTEMPORARY MATERIALS.
- X HEALTHY TREES ARE MARKED FOR PRESERVATION.

HOUSE ORIENTATION AND SIDE YARDS - SECTION 2, PAGE 6

- N/A PROPOSED INFILL IS PROPORTIONAL TO DIMENSION OF LOT AND ORIGINAL HOUSES ON THE BLOCK.
- N/A PROPOSED INFILL ON CORNER LOTS HAS APPLIED FOR ANY NECESSARY ZONING VARIANCE TO LOCATE CLOSER TO SIDE STREET.
- N/A PROPOSED INFILL KEEPS THE SPACING BETWEEN HOUSES CONSISTENT WITH ORIGINAL HOUSES ON THE BLOCK.

ALLEYS, PARKING AND SERVICES - SECTION 3, PAGE 7

- X PROPOSED PARKING AVOIDS THE FRONT YARD.
- N/A PROPOSED INFILL HOUSE HAS ACCESS FROM ALLEY ONLY (WHERE AVAILABLE) FOR GARAGE OR PARKING PAD. IF NO ALLEY EXISTS, PROPOSED GARAGE OR PARKING PAD EXTENDS 20' BEYOND THE FRONT FACADE OF PROPOSED INFILL HOUSE.
- N/A PROPOSED GARAGES ACCESSED BY ALLEY ARE SETBACK AT LEAST 18' FROM CENTERLINE OF ALLEY PAVEMENT.
- X PROPOSED PARKING PADS, UTILITY BOXES, AND WASTE COLLECTION POINTS ARE VISUALLY SCREENED BY LANDSCAPING AND/OR FENCING.

SCALE, MASS & FOUNDATION HEIGHT - SECTION 4, PAGE 8

- N/A PROPOSED INFILL ELEVATION IS PROPORTIONAL IN SCALE TO THE ORIGINAL HOUSES ON THE BLOCK.
- N/A PROPOSED INFILL FACADE RESPECTS THE WIDTHS OF OLDER HOUSES ON THE BLOCK.
- N/A PROPOSED INFILL ATTEMPTS TO INCORPORATE HISTORIC ELEMENTS OF THE BLOCK INTO THE DESIGN.
- N/A FOUNDATION HEIGHT IS CONSISTENT WITH ORIGINAL HOUSES ON THE BLOCK.
- N/A ADDITIONS THAT CANNOT CONFORM TO SCALE AND HEIGHT OF STREETSAPES ARE LOCATED TO THE SIDE OR REAR OF INFILL LOT.

PORCHES AND STOOPS - SECTION 5, PAGE 9

- X PROPOSED INFILL INCLUDES PLANS FOR A PORCH IN A NEIGHBORHOOD WHERE PORCHES ARE DOMINANT.
- X PROPOSED PORCH IS PROPORTIONAL TO EXISTING PORCHES ON BLOCK.
- X PROPOSED PORCH MAINTAINS CONSISTENCY WITH EXISTING PORCHES IN SETBACK ALONG THE STREET.
- X PROPOSED PORCH MATERIALS AND DETAILS COMPLEMENT THE HISTORIC CHARACTER AND STYLE OF NEIGHBORHOOD (APPENDIX C).

WINDOWS & DOORS - SECTION 6, PAGE 10

- X PROPOSED WINDOW AND DOOR STYLES COMPLEMENT HISTORIC CHARACTER AND STYLE OF BLOCK (REFER TO APPENDIX).
- X PROPOSED WINDOW OR DOOR POSITIONING DOES NOT VIOLATE THE PRIVACY OF NEIGHBORING HOMES.
- N/A PROPOSED INFILL EXCLUDES CONTEMPORARY WINDOW STYLES IN PRE-1940 AREAS.
- X PROPOSED INFILL RESPECTS WINDOW AND DOOR PLACEMENT OF OLDER HOUSES ON THE BLOCK.

ROOF SHAPES & MATERIALS - SECTION 7, PAGE 12

- X PROPOSED INFILL SPECIFICS SIMILAR PITCH TO EXISTING HOUSES ON BLOCK.
- N/A PROPOSED INFILL RESPECTS COMPLEX ROOF FORMS OF HISTORIC BLOCKS.
- N/A PROPOSED INFILL FOR A PRE-1940 NEIGHBORHOOD SPECIFICS DARKER SHADES OF SINGLE ROOFING.

SIDING MATERIALS - SECTION 8, PAGE 13

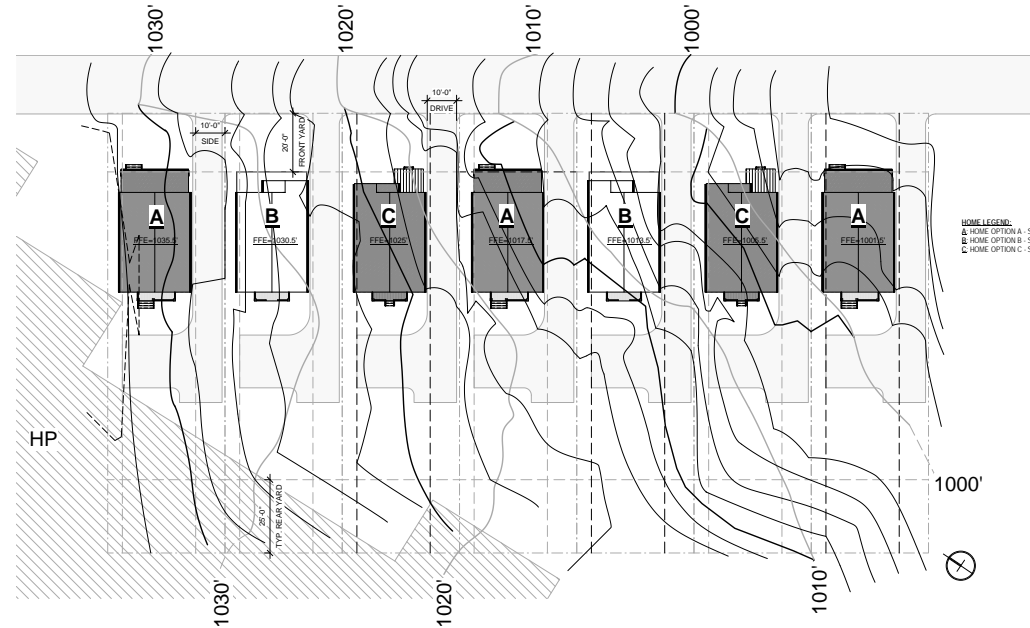
- N/A IN A NEIGHBORHOOD DOMINATED BY PAINTED WOOD SIDING, THE PROPOSED INFILL SPECIFICS CLAPBOARD OR SIMILAR SUBSTITUTES.
- X IN A NEIGHBORHOOD WITH MIXED ARCHITECTURAL STYLES, THE PROPOSED INFILL SPECIFICS APPROPRIATE MATERIAL AND DETAIL.
- X THE PROPOSED INFILL EXCLUDES FACED STONE, VERTICAL SIDING, AND OTHER NON-HISTORIC MATERIALS.

ADDITIONS - N/A

MULTIUNIT HOUSING - N/A

LANDSCAPE & OTHER CONSIDERATIONS - N/A

3 Architectural Site Plan
 A100 1" = 20'-0"

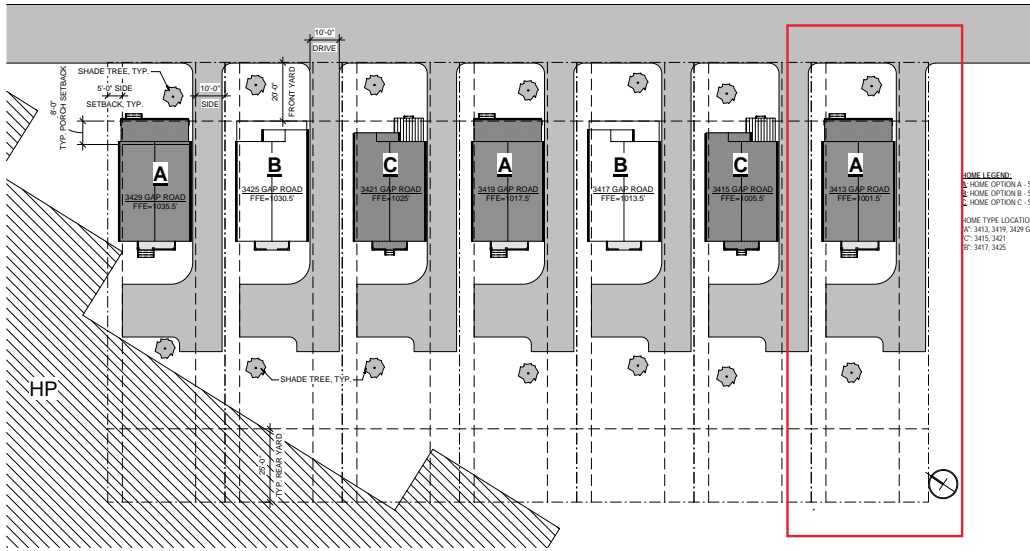


HOME LEGEND:
 A HOME OPTION A - SEE 'K' SHEETS
 B HOME OPTION B - SEE 'B' SHEETS
 C HOME OPTION C - SEE 'C' SHEETS

FRONT YARD: 20' SETBACK
 SIDE YARD: 10' TOTAL, MIN. ONE SIDE 5'
 REAR YARD: 20' SETBACK

HOME TYPE A	TOTAL LOT: 6,000 SF
	PAVED: 1,457 SF
	HOME: 708 SF
	36% HARD SURFACE
	64% PERMEABLE
HOME TYPE B	TOTAL LOT: 6,000 SF
	PAVED: 1,457 SF
	HOME: 701 SF
	37% HARD SURFACE
	63% PERMEABLE
HOME TYPE C	TOTAL LOT: 6,000 SF
	PAVED: 1,457 SF
	HOME: 770 SF
	37% HARD SURFACE
	63% PERMEABLE

1 Site Setbacks & Layout
 A100 1" = 20'-0"



HOME LEGEND:
 A HOME OPTION A - SEE 'K' SHEETS
 B HOME OPTION B - SEE 'B' SHEETS
 C HOME OPTION C - SEE 'C' SHEETS

HOME TYPE LOCATIONS:
 A: 3413, 3419, 3429 GAP ROAD
 C: 3415, 3421
 B: 3417, 3425



GAP ROAD HOUSES
LAFAYETTE INVESTMENTS
 GAP ROAD, KNOXVILLE, TN

PROJECT NO.	2117
DATE	11/22/2021
SCALE	1" = 20'-0"
DESIGNER	MSG
CHECKER	MSG
DATE	11/22/2021

Drawn: MSG
 ARCHITECTURAL SITE PLAN

A100

DATE: 11/22/2021
 PROJECT: 21217

Planning
 PLAN REVIEW CERTIFICATION
 Plan Approved: LLC 4.1.22
 Zone: RN2/IH
 Planning File #: 3-G-22-IH



GAP ROAD HOUSES - HOME OPTIONS
LAFAYETTE INVESTMENTS
 3413 GAP ROAD, KNOXVILLE, TN

DATE	11/19/21
PROJECT	HOME OPTION A - EXTERIOR ELEVATIONS
DESIGNED BY	MSG
CHECKED BY	
DATE REVISION	
NO. OF REVISIONS	
DATE	
BY	

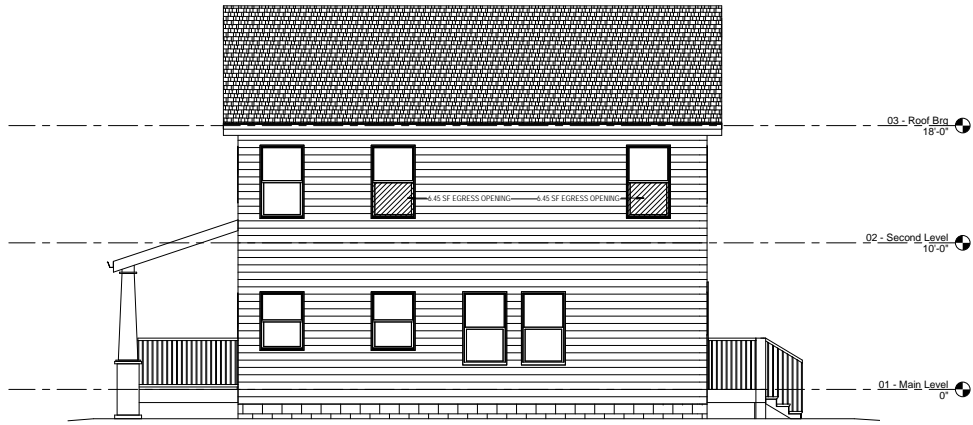
Drawn: MSG
 HOME OPTION A - EXTERIOR ELEVATIONS

A-301

DATE : 11/19/21
 PROJECT : 21217
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GENERAL NOTE:
 APPROXIMATE SITE LOCATION AND TOPOGRAPHY SHOWN. G.C. TO WORK WITH CIVIL AND STRUCTURAL TEAM TO CLARIFY HOME LOCATIONS, SETBACK REQUIREMENTS, AND F.F.E. OF EACH HOME BASED ON THE PROPOSED ARCHITECTURAL SITE. CONSIDER ANY HOME ADJUSTMENTS WITH ARCHITECT BASED ON LOCATION WITHIN SETBACK REQUIREMENTS, AND ANY CITY, CODE, OR SEPTIC REQUIREMENTS PRIOR TO ALL REVIEW SUBMISSIONS.

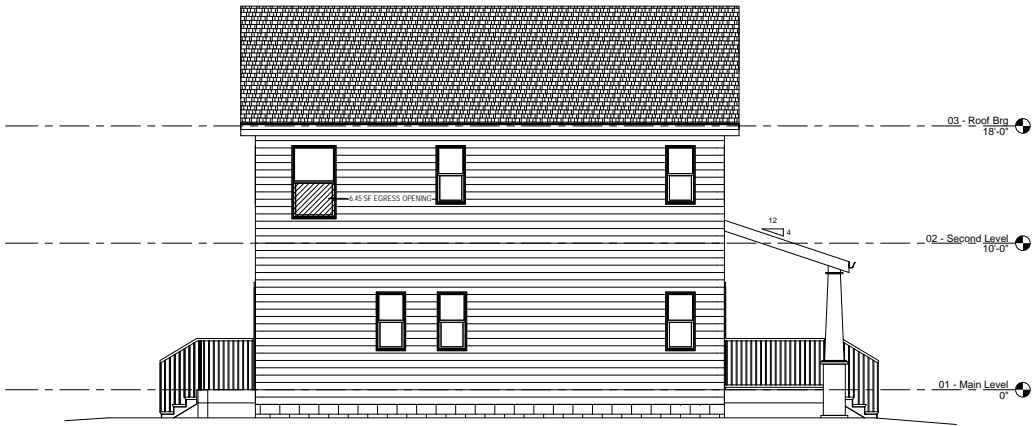
WOOD SIDING, SHEATHING, FRAMING, WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 2 INCHES FROM THE GROUND OR LESS THAN 2 INCHES MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE TREATED IN ACCORDANCE WITH ANPA U1 (2017):



4 East
 A-301 1/4" = 1'-0"



3 North
 A-301 1/4" = 1'-0"



2 West
 A-301 1/4" = 1'-0"



1 South
 A-301 1/4" = 1'-0"

Planning
 PLAN REVIEW CERTIFICATION
 Plan Approved — LLC 4.1.22
 Date — RNZ/1H
 Planning File # — 3-C-22-1H



8417

Honor
783-238-9062

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