

File Number: 11-K-25-IH

Meeting: 11/19/2025
Applicant: Dawn Irion BEIT Ventures LLC
Owner: Dawn Irion BEIT Ventures LLC
District: Lonsdale Infill Housing Overlay District

Property Information

Location: 3500 Gap Rd. **Parcel ID:** 81 I S 028
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: Revisions

Staff Recommendation

The Board should discuss the modifications to details on the façade, the handrailing, and the siding.

Staff recommends approval of Certificate 11-K-25-IH, subject to the following conditions: 1) the front porch posts to be at least 6" by 6" and the railing to be metal with metal balusters and cables or a wood handrailing with balusters; and 2) a native or naturalized shade tree be planted in the front and rear yard.

Description of Work

Level II Change to Porch Visible from the Primary Street

Revisions to 5-E-24-IH.

1. Several changes are proposed for the massing of the building. The projecting front-gable massing on the left side of the front façade is to be removed and absorbed into the primary roofline, and the 8' deep front-porch recessed under the primary roofline revised is to be projected forward under a smaller, secondary gable roof, forming a massing on the right side of the façade.
 2. The front porch post size is proposed to be reduced from 10" to approximately 6" square, and the front porch handrailing is proposed to be revised from a metal rail with simple metal balusters to a wood rail with metal mesh in the place of balusters.
 3. Removal of board-and-batten siding from primary gable fields on front and rear elevations.
 4. Use of Dutch lap siding is proposed instead of clapboard-style lap siding.
 5. Gable window on the front façade is removed.
 6. The 10" trim board at the base of the gable field on the front and rear facades is removed.
 7. Half-lite paneled door is replaced with a quarter-lite paneled door.
 8. 1/1 single-hung windows are proposed instead of 2/2 single-hung windows.
 9. A farmhouse-style bracket is proposed in the front primary gable field.
 10. Shutters have been added to the front façade.
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Comments

1. Unlike the houses on the adjacent lots, this house has not yet been constructed. The applicant provided front and side elevation photos of 3430 Gap Road and a rear elevation photo from 3436 Gap Road to show the intended revisions to 5-E-24-IH.

2. The case was approved in July 2024 with the following conditions: “1) final site plan to meet City Engineering standards, omitting front yard turnaround if possible; 2) foundation to be elevated at least 12 inches to reflect historic houses in the neighborhood, with a site-specific foundation profile submitted to staff, showing foundation height in each corner; 3) revised front porch design to measure at least 8 feet deep; 4) siding to be horizontal lap siding instead of board-and-batten; 5) design be revised to differentiate from other adjacent new construction on Gap Road, Board approving variation in siding materials on end gable.”

3. The driveway location was revised from the left side of the house to the right side during permitting.

4. The site plan reviewed by the Board in July 2024 depicted a 4'-5" deep front porch while the floor plan showed it as 8' deep. All drawings indicated that the porch was recessed under the primary roofline, with a secondary front-gable massing projection on the left side of the façade.

The applicant revised the elevation drawings and site plan and provided a rendering (see inset on plan sheets) to meet the conditions of approval when applying for permits, which were approved by staff in August 2024. These revised plans depicted the height of the raised foundation, the 8' deep front porch recessed under the primary roofline, and the accent siding and handrailing and color variations between the adjacent houses. The site plan was corrected to show the 8' deep front porch, which is shown projecting slightly past the façade.

However, the front-gable massing that was constructed is not consistent with the slight projection that was depicted in the revised site plan, nor was it reflected in any of the other plans approved with the permit — including the elevations, floor plan, roof plan, or foundation plan.

The structural modifications to the front elevation, including the removal of the front-gable massing on the left side and recessing the front porch under a new front-gable massing instead of the primary roofline, exceed what staff can approve administratively under Article 16.6.E.2.a. of the City's Zoning Ordinance.

5. Some of the revisions are minor, do not conflict with the design guidelines, and could have been approved administratively. These include the use of 1/1 single-hung windows, the use of a quarter-lite paneled door, the reduction in post size, the removal of board-and-batten siding from the primary gable fields on the front and rear elevations, the removal of the gable window, and the removal of the gable trim boards. However, these revisions do result in less architectural detail. The applicant should confirm whether they intend to install the shutters and gable bracket as depicted.

6. The described revisions result in a design similar in scale to others on the block that still retains the three-bay composition.

7. The 10" square columns appear to be revised to approximately 6" by 6", which is the minimum typically approved within the overlay. The plans were approved with a white metal railing with metal balusters and cables, which should be retained, or a wood handrailing with balusters should be installed instead.

8. Guidelines recommend that “window...styles should be similar to the original or historic houses on the block.” Prairie-style windows are not typically approved within the IH Overlay because they were not historically used within these neighborhoods. The Board should discuss whether the installed Prairie-style windows are appropriate.

9. Guidelines recommend that “clapboard-like materials” be used for siding on new construction, and Dutch lap siding is not typically approved within the overlay. The Board should discuss whether the Dutch lap siding is

appropriate.

10. A native or naturalized shade tree should be planted in the front and rear yard.

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.
- 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. Housing Orientation

- New housing should be proportional to the dimensions of the lot and other houses on the block.
- On corner lots, side yard setbacks should be handled traditionally (that is, closer to the side street). The zoning requirement to treat corner lots as having two frontages should not apply in Heart of Knoxville neighborhoods.
- 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 level ground, pea gravel or similar material may be used as a parking pad off alleys.
- On streets without alleys, garages or parking pads should be at least 20 feet behind the front façade of the infill house with access limited to one lane between the street and the front façade.
- Garages which are perpendicular to the alley should be about 18 feet from the center line of the alley pavement, allowing a comfortable turning radius for a driver to enter a garage.
- Alley-oriented parking pads, garbage collection points, and utility boxes should be screened with a combination of landscaping and fencing.
- On those streets which have alleys, driveways should not be permitted from the front of the house.
- On corner lots, a driveway to the garage may be provided off the side street.

4. 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.
- If greater height is to be created (with new construction or an addition), that portion of the house should be located toward the side or rear of the property.

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 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 columns and other materials that were not used in the early 1900's should not be used.
- Small stoops centered on entry and no more than 5 feet deep are appropriate on blocks where porches were not

traditional.

6. 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).
- 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 Heart of Knoxville neighborhoods.

8. 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.
- Faced stone, vertical siding, and other non-historic materials should not be used in building new houses. In 1930-1950 era neighborhoods, faced stone may be appropriate (see Section 12).

11. Landscape and Other Considerations

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



**DESIGN
REVIEW
BOARD**

11-K-25-IH
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

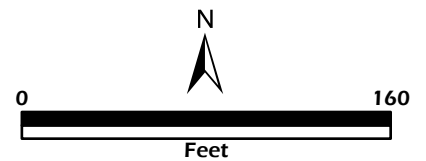


3500 Gap Rd.
 Lonsdale Infill Housing Overlay District

Original Print Date: 11/7/2025
 Knoxville - Knox County Planning - Design Review Board

Revised:

Petitioner: Dawn Iron BEIT Ventures
 LLC





DESIGN REVIEW REQUEST

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

Beit Development LLC

Applicant

10/29/25

11/19/25

5-E-24-IH 11-K-25-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

Dawn Irion

Beit Development LLC

Name

Company

800 S Gay St, Suite 700

Knoxville

TN

37929

Address

City

State

Zip

865-809-1504

dawn@beit.llc

Phone

Email

CURRENT PROPERTY INFO

Owner Name (if different from applicant)

Owner Address

Owner Phone

3500 Gap Rd

081IS028

Property Address

Parcel ID

Lonsdale

RN2

Neighborhood

Zoning

AUTHORIZATION

Digitally signed by Malynda Wollert
Date: 2025.10.29 15:36:57 -04'00'

Malynda Wollert

10-29-25

Staff Signature

Please Print

Date

Digitally signed by Dawn Irion
Date: 2025.10.29 10:28:14 -04'00'

Dawn Irion

10/29/25

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: Update house and driveway location on site plan and submit facade drawings that represent the 8' deep porch required by the formerly issued COA.

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 Paid 10/31/2025 DD
	\$100	
FEE 2:		
FEE 3:		

3500 Gap



Front



Right



Left



Rear

NOTES

1. SURVEYOR'S LIABILITY FOR THE DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY WHOSE SIGNATURE APPEARS UPON THE SURVEY.
2. PARCELS NUMBERS SHOWN AS THUS (00) REFER TO TAX MAP 81, INSERT I, GROUP S, KNOX COUNTY, TN.
3. ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- 3.1. FOR BOUNDARY AND TOPOGRAPHIC ASPECTS OF THIS SURVEY, RTK GNSS POSITIONAL DATA WAS OBSERVED ON/BETWEEN SEPTEMBER 15, 2025 UTILIZING TOPCON HIPAP VR GNSS RECEIVERS. THE GRID COORDINATES OF THE FIXED STATIONS WERE DERIVED USING A VRS NETWORK OF TDOT CORS STATIONS REFERENCED TO NAD83(2011), GEOID 18.
4. THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NUMBER 47093C0277G, DATED 08/05/2013.
5. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM THE FOUNDATION WALLS. THE GRADE SHALL FALL NO FEWER THAN 6 INCHES WITHIN THE FIRST 10 FEET.
6. THIS SURVEYOR WAS NOT PROVIDED WITH A TITLE COMMITMENT, THEREFORE THE PROPERTY IS SUBJECT TO THE FINDINGS OF A DETAILED TITLE SEARCH.
7. PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND / OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE LINES, ELECTRIC CABLES, WATER LINES, ETC. TO AVOID ANY HAZARD OR CONFLICT. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR EXCAVATION TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. DIAL 811 FOR A ONE CALL CENTER.
8. UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATIONS THAT WERE APPARENT AND COPIED FROM APPROPRIATE GOVERNING AGENCIES MAPS AND ARE APPROXIMATE AT BEST. THERE MAY BE UTILITIES, THE EXISTENCE OF WHICH IS UNKNOWN TO THE SURVEYOR.
9. TOPOGRAPHIC INFORMATION WAS DERIVED BY RANDOM SHOTS PER FIELD SURVEY AND AVAILABLE TN STATE LIDAR DATA; CONTOUR INTERVAL IS TWO (2) FOOT, DATUM BASED ON NAVD 88.
10. ALL DEED & PLAT REFERENCES ARE MADE TO THE REGISTER'S OFFICE OF KNOX COUNTY, TN (ROCK).
11. SUBJECT PROPERTY IS CURRENTLY ZONED "RN-2": SINGLE-FAMILY RESIDENTIAL NEIGHBORHOOD AND "HP": HILLSIDE PROTECTION OVERLAY. FOR ACCURATE INFORMATION CONCERNING ZONING REQUIREMENTS & RESTRICTIONS CONTACT KNOXVILLE/KNOX COUNTY PLANNING SERVICES: 865-215-2500.

LEGEND

- PARCEL NO. (xx)
- PUBLIC UTILITY & DRAINAGE EASEMENT P.U.D.E.
- IRON ROD CAPPED (NEV) 5" IRV
- CONTOUR LINE 10.00'
- PROPERTY ADJOINER LINE
- PROPERTY LINE
- FENCE LINE x
- OVERHEAD POWER LINE OH-E
- ELECTRIC METER [E]
- UTILITY POLE [U]
- WATER METER [W]

SITE DATA

PROPERTY LOCATED ON KNOX COUNTY TAX MAP 81, INSERT I, GROUP S, PARCEL 028.00

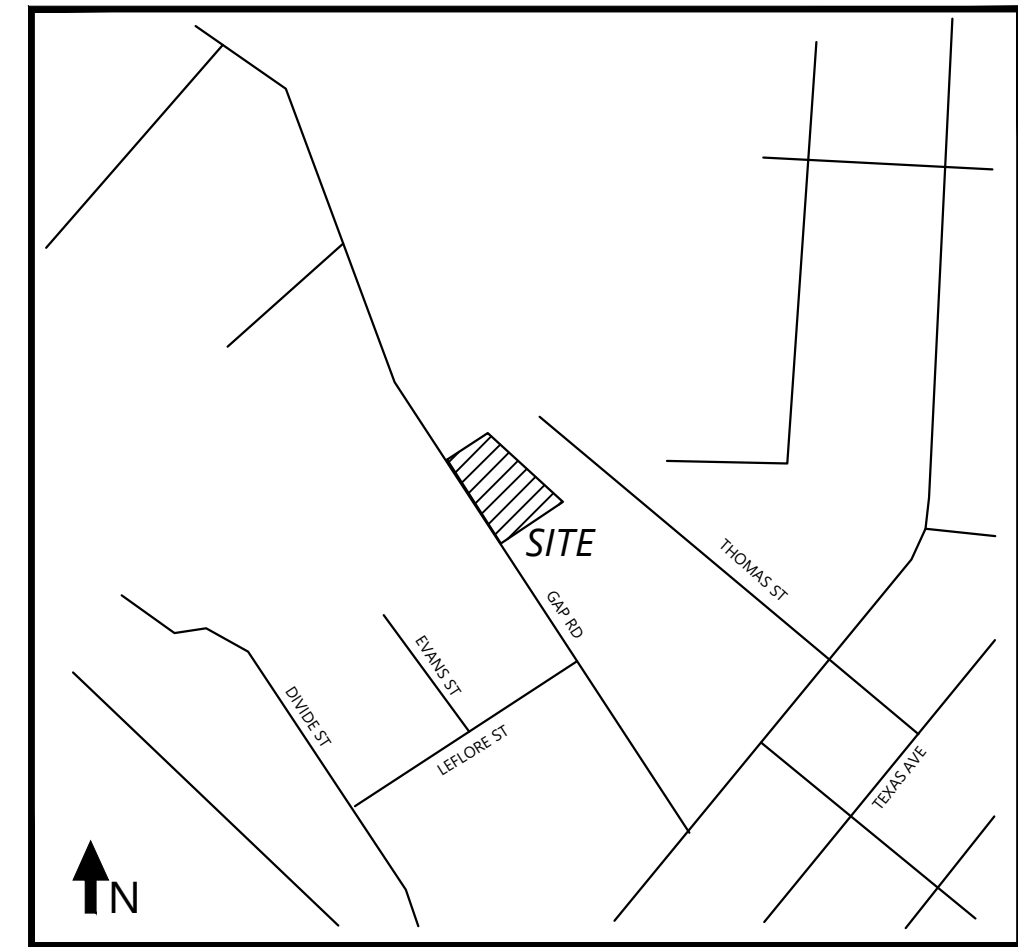
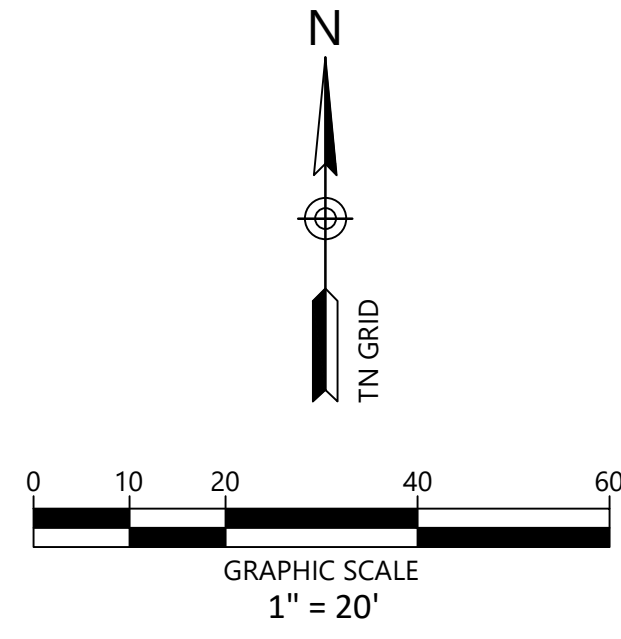
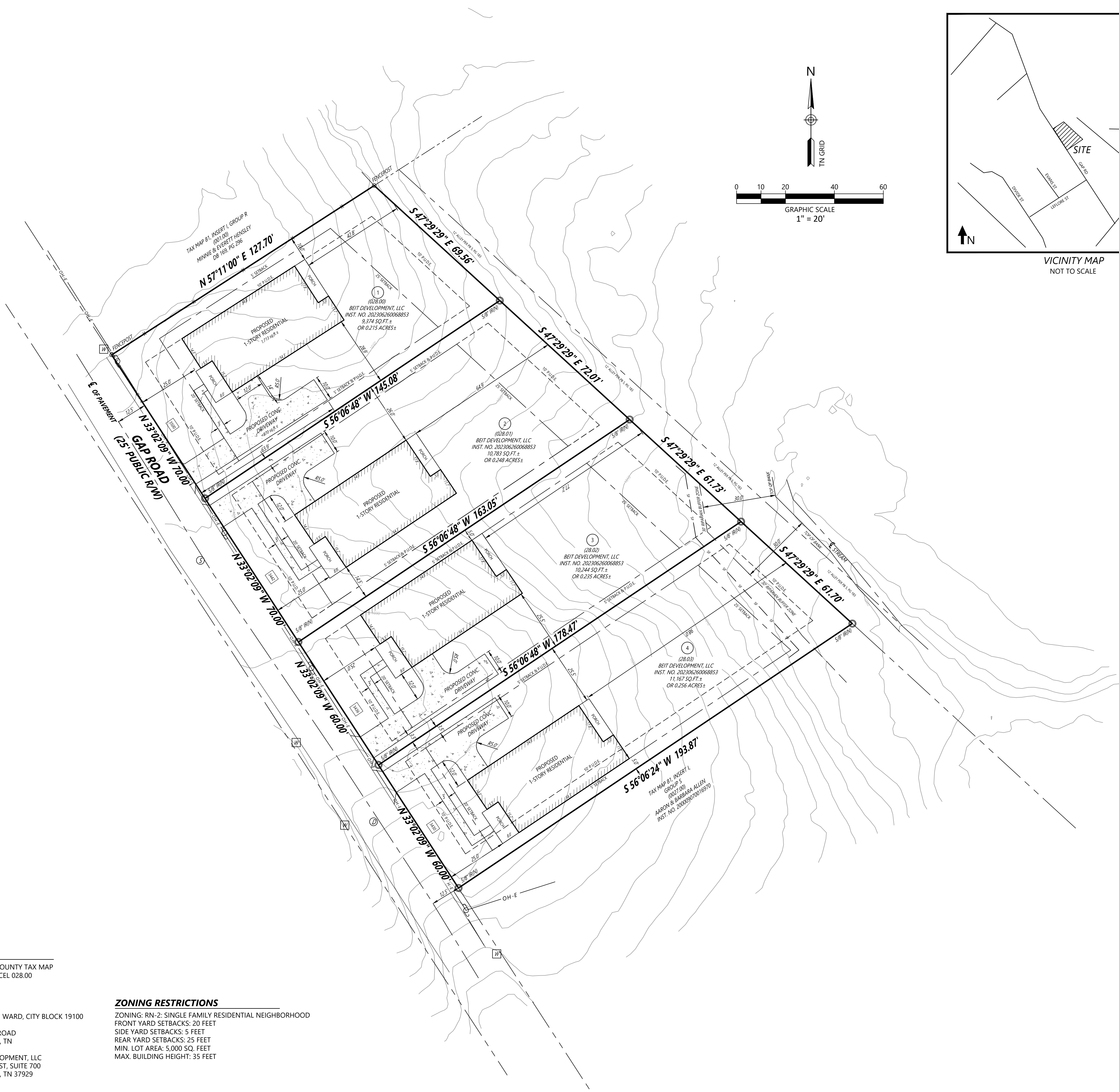
CITY: KNOXVILLE
 COUNTY: KNOX
 STATE: TN
 CIVIL DISTRICT: 12TH, 19TH WARD, CITY BLOCK 19100

SITE ADDRESS: 3500 GAP ROAD
 KNOXVILLE, TN

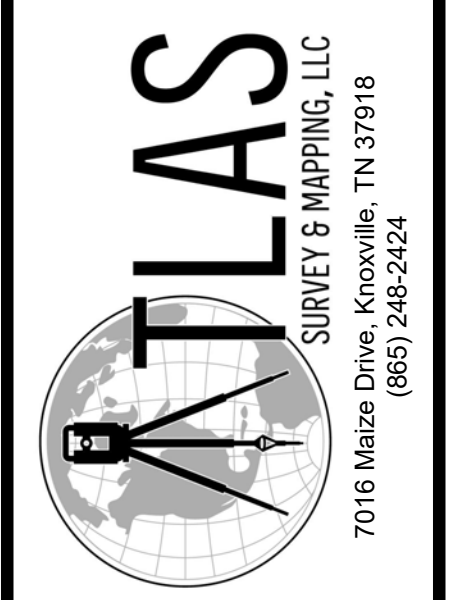
OWNER: BEIT DEVELOPMENT, LLC
 800 S GAY ST, SUITE 700
 KNOXVILLE, TN 37929

ZONING RESTRICTIONS

ZONING: RN-2: SINGLE FAMILY RESIDENTIAL NEIGHBORHOOD
 FRONT YARD SETBACKS: 20 FEET
 SIDE YARD SETBACKS: 5 FEET
 REAR YARD SETBACKS: 25 FEET
 MIN. LOT AREA: 5,000 SQ. FEET
 MAX. BUILDING HEIGHT: 35 FEET



VICINITY MAP NOT TO SCALE

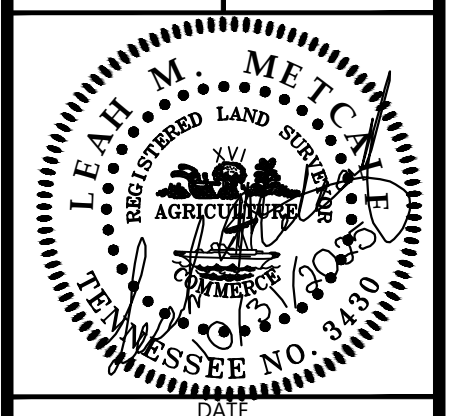


BEIT DEVELOPMENT, LLC
 800 S GAY ST, SUITE 700
 KNOXVILLE, TN 37929
 865-809-1504

NO.	DATE	DESCRIPTION	BY	CHK	APV
1	10/31/2025	REVISE LOT LAYOUTS	MMM	MMM	MMM
2	10/06/2024	REVISE DRIVEWAYS	MMM	MMM	MMM
3	08/29/2024	ORIGINAL ISSUE	MMM	MMM	MMM

3500/3442/3436/3430 GAP ROAD

TAX MAP 81, PARCELS 028.00, 028.01, 028.02 & 028.03
 KNOXVILLE, KNOX COUNTY, TN



OCTOBER 31, 2025
 PROJECT NUMBER: 231016
 SHEET NUMBER: 1 OF 1



3442

436





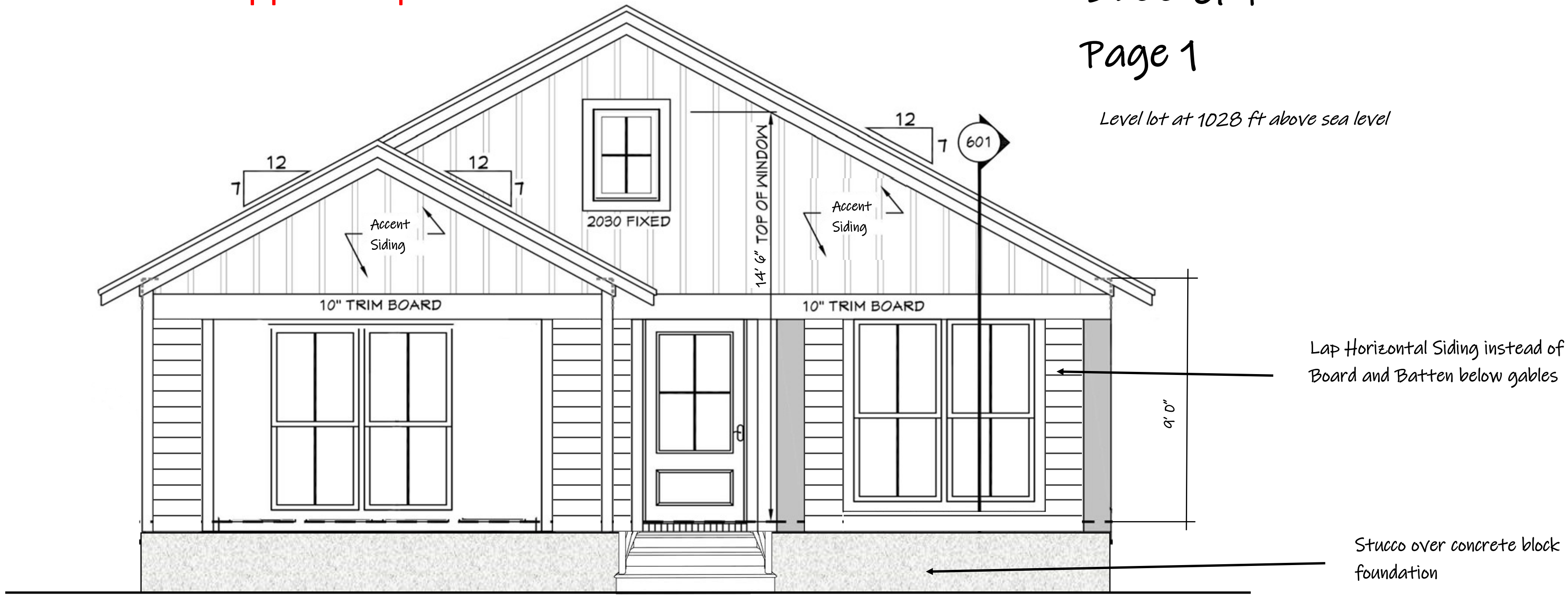
3429

Permit approved plans

3500 Gap Rd Elevations

Page 1

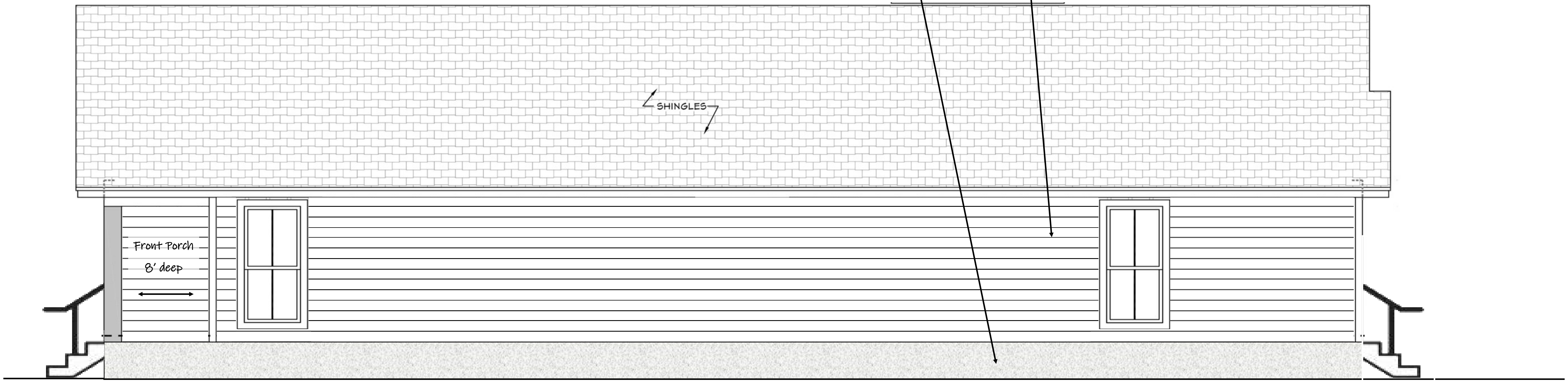
Level lot at 1028 ft above sea level



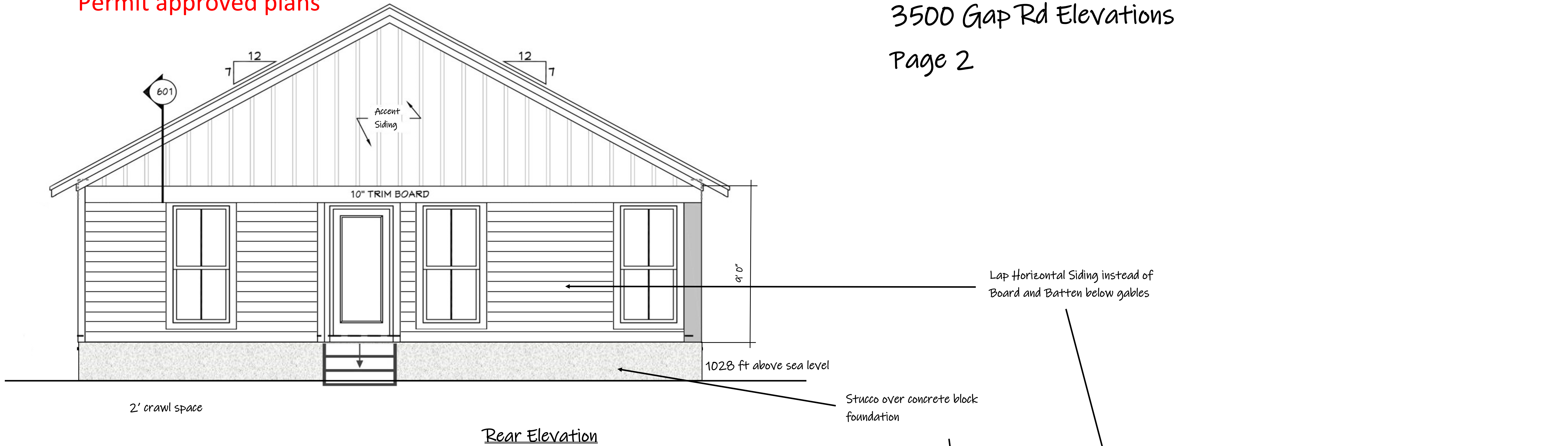
Front Elevation

1028 ft above sea level

LAP SIDING - INDIGO B&B - WHITE
RAILING - VERTICLE WHITE CABLE W/ WHITE POSTS













Right Elevation



NOTES

1. SURVEYOR'S LIABILITY FOR THE DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY WHOSE SIGNATURE APPEARS UPON THE SURVEY.
2. PARCELS NUMBERS SHOWN AS THUS (00) REFER TO TAX MAP 81, INSERT I, GROUP 5, KNOX COUNTY, TN.
3. ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- 3.1. FOR BOUNDARY AND TOPOGRAPHIC ASPECTS OF THIS SURVEY, RTK GNSS POSITIONAL DATA WAS OBSERVED ON/BETWEEN NOVEMBER 3, 2023 UTILIZING TOPCON Hiper VR GNSS RECEIVERS. THE GRID COORDINATES OF THE FIXED STATION(S) WERE DERIVED USING A VRS NETWORK OF TDOF CORS STATIONS REFERENCED TO NAD83(2011), GEOID 18.
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9. TOPOGRAPHIC INFORMATION WAS DERIVED BY RANDOM SHOTS PER FIELD SURVEY AND AVAILABLE TN STATE LIDAR DATA; CONTOUR INTERVAL IS TWO (2) FOOT. DATUM BASED ON NAVD 88.
10. ALL DEED & PLAT REFERENCES ARE MADE TO THE REGISTER'S OFFICE OF KNOX COUNTY, TN (R.O.C.).
- 10.1. SURVEY FIELD DATA COLLECTED ON NOVEMBER 3, 2023.
11. PROPOSED AREA TO CLEAR: 2,520 SQ.FT. ±
12. SUBJECT PROPERTY IS CURRENTLY ZONED "RN-2": SINGLE-FAMILY RESIDENTIAL NEIGHBORHOOD AND "HP": HILLSIDE PROTECTION OVERLAY. FOR ACCURATE INFORMATION CONCERNING ZONING REQUIREMENTS & RESTRICTIONS CONTACT KNOXVILLE/KNOX COUNTY PLANNING SERVICES: 865-215-2500.

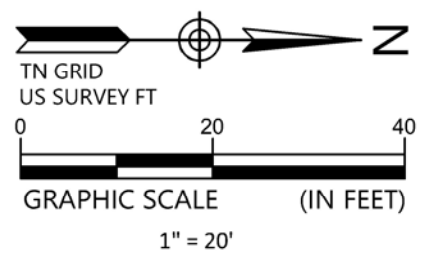
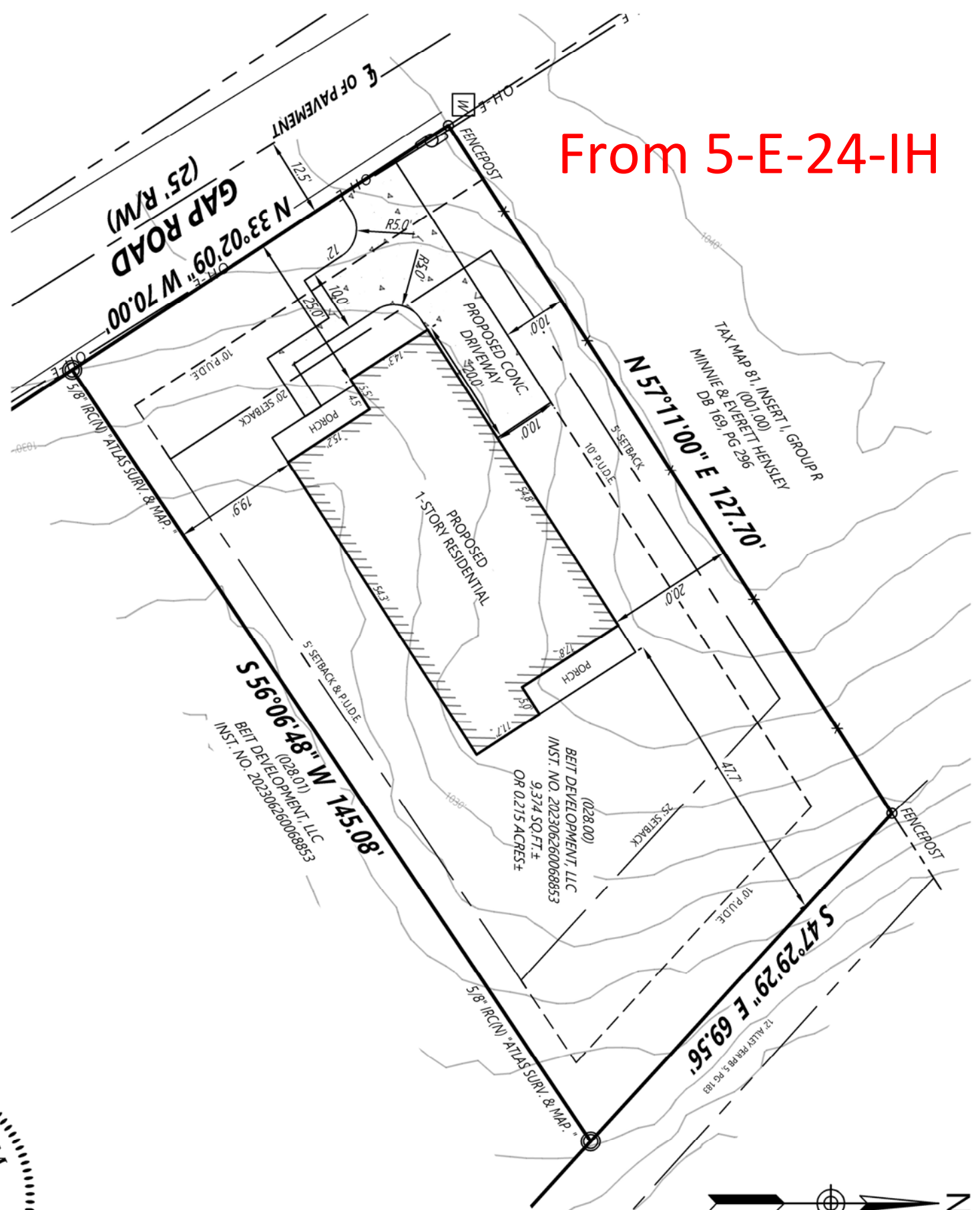
LEGEND

- PARCEL NO. (X)
- PUBLIC UTILITY & DRAINAGE EASEMENT P.U.D.E.  5/8" IRC(N) ATLAS SURV. & MAP *
- IRON ROD CAPPED (NEW)  1/2" x 1/2" x 12.00'
- CONTOUR LINE  10.00'
- PROPERTY ADJONER LINE 
- PROPERTY LINE 
- FENCE LINE  X
- OVERHEAD POWER LINE  OH-E
- ELECTRIC METER  E
- UTILITY POLE  U
- WATER METER  W

ZONING RESTRICTIONS

ZONING: RN-2: SINGLE FAMILY RESIDENTIAL NEIGHBORHOOD
 FRONT YARD SETBACKS: 20 FEET
 SIDE YARD SETBACKS: 5 FEET
 REAR YARD SETBACKS: 25 FEET
 MIN. LOT AREA: 5,000 SQ. FEET
 MAX. BUILDING HEIGHT: 35 FEET

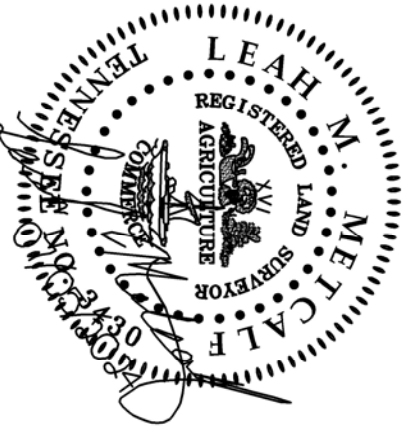
From 5-E-24-IH



SURVEYOR'S CERTIFICATE

I hereby certify that to the best of my knowledge and belief the hereon shown Boundary & Topographic Survey represents a Category "I" survey and as shown hereon and that the survey has been performed to the minimum standards for Land Surveying in the State of Tennessee.

By:  Date: 07/05/2024
 LEAH M. METCALF TN Registered Surveyor No. 3430

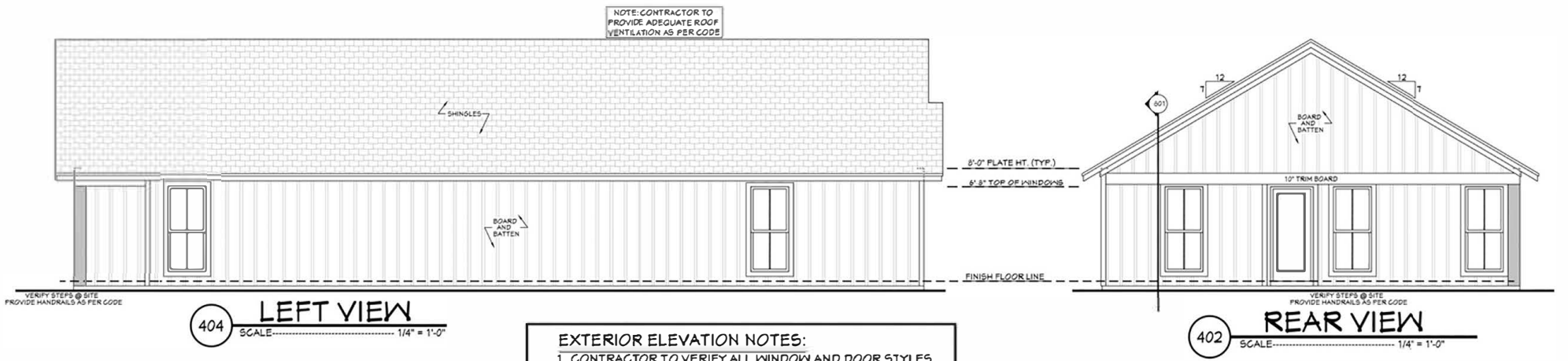
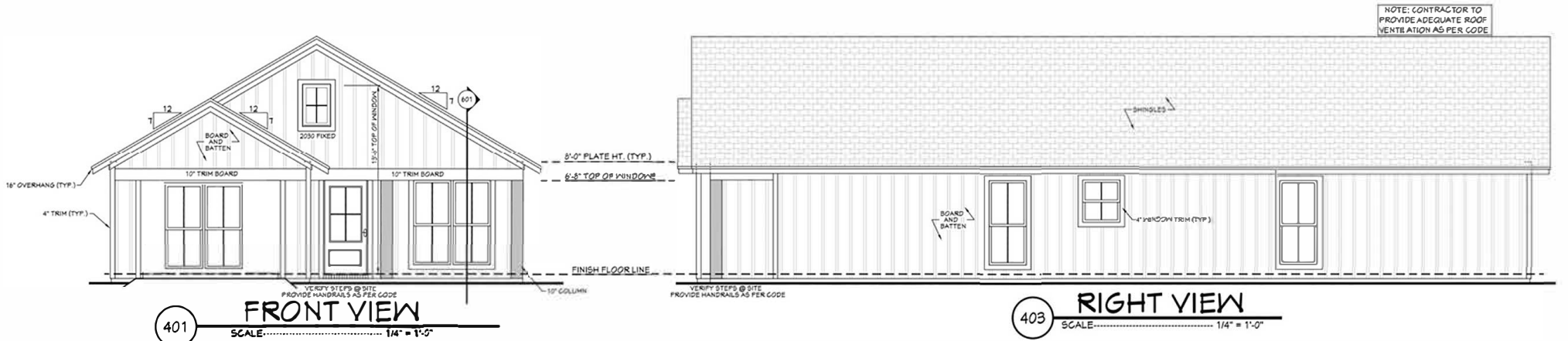


SITE PLAN		3500 GAP ROAD KNOXVILLE, KNOX COUNTY, TN CIVIL DISTRICT 12TH, 19TH WARD, CITY BLOCK 19100 TAX MAP 81, INSERT I, GROUP 5, PARCEL Q28.00	
DATE	JULY 5, 2024	PROJECT NUMBER	231017
SHEET NUMBER	1 OF 1		
NO.	DATE	DESCRIPTION	BY
▲	07/05/2024	DRIVEWAY REVISION	LMM
▲	04/19/2024	DRIVEWAY REVISION	LMM
▲	12/06/2023	ORIGINAL ISSUE	LMM

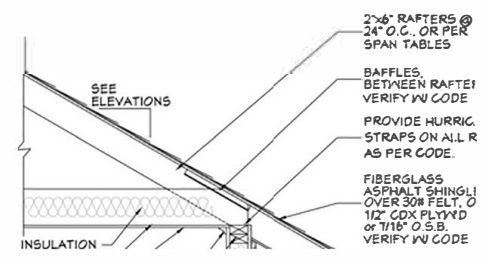
BET DEVELOPMENT, LLC
 800 S GAY ST, SUITE 700
 KNOXVILLE, TN 37929

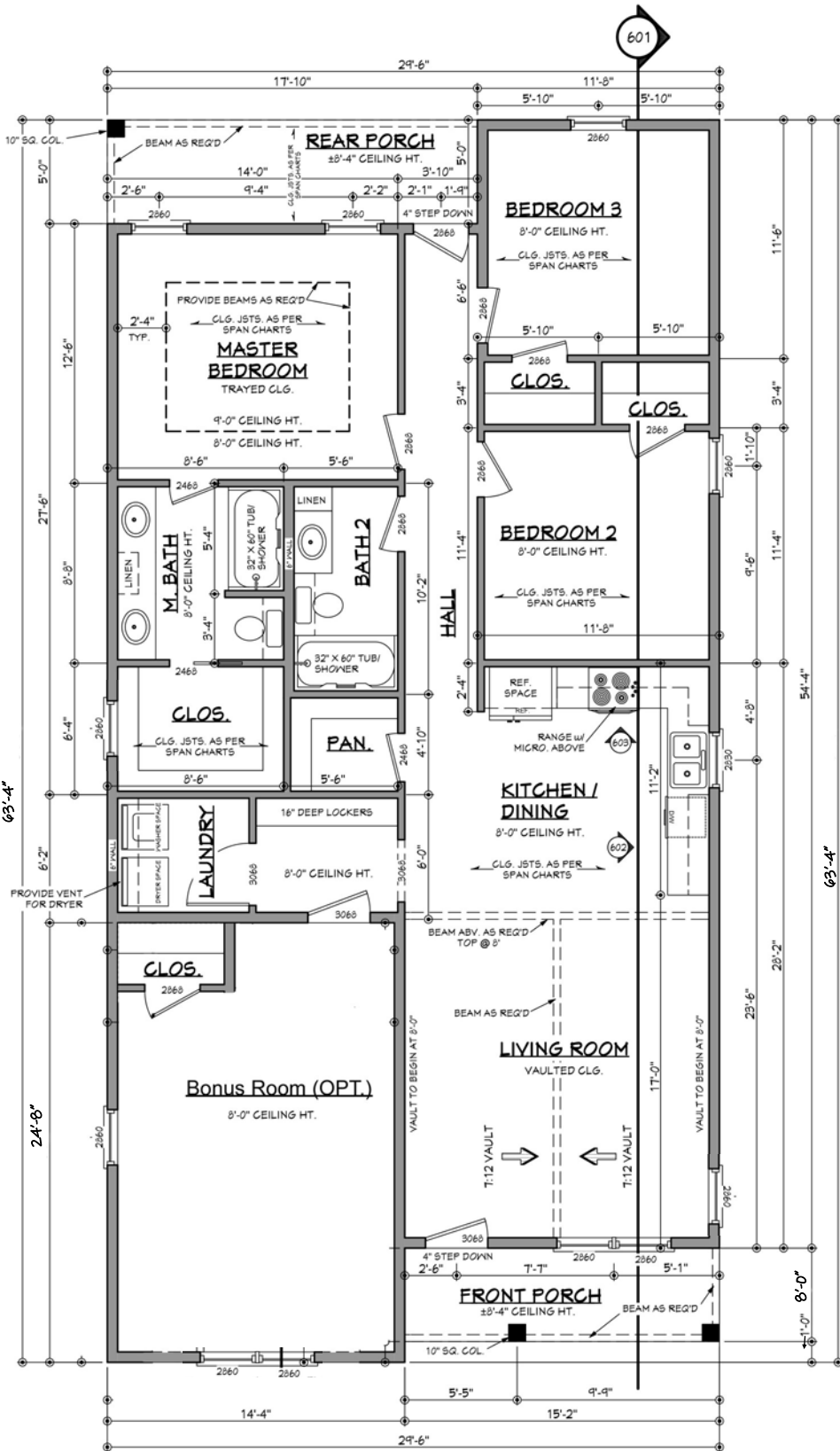


From 5-E-24-IH



- EXTERIOR ELEVATION NOTES:**
1. CONTRACTOR TO VERIFY ALL WINDOW AND DOOR STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION.
 2. PROVIDE STEPS AND GUARD RAILS AS PER CODE BASED ON SITE CONDITIONS.
 3. GROUND LINES SHOWN FOR REFERENCE ONLY AND VARY DEPENDING ON SITE CONDITIONS.
 4. ALL FINISH MATERIALS TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
 5. REFER TO TYPICAL WALL DETAIL FOR FRAMING METHODS AND OTHER MISC. INFORMATION.
 6. CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS REQ'D BY CURRENT CODES.





NOTES:

1. ALL DIMENSIONS & SITE CONDITIONS TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
 2. ALL FINISHES (INTERIOR & EXTERIOR) TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
 3. VERIFY ALL DOOR AND WINDOW STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION. MANUFACTURER TO SUPPLY ALL ROUGH OPENING SIZES.
 4. CONTRACTOR TO VERIFY ALL CLEARANCES OF ALL DOORS, WINDOWS AND OTHER ITEMS THAT ARE CRITICAL, PRIOR TO CONSTRUCTION.
 5. CONTRACTOR TO ADAPT PLANS AS REQUIRED TO MEET ALL APPLICABLE CODES AT SITE.
 6. ALL BEAMS TO BE SIZED BY A LICENSED STRUCTURAL ENGINEER.
 7. PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY SHALL HAVE GUARDS NOT LESS THAN 36 INCHES IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34 INCHES IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD. IRC 2018, R312.1.1 & R312.1.2
 8. M1305.1.2 APPLIANCES IN ATTICS. ATTICS CONTAINING APPLIANCES SHALL BE PROVIDED WITH AN OPENING AND A CLEAR AND UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE, BUT NOT LESS THAN 30 INCHES HIGH AND 22 INCHES WIDE AND NOT MORE THAN 20 FEET LONG MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY FROM THE OPENING TO THE APPLIANCE. THE PASSAGEWAY SHALL HAVE CONTINUOUS SOLID FLOORING IN ACCORDANCE WITH CHAPTER 5 NOT LESS THAN 24 INCHES WIDE. A LEVEL SERVICE SPACE AT LEAST 30 INCHES DEEP AND 30 INCHES WIDE SHALL BE PRESENT ALONG ALL SIDES OF THE APPLIANCE WHERE ACCESS IS REQUIRED. THE CLEAR ACCESS OPENING DIMENSIONS SHALL BE A MINIMUM OF 20 INCHES BY 30 INCHES, AND LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE.
- EXCEPTIONS:
- a. THE PASSAGEWAY AND LEVEL SERVICE SPACE ARE NOT REQUIRED WHERE THE APPLIANCE CAN BE SERVICED AND REMOVED THROUGH THE REQUIRED OPENING.
 - b. WHERE THE PASSAGEWAY IS UNOBSTRUCTED AND NOT LESS THAN 6 FEET HIGH AND 22 INCHES WIDE FOR ITS ENTIRE LENGTH, THE PASSAGEWAY SHALL BE NOT MORE THAN 50 FEET LONG.
9. APPLIANCE ACCESS FOR INSPECTION SERVICE, REPAIR AND REPLACEMENT. APPLIANCES SHALL BE ACCESSIBLE FOR INSPECTION, SERVICE, REPAIR AND REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION, OTHER APPLIANCES, OR ANY OTHER PIPING OR DUCTS NOT CONNECTED TO THE APPLIANCE BEING INSPECTED, SERVICED, REPAIRED OR REPLACED. A LEVEL WORKING SPACE AT LEAST 30 INCHES DEEP AND 30 INCHES WIDE SHALL BE PROVIDED IN FRONT OF THE CONTROL SIDE TO SERVICE AN APPLIANCE. M1305.1.1
 10. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE. WINDOW OPENING CONTROL DEVICES COMPLYING WITH ASTM F 2090 SHALL BE PERMITTED FOR USE ON WINDOWS SERVING AS A REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING. ALL SLEEPING ROOMS TO HAVE AN EXTERIOR ACCESS THROUGH A DOOR OR WINDOW WITH A MINIMUM OF 5.7 SQUARE FEET NET CLEAR OPENING AS PER IRC 2018 R310.2.1. EXCEPTION: GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET. MAXIMUM SILL HEIGHT TO BE 44 INCHES. MINIMUM NET CLEAR OPENING HEIGHT TO BE 24 INCHES. MINIMUM NET CLEAR OPENING WIDTH TO BE 20 INCHES.
 11. ALL RETURN AIR GRILLS ARE TO BE LOCATED TO COMPLY WITH SECTION M1602 OF THE IRC 2018.
 12. ALL SQUARE FOOTAGE MEASUREMENTS ARE APPROXIMATE AND MAY DIFFER FROM ACTUAL CONSTRUCTED RESIDENCE OR BUILDING.
 13. FIRE SPRINKLER SYSTEM TO BE DESIGNED AND INSTALLED (IF REQUIRED BY LOCAL CODES) AS PER THE IRC 2018 AND BY A LICENSED PROFESSIONAL IN THE AREA OF CONSTRUCTION.
 14. ALL BATHROOM EXHAUST VENTS SHALL BE VENTED DIRECTLY TO THE EXTERIOR OF THE HOME AND NOT INTO THE ATTIC. IRC 2018, M1505.2

- NOTES:**
- 1.) 2 X 6 EXTERIOR WALLS ARE SHOWN.
 - 2.) CONTRACTOR TO LOCATE WATER HEATER AND HVAC UNITS AT SITE.

FLOOR PLAN

SCALE: 1/4"===== 1'-0"

AREAS:	1592	S.F. HEATED
	68	S.F. UNHEATED - FRONT PORCH
	89	S.F. UNHEATED - REAR PORCH
	157	S.F. TOTAL UNHEATED
	1749	S.F. TOTAL UNDER ROOF

From 5-E-24-IH



Certificate of Appropriateness

Infill Housing Design Review Committee

File No.: 5-E-24-IH

A Certificate of Appropriateness is hereby granted for the following property by the Infill Housing Committee:

Property Address: 3500 Gap Rd.
Parcel ID: 81 I S 028
District: Lonsdale Infill Housing Overlay District
Owner: Dawn Irion Beit Development LLC
Applicant: Dawn Irion Beit Development LLC

Type of Work: Level III
New Primary Structure

Description of Work:

New primary structure fronting Gap Road. The house is proposed to be set 25' from the front property line. One-story residence features a front-gable roof (7/12 pitch), an exterior of board-and-batten siding (no material specified), and a slab foundation. A lower front-gable massing projects from the left side of the façade. An entry stoop (4'-5" on site plans, 8' on floor plans) is recessed below the primary roofline, on the right half of the façade. Parking is proposed for a concrete driveway with a turnaround in front of the house.

The façade (west) features paired double-hung windows on the projecting front-gable massing, with a door and another bay of paired windows recessed under the stoop. A fixed window is located in the gable field. The right side (south) elevation features two bays of windows, with one window on the left (north) elevation. A secondary entry and three windows are located on the rear elevation.

Board Action: Approved With Conditions

APPROVE Certificate 5-E-24-IH, subject to the following conditions:

- 1) final site plan to meet City Engineering standards, omitting front yard turnaround if possible;
- 2) foundation to be elevated at least 12 inches to reflect historic houses in the neighborhood, with a site-specific foundation profile submitted to staff, showing foundation height in each corner;
- 3) revised front porch design to measure at least 8 feet deep;
- 4) siding to be horizontal lap siding instead of board-and-batten;
- 5) design be revised to differentiate from other adjacent new construction on Gap Road, Board approving variation in siding materials on end gable.

Approved By: Lindsay Crockett

Action Date: 7/17/2024

COA Expiration Date (3 years): 7/17/2027

Please note: Applicant must post an Infill Housing Certificate of Appropriateness sign until **8/1/2024**. If Knoxville-Knox County Planning does not receive any appeals of the decision during that time, the applicant can proceed with obtaining permits.

This Certificate Is Not A Building Permit

To obtain a building permit, drawings stamped as approved by the Design Review Board (DRB) staff must be submitted along with this Certificate of Appropriateness to the City of Knoxville Plans Review and Inspections Department. Any deviation from the drawings and written conditions approved by the DRB will require subsequent review and approval by the DRB.

For permit requirements, contact City of Knoxville Development Services: 865-215-2992 or 865-215-2991.