DESIGN REVIEW BOARD

Staff Report

Infill Housing Design Review

File Number: 11-D-26-IH

Meeting: 11/18/2026
Applicant: Josh Haun Peak to Valley Consulting LLC
Owner: Knox Mob Housing Solutions
District: Lonsdale Infill Housing Overlay District

Property Information

Location: 0 Gap Rd. **Parcel ID:** 81 I T 005
Zoning: RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
Description: New primary structure

Staff Recommendation

1) the final site plan to meet City Engineering standards;
2) major changes to the foundation height to return to the Board for review, and the cementitious stucco cladding to be retained;
3) retaining details as depicted, including but not limited to the porch header beam, minimum 6” by 6” turned porch columns, handrailing design, single-hung or double-hung window operation, trim at the base of gable fields, accent siding, and different siding colors from adjacent new construction.

Description of Work

Level III

New Primary Structure

New primary structure fronting Gap Road. The multi-sectional single family house measures 23.3’ wide by 52’ deep and is proposed to be set 23’ from the front lot line (porch at 15’). Parking is a driveway next to the house that is accessed via Gap Road. The site plan includes a walkway from the porch to the street. There is a tree in the front yard and a non-disturbance area that extends 25’ from the rear lot line where trees will be retained.

The one-story house features a 5/12 front gable roof clad in asphalt shingles, an exterior of lap siding with shakes in some gable fields, and a block foundation clad in cementitious stucco (2.5’ tall at front elevation, 5’ tall at rear elevation). It features a site-built 13’ wide by 8’ deep front porch on the right side of the façade recessed under a front gable roof with shakes in the gable field and gable trim that is supported by three porch columns with a handrailing featuring turned balusters. The four-bay front façade features two windows in the left bays, and a paneled door and window in the right bays. The left elevation features three windows, and the right elevation features four windows and a secondary entrance with a small landing and steps. The rear elevation features one window. The 3’ by 5’ windows are 1/1 and single-hung.

Comments

Background: The 40’ wide lot has trees along the north side and rear lot line. It is within the HP (Hillside Protection)

overlay and has a cross-slope that exceeds 15% grade along the north lot line. A set of elevation drawings was provided that shows dimensional details and accurate foundation profiles, and another set was provided with conceptual renderings of architectural details. The applicant is proposing a house with the same floor plan on the adjacent lot to the north.

Front Yards: Appropriate. The porch will be closer to the street than other houses on the block, but it is generally aligned.

House Orientation and Side Yards: Appropriate.

Alleys, Parking, and Services: Appropriate. The guidelines recommend that parking be accessed from an alley or side street when available and, when not available, allow driveways next to the house that extend 20’ beyond the façade. The lot does not have direct access to an alley or side street, but a shared driveway through the adjacent lot (3437 Gap Rd, 11-C-26-IH) that is accessed from the side street could be used instead.

Landscape: Appropriate. The tree in the front yard should be an existing tree, as feasible.

Scale, Mass, and Foundation Height: Appropriate. The house is approximately 10-12’ deeper than the houses on the block, all of which are infill construction built after 2020, with the exception of the only historic house on the block that is 64’ deep. Recent new construction on the other side of Gap Road also exceeds 50’ in depth. The proposed foundation height is appropriate given the slope of the lot, and major changes will require further review by the Board. The cementitious stucco cladding should be retained.

Porches and Stoops: Appropriate. The porch will be built on site. The header beam, handrailing details, and turned columns should be retained, and the columns should be at least 6” by 6”. The porch width and placement differentiates it from the adjacent new construction.

Windows and Doors: Appropriate. All 3’ by 5’ windows should be single-hung or double-hung.

Roof Shapes and Materials: The 5/12 pitch does not meet the 6/12 minimum typically approved within the overlay, and it cannot be increased for this multi-sectional plan. The Board has approved a multi-sectional house with a 5/12 pitch roof within the overlay that featured a similar front gable design with a site-built front porch (3-A-22-IH, 1506 Ohio Ave). Given the lack of context and additional design elements that align with guideline recommendations, the 5/12 pitch can be appropriate, as long as the trim at the base of the gable fields, accent siding, and porch details are retained. The Board should discuss whether other interventions are necessary.

Siding Materials: Appropriate. The accent siding and siding colors differentiate the house from the adjacent new construction and should be retained.

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. House Orientation and Side Yards

- 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.
- On lots greater than 50' in width, consider re-creating the original lot size

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.

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.

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.
- 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.
- 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).
- Sheds, garages, and other outbuildings can be constructed of vertical siding or other more economical materials.



DESIGN REVIEW BOARD

11-D-26-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

0 Gap Rd.

Lonsdale Infill Housing Overlay District

Original Print Date: 10/29/2026 Revised:

Knoxville - Knox County Planning · Design Review Board

Petitioner: Josh Haun Peak to Valley Consulting LLC

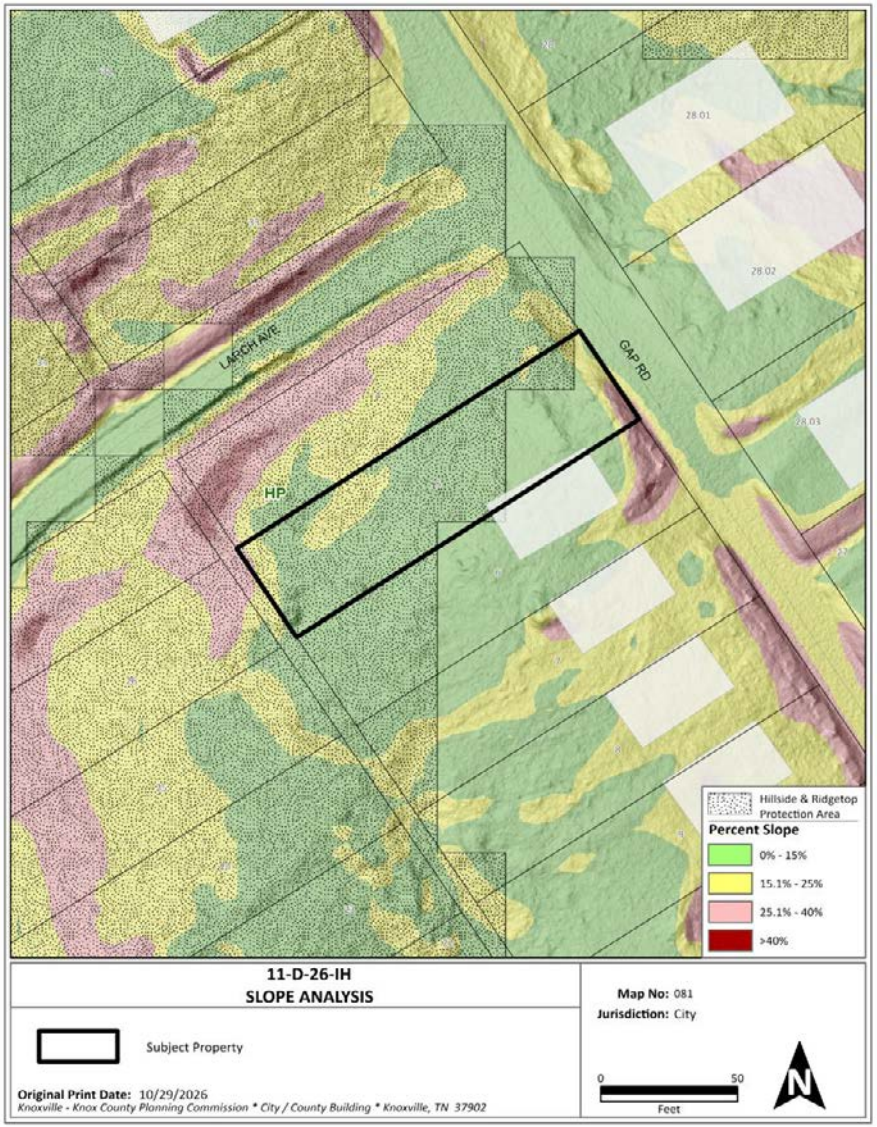
N

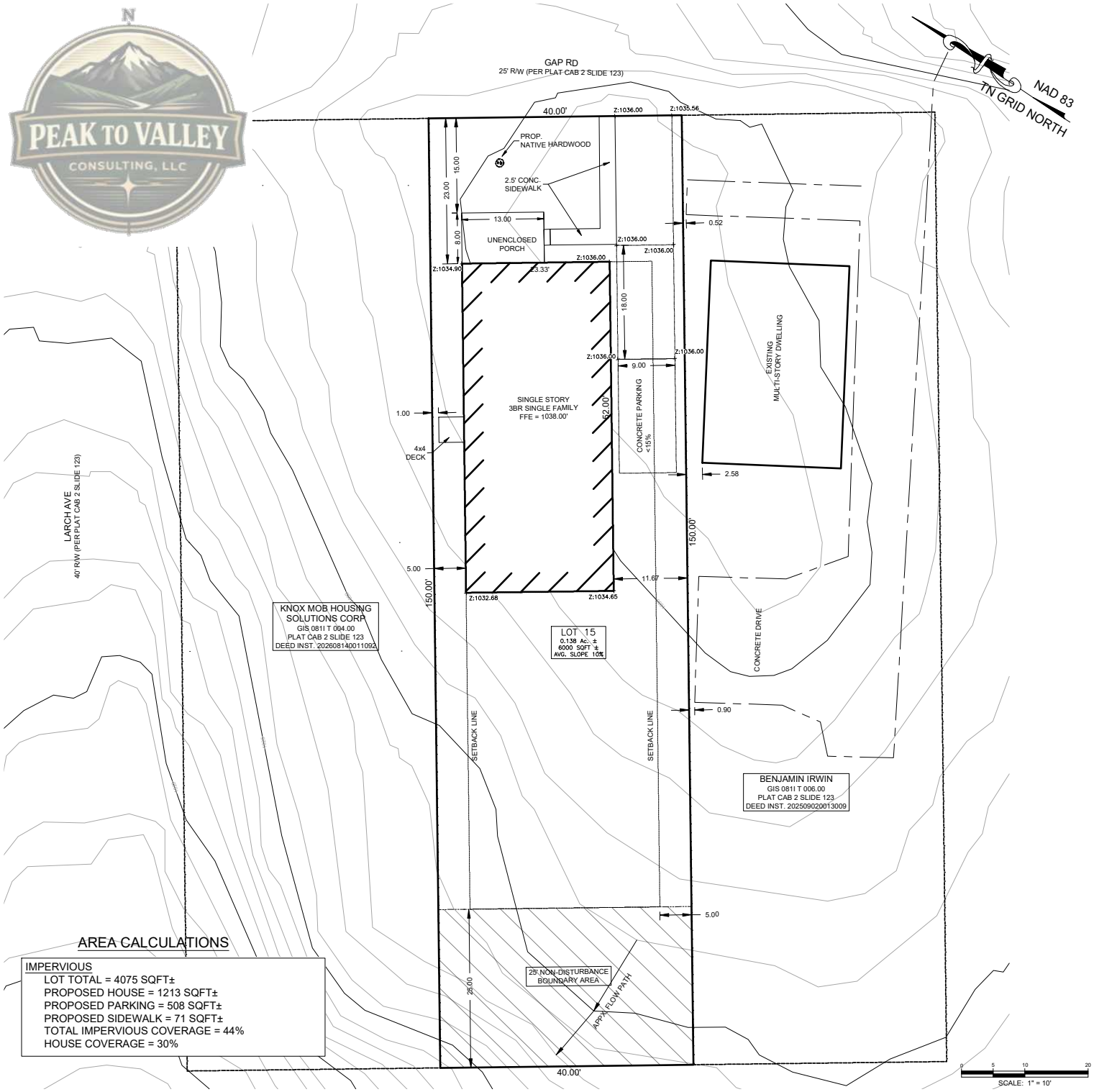
0 160

Feet

Staff - Slope Analysis
Case: 11-D-26-IH

CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	**6,000.0**	**0.138**			
Non-Hillside	1,570.6	0.036	N/A		
0-15% Slope	3,640.6	0.084	100%	3,640.6	0.084
15-25% Slope	759.7	0.017	50%	379.9	0.009
25-40% Slope	29.0	0.001	20%	5.8	0.000
Greater than 40% Slope	0.0	0.000	10%	0.0	0.000
Ridgetops					
Hillside Protection (HP) Area	4,429.4	0.102	Recommended disturbance budget within HP Area	**4,026.3**	**0.092**
			Percent of HP Area	**90.9%**	







NOTES:

1. THIS IS NOT A GENERAL PROPERTY SURVEY.
2. BEARINGS SHOWN HEREON REFERENCED TO NORTH AMERICAN DATUM 1983 (NAD83).
3. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
4. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GRID DISTANCES MEASURED IN US SURVEY FEET.
5. THE SUBJECT PROPERTY IS LOCATED IN FLOOD HAZARD ZONE "X" AN AREA OF MINIMAL FLOOD HAZARD, PER THE FEMAFLOOD INSURANCE RATE MAP, COMMUNITY- PANEL NUMBER 47093C0277G, EFFECTIVE 8/5/2013.
6. SUBJECT PROPERTY IS LOCATED WITHIN THE "RN2" ZONING DISTRICT WITH A PORTION LYING WITHIN THE HILLSIDE PROTECTION AREA. CURRENT BUILDING SETBACKS ARE PER CITY OF KNOXVILLE ZONING.

AREA CALCULATIONS

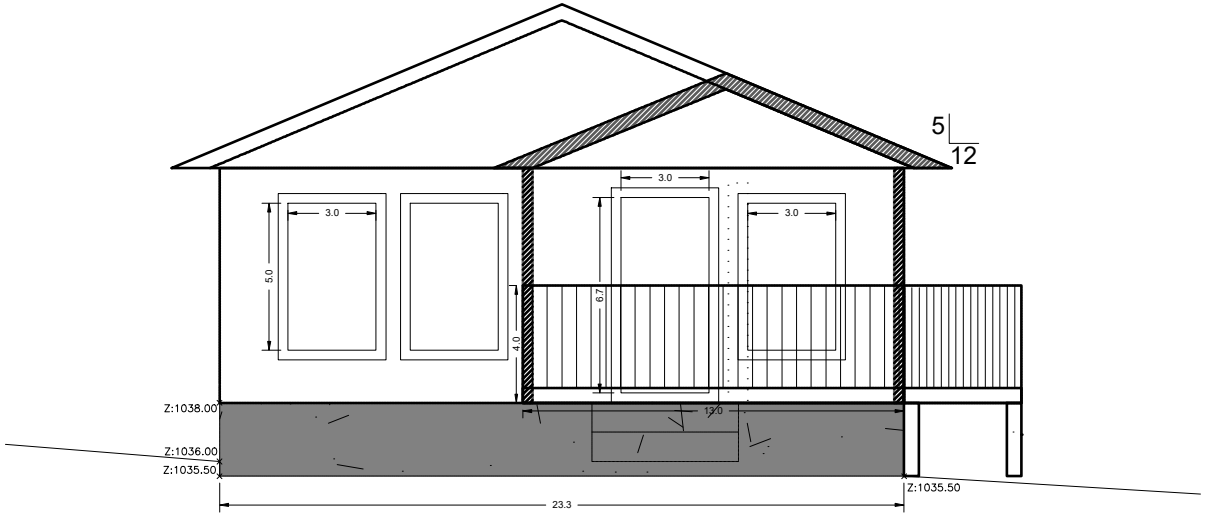
IMPERVIOUS
- LOT TOTAL = 4075 SQFT±
- PROPOSED HOUSE = 1213 SQFT±
- PROPOSED PARKING = 508 SQFT±
- PROPOSED SIDEWALK = 71 SQFT±
- TOTAL IMPERVIOUS COVERAGE = 44%
- HOUSE COVERAGE = 30%

LEGEND

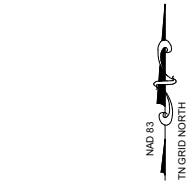
- ○ CALCULATED POINT
- BOUNDARY LINE (NOT SURVEYED)
- ADJOINING PROPERTY LINE (NOT SURVEYED)
- RIGHT OF WAY FROM OTHER SURVEYS

SITE PLAN

DRAWN JTH	DATE 10/16/2026	0 GAP RD
APPROVED	DATE	MAP 081I T 005.00
		KNOXVILLE, TENNESSEE
		MARIETTA ADD. LOT 16
SCALE 1" = 10'	SHEET 1/1	PROJECT NO. JOB #2026-068



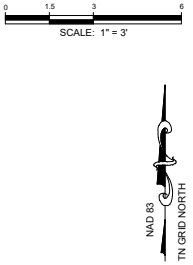
FRONT PROFILE

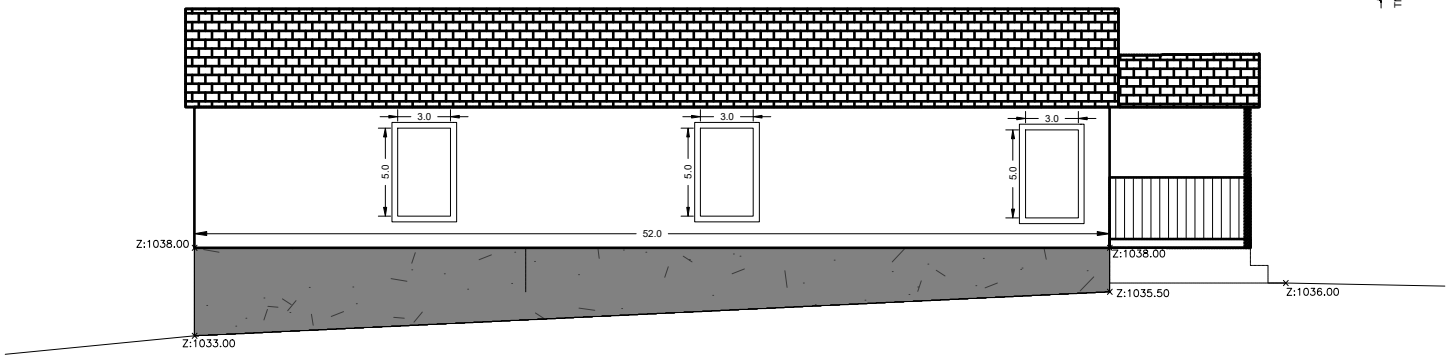




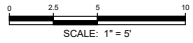
NOTES:

1. THIS IS NOT A GENERAL PROPERTY SURVEY.
2. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
3. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GRID DISTANCES MEASURED IN US SURVEY FEET.
4. THE SUBJECT PROPERTY IS LOCATED IN FLOOD HAZARD ZONE "X" AN AREA OF MINIMAL FLOOD HAZARD, PER THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY- PANEL NUMBER 47093C0277G, EFFECTIVE 8/5/2013.
5. SUBJECT PROPERTY IS LOCATED WITHIN THE "RN2" ZONING DISTRICT WITH A PORTION LYING WITHIN THE HILLSIDE PROTECTION AREA. CURRENT BUILDING SETBACKS ARE PER CITY OF KNOXVILLE ZONING.

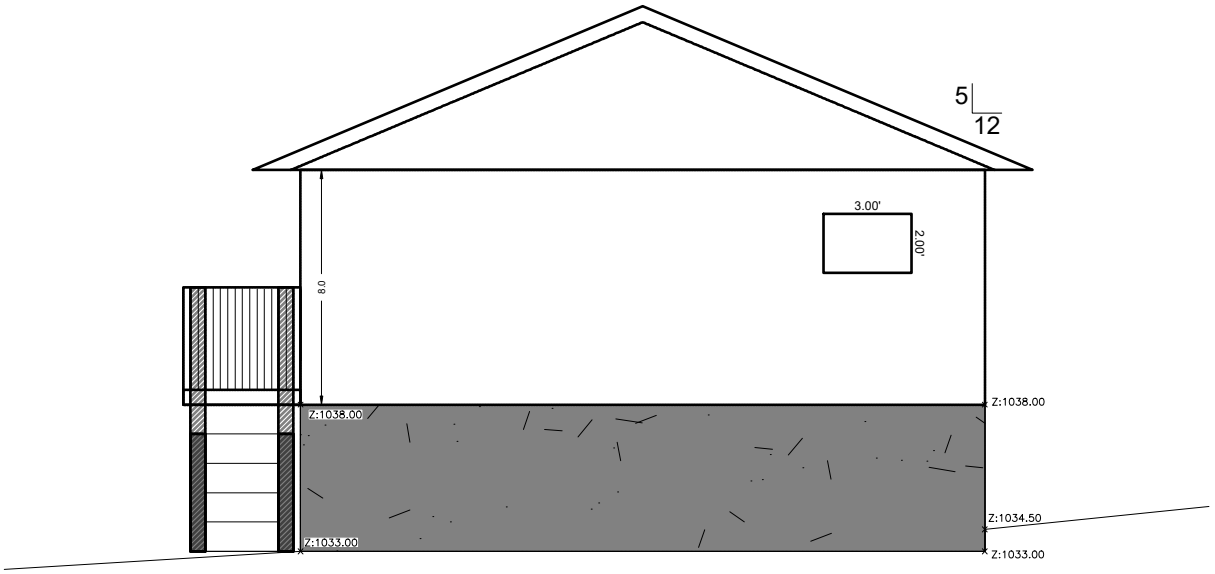




SIDE A PROFILE



ELEVATION EXHIBIT		
DRAWN JTH	DATE 11/03/2026	0 GAP RD MAP 081I T 005.00
APPROVED	DATE	KNOXVILLE, TENNESSEE MARIETTA ADD. LOT 15
SCALE VARIES	SHEET 1/2	PROJECT NO. JOB #2026-068



NAD 83
TN GRID NORTH

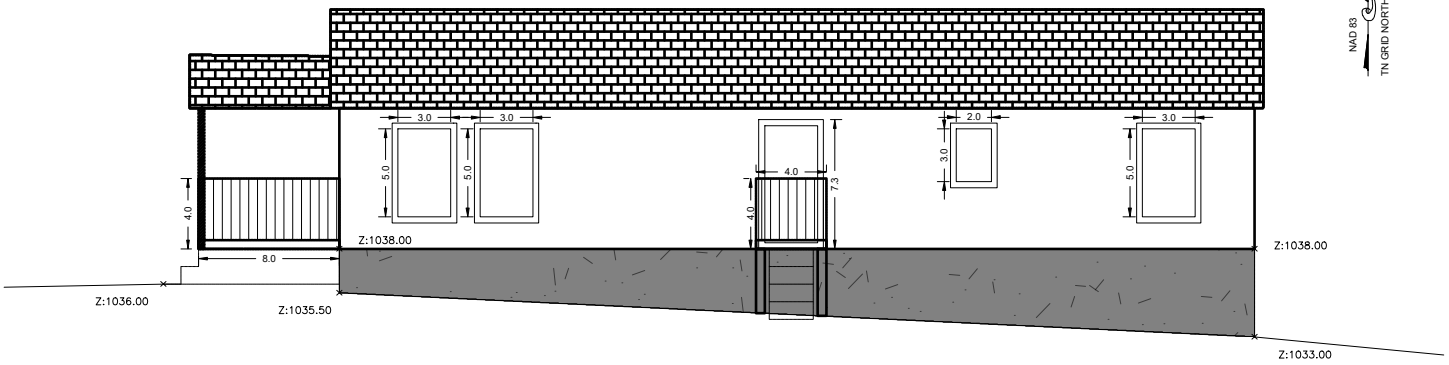


NOTES:

1. THIS IS NOT A GENERAL PROPERTY SURVEY.
2. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
3. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GRID DISTANCES MEASURED IN US SURVEY FEET.
4. THE SUBJECT PROPERTY IS LOCATED IN FLOOD HAZARD ZONE "X" AN AREA OF MINIMAL FLOOD HAZARD, PER THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY- PANEL NUMBER 47093C0277G, EFFECTIVE 8/5/2013.
5. SUBJECT PROPERTY IS LOCATED WITHIN THE "RN2" ZONING DISTRICT WITH A PORTION LYING WITHIN THE HILLSIDE PROTECTION AREA. CURRENT BUILDING SETBACKS ARE PER CITY OF KNOXVILLE ZONING.

REAR PROFILE

0 1.5 3 6
SCALE: 1" = 3'



NAD 83
TN GRID NORTH

SIDE B PROFILE

0 2.5 5 10
SCALE: 1" = 5'

ELEVATION EXHIBIT		
DRAWN JTH	DATE 11/03/2026	0 GAP RD MAP 081I T 005.00
APPROVED	DATE	KNOXVILLE, TENNESSEE MARIETTA ADD. LOT 15
SCALE VARIES	SHEET 2/2	PROJECT NO. JOB #2026-068

LOT 15 – HOUSE B
GAP ROAD DEVELOPMENT

FFE: 1038.00'

FOUNDATION:
Cementitious Stucco
(Smooth Finish)

ACCENT SIDING:
Board-and-Batten

PORCH:
Partial-Width (≈13.0')
(Covers door and one right window)

KEY ELEVATIONS / GRADES

CORNER GRADES (PROPOSED)	
Front Left (FL)	Z:1035.50'
Front Right (FR)	Z:1035.50'
Rear Left (RL)	Z:1033.00'
Rear Right (RR)	Z:1033.00'

Foundation Height (Exposed)

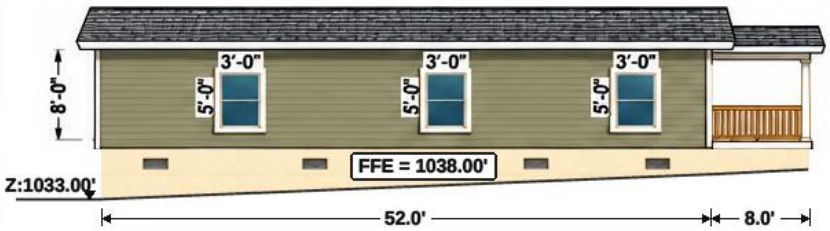
FL: 2.50'	FR: 2.50'
RL: 5.00'	RR: 5.00'



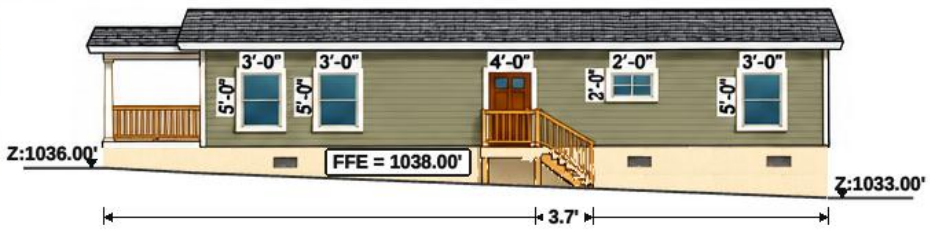
FRONT ELEVATION (LOT 15)



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

LOT 16 – HOUSE A
GAP ROAD DEVELOPMENT

FFE: 1034.00'

FOUNDATION:
Brick Veneer
(Running Bond)

ACCENT SIDING:
Shake

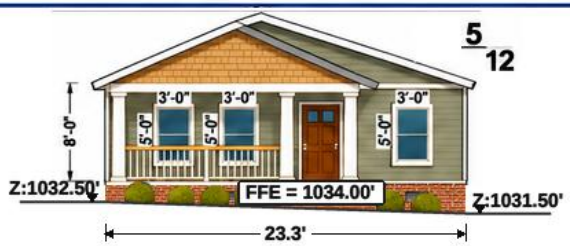
PORCH:
Partial-Width (≈17.5')
(Covers door and two left windows)

KEY ELEVATIONS / GRADES

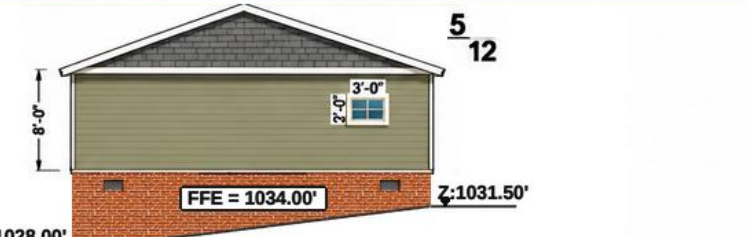
CORNER GRADES (PROPOSED)	
Front Left (FL)	Z:1032.50'
Front Right (FR)	Z:1031.50'
Rear Left (RL)	Z:1031.50'
Rear Right (RR)	Z:1028.00'

Foundation Height (Exposed)

FL: 1.50'	FR: 2.50'
RL: 2.50'	RR: 6.00'



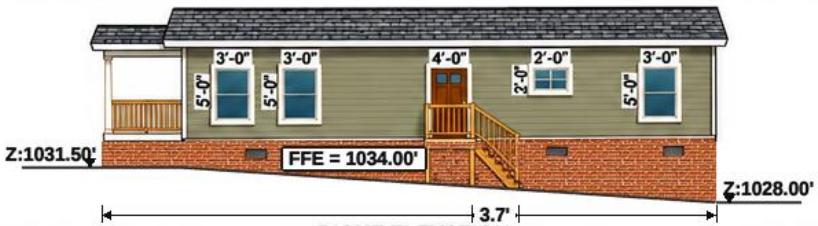
FRONT ELEVATION (LOT 16)



REAR ELEVATION



LEFT ELEVATION



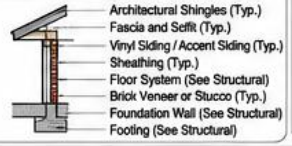
RIGHT ELEVATION

PORCH & TRIM DETAILS



- Porch Columns: 6" x 6" (min.)
- Chamfered (turned) profile
- Chamfered balusters and handrail
- Porch Decking: Treated wood or composite
- Under-porch: Lattice or decking screen

WALL SECTION (TYPICAL)



EXTERIOR MATERIALS



LOT 16 – HOUSE A
Foundation: Brick Veneer
Accent: Shake



LOT 15 – HOUSE B
Foundation: Stucco
Accent: Board-and-Batten

NOTES:

1. Elevations show overall building appearance, window/door locations, foundation, porches, and key dimensions.
2. Window and door sizes are per manufacturer specifications (Typ.).
3. Roof pitch to be 5:12 (Typ.).
4. Foundation heights and grades are based on site plans by Peak to Peak to Visibility, LLC (Gap Road Lots 15 & 16).
5. All dimensions are to outside of finish materials and are approximate. Verify final dimensions with manufacturer and field conditions.

EXTERIOR ELEVATIONS

GAP ROAD DEVELOPMENT
KNOXVILLE, TN

LOTS 15 & 16 | SINGLE FAMILY (3 BR)

SCALE: 1/4" = 1'-0"	DATE: 11/10/2026	SHEET: A201