



**KNOXVILLE HISTORIC ZONING COMMISSION
STAFF REPORT - CERTIFICATE OF APPROPRIATENESS APPLICATION**

PROPERTY ADDRESS: 1201 Clinch Ave 37916
DISTRICT: Ft. Sanders NC-1

FILE NO.: 8-A-15-HZ

MEETING DATE: 8/20/2015

APPLICANT: Benjamin Moorman Benchmark Land Planners and Surveyors (Surveyor)

LEVEL OF WORK: Level II. Construct foundation, front steps, and parking area

PROPERTY DESCRIPTION: Queen Anne (1896)

Two-and-one-half-story w/imbricated diamond/square patterned shingles in gable and on second story. Weatherboard on first story. Steeply-pitched cross-gabled roof. Recessed balcony on front gable w/full-view door, flanking side windows, turned wood balusters and Doric columns. One-over-one windows w/pediments applied at first-level. Two-story cut-away bay on front. One-story wrap-around front and side porch w/ pediment over front entry, tripled Doric posts on brick piers, turned wood balusters. One-light four-panel front door w/sidelights and transom. Painted brick foundation. Irregular plan. (Contributing).

► **DESCRIPTION OF WORK:**

Construct foundation at 1201 Clinch Avenue using original bricks from 1302 White Avenue for front as much as possible and fill with bricks to match in size and texture. Mortar to meet the recommendations of National Park Service Preservation Brief #2. Sides and rear to have a parged block foundation with smooth finish and no design or pattern. Brick mock-up to be provided for MPC staff and owner approval. Finished floor elevation of porch and house to visually align with the adjacent north house. Stairs to be constructed of wood with balustrade to match that of the front porch. Rectangular cut retaining wall stone to be reinstalled at Clinch and coner masonry steps to be repaired. Concrete retaining wall along paved parking area at rear!

► **APPLICABLE DESIGN GUIDELINES:**

Fort Sanders NC-1, adopted by the Knoxville City Council on September 13, 2000.

I. PLACEMENT ON THE LOT --Corner lot development on a traditional-sized lot

F. PARKING

2. Provide parking access off the alley or off a side street.

4. In constructing residential parking, 8.5-foot stall widths and 24 foot wide lane widths may be used for 900 angled parking lots.

7. Surface parking area shall always be to the rear of the building.

COMMENTS:

A retaining wall and parking area is to be constructed to the rear of the house.

STAFF FINDINGS:

1. The proposal for siting the house at 1201 Clinch Ave. site meet the Design Guidelines for lot development.



**KNOXVILLE HISTORIC ZONING COMMISSION
STAFF REPORT - CERTIFICATE OF APPROPRIATENESS APPLICATION**

**PROPERTY ADDRESS: 1201 Clinch Ave 37916
DISTRICT: Ft. Sanders NC-1**

FILE NO.: 8-A-15-HZ

-
2. Matching the height of the porch with that of the adjacent north house is appropriate since it is the only adjacent point of reference in the streetscape.
 3. The proposed parking area, accessed off of a side street and to the rear of the house, meets the Fort Sanders Design Guidelines.
 4. The project engineer has confirmed that the roof peak and the porch height will be close to that of the adjacent north house.

► STAFF RECOMMENDATION:

Approval with conditions that a mock-up of the brick foundation and concrete retaining wall be approved by staff.



KNOXVILLE-KNOX COUNTY HISTORIC ZONING COMMISSION

**APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS**

Date Filed: 6/29/2015

File Number: 8-A-15-HZ

Application Accepted By: Kaye Graybeal

HZC Meeting Date: 8/20/2015

APPLICANT INFORMATION

Name: Benjamin Moorman Benchmark Land Planners and Surveyors
Address: 10308 Hardin Valley Rd Knoxville, TN 37932
Phone: 865-692-4090 **Email:** Bmoorman@benchmark-assoc.com
Relationship to Owner: Surveyor

OWNER INFORMATION

Name: Lansden Carl
Address: Asheville Hwy Knoxville, TN
Phone: 865-414-8492 **Email:** www.lansdenlandmarks.com

LOCATION OF PROPERTY

Address: 1201 Clinch Ave 37916
District: Ft. Sanders NC-1

LEVEL OF WORK

Level II. Construct foundation, front steps, and parking area

DESCRIPTION OF WORK

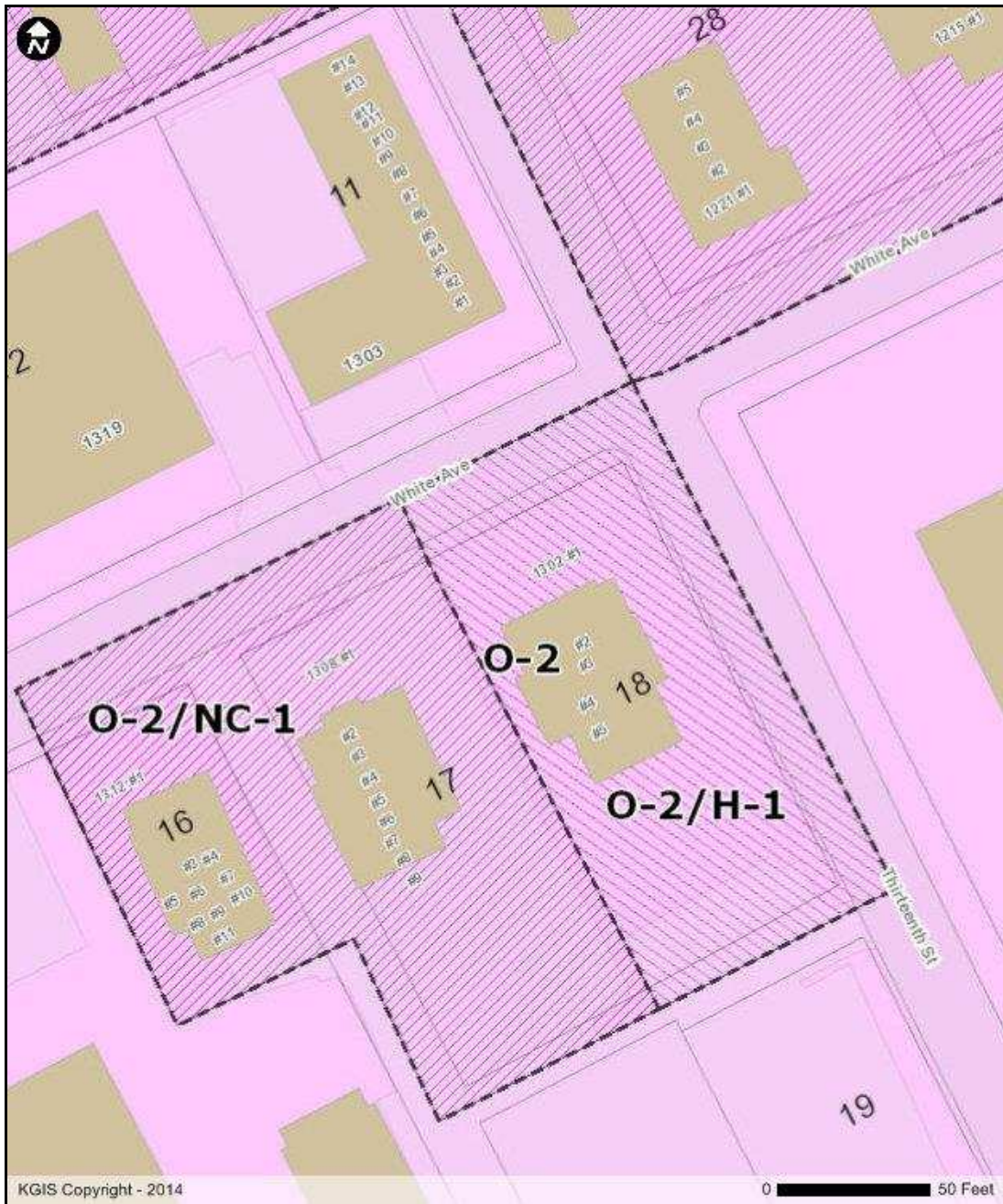
Construct foundation at 1201 Clinch Avenue using original bricks from 1302 White Avenue for front as much as possible and fill with bricks to match in size and texture. Mortar to meet the recommendations of National Park Service Preservation Brief #2. Sides and rear to have a parged block foundation with smooth finish and no design or pattern. Brick mock-up to be provided for MPC staff and owner approval. Finished floor elevation of porch and house to visually align with the adjacent north house. Stairs to be constructed of wood with balustrade to match that of the front porch. Rectangular cut retaining wall stone to be reinstalled at Clinch and coner masonry steps to be repaired. Concrete retaining wall along paved parking area at rear!

SIGNATURE OF APPLICANT _____

Date: _____

Return application to: Knoxville-Knox County Historic Zoning Commission
Suite 403, City-County Building, 400 Main Street
Knoxville, Tennessee 37902

See Part 2 for submittal information requirements. Incomplete submittals will not be accepted.



KGIS Copyright - 2014

0 50 Feet

1312, 1308, 1302 White Avenue

Fort Sanders NC-1
1302 is H-1

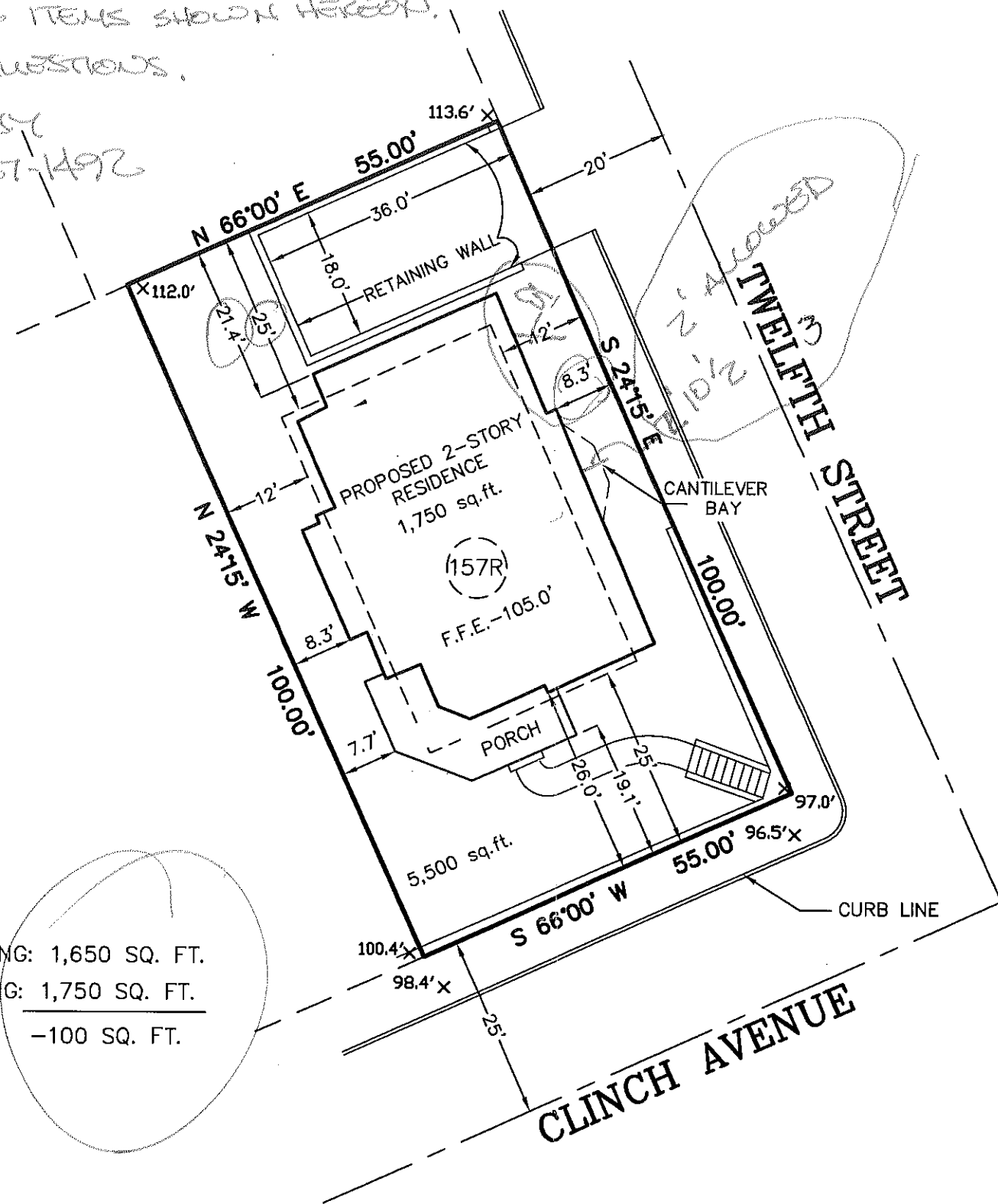
KGIS - 606 Main St - Suite 150 - Knoxville, TN 37902 - www.kgis.org

Printed: 5/22/2014 at 9:43 AM

Disclaimer: KGIS makes no representation or warranty as to the accuracy of this map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

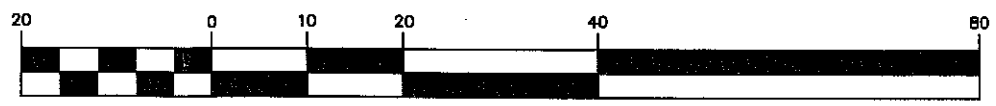
PERMITS WITHOUT
 ITEMS SHOWN HEREON,
 QUESTIONS.

SY
 17-1492



MG: 1,650 SQ. FT.
 G: 1,750 SQ. FT.
 -100 SQ. FT.

GRAPHIC SCALE



(IN FEET)
 1 inch = 20 ft.



1302 White Avenue – July 2009





1302 White Avenue – Front elevation, looking east (July 2015)



1302 White Avenue – East elevation – close-up



1302 White Avenue – East elevation showing removed addition



1302 White Avenue – South elevation (rear) showing removed addition



1302 White Avenue – West elevation



1302 White Avenue – West side gable, close-up



1302 White Avenue- East side looking south, showing removed addition



1302 White Avenue – Front July 2015



1302 White Avenue – East elevation showing removed addition



1302 White Avenue – South elevation (rear) showing removed addition



1302 White Avenue – West elevation



1302 White Avenue – West side gable, close-up



1302 White Avenue- East side looking south, showing removed addition



1200 block of Clinch streetscape looking west



1201 Clinch Avenue looking north up 12th Ave.



1201 Clinch Ave. to the adjacent east of 1205 Clinch Ave.



1201 Clinch - Rear



1201 Clinch – Close-up of front porch



I. PLACEMENT ON THE LOT

Fort Sanders lots are narrow and deep. Fifty feet by 140 feet dimensions are typical. The relationship to the street is critical in maintaining a pedestrian scale in the neighborhood. On most streets, the original setbacks were from 20 to 25 feet away from the sidewalk, less than 10 feet away from side lot lines and, in the cases of corner lots, often less than 10 feet away from the side street. Such distances were taken into account in preparing these guidelines.

Traditional Lot Development

These provisions would typically apply to infill development, including one-to four-unit housing, small office, or commercial buildings on 'traditional'-size lots (defined as generally 50 feet in width).

1. The front yard set back should be the same distance as the majority of pre-1940 houses on the block.
2. With parking under the structure, the minimum rear yard setback is 15 feet.
3. Porches should extend 8 to 10 feet into the front yard setback. Steps needed to reach the front of a porch may also extend into the front yard.
4. Bays, composing up to 50% of the side facade, should extend 5 feet into side yard setback on corner lots.*
5. Bays, composing up to 60% of the front façade, should extend up to 8 feet beyond the predominant portion of the structure or alternatively a porch should extend along the front facade.*
6. Site distances should be considered when designing new buildings near intersections. Porches, bays and steps on corner buildings may have to be stepped back to provide adequate visibility.
7. Side street houses are permitted on lots of at least 5,000 square feet (lot coverage maximum of 60%).
8. Garages or garage apartments should be located at least 10 feet from the alley, to provide proper turning radius for the automobile.

*NOTE: This is a recognized exception to Article 5, Section 6B of the Knoxville Zoning Ordinance.

An Example of Corner Lot Development on a Traditional Size Lot



1. Setback established in line with other houses on the street
2. Bay extends beyond front yard setback
3. Porches create rhythm along the street

4. Bays add extra dimension and visual appeal on side street
5. Underground parking provides a means to fit the structures on the property

6. Dormers, gables and hipped roofs complement historic features
7. Foundation height is consistent
8. Yard trees add to the pleasant street scene



1302 White to 1201 Clinch - View of site from 12th St.



F. PARKING

When cars first became available, parking was typically on-street or off the alley, providing a pedestrian orientation to the neighborhood.

1. In new building construction, the front yard space shall not be used for parking. Do not break up curbs or sidewalks to provide street access.
2. Provide parking access off the alley or off a side street.
3. Plant one native shade tree for every 50 feet of lot width, adjacent to or as islands within the parking area. An oak or maple are examples of native shade trees. The minimum space for a tree planting area is 7' x 7'; open space, composed of grass or other natural ground cover, should be at least three times the space devoted to tree planting areas within the parking lot.
4. In constructing residential parking, 8.5-foot stall widths and 24 foot wide lane widths may be used for 90° angled parking lots.
5. On-street parking may be counted in fulfilling the off-street parking requirements, provided a parking permit program is created.
6. By providing parking under the structure, the required lot area may be reduced 200 square feet for each interior parking space. This is an existing zoning provision.
7. Surface parking area shall always be to the rear of the building.
8. Primary or secondary entrances to the building from parking areas are allowable.