



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

**PROPERTY ADDRESS:** 2100 Fairmont Blvd 37917  
**DISTRICT:** Fairmont-Emoriland NC-1

**FILE NO.:** 12-D-15-HZ

---

**MEETING DATE:** 12/17/2015  
**APPLICANT:** Don W. Horton (owner)  
**LEVEL OF WORK:** Level II. Construction of addition or outbuilding

---

**PROPERTY DESCRIPTION:** Colonial Revival (1931)

Two-story frame with weatherboard wall covering. Side-gableroof with French tile roof covering. Six-over-six double-hung wood windows. One-story gabled portico at front entry. Interior central brick chimney. Brick foundation.

---

► **DESCRIPTION OF WORK:**

- 1) Construct a 15'-6"x15'-8" frame carport addition on the front of an existing frame garage with a trellis-like structure and a translucent canopy covering.
  - 2) Construct a 5'x12' frame shed addition with clapboard siding and sliding doors on the north side of the garage.
- 

► **APPLICABLE DESIGN GUIDELINES:**

Fairmont Park Neighborhood Conservation District Design Guidelines, adopted by the Knoxville City Council 2002.

A. New Development and Additions

9. Accessory buildings should be located at least fifteen feet to the rear of the front facade line.

D. Access and Parking

1. The carports or doors of attached garages should not face Emoriland or Fairmont Boulevards.
  3. Detached garages shall be located behind and to the side of the existing house.
- 

**COMMENTS:**

**STAFF FINDINGS:**

- 1) The garage is of later construction than the associated house and is not listed as contributing.

The proposed carport and shed-roof additions to the garage are consistent with the design guidelines in the following ways:

- 2) The carport is located at least fifteen feet to the rear (and to the side) of the front facade of the house.
- 3) The carport does not face Emoriland or Fairmont Boulevards.
- 4) The design of the addition and carport are not incompatible with the character of the garage or the house.

► **STAFF RECOMMENDATION:**

Staff recommends approval of the proposal.

---

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS  
KNOXVILLE/KNOX COUNTY HISTORIC ZONING COMMISSION**

Please print all information:

1. NAME OF APPLICANT: DON HORTON

Address: 2100 FAIRMONT BLD

Telephone: 865-607-7040 E-mail address: don@horton-bec.com

Relationship to Owner: SAME

2. NAME OF OWNER: same as above

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ E-mail address: \_\_\_\_\_

3. LOCATION OF PROPERTY:

Address: 2100 FAIRMONT BLD Tax ID/Lot/Parcel No: 069LF006/139/6

4. LEVEL OF WORK (circle Level)

Level I Routine repair, replacement of non-original materials in-kind; removal of artificial siding or late additions; installation of gutters, storm windows/doors, screen doors, satellite dishes, or signage; demolition of a noncontributing structure; renewal of COA


**Level II** Major replacement of materials or architectural elements; construction of addition or outbuilding

Level III Construction of a new primary building; subdivision of individually designated property

Level IV Demolition or relocation of a contributing structure

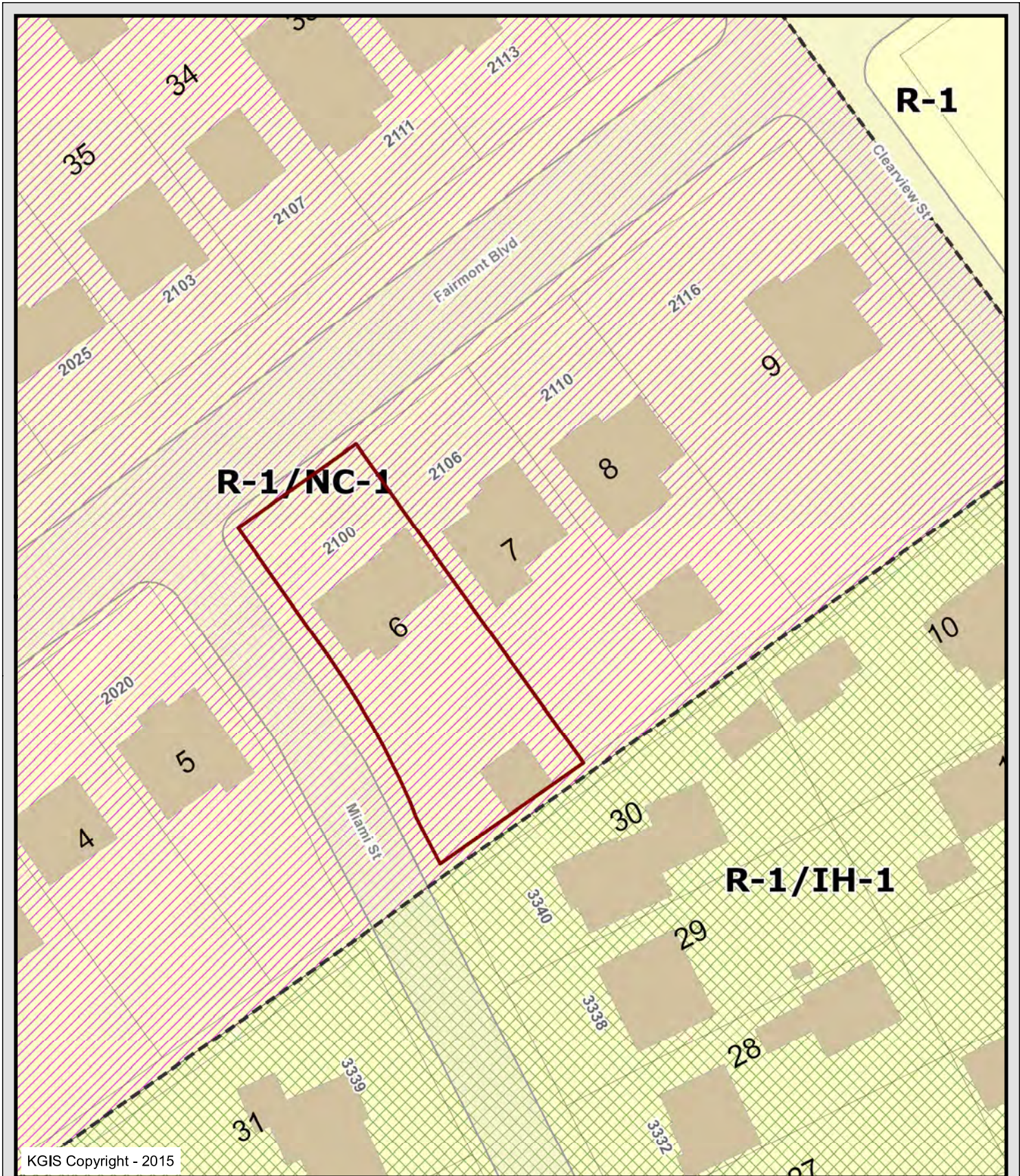
5. DESCRIPTION OF WORK: (See Part 2 of this application for additional information that is required for submittal with the application. (A copy of all information which is submitted with an application must be retained by the Knoxville/Knox County Historic Zoning Commission.)

Construction of carport canopy addition to existing detached garage and addition of gardening shed.

6. SIGNATURE OF APPLICANT:  Date: 11/16/15

Return application to: MPC, Knoxville/Knox County Historic Zoning Commission, Suite 403, City/County Building, 400 Main Street, Knoxville, Tennessee 37902 or Fax: 865-215-2068. **Incomplete applications will not be accepted.**

FOR STAFF USE ONLY			
Date Received	Approved	Disapproved	Approved As Modified
Date Acted On			



KGIS Copyright - 2015

2100 Fairmont Blvd.  
Fairmont-Emoriland NC-1 Overlay

Knoxville - Knox County - KUB Geographic Information System

Printed: 12/8/2015 at 12:47:18 PM

0 25 50 100  
ft

KGIS makes no representation or warranty as to the accuracy of his 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.



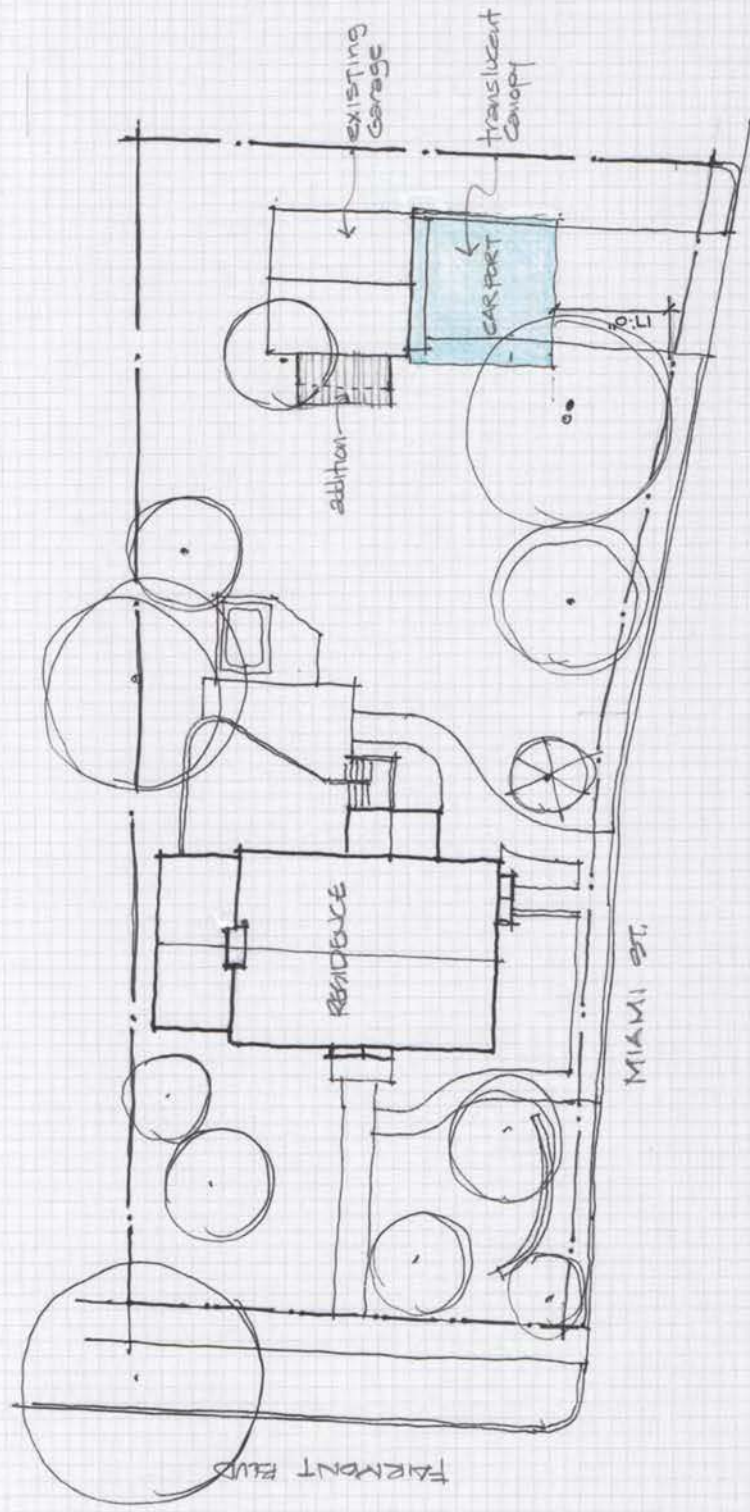
2100 Fairmont - View of existing garage from back yard



2100 Fairmont - View from the intersection of Miami Street with Fairmont Blvd.



2100 Fairmont - View from Miami Street looking toward back of house

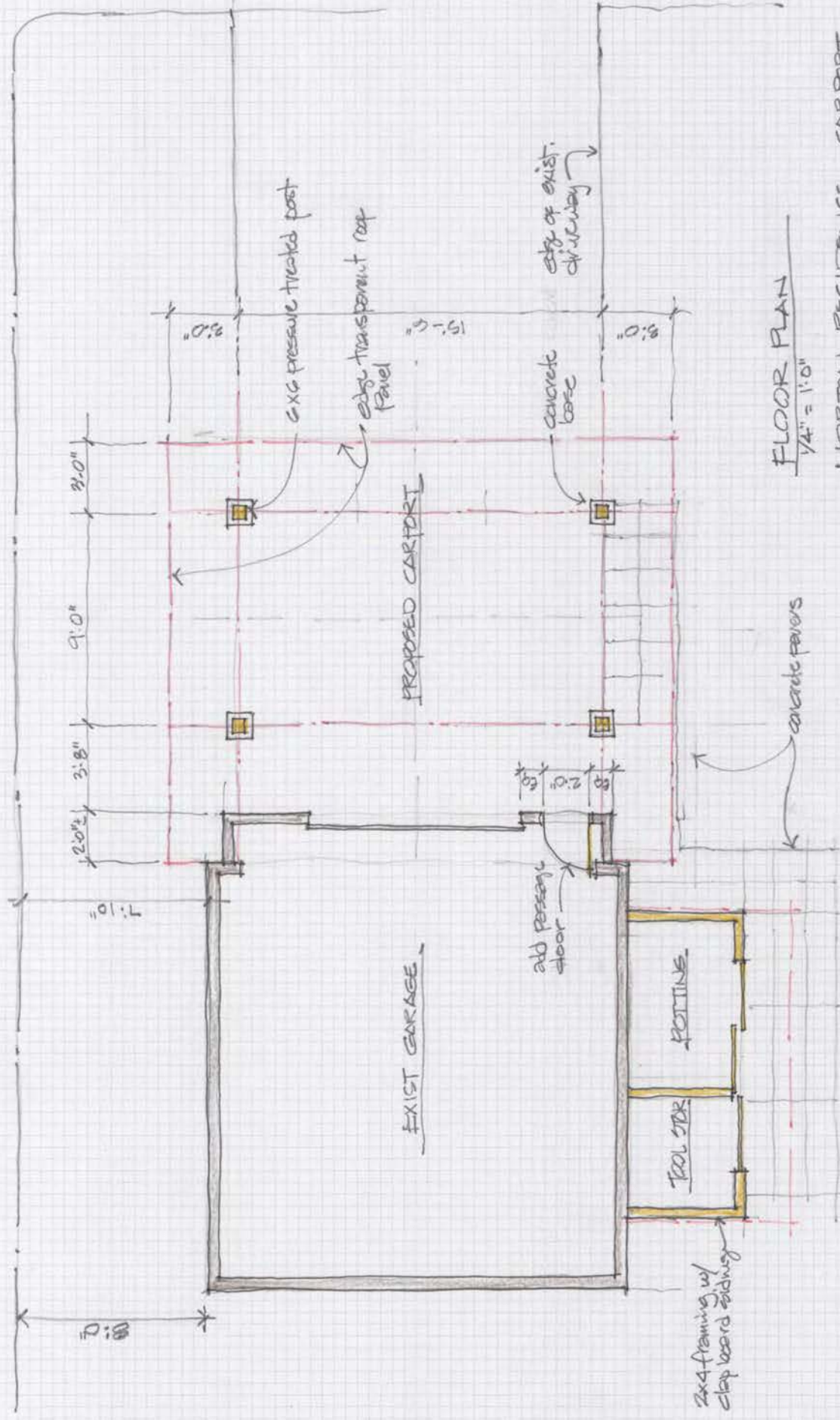


SITE PLAN  
1/16" = 1'-0"

HORTON RESIDENCE CARPORT  
2100 FAIRMONT BLVD  
KNOXVILLE, TN. 37917

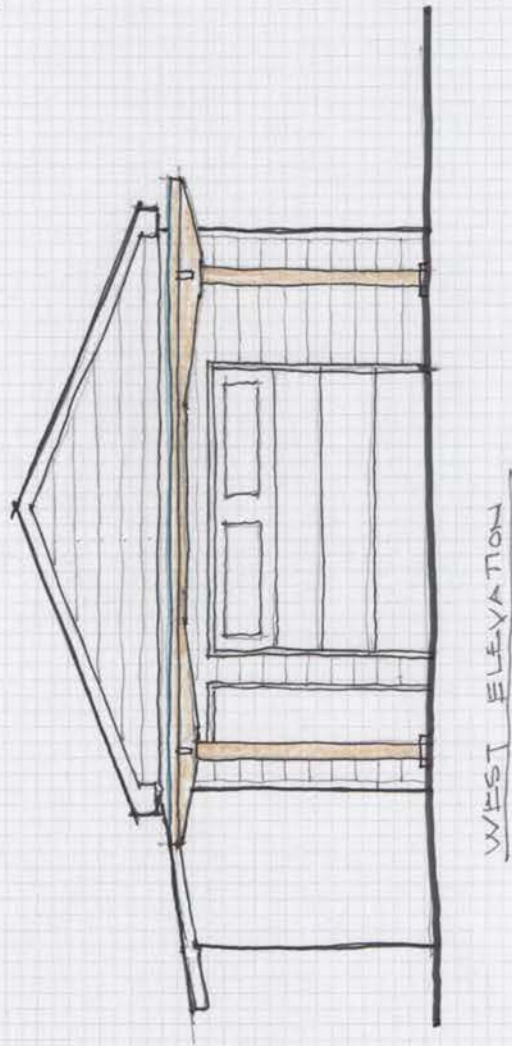
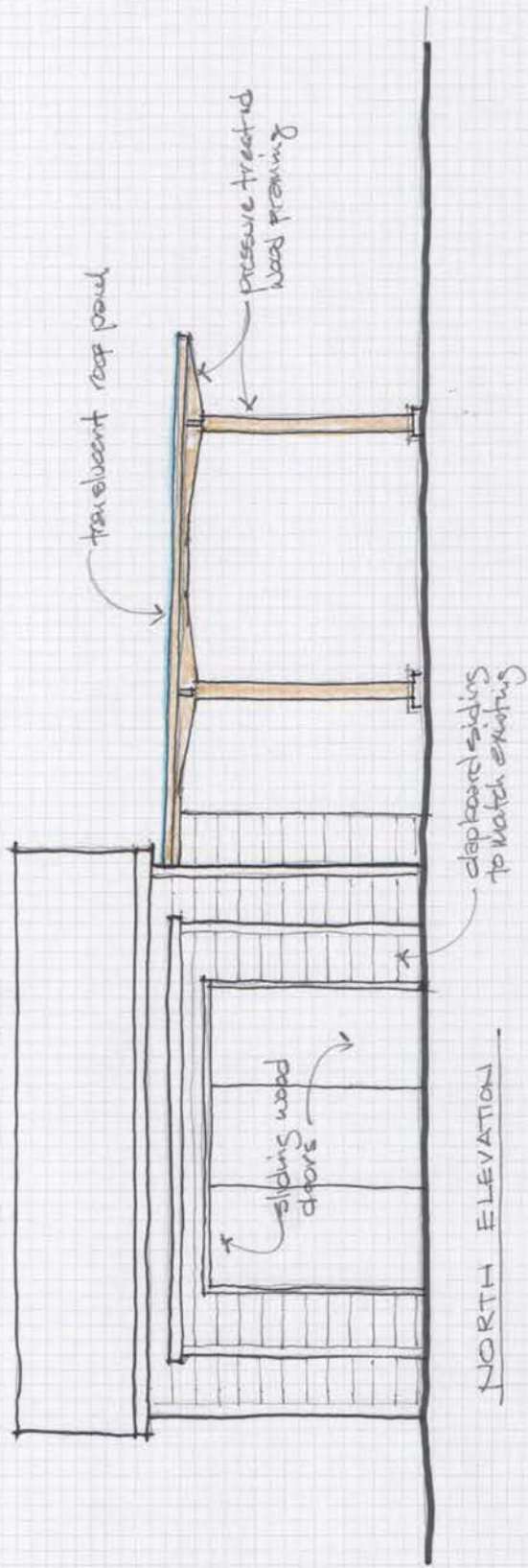
11/15/15

1



FLOOR PLAN  
1/4" = 1'-0"

HORTON RESIDENCE CARPORT  
2100 FAIRMONT BLDG  
KNOXVILLE, TN 37917  
1/19/15



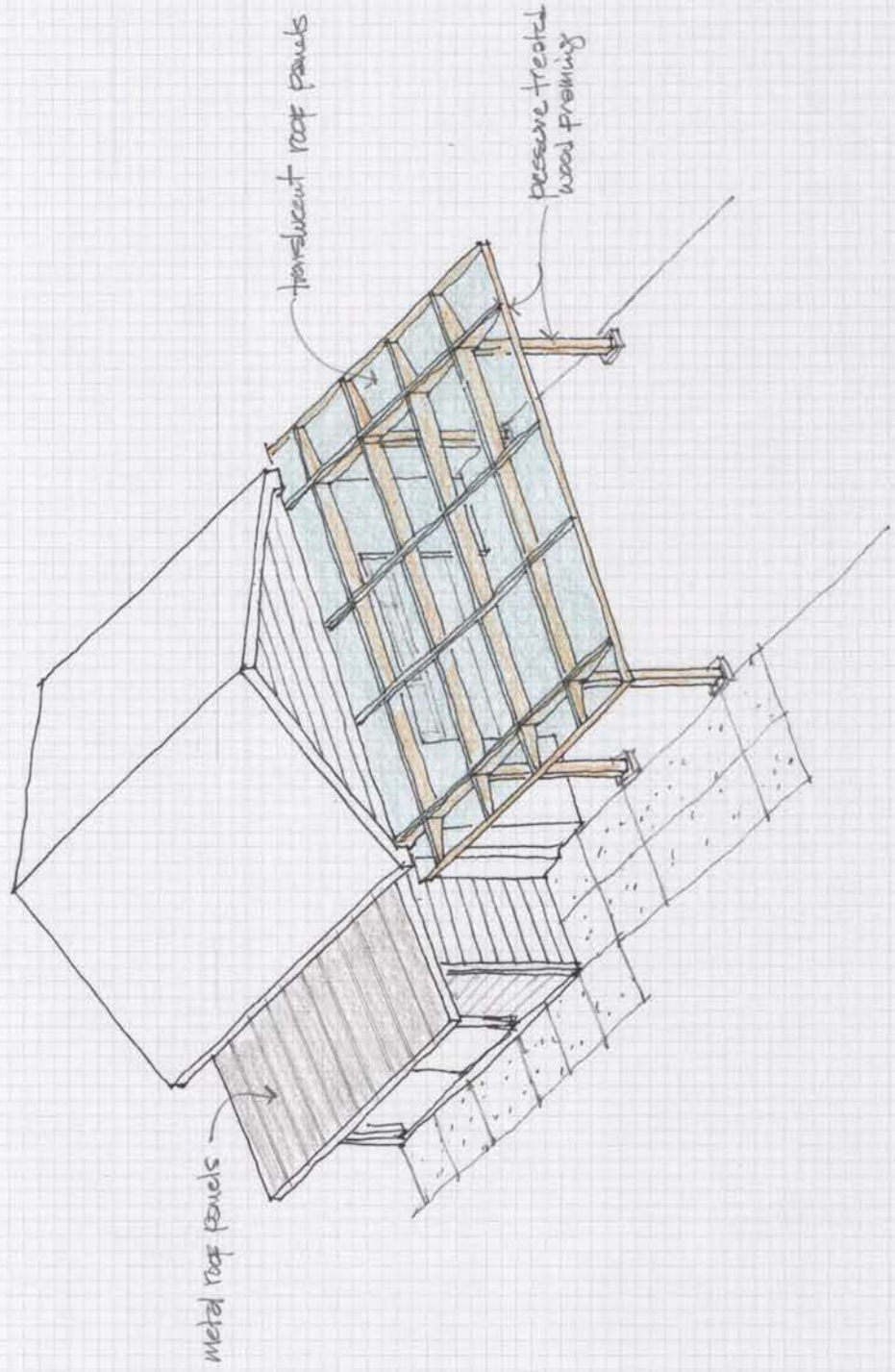
ELEVATIONS

1/4" = 1'-0"

HORTON RESIDENCE GARPORT  
 2100 FAIRMONT BLVD  
 KNOXVILLE, TN

11/15/15





PERSPECTIVE VIEW

HORTON RESIDENCE GARPORT  
2100 FAIRWIND BLVD  
KNOXVILLE, TN 37917

11/19/16

4