



**KNOX COUNTY HISTORIC ZONING COMMISSION
STAFF REPORT - CERTIFICATE OF APPROPRIATENESS APPLICATION**

PROPERTY ADDRESS: 10913 Gilian Ln
DISTRICT: Concord HZ

FILE NO.: 3-G-16-HZ

MEETING DATE: 3/17/2016
APPLICANT: Matthew Sturgill (contractor)
LEVEL OF WORK: Level III. Construction of new primary building

PROPERTY DESCRIPTION: vacant lot
HZ Overlay buffer area

► DESCRIPTION OF WORK:

Construct contemporary one-story frame house on vacant lot in historic district transition area. Overall dimensions are 44 feet wide x 56 feet deep. Finished area is 1915 sq.ft. including the 484 sq.ft. garage. The low hipped roof has a smaller front gable and a larger front gable over the projecting garage to the right of the front elevation. The house is to proposed to have brick facing on the front elevation and vinyl siding on the remaining elevations. Vinyl shakes are proposed for the front gable. Projecting front gabled garage on the east side. The double-hung windows on the side elevations are to have shutters. Additionally, there is a request to demolish early wellhouse on the property.

► APPLICABLE DESIGN GUIDELINES:

Village of Concord Design Guidelines, adopted by the Knox County Commission on October 22, 2001.
INFILL AND NEW DEVELOPMENT: RESIDENTIAL BUILDINGS - RECOMMENDATIONS:

1. Maintain the facade lines of streetscapes. Never violate the existing setback pattern by placing new buildings in front of or behind the historic setback line, or at odd angles.
2. Relate the size and proportions of new structures to the scale of adjacent buildings.
3. Break up boxlike forms into smaller masses like historic buildings. New buildings should be designed with a mix of door and window elements in the facade mimicking nearby historic houses.
4. Relate the vertical, horizontal or non-directional facade character of new buildings to the directional alignment of nearby buildings.
A new building should reinforce the horizontal and vertical connection between historic houses present on the street.
5. Relate the roof forms of the new buildings to those found in the area, duplicating existing roof shapes and pitches.
6. New buildings shall equal the average height of existing adjacent buildings.
7. New housing shall be built with raised foundations or designed to suggest that there is a raised foundation equal in height to that of adjacent buildings.
8. In new buildings, the height of roofs and eaves, stories, windows and doors shall mimic adjacent
9. The materials used for new buildings shall be consistent with existing historic building materials along the street.
10. Front elevations shall have a strong sense of entry.
11. The styles and details of historic architecture should not be reproduced.



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COMMENTS:

The Old Concord Residents Association (OCRA) had a Board meeting on Monday, March 7 2016 and has an alternative proposal for the owner to consider for the site. An OCRA will present the proposal at the March 17th HZC meeting.

STAFF FINDINGS:

- 1) The Rollins Place subdivision was included in the HZ Overlay based on concerns that a buffer area was needed adjacent to the historic district so that future street construction and design would be compatible.
- 2) The buffer area was also added so that new construction would remain residential in appearance and would not overwhelm nearby structures within the historic district.
- 3) The proposed new construction is similar to other more recent construction at 10915 and 10925 Gilian Ln constructed in 1995.
- 4) The proposed new construction appears to meet the guidelines given that it is compatible with the other contemporary houses in the subdivision. The proposed design does not allude to an historic house; however, there is only one nearby historic house, which faces more eastwardly away from the building site towards the Olive Street streetscape.
- 5) The c. 1914 Queen Anne cottage at the edge of the historic area at 10907 Gilian Lane is the only nearby historic house. A fake historic house at 10913 would detract from 10907 Gilian Lane and would appear out of place with the nearby more recently constructed houses at 10915 and 10925 Gilian Ln constructed in 1995.
- 6) The houses shown on the map across Gilian from the proposed site face 3rd Avenue and their lots are thru-lots, so the new house would face the back of these two houses.
- 7) The right or east side elevation has a large percentage of blank wall which could be mitigated by adding another window.
- 8) The frame wellhouse on the property is early, and Old Concord Residents Association would like to preserve it.

► **STAFF RECOMMENDATION:**

Approval of new residential construction with the condition that 1) another window be added to the "right" or east side elevation, and 2) that any synthetic siding be smooth and without the faux wood grain because it does not adequately replicate real wood, and 3) that the applicant /owner work with the Old Concord Residents Association to allow them to relocate, renovate or screen the wellhouse structure.



KNOXVILLE-KNOX COUNTY HISTORIC ZONING COMMISSION

**APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS**

Date Filed: 2/26/2016

File Number: 2-G-16-HZ

Application Accepted By: Kaye Graybeal

HZC Meeting Date: 3/17/2016

APPLICANT INFORMATION

Name: Matthew Sturgill
Address: 11307 Turkey Creek Rd Knoxville, TN 37934
Phone: 865-300-4383 Email: msturgill@sturgillbuilders.com
Relationship to Owner: contractor

OWNER INFORMATION

Name: Elizabeth H. Sturgill
Address: 11307 Turkey Creek Rd Knoxville, TN 37934
Phone: 865-300-4383 Email: msturgill@sturgillbuilders.com

LOCATION OF PROPERTY

Address: 10913 Gillian Ln
District: Village of Concord HZ

LEVEL OF WORK

Level III. Construction of new primary building

DESCRIPTION OF WORK

Construct contemporary house in buffer area.

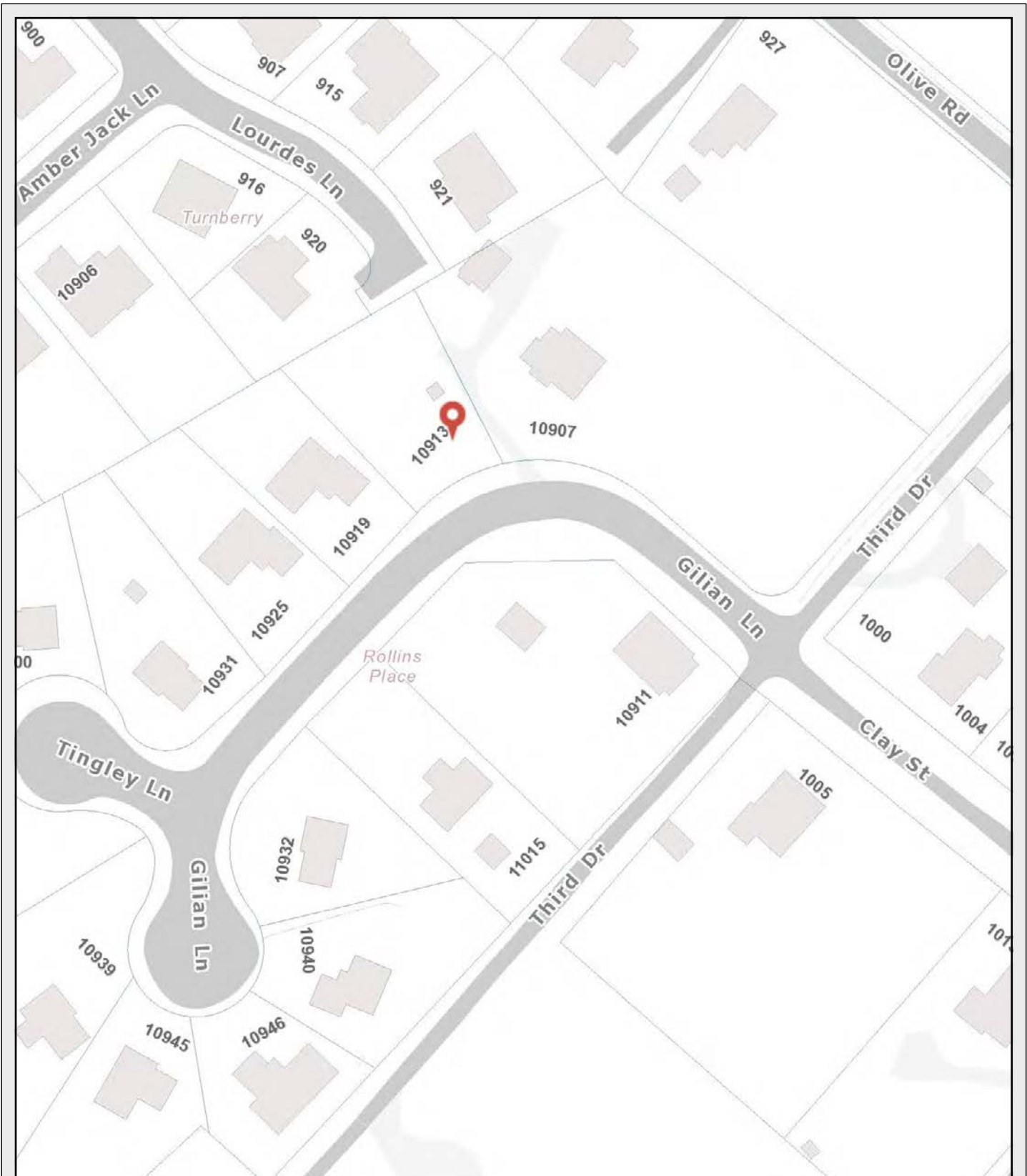
SIGNATURE OF APPLICANT

Date: 26 Feb 16

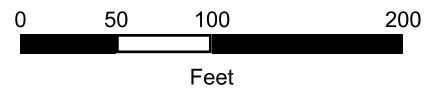
Return application to:

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.



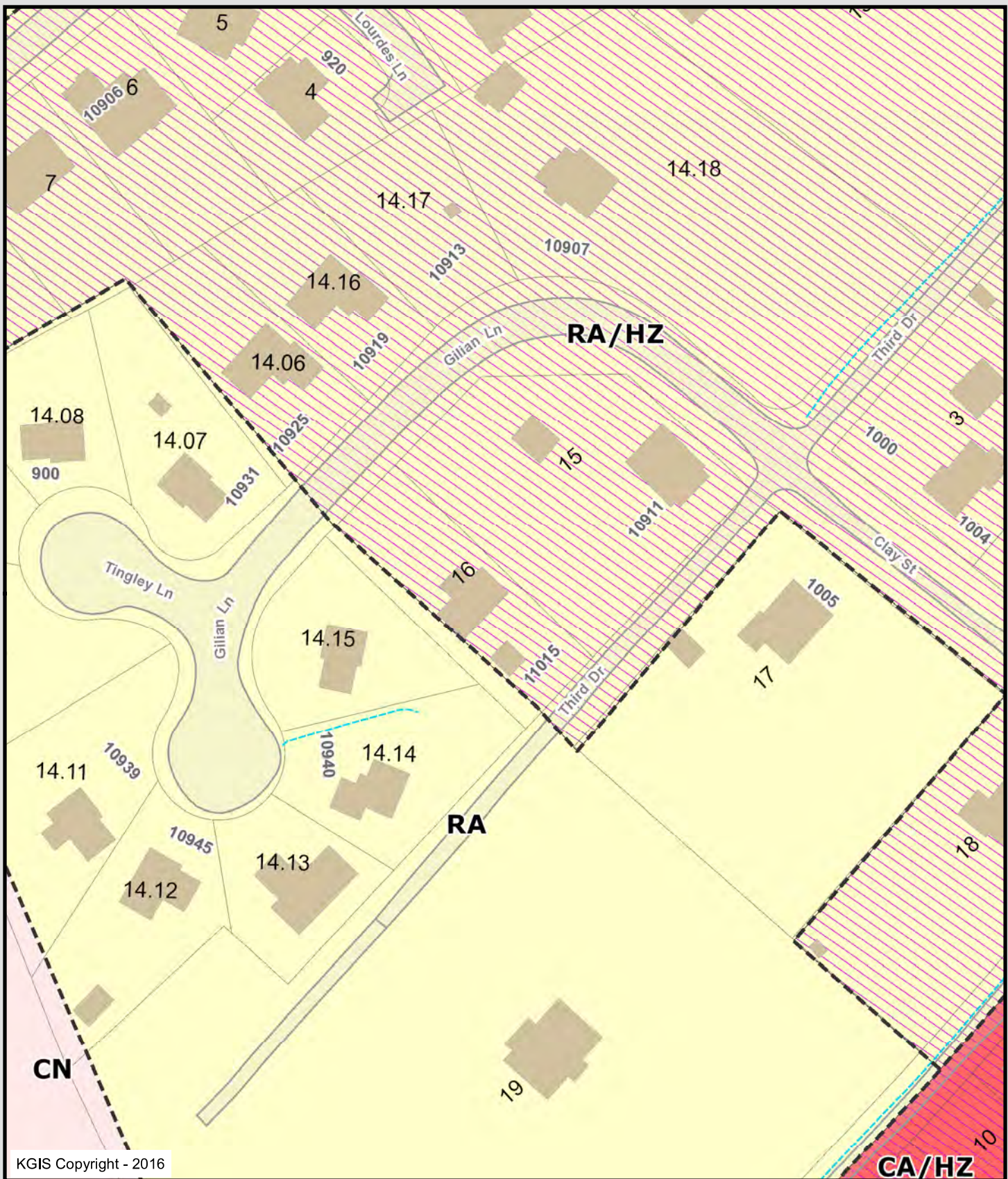
10913 Gilian Lane



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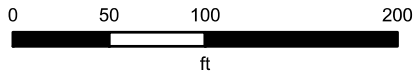


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10913 Gilian Lane
HZ District Overlay



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Knoxville - Knox County - KUB Geographic Information System

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10913 Gilian (VACANT LOT)



03/06/2014

10913 Gilian arial showing broader context



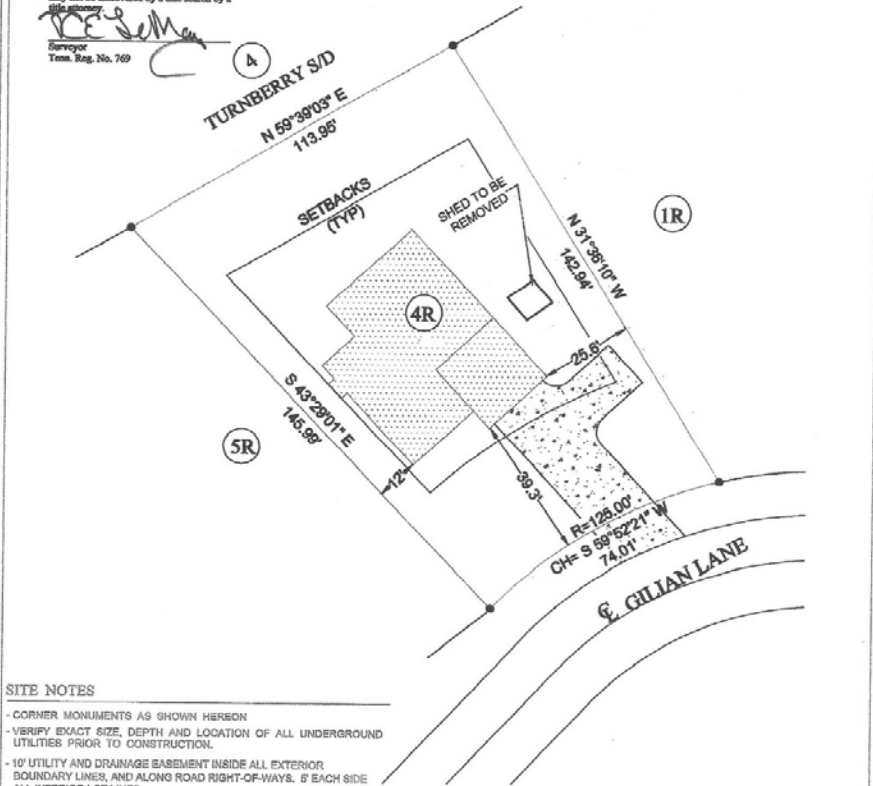
03/06/2014



I hereby certify that the survey shown hereon is a category 1 survey and that the ratio of precision of the unadjusted survey is not less than 1:10,000 as shown hereon. No title opinion was furnished to this surveyor and easements shown and or not apparent in the field may or may not be discovered by a title search by a title company.

Surveyor
Tenn. Reg. No. 769

INSTRUMENT #2013000007890
PLAT NORTH



SITE NOTES

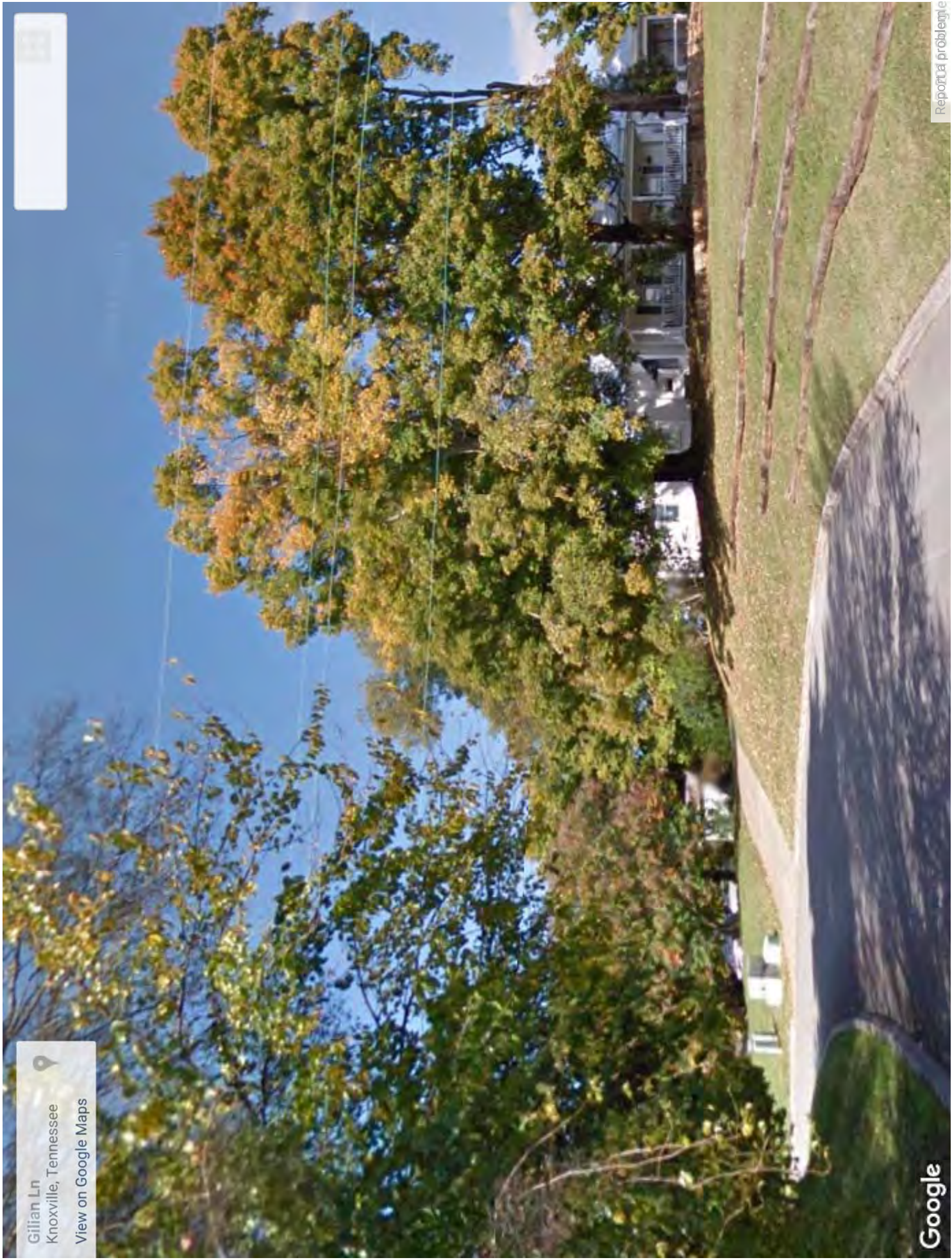
- CORNER MONUMENTS AS SHOWN HEREON
- VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- 10' UTILITY AND DRAINAGE EASEMENT INSIDE ALL EXTERIOR BOUNDARY LINES, AND ALONG ROAD RIGHT-OF-WAYS. 5' EACH SIDE ALL INTERIOR LOT LINES.
- DEED REFERENCE: INSTRUMENT # 20070217-0023785
- TAX MAP REFERENCE: **153 BB 01417**
- TOTAL AREA: 6077.874 Sq.Ft.
- NO CERTIFICATION IS MADE REGARDING ZONING CONFORMANCE.
- ALL STRUCTURES, UTILITIES AND/OR EASEMENTS THAT MAY EXIST ON OR CROSSING SURVEYED PROPERTY, NOT SHOWN THIS SURVEY.
- SURVEYED PROPERTY IS SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS, RIGHT-OF-WAYS, & RESTRICTIONS OF RECORD OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS, NOT SHOWN BY PUBLIC RECORDS.

OWNER
ELIZABETH H. STURGILL
11307 TURKEY CREEK ROAD
KNOXVILLE, TENNESSEE 37934
PH: 865-300-4383

LeMAY & ASSOCIATES CONSULTING ENGINEERS 10816 KINGSTON PIKE KNOXVILLE, TN. 37934 PH: 865-671-0183	PLOT PLAN:	DATE: 02-15-2015
	LOT 4R	SCALE: 1" = 30'
	ROLLINS PLACE	DWG. NO. 5542
	DISTRICT 6 • KNOX COUNTY • TENNESSEE ADDRESS: 10913 GILLIAN LANE PARCEL ID: 153BB01417	DRAWN BY: RELjr.

10913 Gilian Lane – Site plan

Gillian Ln
Knoxville, Tennessee
[View on Google Maps](#)



Google

Report a problem

10913 Gillian Lane - Approaching from the SE

Gillian Ln
Knoxville, Tennessee
[View on Google Maps](#)

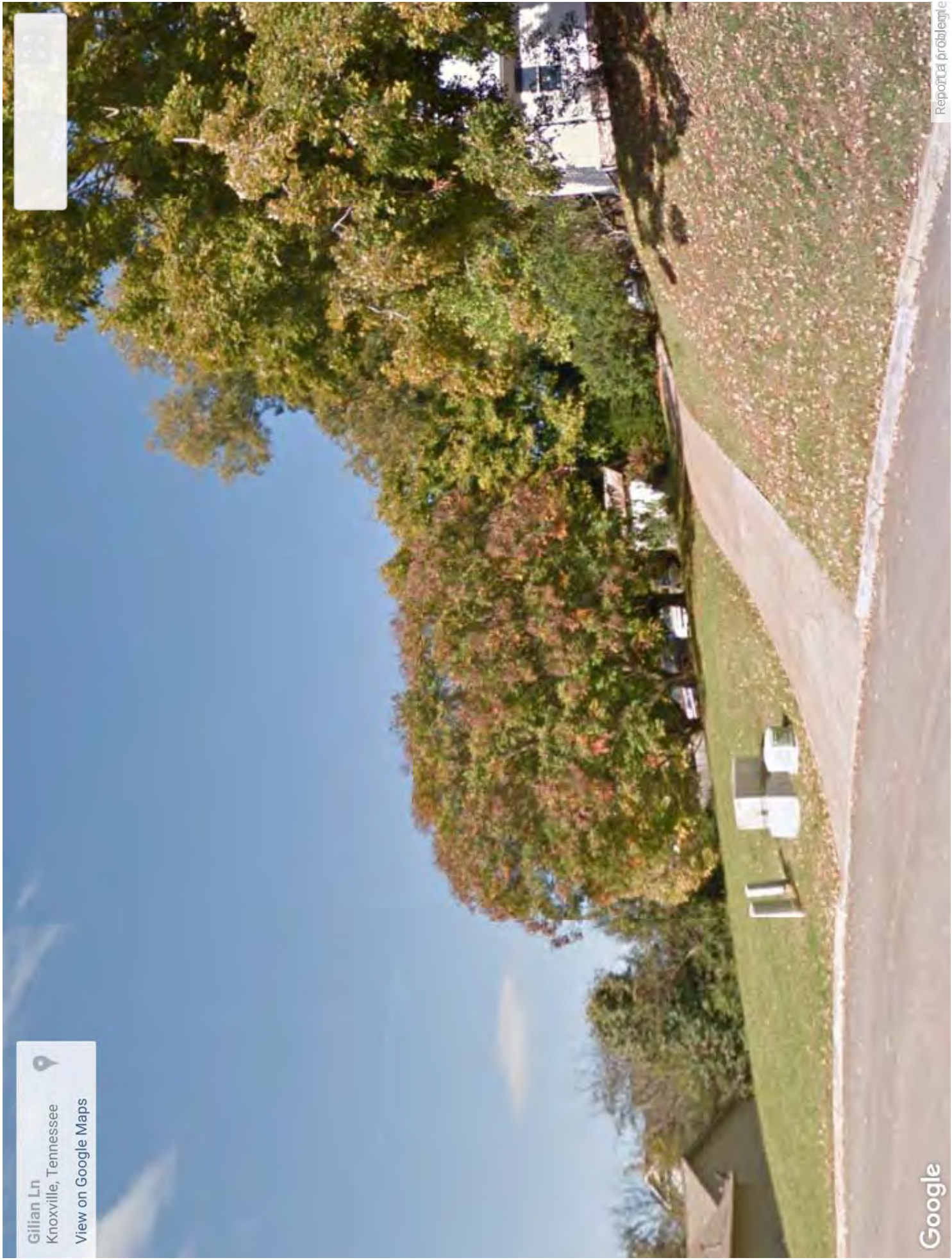


Google

Report a problem

10913 Gillian Lane - Site looking NW

Gillian Ln
Knoxville, Tennessee
[View on Google Maps](#)



Google

Report a problem

10913 Gillian Lane - Site looking NW

Gillian Ln
Knoxville, Tennessee
[View on Google Maps](#)



Google

Report a problem

10913 Gillian Lane - Site looking NW 3

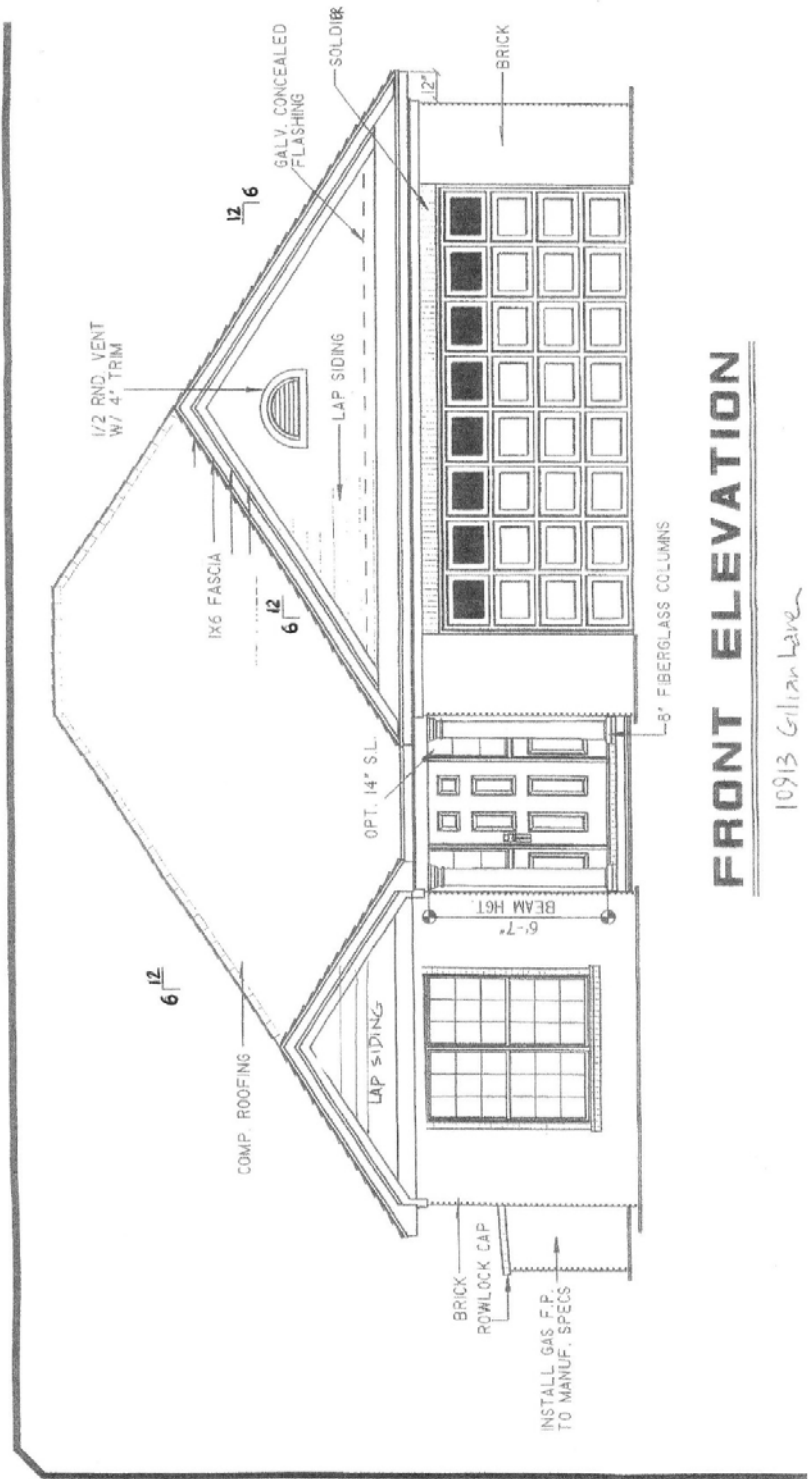
Gillian Ln
Knoxville, Tennessee
[View on Google Maps](#)



Google

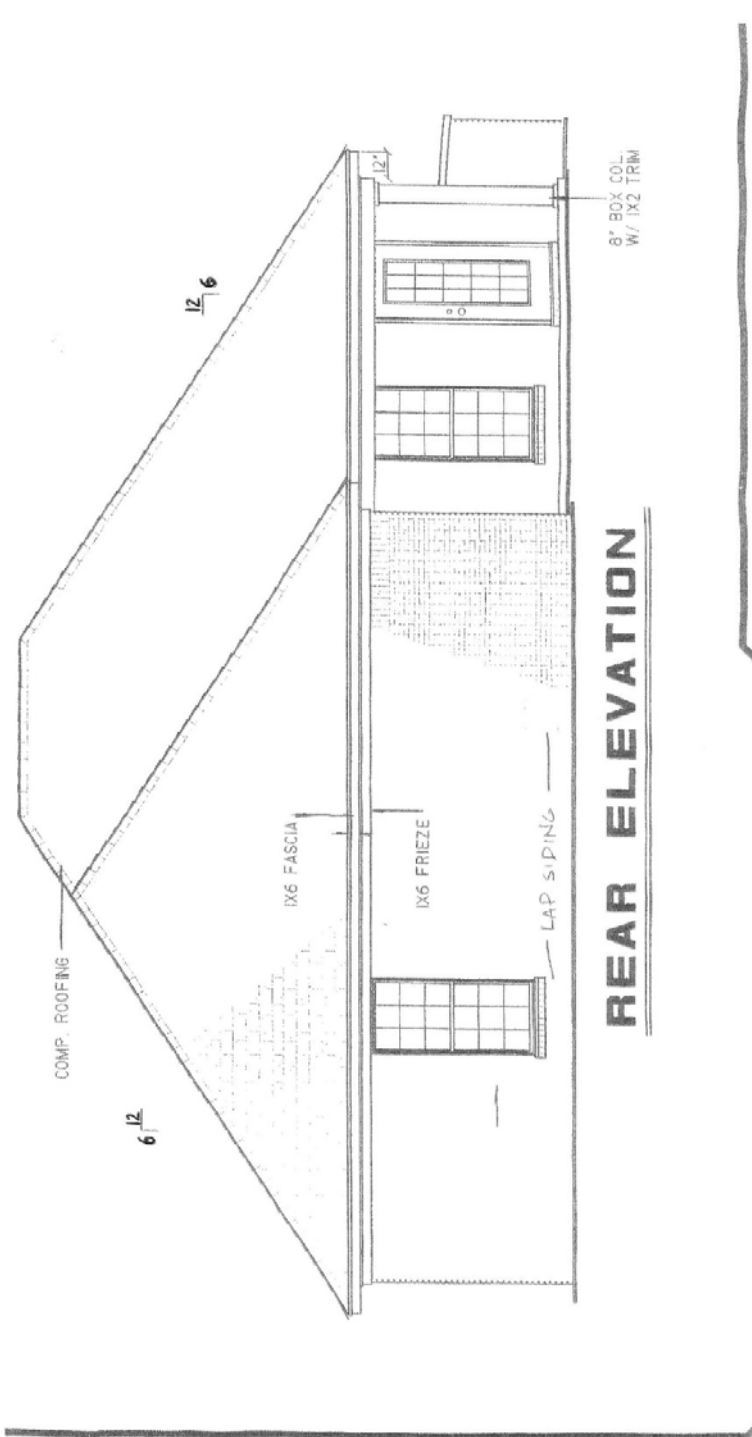
Report a problem

10913 Gillian Lane - Site looking NE



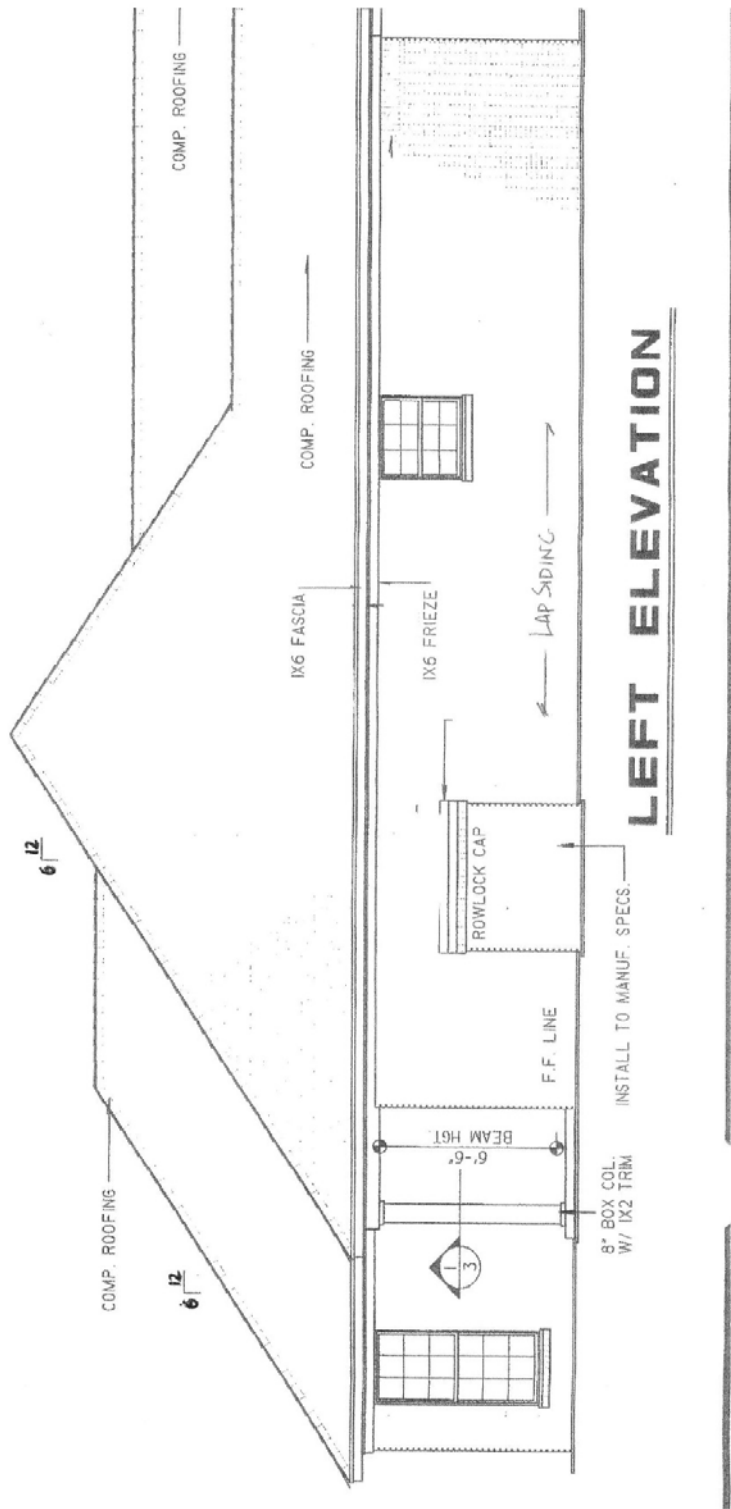
FRONT ELEVATION

10913 Galian Lane



REAR ELEVATION

10913 Gilian Lane



LEFT ELEVATION

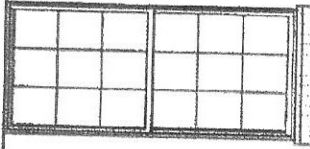
10913 Gilian Lane - West Elevation

6' ¹²

COMP. ROOFING

COMP. ROOFING

IX6 FASCIA



LAP SIDING

RIGHT ELEVATION



10913 Gilian Lane – Well house – east elevation



10913 Gilian Lane – Well house – south elevation



10913 Gilian Lane – Well house – north elevation



10913 Gilian Lane – Well house – west elevation

Gilian Ln
Knoxville, Tennessee
[View on Google Maps](#)



Gilian Ln
Knoxville, Tennessee
[View on Google Maps](#)





South, (front), elevation

10907 Gilian Lane - Prior to additions

Gilian Ln
Knoxville, Tennessee
[View on Google Maps](#)



On Thu, Mar 10, 2016 at 6:31 AM, Carol Russell <cabelrussell@gmail.com> wrote:
Good Morning Kaye,

Here is the proposal regarding the Gillian Lane property:

OCRA Board Meeting

Carol Russell's house

Monday, March 7, 2016

7:30 p.m.

- Presentation by Bill Threlkeld about the house Matthew Sturgill plans to build at 10913 Gillian Ln. Mr. Sturgill is building the house for his daughter. The lot is in the HZ overlay. It is considered a "transition lot" between Old Concord and Gillian neighborhood.
 - A proposal was put forth by Bill Threlkeld to recommend retaining the well house and mature trees on the Sturgill property and to plant a buffer between the Threlkeld property and Sturgill property. There was unanimous agreement by the OCRA board for the proposal to proceed to the HZC meeting.

In Attendance:

Carol Russell

Bob Campbell

Larry Triplett

Abby Chandler

Jerry Whitson

Bill Threlkeld

Dave Russell

Mac Abel

Dave Carey