



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

PROPERTY ADDRESS: 10721 Third Dr 37934
DISTRICT: Village of Concord HZ

FILE NO.: 9-C-16-HZ

MEETING DATE: 9/15/2016
APPLICANT: David Coleman (contractor)
LEVEL OF WORK: Level III. Construction of new primary building

PROPERTY DESCRIPTION: vacant lot

► **DESCRIPTION OF WORK:**

Construct one-story side-gabled (8/12 roof pitch) house with front entry garage. Dimensions to be 40x40 with a projecting shed-roofed, half-façade front porch measuring 20 feet-8 inches long by 8 feet-4 inches deep. Set of twin double-hung windows on the front porch. Three gabled window dormers in front pitch of roof. Sheathed in fiber cement board with roof of asphalt shingles. 1/1 metal-clad windows. Six-light wood door. Brick foundation. Front porch. Steel garage door to appear as carriage house doors. Concrete driveway.

► **APPLICABLE DESIGN GUIDELINES:**

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

1. A building should not be visually incompatible or destroy historic relationships within the neighborhood. At the same time, new construction should not imitate a historic style or period of architecture. This is especially true for new uses such as freestanding garages, sheds, and other outbuildings.
2. 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.
3. Relate the size and proportions of new structures to the scale of adjacent buildings.
4. 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. The placement of door and window openings should be imitated.
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 to the foundation height of adjacent buildings.
8. In new buildings, the height of roofs and eaves, stories, windows and doors shall mimic adjacent historic buildings.



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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:

- 1) The Concord Village neighborhood association has reviewed this submittal, and although one member agreed that the front would look more appropriate if the garage door were not facing the street, another commented that the fact that the house was situated far enough back from the street to provide sufficient mitigation.
- 2) The front façade elevations have been revised to show 1/1 double-hung windows, which will be utilized throughout the house although not indicated on all elevations.

STAFF FINDINGS:

1. Third Drive streetscape does not exhibit a consistent pattern of development. The streetscape is lined with large lots and undeveloped property. In this way, it differs substantially from the earlier, more dense pattern of Concord Village that is closer to Lakeview Drive.
2. The house to the adjacent right is a one-story 1930s brick cottage and the house to the adjacent left is a larger two-story frame farmhouse style.
3. Due to this variation in style and the lack of a distinctive streetscape pattern, there is greater flexibility in the style and form of the house.
4. The proposed frame materials, as well as the foundation and overall height are not incompatible with the context.
5. The style of the proposed 1/1 windows and carriage house garage doors are not incompatible with the context.
6. It would be more appropriate for the garage door to be located on the side of the house rather than being front-facing.
7. If the garage door was located on the left or west side of the house, it would necessitate the house being moved downhill to the east side of the lot.
8. The lot slopes off heavily to the east -- a topography which would then result in a very high foundation on that side of the house.
9. The front of the house will be set back 130 feet from the road; therefore, the front-facing garage door will not be close to the street. The side setbacks of 30 feet each are not incompatible since there is no distinguishable pattern of development.
10. A chimney sheathed in siding is not appropriate within the context.

► **STAFF RECOMMENDATION:**

Staff recommends approval of the new construction with the condition that 1) if a chimney is constructed, it will be of brick rather than sided, 2) 1/1 double-hung windows will be utilized throughout the house as indicated on the front elevation.

Certificate (File) No: 9-C-16-H2

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

Please print all information:

1. NAME OF APPLICANT: David Coleman

Address: 10725 Third Dr. Knox TN 37934

Telephone: 865-805-5312 E-mail address: dauidcoleman4949@yahoo.com

Relationship to Owner: Husband

2. NAME OF OWNER: Kim B. Coleman

Address: 10725 Third Dr. Knox TN 37934

Telephone: 865-805-2065 E-mail address: _____

3. LOCATION OF PROPERTY:

Address: 10721 Third Dr. Knox TN 37934 Tax ID /Lot/Parcel No: 153 048.02

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.)

New Construction - 1 story - Hardie siding -
Black Dimensional shingles - Pella clad 10x6-1 windows
Block + Brick Foundation - Front entry Garage with
concrete Driveway + Porch - Single entry Door with
divide glass in top half -

6. SIGNATURE OF APPLICANT: [Signature] Date: 8-24-16

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.

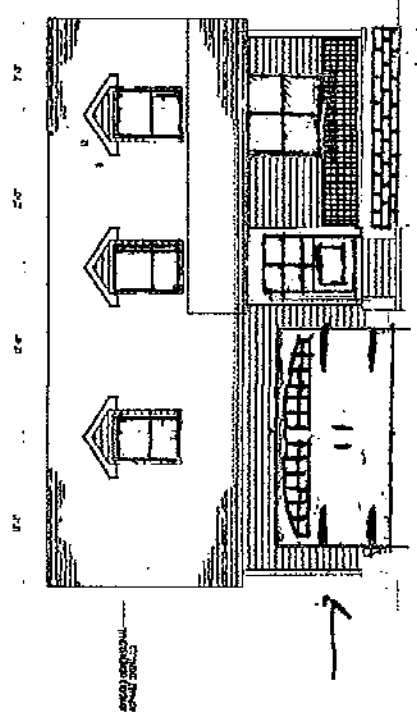
FOR STAFF USE ONLY			
Date Received <u>8/24/16</u>	Approved	Disapproved	Approved As Modified
Date Acted On			

THE COLEMAN RESIDENCE
 THIRD DRIVE, CONCORD, TN.

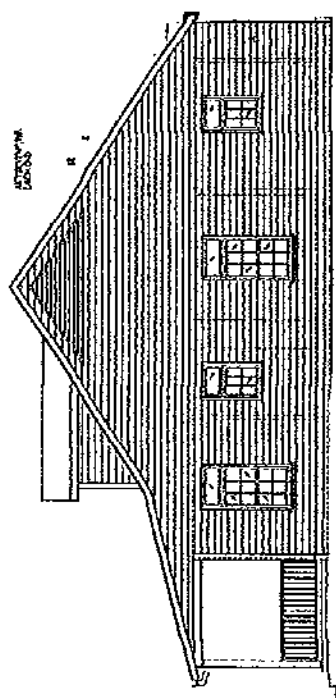
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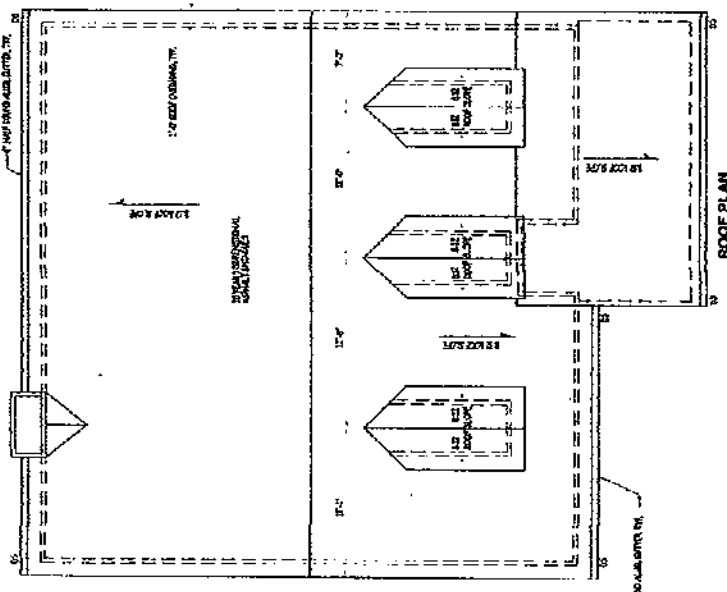
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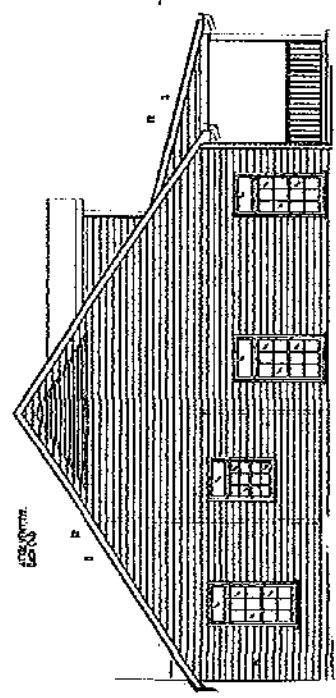
A FRONT EXTERIOR ELEVATION
 SHEET 1 OF 2



B RIGHT SIDE EXTERIOR ELEVATION
 SHEET 1 OF 2



ROOF PLAN
 SHEET 2 OF 2



C LEFT SIDE EXTERIOR ELEVATION
 SHEET 1 OF 2

WOOD SHINGLES
 GUTTER & DOWNS
 HARDWARE

WOOD SHINGLES
 GUTTER & DOWNS
 HARDWARE

threlkeld • phillips
 ARCHITECTURE

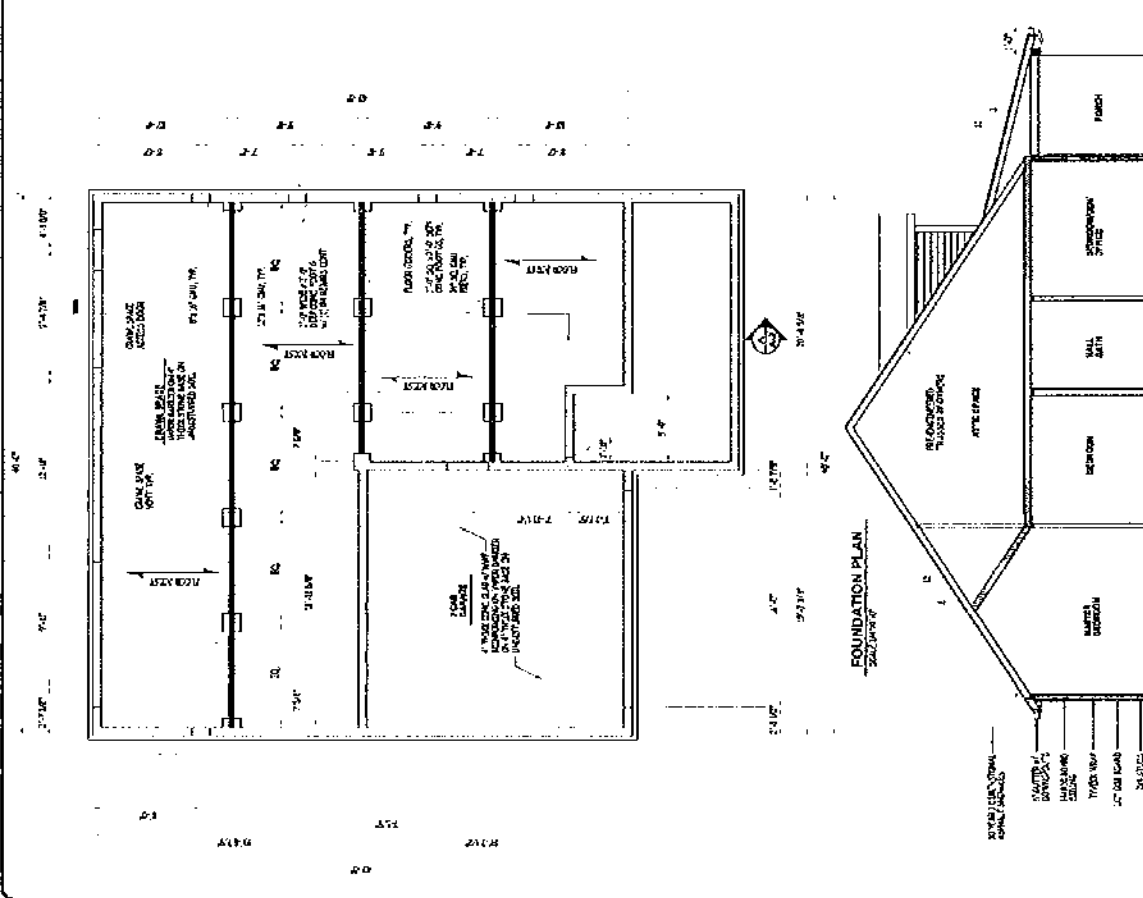
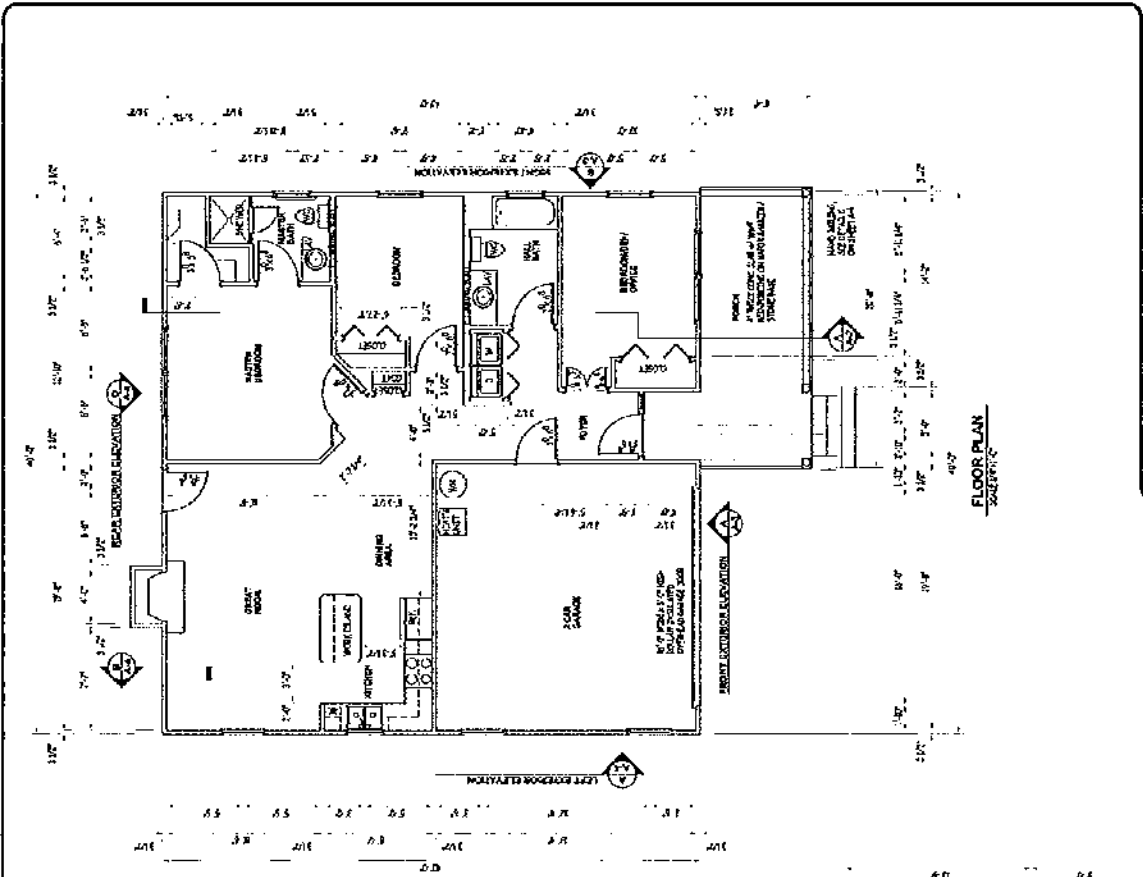
833 OLIVE ROAD
 ROCKY HILL, TN 37033
 PHONE: (615) 718-8490
 FAX: (615) 718-8490
 www.threlkeldphillips.com

THE COLEMAN RESIDENCE
THIRD DRIVE, CONCORD TN.

REVISION: RO

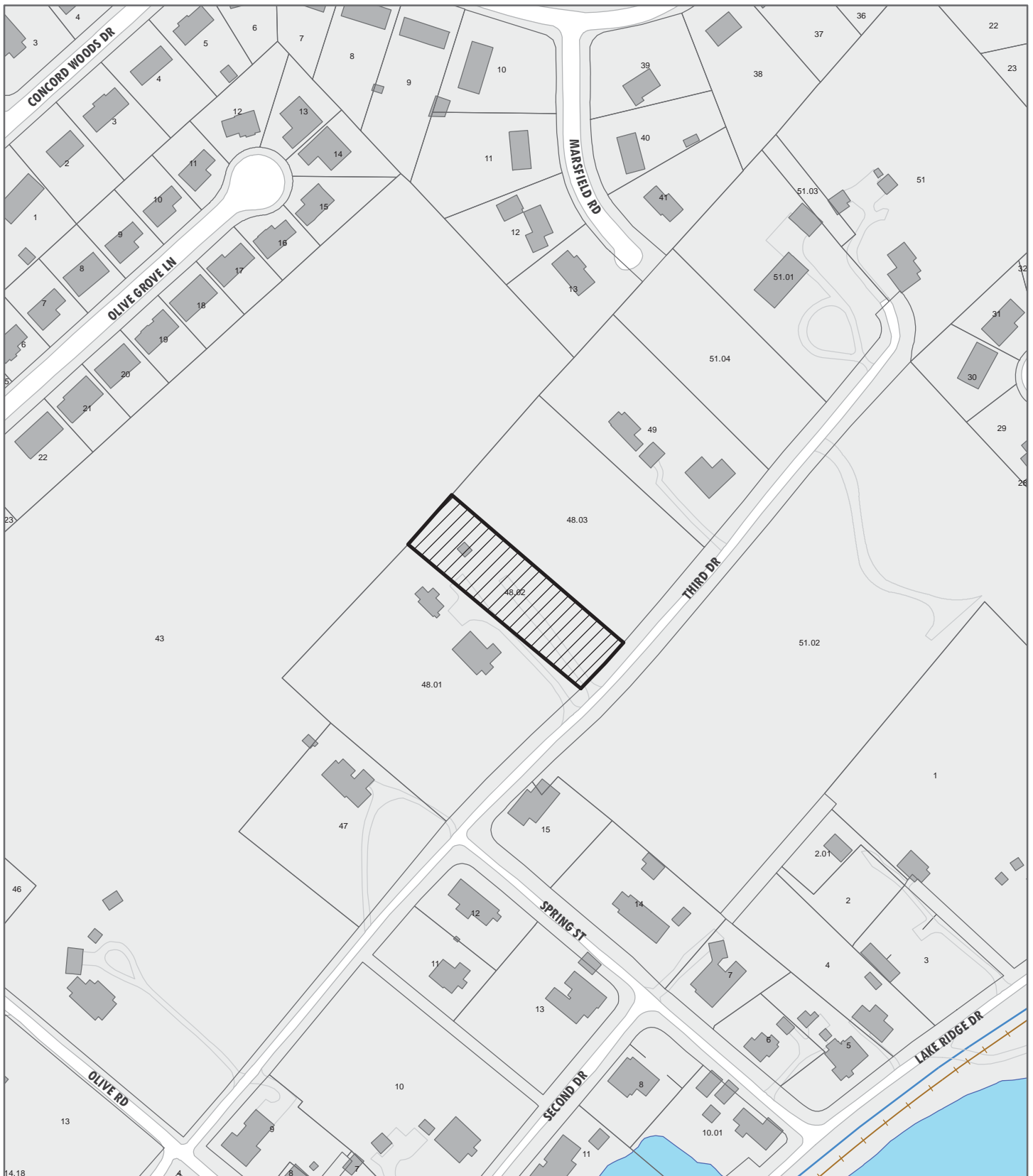
DATE:

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threlkeld • phillips
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 225 DUNCAN ROAD
 CONCORD, TN 37024
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 FAX: (615) 336-8802
 WWW: www.threlkeldphillips.com

APPROVED FOR THE STATE OF TENNESSEE





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10721 Third Dr
Village of Concord HZ

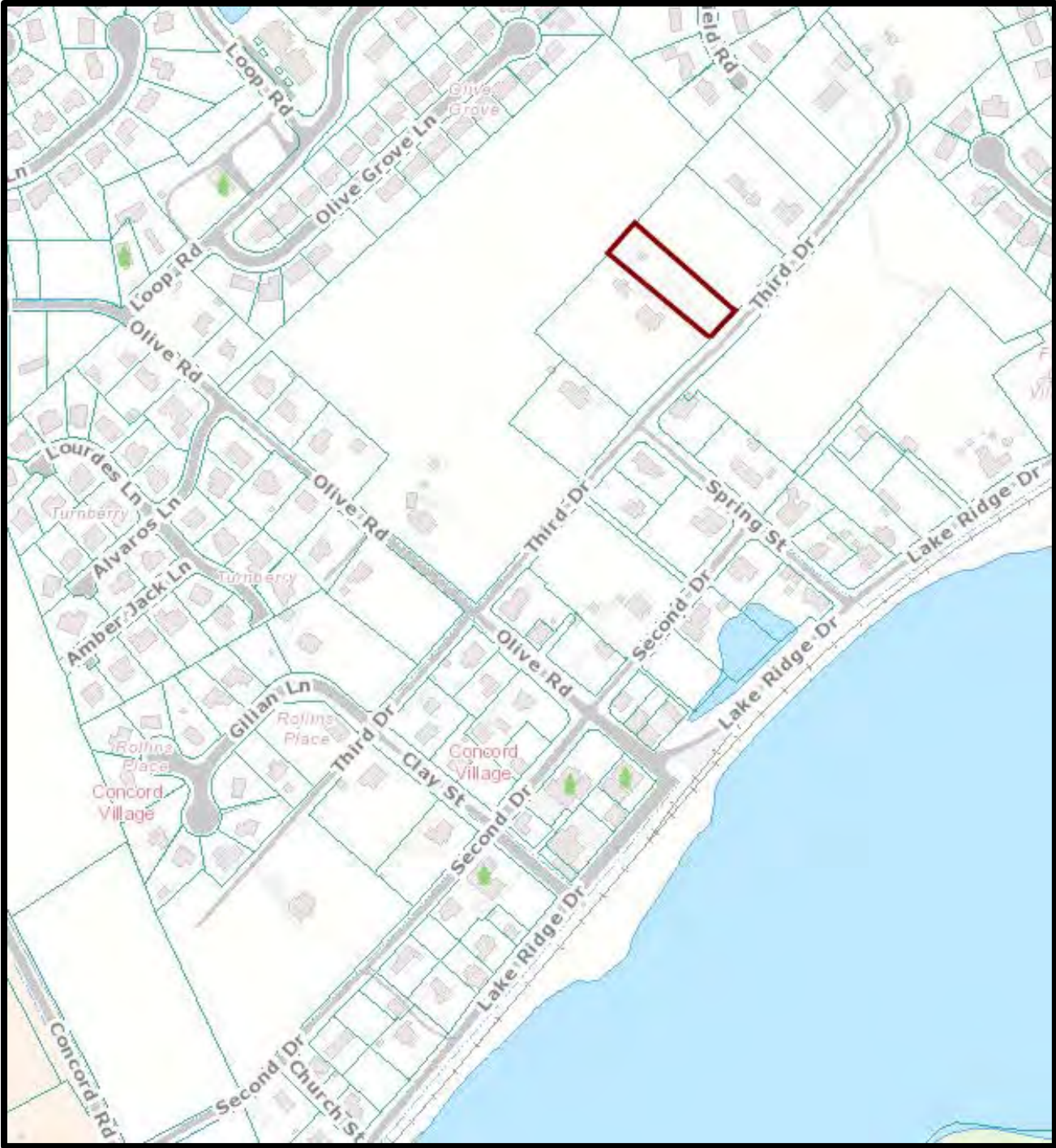
Original Print Date: 9/8/2016
 Metropolitan Planning Commission - City / County Building - Knoxville, TN 37902

Petitioner: David Coleman





0 250
Feet



Map exhibiting varying patterns of development within Concord Village

10721 Third Drive - Looking up existing driveway



3rd Dr
Knoxville, Tennessee
View on Google Maps

Google

Report a problem

10725 Third Drive - Looking NE



3rd Dr
Knoxville, Tennessee
View on Google Maps



Google

Report a problem

10721 Third Drive - Looking NE toward subject site



3rd Dr
Knoxville, Tennessee
View on Google Maps

Google

Report a problem

Looking NW toward 10721 Third Drive



3rd Dr
Knoxville, Tennessee
View on Google Maps

Google

Report a problem

10721 Third Drive - Looking SW



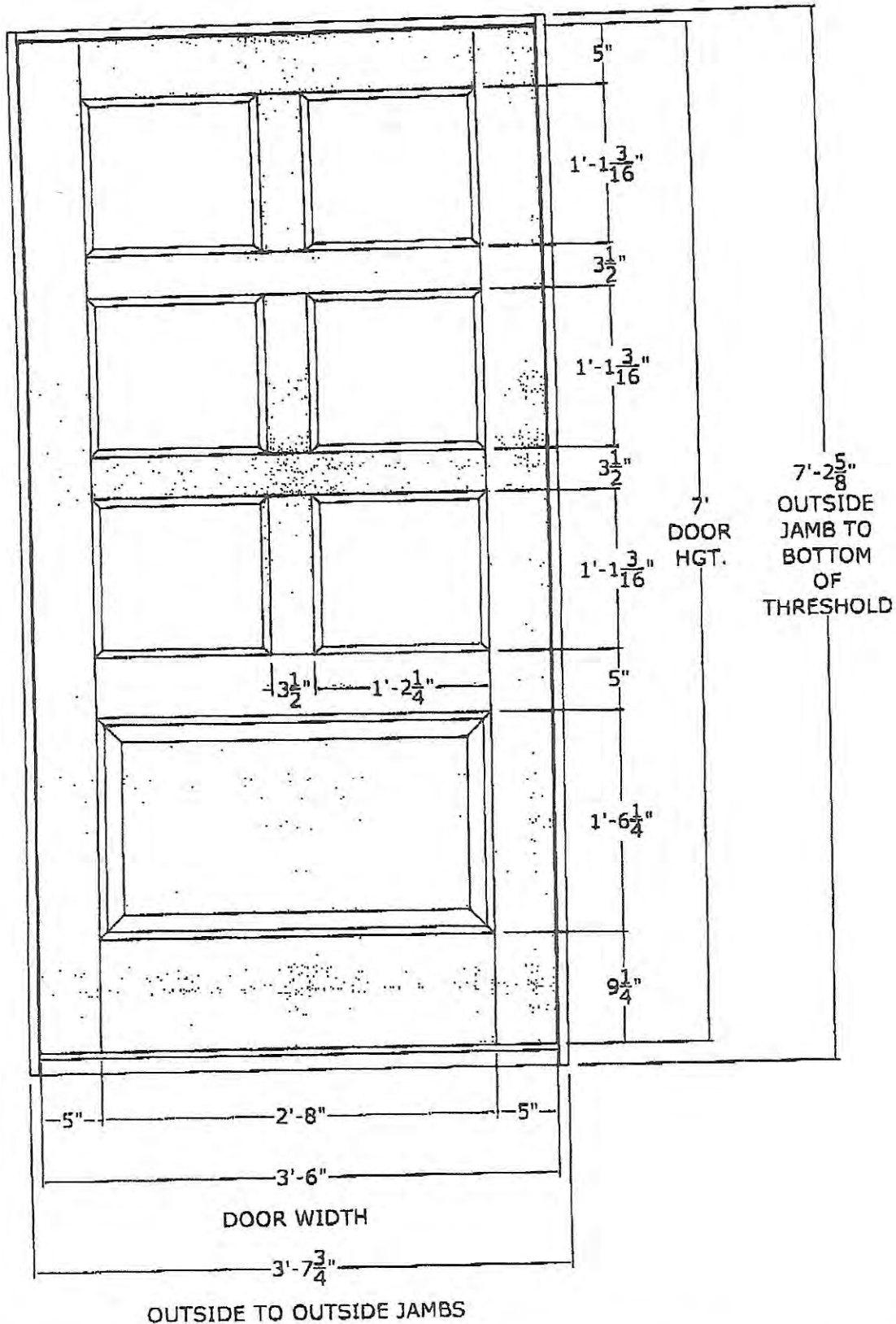
3rd Dr
Knoxville, Tennessee
View on Google Maps

Google

Report a problem

10721 Third Drive - Front door photo





OUTSIDE TO OUTSIDE JAMBS



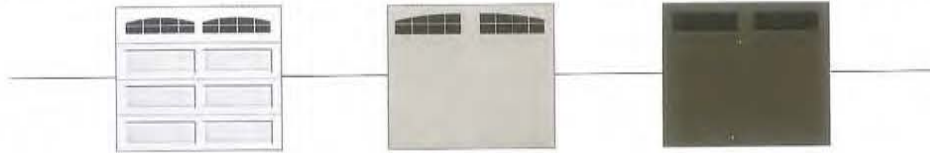
REF. NO.
KNOX#031015INT-DC
 WAREHOUSE
KNOXVILLE
 SALESMAN
DAVID COLEMAN

CONTRACTOR
T & L
 PROJECT/LOCATION
 APPROVED BY:

SCALE
NTS
 DATE
03/10/2015
 SHEET NO.
1 OF 1

style. safety. variety.

these are no ordinary garage doors.



Built for performance and affordability, Models 9100 and 9600 offer robust features with a variety of options at affordable prices, adding style and curb appeal to your home. These doors are chosen by homeowners for their insulating value, durability, style and safety features.

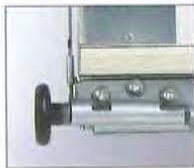


Sonoma panel, White finish, Stockton III windows, decorative hardware

performance features



The TorqueMaster® Plus counterbalance system seals springs safely inside a steel tube to prevent accidental release of tension that could cause injury. TorqueMaster® Plus features anti-drop safety technology.



Tamper-resistant safety bottom brackets help avoid possible injury by preventing inadvertent loosening when the counterbalance cables are still under tension.



Door panels are engineered with pinch-resistant design to prevent finger injuries while the door is closing.



Models 9100 and 9600 are available with structural reinforcements for use in coastal regions. They meet wind load requirements of the International Building Code, Florida Building Code and Texas Dept. of Insurance.



Wayne Dalton doors feature horizontal integral struts at the top and bottom of door sections which adds rigidity and strength for long life and smooth operation.



Models 9100 and 9600 come with foamed in place polyurethane insulation with an R-value* of 9 for Model 9100 and R-value of 11 for Model 9600. Insulation can improve your home's thermal efficiency, reduce street noise and make the door operate more quietly.



Model 9100 and 9600 offer a Limited Lifetime Warranty against cracking or splitting due to rust-through and against degradation of the foam insulation. See full warranty for complete details.

*Wayne Dalton uses a calculated door section R-value for our insulated doors.

