



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

**PROPERTY ADDRESS:** 1012 Oak Ave 37921

**FILE NO.:** 9-L-17-HZ

**DISTRICT:** Mechanicsville H-1

---

**MEETING DATE:** 9/21/2017

**APPLICANT:** Ricky and Betsy Joiner (owner)

**LEVEL OF WORK:** Level II. Construction of outbuilding

---

**PROPERTY DESCRIPTION:** Craftsman (2011-2012)

Late construction, one-story, frame side-gabled Craftsman.

---

► **DESCRIPTION OF WORK:**

Construct carriage-house-type side-gabled garage at rear of property to the west of main house. Asphalt-shingled roof to have a pitch of 12/12 to match that of the main house. Wood-frame with 4-inch clapboard siding with overall dimensions of the enclosed portion being 26'x26", with roof extending to cover brick-paved patio with overall dimensions of 12'x24' x ~23 feet in height. Roof extension over patio supported by six 8'x8' square posts with trim to match those on main house porch. Overall height to be approximately 27', with 15' of height to the average roof pitch. Block foundation to be stuccoed with 8" to 12" of exposure and no exposure on the alley side to accommodate the driveway into the garage. One-over-one wood double-hung windows in each side gable of garage to match the size on the main house. Front-gabled dormer on east side with twin set of double-hung windows and exposed rafter tails. All windows to be wooden and 2'-4"x5'-2" in size. Two carriage house-style metal roll-up doors on north side and wooden access door on north and south sides with 2 to 5 recessed panels. Architectural elements, including 8-inch fascia, 8-inch corner boards, eave brackets, and exposed rafter tails to match those on existing house. Install half-round gutters with copper finish.

---

► **APPLICABLE DESIGN GUIDELINES:**

Mechanicsville Design Guidelines, adopted by the Knoxville City Council on September 20, 2011.

**2.4 AUXILIARY OR OUTBUILDINGS**

Auxiliary or outbuildings were very common in Mechanicsville, although many of them have deteriorated and have been demolished. They served a variety of purposes, including storage, and after the first decade of the 20th century, garages. It is acceptable to construct new outbuildings to the rear of Mechanicsville lots, but they should be simply designed as were the originals.

**2.4.1 RECOMMENDATIONS:**

1. The design of outbuildings such as garages shall acknowledge and suggest the function of original outbuildings that would have been located in the neighborhood.
2. The design of features like garage doors that face the street must mimic carriage house doors from an era consistent with the primary building on the lot.
3. Garages and outbuildings must be located behind the primary building at the rear of the lot.
4. Materials used in constructing outbuildings or accessory buildings must be materials and design characteristics selected from the following list:



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

**PROPERTY ADDRESS: 1012 Oak Ave 37921**

**FILE NO.: 9-L-17-HZ**

**DISTRICT: Mechanicsville H-1**

- wood lap siding with a four inch lap or board and batten;
- concrete siding hung to emulate four inch lap siding or used as board in board and batten;
- a roof pitch consistent with the primary building on the lot;
- overhanging eaves;
- exposed rafter tails;
- wood windows;
- masonry but not exposed concrete block or split-face block.

**COMMENTS:**

BZA approval may be needed for the height.

**STAFF FINDINGS:**

1. Auxiliary or outbuildings were very common in Mechanicsville. They served a variety of purposes, including storage, and after the first decade of the 20th century, garages.
2. The design of the garage suggests a carriage-house function, an occasional original use of outbuildings in the neighborhood.
3. The design of the garage doors that face east along the alley mimic carriage house doors from the Craftsman era are consistent with the primary building on the lot.
4. The garage is located behind the main house at the rear of the lot. It is located behind the rear plane of the house, but not behind the house itself. Therefore, the end-gabled façade with open porch will be clearly visible from Oak Avenue. However, it will be at the very back of the lot.
5. Since the lot is a double lot I (103' wide by 149' deep), there is enough room on the lot to accommodate a larger accessory structure (12'x24'x23'h) without it overwhelming or being too close to the main house, which is 2,472 sf and 38 feet wide and ~28 feet high to the peak. The shorter, end-gabled 12-foot-wide façade will be the one facing the street, and the visual mass of its façade will be reduced by the open porch overhang.
5. The materials and design features proposed for construction are those that are listed in the guidelines, and therefore, match those on the main house, so are therefore compatible with the house as well as the district.

**STAFF RECOMMENDATION:**

Approval with the condition that BZA approval is obtained for the height if needed, and that the windows are sized and positioned in the gable ends so as the upper corners of the surrounding trim are not cut off.

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

Please print all information:

1. NAME OF APPLICANT: RICKY & BETSY JOINER

Address: 1012 OAK AVE. KNOXVILLE TN. 37921

Telephone: 865-318-9116 E-mail address: R.JOINER@YAHOO.COM

Relationship to Owner: \_\_\_\_\_

2. NAME OF OWNER: SAME

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

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

3. LOCATION OF PROPERTY:

Address: 1012 OAK AVE KNOXVILLE 37921 Tax ID/Lot/Parcel No: 094KG-020/30RR/094K402001

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

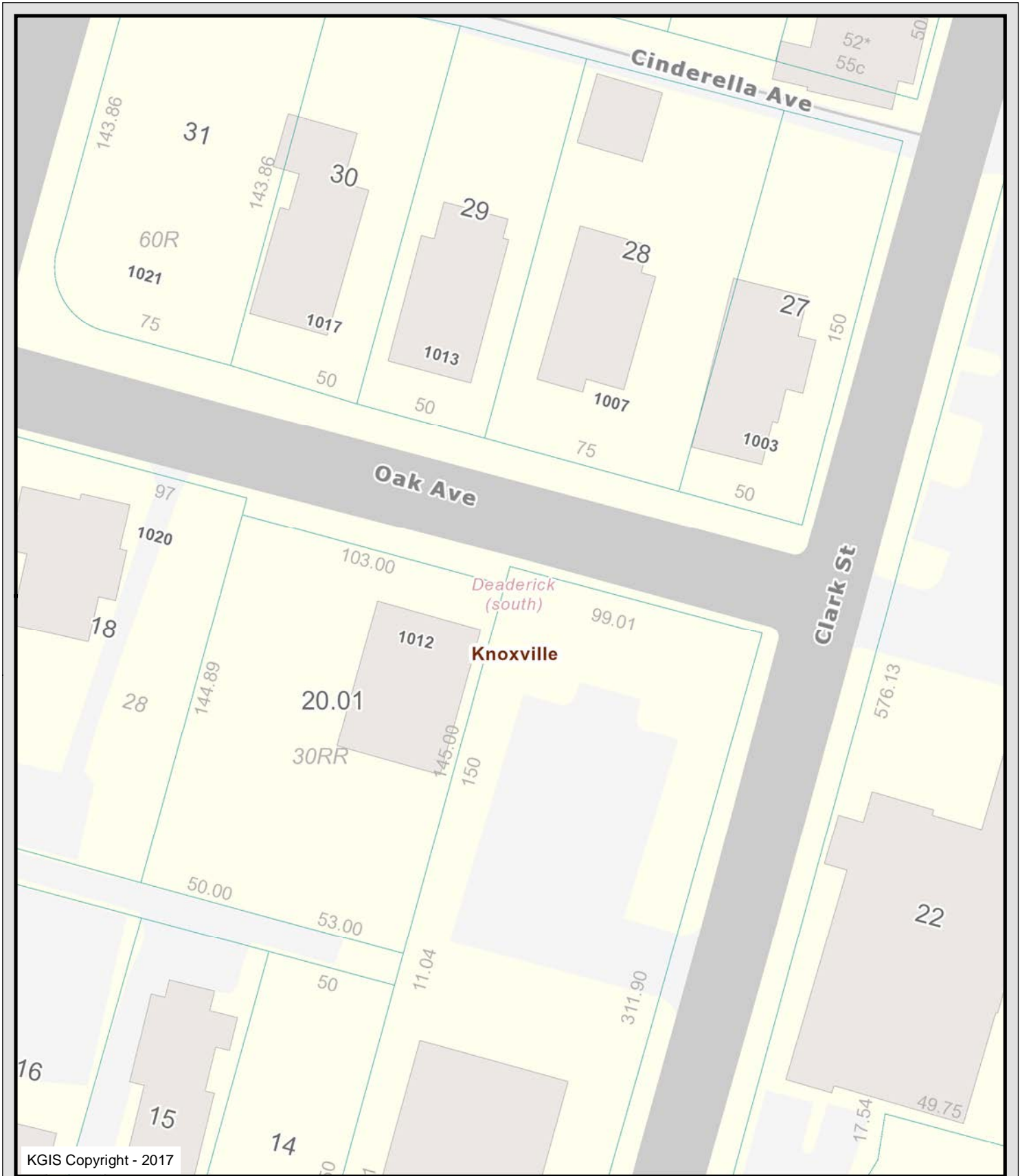
5. DESCRIPTION OF WORK: (See Part 2 of this application for additional information that is required for submittal with the application. (A copy of all information which is submitted with an application must be retained by the Knoxville/Knox County Historic Zoning Commission.)

CONSTRUCT GARAGE/CARRAGE HOUSE AT REAR OF PROPERTY WOOD FRAME w/4" WOOD CLAPPED SIDING 1/2" WOOD WINDOWS PELLA CARRAGE HOUSE STYLE GARAGE DOORS COVERED PATIO ON NORTH SIDE WALKOUT DOOR ON NORTH & SOUTH SIDES ARCHITECTURAL ELEMENTS OF GARAGE/CARRAGE HOUSE TO MATCH ELEMENTS OF EXISTING HOUSE DRIVEWAY & SIDEWALK TO BE CONCRETE ALL FEATURES AS PER PLANS SUBMITTED

6. SIGNATURE OF APPLICANT: Ricky L. Joiner Date: 9/4/17

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			

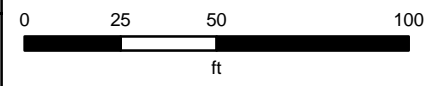


KGIS Copyright - 2017

**1012 Oak Avenue**  
 Mechanicsville H-1 Overlay

Printed: 9/15/2017 at 12:27:00 PM

**Knoxville - Knox County - KUB Geographic Information System**

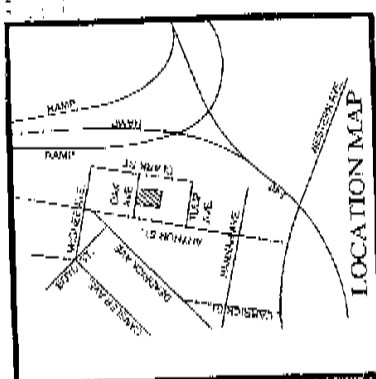


KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from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

**1012-1016 Oak Avenue**



03/05/2014



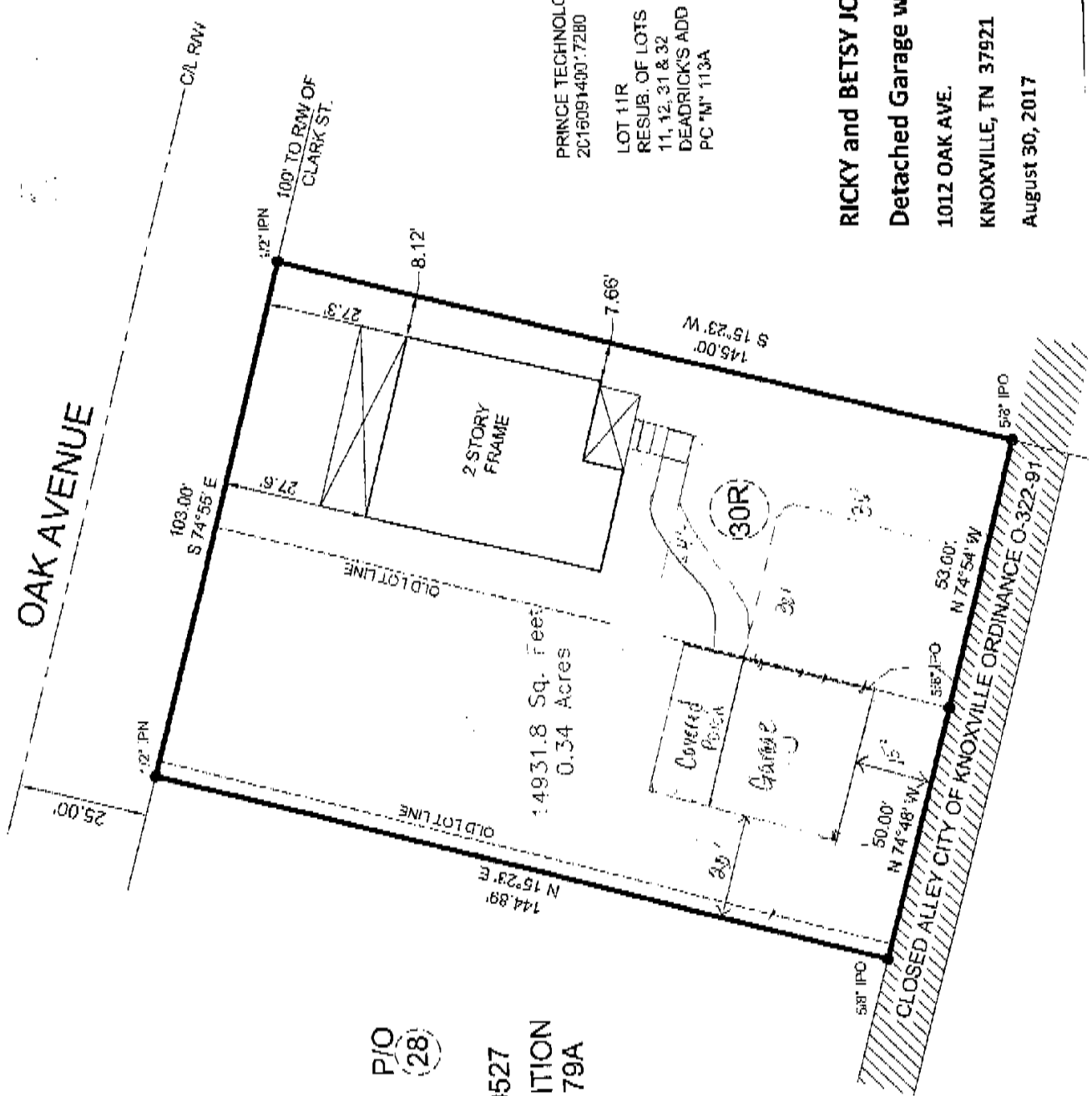
Date: \_\_\_\_\_  
By: \_\_\_\_\_

P/O (28)

**YORK**  
**200712270049527**  
**DEADRICK'S ADDITION**  
**PLAT CAB "A" 179A**

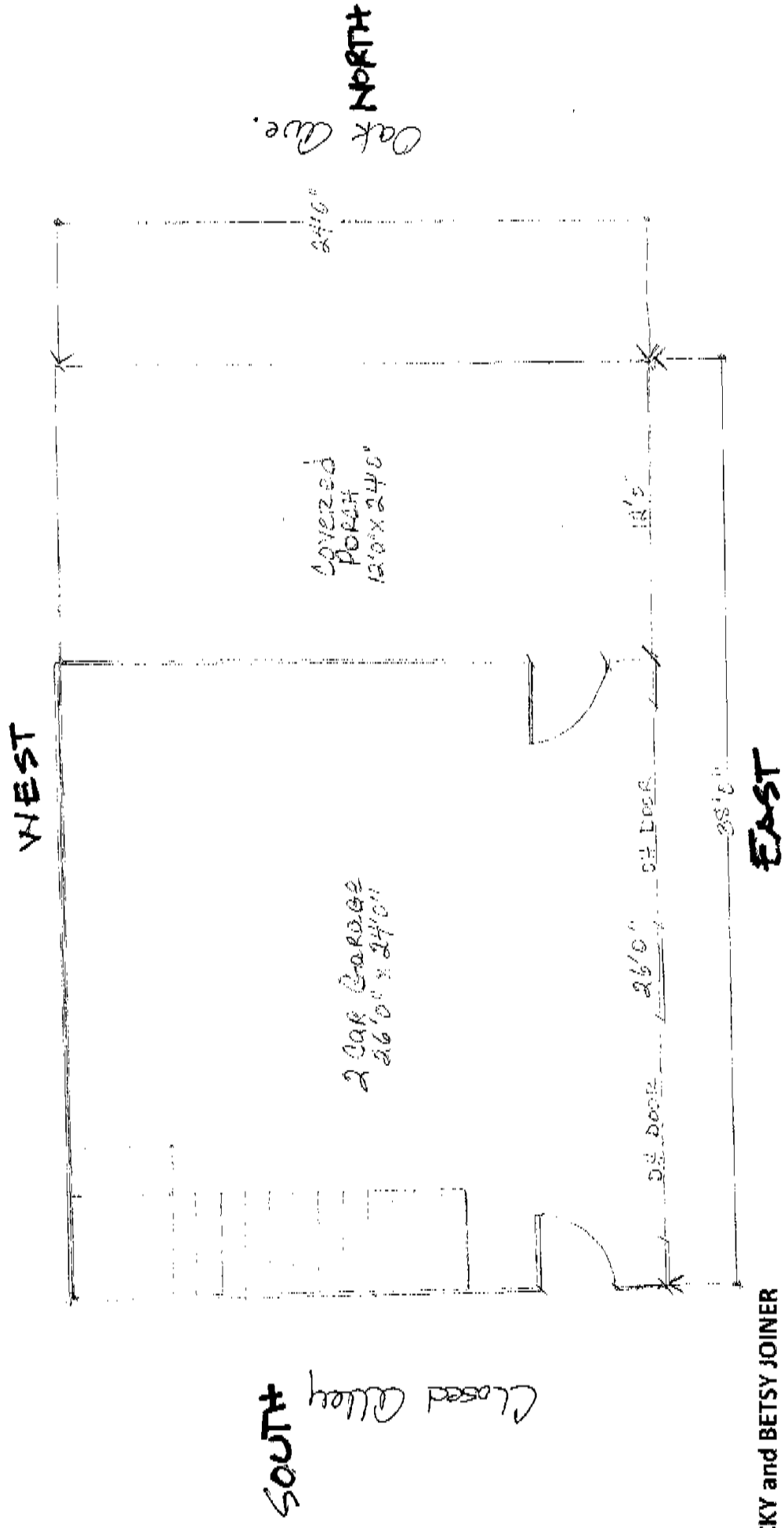
**LEGEND**

- C/L = CENTERLINE
- R/W = RIGHT OF WAY
- A = ARC
- T = TANGENT
- R = RADIUS
- = IRON PIN SET
- P.I. = POINT OF INTERSECTION
- J.P.E. = JOINT PERMANENT EASEMENT



PRINCE TECHNOLOGIES LLC  
 2015091400.7280  
 LOT 11R  
 RESUB. OF LOTS  
 11, 12, 31 & 32  
 DEADRICK'S ADD  
 PC "M" 113A

**RICKY and BETSY JOINER**  
**Detached Garage w/Covered Porch**  
**1012 OAK AVE.**  
**KNOXVILLE, TN 37921**  
**August 30, 2017**



RICKY and BETSY JOINER

Detached Garage w/Covered Porch

1012 OAK AVE. 1/4" = 1'-0"

KNOXVILLE, TN 37921

Lower Level Floor Plan

RICKY and BETSY JOINER

Detached Garage w/Covered Porch

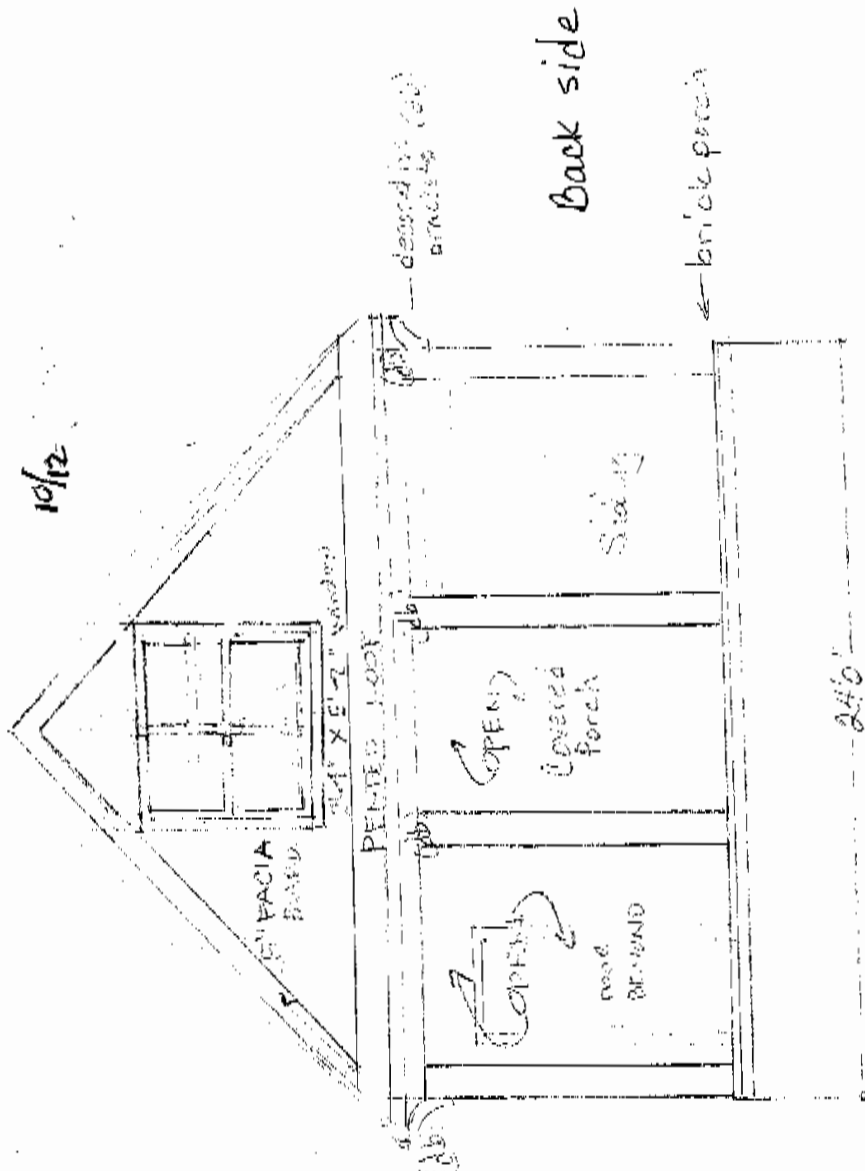
1012 OAK AVE.

KNOXVILLE, TN 37921

August 30, 2017

1/4" = 1'-0"

Facing Oak Ave. NORTH



Garage Side

Back side



RICKY and BETSY JOINER

Detached Garage w/Covered Porch

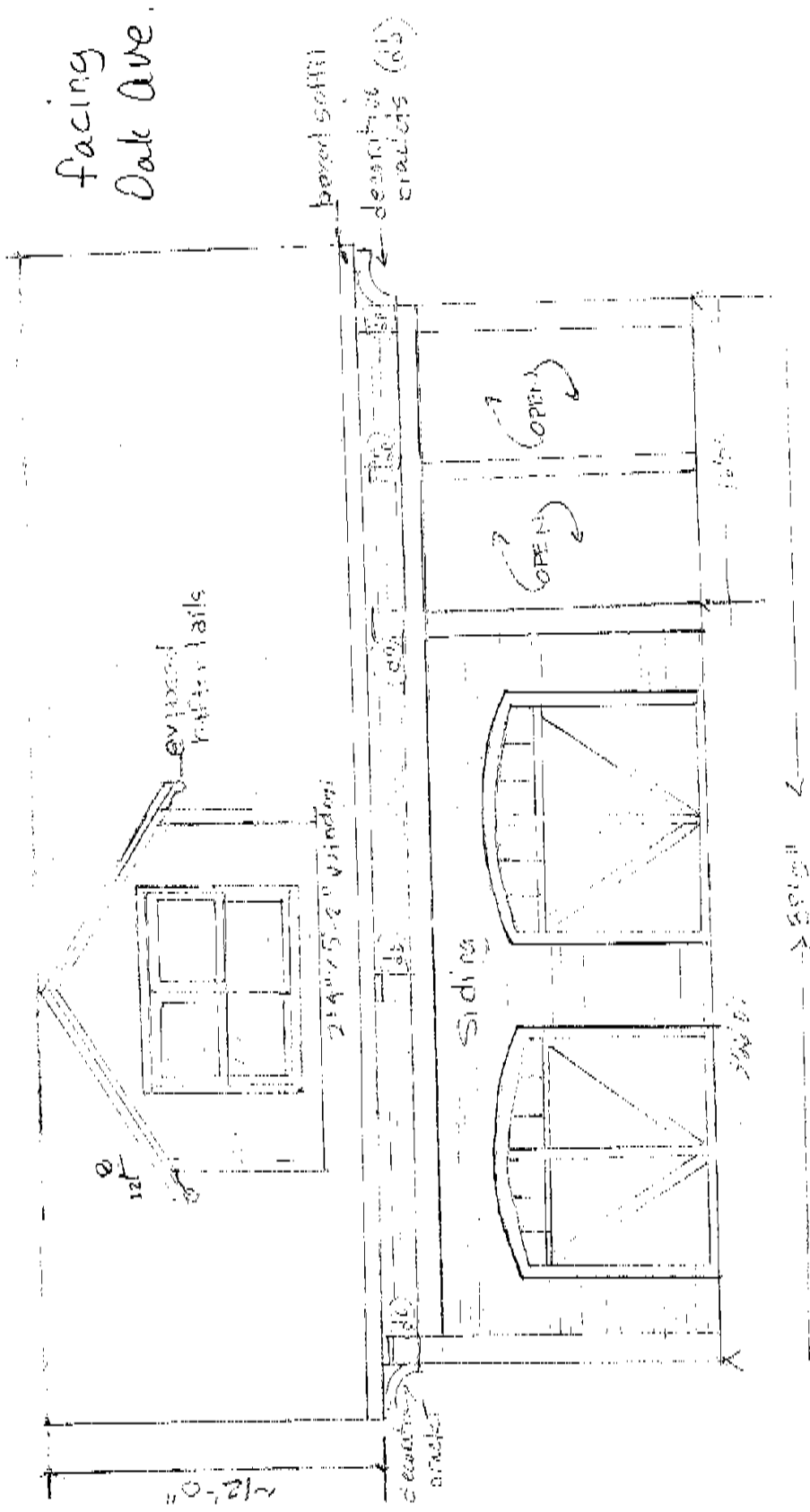
1012 OAK AVE.

KNOXVILLE, TN 37921

AUGUST 30, 2017

1/2" = 1'-0"  
Alley  
Side

# Front of Garage - EAST



facing  
Oak Ave.

boxed soffit  
decorative  
crackets (d)

exposed  
rafter tails

24\"/>

Siding

OPEN

OPEN

→ 28'0\"/>

RICKY and BETSY JOINER

Detached Garage w/Covered Porch

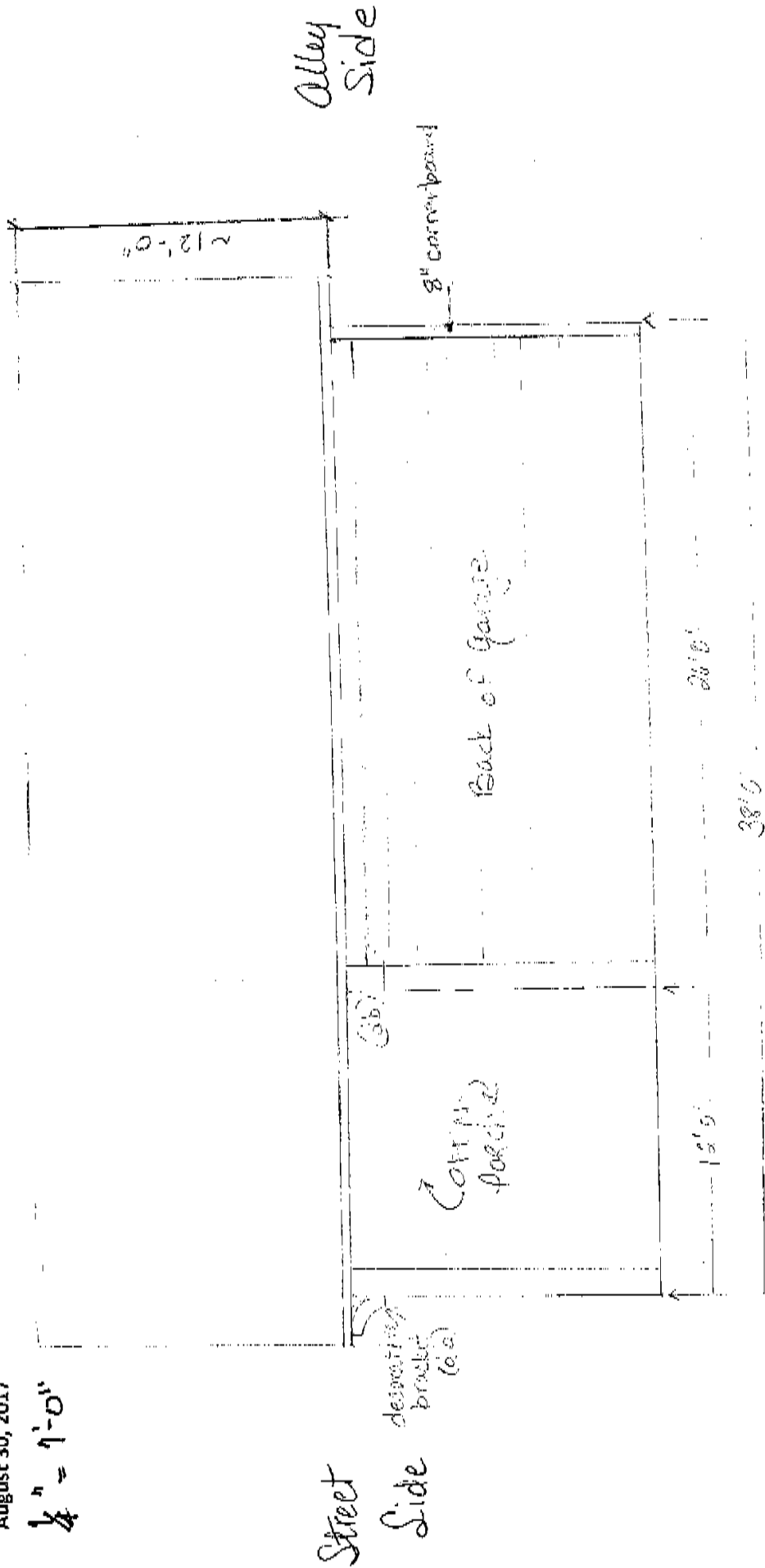
1012 OAK AVE.

KNOXVILLE, TN 37921

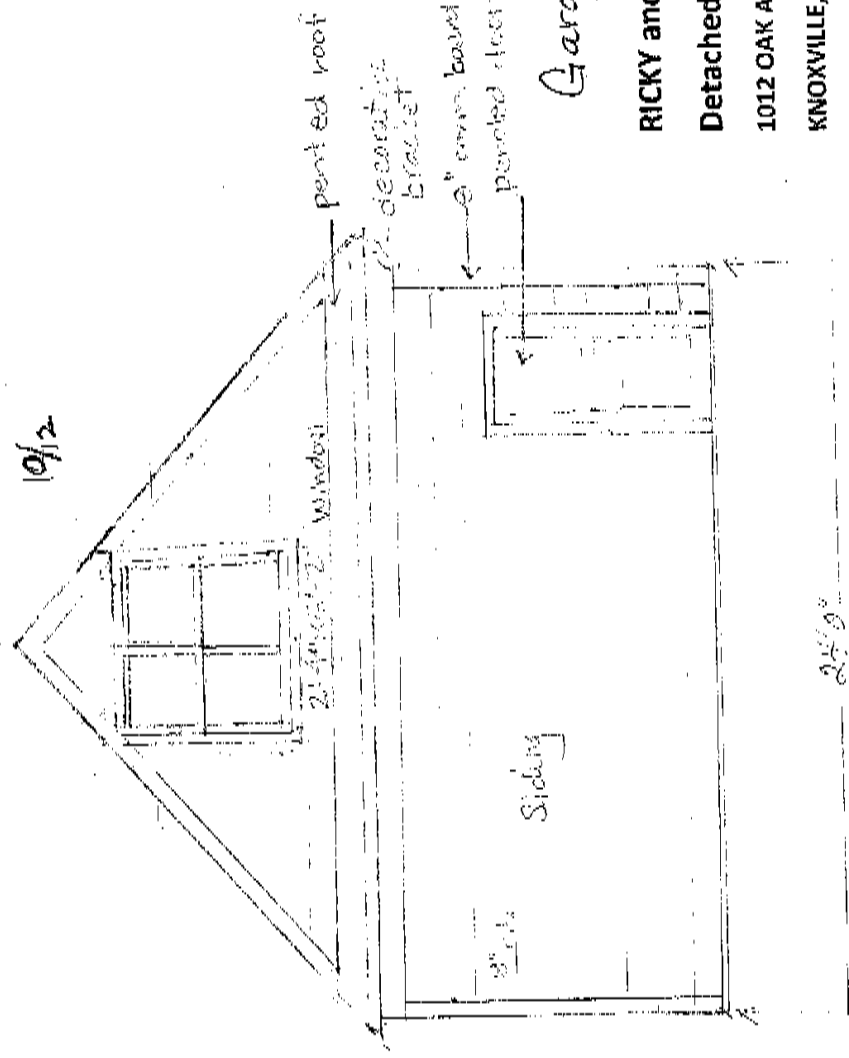
August 30, 2017

Rear of Garage WEST

$\frac{1}{4}^h = 1'-0"$



Facing Closed Alley - South



Garage front

Garage back

RICKY and BETSY JOINER

Detached Garage w/Covered Porch

1012 OAK AVE.

KNOXVILLE, TN 37921

AUGUST 30, 2017

Front facade



1012 Oak Ave - Front façade

Garage site to the right (west) of house as viewed from Oak Avenue.



1012 Oak Ave – Garage site



1012 Oak Ave – Garage site



1012 Oak Ave – Garage site from alley

Exposed rafter tails on main house  
to be copied on garage roof dormer



1012 Oak Ave – Rafter tails

329 Deaderick Ave  
Knoxville, Tennessee  
[View on Google Maps](#)



323 Deaderick Ave  
Knoxville, Tennessee  
[View on Google Maps](#)

