



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

**PROPERTY ADDRESS:** 2212 Emoriland Blvd 37917

**FILE NO.:** 10-E-18-HZ

**DISTRICT:** Fairmont-Emoriland NC-1

---

**MEETING DATE:** 10/18/2018

**APPLICANT:** P.J. Snodgrass (owner)

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

---

**PROPERTY DESCRIPTION:** Minimal Traditional (c. 1940)

One-story frame with brick veneer wall covering. Hipped roof with asphalt shingle covering. One story two-thirds front porch with gabled roof, elaborate metal columns and balustrade. Six-over-six double hung windows. Exterior side brick chimney. Brick foundation. Rectangular plan. (Contributing)

---

▶ **DESCRIPTION OF WORK:**

Construct one-story frame rear addition as per submitted plans.

The addition will cover 25'- 3 ½" X 32'- 4". The west portion of the addition will be enclosed living space. The east portion of the addition will be a patio of A full-light French door will be installed on the east-facing addition wall. The 6/6 windows will match those on the house.

The outside of the addition will be sheathed in concrete fiber board straight-edge shingle panels. The asphalt roof shingles will match those on the current house. The posts supporting the patio roof will be pressure-treated 8" X 8" square posts.

The roofline of the addition will be 6 inches lower than the existing structure, and the west wall will be offset by 6 inches.

---

▶ **APPLICABLE DESIGN GUIDELINES:**

Fairmont Park Neighborhood Conservation District Design Guidelines, adopted by the Knoxville City Council on November 26, 2002.

1. The design of additions and accessory buildings should be consistent with the character of the main structure.

4. The recommended location for additions is to the rear or side of existing buildings. Additions to the front of buildings are not encouraged, because they obscure the original architectural designs.

---

**COMMENTS:**

**STAFF FINDINGS:**

1. The subject house is of Minimal Traditional style constructed c. 1940 and is a contributing in the Fairmont-Emoriland NC-1 Overlay.

2. The proposed rear addition is to be constructed completely to the rear of the house, and will be offset on the west side by 6 inches.

---



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

**PROPERTY ADDRESS: 2212 Emoriland Blvd 37917**

**FILE NO.: 10-E-18-HZ**

**DISTRICT: Fairmont-Emoriland NC-1**

3. The east end of the addition wall will end near the center of the back façade and will create an area for a recessed patio.
4. The roof pitch for the enclosed portion of the addition will match that of the existing roof, and will be ~ 6 inches lower than the existing roof to offset it. The roof over the patio will be a low-pitched shed roof.
5. The proposed fiber cement board shingles are an appropriate material in the Fairmont-Emoriland NC-1 Overlay to distinguish the addition from the brick main block of the house, and complement the brick façade.
6. The 6/6 double-hung windows will match those the main house and the full-light french door will be compatible with the windows.
7. The footprint of the addition is less than 30% of that of the house which renders the massing to be of appropriate scale.

► **STAFF RECOMMENDATION:**

Staff recommends approval.



KGIS Copyright - 2018

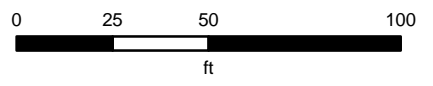
© KGIS

**2212 Emoriland Blvd.**  
Fairmont Emoriland NC-1

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



Printed: 10/10/2018 at 7:03:11 PM



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 futher covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

**Certificate of Ownership and General Dedication**  
 I, the undersigned owner(s) of the property shown herein, hereby adopt this as the final plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that (1) on, on and on the corner(s) in the shape of the property, and no property owner(s) have an established right to dedicate right-of-way and/or grant easement as shown on this plan.  
 Owner(s) Printed Name: Phillip S. Snodgrass  
 Signature: Phillip S. Snodgrass  
 Date: April 19, 2018

**Notice**  
 Before this plan is recorded, the County of Knox, TN, shall be notified and this plan shall be published in a newspaper of general circulation in the County of Knox, TN, for a period of 15 days before this plan is recorded. The undersigned hereby certifies that this plan has been published in a newspaper of general circulation in the County of Knox, TN, for a period of 15 days before this plan is recorded.  
 When my land is subdivided, I will file a plat of subdivision with the County of Knox, TN, and the County Clerk of Knox, TN, shall file the same with the State of Tennessee, and acknowledge that he executed the same as his free act and deed.  
 Registered Land Surveyor: Phillip S. Snodgrass  
 Tennessee License No. 2851: 4/18/18

**Certificate of Final Plat**  
 I hereby certify that I am a Registered Land Surveyor and have prepared this plan in accordance with the laws of the State of Tennessee and the rules and regulations of the Board of Examiners for Land Surveyors. I have caused this plan to be published in a newspaper of general circulation in the County of Knox, TN, for a period of 15 days before this plan is recorded. I have caused this plan to be published in a newspaper of general circulation in the County of Knox, TN, for a period of 15 days before this plan is recorded. I have caused this plan to be published in a newspaper of general circulation in the County of Knox, TN, for a period of 15 days before this plan is recorded.  
 Registered Land Surveyor: Phillip S. Snodgrass  
 Tennessee License No. 2851: 4/18/18

**Certificate of Accuracy and Accuracy of Survey**  
 I hereby certify that this is a Category 1 survey and the rules of precision of the unadjusted survey is not less than 1:10,000 as shown herein and that this survey was prepared in compliance with the current edition of the Rules of the State Board of Examiners for Land Surveyors. I have caused this plan to be published in a newspaper of general circulation in the County of Knox, TN, for a period of 15 days before this plan is recorded.  
 Registered Land Surveyor: Phillip S. Snodgrass  
 Tennessee License No. 2851: 4/18/18

**Soil Classification**  
 This is to certify that the subdivision shown herein is approved subject to the installation of utility services and treatment facilities and that such installation shall be in accordance with state and local regulations.  
 Approved: Rosemary Neale (NS) 4-20-18  
 Date: 4/20/2018

**Zoning**  
 The zoning district(s) in which the land being subdivided is located shall be indicated as shown on the zoning map by the Planning Commission and shall be indicated as shown on the zoning map by the Planning Commission and shall be indicated as shown on the zoning map by the Planning Commission.  
 Zoning shown on zoning map: R-2 (M)  
 Date: 4/20/2018

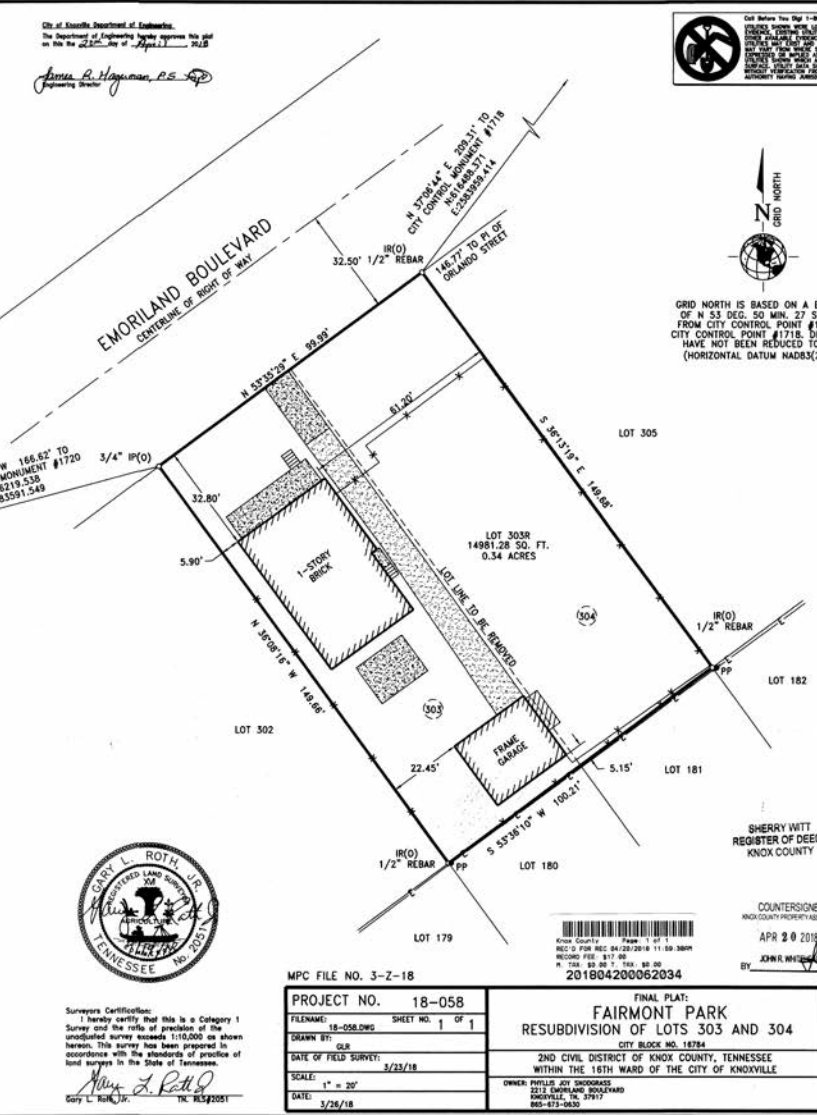
**Addressing Department Certification**  
 I, the undersigned, hereby certify that the subdivision name and all other names conform to the Knoxville/Knox County Street Naming and Addressing Ordinance, the Administrative Rules of the Planning Commission, and these regulations.  
 Signature: Donna Moore  
 Date: 4/20/18

**Town and Assessment**  
 This is to certify that the property taxes and assessments due on this property have been paid.  
 City Tax Clerk: Donna Moore Date: 4/20/18  
 Knox County Treasurer: Donna Moore Date: 4/20/18

**Owner(s) Printed Name**  
Phillip S. Snodgrass  
 Signature: Phillip S. Snodgrass  
 Date: April 19, 2018

**Comments**  
 This is to certify that there are no known recorded drainage or utility easements on or over the property being subdivided.  
 Registered Land Surveyor: Phillip S. Snodgrass  
 Tennessee License No. 2851: 4/18/18

**Certificate of Accuracy for Subdivision Administration**  
 This is to certify that the subdivision plan shown hereon has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, and the plan is hereby approved by recording in the office of the Knox County Register of Deeds.  
 Signature: Phillip S. Snodgrass  
 Date: 4-20-18



**Grid North**  
 GRID NORTH IS BASED ON A BEARING OF N 53 DEG. 50 MIN. 27 SEC. E FROM CITY CONTROL POINT #1720 TO CITY CONTROL POINT #1718. DISTANCES HAVE NOT BEEN REDUCED TO GRID. (HORIZONTAL DATUM NAD83(2011))

**VICINITY MAP**  
 A vicinity map showing the location of the site at the intersection of Emoriland Boulevard and Sherry Witt Register of Deeds Knox County. Other streets shown include Folsom Drive, Cleveland Street, and Turnport Boulevard.

**LEGEND**  
 Symbols for: GRVEL, CONCRETE, IRON ROD OLD, IRON ROD NEW, IRON PIPE OLD, POWER POLE, PROPERTY LINE, ELECTRIC LINE, FENCE LINE.

**GRAPHIC SCALE**  
 0 20 40 60  
 GRAPHIC SCALE 1"=20'

**NOTES:**  
 1) IRON RODS WITH CAPS SET AT ALL CORNERS NOT RECOVERED UNLESS OTHER MONUMENTATION IS NOTED ON DRAWING.  
 2) CLT TAX MAP 096L, GROUP G, PARCEL 023.01.  
 3) DEED REFERENCE INSTRUMENT #2012094004677.  
 4) PLAT REFERENCE PLAT CABBIN, A, SLIDE 274-A.  
 5) SUBJECT PROPERTY IS ZONED "R-1/NC-1".  
 6) PROPERTY SUBJECT TO EASEMENTS, RIGHTS OF WAY OR CLAIMS OF EASEMENTS OR RIGHTS OF WAY SHOWN OR NOT SHOWN BY THE PUBLIC RECORDS.  
 7) PROPERTY SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE REPORT WAS FURNISHED TO SURVEYOR PRIOR TO SURVEY.  
 8) NO TITLE OPINION IS EXPRESSED OR IMPLIED.  
 9) THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP AND FOUND THE DESCRIBED NOT TO BE LOCATED IN A SPECIAL FLOOD HAZARDOUS AREA.  
 10) BUILDING SETBACK LINES AND EASEMENTS SHALL CONFORM TO ANY AND ALL CURRENT KNOX COUNTY/CITY OF KNOXVILLE ZONING STANDARDS.  
 11) TOTAL NUMBER OF LOTS = 6. TOTAL ACRES = 0.34 ACRES (14981.28 SQ. FT.).  
 12) 1/2" UTILITY AND DRAINAGE EASEMENTS INSIDE ALL EXTERIOR BOUNDARY LINES AND ROAD RIGHT-OF-WAY LINES. 3" UTILITY AND DRAINAGE EASEMENTS INSIDE ALL INTERIOR LOT LINES.  
 13) THE APPROVAL OF THIS PLAN DOES NOT INCREASE ANY ZONING NON-COMFORMITIES FOR THE EXISTING STRUCTURES ON THE PROPERTY NOR DOES IT CHANGE THE NONCONFORMING STATUS OF THE EXISTING STRUCTURES OR VARIANCES FROM THE BOARD OF ZONING APPEALS MAY BE REQUIRED AT SOME LATER DATE FOR PERMIT APPLICATIONS OR OTHER DEVELOPMENT APPROVALS.

**COUNTERSIGNED**  
 KNOX COUNTY PROPERTY ASSESSOR  
 APR 20 2018  
 BY: JONAH WILSON

**PROJECT NO. 18-058**  
 FILENAME: 18-058.DWG SHEET NO. 1 OF 1  
 DRAWN BY: GJR  
 DATE OF FIELD SURVEY: 3/23/18  
 SCALE: 1" = 20'  
 DATE: 3/26/18

**FINAL PLAT:**  
**FAIRMONT PARK**  
**RESUBDIVISION OF LOTS 303 AND 304**  
 CITY BLOCK NO. 18784  
 2ND CIVIL DISTRICT OF KNOX COUNTY, TENNESSEE  
 WITHIN THE 16TH WARD OF THE CITY OF KNOXVILLE  
 OWNER: PHILLIP S. SNODGRASS  
211 EMORILAND BOULEVARD  
KNOXVILLE, TN 37917  
865-673-0630

**ROTH LAND SURVEYING**  
 Gary L. Roth, Jr., RLS  
 6718 Kern Road  
 Knoxville, TN, 37918  
 PH: (865) 689-8186  
 FAX: (865) 687-3231

16784-A



**Surveyor's Certification:**  
 I hereby certify that this is a Category 1 Survey and the rules of precision of the unadjusted survey exceeds 1:10,000 as shown herein. This survey has been prepared in accordance with the standards of precision of land surveys in the State of Tennessee.  
 Signature: Gary L. Roth, Jr.  
 Date: 4-20-18

**Proposal to the Knoxville Historic Zoning Commission  
Addition to 2212 Emoriland Boulevard**

Address of project: 2212 Emoriland Blvd., Knoxville, Tennessee 37917  
Addition Level II

Owner: P.J. Snodgrass  
Cell: 865-673-0630  
Email: [drpeej@gmail.com](mailto:drpeej@gmail.com)



Design Narrative:

The addition will include adding two bathrooms, one bedroom and a covered patio at the rear of the house. The west wall will be inset 6" from the original outside wall of the house. The roof will also be dropped 6" from the existing roofline.

The patio will be on the east side of the house and will be constructed with brick pavers. A walkway will extend from the patio to the steps on the east side which is the entry into the kitchen. A series of steps will lead up to the patio level which will be level with the floor in the existing home.

A French style door (36") will be the entry way into the addition from the patio. The glass will be clear with no panes. The frame of the door will be white.

One window will be on the wall on the patio area that will match the existing windows and be like the example new window below. Posts on the patio will be pressure treated wood.

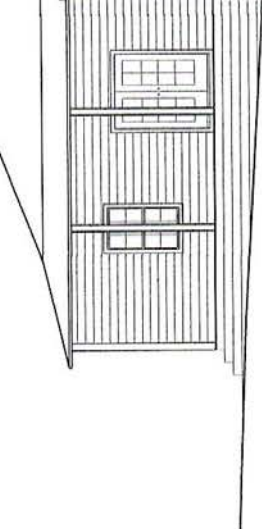
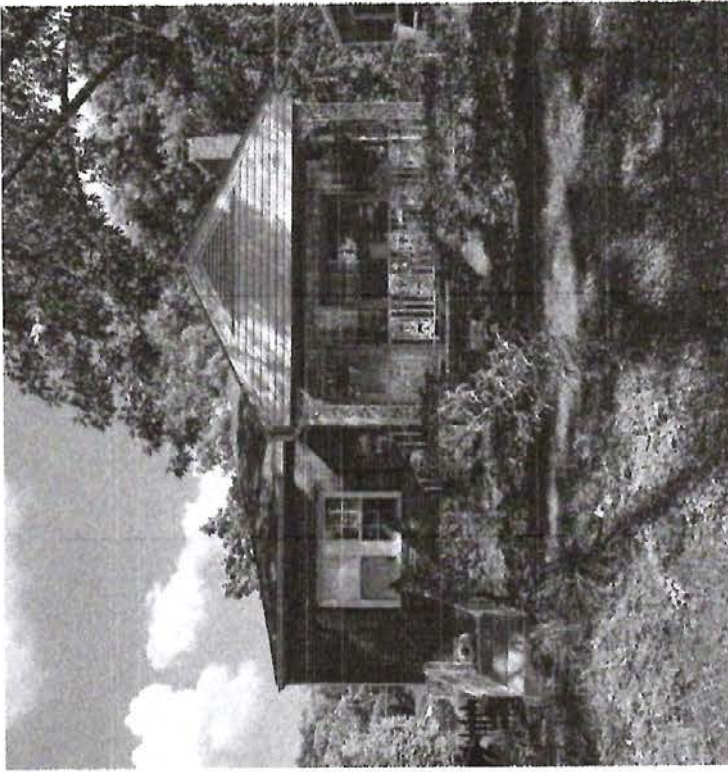
The cathedral ceiling on the patio will be finished with Hardie plank.

Each bathroom will have a light tube installed in the center of the room.

All windows will be white double-hung 6 over 6 style in white. Current windows are 34.5" in width and 53.5" in length. New windows will match existing windows in size and style.

The entire enclosed structure will be sheathed in Hardie plank, straight edge shingle style in a color that coordinates with the color of the existing brick. Shingles on the addition will be the same as the existing roof.

The property was re-platted and the two lots (2212 and 2216 Emoriland) were combined into one lot to provide compliance with the under-roof code requirement. A copy is provided.



To view this elevation and interior, click on the image.

2 EAST ELEVATION - EXISTING HOUSE  
SCALE N.T.S.

3 EAST ELEVATION - ADDITION  
SCALE N.T.S.

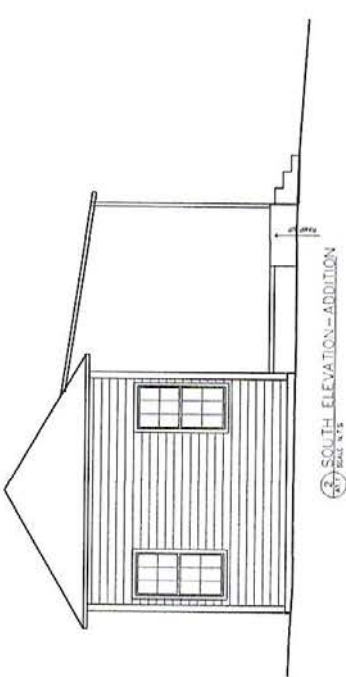
Project No.: 180022  
 Client: HMC  
 Date of Revision:  
 No. Date Description

2711 Valley View Drive Knoxville, TN 355-204-2144  
**SNODGRASS HOUSE  
 ADDITION**  
 Issued for Preliminary Planning Only

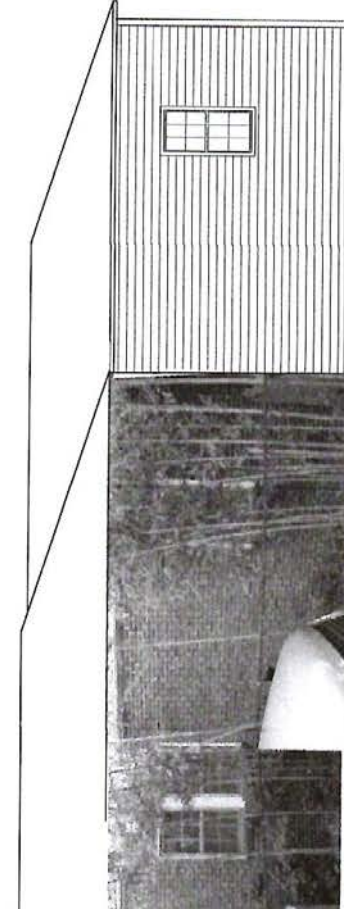
Project Title:  
**Snodgrass House  
 Addition**  
 Location:  
**2212 Emorland Blvd,  
 Knoxville,  
 Tennessee 37917**  
 Sheet Contents:  
**Floor Plan and  
 Roof Plan**

Date:  
**30 SEPTEMBER, 2018**  
 Sheet Number:

1 OF  
**A1.1**



10 SOUTH ELEVATION - ADDITION



11 WEST ELEVATION - ADDITION

2711 Volney View Drive Knoxville, TN 37914  
 SNODGRASS HOUSE  
 ADDITION  
 SNODGRASS HOUSE

Project No. 180622  
 Drawn By: HWC  
 Date: 09/27/18

Sheet No. 1 of 1

Project Name: Snodgrass House Addition

Location: 2212 Emonland Blvd, Knoxville, Tennessee 37917

Client: [Redacted]

Architect: [Redacted]

Scale: 1/8" = 1'-0"

Date: 09/27/18

Sheet No. 1 of 1

Project Name: Snodgrass House Addition

Location: 2212 Emonland Blvd, Knoxville, Tennessee 37917

Client: [Redacted]

Architect: [Redacted]

Scale: 1/8" = 1'-0"

Date: 09/27/18

Sheet No. 1 of 1

Project Name: Snodgrass House Addition

Location: 2212 Emonland Blvd, Knoxville, Tennessee 37917

Client: [Redacted]

Architect: [Redacted]

Scale: 1/8" = 1'-0"

Date: 09/27/18

Sheet No. 1 of 1

2711 Volney View Drive Knoxville, TN 37914  
 SNODGRASS HOUSE  
 ADDITION

Project No. 180622  
 Drawn By: HWC  
 Date: 09/27/18

Sheet No. 1 of 1

Project Name: Snodgrass House Addition

Location: 2212 Emonland Blvd, Knoxville, Tennessee 37917

Client: [Redacted]

Architect: [Redacted]

Scale: 1/8" = 1'-0"

Date: 09/27/18

Sheet No. 1 of 1

Project Name: Snodgrass House Addition

Location: 2212 Emonland Blvd, Knoxville, Tennessee 37917

Client: [Redacted]

Architect: [Redacted]

Scale: 1/8" = 1'-0"

Date: 09/27/18

Sheet No. 1 of 1

Project Name: Snodgrass House Addition

Location: 2212 Emonland Blvd, Knoxville, Tennessee 37917

Client: [Redacted]

Architect: [Redacted]

Scale: 1/8" = 1'-0"

Date: 09/27/18

Sheet No. 1 of 1

2711 Volney View Drive Knoxville, TN 37914  
 SNODGRASS HOUSE  
 ADDITION

Project No. 180622  
 Drawn By: HWC  
 Date: 09/27/18

Sheet No. 1 of 1

Project Name: Snodgrass House Addition

Location: 2212 Emonland Blvd, Knoxville, Tennessee 37917

Client: [Redacted]

Architect: [Redacted]

Scale: 1/8" = 1'-0"

Date: 09/27/18

Sheet No. 1 of 1

Project Name: Snodgrass House Addition

Location: 2212 Emonland Blvd, Knoxville, Tennessee 37917

Client: [Redacted]

Architect: [Redacted]

Scale: 1/8" = 1'-0"

Date: 09/27/18

Sheet No. 1 of 1

Project Name: Snodgrass House Addition

Location: 2212 Emonland Blvd, Knoxville, Tennessee 37917

Client: [Redacted]

Architect: [Redacted]

Scale: 1/8" = 1'-0"

Date: 09/27/18

Sheet No. 1 of 1

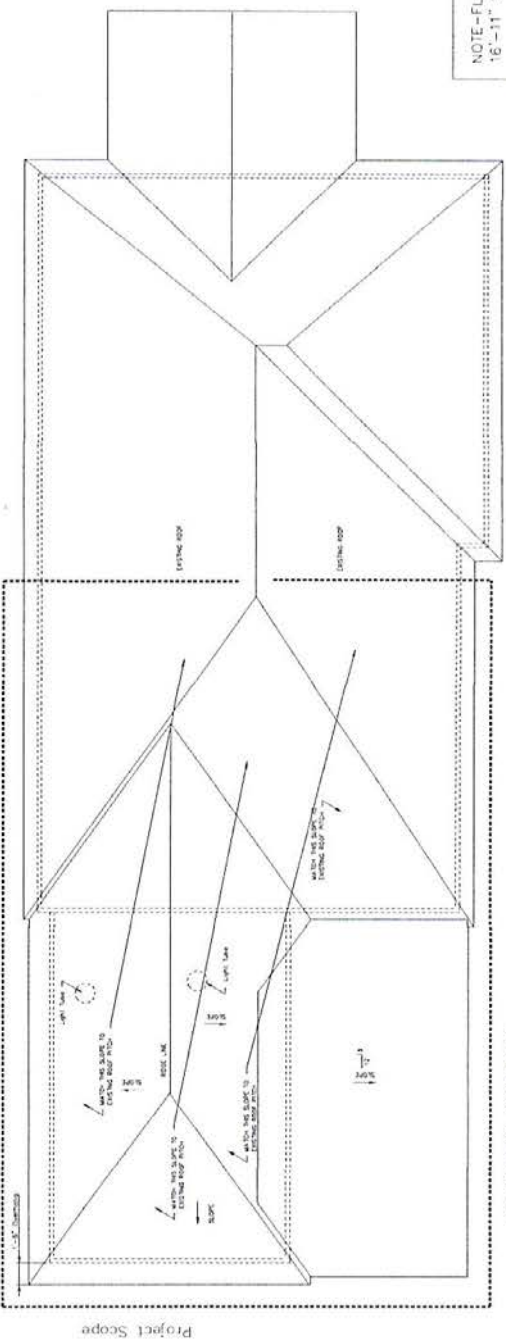


Project No: 160602

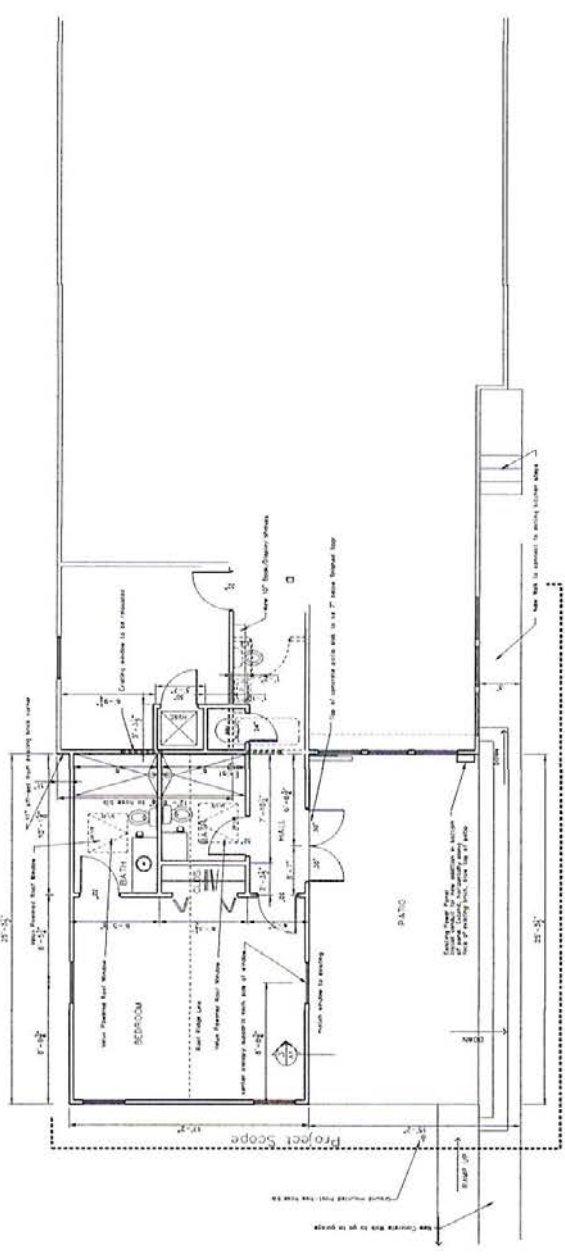
Drawn By: HMD

Date: / /

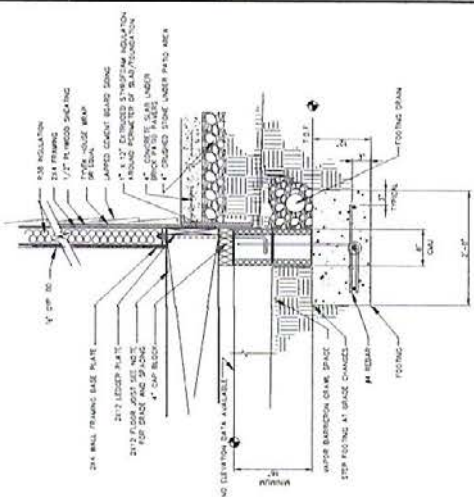
No. Comments



1. ADDITION ROOF PLAN



2. ADDITION FLOOR PLAN



FOOTING, FOUNDATION & WALL SECTION

Images of current windows

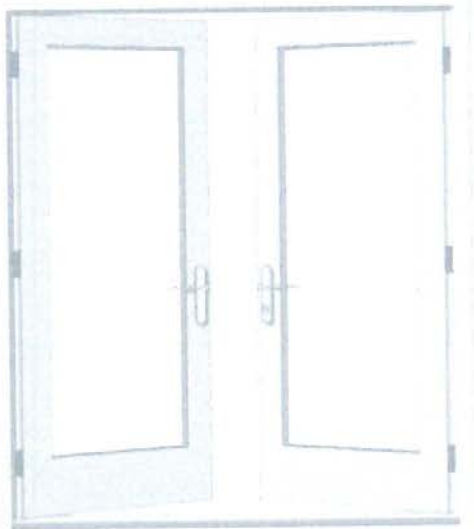


## Examples of new Windows



Style of new windows showing panes. New windows will be white.

Example of 36" Patio French Door



Example of Hardie plank straight edge shingle style siding.



Current shingle style will be used on addition.



Sky Tube example that will be installed in the roof area of each of the two bathrooms.





2212 Emoriland –front





2212 Emoriland – Overall rear



2212 Emoriland - Rear showing location of addition – West end



2122 Emoriland – East end



2122 Emoriland – East side and rear corner