



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

PROPERTY LOCATION: 1005 Olive Rd. /
Parcel ID 153 G A 005

FILE NO.: 11-B-19-HZ

DISTRICT: Village of Concord HZ

MEETING DATE: 11/21/2019

APPLICANT: Carol Montgomery

LEVEL OF WORK: Level II. Major repair or replacement of materials or architectural elements

PROPERTY DESCRIPTION: Tudor Revival

One-story frame residence with artificial wall covering. Side-gable roof with projecting asymmetrical front-gable roof massing, clad in asphalt shingles. House rests on a brick foundation. Exterior front brick chimney. Six-over-six, double-hung sash windows. Irregular plan.

► **DESCRIPTION OF WORK:**

Installation of 14 solar panels on the rear (southwest) elevation. Panels are 40" wide, 70" long, and 1-1/2" tall; panels will project approximately 2" off the roof's surface on racking. Inverter can be installed either indoors or outside on the house's exterior; if installed on the house's exterior they would be adjacent to an existing power meter and out of view of the public right of way. Panels are black with a grid formation with cells inside, framed in aluminum silver. Racking system is metal and obscured by panels above. All work will occur on rear elevation which is not visible from Second Drive or Olive Road, and minimally visible from other streets.

► **APPLICABLE DESIGN GUIDELINES:**

Village of Concord Design Guidelines, adopted by the Knox County Commission on October 22, 2001.

5. Do not use satellite dishes, solar collectors, modern skylights, or inappropriate structures on roof planes that are visible from the street, or install them where they interfere with decorative roof elements.

Secretary of the Interior's Standards for Rehabilitation

9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

COMMENTS:

N/A

STAFF FINDINGS:

1. The house is a contributing structure to the Concord Village HZ Overlay and National Register Historic District.
2. The proposed elevation for installation is the rear (southwest) elevation. The one-story house is smaller in height and massing than many houses in the district, and the property is set substantially back from Olive Road



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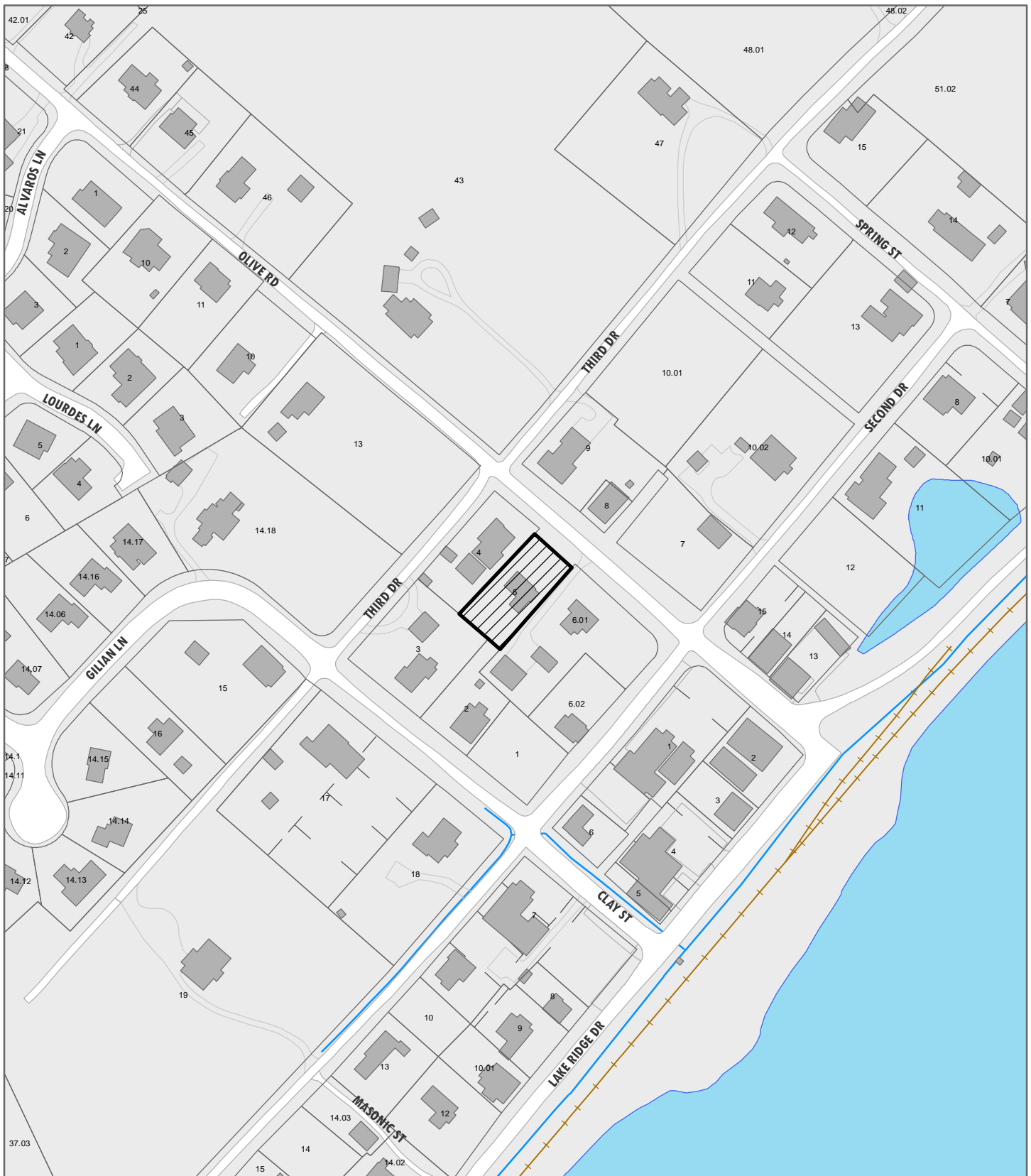
(approximately 85 feet). Moreover, the house is topographically lower than the surrounding houses, and surrounded by large trees. The elevation to receive solar panels is not visible from Olive Road or Second Drive. The elevation is very minimally visible from Third Drive and Clay Street and will not have a detrimental effect on the visual integrity of the streetscapes of Third Drive or Clay Street.

3. The solar panels and racking will be mounted parallel to the roof slope and will project approximately two inches high above the roof, including the racking system. The necessary inverter equipment will be installed adjacent to the existing electrical panel and meter, on a non-character-defining corner of the house.

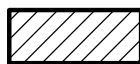
4. No historic roofing materials or features will be altered or removed for installation of the solar panels or associated equipment.

► **STAFF RECOMMENDATION:**

Staff recommends approval of the work as proposed.



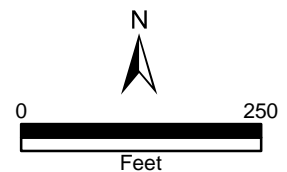
11-B-19-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



1005 Olive Rd. 37934
Village of Concord HZ

Original Print Date: 11/12/2019
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Carol Montgomery





DESIGN REVIEW REQUEST

- ☒ DOWNTOWN DESIGN (DK)
- ☒ HISTORIC ZONING (H)
- ☒ INFILL HOUSING (IH)

Applicant Carol Montgomery

Date Filed 11.2.2019

Meeting Date (if applicable) 11/21/2019

File Number(s) 11-C-19-HZ

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below

☒ Owner ☐ Contractor ☐ Engineer ☐ Architect/Landscape Architect

Name Carol Montgomery

Address 1005 Olive Road City Concord State TN Zip 37934

Phone 865 755 2464 Email chigvg@gmail.com

CURRENT PROPERTY INFO

Owner Name (if different from applicant) George C and Carol L Montgomery

Owner Address 1005 Olive Road, Concord TN 37934

Property Address 1005 Olive Road, Concord TN 37934

Neighborhood Old Concord

Zoning

AUTHORIZATION

Staff Signature Lindsay Crockett

Please Print Lindsay Crockett

Date 11/4/19

Applicant Signature Carol Montgomery

Please Print Carol L Montgomery

Date 11.2.2019

REQUEST

DOWNTOWN DESIGN

Level 1:

- ☐ Signs ☐ Alteration of an existing building/structure

Level 2:

- ☐ Addition to an existing building/structure

Level 3:

- ☐ Construction of new building/structure ☐ Site design, parking, plazas, landscape

See required Downtown Design attachment for more details.

- ☐ Brief description of work:

HISTORIC ZONING

Level 1:

- ☐ Signs ☒ Routine repair of siding, windows, roof, or other features, in-kind; Installation of gutters, storm windows/doors

Level 2:

- ☒ Major repair, removal, or replacement of architectural elements or materials ☐ Additions and accessory structures

Level 3:

- ☐ Construction of a new primary building

Level 4:

- ☐ Relocation of a contributing structure ☐ Demolition of a contributing structure

See required Historic Zoning attachment for more details.

- ☐ Brief description of work: Solar Panels on roof at rear of house. Not visible from Olive Road, Second or Third Drive. Visible in distance from small part of Clay

INFILL HOUSING

Level 1:

- ☐ Driveways, parking pads, access point, garages or similar facilities ☐ Subdivisions

Level 2:

- ☐ Additions visible from the primary street ☐ Changes to porches visible from the primary street

Level 3:

- ☐ New primary structure
☐ Site built ☐ Modular ☐ Multi-Sectional

See required Infill Housing attachment for more details.

- ☐ Brief description of work:

STAFF USE ONLY

ATTACHMENTS

- ☐ Downtown Design Checklist
☐ Historic Zoning Design Checklist
☐ Infill Housing Design Checklist

ADDITIONAL REQUIREMENTS

- ☐ Property Owners / Option Holders

Level 1: \$50 • Level 2: \$100 • Level 3: \$250 • Level 4: \$500

FEE 1:

TOTAL:

FEE 2:

FEE 3:

Solar panel installation info

5.5 kW Solar PB System to be installed will consist of the following:

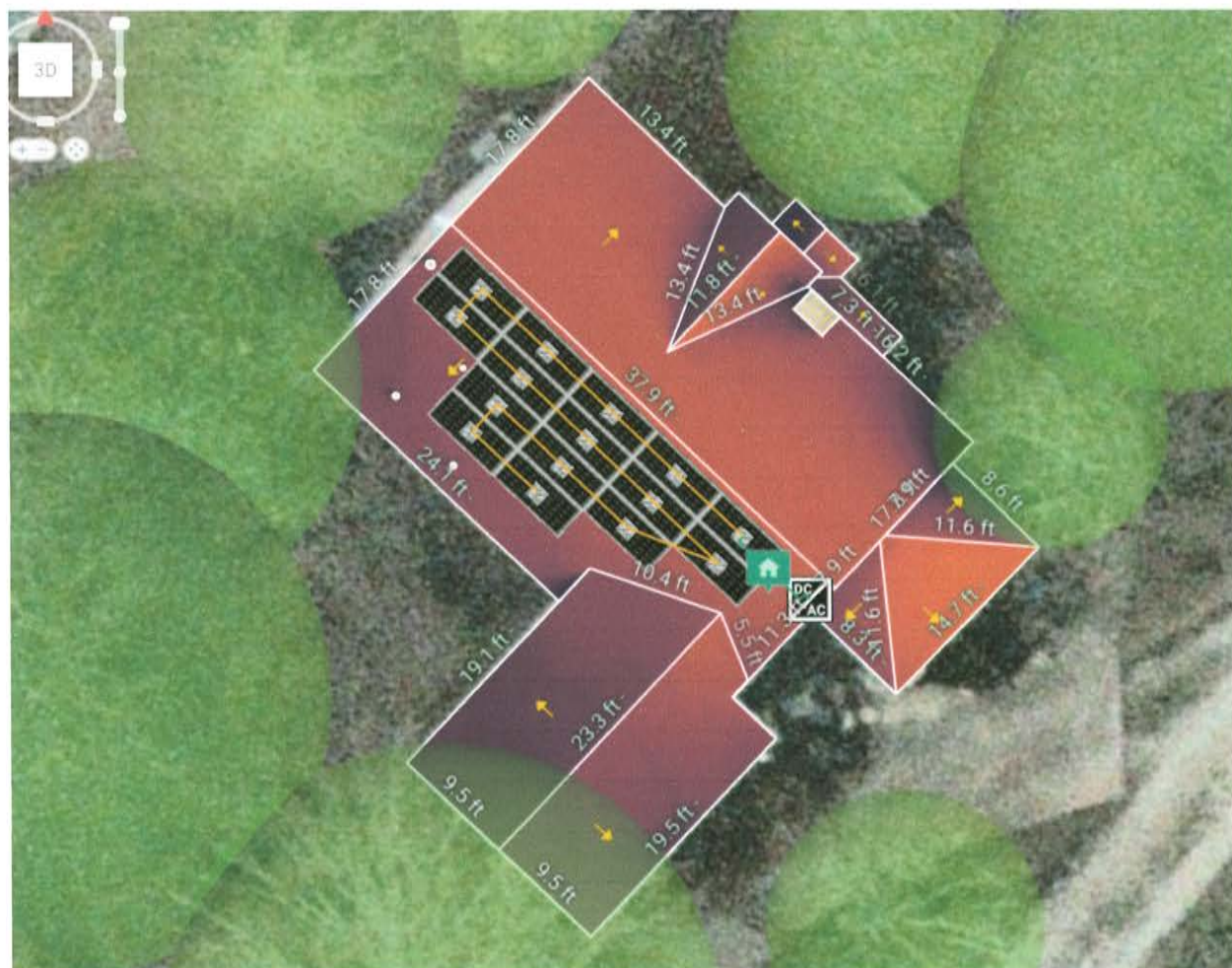
- 15 Trina 370 w72 Modules
- 1 SolarEdge SE17600 Inverter
- 15 SolarEdge P400 Power Optimizers
- Engineered IronRidge Solar Racking
- All necessary DC and AC side wiring
- All necessary AC disconnects and service equipment

Panels are 40" x 80" x 1 ½" – 15 panels

Will stand 2" off the roof's surface on racking

- Inverters can be installed either indoors or outside on the house's exterior; if installed on the house's exterior they would be adjacent to an existing power meter and out of view of the public right of way
- Panels are black with a grid formation with cells inside, framed in aluminum silver
- Racking system is metal and obscured by panels above

All work will occur on rear elevation which is not visible from Second Drive or Olive Road.





Rear (southwest) elevation to receive panels



View of house from Olive Road, photographer facing southwest



View of property from top of driveway (shared with 1009 Olive Rd)



View of roof from Third Drive



View of roof from Clay Street
(photographer facing northeast,
depicting place where roof would
be most visible)



Additional view of property from driveway (shared with 1009 Olive Rd)



Proposed location of inverter at right side of sunroom wall, adjacent to existing electrical panels



Aerials of property from Pictometry (2018)



Aerials of property from Pictometry (2018)