

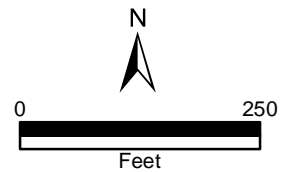
**5-C-20-HZ**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



**10817 Third Dr. 37934**  
**Village of Concord HZ**

Original Print Date: 5/6/2020  
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Jonathan Abel





# Staff Report - Certificate of Appropriateness Application

Knox County Historic Zoning Commission

File Number: 5-C-20-HZ

**PROPERTY LOCATION:** 10817 Third Dr. / Parcel ID 153043

**DISTRICT:** Village of Concord HZ

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**MEETING DATE:** 5/21/2020

**APPLICANT:** Jonathan Abel

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

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**PROPERTY DESCRIPTION:** Folk Victorian (c.1867)

Two story frame with aluminum siding wall covering. Side gable roof with asphalt shingle roof covering. Interior offset brick chimney. One story three-quarters front porch with wood columns with sawn wood trim, sawn wood balustrade. Six over six double hung windows. Transom at front entry. Brick foundation. One story rear ell. Irregular plan.

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► **DESCRIPTION OF WORK:**

Proposed installation of an above-ground pool and deck. Pool is round and approximately 30' in diameter, with a 52' wall height. The pool would be accompanied by a rectangular wood deck on the southwest side of the pool, approximately 30' long by 16' wide. Deck will receive guardrail and access gate to meet code. Pool is proposed to be located on existing clay-based tennis court, which is currently surrounded by a chain-link fence and heavy vegetation. The pool is proposed to be set approximately 235' feet northwest of Third Drive. 260' northeast of Olive Road, and approximately 140' northeast of the existing house. Applicant will plant vegetation along the right side of the existing chain link fence to further reduce visibility from Third Drive.

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► **APPLICABLE DESIGN GUIDELINES:**

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

Residential Buildings: Recommendations

14. New additions shall not alter the basic character of the building, or cause a lessening of historic character.
15. Garages and other outbuildings shall resemble outbuildings that have been historically constructed in the Village of Concord. Their size and construction shall use materials that correspond to the original primary buildings on the lot.

Fencing: Chain link fencing may be allowed in the rear yard. If you decide to use chain link fencing in the rear yard, consider painting it a dark green or using it as a trellis for roses, vines or other landscape material. It will not be as obvious if painted or used as a trellis. Since chain link fencing is not an appropriate historic fencing material in Concord, this is an important design consideration.

Secretary of the Interiors Standards



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9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural materials, and such design is compatible with the size, scale, color, materials, and character of the property, neighborhood or environment.

10. Wherever possible, new additions or alterations to structure shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would not be impaired.

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## COMMENTS:

Applicant has provided signed letters of support from four adjacent neighbors.

## STAFF FINDINGS:

1. 10817 Third Drive is a contributing resource to the Concord Village National Register Historic District and HZ overlay.
2. Concord's design guidelines lack specific recommendations on pools; therefore the above-ground pool and deck will be evaluated as an outbuilding, shed, or other comparable secondary structure.
3. The pool is proposed to be placed on an existing tennis court, located approximately 140' northeast of the existing house, approximately 235' feet northwest of Third Drive, and 260' northeast of Olive Road. The site's topography slopes downward to the southeast, which would further screen the pool from north, northwest, and west viewpoints. The proposed location is screened by trees and other vegetation on three sides, and the existing house and outbuildings would provide a visual barrier from Olive Road. The pool will not be visible from Olive Road and minimally visible from points of Third Drive. Placement of the pool is appropriate.
4. The pool will be 30' in diameter with 52" wall height, and feature plastic-clad steel walls and a wood deck on the southwest elevation. Materials will be minimally visible from the public right-of-way, as they are set over two hundred feet from either street. Installing additional vegetation along the southeast elevation fencing will assist in reducing visibility.
5. The pool does not alter or detract from the architectural integrity of the house or outbuildings, and could be easily removed without effect on the property.

## ► STAFF RECOMMENDATION:

Staff recommends approval of the work as proposed, with the condition that applicant install additional vegetation along the existing chain-link fence's southeast elevation to provide additional visual screening from Third Drive.



# DESIGN REVIEW REQUEST

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

JONATHAN and NANCY ABEL

Applicant

04/22/2020

May 21, 2020

5-C-20-HZ

Date Filed

Meeting Date (if applicable)

File Number(s)

## CORRESPONDENCE

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

- Owner
- Contractor
- Engineer
- Architect/Landscape Architect

JONATHAN and NANCY ABEL

Name

10817 THIRD (3RD) DR

Company

KNOXVILLE

TN

37934

Address

(919)632-0670 J (919)622-9681 N

City

4abeljonathan@gmail.com abel.nancy209@gmail.com

State

Zip

Phone

Email

## CURRENT PROPERTY INFO

SAME AS ABOVE

Owner Name (if different from applicant)

Owner Address

Owner Phone

153 043

Property Address

VILLAGE OF CONCORD

Parcel ID

Neighborhood

Zoning

## AUTHORIZATION

Lindsay Crockett

4/22/20

Staff Signature

Please Print

Date

JONATHAN R. ABEL

04/22/2020

Applicant Signature

Please Print

Date



# 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: REQUEST TO HAVE AN ABOVE GROUND POOL INSTALLED ON OUR PROPERTY  
 \_\_\_\_\_  
 \_\_\_\_\_

**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

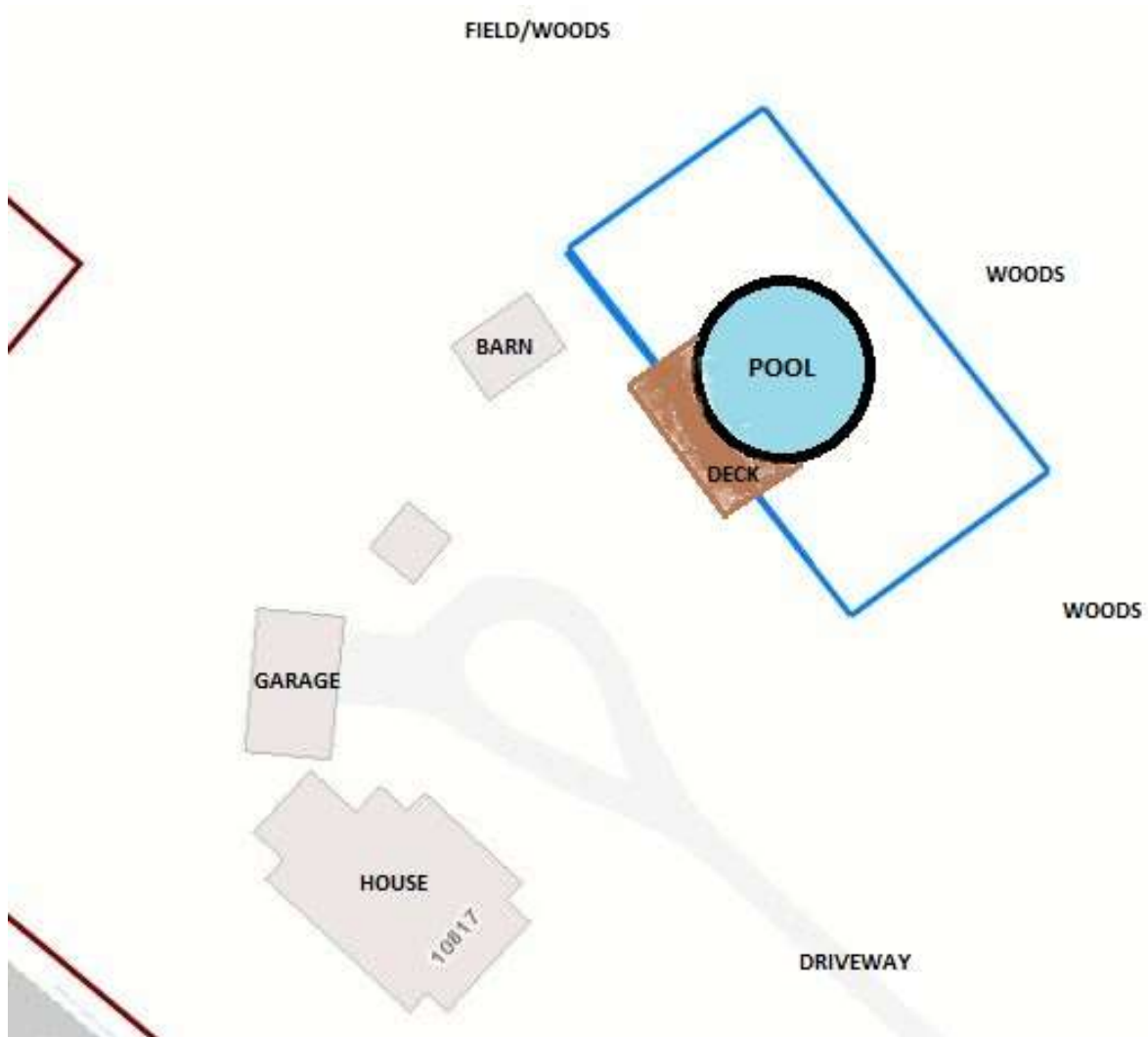
**ADDITIONAL REQUIREMENTS**

- Property Owners / Option Holders

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

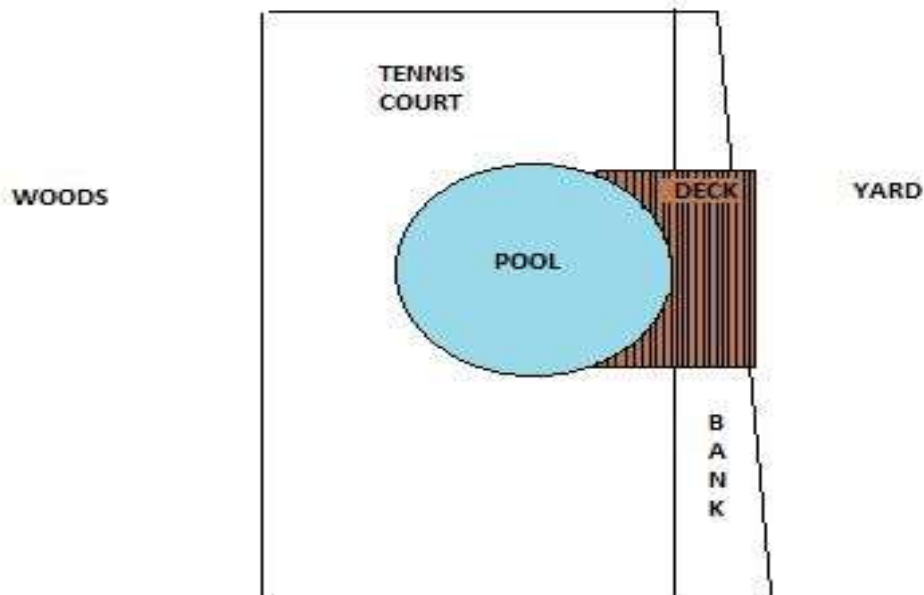
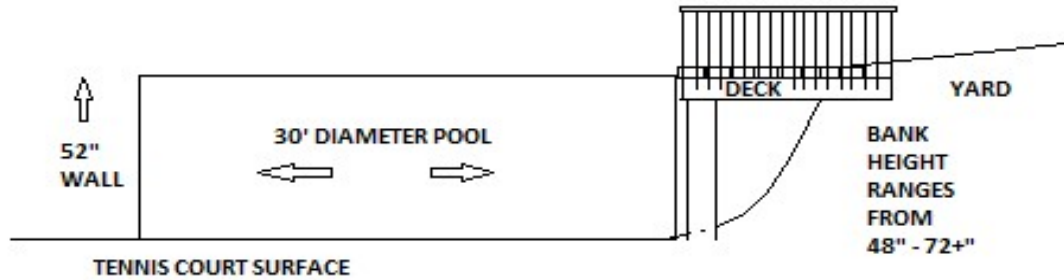
<b>FEE 1:</b>		<b>TOTAL:</b>
<b>FEE 2:</b>		
<b>FEE 3:</b>		

10817 Third Drive  
Knoxville, TN 37934  
Jonathan and Nancy Abel  
Request for above ground pool installation approval



Approximate proposed location of the pool on the property.

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- 30 Foot Diameter pool
- 52 Inch Wall height
- Approximate deck dimensions would be 30' x 16' (circular cutout into that area for pool entrance/exit) (All railings/gate/latches will be installed around deck to meet current code regulations where required.)

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**STEEL WALL COMPONENTS**

1. Plasticized SP coating
2. Molten zinc coat
3. Primer coat
4. Application of an alkaline solution to cleanse the oxides
5. Ultra-resistant polymer
6. Heat-hardened inlay
7. Primer coat
8. Chromate anti-rust coat
9. Steel wall core
10. Application of an alkaline solution to cleanse the oxides

Top seat with decorative lines

Form Fitting Support Cap



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Date: 4/9/2020

WHEN: As soon as approved

WHERE: 10817 Third Drive, Old Concord Village, Knoxville TN 37934

WHY: Family fun while at home.

We are requesting approval to install a 30' round above ground pool with a modest deck on one side to allow access to and enjoyment of the pool.

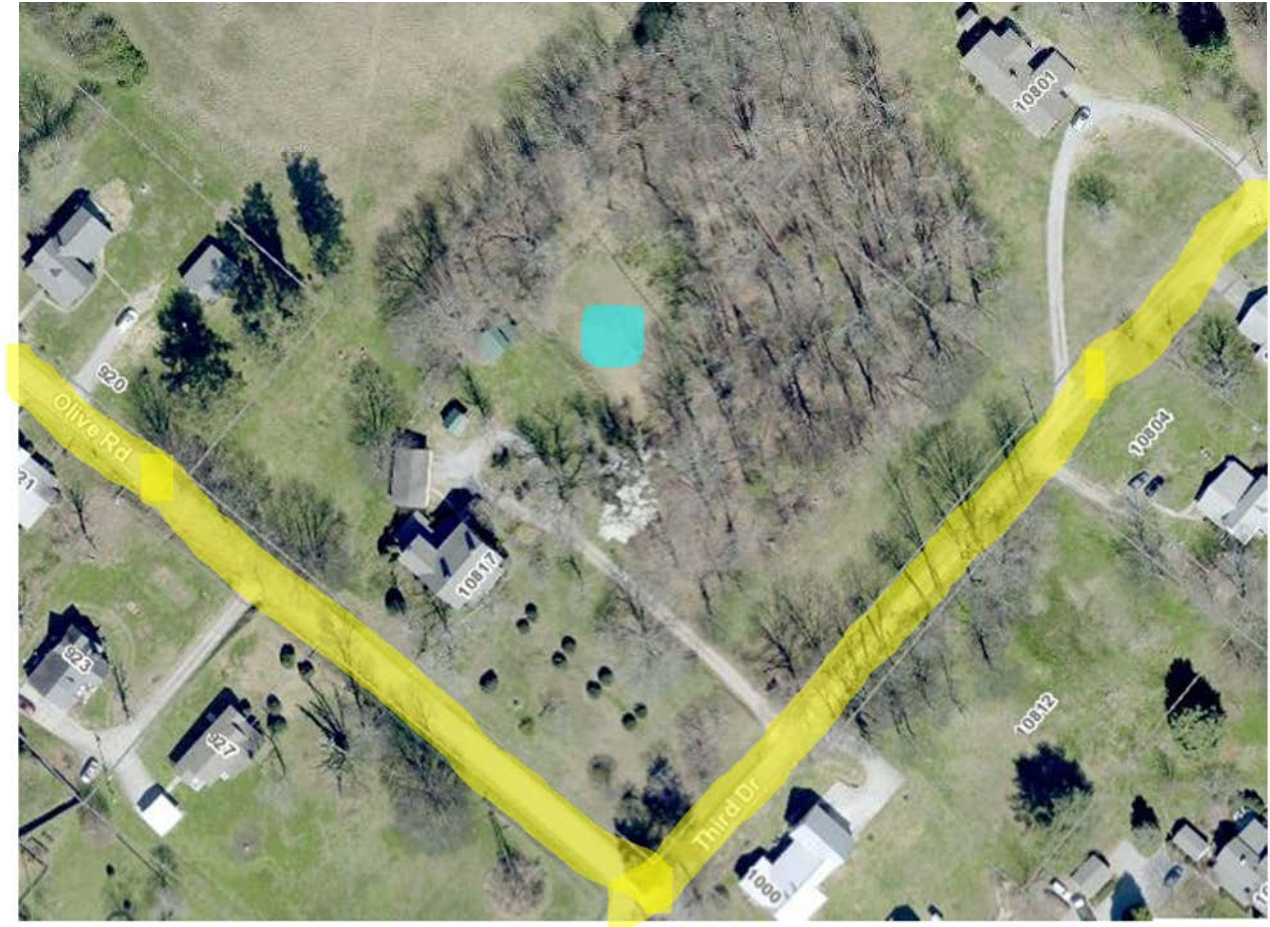
To minimize any concerns over visibility of this pool we propose to have it installed where my grandparents installed a clay base tennis court. The area is currently fully fenced with chain link and is mostly hidden from all angles except our home.

Please see included pictures and documentation.

Thank you for your consideration.

Jonathan and Nancy Abel (and family)

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**Streets with potential impact:**

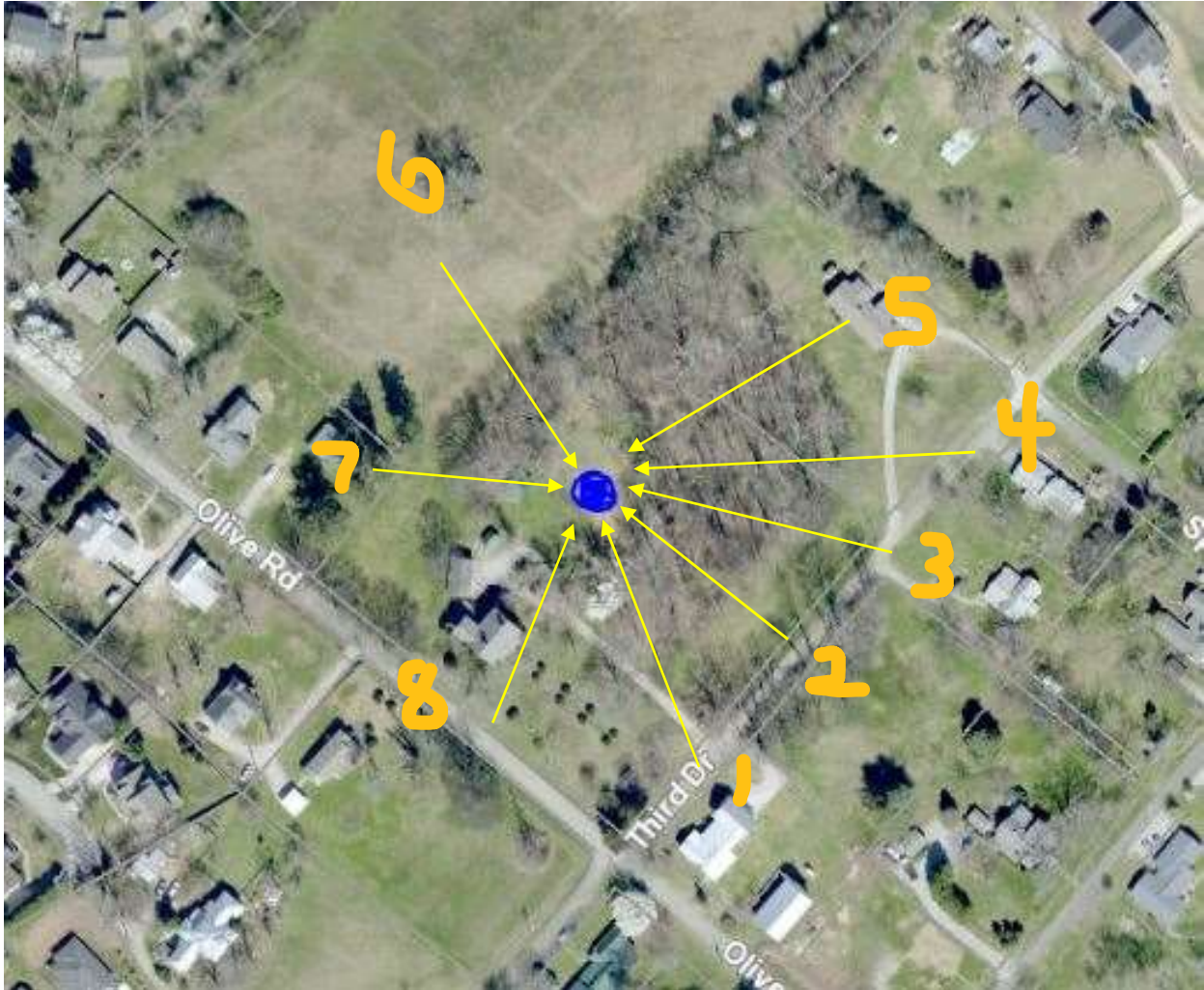
**OLIVE ROAD:** There would be virtually no possibility of anyone of Olive Road seeing the pool as the road has many natural barriers including the road elevation being lower than the property along most of the road frontage.

**THIRD DRIVE:**

It is possible for cars and neighbors to partially see the pool area from portions of the Third Drive area below the property, however there are woods that would provide a very good natural barrier below the existing tennis court.

**POSSIBLE SIGHT LINES FOR POOL**

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1. 1000 THIRD DRIVE NEIGHBOR HOME (SEE PICTURE 1)
2. 10812 THIRD DRIVE NEIGHBOR HOME (SEE PICTURE 2)
3. 10800 THIRD DRIVE NEIGHBOR HOME (SEE PICTURE 3)
4. 10720 THIRD DRIVE NEIGHBOR HOME (SEE PICTURE 4)
5. 10801 THIRD DRIVE NEIGHBOR HOME (SEE PICTURE 5)
6. FIELD (SEE PICTURE 6)
7. 920 OLIVE ROAD NEIGHBOR HOME (SEE PICTURE 7)
8. 927 OLIVE ROAD NEIGHBOR HOME (SEE PICTURE 8)
9. VIEW OF PROPERTY FROM THIRD/OLIVE ROAD AUTO TRAFFIC

VIEW OF TENNIS COURT AREA FROM ABEL HOME:



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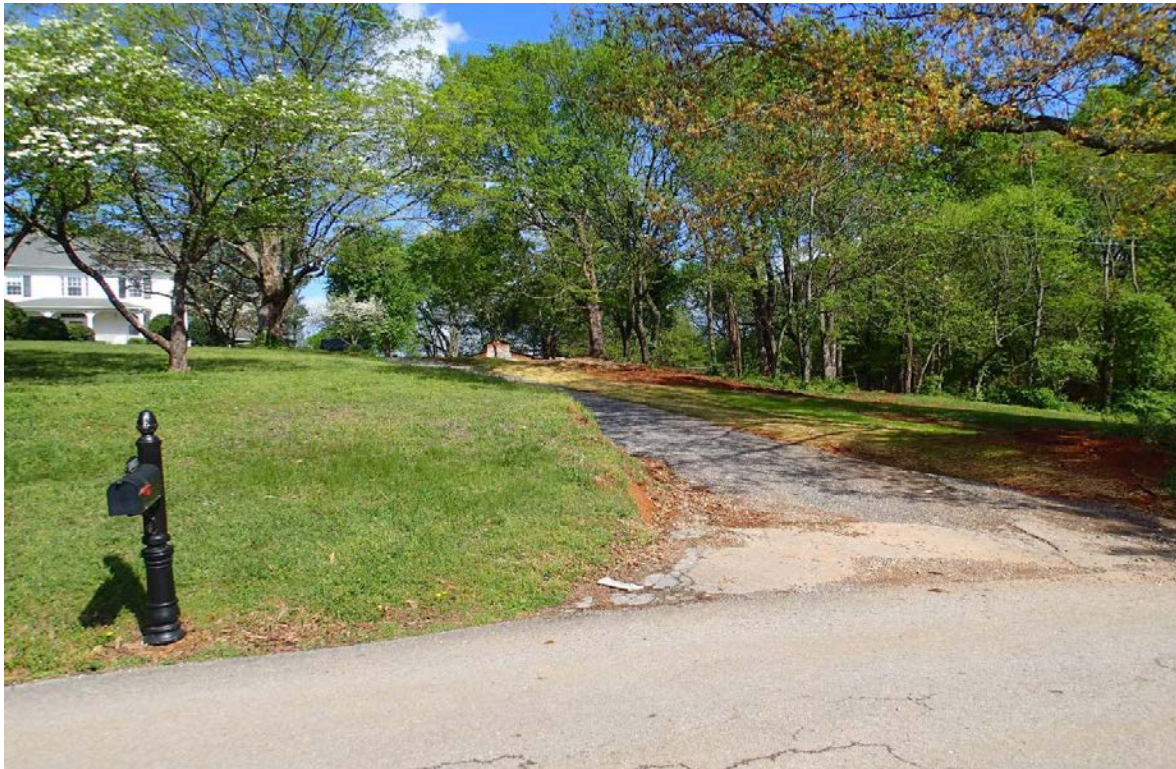


THE TENNIS COURT ELEVATION IS LOWER THAN THE HOME AND SURROUNDING PROPERTY BUT HIGHER THAN THE WOODS BELOW WHICH CREATES A VERY GOOD NATURAL BARRIER.



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VIEW FROM POINT 1 : 1000 THIRD DR



VIEW FROM POINT 2 : 10812 THIRD DR





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Knoxville, TN 37934  
Jonathan and Nancy Abel

Request for above ground pool installation approval

VIEW FROM POINT 3: 10800 THIRD DR



VIEW FROM POINT 4: 10720 THIRD DR



VIEW FROM POINT 5: 10801 THIRD DRIVE



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VIEW FROM POINT 6: 10 ACRE FIELD



VIEW FROM POINT 7: REAR OLIVE NEIGHBORS



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VIEW FROM POINT 8 : SIDE OLIVE NEIGHBOR VIEW



VIEWS FROM ROADS:



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OLIVE ROAD HAS A BANK AND NATURAL HEDGE AS WELL AS MAJOR ELEVATION CHANGE WHICH WILL PRETTY MUCH ELIMINATE ANY CHANCE OF SEEING THE AREA WHERE POOL WILL BE INSTALLED.



THIRD DRIVE IS A LOWER ELEVATION THAN THE HOME AND PROPERTY AND HAS WOODS BETWEEN THE ROAD AND THE AREA WHERE THE POOL WILL BE INSTALLED.



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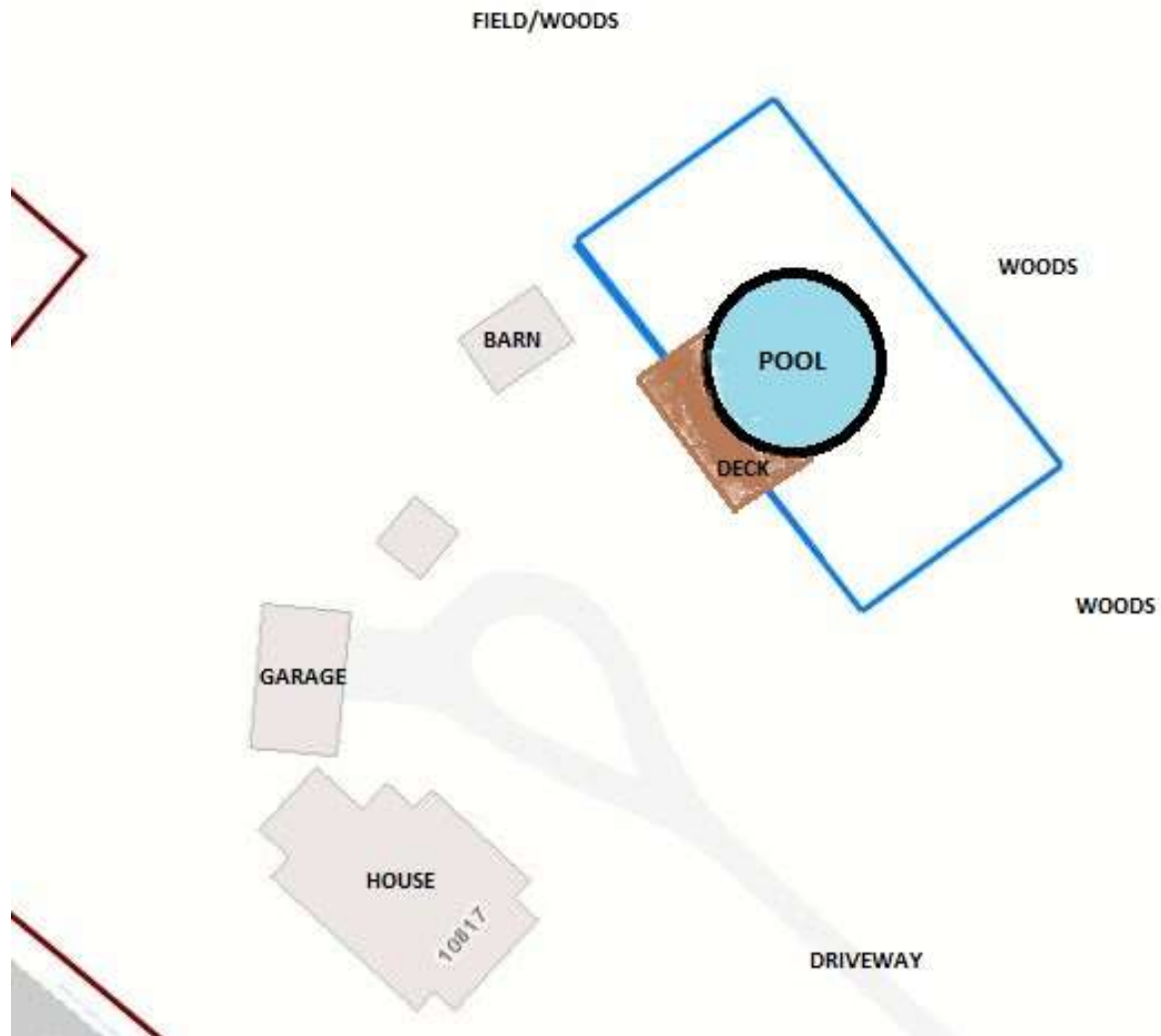
WAYS WE CAN ADD PRIVACY:



WE ARE PLANNING TO ADD VEGETATION ALONG THE RIGHT SIDE OF THE EXISTING TENNIS COURT FENCING THAT WILL FURTHER REDUCE VISABILITY FROM THIRD DRIVE ROAD AND NEIGHBORS.

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LAYOUT:





10817 Third Drive  
 Knoxville, TN 37934  
 Jonathan and Nancy Abel  
 Request for above ground pool installation approval

**Parcel 153 043 - Property Map and Details Report**



**Property Information**

Parcel ID:	153 043
Location Address:	10817 THIRD DR
CLT Map:	153
Insert:	
Group:	
Condo Letter:	
Parcel:	43
Parcel Type:	
District:	W6
Ward:	
City Block:	
Subdivision:	ROLL BACK TAXES EFFECTIVE APPLICATION #A-4029
Rec. Acreage:	15
Calc. Acreage:	0
Recorded Plat:	-
Recorded Deed:	20191223 - 0042537
Deed Type:	Deed:Full Coven
Deed Date:	12/23/2019

**Address Information**

Site Address:	10817 THIRD DR KNOXVILLE - 37934
Address Type:	DWELLING, SINGLE-FAMILY
Site Name:	

**Jurisdiction Information**

County:	KNOX COUNTY
City / Township:	

**Political Districts**

**Owner Information**

ABEL JONATHAN R & ABEL NANCY L  
 10817 3RD DR  
 KNOXVILLE, TN 37934

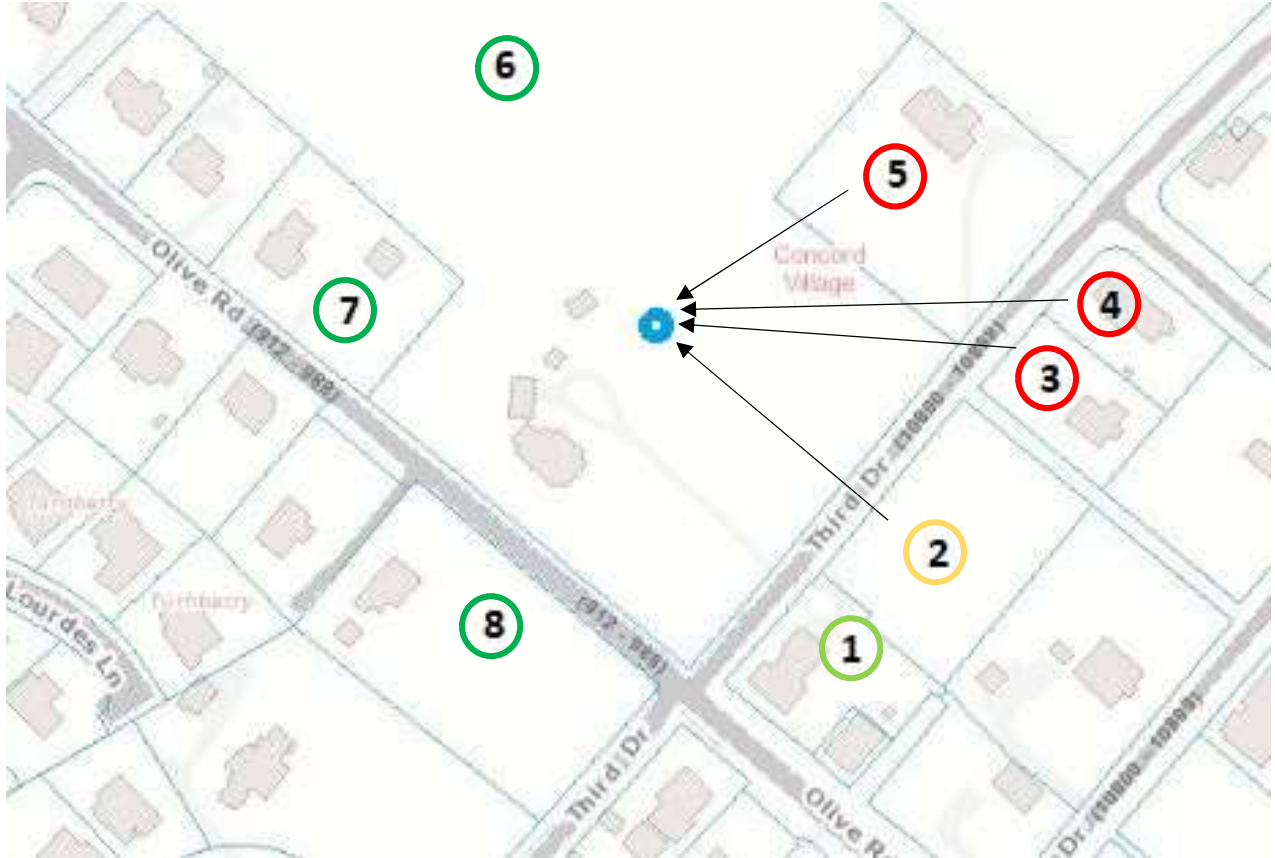
The owner information shown in this section does **not** necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at [\(865\) 215-2365](tel:865-215-2365).

**MPC Information**

Census Tract:	58.08
Planning Sector:	Southwest County
<small>Please contact Knox County Metropolitan Planning Commission (MPC) at <a href="tel:865-215-2500">(865) 215-2500</a> if you have questions.</small>	

**School Zones**

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Neighbor locations and possible sightlines of pool.

1. 1000 THIRD DRIVE NEIGHBOR HOME
2. 10812 THIRD DRIVE NEIGHBOR HOME
3. 10800 THIRD DRIVE NEIGHBOR HOME
4. 10720 THIRD DRIVE NEIGHBOR HOME
5. 10801 THIRD DRIVE NEIGHBOR HOME
6. FIELD (SEE PICTURE 6)
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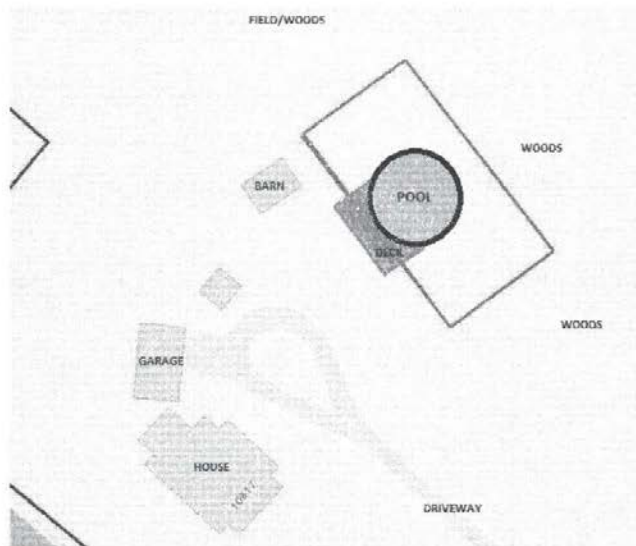
10817 Third Drive  
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Dear Neighbor,

We are thankful to be in Concord and love the combination of history and small quiet neighborhood feel that is brings.

We are considering having an above ground pool installed on our property and understand that not everyone likes the look of an above ground pool for various reasons. We are trying to be sensitive to neighbors who might be able to see the pool by placing the pool in the old tennis court area which will be out of sight for most of our neighbors. As a neighbor who might be impacted during the fall and winter months, we would like to ask for your signature of approval which we can present to the Historical Zoning Commission when we begin the application process.

If you have concerns or questions, please feel free to ask so we can resolve them.



**Viewpoint Reference Number - Address (Name) - Date Signed**

2. 10812 3RD DR. (BENNER) Sam Benner Date: 4/17/20
3. 10800 3RD DR. (TRIPLETT) Nancy S. Triplett Date: 4/17/20
4. 10720 3RD DR. (TRIPLETT) John Triplett Date: 4/17/20
5. 10801 3RD DR. (MATHIS) Sarah Mathis Date: 4/11/20