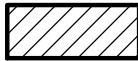




9-G-20-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

 **515 Scenic Dr. 37917**
Scenic Drive NC-1

Original Print Date: 9/1/2020
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Fred Trainer


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 Feet



Staff Report - Certificate of Appropriateness Application

Knoxville Historic Zoning Commission

File Number: 9-G-20-HZ

PROPERTY LOCATION: 515 Scenic Dr. / Parcel ID 107 L F 022

DISTRICT: Scenic Drive NC-1

MEETING DATE: 9/17/2020

APPLICANT: Fred Trainer FE Trainer Construction (Contractor)

LEVEL OF WORK: Level III. Construction of new primary building

PROPERTY DESCRIPTION: N/A

Vacant lot (previous house on the lot demolished in early 2014).

► **DESCRIPTION OF WORK:**

Proposed new house on a vacant lot. Proposed house will be located 61.7' from the front property line, with a right (north) side setback of 12.7' and a left (south) side setback of 12.4'. The rear setback is 65.8'.

The two-story house is rectangular in plan with two one-story, gable-roof extensions, one on each side. The house is 67'-4" wide and 38' deep overall; the central, two-story massing is 43'-4" wide, the left side extension is 16' wide, the right side extension is 8' wide.

The house adapts the Colonial Revival and Neoclassical style, with a side-gable roof clad in asphalt shingles, an exterior of brick veneer, and a continuous brick-clad foundation. The roof has an 8/12 pitch. One-story side and rear extensions are clad in HardiePlank fiber cement siding.

The façade (east) features a two-story, five-bay, symmetrical façade, with a centrally located front-gable roof portico supported by Doric-style columns. The portico features a full cornice returns. The portico is centered over a multi-light door flanked by four-light sidelights. Windows are double-hung, six-over-six, true divided light windows with brick sills, brick jack arches, and operable shutters with shutterdogs. Recessed one-story massings feature two double-hung windows on the left side extension, and a secondary entry door on the right side extension.

The side elevations (north and south) feature additional double-hung windows with brick sills and brick jack arches on the primary massing, rectangular louvered attic vents.

The rear elevation features a projecting, one-story, hipped-roof massing. A one-story, hipped-roof porch projects from the rear elevation (measuring 29'-8" wide), supported by square wood columns with Doric capitals and accessible by multi-light French Doors. A rectangular deck projects an additional 12' from the porch. The porch also serves as a carport; space for two cars is provided under the porch on the rear elevation (the land slopes downward to the rear (west) of the property, accommodating the additional level on the rear).



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► APPLICABLE DESIGN GUIDELINES:

Scenic Drive NC-1 Design Guidelines, adopted by the Knoxville City Council on September 26, 2006.

Setting

2. New houses on vacant lots within already existing built-up areas shall be set back within 5 feet of the average set back of contributing buildings on the block. The average set back shall be determined by the distance contributing structures are away from the center line of the street at the time the overlay district is created. The main portion of structures (not wings or bays) shall be the basis of the measurements. The historic façade lines of the streetscapes and rhythm of the houses should be maintained by not placing new buildings in front of or behind the historic setback line. A new building should reinforce the horizontal and vertical connection between contributing houses on the street.
3. If other buildings do not exist on adjacent lots, the new construction must respect the provisions of the Knoxville Zoning Ordinance in effect at the time of designation.

New Construction - Primary Buildings, Additions, and Accessory Buildings

1. A Description of Properties Inventory describing existing architectural designs and their features found in the Neighborhood is included in these Guidelines. An eclectic mix of styles is apparent. New designs are encouraged to interpret one of the design types identified as a "contributing" structure, with size and features generally drawn from the design and appropriate to that style, although the same design cannot be repeated on another lot.
2. In constructing new buildings, the materials to be used should be appropriate for the style of house that is being constructed. The styles are described in the Properties Inventory, and are summarized in these design guidelines.
3. Materials commonly in use in the existing neighborhood houses are preferred. The following modern wall cladding material should not be used on primary building or on permanent accessory structures: T-111 plywood or similar products; vinyl or aluminum siding; exposed concrete blocks.
4. The maximum lot coverage for the footprint of a house and accessory buildings shall not exceed 30% of the lot. Pavement in front and/or side yards visible from public streets shall be minimized, so that the landscaping and plantings convey the impression of a residential setting. The desirable maximum lot coverage for all impermeable surfaces including the primary structure, accessory buildings, driveway, pool, patio, tennis court and other features on the lot is 50% of the lot. Impermeable surfaces on lots should not exceed 65%.
5. Side and rear setbacks of primary buildings constructed in the Scenic Drive District, or of contributing primary buildings combined with their new additions, shall respect the lot placement of existing historic buildings. In no case shall the side yards be less than 8 feet for a single story or 12 feet for a multi-story building, with a combined side yard measurement for both sides of the building of not less than twenty feet. The minimum rear yard for new primary buildings or buildings with new additions shall not be less than 25 feet.
6. New additions and constructions shall conform to the prevailing widths and heights of typical facades of adjacent houses. The footprint of new additions and constructions should be in character and proportion with contributing neighboring houses, even if originally platted lots have been combined into larger lots.
7. Carports and garage doors should not face the street except in cases where there is no reasonable alternative. If they do face the street, garage entrances should be designed to be consistent with the home's architectural features.

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8. The design of detached garages and carports and the materials of which they are constructed should be consistent with the character of the main structure.
9. The recommended location for additions is to the rear or side of existing buildings. Additions to the front of buildings are strongly discouraged because they obscure the original architectural designs. Front additions are not appropriate for contributing structures. If additions are to be made to the side elevations of existing buildings, they should be located at least five feet behind the front facade of the existing building.
10. Detached accessory buildings, including carports and detached garages, should be located at least fifteen feet to the rear of the front facade line and no nearer than five feet to a side or rear lot line. In size, they should not exceed the building footprint of the principal building and should be consistent in scale with the primary building on the lot.
13. All construction plans shall assess and take into account the impact of drainage on both the subject property and neighboring properties.

Roof Form and Coverings

The houses in the District are diverse in their architectural designs and trim, with roof variations formed by flat roofs, offsetting gables or hips, telescoping gables and dormers. Wings extend from the main body of the building and porches or porticos add further diversity. In constructing new buildings, additions and modifications:

1. The minimum roof pitch should be appropriate for the style of house or addition that is being constructed as described in the Properties Inventory.
2. Houses should have complex roof shapes or roof shapes that are consistent with the architectural forms of the District.
3. Several existing contributing buildings have terra cotta tile or slate roofs. These heavier roof materials are encouraged on new constructions and additions where appropriate to the style of the house, as they contribute significantly to the overall neighborhood character.

Front Entries, Porches, Stoops & Porticos

1. Stoops, porticos or front porches in keeping with the historic look of the neighborhood are encouraged for new buildings.
2. Houses that front on streets in the Scenic Drive section of Sequoyah Hills have strong front entries that orient the houses to the street and its neighborhood. A formal entry, facing the primary street except in the case of corner lots, should be included in any new designs that are constructed on vacant lots in this area, and should be retained on existing buildings.
3. Many houses in the Scenic Drive District have side porches that are screened or glassed in. Side porches are appropriate additions to existing houses and appropriate design features for new construction.
4. Existing porches visible from the street may be enclosed with glass provided the original existing architectural elements such as support posts, columns, eaves and other features which define the porch space are preserved.

Foundation, Roof, and Building Heights

1. The average foundation height of new buildings should not be less than the average height of contributing buildings on adjacent lots.
2. The height of newly constructed buildings from the first floor to the top of the first story should replicate the height of neighboring buildings with no house over 2 ½ stories or 35 feet tall on the elevations that are visible from



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public streets.

Windows

1. The size of window openings on the front and any visible side facades should be consistent with the design of the new building and with other houses of similar architectural design.
2. High quality fixed grid windows should be used. Snap-in grid windows should not be used. Simulated divided light windows with fixed external muntins or mullions are encouraged.
3. Proportion and style of windows shall be appropriate to the design type. Replacement windows are encouraged to duplicate the look and quality of the original. Palladium style windows should not be used unless in keeping with the original character of the house.

Site Design

1. New buildings and additions shall be designed to set into the landscape with a minimum of reshaping to the topography and loss of mature trees.
2. Parking pads and circular driveways should not be placed in the front yard except in extraordinary cases where a driveway to the rear of the property is impractical or unsafe. In those cases, a small parking area may be constructed; pervious paving material is encouraged and landscaping should conceal the parking area from the street.
4. Because the streets of the Neighborhood are routinely used by residents for recreational and community purposes, on-street parking should be avoided. In planning all construction, parking commensurate with potential occupancy needs to be considered, so that it is sized adequately for the number of occupants anticipated for residency of the house.
5. The maximum lot coverage of impermeable features such as paving, roofs, pools, patios, and other features shall be minimized as much as possible, in order not to create excessive run-off.
6. When driveways are constructed, they should be as narrow as possible.
7. Site plans for new construction must map mature trees and describe the measures that will be to conserve them, minimizing the loss of mature trees.
8. New construction should provide for large, native trees that will reach at least 50 feet in height at maturity. At least two trees of this type should be placed in each of the front and rear yards; existing trees may be included in this amount.
9. At least two ornamental trees such as a dogwood or redbud should be shown in the front and rear yards of each building being submitted for approval for new construction.
10. Foundation plantings with low ornamental shrubs should be installed with new construction

COMMENTS:

N/A

STAFF FINDINGS:

1. The proposed new construction will be located on a vacant lot within the Scenic Drive NC overlay; the previous house on the property was demolished in early 2014.

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2. Design guidelines encourage new houses on vacant lots have front setbacks within 5' of the average setback of contributing buildings on the block. The average setback of the block measures approximately 63', so the proposed front setback of 61.7' will adhere to both the neighborhood context and the base zoning. The new house will maintain the façade pattern of the historic streetscape. The proposed side setbacks are 12.7 on the right (north) side and 12.4 on the left (south) side, so the house is appropriate centered on the lot. Placement of the new house is appropriate.

3. The proposed house is two stories tall with a rectangular plan. The central two-story massing is 43'-4" wide, with two one-story extensions (measuring 16' wide on the left and 8' wide on the right). An additional basement story is located on the rear of the house, drawing on the topography of the site. The guidelines recommend that no house be over 2.5 stories tall, or 35' tall on the façade; the house meets both specifications. Scenic Drive features numerous larger-sized houses, with two-story residences on the same block and across the street. The overall massing and scale of the house is appropriate.

4. The design guidelines encourage drawing inspiration for size and features from one of the contributing design types identified in the document's architectural inventory. The inventory lists ten examples of the Neoclassical style, one Colonial Revival house, and three Georgian Revival houses. All three styles emphasize symmetrical facades, multi-light windows, and centrally-located porches with Classical influences. The style selected for the new house meets the design guidelines.

5. The 8/12 pitched, side-gable roof clad in asphalt shingles is appropriate for the style selected for the house. The two one-story extensions on each side serve as "telescoping gables" identified in the guidelines as a method of roof variations.

6. The continuous brick-clad foundation reflects the average foundation height of other houses on the block; the height is lower on the façade and grows taller towards the rear to accommodate the sloped site.

7. The design includes a centrally located, one-story entry portico, featuring full cornice returns, an entablature, and round Doric columns. The portico is proportionate to the house and appropriate for the style. The portico emphasizes the effect of a "formal entry," along with the multi-light door with sidelights.

8. The guidelines recommend high-quality, fixed-grid windows with simulated divided lights. The proposed six-over-six, double-hung windows meet these guidelines, and the window design is appropriate for the selected style. The additional details of brick jack arches, brick sills, and operable shutters add to the effect.

9. The garage door, carport, and parking area are proposed for the rear of the house, and will not be visible from the public right-of-way. The driveway will extend along the north edge of the property and provide parking towards the rear.

10. Materials selected for the building, including brick veneer, asphalt shingles, and HardiePlank lap siding are appropriate for the design of the house and the neighborhood context.



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11. The guidelines encourage the preservation of mature trees, and the placement of at least two large, native trees "that will reach at least 50' in maturity," in the rear and front yards (existing trees may be included). Guidelines also encourage at least two ornamental trees in the front and rear yards of each new construction project.

► **STAFF RECOMMENDATION:**

Staff recommends approval of the work as proposed, with the condition that a landscaping plan to meet the design guidelines be submitted to staff for approval.

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: Construction of a new residential Home.

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

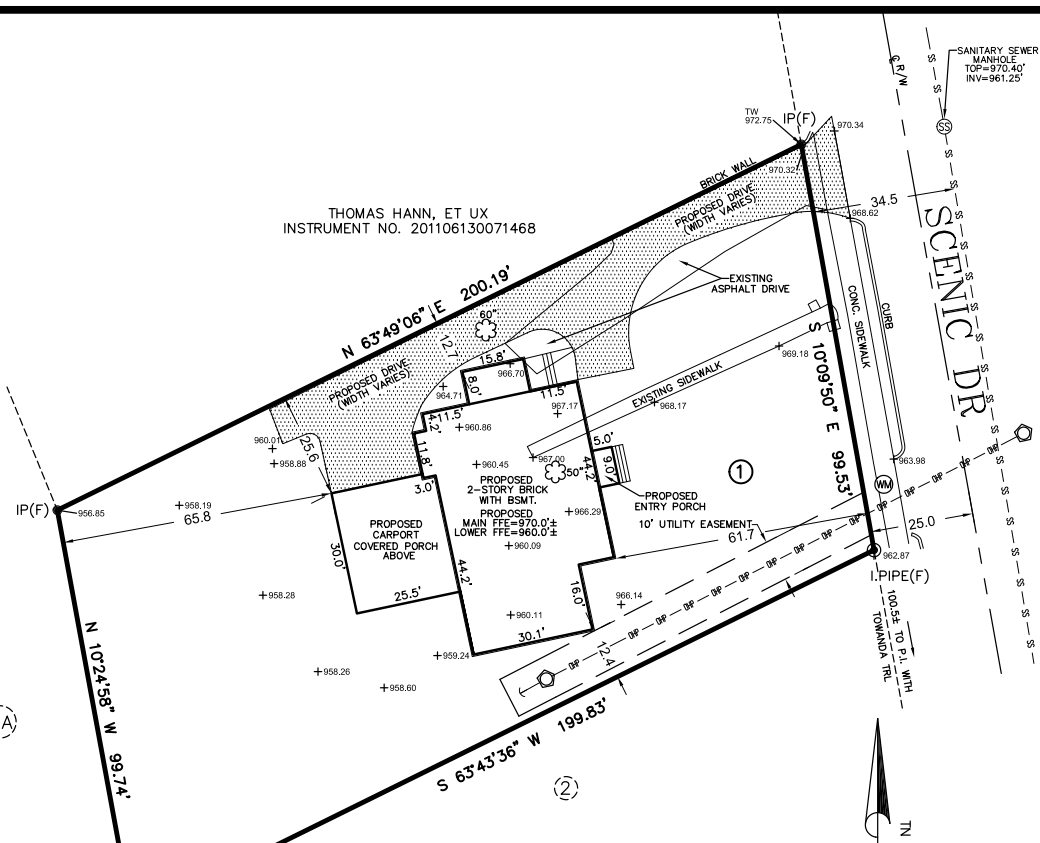
ADDITIONAL REQUIREMENTS

- Property Owners / Option Holders

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

FEE 1:		TOTAL:
FEE 2:		
FEE 3:		

THOMAS HANN, ET UX
INSTRUMENT NO. 201106130071468



NOTES

- 1) PROPERTY IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE WORK FURNISHED TO SURVEYOR PRIOR TO SURVEY.
- 2) UTILITIES SHOWN WERE LOCATED FROM ACTUAL FIELD EVIDENCE, EXISTING UTILITY AGENCY RECORDS AND ANY OTHER AVAILABLE EVIDENCE. OTHER UTILITIES MAY EXIST AND NOT BE SHOWN OR VARY FROM WHERE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE ACTUAL LOCATION OF ANY UTILITIES SHOWN, WHICH ARE NOT VISIBLE FROM THE SURFACE.
- 3) IRON PIN CORNER MARKERS AT ALL LOT CORNERS, UNLESS DESIGNATED OTHERWISE.
- 4) RECORD NORTH REFERENCES THE TENNESSEE STALE PLANE GRID.
- 5) PROPERTY IS CURRENTLY ZONED "RN-1" AND "NC" REQUIRING THE FOLLOWING SETBACKS:
 FRONT.....25'
 SIDE.....8' OR 15% OF LOT WIDTH, WHICHEVER IS LESS, IN NO CASE LESS THAN 20' COMBINED.
 REAR.....25'

SITE PLAN

BUILDER	RED DOOR HOMES ON EAST TENNESSEE
OWNER	MARK WILLIAMS AND WIFE, HEATHER WILLIAMS
LOCATION	515 SCENIC DR, KNOXVILLE TN 37919 WITHIN THE 24TH WARD OF THE CITY OF KNOXVILLE, TENNESSEE 5TH CIVIL DISTRICT OF KNOX COUNTY, TENNESSEE
SUBDIVISION	SHAWNEE WOOD
LOT NUMBER	1 SCALE 1"=30'
FLS-NUMBER	RDH20005 DATE 19 AUGUST, 2020
RECORD	PARCEL ID: 107LF022
	DEED INSTRUMENT NO. 202004030066168
	PLAT BOOK 11, PAGE 80

LEGEND

- IP(F) - IRON PIN FOUND
- ⊙ I.P.I.P.E(F) - IRON PIPE FOUND
- ④ LOT NUMBER
- ⊕ SANITARY SEWER MANHOLE
- ⊕ UTILITY POLE
- + 970.34 EXISTING SPOT ELEVATION
- ⊕ WATER METER
- ⊕ DECIDUOUS TREE

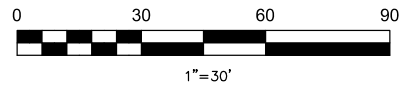
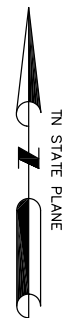
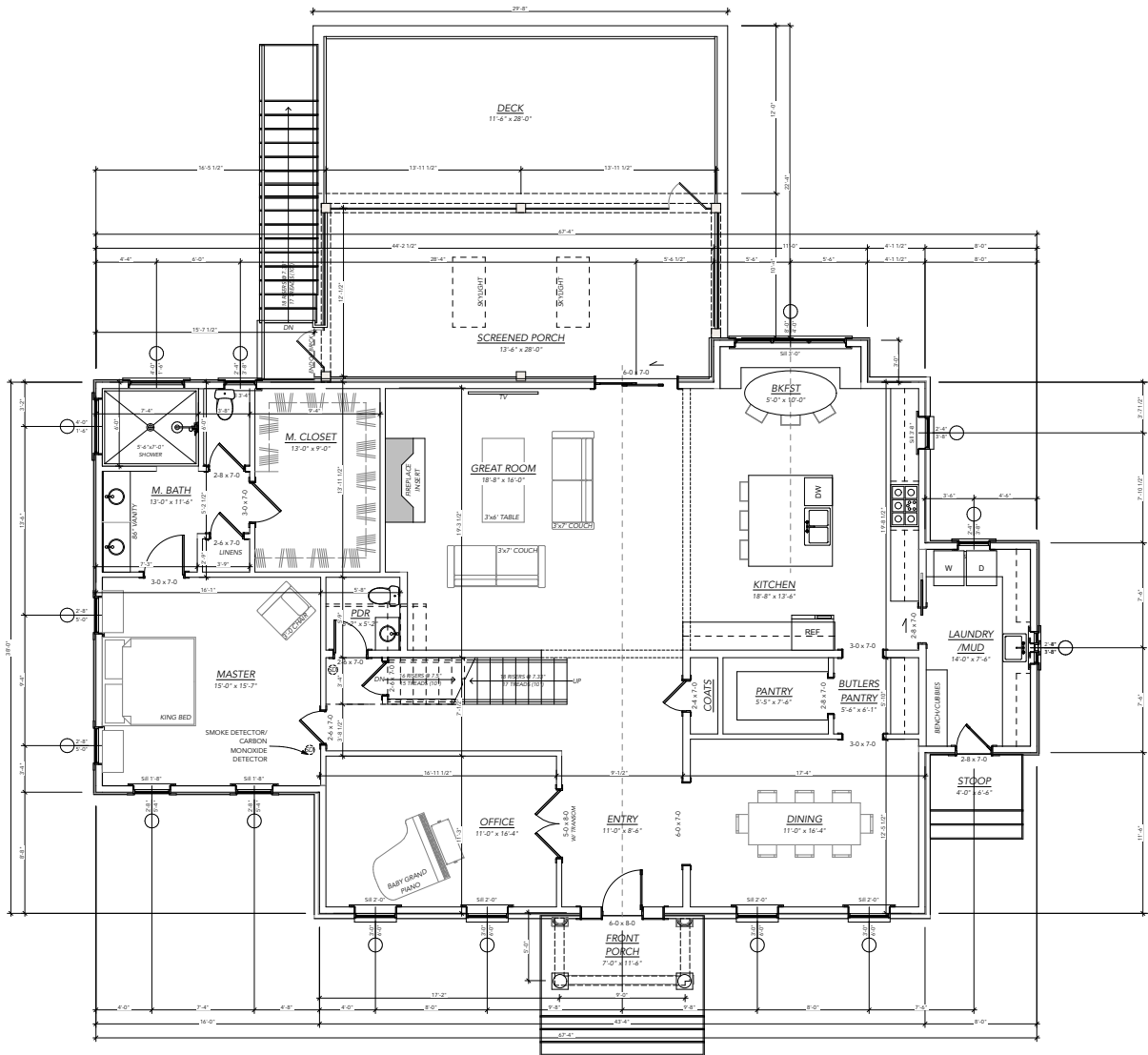


FIGURA LAND SURVEYING

MARTIN FIGURA R.L.S. # 2379
 1300 COLLIER RIDGE LN
 POWELL, TN 37849
 Ph: (865) 765-7599
 e-mail: mfigura@figuralandsurvey.com





SQUARE FOOTAGE SUMMARY

MAIN LEVEL	2,350 SF
UPPER LEVEL	1,635 SF
TOTAL FINISHED	3,985 SF
LOWER LEVEL (UNFINISHED)	2,135 SF
COVERED PORCH	350 SF
PATIO/DECK	615 SF

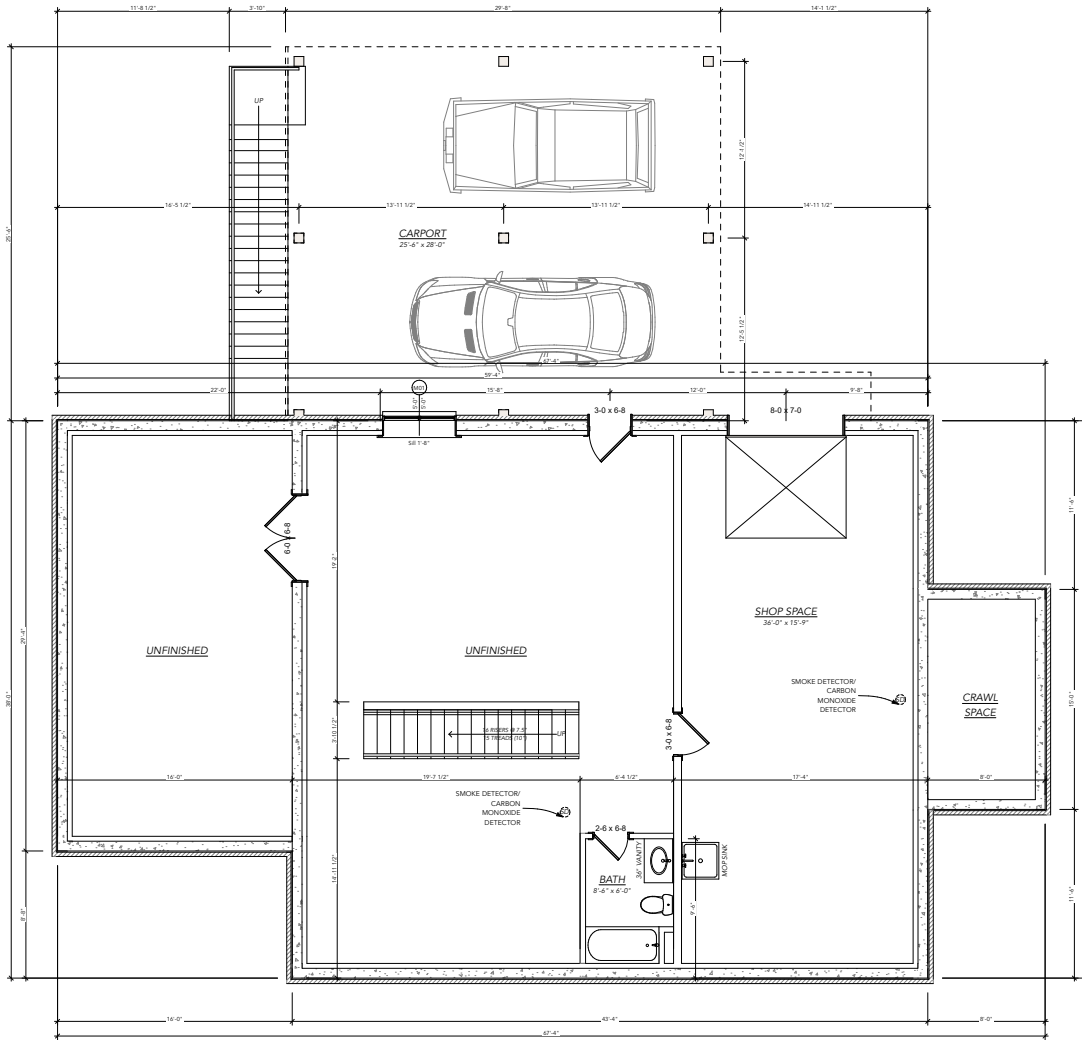
1 MAIN LEVEL
SCALE: 1/4" = 1'-0"



WILLIAMS RESIDENCE
515 SCENIC DR
KNOXVILLE, TN 37919

MAIN LEVEL PLAN

8/4/20

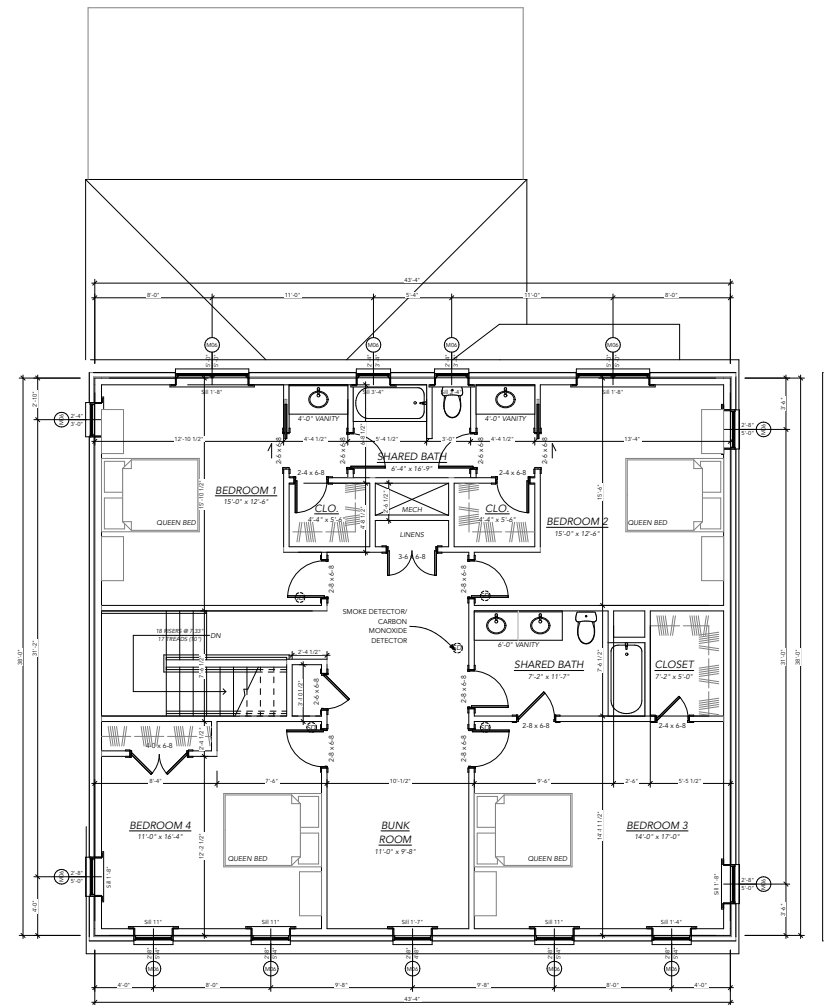


1 LOWER LEVEL
SCALE: 1/4" = 1'-0"

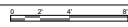


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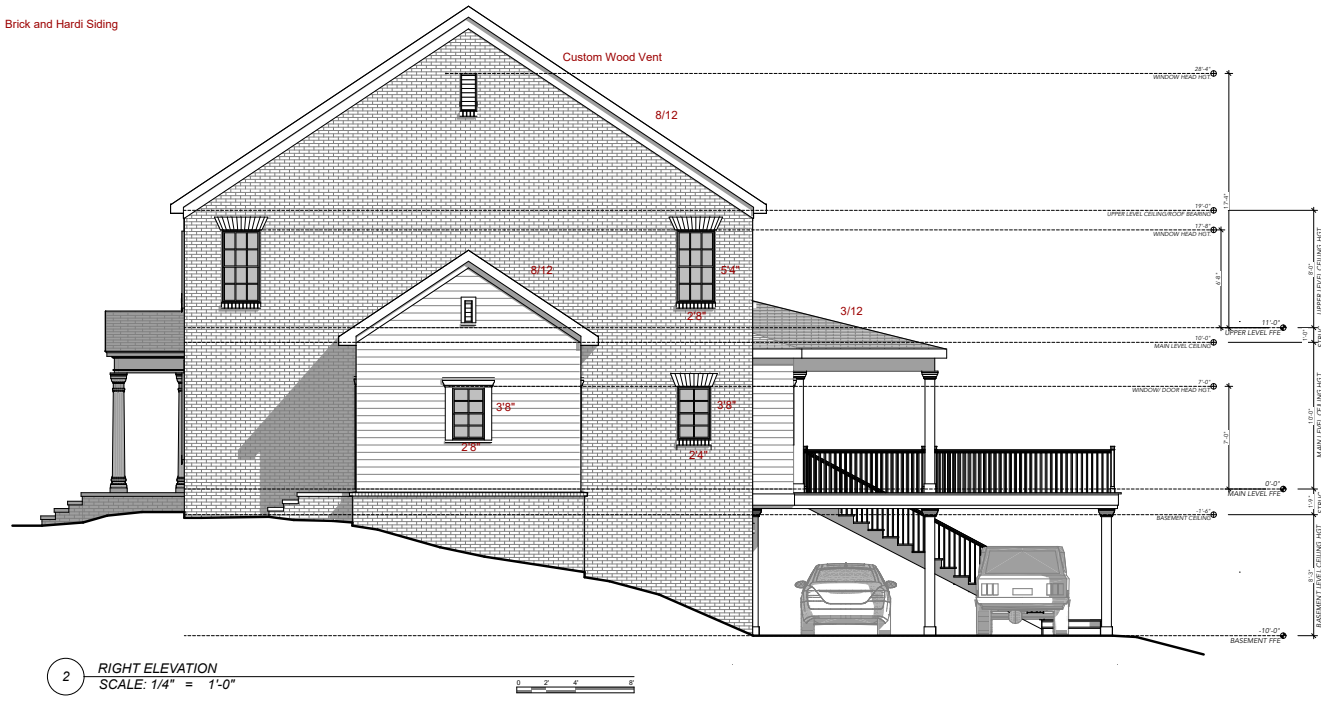
2 UPPER LEVEL
SCALE: 1/4" = 1'-0"



WILLIAMS RESIDENCE
515 SCENIC DR
KNOXVILLE, TN 37919

UPPER/LOWER PLANS

8/4/20



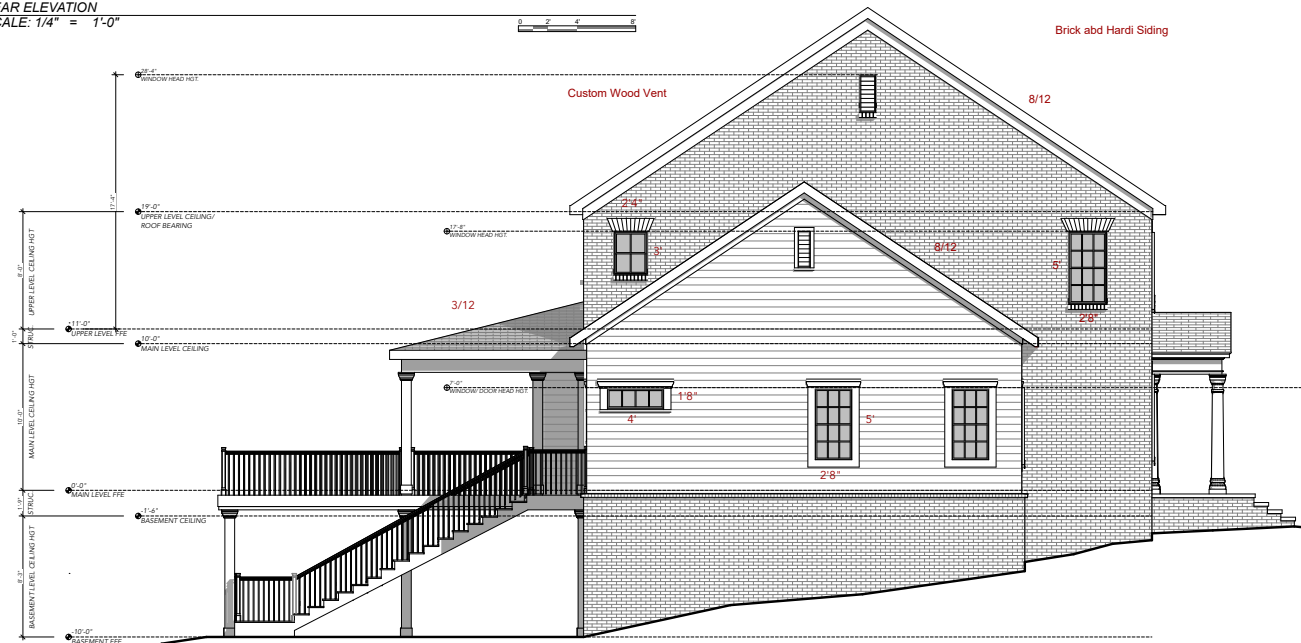
WILLIAMS RESIDENCE
515 SCENIC DR
KNOXVILLE, TN 37919

ELEVATIONS

8/4/20



1 REAR ELEVATION
SCALE: 1/4" = 1'-0"



2 LEFT ELEVATION
SCALE: 1/4" = 1'-0"

Precedent for Design for

515 Scenic Drive Knoxville TN 37919

This home was patterned after many other homes in the neighborhood with classical lines similar to houses built in the 1920s and 30s. The main influence for our design comes from the Georgian and Colonial Revival architectural styles which were dominate in the United States from the 1910s through the 1930s.

Standing at Front Right Property
Corner Looking South Down Scenic
Drive



Standing at Front Right Property
Corner Looking Down Right
Property Line



Looking Down Right Side Property Line



Looking Down Left Side Property Line.



Looking at Neighbors Fence Line
on Right Side of Property



Standing on Scenic Drive in the middle of the property looking towards back left Corner of lot



Another view of Neighbors Fence Line on Right Side of Property



Standing at end of existing
Sidewalk looking towards back let
corner of property



Looking at Back right Corner of Property



Looking at back left corner of
Property



Back Right Corner of Property



Back Left Corner of Property



Back Right Corner of Property



Back Left Corner of Property



Back Left Corner Property Pin



Standing on Scenic Dr. in middle of property looking towards back property Line. Existing Sidewalk and Tree to be removed



Standing in Existing Driveway looking at back Property Line. Existing Drive and walk to be removed. 2 Large trees to be removed.

