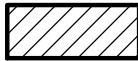






2-A-21-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

 **4002 Tazewell Pk. 37918**
Tazewell Pike NC

Original Print Date: 2/2/2021
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Randy Guignard


 0  250
 Feet



Staff Report

Knoxville Historic Zoning Commission

File Number: 2-A-21-HZ

Meeting: 2/18/2021
Applicant: Randy Guignard
Owner: Randy Guignard

Property Information

Location: 4002 Tazewell Pk. **Parcel ID** 59 H A 023
District: Tazewell Pike NC
Zoning: RN-1 (Single-Family Residential Neighborhood)
Description: Craftsman, new construction

Craftsman-style new construction residence approved by the HZC in March 2020, with revisions approved in July 2020.

Description of Work

Level II Major Repair or Replacement

Revision to previously-approved new construction project (reviewed in March 2020, 3-E-20-HZ). Modification includes the addition of a 14' wide by 20' deep porte cochere extending from the right (south) side elevation. The porte cochere will be flush with the façade wall and extend 20' towards the rear of the property. The porte cochere includes a gable roof with a 7/12 pitch to match the rest of the house and exposed rafter tails, supported by tapered wood columns on stone bases. The gable field will be enclosed with siding to match the rest of the house.

Revisions also include the use of stone veneer on foundation, column bases, and chimney (previous design included stuccoed bases and foundation, and a chimney clad in brick veneer).

Exterior modifications to existing garage, removing shed roofs on right and left side, new 6"-wide Hardie Plank siding to replace vinyl siding, a new roof (including new roof framing to create a 7/12 pitch to match existing house), and new Craftsman-style garage doors.

Applicable Design Guidelines

Tazewell Pike NC-1, adopted by the Knoxville City Council on February 20, 2001.

Building and Roof Form

- In constructing new houses, the minimum roof pitch shall be 7/12.

Materials

Clapboard and brick are the most common building materials and were used in each era of development. Shingles were occasionally used, particularly in Craftsman styles. Cut stone, such as Crab Orchard and limestone, is found in revival styles and ranch houses.

- In constructing new buildings, the following materials should be used: clapboard or such clapboard-like materials as cement fiberboard, vinyl or aluminum siding; shingle or shingle-like siding; brick which is uniform in color;
-

quarried, cut stone which is generally laid in horizontal layers; board and batten can be used in accessory buildings to the side or rear yards

- The following shall not be used: flagstone or similar shaped stone applied to the face of a wall
 - Garage doors for attached garages shall be located to the side yard or side street and shall be designed, using windows, materials and roof pitches, to appear as a component of the house.
 - Detached garages shall be located behind and to the side of the house as illustrated on this page.
-

Comments

N/A

Staff Findings

1. The scope of work is proposed for a new construction residence; construction has not yet begun. The addition of a porte cochere meets the design guidelines, as it is proposed for the side of the house and will extend over the proposed side driveway.
 2. There is sufficient precedent for gable-roof porte cocheres on Craftsman-style houses; applicant has provided documentation of a similarly sized, original Craftsman house in the Gibbs Drive National Register Historic District as a reference. The proposed details (a 7/12 pitch, gable fields enclosed with siding to match the house, tapered columns on stone veneer-clad piers, exposed rafter tails and triangular brackets) are compatible with the primary residence.
 3. Under the City zoning ordinance, the porte cochere is reviewed as an attached carport and the total length is limited to 22 feet. The proposed 14' wide by 20' long porte cochere meets the zoning ordinance.
 4. The applicant has also requested to modify the stuccoed column bases and foundations to be clad in stone veneer. Design guidelines for Tazewell Pike include "quarried, cut stone which is laid in horizontal layers" as an appropriate siding material for new buildings.
 5. Modifications to the garage would not necessarily require a COA as a standalone project in the NC overlay and meet the design guidelines.
-

Staff Recommendation

Staff recommends approval of the work as proposed, with the condition that the stone veneer used meet design guidelines as "quarried, cut Crab Orchard or limestone stone which is laid in horizontal layers."



DESIGN REVIEW REQUEST

DOWNTOWN DESIGN (DK)

HISTORIC ZONING (H)

INFILL HOUSING (IH)

Randy Guignard

Applicant

1-29-2021

2-18-2021

2-A-21-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

Randy Guignard

Zenith Homes

Name

Company

5408 Fountain Gate Rd.

Knoxville

Tn

37918

Address

City

State

Zip

865 244 8050

randy@fourseasonscorp.com

Phone

Email

CURRENT PROPERTY INFO

Cafe International LLC

5408 Fountain Gate Rd 37918

Owner Name (if different from applicant)

Owner Address

Owner Phone

4002 Tazewell Pk.

059HA023

Property Address

Parcel ID

Beverly Oaks

RN-1 w conservation overlay

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

Lindsay Crockett

2-1-2012

Staff Signature

Please Print

Date

Randy Guignard

Randy Guignard

1-29-2021

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: add 24' x 14' Porte-Cochere to the right side of a new already certified craftsman style home---certified 3-19-2020
file number 3-E-20-HZ and rework garage to have double doors in keeping with craftsman style and steeper 7/12 roof pitch
remove the two shed wings from garage examples and drawings included with submission

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

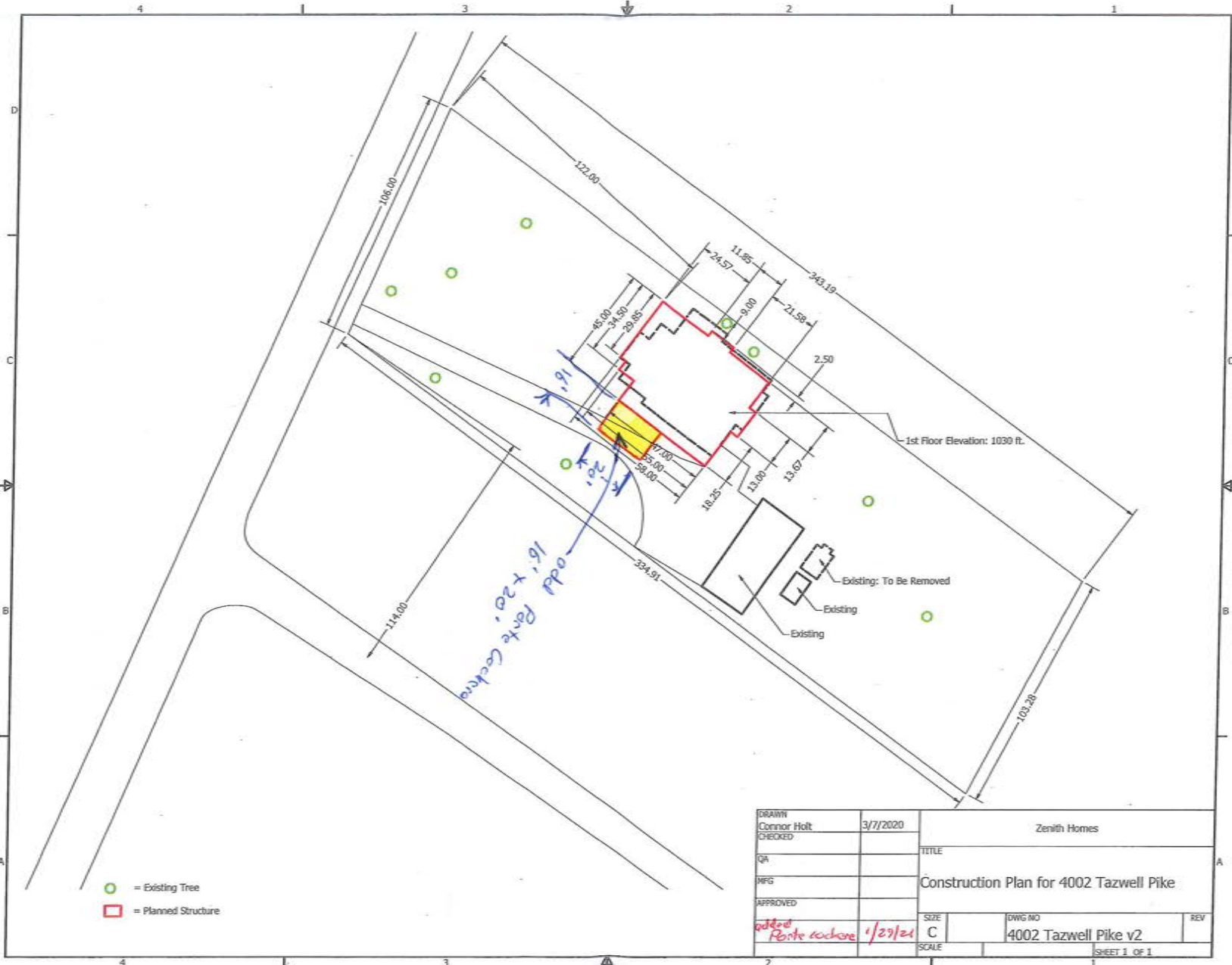
- Downtown Design Checklist
 Historic Zoning Design Checklist
 Infill Housing Design Checklist:

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:	



- = Existing Tree
- = Planned Structure

DRAWN Connor Holt		3/7/2020		Zenith Homes	
CHECKED				TITLE	
QA				Construction Plan for 4002 Tazwell Pike	
MFG				DWG NO	
APPROVED		C		4002 Tazwell Pike v2	
outdoor Point cockers 1/29/21		SCALE		REV	
				SHEET 1 OF 1	

ARCHITECTURAL NOTES

GENERAL NOTES

1. VERIFY WITH ALL STATE, COUNTY AND LOCAL BUILDING CODES, ORDINANCES AND REGULATIONS PRIOR TO CONSTRUCTION.
2. CONNECT NOTES ARE SHOWN UNLESS TO THE CONTRARY OR ACCORDING TO LOCAL CITY BUILDING CODES.
3. PROVIDE ADEQUATE PROTECTION FOR EXPOSED REINFORCING BARS AT ALL TIMES AND PROVIDE PROTECTION FOR EXPOSED REINFORCING BARS AT ALL TIMES AND PROVIDE PROTECTION FOR EXPOSED REINFORCING BARS AT ALL TIMES.
4. PROVIDE SLOPE PROTECTION OVER GRANULAR FILL.
5. VERIFY FINISH FLOOR ELEVATION SHALL BE AT LEAST 1" ABOVE FINISH OF FOOTING OR AS NOTED ON SITE PLAN.
6. ALL FOOTINGS ARE TO BE SET ON FIRM GRADE EXCEPT AS NOTED. FOOTINGS SHALL BE SET ON FIRM GRADE EXCEPT AS NOTED.

SOIL

FOUNDATION AND RETENTION - 3000 P.S.F. SOILS
 MAX. P.S.F. DEPTH = AS PER LOCAL CODE

CONCRETE

1. FLOOR SLAB - 4" MIN. THICK, TYPE I CONCRETE
2. FLOOR SLAB - 4" MIN. THICK, TYPE I CONCRETE, WITH 1/2" DIA. REINFORCING BARS AT 18" ON CENTER, 1/2" DIA. REINFORCING BARS AT 18" ON CENTER, 1/2" DIA. REINFORCING BARS AT 18" ON CENTER.
3. PROVIDE PROTECTION AGAINST 4000 P.S.F. MINIMUM IN SLAB.
4. SLAB - 4" MIN. THICK, TYPE I CONCRETE, 1/2" DIA. REINFORCING BARS AT 18" ON CENTER.

FRAMING

1. CONCRETE BLOCK UNIT - GRADE OR IN, 12" DIA. P.C.
2. GRADE - 3000 P.S.F.
3. WOOD - TYPE S - 2X4 P.C.
4. PROVIDE BRACING AT 24" ON CENTER, 1/2" DIA. P.C.
5. ALL WALLS SHALL BE TO BE GRADED HOLD.

GLASS

1. ALL GLASS AND WINDOW GLAZING TO COMPLY WITH LOCAL CODE
2. OPERABLE WINDOW UNITS SHALL BE 1/2" MIN. CLEARANCE FROM WALLS AND 1/2" MIN. CLEARANCE FROM FLOOR.
3. ALL GLASS SHALL BE 1/2" MIN. CLEARANCE FROM WALLS AND 1/2" MIN. CLEARANCE FROM FLOOR.

FINISHES

1. WATER RESISTANT TO BE INSTALLED IN ALL BATHS
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10. WATER RESISTANT TO BE INSTALLED IN ALL BATHS

MECHANICAL

MECHANICAL TO BE INSTALLED AS A SEPARATE DRAWING, TO BE REFERENCED TO THE MECHANICAL DRAWING TO LOCATE THE PRESENCE

ELECTRICAL

ELECTRICAL SERVICE PER LOCAL CODE AND LOCAL PRACTICE

PLUMBING

PLUMBING TO BE INSTALLED AS A SEPARATE DRAWING, TO BE REFERENCED TO THE PLUMBING DRAWING TO LOCATE THE PRESENCE

CEILING

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DOORS

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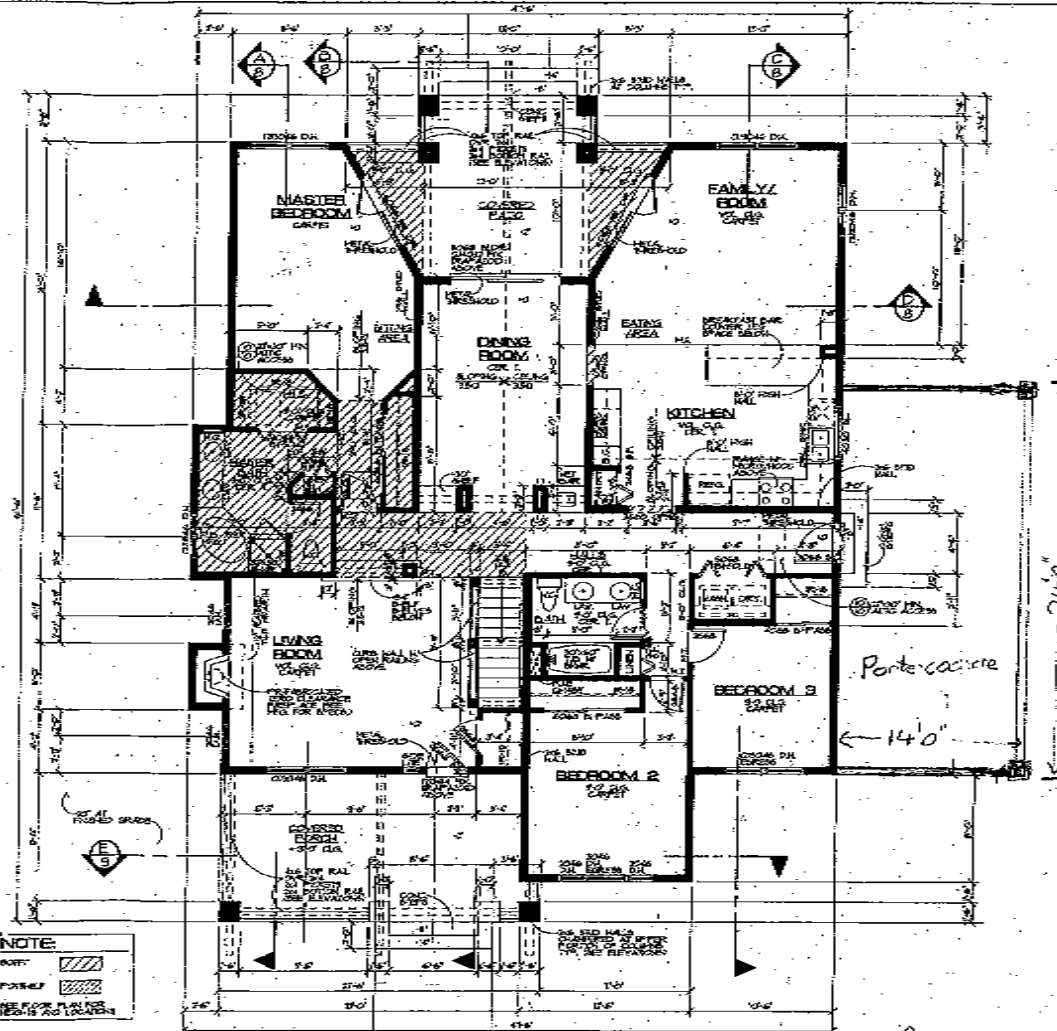
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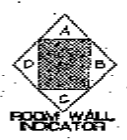
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NOTE:
 ALL EXTERIOR WALLS TO BE OF 8" CONCRETE BLOCK
 ALL INTERIOR WALLS TO BE OF 5/8" GYPSUM BOARD
 ALL CEILING WALLS TO BE OF 5/8" GYPSUM BOARD
 ALL CEILING WALLS TO BE OF 5/8" GYPSUM BOARD

FLOOR PLAN

SCALE: 1/4" = 1'-0"
 FLOOR LIVING AREA
 TOTAL FLOOR LIVING AREA

2033 SQ. FT.
 2033 SQ. FT.



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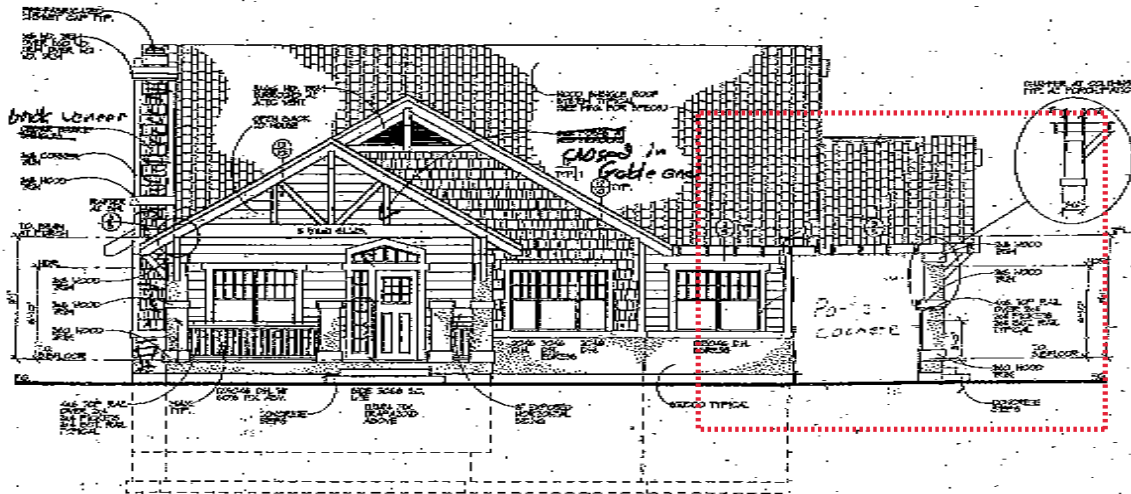
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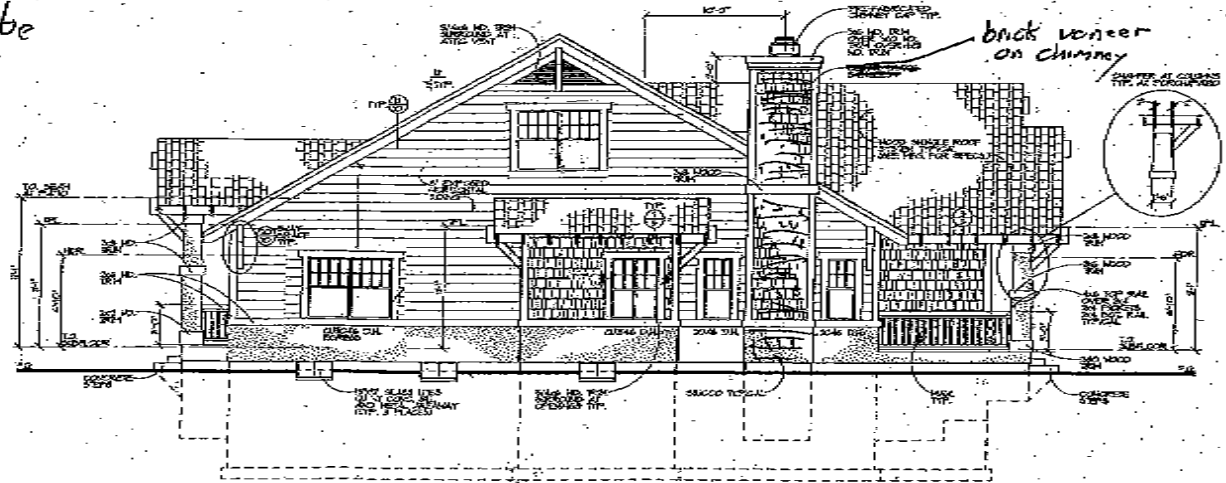
Note:
 Shingles to be
 GAF
 Timberline Ultra HD
 Wood shake look
 weathered wood color



FRONT ELEVATION

SCALE = 1/4" = 1'-0"

Note:
 All lap siding to be
 6" exposure



LEFT ELEVATION

SCALE = 1/4" = 1'-0"

6.2.2020
 See COA for
 additional
 conditions
 Windows and
 doors to match
 specs on COA

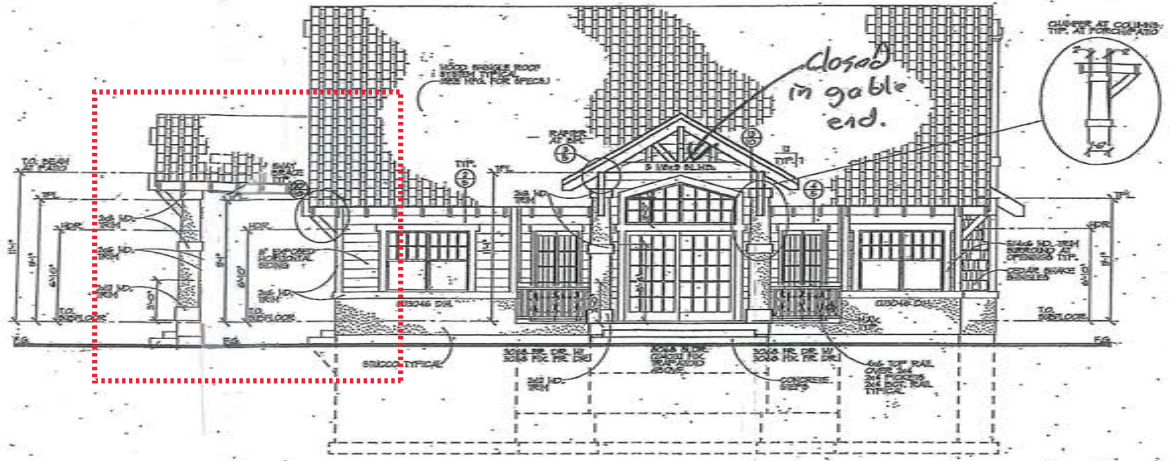
Planning
 PLAN REVIEW CERTIFICATION
 Approved: [Signature]
 DATE

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2	FLOORING	3	2020	2	2	2	2	2	2	2	2	2	2	2	2
3	ROOFING	4	2020	3	3	3	3	3	3	3	3	3	3	3	3
4	EXTERIOR FINISHES	5	2020	4	4	4	4	4	4	4	4	4	4	4	4
5	MECHANICAL	6	2020	5	5	5	5	5	5	5	5	5	5	5	5
6	ELECTRICAL	7	2020	6	6	6	6	6	6	6	6	6	6	6	6
7	PLUMBING	8	2020	7	7	7	7	7	7	7	7	7	7	7	7
8	PAINTING	9	2020	8	8	8	8	8	8	8	8	8	8	8	8
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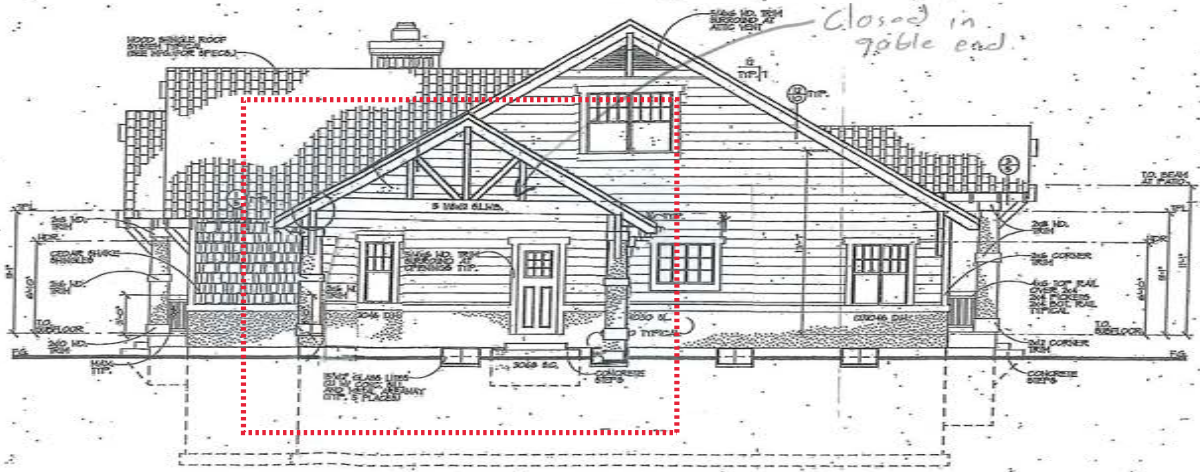
Note:

Shingles to be
GAF Timberline Ultra HD
wood shake look
weathered wood color



REAR ELEVATION

SCALE = 1/4" = 1'-0"



RIGHT ELEVATION

SCALE = 1/4" = 1'-0"

6.2.2020
See COA for
additional
conditions
Windows and
doors to match
specs on COA



PLANNING, INC.
H-INC-1 PLAN REVIEW CERTIFICATION
Plan Approved: LLC
DATE: _____
Planning Staff

SCHEDULE OF ADDITIVES/DEVIATIONS	
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GENERAL NOTES	
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SPEC. LOG	
NO.	DESCRIPTION
1	SPEC: [illegible]
2	SPEC: [illegible]
3	SPEC: [illegible]
4	SPEC: [illegible]
5	SPEC: [illegible]
6	SPEC: [illegible]
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44	SPEC: [illegible]
45	SPEC: [illegible]
46	SPEC: [illegible]
47	SPEC: [illegible]
48	SPEC: [illegible]
49	SPEC: [illegible]
50	SPEC: [illegible]

NOTES	
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HOME PLANNERS, INC.
2075 WEST 84th AVENUE, SUITE 101, TUCSON, ARIZONA 85746



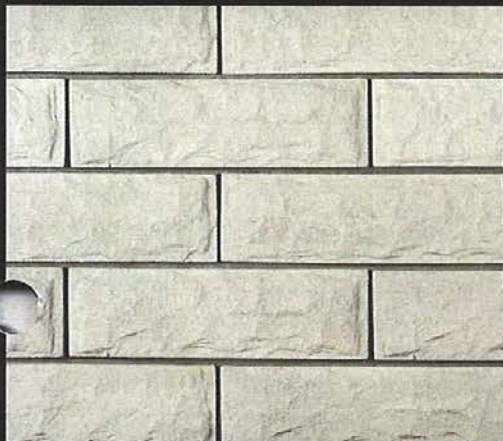
Foundation Stone was inspired by old southern plantation homes that give a sturdy uniform base.

FOUNDATION STONE



Sage Valley #53071025

Foundation Stone has 7 1/4" x 22 1/2" pieces with a chiseled face.



Missouri #53010015



Crimson #53057825





Existing Garage Picture

Garage with new door locks

$\frac{7}{12}$
steeper roof pitch



- * 6" lap Hardi siding w/ 1/4" trim
- * remove both right and left side shed roofs
- * $\frac{7}{12}$ roof pitch
- * add new double door.



Haas Garage Door Factory, Picture