

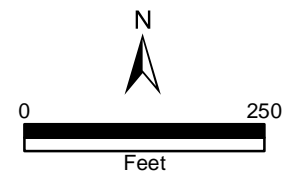
**5-F-21-HZ**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



**10725 Lakeridge Dr. 37934**  
**Village of Concord HZ**

Original Print Date: 5/5/2021  
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Rob Savage Blackthorn Residential LLC



**Meeting:** 5/20/2021  
**Applicant:** Rob Savage Blackthorn Residential LLC  
**Owner:** Michael and Linda Pitts

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### Property Information

**Location:** 10725 Lakeridge Dr. **Parcel ID** 153 B C 004  
**District:** Village of Concord HZ  
**Zoning:** RA (Low Density Residential)  
**Description:** Victorian Vernacular, c.1885.

One story frame house with weatherboard wall covering. Cross gable roof with asphalt shingle roof covering. Piered stone foundation filled in with concrete block. Picture window on front elevation. Boxed cornice with plain frieze. Diamond shaped attic vents. Plain wood porch posts with sawn wood balustrade. Lattice work under porch. Additions. Rectangular plan. (C)

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### Description of Work

Level II Construction of Addition or Outbuilding

New accessory building. New garage will measure 26' wide by 24' long and be located 5'-6" from the left (southeast) property line, recessed behind the primary residence. Garage will be constructed on an existing concrete foundation and feature an 8/12 front-gable roof clad in asphalt shingles, with full cornice returns to mimic the front gable on the main house. The exterior will be clad in vinyl siding.

The façade (south) will feature two 8' by 7' carriage-style garage doors, with 10' tall engaged pilasters with square tops and bottoms. A pedestrian access door is located on the right side.

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### Applicable Design Guidelines

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

#### OUTBUILDINGS

Auxiliary or outbuildings are sometimes found in Concord, and would have included carriage houses, barns, outhouses and sheds. They may have been taller than one story and were built in styles that blended with the style of the primary building on the lot. Buildings that resemble carriage houses, work buildings or simple one story garages may be appropriate for the historic district. Their size and construction should duplicate the original outbuildings that would have been found. Their materials should reflect the materials found on the original primary building on the lot.

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.

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## Comments

N/A

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## Staff Findings

1. 10725 Lakeridge Drive is a contributing resource to the Village of Concord National Register Historic District and the local overlay.
  2. The garage is proposed to be set behind the primary residence on an existing concrete foundation, and will be accessed using the existing gravel driveway. No new driveway or curb cut is necessary for the construction of the garage. Placement of the garage is appropriate.
  3. The one-story garage is 24' long by 26' wide; relatively small in size compared to the primary house on the residence. Overall massing and scale of the garage is appropriate.
  4. The garage uses several design tactics to correspond with the primary house, including a compatible 8/12 roof pitch, full cornice returns to match the house's façade gable, and simple engaged pilasters.
  5. Reviews of garages commonly recommend additional transparency on side and rear elevations to avoid large swaths of siding with no windows or detail. Due to the placement of the garage, the 300' long lot, and the woods backing up to the rear property line, the rear and side elevations of the garage will not be visible from the public right-of-way, so the secondary elevations are appropriate as proposed.
  6. Guidelines recommend that new outbuildings shall use materials that correspond with the original primary buildings on the lot. Usually, the guidelines would encourage new buildings to use wood siding instead of synthetic materials, and discourage the use of vinyl. In staff's opinion, the proposed vinyl siding is appropriate in this instance for a new garage, noting the existing house already is clad in vinyl siding
- 

## Staff Recommendation

Staff recommends approval of the project as submitted.



## DESIGN REVIEW REQUEST

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

Michael and Linda Pitts

Applicant

5/3/21

5/20/21

5-F-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

Rob Savage

Blackthorn Residential LLC

Name

Company

1231 Choto Farms way

Knoxville

TN

37922

Address

City

State

Zip

865-388-7284

Blackthornresidential@gmail.com

Phone

Email

## CURRENT PROPERTY INFO

1230 Choto Farms way

865-207-3020

Owner Name (if different from applicant)

Owner Address

Owner Phone

10725 Lakeridge Dr

153BC004

Property Address

Parcel ID

Concord Village

173

Neighborhood

Zoning

## AUTHORIZATION

*Lindsay Crockett*

Staff Signature

Lindsay Crockett

Please Print

5.3.21

Date

*Robert Savage*

Applicant Signature

Robert Savage for Blackthorn Residential

Please Print

5-3

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: Adding detached two car garage  
\_\_\_\_\_  
\_\_\_\_\_

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

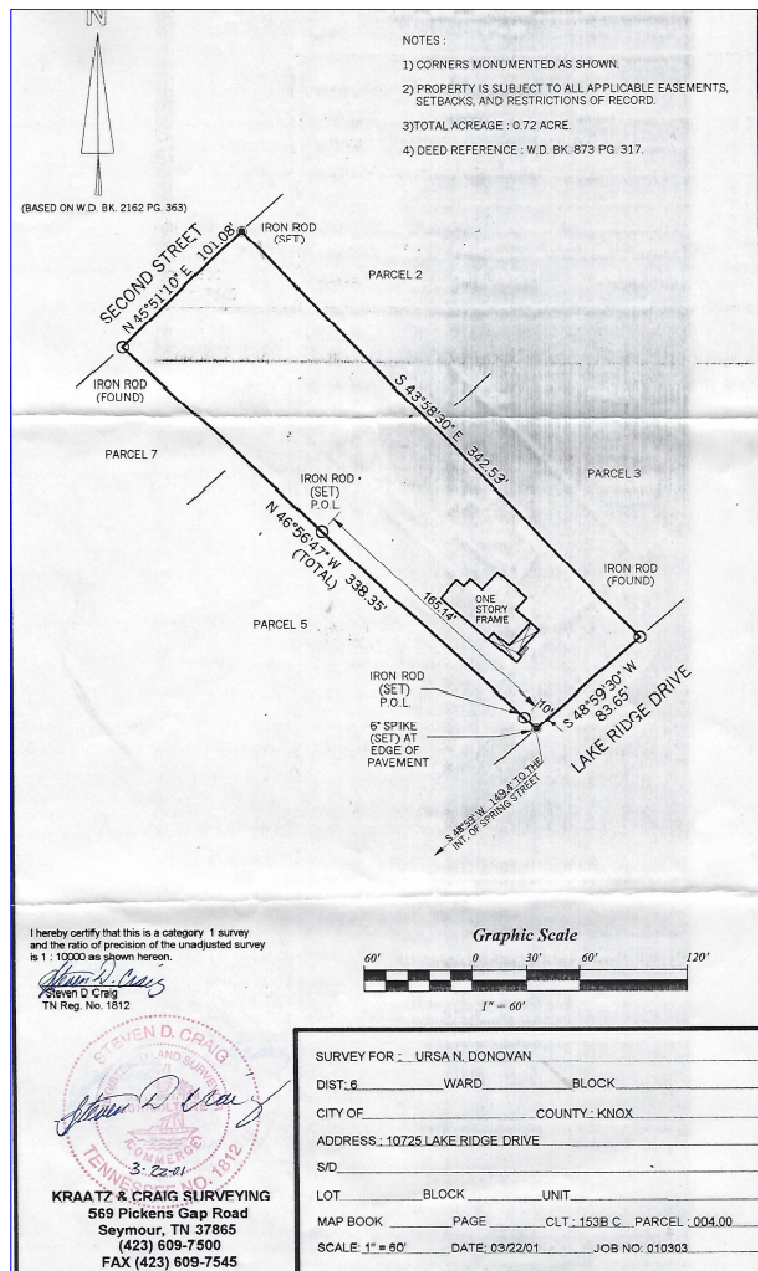
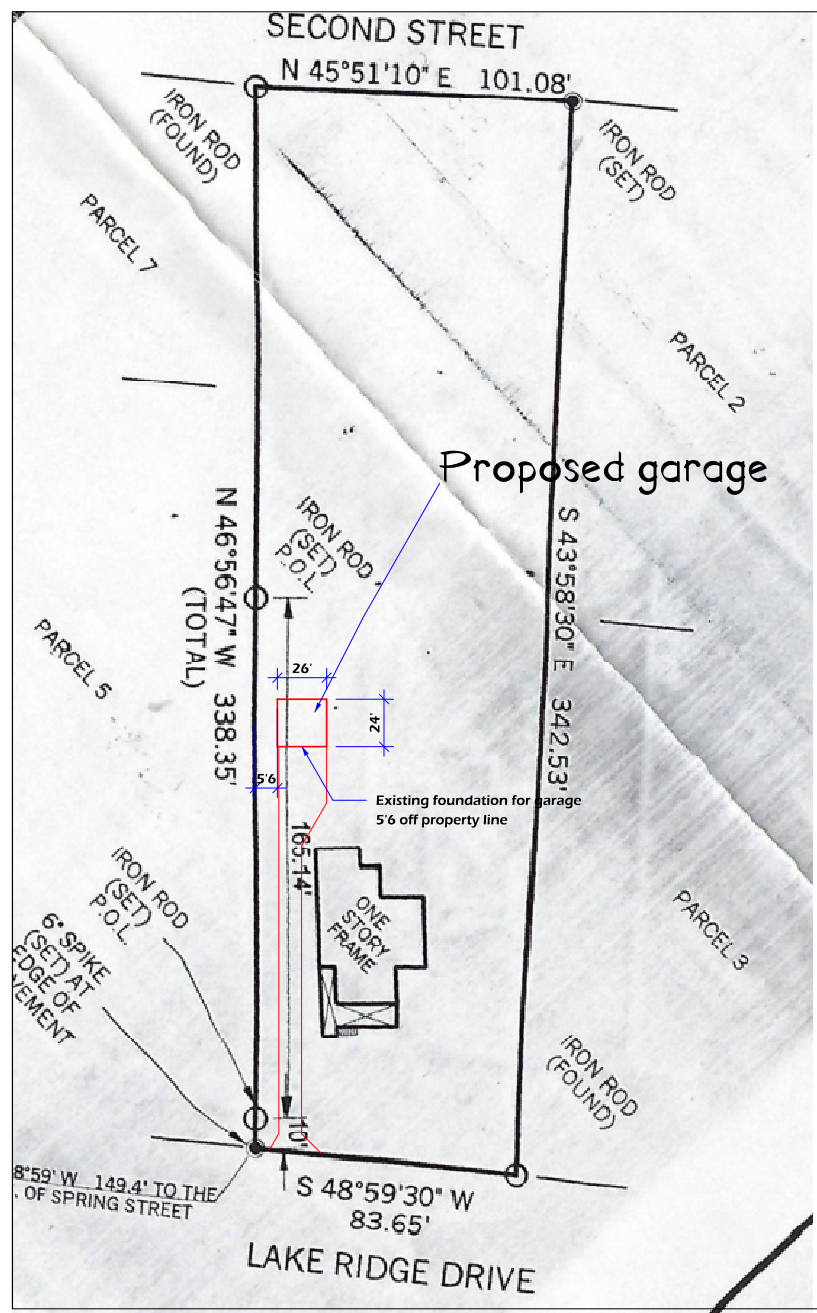
Level 1: \$50 • Level 2: \$100 • Level 3: \$250 • Level 4: \$500

FEE 1:

FEE 2:

FEE 3:

TOTAL:



# GENERAL NOTES

No.	REVISION/ISSUE	DATE

ORIENTATION	STAMP

ALL DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE DESIGNER.

**BLACKTHORN**  
 RESIDENTIAL, LLC.

1231 Charlotte Farm way  
 Knoxville, TN 37922

**PROJECT NAME:**  
**Michaels Garage**  
 10725 Lake Ridge Dr  
 Knoxville

**CLIENT:**  
 Linda Pitts

**DRAWING:**  
**SITE PLAN**  
**DRAWING SUB NAME**

**SCALE:** NTS **DATE:** March 15

<b>DRAWN BY:</b> RMS	<b>SHEET:</b> A4
<b>CHECKED BY:</b> #CHECKED BY	
<b>APPROVED BY:</b>	





Garage exterior to match in overall style of existing residence.  
White vinyl siding on residence and asphalt shingles will be applied to garage

Carriage house style garage doors with 10" square columns and Craftsman style lighting to add architectural details.



Street view of property



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**BLACKTHORN**  
RESIDENTIAL LLC

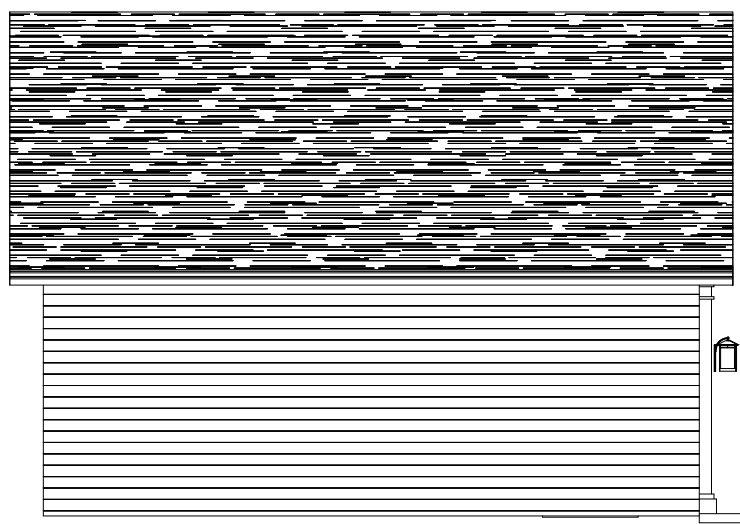
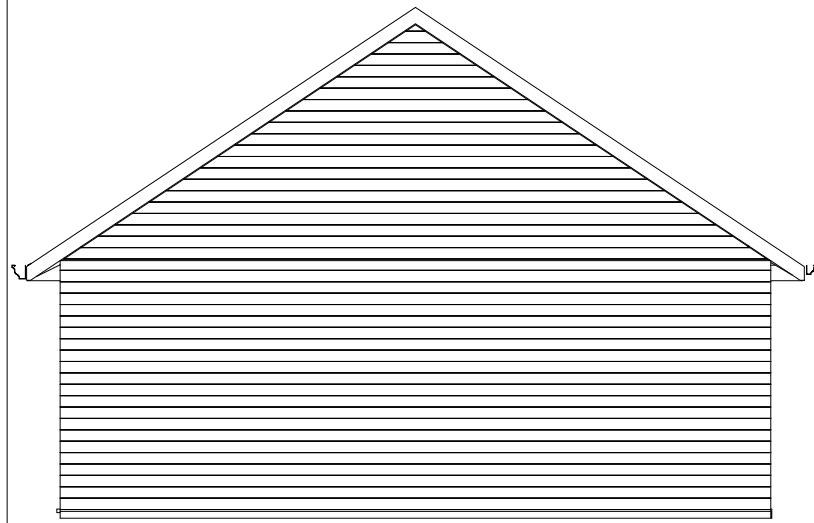
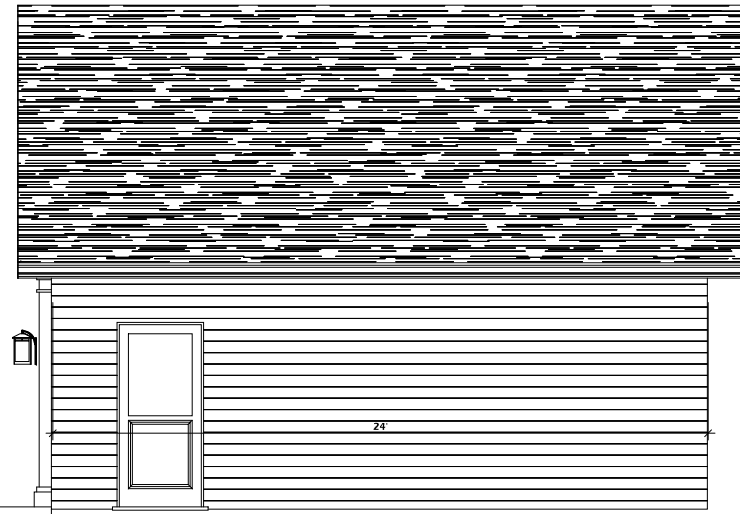
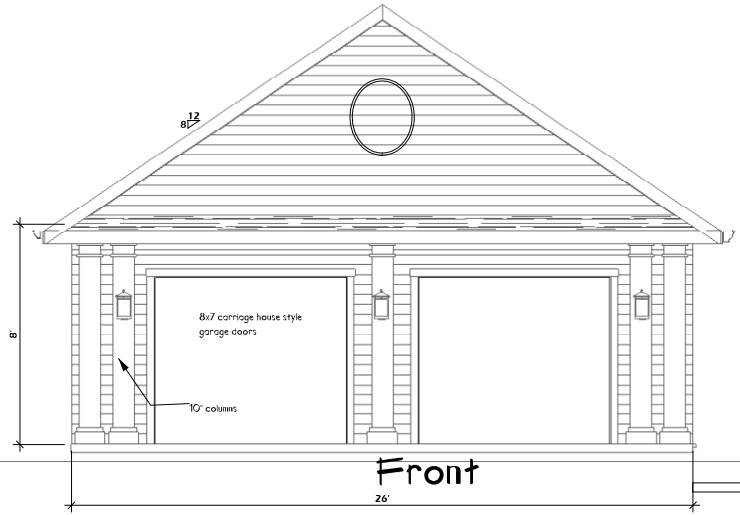
1231 Choto Farms way  
Knoxville, TN 37922

PROJECT NAME:  
**Michaels Garage**  
10725 Lake Ridge Dr  
Knoxville

CLIENT:  
Linda Pitts

DRAWING:  
**DETAILS**  
DRAWING SUB NAME  
SCALE: 1/4" = 1'-0" DATE: March 15

DRAWN BY: RMS	SHEET: <b>A3</b>
CHECKED BY: #CHECKED BY	
APPROVED BY:	



1/2" = 1'

# GENERAL NOTES

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**BLACKTHORN**  
RESIDENTIAL, L.L.C.

1231 Choke Cherry Way  
Knoxville, TN 37922

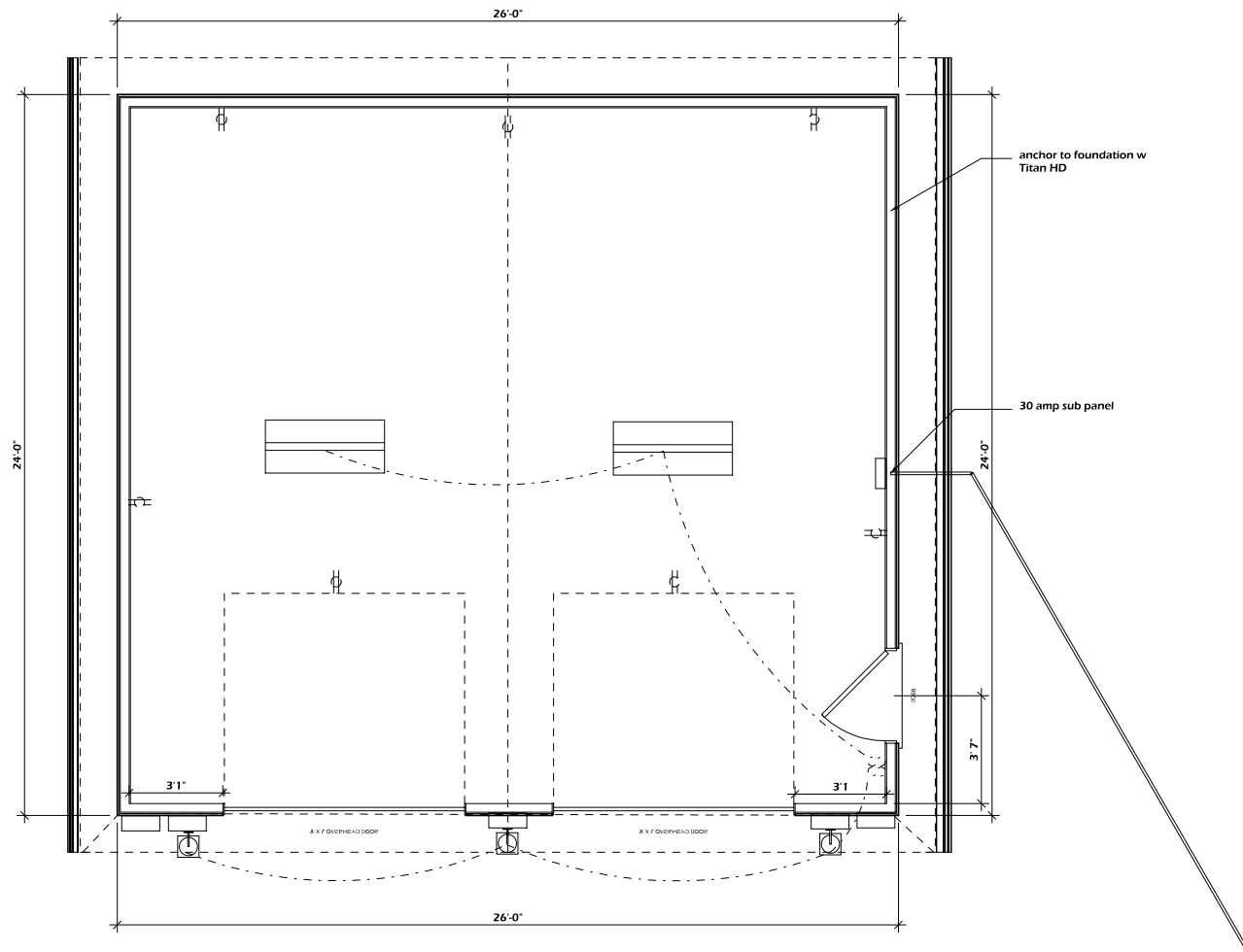
PROJECT NAME:  
**Michaels Garage**  
10725 Lake Ridge Dr  
Knoxville

CLIENT:  
Linda Pitts

DRAWING:  
**ELEVATIONS**  
DRAWING SUB NAME  
Sheet: 1-2-1-9 DATE: March 15

DRAWN BY: RHS	SHEET: <b>A2</b>
CHECKED BY: #CHECKED BY:	
APPROVED BY:	





# GENERAL NOTES

No.	REVISION/ISSUE	DATE

ORIENTATION	STAMP

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**BLACKTHORN**  
RESIDENTIAL, LLC.

1231 Chero Forest way  
Knoxville, TN 37922

PROJECT NAME:  
**Michaels Garage**  
10725 Lake Ridge Dr  
Knoxville

CLIENT:  
**Linda Pitts**

DRAWING:  
**FLOOR PLAN**  
DRAWING SUB NAME  
SCALE: 1/4" = 1'-0" DATE: March 15

DRAWN BY: RMS	SHEET: <b>A1</b>
CHECKED BY: #CHECKED BY	
APPROVED BY:	