

Meeting: 11/18/2021
Applicant: Darren Stinnett
Owner: Darren Stinnett

Property Information

Location: 2301 Jefferson Ave. **Parcel ID** 82 J U 023
District: Edgewood-Park City H
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: New construction, Craftsman-style, c.2020

Craftsman-style new construction. One-and-one-half story residence with a cross-gable roof clad in asphalt shingles, an exterior of fiber cement siding, and a stuccoed foundation. A shed-roof dormer is located on the roof slope. Recessed corner porch supported by wood posts resting on brick piers.

Description of Work

Level II Construction of Addition or Outbuilding

New secondary structure (garage). Rectangular garage measuring 30' by 20', to be located at the rear of the property. Garage will be located 40' from the rear property line, 11' from the right (northeast) property line, and 6' from the left (southwest) property line. The garage will be accessed by an existing gravel drive extending off Olive Street.

The garage features a side-gable roof clad in dimensional shingles, an exterior of composite siding painted to match the existing house, and a concrete slab foundation. The side-gable roof features an 8/12 pitch to match the house. The single garage door will front Olive Street and be painted to match the house's secondary color. On the garage's south elevation (facing the house), two casement windows will flank a centrally-located pedestrian access door. Two additional casement windows are on the north elevation, fronting the alley. The windows will feature decorative awnings to match those on the house's side elevation

Applicable Design Guidelines

Edgewood-Park City Design Guidelines, adopted by the Knoxville City Council on July 29, 1997.

Wall Coverings

3) New construction shall use materials that duplicate the appearance of neighboring historic buildings, so that the new buildings blend with the fabric of the area. This includes the use of corner and trim boards and appropriate door and window trim. If artificial siding is used on new construction, it must be vented every twelve inches and must look like 4" lap siding unless a different pattern is approved by the HZC.

Infill Buildings

13) If garages or other outbuildings are constructed, they may resemble servants' quarters or carriage houses, work buildings, or simple one-story garages that have been historically constructed in Edgewood-Park City. Their size and construction must use materials which correspond to the original primary buildings on the lot.

Comments

N/A

Staff Findings

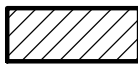
1. 2301 Jefferson Avenue was reviewed by the HZC in 2019 and constructed in 2020. Due to the contemporary construction date, the property would be considered non-contributing to the NRHP Historic District and overlay.
 2. The garage is proposed for the rear of the primary house and meets the standards of the base zoning code for new garages, including setbacks. It will be accessed via an existing gravel driveway off Olive Street. Placement of the garage is appropriate within the design guidelines. Any final modifications to the site plan should meet City Engineering standards.
 3. Guidelines note "simple one-story garages" as appropriate for the historic district, recommending that they use materials which correspond to primary buildings on the lot. The garage will use an 8/12 side-gable roof pitch and eave overhangs to match the primary house. The garage will also feature windows compatible with the primary structure, and gable-roof awnings to match the awnings on the Olive Street elevation of the house.
 4. The proposed garage will incorporate vertical composite siding (painted to match the house), horizontal trim, and cornerboards. The Commission may choose to discuss the proposed vertical siding and whether a horizontal lap siding would be preferable to connect the garage with the main house.
A comparable vertical composite siding was approved for a new shed on Jefferson Avenue in February 2018 (as a Level 1, 2-G-18-HZ). Other accessory structures (approved as Level 1s in 2017 and 2016) were approved with composite vertical siding designed to appear as board-and-batten.
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Staff Recommendation

Staff recommends approval of Certificate 11-E-21-HZ, subject to the following condition: 1) Modifications to the site plan in permitting to meet City Engineering standards, with minor revisions to setbacks and garage access to be approved by staff.



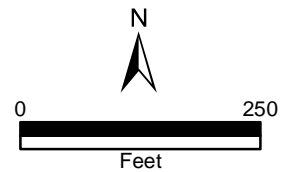
11-E-21-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



2301 Jefferson Ave. 37917
Edgewood-Park City H

Original Print Date: 11/10/2021
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Darren Stinnett



(1) Download and fill out this form at your convenience. (2) Sign the application digitally (or print, sign, and scan). (3) Either print the completed form and bring it to the Knoxville-Knox County Planning offices or email it to applications@knoxplanning.org.

Reset Form



DESIGN REVIEW REQUEST

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

Darren Stinnett

Applicant

10-30-2021

11-18-2021

11-E-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

Darren Stinnett

N/A

Name

Company

2301 Jefferson Ave.

Knoxville

TN

37917

Address

City

State

Zip

865-705-2010

dstinnett@cityofalcoa-tn.gov

Phone

Email

CURRENT PROPERTY INFO

Tiffany Smith

2301 Jefferson Ave

865-438-4467

Owner Name (if different from applicant)

Owner Address

Owner Phone

2301 Jefferson Ave.

082JU023

Property Address

Parcel ID

Parkridge

RN-2

Neighborhood

Zoning

AUTHORIZATION



Lindsay Crockett

11.1.21

Staff Signature

Please Print

Date



Darren Stinnett

10-29-2021

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: Addition of a secondary structure (garage) behind the main structure on the 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

FEE 1:

FEE 2:

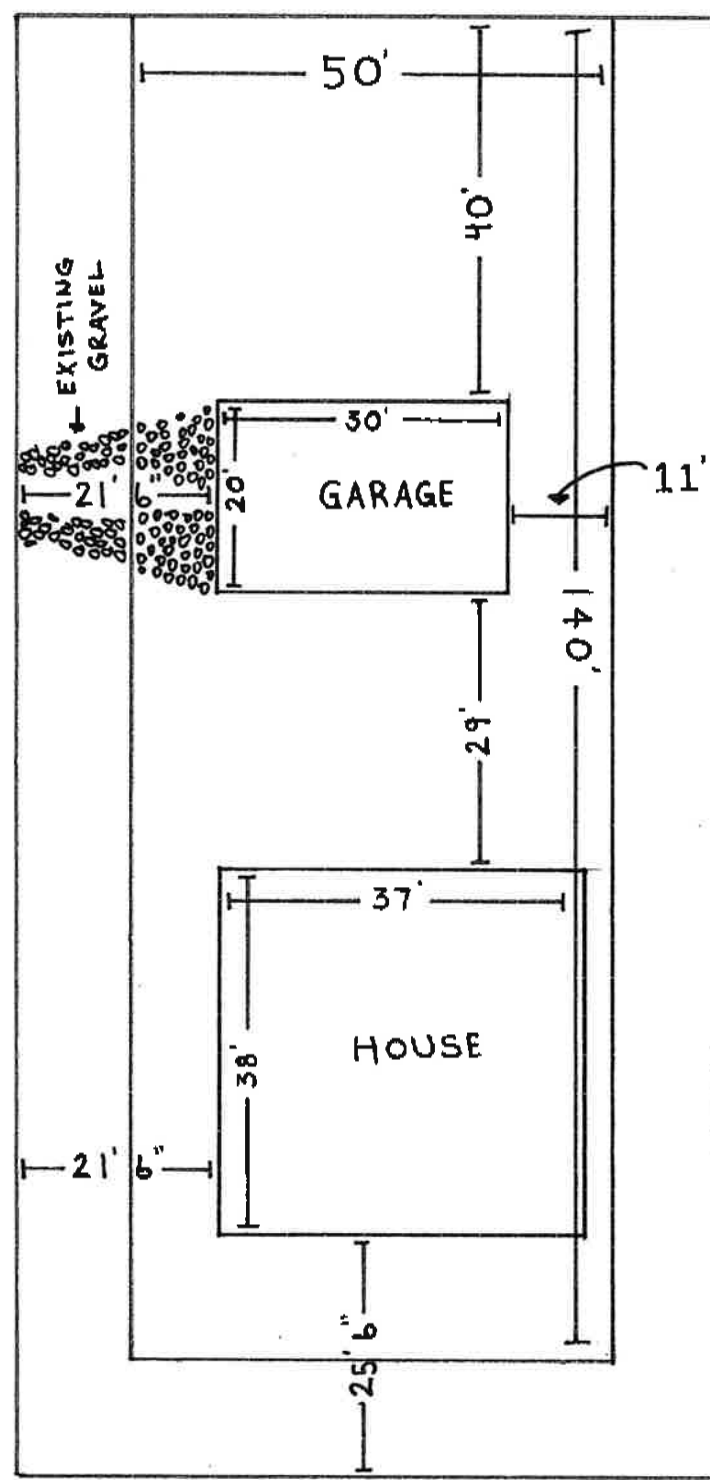
FEE 3:

TOTAL:



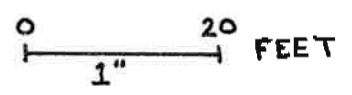
N. OLIVE ST.

ALLEY



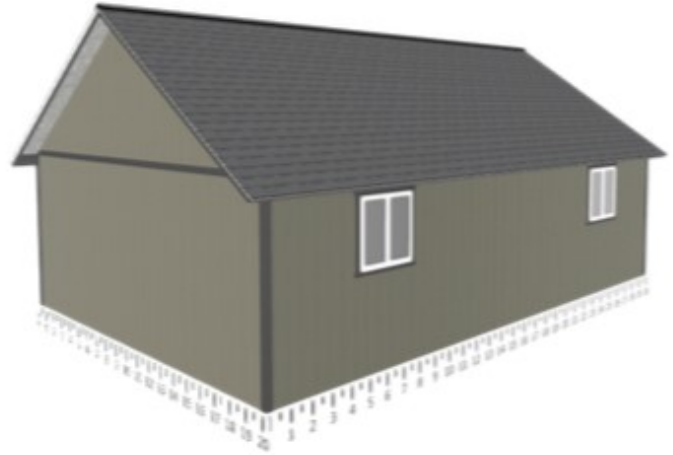
JEFFERSON AVE.

2301 JEFFERSON AVE.



Accessory Building at 2301 Jefferson Ave Knoxville TN 37917

- This will be a 20'x30' garage used for tools, bikes, kayaks, motorcycle and storage.
- The roof pitch will match the house (8:12).
- Smart siding will be painted to match primary color of the house.
- Garage door will be painted to match the secondary color of the house and will face N Olive.
- The same windows from the same supplier that are on the house will be put on the garage. They will be the same color as the house.
- There will be one "man door" facing the back of the house. It will be painted to match the doors on the house as well.
- The existing, decorative awnings that are on the house, facing N Olive will also be built for the windows on the garage.
- There is currently a gravel driveway for parking off N Olive and it will remain as is.
- Shingles are premium dimensional and the same as material on the house.
- Garage walls will be 8' with the 8:12 roof pitch, total height will be 16.5 feet high.



Wall D



Wall B

Base Details

Building Size & Style

Premier Pro Ranch Garage - 20' wide by 30' long

Door

Overhead Garage Door (16' x 7'),

Door

6-Panel Residential Door (Left Hand Inswing),

Paint Selection

Base: Autumn Gray, Trim: Black Magic

Roof Selection

Weathered Wood Dimensional Premium Shingle

Drip Edge

White

Options Details

Windows

4 Ea 3'x3' Insulated Horizontal Sliding Window

Walls

943 Sq Ft House Wrap

Roof

834 Sq Ft Roof - 8/12 Roof Pitch Upgrade

Jobsite/Installer Details

Do you plan to insulate this building after Tuff Shed installs it?

Yes

Is there a power outlet within 100 feet of installation location?

Yes

The building location must be level to properly install the building. How level is the install location?

Slab provided by customer will be within 1/8" tolerance on square, level, exterior dimensions to match the building size (per customer agreement).

Will there be 18" of unobstructed workspace around the perimeter of all four walls?

Yes

Can the installers park their pickup truck & trailer within approximately 200' of your installation site?

Yes

Substrate Shed will be installed on?

Concrete without Shed Floor

Signature: _____ Date: _____

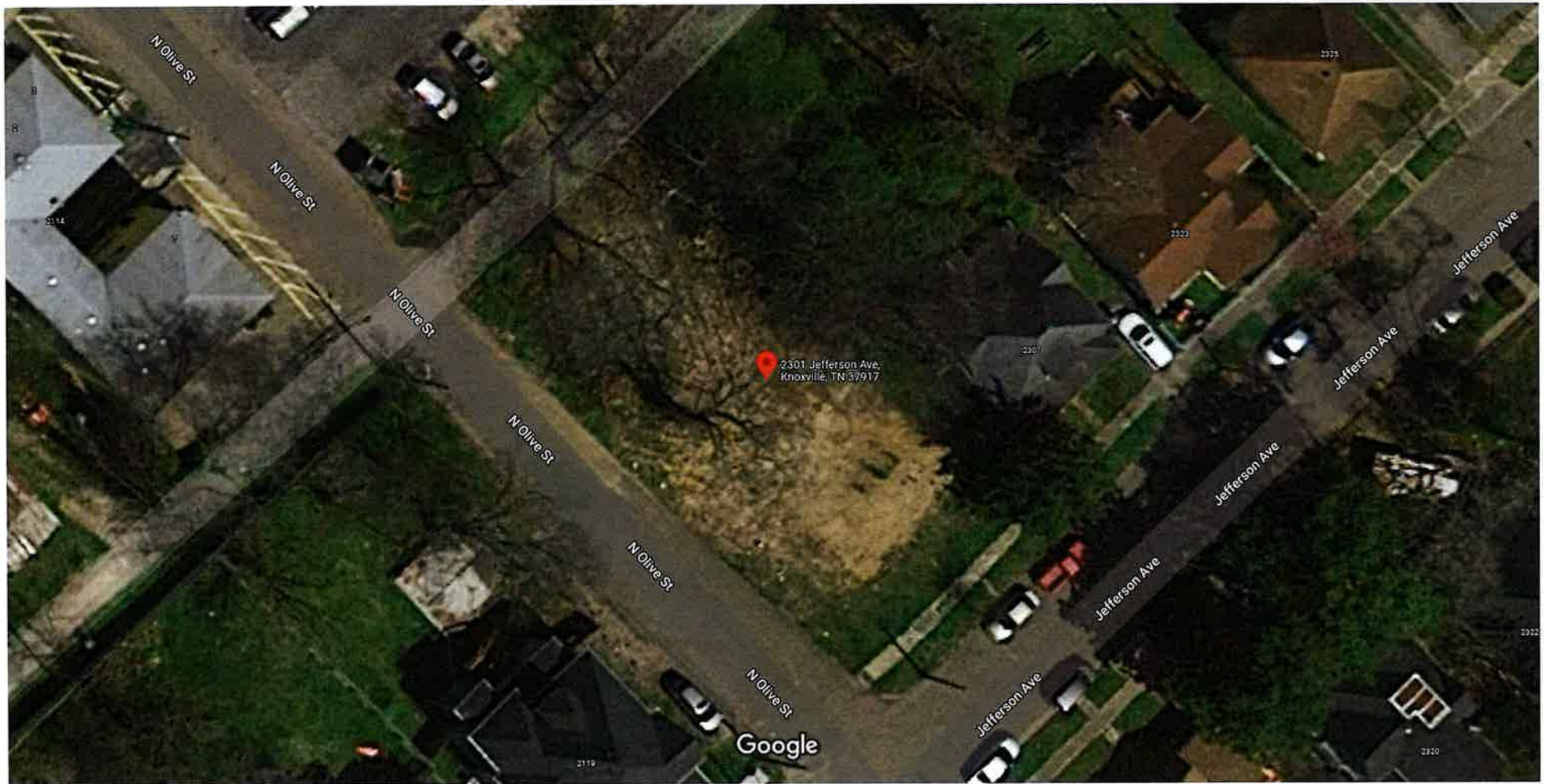








Google Maps 2301 Jefferson Ave



Map data ©2021, Map data ©2021 20 ft



TUFF SHED

Quote

Location: Knoxville | #540 | 865-335-7509

Scheduled Date:

Factory Location: Nashville | #540 | 615-331-3410

Created Date: 10/16/2021

Prepared by: Robert Mardis | 8652442894 |
bmardis@tuffshed.com

Customer: Darren Stinnett
p. (865) 705-2010 | c.
dstinnett@cityofalcoa-tn.gov

Special Instructions:

JDE SO: 1755797
SF Quote: Q-1365105

Ship to Address: 140 E Glenwood Ave, loft 109
Knoxville, TN 37917

Line Item Description	Sales Price	Quantity	Promo	Add'l Disc	Total Price
Premier Pro Ranch Garage 20 x 30	\$18,431.00	1.00	(\$1,000.00)	\$0.00	\$17,431.00
Roof - 8/12 Roof Pitch Upgrade	\$4.00	834.00	(\$0.00)	\$0.00	\$3,336.00
Paint 10% of building base price	\$1,844.00	1.00	(\$0.00)	\$0.00	\$1,844.00
3'x3' Insulated Horizontal Sliding Window	\$259.00	4.00	(\$0.00)	\$0.00	\$1,036.00
Engineering Fees	\$1.25	600.00	(\$0.00)	\$0.00	\$750.00
House Wrap	\$0.40	943.00	(\$0.00)	\$0.00	\$377.20
Garage Delivery Fee	\$375.00	1.00	(\$0.00)	\$0.00	\$375.00
Weathered Wood Lifetime	\$0.00	834.00	(\$0.00)	\$0.00	\$0.00
3068 L-In 6 Panel Residential Door	\$0.00	1.00	(\$0.00)	\$0.00	\$0.00
16'x7' Standard Garage Door	\$0.00	1.00	(\$0.00)	\$0.00	\$0.00
Paint - Autumn Gray	\$0.00	943.00	(\$0.00)	\$0.00	\$0.00
Paint - Black Magic	\$0.00	1.00	(\$0.00)	\$0.00	\$0.00

Gross Total	\$26,149.20
Discount	(\$1,000.00)
Net Total	\$25,149.20
Estimated Tax	\$0.00
Grand Total	\$25,149.20

The price quoted is valid through the expiration date of the promotion, but in no case shall be valid longer than seven days. Once an order has been placed, pricing is guaranteed for up to 6 months. If the installation is not completed within 6 months for any reason, Tuff Shed has the right to modify the order pricing. You will be notified regarding any price adjustment prior to installation or incurring any additional charges.