



Staff Report

Knoxville Historic Zoning Commission

File Number: 4-H-22-HZ

Meeting: 4/21/2022
Applicant: Steve Young oysk3 Architects
Owner: JTW Homes LLC

Property Information

Location: 1507 Forest Ave. **Parcel ID** 94 K J 013
District: Ft. Sanders NC
Zoning:
Description: N/A
Three new primary structures on one large vacant lot.

Description of Work

Level II Major Repair or Replacement

Revision to rear and side elevations of one building of new construction project involving three houses on one large lot. Site plan and overall houses reviewed and approved by the HZC in October 2021 (10-F-21-HZ). Leftmost (west) house has been revised to include a projecting, shed-roof addition on the rear and right (northeast) side. The new massing is approximately 12' wide on the right elevation and approximately 31' long on the rear elevation. The new massing features a 4/12 standing-seam metal roof. An additional massing projects 2' out from the center, featuring engaged columns and enclosed by siding. Following the projecting massing, a recessed porch is supported by two columns.

Applicable Design Guidelines

Fort Sanders NC-1, adopted by the Knoxville City Council on September 13, 2000.

A. Height, Scale, & Massing

2. Single-family detached infill housing should be proportional to other pre-1940 houses in terms of height and width.

6. For the first 35 feet, buildings should have similar setbacks, bays, and covered entrances that complement the historic architecture on the street.

C. Porches

1. Provide porches with proportions and materials that complement pre-1940 housing. For clapboard type construction, wood is the most appropriate primary material. Brick or cut stone are appropriate as foundations or in column supports.

D. Wall Materials

2. Clapboard (or clapboard-like materials such as aluminum or vinyl), shingle (or shingle-like material), or brick should be used.

E. Windows and Entrances

1. Window proportions and symmetry should be similar to the pre-1940 styles in the neighborhood.
 2. Windows should be double-hung, sash windows. Vinyl or metal-clad windows may be used in place of wood frame windows.
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Comments

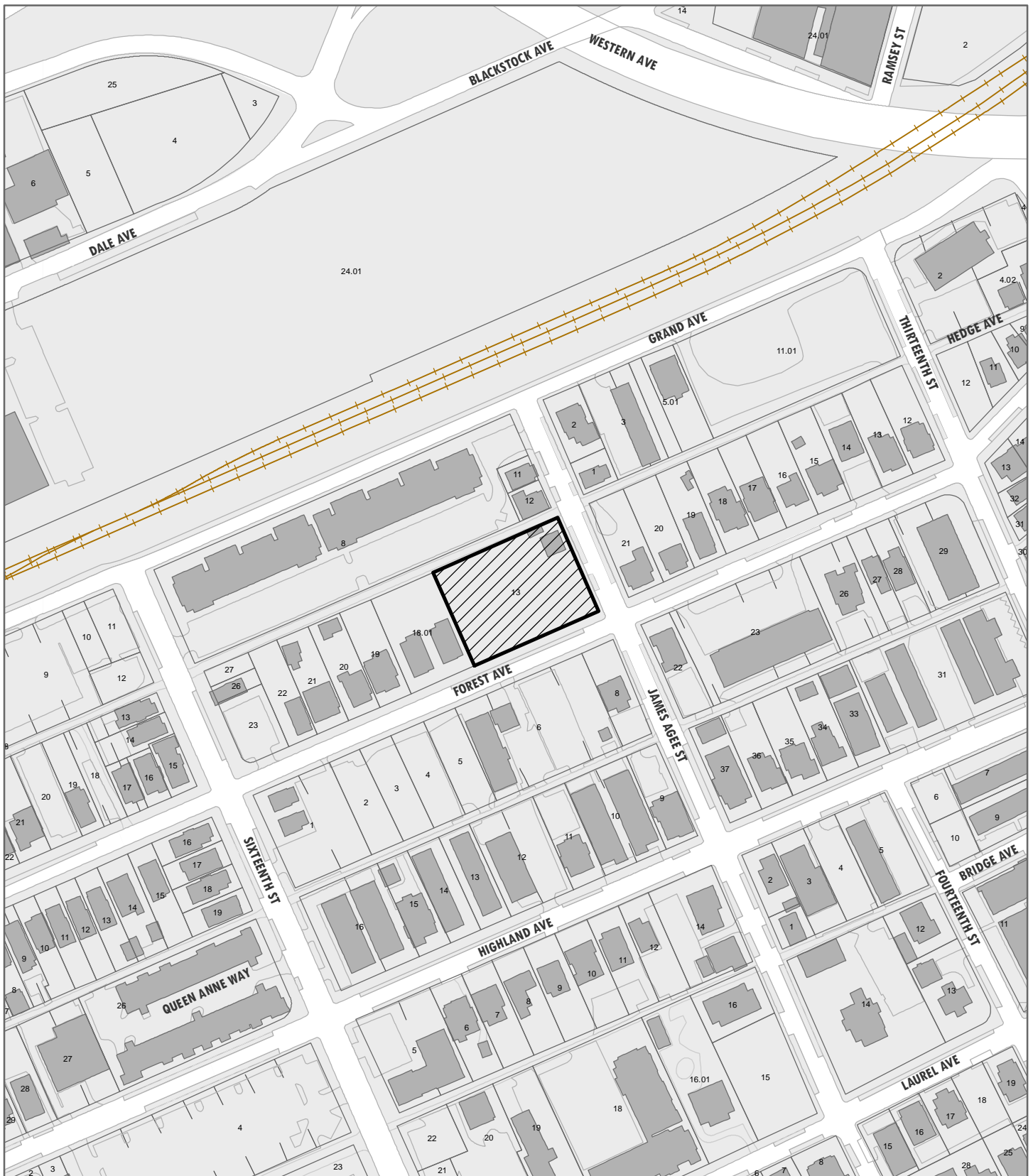
N/A

Staff Findings

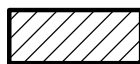
1. The three new construction houses were reviewed by the HZC in October 2021 (10-F-21-HZ). The applicant submitted three distinct revised rear elevations in advance of the meeting, which were included as a condition of approval. Due to building code requirements, the applicant revised the leftmost (westmost) house to incorporate an accessible bathroom on the ground floor. The rear/side elevations are significantly different from what the HZC reviewed in October 2021, exceeding what staff can approve as a Level 1.
 2. The bathroom projects outward from the center/left side of the rear elevation. The added section presents on the right side elevation as a large shed-roof massing extending towards the rear, with a 4/12 pitch roof and no additional windows on the side. One section of the massing extends out over the ground level with no foundation, supported by decorative engaged columns.
 3. The massing will be minimally visible from Forest Avenue, as it is located on the interior side of the leftmost house. It could be somewhat visible from points on James Agee Street, due to the large size of the houses and the surface parking lot behind them.
 4. While there are not guidelines that directly correspond to this type of project, guidelines do encourage height, width, bays, porches, and general proportions that are compatible with historic forms in the neighborhood. The projecting shed-roof massing with no foundation is a unique form not commonly seen in historic houses. The HZC should discuss the appropriateness of this massing and any design tactics which may reduce the massing's disproportionate appearance.
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Staff Recommendation

Staff recommends approval of the work as proposed, providing for any additional recommendations from the HZC related to the added shed-roof massing.



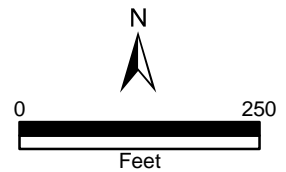
4-H-22-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



1507 Forest Ave. 37921
Ft. Sanders NC

Original Print Date: 4/5/2022
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Steve Young oysk3 Architects





DESIGN REVIEW REQUEST

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

Applicant

04/04/2022

04/21/2022

4-H-22-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

Steve Young

oysk3 architects

Name

Company

1545 Western Ave, Suite 100

Knoxville

TN

37921

Address

City

State

Zip

865-803-4238

steve@oysk3architects.com

Phone

Email

CURRENT PROPERTY INFO

William Wilson, Fort Knox Homes, LLC.

3248 Tazewell Pike

865-357-7732

Owner Name (if different from applicant)

Owner Address

Owner Phone

1507 Forest Ave, Knoxville, TN 37921

094KJ013, 14, 15, 16 (Being one loted)

Property Address

Parcel ID

Fort Sanders

RN-05

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

Lindsay Crockett

4.4.22

Staff Signature

Please Print

Date

Steve Young

Steve Young

4/4/22

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: _____

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

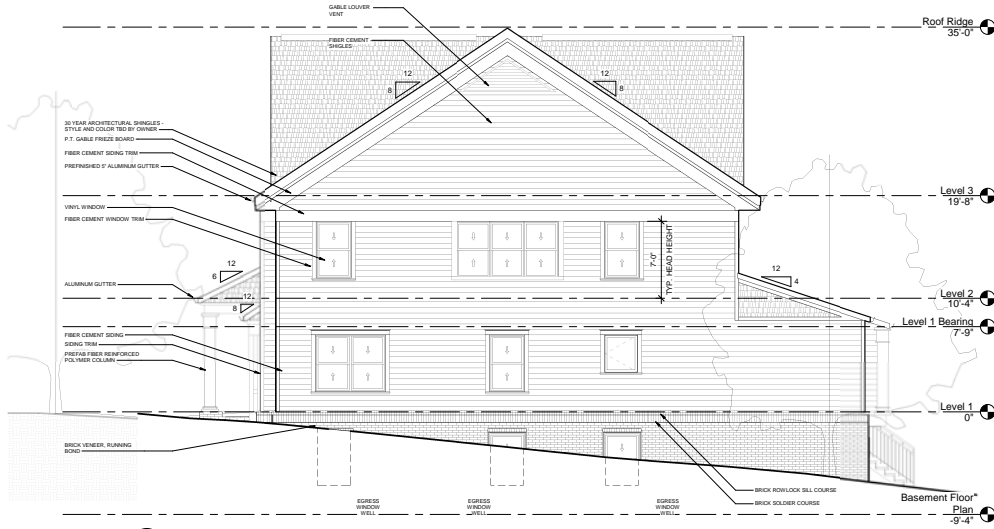
Level 1: \$50 • **Level 2:** \$100 • **Level 3:** \$250 • **Level 4:** \$500

FEE 1:

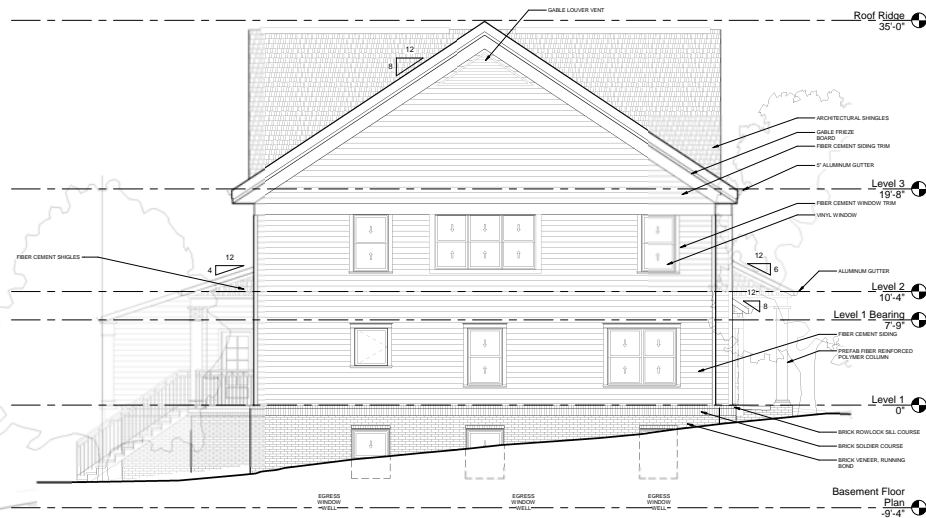
FEE 2:

FEE 3:

TOTAL:



3 Building 01 - Right Elevation
 A201-1 3/16" = 1'-0"



2 Building 01 - Left Elevation
 A201-2 3/16" = 1'-0"



1 Building 01 - Rear Elevation
 A201-3 3/16" = 1'-0"

PLAN NOTES

- IF THE FINISHED FLOOR HEIGHT OF THE PATIO IS 30" ABOVE GRADE, STAIRS AND RAILINGS TO GRADE MUST BE ADDED. RAILINGS TO BE 42" TALL WITH A MINIMUM OF 4" TOP AND BOTTOM RAILS WITH 2" PICKETS SPACED AT NO MORE THAN 3 7/8".
- TYPICAL DECKS, PATIOS, AND PORCHES TO BE 1/2" BELOW ADJACENT FINISHED FLOOR. CABINETS AND FURNITURE IS SHOWN FOR PLANNING PURPOSES ONLY. CONTRACTOR TO COORDINATE WITH OWNER.

**FOREST AVE DUPLEXES
 FOR FORT SANDERS NBHD
 1507 FOREST AVENUE, KNOXVILLE, TN 37921**

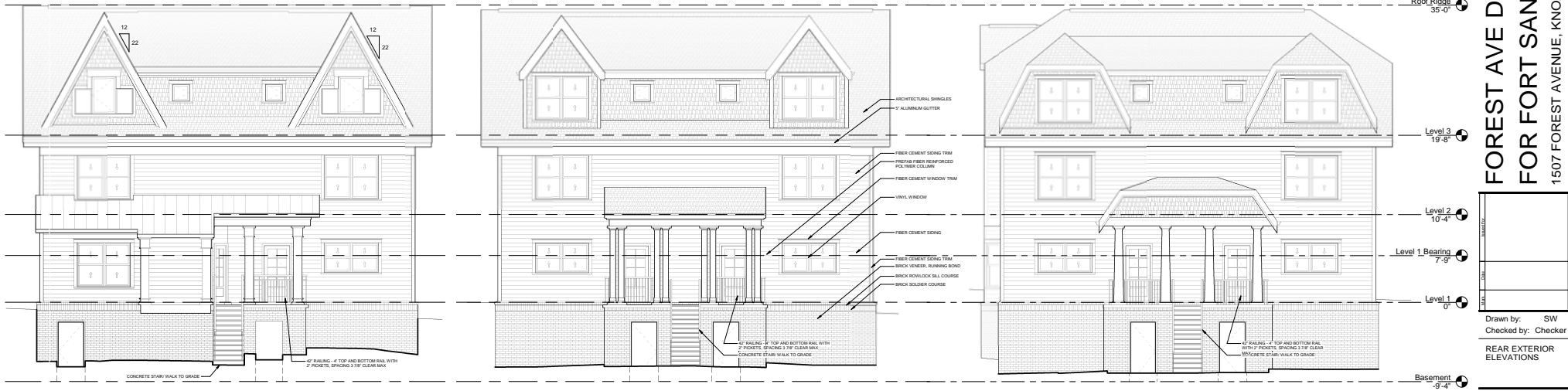
DATE	04/05/2022
PROJECT	21238
SCALE	AS SHOWN
DESIGNED BY	SW
CHECKED BY	Checker
PROJECT NO.	21238
DATE	04/05/2022
SCALE	AS SHOWN
DESIGNED BY	SW
CHECKED BY	Checker

Drawn by: SW
 Checked by: Checker
 EXTERIOR ELEVATIONS - BLDG 01

A201-1

DATE : 04/05/2022
 PROJECT : 21238

**FOREST AVE DUPLEXES
 FOR FORT SANDERS NBHD
 1507 FOREST AVENUE, KNOXVILLE, TN 37921**



3 Building 01 - REAR ELEVATION
 A201 3/16" = 1'-0"

2 Building 02 - REAR ELEVATION
 A201 3/16" = 1'-0"

1 Building 03 - REAR ELEVATION
 A201 3/16" = 1'-0"

DATE	04/22
SCALE	
DESCRIPTION	
REVISION	

Drawn by: SW
 Checked by: Checker

REAR EXTERIOR ELEVATIONS

A201

DATE : 04/04/22
 PROJECT : 21238