

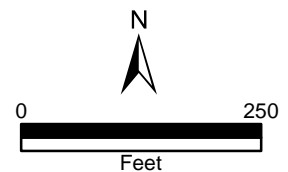
5-D-22-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



2221 Sherrod Rd. 37920
Gobblers Knob NC

Original Print Date: 5/11/2022
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Stephen Thompson



Meeting: 5/19/2022
Applicant: Stephen Thompson
Owner: Stephen Thompson

Property Information

Location: 2221 Sherrod Rd. **Parcel ID** 109 A J 004
District: Gobblers Knob NC
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: Folk Victorian, c.1938

One-story frame residence with a cross gable roof, an exterior of wood lap siding, and a raised stucco-clad foundation. Exterior features a one-story, one bay front porch with stuccoed foundation, a sawn wood porch railing and square wood columns. Diamond-shaped gable vent.

Description of Work

Level II Major Repair or Replacement

Enclosure of the front porch to provide conditioned interior space (a bathroom). On the façade, the porch has been enclosed with a 6'-7" wide swath of wood lap siding to match the existing siding, extending to the leftmost porch pier. The front door has been moved towards the façade, with additional siding extending to the projecting front-gable roof bay on the right. The left side elevation of the porch has been enclosed with wood lap siding and a 36" by 23" fixed vinyl window. Work also includes cornerboards which match the existing.

Applicable Design Guidelines

Gobblers Knob Neighborhood Conservation Design Guidelines, adopted by the Knoxville City Council in November 2008

A. New Development and Additions

2. The recommended location for additions is to the side and rear of existing buildings. Additions to the front of houses are not encouraged, but may be allowed provided they do not extend more than 15 feet or cover more than one-fourth of the front façade.

13. Window and door openings on the front elevation of any building shall comprise at least 15% of the front elevation.

14. Balconies, porches, bay windows and other projections are encouraged and may be allowed in the building setback.

C. Building Materials

1. Building materials for new construction should not include vinyl or aluminum siding, concrete blocks, or exterior plywood on elevations that are visible from Sherrod Road or Millers Avenue.

Comments

Staff Findings

1. 2221 Sherrod Road is a contributing resource to the Gobblers Knob NC overlay. The front porch is identified as a character-defining feature in the design guidelines' property description.
 2. Review of the work is after-the-fact; the work was initiated without a building permit or COA.
 3. Many districts' design guidelines discourage enclosing front porches, or recommend enclosing porches with "as much transparency as existed prior to the enclosure and is designed to be immediately removable" (ONK Design Guidelines). The applicable design guidelines do not have specific references to porch enclosure.
 4. The district's guidelines note that "additions to the front of houses are not encouraged, but may be allowed provided they do not extend more than 15 feet or cover more than one-fourth of the front façade." The porch enclosure constitutes an addition and covers approximately 2/3rds of the front façade, including the original front door locations. The house no longer has a front porch, and the front door does not open to a landing or step large enough to meet building code.
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Staff Recommendation

Staff recommends denial of the work as completed, and the reinstallation of a front porch to reflect the original design of the house.



DESIGN REVIEW REQUEST

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

Stephen Thompson
Applicant

May 19, 2022
Meeting Date (if applicable)

5-D-22-HZ
File Number(s)

04/25/2022
Date Filed

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

☒ Owner ☐ Contractor ☐ Engineer ☐ Architect/Landscape Architect

Stephen Thompson
Name

Company

1601 Sailmaker Way
Address

Knoxville
City

TN
State

37920
Zip

(865) 809-8109
Phone

stephenmthompson@gmail.com
Email

CURRENT PROPERTY INFO

Owner Name (if different from applicant)

Owner Address

Owner Phone

2221 Sherrad Rd, Knoxville, TN 37920
Property Address

109A3004
Parcel ID

Neighborhood

RN-2/NC/HP
Zoning

AUTHORIZATION

Lindsay Crockett
Staff Signature

Lindsay Crockett
Please Print

4.28.22
Date

[Signature]
Applicant Signature

Stephen Thompson
Please Print

04/25/2022
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: A bathroom and hall way will be added to where the front porch is located.

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: A bathroom and interior hallway will be added on to the front porch.

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

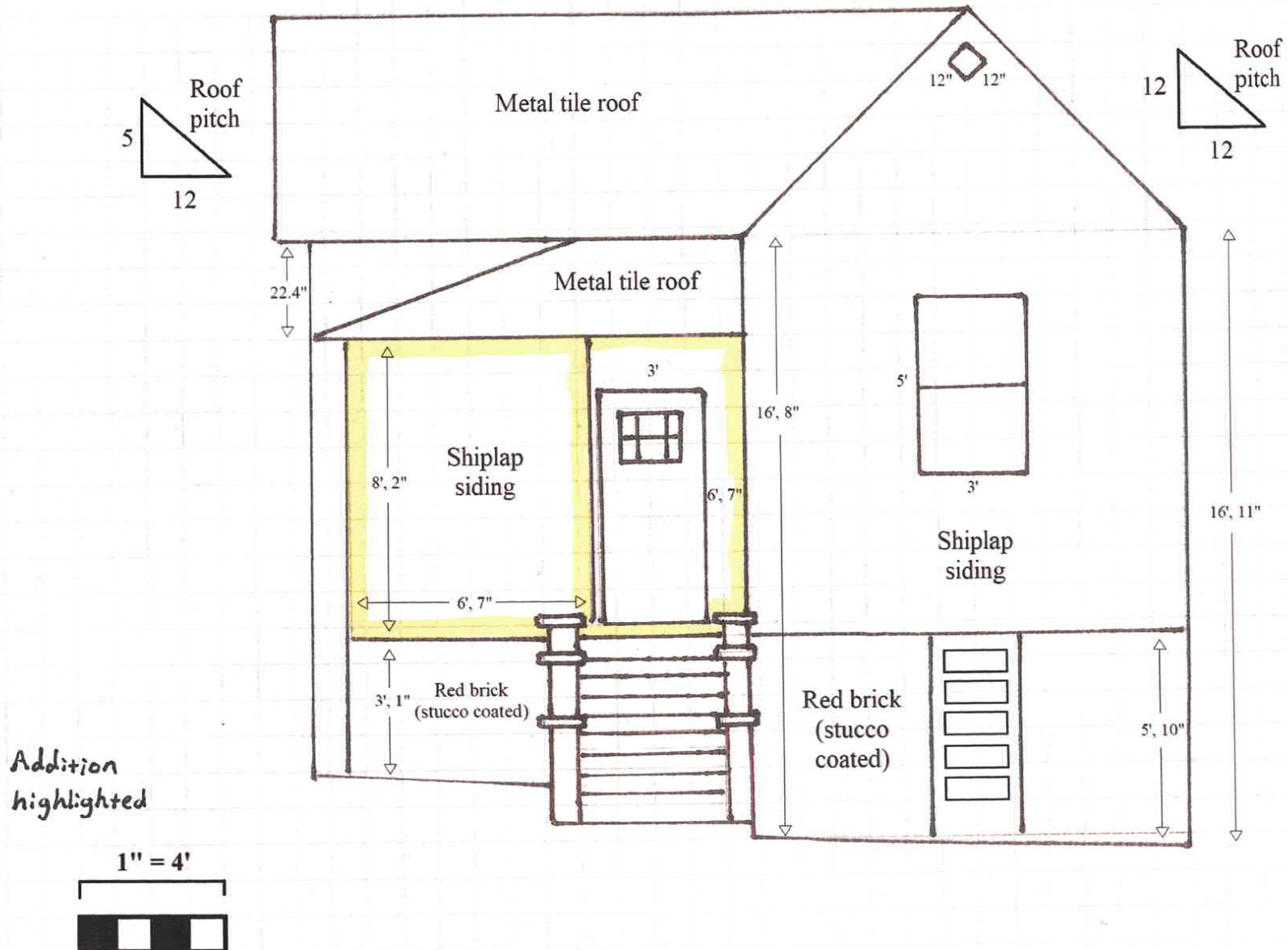
FEE 1:

FEE 2:

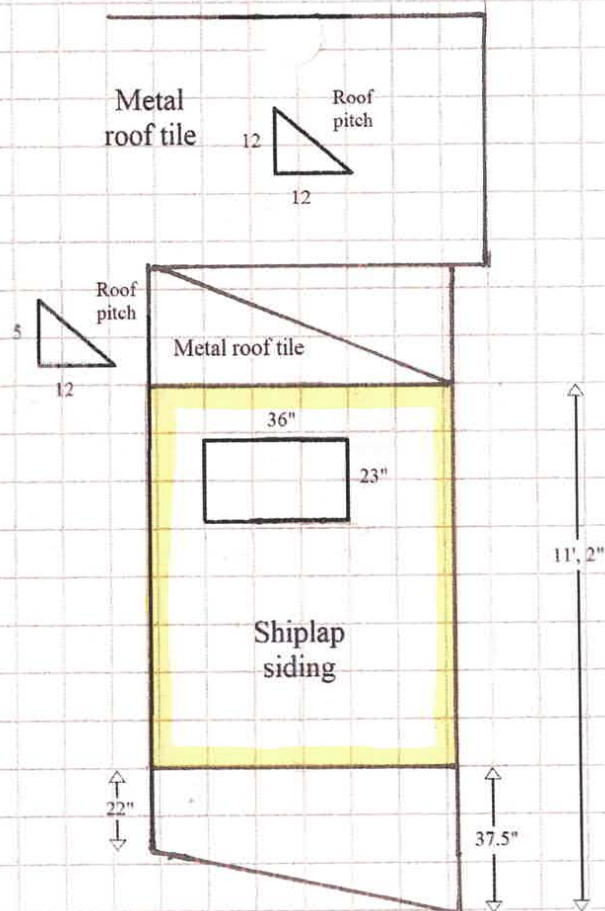
FEE 3:

TOTAL:

FRONT ELEVATION (Street)



LEFT SIDE ELEVATION



Addition
highlighted



Prior to porch enclosure



Work completed



Work completed