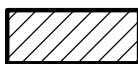




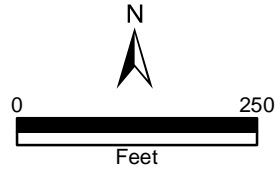
9-D-22-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



2020 Emoriland Blvd. 37917
Fairmont-Emoriland NC

Original Print Date: 9/8/2022
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Ted Shelton curb studio, llc





Staff Report

Knoxville Historic Zoning Commission

File Number: 9-D-22-HZ

Meeting: 11/17/2022
Applicant: Ted Shelton curb studio, llc
Owner: Theresa O'Meara

Property Information

Location: 2020 Emoriland Blvd. **Parcel ID** 69 L G 012
District: Fairmont-Emoriland NC
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: N/A

Vacant lot. See associated new primary structure drawings.

Description of Work

Level III Construction of Addition or Outbuilding

Revised proposal for new secondary structure (accessory dwelling unit) submitted as overall new construction project at 2020 Emoriland Boulevard. This application does not contain revisions to the primary structure or overall site plan. The ADU is approximately 24' by 20', with an additional 6' roof overhang on the front (northwest) elevation. The ADU features a shed roof clad in prefinished metal roofing, 10" horizontal fiber cement siding, and a cast-in-place concrete foundation, all to match the primary structure. On the ADU's façade, a full-light wood door is adjoined by multiple single-light, aluminum-clad wood windows to the right. A single light picture window is located on the upper level of the right side and a secondary door is located on the left.

Applicable Design Guidelines

Fairmont Park Neighborhood Conservation District Design Guidelines, adopted by the Knoxville City Council on November 26, 2002.

A. New Development and Additions Construction of new buildings, accessory buildings and additions

1. The design of additions and accessory buildings should be consistent with the character of the main structure.
2. New buildings on vacant lots shall be set back the same distance from Emoriland or Fairmont Boulevards as the adjacent buildings.
3. The width of side yard setbacks should duplicate the average side yard widths of the three adjacent existing buildings on each side of the subject property.
6. The entrances and front facades of new buildings located on Emoriland and Fairmont Boulevards should be sited facing those streets. The front facade should have a strong sense of entry.
7. Sidewalks should run from the front sidewalk to the front entrance, reinforcing the established rhythm and emphasizing the importance of the front entry.
9. Accessory buildings should be located at least fifteen feet to the rear of the front facade line

B. Building and Roof Form

The houses in Fairmont-Emoriland are diverse in their architectural designs and trim, with roof variations formed by flat roofs, offsetting gables or hips, telescoping gables and dormers. Wings extend from the main body of the

buildings and porches or porticos add further diversity. In constructing new buildings:

1. Houses with the same design of front facades cannot be repeated within five adjacent houses.
2. A matrix of the primary architectural designs and their features found in the Fairmont-Emoriland neighborhood is shown on page 6 of this report. New designs should interpret one of these design types, with features drawn from the matrix and appropriate to that style.
3. New buildings and additions should not incorporate round-topped windows, or windows with arched transoms. However, Palladian-design windows with flanking side windows, and flat-topped transoms are acceptable.
4. The minimum roof pitch should be appropriate for the style of house that is being constructed, as shown on the matrix in these guidelines.
5. Stoops, porticos or front porches are required for new buildings in the neighborhood, with the appropriate form drawn from the matrix of style types.
6. Most buildings should incorporate complex planes in the design of their front facades, as shown on the attached matrix.
7. The average foundation height of new buildings should replicate the average height of buildings on adjacent lots.
8. The height of newly constructed buildings from the first floor to the top of the first story should replicate the height of neighboring buildings.

See chart noting "matrix of prevalent house styles and design features" enclosed in staff report.

C. Materials

1. In constructing new buildings, the materials to be used should respect individual designs as shown on the matrix on page 00 of this report.
2. If an addition is made to an existing house, the wall cladding materials should duplicate those on the existing house, or as shown on the matrix on page 00.
3. Board and batten and materials noted on the matrix can be used on accessory buildings located in the side or rear yards.
4. The following wall cladding materials should not be used on primary buildings or on accessory structures visible from Fairmont or Emoriland Boulevards: T-111 or similar products; exposed concrete blocks.

D. Access and Parking

Many of the houses along Fairmont and Emoriland Boulevards were built before use of the automobile was widespread. Driveways, if they exist, are of minimal width. Front sidewalks access the entry off of the primary sidewalk at the street. Garage doors on accessory structures facing the primary streets of the neighborhood are usually located at the rear of the lot. All of these factors act to preserve the impression of the neighborhood as a streetcar, or walking neighborhood, which contributes to its historic setting.

1. The carports or doors of attached garages should not face Emoriland or Fairmont Boulevards.
2. Attached garages or carports should be located fifteen feet back of the front facing facade.
3. Detached garages shall be located behind and to the side of the existing house.
4. If driveways are built they should be 9-12' wide. Separate tire strips of aggregate exposed concrete are encouraged.
5. Parking pads should not be placed in the front yard.
6. Sidewalks should connect the public front sidewalk to the front entrance.

E. Landscaping, Walls and Fencing

Several factors form the setting for historic houses in the Fairmont-Emoriland neighborhood. They include the driveways themselves, walkways from the front sidewalk and mature trees. While these visual images affect the setting, they also impact on drainage issues with First Creek. The amount of impermeable features such as paving and roofs has a direct effect on the amount of runoff in First Creek, and the degree of flooding that can occur downstream. Additional mature trees and landscaping will also reduce immediate runoff and moderate the effects of intense rainfall.

1. The maximum lot coverage for impermeable features such as paving and roofs on any lot shall be 40%.

2. If driveways are constructed, they should be as narrow as possible.
 3. Mature trees in the designated area should be protected, with residents and agencies encouraged to maintain trees that currently exist, and to begin planting the next generation of trees as soon as possible in conformance with the Master Plan now being drafted.
 4. Prior to any grading, a site plan should be prepared depicting trees that are to be conserved with any new development.
 5. The front and rear yards of new houses constructed on Emoriland or Fairmont Boulevards should provide for large, native trees that will reach at least 50' in height at maturity. At least one tree should be placed in each of the front and rear yards. Examples of these include oaks, maples, sweet gums, sycamores, and other native trees that are suited to the environment and soils of the neighborhood. Existing trees may be included.
 6. At least one native ornamental tree such as a dogwood or redbud should also be planted in the front and the rear yards of each newly built primary structure in the neighborhood.
 7. Fences and freestanding walls over 30" tall shall not be constructed in front of the front facade of houses facing Emoriland or Fairmont Boulevards.
 8. There should be no mailboxes at the street on Emoriland or Fairmont Boulevards; all mailboxes should be attached to the front facade of houses.
 9. Foundation plantings with low ornamental shrubs should be installed with new construction
-

Comments

N/A

Staff Findings

1. At the September HZC meeting, the overall proposal for a new single-family house at 2020 Emoriland Blvd was approved, subject to three conditions. The first condition required the secondary structure to be revised to meet guidelines and City zoning code requirements and return to the HZC for review.
 2. The primary issue with the accessory dwelling unit was with regards to the base zoning code, and the ADU's shared roofline with a carport. With a connected roof, the ADU and carport were defined as one accessory structure per the City zoning code, and exceeded the maximum building coverage for a single accessory structure on the lot. This issue has been addressed by removing the carport.
 3. At approximately 508 sq. ft., the proposed ADU does not exceed 40% of the primary dwelling's gross floor area or the maximum building coverage for an accessory structure. The ADU meets the relevant criteria of the City zoning code. The ADU is modest in scale and massing.
 4. The new ADU will be very minimally visible from the public right-of-way, if visible at all, due to the proposed placement immediately behind the primary house (towards the left side of the lot) and the construction of a fence on the house's right side. Placement of the ADU is appropriate.
 5. The ADU is compatible with the overall style and materials of the new construction primary residence. The ADU adapts the house's contemporary interpretation of a Minimal Traditional style to an accessory building. Despite being relatively small in size, especially on the side elevations, each elevation features transparency via a window, door, or a combination of the two.
 6. The ADU meets all of the guidelines for garages and carports detailed under "D. Access and Parking" in the Fairmont Park Design Guidelines.
-

Staff Recommendation

Staff recommends approval of Certificate 9-D-22-HZ (secondary submission) as submitted.



DESIGN REVIEW REQUEST

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

Theresa O'Meara

Applicant

29 August 2022

Date Filed

15 September 2022

Meeting Date (if applicable)

9-D-22-HZ

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

Ted Shelton

Name

curb studio, llc

Company

101 Gill Avenue

Address

Knoxville

City

TN

State

37917

Zip

865.300.1581

Phone

curbcc@gmail.com

Email

CURRENT PROPERTY INFO

same as applicant

Owner Name (if different from applicant)

1405 Armstrong Avenue, Knoxville 37917

Owner Address

773.255.5979

Owner Phone

2020 Emoriland Boulevard

Property Address

069LG012

Parcel ID

Fairmont Park

Neighborhood

RN-2

Zoning

Applicant Signature

Theresa O'Meara

Please Print

8/29/2022

Date

AUTHORIZATION

Lindsay Crockett
Staff Signature

Lindsay Crockett

Please Print

8/30/22

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: Construction of a new single-family residence and accessory dwelling unit/carport at 2020 Emoriland Blvd.
Associated site improvements including drive, decks, off-street parking spaces, fencing, and landscaping. Preservation of two existing trees.
Design guided by the Fairmont Park Neighborhood Conservation District Guidelines.

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:
250.00		
FEE 2:		
FEE 3:		250.00



Sanborn Map Company, 1924 - Oct 1950 Vol. 2, Sheet 264
1951





Knoxville, Knox County, Knoxville Utilities Board Geographic Information System
1935 Aerial





Knoxville, Knox County, Knoxville Utilities Board Geographic Information System
Current Condition



2044
Minimal Traditional (1948)

2040
Minimal Traditional (?)

2036
Minimal Traditional (1951)

2034
Minimal Traditional (1951)

2026-2030
Craftsman (1929)

2024
Dutch Colonial Revival (1929)

2020
Project Site

2012
Colonial Revival (1938)
(Double Lot)

2010
Tudor Revival (1929)

2006
Minimal Traditional (1929)

2000
Minimal Traditional (1928)

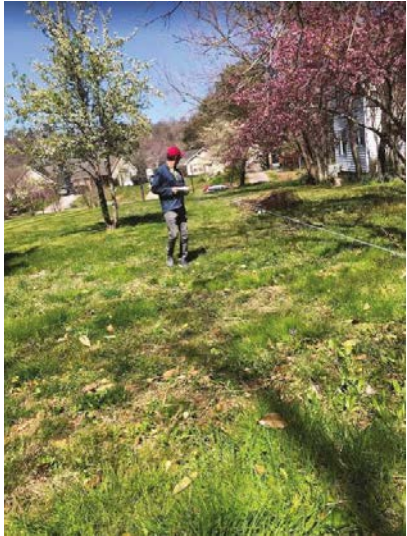


Emoriland Boulevard
Current Condition





Emoriland Boulevard
Neighboring properties and analysis






Existing Conditions
(Looking South)



Existing Conditions
(Looking North)

	RANCH
Shape Roof	Complex, shallow roof forms, usually 5/12 or 6/12 pitch. Side or cross gable. Hipped
Window Size	Double hung & picture windows, 1:2, 1:1 (width to height)
Window Style	Single or multiple panes
Porch Size	Unroofed or shallow porches
Porch Trim	Wood, wrought iron columns
Wall Surface	Brick veneer, stone veneer, weatherboard, oversize wood shingle
Other Trim	Brick or stone chimneys; some patterned focal windows

Proposed

Complex roof form with side gable roofs and 6/12 pitch facing street



Picture and awning windows



Shallow porches at front and rear



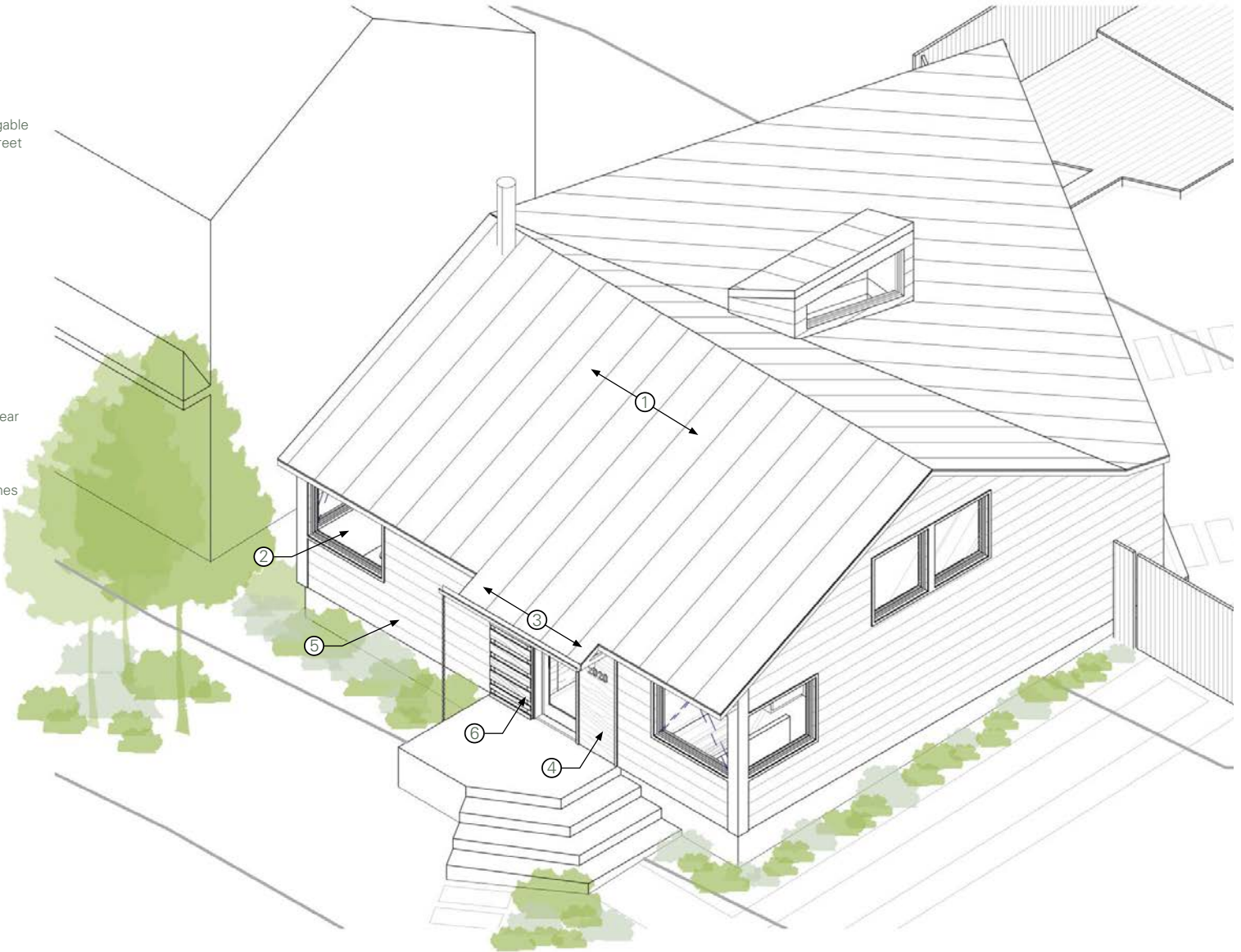
Wood panels and trim at porches




10" profile, horizontal fiber cement lap siding boards



Decorative wood screen door



 RANCH	
Shape Roof	Complex, shallow roof forms, usually 5/12 or 6/12 pitch. Side or cross gable. Hipped
Window Size	Double hung & picture windows, 1:2, 1:1 (width to height)
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Wall Surface	Brick veneer, stone veneer, weatherboard, oversize wood shingle
Other Trim	Brick or stone chimneys; some patterned focal windows

Alternate Scheme
Proposed

Complex roof form with side gable roofs and 6/12 pitch facing street



Picture and awning windows



Shallow porches at front and rear



Wood panels and trim at porches

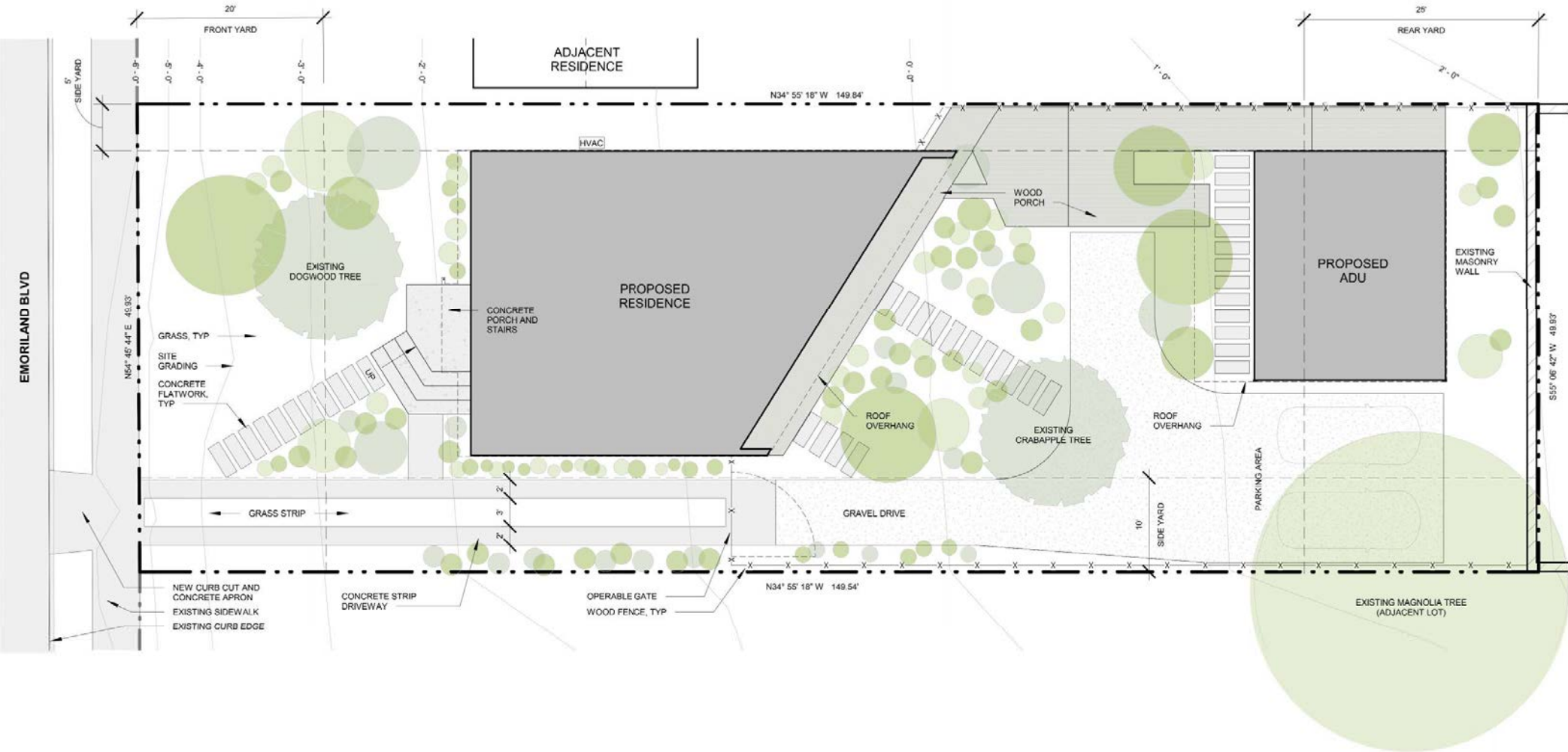


10" profile, horizontal fiber cement lap siding boards



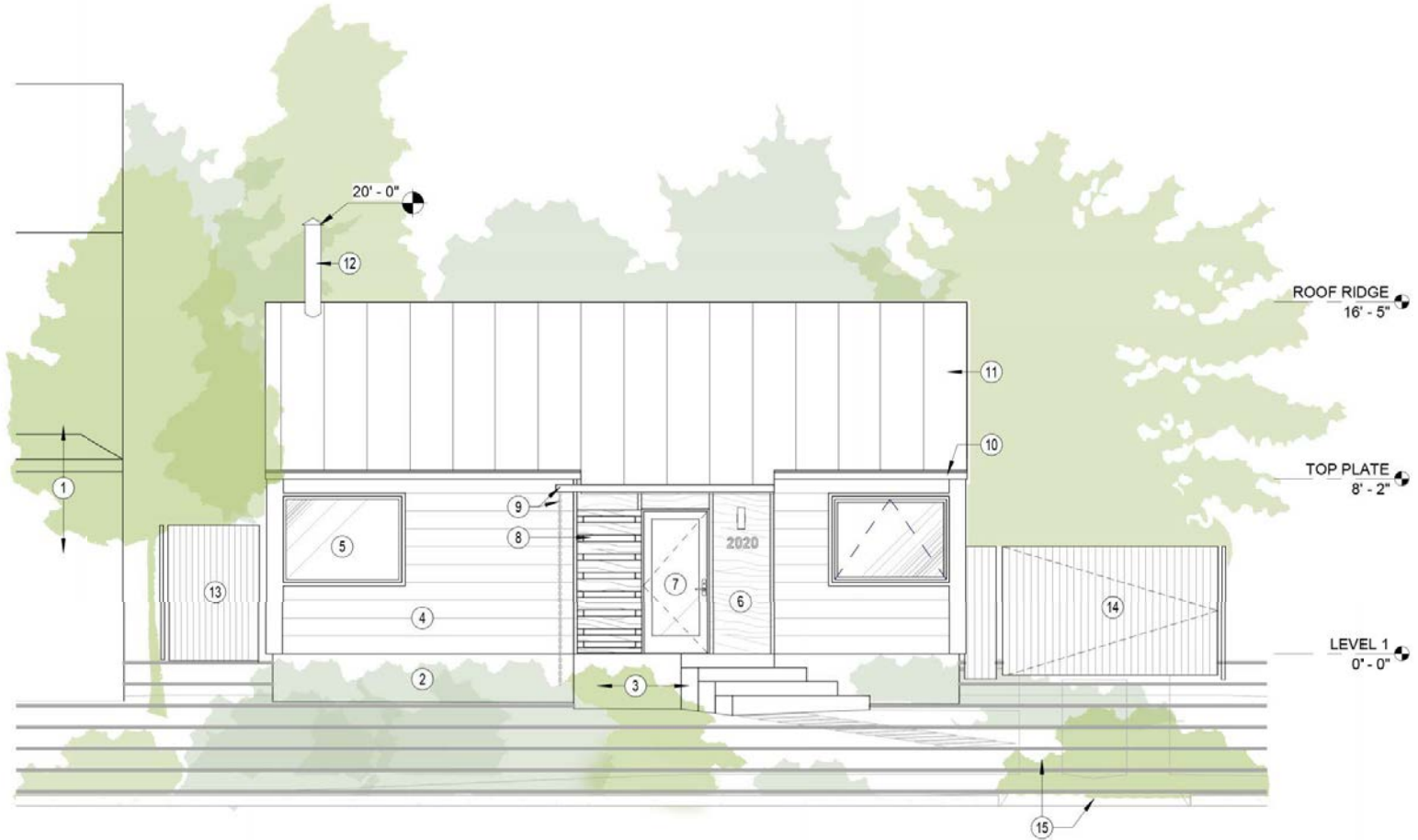
Decorative wood screen door





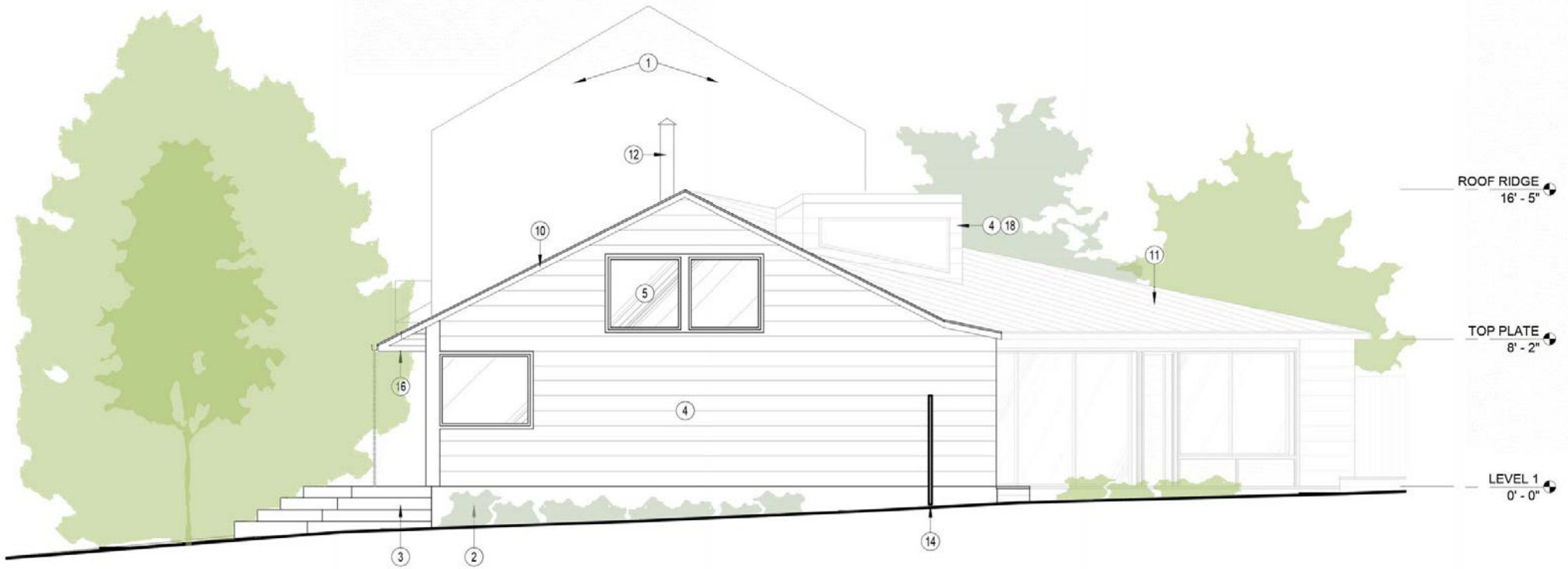
Site Plan
Scale: 1" = 10'

- 1 Adjacent house
- 2 Cast in place concrete foundation
- 3 Cast in place concrete porch and stairs
- 4 10" horizontal cement fiber board siding
- 5 Aluminum clad wood windows
- 6 Wood panel siding
- 7 Wood exterior door
- 8 Decorative wood screen door
- 9 Gutter and rainchain at shallow front porch
- 10 Fiber cement fascia
- 11 Prefinished 5V metal roofing
- 12 Metal stove pipe
- 13 Wood fence
- 14 Operable gate at driveway
- 15 Concrete strip driveway and curbcut
- 16 Open eave with exposed rafters
- 17 Wood sliding door / window
- 18 Daylight monitor (not visible from street)
- 19 Future PV panels (not visible from street)



North Elevation
 Scale: 3/16" = 1' - 0"

- 1 Adjacent house
- 2 Cast in place concrete foundation
- 3 Cast in place concrete porch and stairs
- 4 10" horizontal cement fiber board siding
- 5 Aluminum clad wood windows
- 6 Wood panel siding
- 7 Wood exterior door
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West Elevation
Scale: 3/16" = 1' - 0"

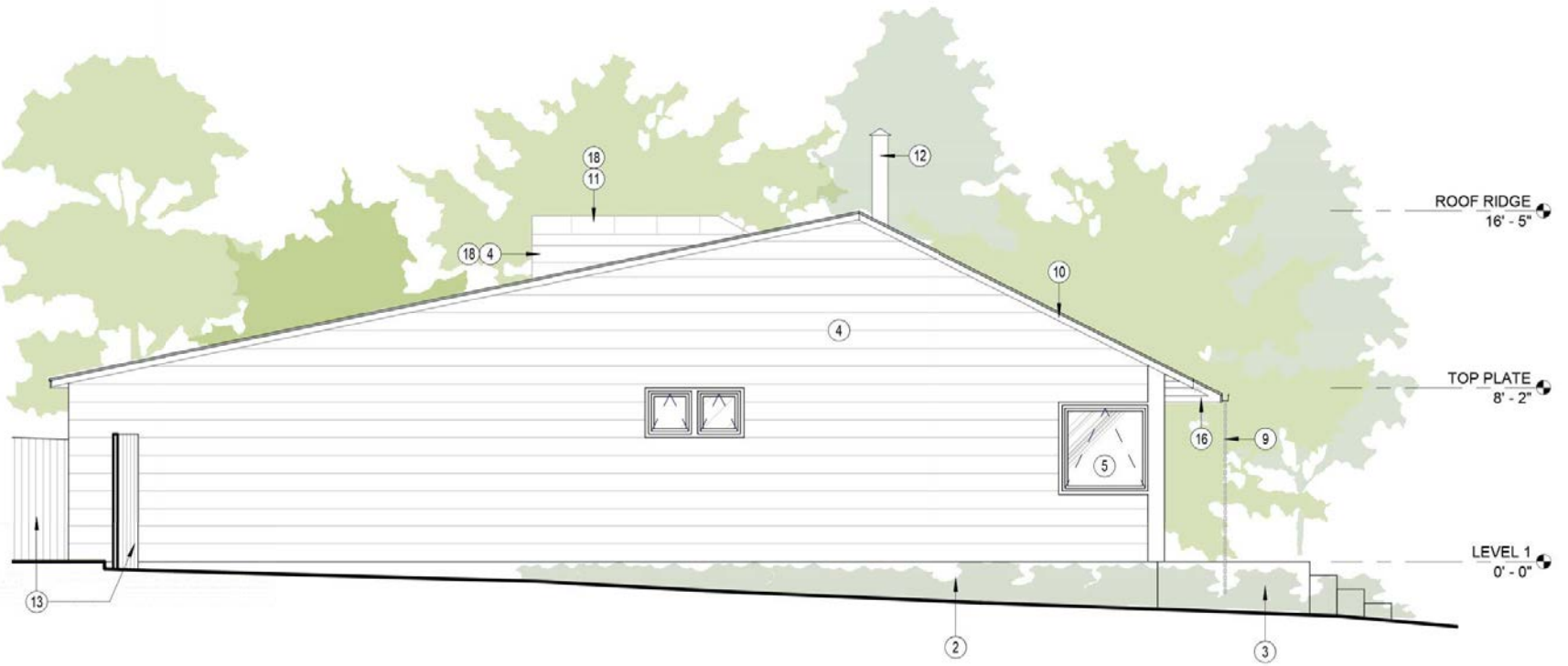
- | | |
|---|---|
| 1 Adjacent house | 11 Prefinished 5V metal roofing |
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| 3 Cast in place concrete porch and stairs | 13 Wood fence |
| 4 10" horizontal cement fiber board siding | 14 Operable gate at driveway |
| 5 Aluminum clad wood windows | 15 Concrete strip driveway and curbcut |
| 6 Wood panel siding | 16 Open eave with exposed rafters |
| 7 Wood exterior door | 17 Wood sliding door / window |
| 8 Decorative wood screen door | 18 Daylight monitor (not visible from street) |
| 9 Gutter and rainchain at shallow front porch | 19 Future PV panels (not visible from street) |
| 10 Fiber cement fascia | |

Note: This facade has been rotated to face true south in order to optimize passive solar response and a future rooftop photovoltaic array



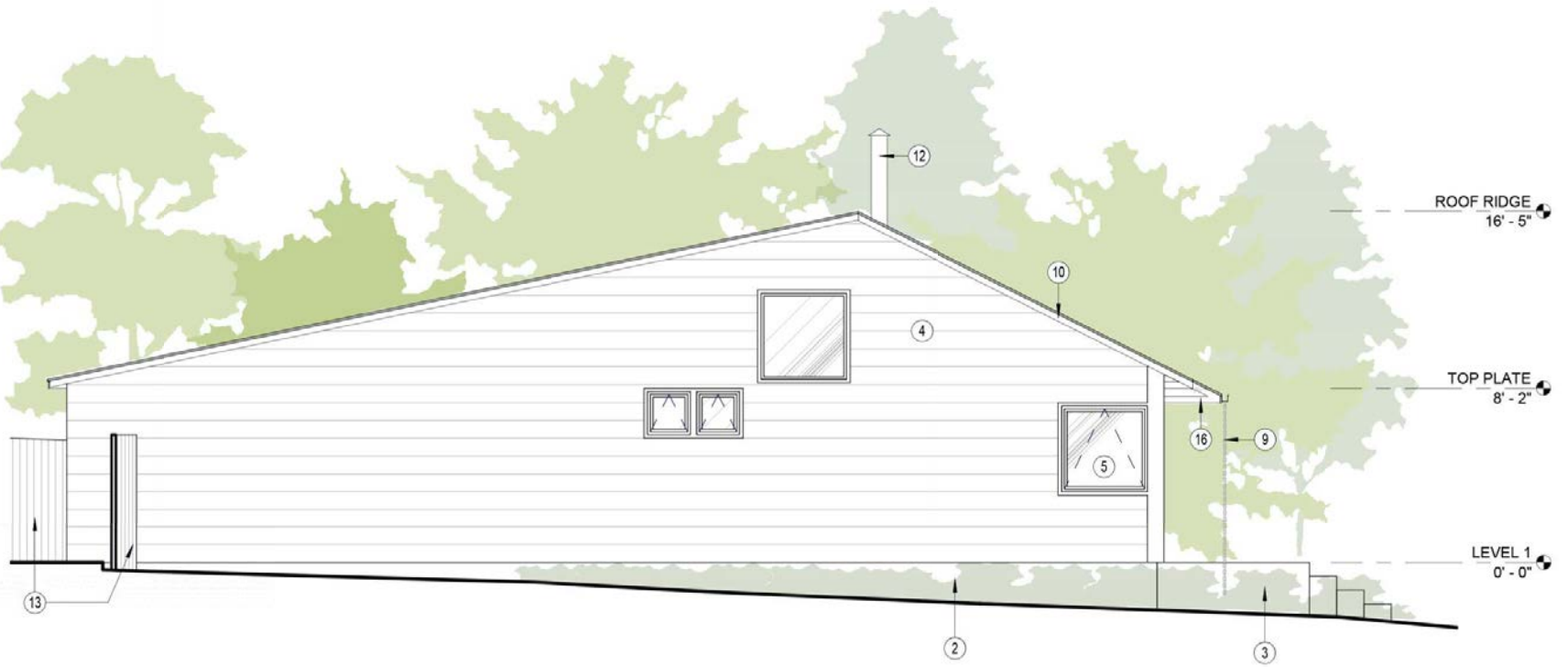
South Elevation
Scale: 3/16" = 1' - 0"

- 1 Adjacent house
- 2 Cast in place concrete foundation
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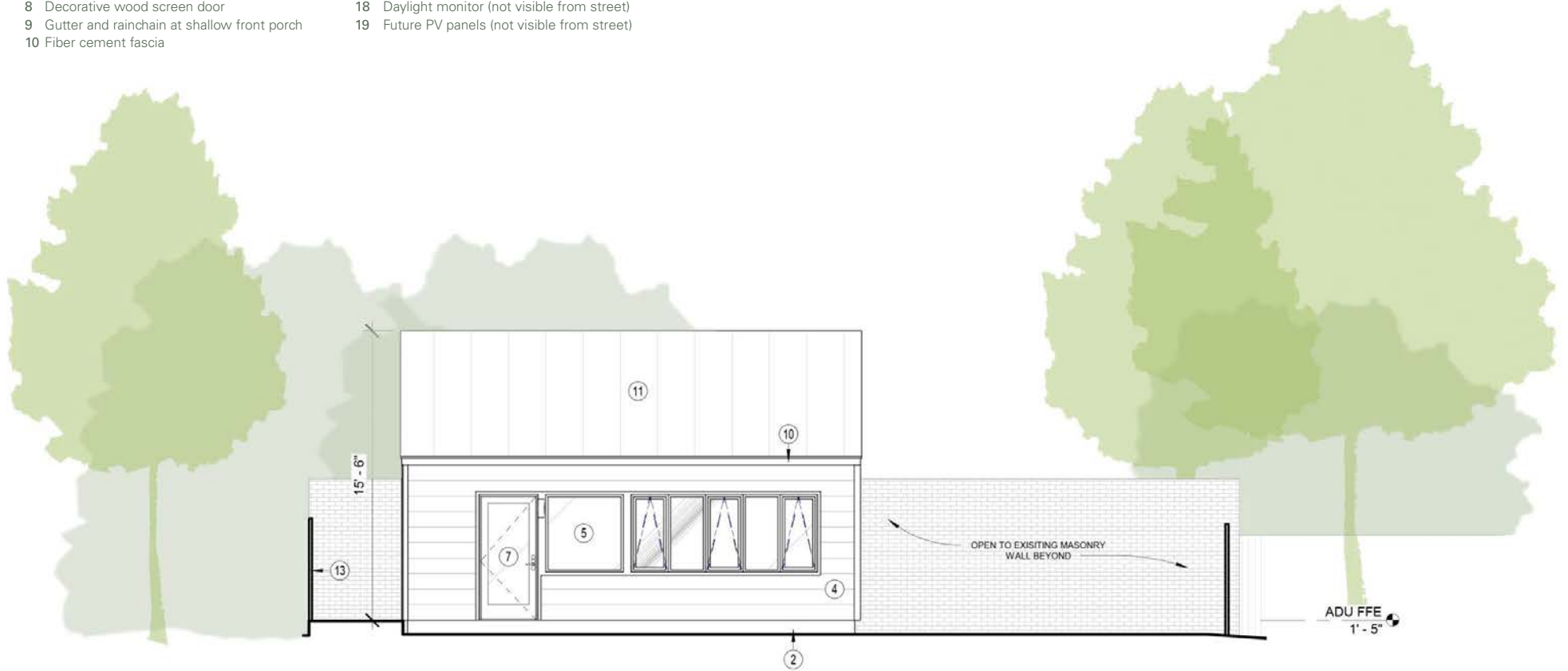
East Elevation
Scale: 3/16" = 1' - 0"

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East Elevation - Alternate
Scale: 3/16" = 1' - 0"

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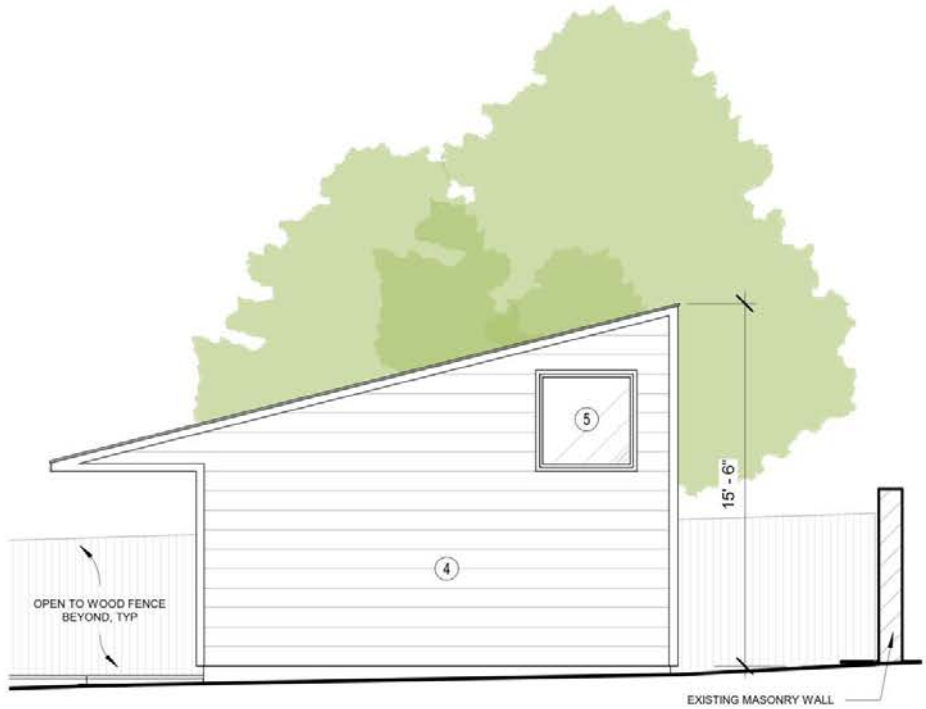
ADU / Carport North Elevation
Scale: 3/16" = 1' - 0"

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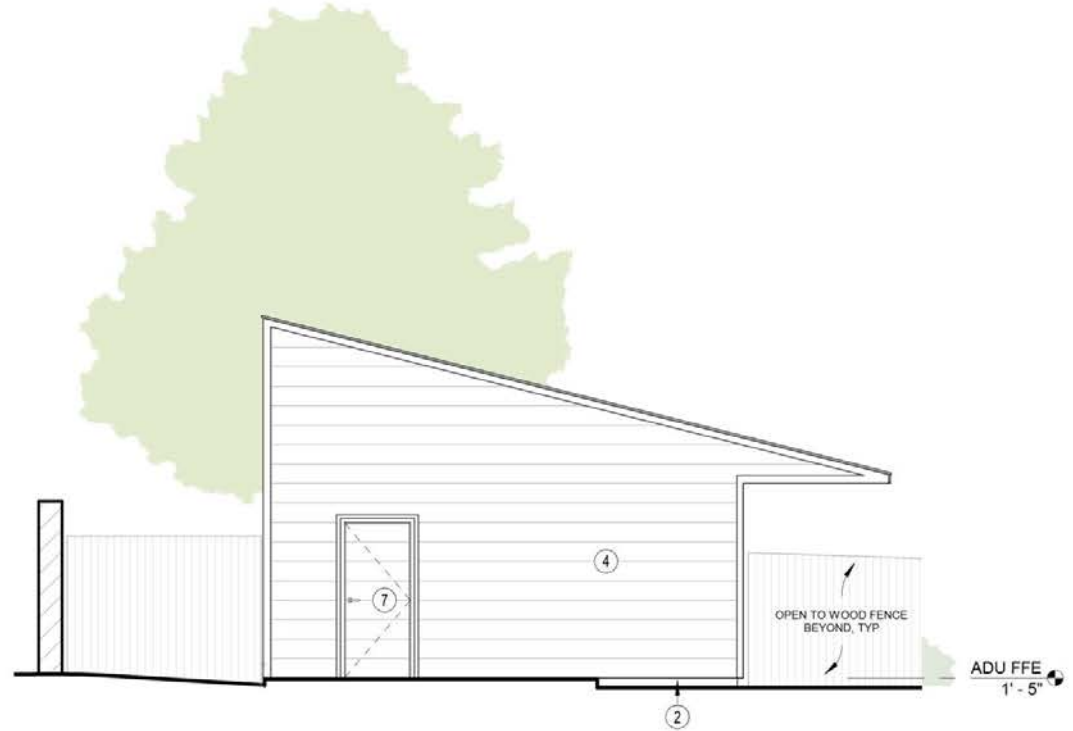


ADU / Carport South Elevation
Scale: 3/16" = 1' - 0"

- | | |
|---|---|
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West Elevation



East Elevation



View from Emoriland Boulevard
(Looking North)



View from Emoriland Boulevard
(Looking South)



View from Emoriland Boulevard - Alternate Scheme
(Looking South)