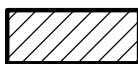


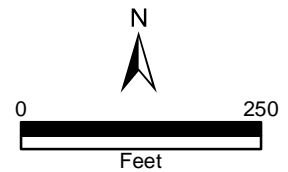
10-J-22-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



630 Eleanor St. 37917
Fourth and Gill H

Original Print Date: 10/12/2022
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Jonathan Wilons Avant Gardens



Meeting: 10/20/2022
Applicant: Jonathan Wilons Avant Gardens
Owner: Patrick Grzanka

Property Information

Location: 630 Eleanor St. **Parcel ID** 81 M M 016
District: Fourth and Gill H
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: Queen Anne

Two-story, frame residence with a hipped roof clad in asphalt shingle, an exterior of wood lap siding, and a stuccoed foundation. Façade features a full-length, hipped-roof foundation supported by round wood columns.

Description of Work

Level II

New in-ground swimming pool, measuring 30' wide by 14' deep, new paver pool deck, and new front horizontal privacy fence in the front yard. Pool is proposed to be placed adjacent to the house's façade in the corner side yard, with the long side of the pool running along the front property line. The fence is a 4' tall, wood privacy fence with 4" horizontal bands with small gaps. The pool will extend along the front property line, projecting approximately 4' outward from the frontmost line of the front porch.

Applicable Design Guidelines

Fourth and Gill Design Guidelines, adopted by the Knoxville City Council on April 20, 1999 and June 29, 1999.

Fences and Other Edges

1. Fences used today in Fourth and Gill should be of wood or a durable wrought or cast material, and may have a stone foundation. Fences in front yards should be limited to three feet in height. Solid board, stockade, or chain link fences are not appropriate for front yards. Taller decorative fencing is acceptable toward the rear property boundaries for reasons of security, privacy, and screening. [...] Chain link fences may be utilized in back yards if they are not visible from facing or side streets, but they should be painted dark green to blend in with the background.

Comments

N/A

Staff Findings

1. 630 Eleanor Street is a contributing resource to the Fourth & Gill National Register district and local overlay.
 2. The Fourth & Gill Design Guidelines do not include recommendations for pools. Comparable districts with guidelines on swimming pools (Old North Knoxville), which state "swimming pools were not part of the original
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fabric of the neighborhood, and should be designed to be as unobtrusive as possible" and "...swimming pools must be carefully designed to be compatible with the historic appearance of the neighborhood." Mechanicsville's guidelines also state the same and note that "it must be an in-ground pool." The pool will be in-ground, on a side of the property set away from the public right-of-way, and recessed behind a fence. In-ground pools are typically approved on a staff level if not associated with other improvements to the property.

3. The proposed fence is taller than the 42" permitted in front yards per the City Zoning Code (10.3.L) due to a superceding building code requirement for a minimum of 48" surrounding a pool. The applicant has revised the proposed fence to be the minimum height permitted without a variance (4' tall).

4. The fence projects outward in front of the house and will be significantly visible from the public right-of-way. Typical front yard fences in the Fourth and Gill overlay have been picket fences with some transparency between boards, instead of a relatively solid massing of horizontal bands. The porch should be recessed slightly behind the front façade of the house (or at least, the frontmost line of the porch) and designed to be more compatible with front yard fences in the neighborhood.

Staff Recommendation

Staff recommends approval of Certificate 10-J-22-HZ, subject to the following condition: 1) front yard fence placement and design to be revised to meet design guidelines, with approval by staff.

(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)

Jonathan Wilons

Applicant
9-16-2022

10.20.2022

10-J-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

Jonathan Wilons

Avant Gardens

Name
5123 Mckamey Rd

Company
Knoxville

Tn

37921

Address
865-274-2114

City
Avantgandh@gmail.com

State

Zip

Phone

Email

CURRENT PROPERTY INFO

Patrick Grzanka

630 Eleanor St, Knoxville, TN 37917

443-421-2933

Owner Name (if different from applicant)
630 Eleanor St, Knoxville, TN 37917

Owner Address

081MM016

Owner Phone

Property Address
Fourth and Gill

Parcel ID
Historic

Neighborhood

Zoning

AUTHORIZATION

Handwritten signature of Lindsay Crockett in blue ink.

Lindsay Crockett

9.29.22

Staff Signature

Please Print

Date

Handwritten signature of Jonathan Wilons in black ink.

Jonathan Wilons

9/30/2022

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: We are going to building a swimming pool, Installing Belgard Pavers and coping, and Installing a wood privacy fence to meet pool code.

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:
100.00		
FEE 2:		
		100.00
FEE 3:		



Area of Construction



FENCE DETAIL

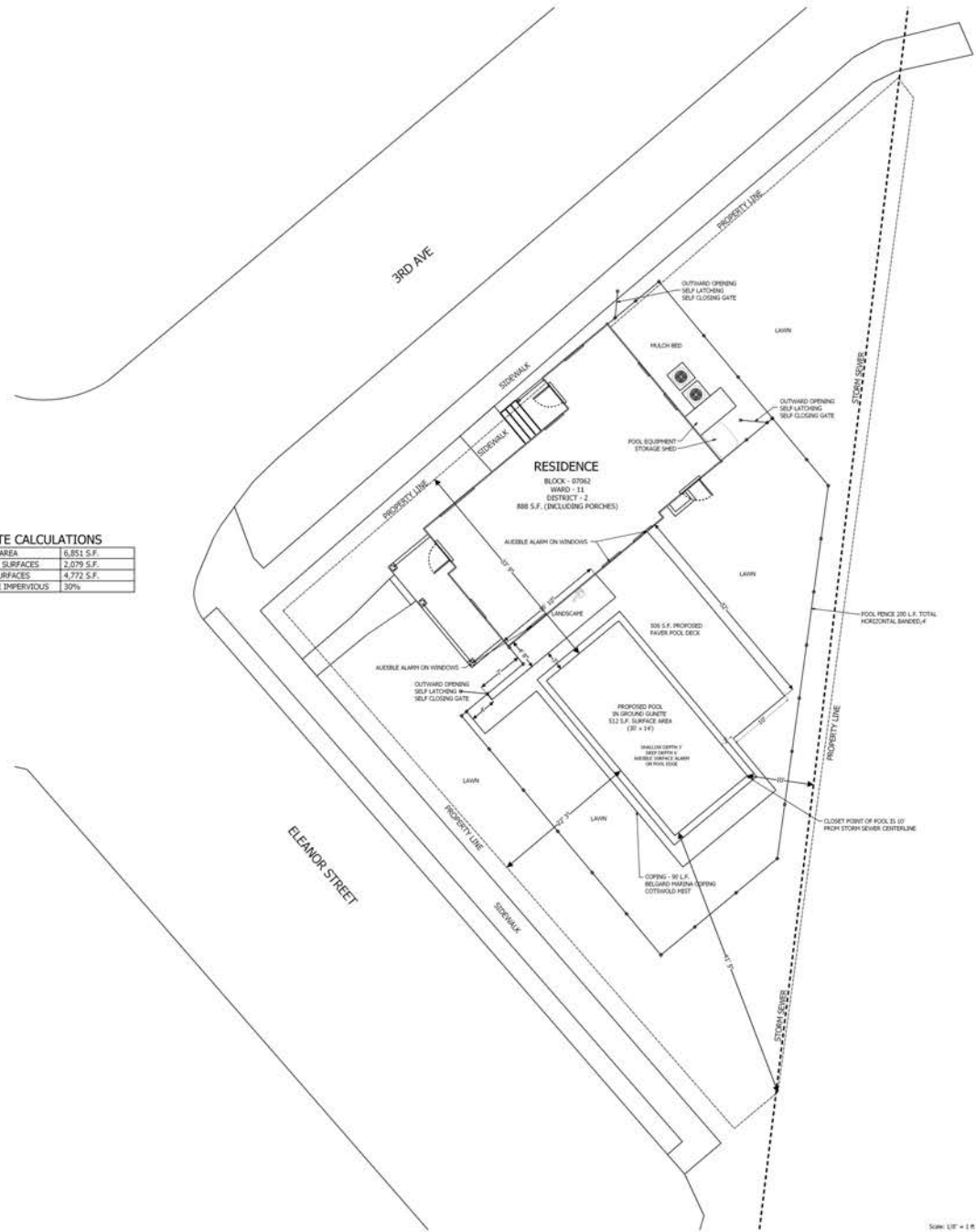
NOTES:

FENCE NOTES
 FENCING SHALL BE CONSTRUCTED IN A MANNER THAT WILL NOT ALLOW ANY GAPS LARGER THAN 4", INCLUDING BETWEEN BOARDS, UNDER GATES, ETC.
 FENCE TO BE 48" IN HEIGHT IN ALL AREAS OF APPROACH, WITH NO OBSTACLES WITHIN 36" OF FENCE THAT ALLOW FOR CLIMBING ON OR OVER POOL BARRIER FENCE.
 *FENCE CONSTRUCTED TO NOT ALLOW FOR CLIMBING, INCLUDING REDUCED GAPS BETWEEN BOARDS AND NO SUCCESSIVE HORIZONTAL SUPPORTS.
 ALL GATES TO OPEN OUTWARD, BE SELF CLOSING AND SELF LATCHING. ALL GATE LATCH MECHANISMS TO BE 54" ABOVE ADJACENT GRADE.

ALARMS
 ALL POOLS INSTALLED WITH A POOL ALARM THAT MEETS OR EXCEEDS ASTM F 2208-08, IN COMPLIANCE WITH THE REGULATIONS OF THE STATE OF TENNESSEE. RECOMMENDED ALARM BY POOLGUARD, MODEL #PRM-2.
 ALL FUNCTIONING (OPENING) DOORS AND WINDOWS THAT OPEN INTO POOL AREA SHALL BE EQUIPPED WITH A DOOR/WINDOW ALARM TO MEET UL 2017 STANDARDS. ALARMS TO BE INSTALLED SO THAT ANY DISABLING SWITCH IS MOUNTED AT LEAST 54" ABOVE FLOOR LEVEL.

SITE CALCULATIONS

TOTAL SITE AREA	6,851 S.F.
IMPERVIOUS SURFACES	2,079 S.F.
PERVIOUS SURFACES	4,772 S.F.
PERCENTAGE IMPERVIOUS	30%



INGROUND POOL ALARM - MODEL PGRM-2

UL LISTED Certified to ASTM F 2208-08™

Model PGRM-2 Installation Video

Available in 12, 18, 24, 30, 36, 42, 48, and 54\"/>

DOOR ALARM - Model DAPT-WT - SOUNDS IMMEDIATELY!

POOLGUARD PGRM INDUSTRIES, INC. is a leading manufacturer of pool safety equipment. Our products are designed to provide the highest level of safety for your pool.

POOLGUARD DOOR ALARM WITH WIRELESS RECEIVER

2 Year Warranty

Pool Alarm will sound immediately when it detects the door or window is open. The alarm will sound through the door or window.

CAREX DESIGN GROUP

LANDSCAPE DESIGN AND PROJECT MANAGEMENT

1060 WORLDS FAIR PARK DR. #507 KNOXVILLE, TN 37916



GRZANKA-MILES RESIDENCE

630 ELEANOR ST, KNOXVILLE TN 37917

POOL SUBMITTAL PLAN

SCALE: 1/8" = 1'-0"

DATE: 04.08.21
 DRAWN BY: C.G.

REV	DATE	BY
1	04.12.21	CG
2	09.15.22	BG
3	09.19.22	BG

P-1

NOTE: DRAWING IS THE PROPERTY OF CAREX DESIGN GROUP AND CANNOT BE USED WITHOUT WRITTEN PERMISSION. BASE INFORMATION PROVIDED BY ADAM SCHEIWE LAND SURVEYING

Scale: 1/8" = 1'-0"