



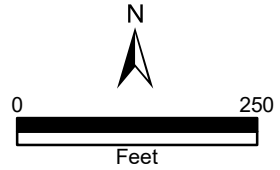
6-D-23-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



0 Leonard Place 37917
Old North Knoxville H

Original Print Date: 6/7/2023
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Eric Forrestall Bald Design Services





Staff Report

Knoxville Historic Zoning Commission

File Number: 6-D-23-HZ

Meeting: 6/15/2023
Applicant: Eric Forrestall Bald Design Services
Owner: Matt Doty

Property Information

Location: 0 Leonard Place **Parcel ID** 81 L G 024
District: Old North Knoxville H
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: N/A
Vacant lot.

Description of Work

Level III Construction of New Primary Building

New primary structure fronting Leonard Place. One-and-one-half-story house measures 28' wide by 63'-7" overall (length includes an 8' deep front porch and 12' deep rear porch. The house is proposed to be set 20' from the front property line. The house features a side-gable roof (pitch not noted) clad in asphalt shingles, an exterior of horizontal lap and board-and-batten siding, and a foundation which is 2'-10" tall at the façade. Parking (a 35' wide by 24' deep pad) is located at the rear of the house, accessed by the alley.

The façade (south) features a centered front-gable roof dormer with three adjoining one-over-one windows, with a full-length, shed-roof porch supported by square wood posts on brick piers. The dormer is clad in board-and-batten siding with shingle siding above the windows. The three-bay façade features two double-hung, one-over-one windows followed by a Craftsman-style door flanked by sidelights.

The left (west) elevation features three evenly spaced double-hung windows in the gable field, which is clad in board-and-batten siding and shingles. Four bays of windows are irregularly spaced on the left side. On the rear (north) elevation, a large shed-roof dormer is clad in board-and-batten siding with three small windows. The right (east) elevation features four bays of windows of different sizes on the first story, and three bays of windows on the gable field.

Applicable Design Guidelines

Old North Knoxville Design Guidelines, adopted by the Knoxville City Council on November 25, 2004.

A. Roofs

1. The shape of replacement roofs or roofs on new construction shall imitate the shapes of roofs on neighboring existing houses or other houses of the same architectural style. Roof pitch shall duplicate the 12/12 pitch most often found in the neighborhood or replicate the pitch of neighboring buildings. Roof shapes shall be complex, using a combination of hips with gables, dormers where appropriate to the style, turrets, or other features that emphasize the importance of Victorian-era or Craftsman styles.
2. The eaves on additions or new buildings shall have an overhang that mimics existing buildings near the property.

A minimum eave overhang of at least eight inches must be retained or used on new buildings or additions to existing buildings.

4. Materials used in roofing existing buildings or new construction shall duplicate the roofing materials originally found in the neighborhood. Asphalt or fiberglass shingles can be appropriate, as are wood, slate, standing-seam metal, or metal shingle or tile roof coverings.

C. Porches

2. Design elements to be incorporated in any new porch design must include tongue and groove wood floors, beadboard ceilings, wood posts and/or columns and sawn and turned wood trim when appropriate. If balustrades are required, they must be designed with spindles set into the top and bottom rails.
3. New buildings constructed in ONK must contain front porches large enough (at least eight feet deep) to provide adequate seating.
4. In new construction, the proportion of the porches to the front facades shall be consistent with historic porches in the neighborhood.

E. Wood Wall Coverings

1. Synthetic siding is inappropriate and is not allowed either as replacement siding on existing buildings or new siding in new construction.
4. New construction must incorporate corner and trim boards and appropriate window and door trim to be compatible with adjacent historic buildings.

F. Masonry

12. Stucco surfaced masonry can be appropriate for foundation in new construction. Brick and stone can also be appropriate.

NEW BUILDINGS

New buildings should be contemporary in spirit. Slavish copies of historic buildings confuse the historic value of the existing buildings. New buildings should respond to the present time, the environment, and the use for which they are intended. New buildings constructed in historic areas should be compatible with the existing historic buildings and sensitive to the patterns of the environment where they will be placed. The use of similar materials can help in developing continuity. These principles apply to new homes as well as garages, sheds and other outbuildings.

G. Setbacks and Placement on the Lot

1. Maintain the historic façade lines of streetscapes by locating the front walls of new buildings in the same plane as those of adjacent buildings. If existing setbacks vary, a new building's setback shall respect those adjacent.
2. Do not violate the existing setback pattern by placing new buildings in front of or behind historic buildings on the street.
3. Do not place new buildings at odd angles to the street.
4. Side yard setbacks for new buildings shall be consistent with those of existing historic buildings, so gaps are not left in the streetscape.

H. Scale and Massing

1. Relate the size and proportions of new structures to the scale of adjacent buildings.
2. Break up uninteresting box-like forms into smaller varied masses like those found on existing buildings by the use of bays, extended front porches, and roof shapes.
4. New buildings must reinforce the scale of the neighborhood by their height, width and massing.
5. New buildings must be designed with a mix of wall areas with door and window elements in the façade like those found on existing buildings.
6. Roof shapes must relate to the existing buildings, as must roof coverings.

I. Height of Foundations and Stories

1. Avoid new construction that varies in height, so that new buildings are equal to the average height of existing buildings.
2. The foundation height of new buildings shall duplicate that of adjacent buildings, or be an average of adjacent building foundation heights.
3. For new buildings more than one story, beltcourses or other suggestions of divisions between stories that suggest the beginnings of additional stories shall be used.
4. The eave lines of new buildings shall conform to those of adjacent properties.

J. Materials

1. The materials used for new building exteriors shall be consistent with materials already found on buildings on the street.
2. Artificial siding and split-face block are not acceptable materials for use on new buildings.

K. Features

1. Design new buildings with a strong sense of a front entry.
2. Use front porches in new designs, and make the size of those porches useable for sitting. New porches shall be at least eight feet deep, shall contain design features such as columns and balustrades that introduce architectural diversity, and shall extend across more than half of the front façade.

Comments

N/A

Staff Findings

1. The house is proposed to be set 20' from the front property line, measuring from the front porch. The average front setback of the block is 16.5', with the house adjacent on the left at 20' (with a full-length front porch at 10') from the front property line and the house to the right at 16'. The house should be moved towards the front property line to align with the front setback pattern of the block. The house has even side yard setbacks.
2. Locating the parking at the rear of the property, accessed from the alley, will preserve the existing streetscape along Leonard Place, avoiding a new curb cut or front yard parking. The final site plan should meet City Engineering standards.
3. An interpretation of a Craftsman-style house is appropriate for the context, though the immediate block is characterized by Queen Anne cottages and two-story Queen Annes. Additional Craftsman bungalows are located on the 100 block of Leonard Place.
4. The 1.5-story house is proposed for a block with 1-story and 1.5-story houses, with 2-story houses at the west end of the block. The overall scale of the house is consistent with the dimensions of the lot and the houses on the block. The front and rear dormers are both large in scale. While the rear dormer will be minimally visible from the street, the Commission may choose to discuss the overall scale and design in relation to the house.
5. The guidelines recommend "break[ing] up uninteresting box-like forms into smaller varied massings by use of bays, extended porches, and roof shapes." The design avoids simple box-like forms with roofline variation and porch detail. The guidelines also recommend a "mix of wall areas with window and door elements in the façade like those on existing buildings." The façade demonstrates sufficient transparency and a balanced arrangement of windows and doors.
6. The house has a side-gable roof but does not specify the pitch. Guidelines recommend a 12/12 pitch, though some Craftsman houses have roofs less steep than a 12/12 pitch. The applicant should specify the roof pitch, using an 8/12 or higher pitch.

7. The elevation drawings indicate a foundation which is 24" tall at the front and reduces in height towards the rear. While the porch foundation is clad in brick veneer, the side elevations are unfinished CMU. Brick should clad all elevations of the foundation.
 8. Guidelines recommend that materials for new buildings be consistent with materials on the street. Fiber cement lap siding has been approved for new construction or additions in the ONK overlay; the lap siding should be smooth-finished and 4-5" in exposure to be compatible with original lap siding on the street. Wood siding would also meet the design guidelines. The applicant should provide final material specifications. The gable fields on the dormer and side gables should be revised to use one siding material (shingles or a board and batten could be considered) instead of two to be compatible with historic Craftsman siding details.
 9. The house incorporates an 8' deep front porch. Wood posts on brick piers are characteristic of the Craftsman style, though the porch posts differ in design on front (square) and side elevation drawings (tapered). The drawings should be revised to show final design intent. The rear porch is large in scale, with a unique roof form, though it will not be visible from the right-of-way.
 10. Overall, the side elevations demonstrate a sufficient amount of transparency. On both side elevations, the windows are irregular in size and placement. Side elevations should be revised to demonstrate more consistent window sizes. On the upper-level gable fields, window placement and design should match or be compatible on both sides. The applicant has not provided information on window materials. The windows should incorporate sills and trim compatible with historic windows in profile and depth, with a profile to be submitted for approval.
 11. The drawings indicate a Craftsman-style door and sidelights, though materials aren't provided. Final specifications should be submitted for approval.
-

Staff Recommendation

Staff recommends approval of Certificate 6-D-23-HZ, subject to the following conditions: 1) front setback to be revised to be compatible with the front setback pattern of the block; 2) final site plan to meet City Engineering standards; 3) siding materials to be wood or smooth-finished fiber cement, 4-5" in exposure; 4) gables to be clad in wood shingles or board-and-batten, omitting third siding design; 5) revision to side elevation window placement and proportions, with drawings submitted to staff; 6) all elevations of foundation to be clad in brick; 7) final window specifications to be submitted to staff for approval, including a profile indicating appropriate window trim and sills.



DESIGN REVIEW REQUEST

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

Applicant

6-D-23-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

Name

Company

Address

City

State

Zip

Phone

Email

CURRENT PROPERTY INFO

Owner Name (if different from applicant)

Owner Address

Owner Phone

Property Address

Parcel ID

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

5.11.23

Staff Signature

Please Print

Date

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:		TOTAL:
250.00		
FEE 2:		
FEE 3:		250.00



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 email: sales@baldesign.com
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LEONARD PLACE RESIDENCE

0 LEONARD PLACE, KNOXVILLE TENNESSEE 37917

LEONARD RESIDENCE

NEW CONSTRUCTION

0 LEONARD PLACE
 KNOXVILLE, TENNESSEE 37917

COVER SHEET

DRAWING LEGEND

ARCHITECTURAL DRAWING SHEETS

- A0 COVER SHEET
- A1 ARCHITECTURAL SITE PLAN
- A2 (N) FLOOR PLANS
- A3 (N) ELEVATIONS

APPROVAL STAMP

Revisions	
DATE	DESCRIPTION

Date: 03/20/2023

Job Captain: EF

Sheet

ABBREVIATIONS

ACOUS.	Acoustical
ADJ.	Adjacent
AFF.	Above Fin Flr
AGGR.	Aggregate
ALUM.	Aluminum
ALT.	Alternate
A.P.P.R.O.X.	Approximate
ARCH.	Architectural
ASPH.	Asphalt
BA	Bath
BO	Board
BRDM	Bedroom
BM	Beam
BTUM	Brimstone
BLDG.	Building
B.D.O.	Bottom
B.O.T.	Bottom
CAB.	Cabinet
CBG	Co. Bldg Code
CBM	Cement
CFB	Cement Floor Bd.
CL	Cement Line
CLB	Celling
CL	Closest
CO.	Clean Out
CONC.	Concrete
CONN.	Connection
CONT.	Continuous
CONTR.	Contract
CO	Cold Water
D	Diameter or Round
DIA.	Diameter
D	Dryer
DF	Douglas Fir
DIM.	Dimension
DISP.	Dispenser
DN	Down
DR	Door
DS	Downspout
DTL	Detail
DWDR	Dishwasher
DWG.	Drawing
(E)	Existing
(ER)	Existing Relocated
EA	Each
ELEV.	Elevation
EP	Electrical Panel
EXP. JT.	Expansion Joint
EXIST.	Existing
FAU	Forced Air Furnace
FBO	Furnished by Owner
FD	Floor Drain
FFN	Foundation
FF	Finished Floor
FIN	Finish
FL	Flooring
FLR	Floor
FP	Fireplace
FR	The Rated
GC	Contractor
GAR	Garage
GAR	Garage
GALV.	Hot Dip Galvanized
GPH	Gallons per Minute
GRN	Green
GSM	Galvanized Sheet
GYP	Gypsum
H	Hall
HB	Home Bld
HC	Handicapped
HDG	Hot Dip Galv. Steel
HDR	Header
HOOD	Hood
HORZ	Horizontal
HORIZ.	Horizontal
HTR	Heater
HW	Hot Water
ID	Inside Dim. or Dia.
INSUL.	Insulation
JB	Junction Box
KITCH.	Kitchen
KIT	Kitchen
LAM	Laminated
LAV.	Lavatory
M.C.	Medicine Cabinet
MFB	Membrane
MFG	Manufacturer
MTM	Minimum
MS	Machine Screw
MTL	Metal
N	Nail
NEC	Natl. Electric Code
NC	Not in Contract
NOM	Normal
NTS	Not To Scale
O	Over
O.C.	Opaque Glass
O.C.	On Center
O.D.	Outside Diameter
O.H.	Over Head
PR	Plaster Room
PAR	Parallel
PERP.	Perpendicular
PF	Pacific Gas & Electric
PL	Property Line
PLAS	Plaster
PLYD	Plywood
PR	Pipe
P.S.I.	Pounds Per Sq.in.
PT	Pressure Treated
#	# Pounds or Number
PVC	Poly Vinyl Chloride
QTR	Quarter
R	Rafters
R.A.	Roof Air
RAD	Roofing
RBAN	Steel Rein. Bar
RD	Roof Drain
RWD	Roadway
REF	Refrigerator
REIN.	Reinforced
RESL	Resilient
RESD	Resilient
ROOF	Roofing
R/O	Rough Opening
S.A.	Supply Air
SC	Solid Core
SCHED.	Schedule
SECT	Section
SF	Square Foot
S/GD	Sliding Glass Door
SH	Shelf or Single
SH	Shelf
SHT	Hung Window
SHWR	Shower
SIM	Similar
SKY	Skylight
SLDR	Slider
SPEC.	Specification
S.S.D.	See Struct. Dwg
SS	Stainless Steel
ST	Steel
STRUCT.	Structural
SO	Square
T	Tempered
THRESH	Threshold
TRM	Train Compactor
TOC	Top of CURB
TEL	Telephone
TEMP.	Tempered Glass
TBS	Top & Bottom
T48	Top & S-Curve
TBD	Tread
TOT	Top of Floor
TOP	Top of Paving
TOH	Top of Wall
TYP.	Typical
UBC	Uniform Bldg Code
UMC	Uniform Mech. Code
UFC	Uniform Fuel Code
UNO.	Unless Noted Otherwise
VIP	Verify in Field
W/H	With
W	Washer
WC	Water Closet
WD	Wood
WH	Water Heater
W/C	Water Closet
WIN	Window
W/O	Without
WP	Waterproof

PROJECT SCOPE

SCOPE OF WORK IS THE CONSTRUCTION OF A 2,200 SQ. FT. TWO-STORY SINGLE FAMILY HOME IN AN INFILL HOUSING DISTRICT IN THE CITY OF KNOXVILLE.

THE SINGLE FAMILY HOME WILL BE CONSIST WITH THE DESIGN STANDARDS FOR INFILL HOUSING AND WITH THE EXISTING HISTORICAL DISTRICT REQUIREMENTS FOR THE SURROUNDING NEIGHBORHOOD INCLUDING EXTERIOR LAP SIDING, COMPOSITE ROOF SHINGLES AND TRADITIONAL EXTERIOR COLORS.

PARKING HAS BEEN INCLUDED AT THE REAR/BACK OF THE LOT ACCESSIBLE FROM THE ALLEY.

LANDSCAPING WILL INCLUDE GRASS AND A TREES IN THE FRONT CONSISTENT WITH CITY OF KNOXVILLE STANDARDS. NEAR LANDSCAPING WILL BE A MIXTURE OF GRASS AND GRADED SHALE WALKWAY FROM THE PARKING TO THE REAR ENTRANCE OF THE HOUSE.

PROJECT DATA

TYPE OF CONSTRUCTION & OCCUPANCY GROUP:
 CONSTRUCTION TYPE: V-B
 OCCUPANCY TYPE: RS
 BUILDING AREA:
 (N) LOWER FLOOR: 1,232 SQ. FT.
 (N) UPPER FLOOR: 1,056 SQ. FT.
 TOTAL CONDITIONED SPACE: 2,288 SQ. FT.
 PARCEL ID: 0818L6024
 CLT MAP: 81
 GROUP: L
 PARCEL: 6
 SUBDIVISION: MOSES-MAYFIELD ADD PT 16

PROJECT TEAM

CLIENT/PROPERTY OWNER:
 OWNER: MATT DOTY
 ADDRESS: 5515 GARDEN CRESS TRAIL
 CITY/STATE: KNOXVILLE, TENNESSEE
 ZIP CODE: 37914
 PH: 608-821-0891
 EMAIL: matt.doty@baldesign.com

DESIGNER:
 COMPANY NAME: BALD DESIGN SERVICES
 ADDRESS: 1107 LOVELL ROAD
 CITY, STATE & ZIP: KNOXVILLE, TN 37932
 PROJECT MANAGER: ERIC R. FORRESTALL
 PHONE: 865-246-1010
 EMAIL: eric@baldesign.com

ADOPTED BUILDING CODES

ALL CONSTRUCTION SHALL COMPLY WITH THE ADOPTED ORDINANCES AND POLICES OF THE GOVERNING AGENCY HAVING JURISDICTION AND THE LATEST ADOPTED EDITIONS OF THE FOLLOWING:

INTERNATIONAL RESIDENTIAL CODE	2018 IRC
INTERNATIONAL PLUMBING CODE	2018 IPC
INTERNATIONAL MECHANICAL CODE	2018 IMC
INTERNATIONAL FIRE CODE	2018 IFC
INTERNATIONAL ELECTRICAL CODE	2017 IEC
INTERNATIONAL ENERGY CONSERVATION CODE	2018 IECC
INTERNATIONAL BUILDING CODE	2018 IBC

JOB CARD SHALL BE POSTED IN A CONSPICUOUS PLACE ON THE SITE AND READILY AVAILABLE FOR SIGNATURES.

LOT AREA MATRIX

OVERALL LOT SIZE:	6,750 SF.
PROPOSED FOOTPRINT:	1,660 SF.
FLOOR/AREA RATIO:	24%

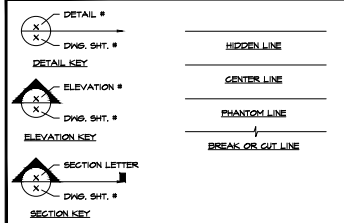
PERMEABLE AREA:	
LANDSCAPED AREA:	3,927 SF.
PARKING SPACE/APPROACH:	877 SF.
REAR WALKWAY:	130 SF.

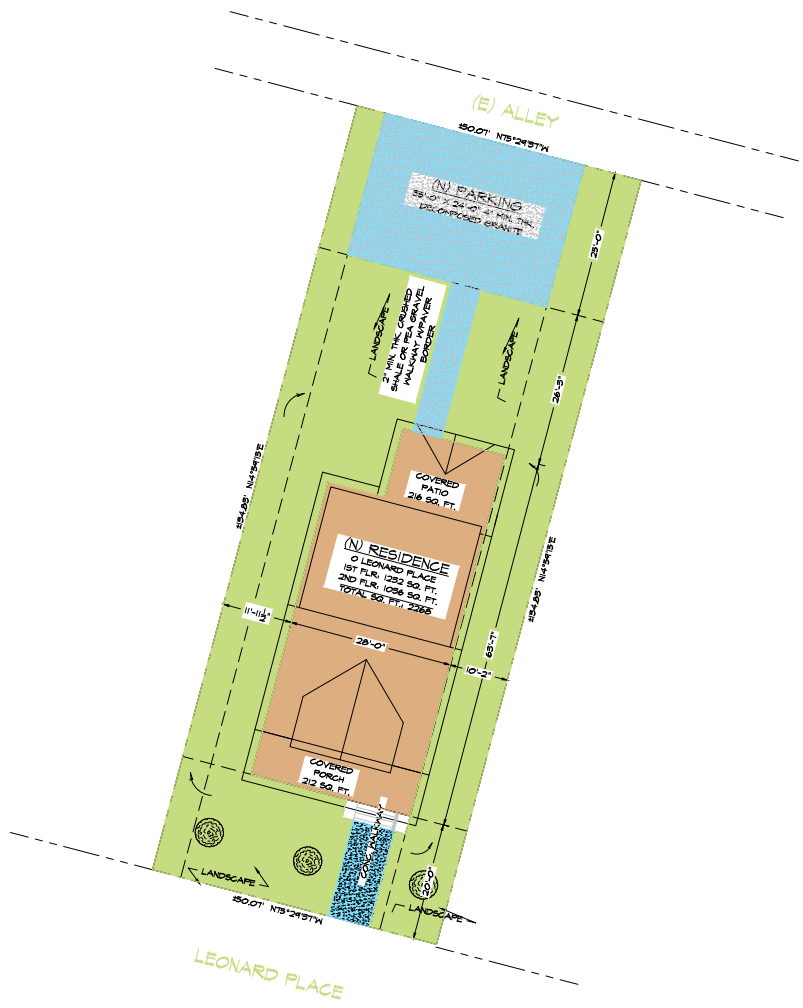
IMPERVIOUS AREA:	
DWELLING:	1,660 SF.
FRONT CONCRETE WALKWAY:	210 SF.
TOTAL AREA:	1,870 SF.

TOTAL IMPERVIOUS AREA:	
6574 SF / 1,870 SF =	28.4%

VICINITY MAP

TYP. DRAWING SYMBOLS





LOT AREA MATRIX	
OVERALL LOT SIZE:	6,750 SF.
PROPOSED FOOTPRINT:	1,660 SF.
FLOOR/AREA RATIO:	24.4%
PERMEABLE AREA:	
LANDSCAPED AREA:	3,927 SF.
PARKING SPACE/APPROACH:	877 SF.
REAR WALKWAY:	150 SF.
IMPERVIOUS AREA	
DWELLING:	1,660 SF.
FRONT CONCRETE WALKWAY:	210 SF.
TOTAL AREA:	1,870 SF.
TOTAL IMPERVIOUS AREA	
6579 SF / 1,870 SF =	28.4%


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LEONARD RESIDENCE

NEW CONSTRUCTION
 0 LEONARD PLACE
 KNOXVILLE, TENNESSEE 37911

ARCHITECTURAL SITE PLAN

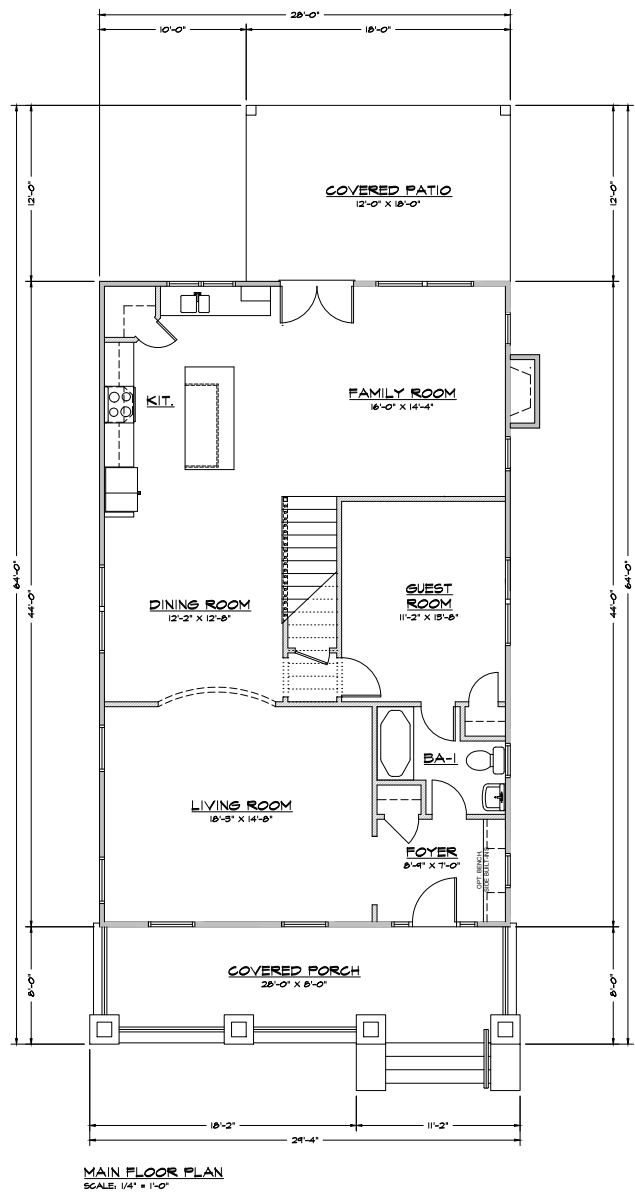
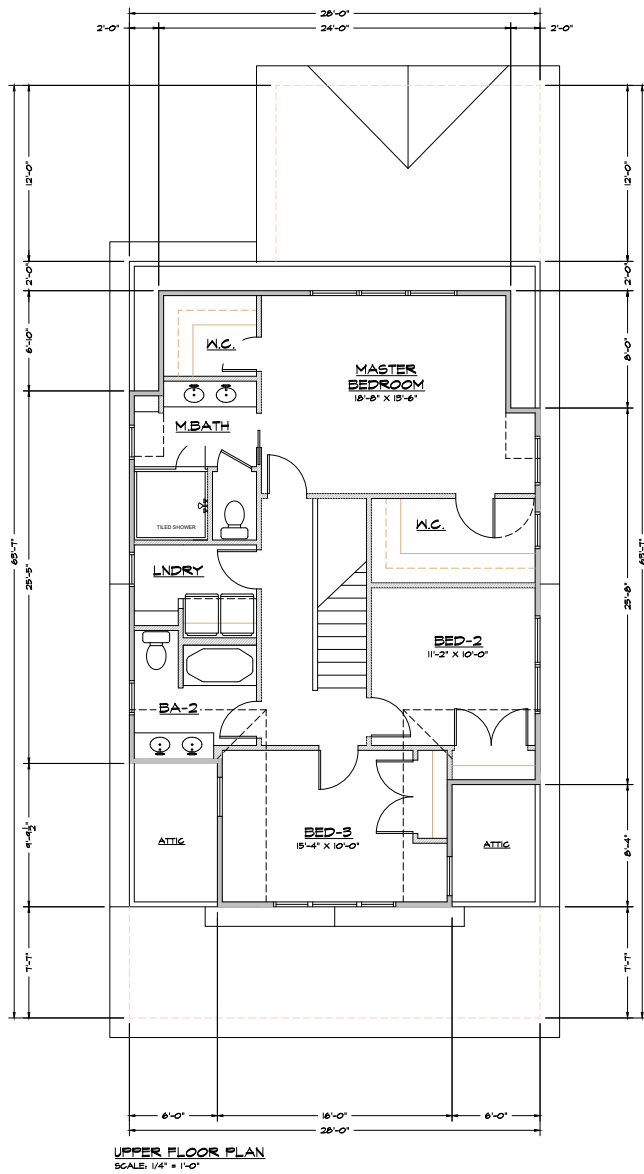
Revisions	
DATE	DESCRIPTION

Date: 03/20/2025
 Job Captain: EF

Sheet


210 LEONARD PLACE SITE PLAN
 SCALE: 1" = 10'-0"





MAIN & UPPER FLOOR PLANS

Revisions	
DATE	DESCRIPTION

Date: 03/20/2023
Job Captain: EF

LEONARD RESIDENCE

NEW CONSTRUCTION

0 LEONARD PLACE
KNOXVILLE, TENNESSEE 37911

ELEVATIONS

Revisions	
DATE	DESCRIPTION

Date: 03/20/2025
Job Captain: EF

Sheet
A3



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



✓ FEATURED IN SCENE

SW 6807
Wondrous Blue
Locator Number: 179-C2

✓ FEATURED IN SCENE

SW 2739
Charcoal Blue
Locator Number: 253-C4

✓ FEATURED IN SCENE

SW 7757
High Reflective White
Locator Number: 256-C1

✓ FEATURED IN SCENE

SW 7068
Grizzle Gray
Locator Number: 236-C6

✓ FEATURED IN SCENE

SW 7703
Earthen Jug
Locator Number: 122-C7



SHERWIN-WILLIAMS.

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