

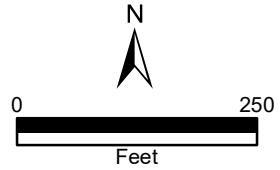
**1-B-23-HZ**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



**1315 Forest Ave. 37916**  
**Ft. Sanders NC**

Original Print Date: 1/5/2023  
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: John Holmes





# Staff Report

Knoxville Historic Zoning Commission

File Number: 1-B-23-HZ

**Meeting:** 3/16/2023  
**Applicant:** John Holmes  
**Owner:** John Holmes

---

## Property Information

**Location:** 1315 Forest Ave. **Parcel ID** 94 L N 015  
**District:** Ft. Sanders NC  
**Zoning:** RN-5 (General Residential Neighborhood)  
**Description:** N/A  
Vacant lot.

---

## Description of Work

Level III Construction of New Primary Building

New primary structure fronting Forest Avenue. The two-story roof house is proposed to be set 15'-5" from the front property line at the closest point. The house features a hipped roof with gables extending to the front, rear, and sides, clad in asphalt shingles, an exterior of lap siding (material not specified), and a brick-clad foundation. Gable fields show a diamond-pattern siding. Parking is located behind the house, accessed from the alley.

The facade (south) features a two-story projecting gable-roof massing on the right side featuring, a decorative bay window, with a centrally located door followed by one window. A two-story, partial-width, shed-roof porch supported by square posts projects from left side of the façade. There are large, three-story gable-roof massings on both side elevations, with three stories of fenestrations on the rear elevation. The rear elevation features a two-bay garage door on the basement level.

---

## Applicable Design Guidelines

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

### A. Height, Scale, & Massing

1. Foundation heights should be consistent with other pre-1940 buildings in the neighborhood.
2. Single-family detached infill housing should be proportional to other pre-1940 houses in terms of height and width.

### B. Roofs

1. Select a roof pitch that is in keeping with other pre-1940 houses of the neighborhood, not being less than an 8/12 pitch.
2. Use variations in the form of the roof above the second story such as gables at different angles, hipped roofs and dormers.
3. Use roofing materials that are in keeping with the historic development styles. Asphalt shingle, tile, pressed metal, and slate were used.
4. Darker shades of shingles were historically used and should be selected in new construction.

### 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.
2. Porches should be no less than 6 feet deep and no more than 10 feet deep. They may be recessed behind the main setback line or alternatively can extend 10 feet into the front setback line.

### D. Wall Materials

2. Clapboard (or clapboard-like materials such as aluminum or vinyl), shingle (or shingle-like material), or brick should be used.
4. Quarried, square cut stone can be used on porches or other accents. Such stone should be used in constructing retaining walls.

### 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.
3. Accent windows are appropriate with new construction.
4. Double-hung sash windows are recommended for two to three-story new construction.
5. Variations of double-hung windows should be considered in relation to the design of new buildings. Inserts are acceptable to mimic traditional window forms.
6. The proportions of upper level windows should not exceed the proportion of the first level.
7. Upper level windows should be provided and aligned with doors.
9. Entrances to the building should be provided from the street, using doors that have similar proportions and features to pre-1940 architecture.
10. When parking areas are provided behind buildings, rear entrances are also allowed.

### F. Parking

1. In new building construction, the front yard space shall not be used for parking.
2. Provide parking access off the alley or off a side street.
3. Plant one native shade tree for every fifty feet of lot width, adjacent to or as islands within the parking area.
4. In constructing residential parking, 8.5-foot stall widths and 24-foot lane widths may be used for 90-degree angled parking lots.
7. Surface parking area shall always be to the rear of the building.

### G. Landscaping, Fencing, & Retaining Walls

1. Plant one native shade tree (e.g. oak or maple) and one ornamental tree (e.g. dogwood) in both the front and rear yards or every 50 feet of lot width.
2. Plant shrubs near new buildings to complement the foundation height, windows, and entries.
5. Keeping with tradition, low, square cut stone, poured concrete, or brick walls should be used in constructing retaining walls.

### I. Placement on the Lot: Traditional Lot Development

1. The front yard setback should be the same distance as the majority of pre-1940 houses on the block.
3. Porches should extend 8 to 10 feet into the front yard setback. Steps needed to reach the front of a porch may also extend into the front yard.
4. Bays, composing up to 50% of the side façade, should extend 5 feet into side yard setbacks on corner lots.
5. Bays, composing up to 60% of the front façade, should extend up to 8 feet beyond the predominant portion of the structure or alternatively a porch should extend along the front façade.
6. Site distances should be considered when designing new buildings near intersections. Porches, bays, and steps

on corner buildings may have to be stepped back to provide adequate visibility.

#### J. Demolition

Property owners may demolish structures in the NC District that the HZC finds to be non-contributing to the district. A report, dated July/August 2000, establishes the location of non-contributing structures at the time that the NC district is under consideration. In the future, the HZC shall take the following into account in making their determination about whether or not a building may be demolished.

1. Physical Condition: the HZC may allow demolition if a building has been condemned by the City of Knoxville for structural reasons, or if the HZC finds that structural problems and associated costs to address the problems warrant demolition; the decision shall be based on an assessment by a licensed structural engineer or architect.
2. Architectural Integrity: the HZC may allow demolition if the original design is so compromised that historic architectural integrity is lost and cannot, in the Commission's view, be reasonably re-established.

---

## Comments

N/A

---

## Staff Findings

1. 1315 Forest Ave was a contributing structure to the Fort Sanders National Register Historic District and local NC overlay. The recently demolished house was a highly modified Folk Victorian house with an enclosed front porch, a side addition, and a basement level accessible via the side and rear elevation. At the January 2023 meeting, the Commission determined that a compatible but new design is preferable to a full reconstruction of the previous house.
2. The house is proposed to be set 15'-5" from the front property line at the closest point. The average front setback of the block is 23'-8", or 19'-6" without the adjacent outlier at 1309 Forest Avenue. The applicant's application to the BZA, approved 2/28/23, notes the front setback as 13'. The applicant should clarify the proposed front setback and possibly recess the house slightly further towards the rear property line to align the house with the overall streetscape.
3. The proposed parking meets the Fort Sanders design guidelines as it's located at the rear, accessible from the alley. Revisions to the site plan may be necessary to meet City Engineering standards and the requirements of the base zoning.
4. The proposed house is taller than many of the 1- to 1.5-story houses on the block; however, it is compatible in height with the two-story houses across the street and acts as a transition to the non-historic two-story building to the right. The 34'-5.5" façade will be compatible with most houses on the block. The foundation height will be consistent with the block, where the site slopes to the north and foundation heights are taller at the rear.
5. The roof pitch meets the design guidelines for pitch, complexity, and materials.
6. Guidelines recommend porches to be between 6'-10' deep; no measurement is provided on the drawings. The porch should be confirmed to meet this guideline and use at least 8" by 8" posts to remain proportional to the porch's scale.
7. The lap siding meets the design guidelines, though no material specs are provided. Any siding should be smooth-finished, with an exposure comparable to the context, and use appropriately-sized cornerboards and window trim.
8. The front, side, and rear elevations demonstrate sufficient transparency and "proportions and symmetry similar to historic styles in the neighborhood." The half-light door indicated on the first story meets the design guidelines.

---

## Staff Recommendation

Staff recommends approval of Certificate 1-B-23-HZ, subject to the following conditions: 1) clarification of proposed front setback and confirmation it aligns with the block's streetscape pattern; 2) final site plan to meet City Engineering standards and requirements of the base zoning; 3) front porch to be consistent in size and design with context.



# DESIGN REVIEW REQUEST

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

John Holmes

Applicant

12/12/22

January 19, 2023

1-B-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



John Holmes

Name	Company		
PO Box 1335	Morristown	tn	37816
Address	City	State	Zip
423-231-4980	jholmes6@gmail.com		
Phone	Email		

## CURRENT PROPERTY INFO

Owner Name (if different from applicant)	Owner Address	Owner Phone
1315 Forest Ave	094LN015	
Property Address	Parcel ID	
Ft Sanders	RN-5, NC-1	
Neighborhood	Zoning	

## AUTHORIZATION

	Lindsay Crockett	12.21.22
Staff Signature	Please Print	Date
	John Holmes	7/18/22
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: New construction house
- 
- 

## 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: see attached
- 
- 

## 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:**

250.00

**FEE 2:**

**FEE 3:**

**TOTAL:**

250.00

# PROPOSED DWELLING AT 1315 FOREST AVE KNOXVILLE TN 37916



Owner	
Project Name	
COVER	
Project Number	Project Number
Date	Issue Date
Drawn By	Author
Checked By	Checker
A200	
Scale	



Engineering and Zoning Information:  
RN-5 / NC-1

Lot Coverage Allowed - 50% = 3,750

Lot Coverage Provided - 2,390

Impervious Allowed - 60% = 4,500

Impervious Provided - 2,390 + 975 = 3,939

Parking required - 7 spaces, 1 ADA

Parking provided - 7 spaces @ 10' wide x 18.5' deep

Parking area consists of clean #57 stone

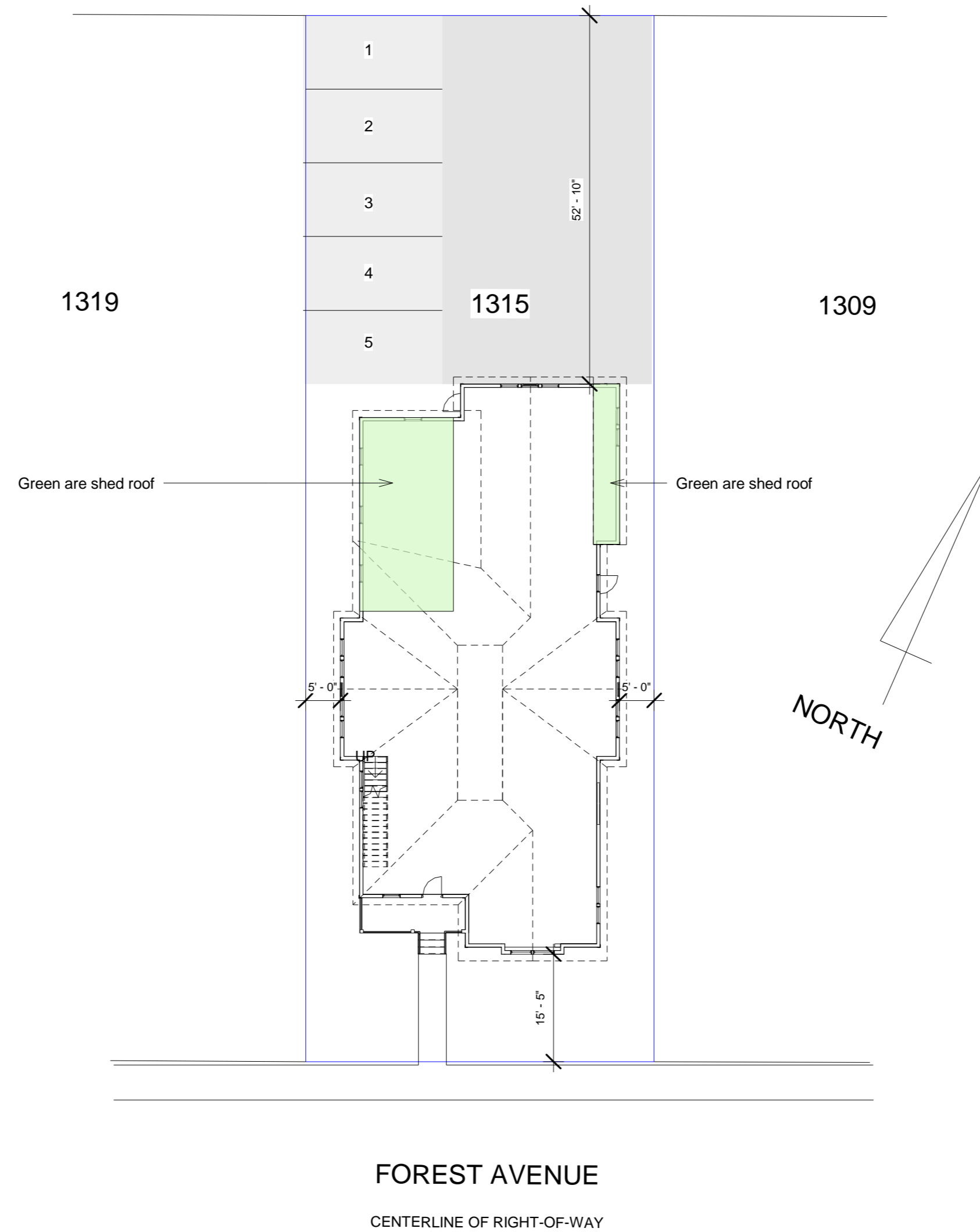
Quality Geotech fabric placed underneath & Bounded on all sides

Parking area divided by railroad ties to prevent gravel migration

Parking Impervious Calculation:

1st 5' @ 100% = 50\*5 = 250sq ft

Parkings spaces @ 50% = 68' x 50 x .5 = 1700



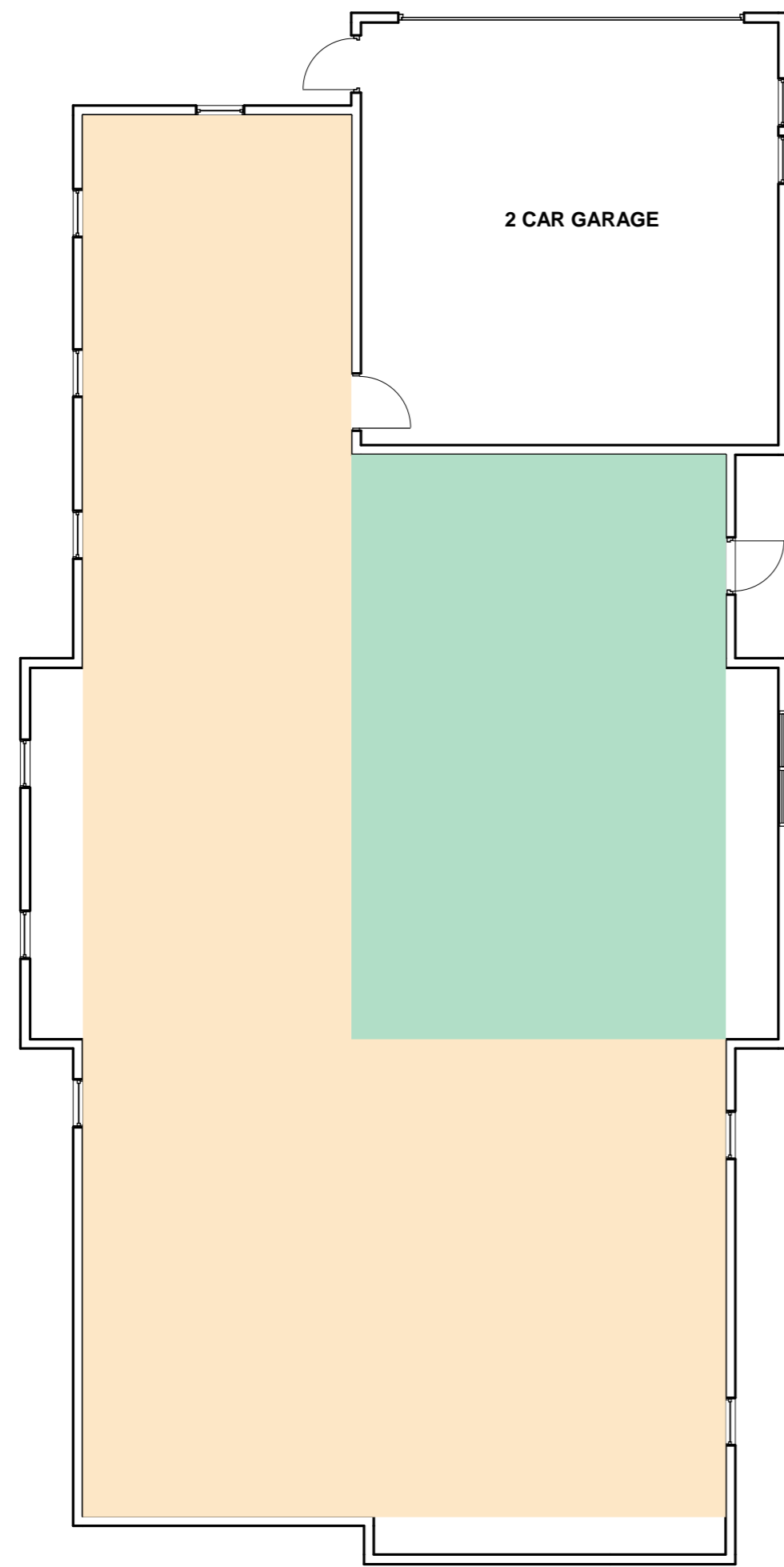
FOREST AVENUE

CENTERLINE OF RIGHT-OF-WAY

① SITE PLAN  
1/16" = 1'-0"

Owner	
Project Name	
SITE PLAN	
Project Number	Project Number
Date	Issue Date
Drawn By	Author
Checked By	Checker
<b>A201</b>	
Scale	1/16" = 1'-0"

39' - 11 1/2"  
 2' - 9" 14' - 5 1/2" 20' - 0" 2' - 9"

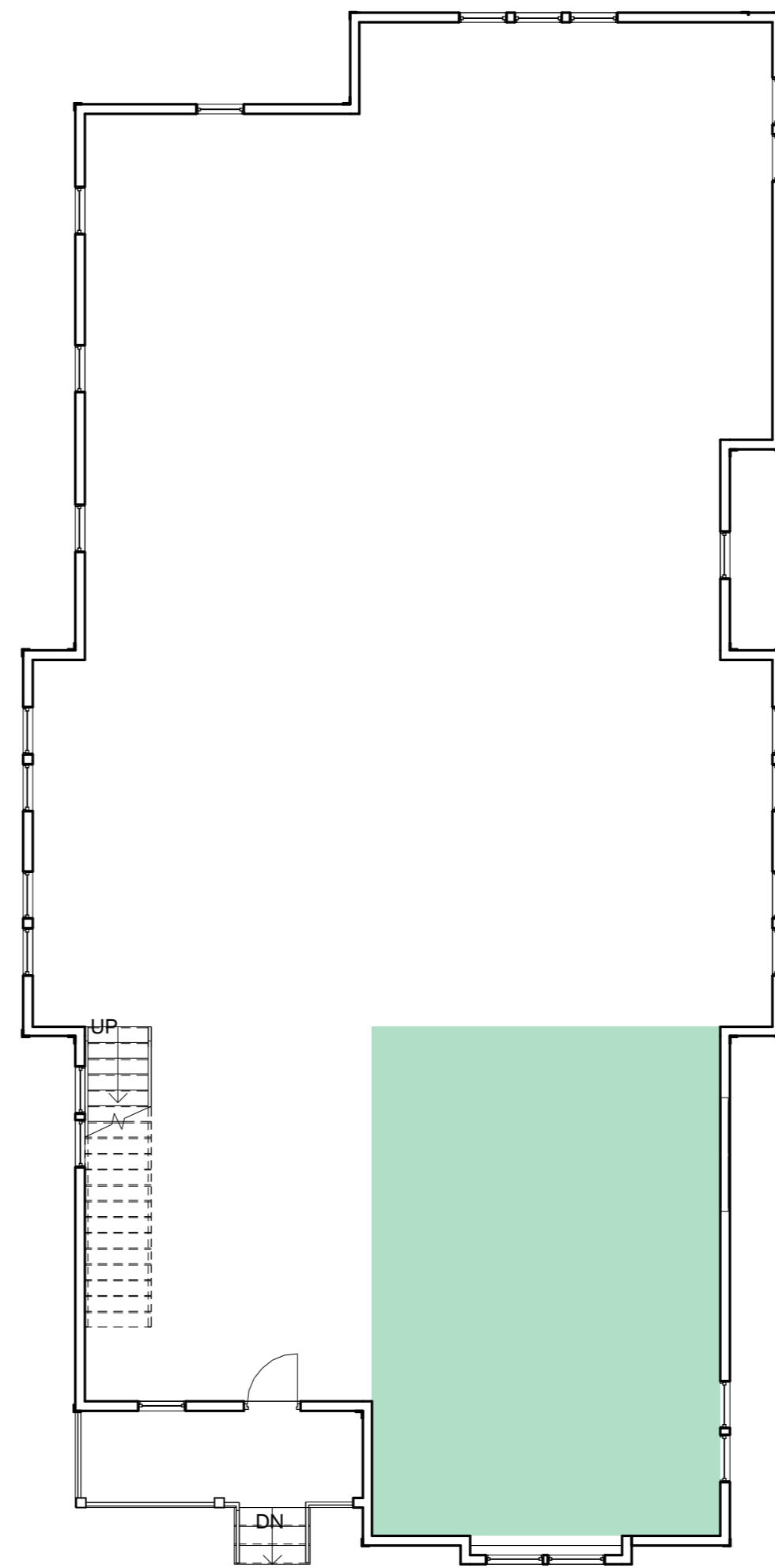


33' - 7"  
 20' - 4" 80' - 9"  
 26' - 10"

2' - 9" 34' - 5 1/2" 2' - 9"

① BASEMENT FLOOR PLAN  
 1/8" = 1'-0"

39' - 11 1/2"  
 2' - 9" 14' - 8 1/2" 22' - 6" 2' - 9"



23' - 0"  
 10' - 7"  
 20' - 4" 80' - 9"  
 26' - 10"

2' - 9" 34' - 5 1/2" 2' - 9"

② GROUND FLOOR PLAN  
 1/8" = 1'-0"

Owner Project Name <b>FLOOR PLANS</b>	
Project Number	Project Number
Date	Issue Date
Drawn By	Author
Checked By	Checker
<b>A202</b>	
Scale	1/8" = 1'-0"



④ FRONT ELEVATION  
1/8" = 1'-0"



① SIDE ELEVATION 1  
1/8" = 1'-0"

Owner Project Name <b>ELEVATIONS</b>	
Project Number	Project Number
Date	Issue Date
Drawn By	Author
Checked By	Checker
<b>A203</b>	
Scale	1/8" = 1'-0"



① REAR ELEVATION  
1/8" = 1'-0"



② SIDE ELEVATION 2  
1/8" = 1'-0"

Owner Project Name <b>ELEVATIONS</b>	
Project Number	Project Number
Date	Issue Date
Drawn By	Author
Checked By	Checker
<b>A204</b>	
Scale	1/8" = 1'-0"