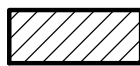




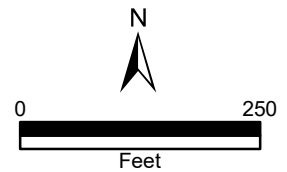
4-C-23-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



121 Leonard Place 37917
Old North Knoxville H

Original Print Date: 4/3/2023
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Quinn Epperly QB Realty Team LLC





Staff Report

Knoxville Historic Zoning Commission

File Number: 4-C-23-HZ

Meeting: 5/18/2023
Applicant: Quinn Epperly QB Realty Team LLC
Owner: Quinn Epperly QB Realty Team LLC

Property Information

Location: 121 Leonard Place **Parcel ID** 81 L G 033
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 house fronting Leonard Place. House measures 30' wide by 55'-4" long, and will be set 29' from the front property line (with an 8' deep front porch set 21' from the front property line). The house features a 8/12 pitch, front-gable roof clad in asphalt shingles, an exterior of fiber cement lap siding (smooth-finished, 4-5" in exposure, per drawings), and a 24" tall foundation clad in brick veneer. The roofline features exposed rafter tails and a 1'-4" eave overhang. Parking (a 20' wide by 24.4' deep concrete pad) is located in the rear of the house, accessed by the alley. Windows are proposed as aluminum-clad wood.

The façade (south) features a partial-width, front-gable porch on the left half of the elevation. The porch features a 6/12 pitch roof and three 10 by 10 square posts on piers clad in siding. The three-bay façade features a centrally located door flanked by two one-over-one windows. The full light door is flanked by two full-light sidelights. The front gables feature triangular wood louvered vents.

The left (west) elevation features five bays of one-over-one windows. The rear elevation features a secondary access door and an 8' by 10' concrete patio. The right (east) elevation features five bays of one-over-one windows, with a rectangular chimney between the first and second bays. The chimney is approximately as tall as the roof peak and proposed to be clad in brick to match the foundation.

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 29' from the front property line, with the front porch at 21' from the front property line. The average front setback of the block is 18', with the adjacent new construction at 123 Leonard Place revised to be 20' from the front property line at the main massing. 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 and will maintain the consistent rhythm of the streetscape.
2. Locating the parking at the rear of the property and 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. The proposed interpretation is simple in design and detailing.
4. The 1-story house is proposed for a block characterized by 1- and 1.5-story houses. The overall scale of the house is consistent with the dimensions of the lot and the houses on the block.
5. The design guidelines recommend "break[ing] up uninteresting box-like forms into smaller varied massings by use of bays, extended porches, and roof shapes." While the house design incorporates a front porch, there is no additional variation in massings or roof shapes, and the house and roofline include no additional bays. Guidelines also recommend a "mix of wall areas with window and door elements in the façade like those found on existing buildings." The windows and doors have been revised to be centered on the façade, and sidelights flanking the door provide additional transparency. The façade arrangement is comparable to nearby 122 Leonard Place.
6. The proposed roof has been revised to 8/12 in pitch. While the guidelines specify a 12/12 pitch, some Craftsman houses have roofs less steep than a 12/12 pitch. The revised design has incorporated a revised pitch and incorporated additional Craftsman-style roof details such as triangular brackets and louvered attic vents.

7. The elevation drawings indicate a 24" tall brick-clad foundation. The foundation height is appropriate for the historic context. Guidelines also recommend that "belt courses or other suggestions of divisions between stories" should be incorporated on buildings more than one story; many front-gable roof Craftsman-style houses incorporate a band of horizontal trim between the first story and the gable field.
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. Appropriately sized cornerboards should also be provided. The chimney has been revised to be clad in brick to match the foundation.
9. The façade has been revised to incorporate additional detail and symmetry, including 10 by 10 posts resting on piers, a centered front entry flanked by sidelights, and louvered vents.
10. Overall, the side elevations demonstrate a sufficient amount of transparency in terms of window proportion and placement. The rear elevation has been revised to include a window. The applicant has proposed aluminum-clad wood windows, which are appropriate for new construction. The windows should incorporate trim and sills compatible with historic windows in profile and depth, with a profile to be submitted for approval.
11. The applicant will install a wood Craftsman-style door; the front door is proposed to match the rear door, though the drawings show a full-light door. A simple Craftsman-style door is appropriate for the selected style of the house.

Staff Recommendation

Staff recommends approval of Certificate 4-C-23-HZ, subject to the following conditions: 1) final site plan to meet City Engineering standards; 2) front setback to be revised to measure between 18'-20' from the front property line; 3) fiber cement siding to be smooth-finished, 4-5" in exposure, and be accompanied by appropriately-sized cornerboards; 4) use historically appropriate window trim and sills, with a profile to be submitted to staff for approval.



DESIGN REVIEW REQUEST

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

QB Realty Team LLC

Applicant

3/15/23

April 20, 2023

4-C-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

Quinn Epperly

QB Realty Team LLC

Name

Company

9812 Westland Dr

Knoxville

TN

37922

Address

City

State

Zip

8659638462

Qbrenovations@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Owner Name (if different from applicant)

Owner Address

Owner Phone

121 Leonard Pl

081LG033

Property Address

Parcel ID

MAYFIELD RESUB

RN-2/H

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett
Staff Signature

Lindsay Crockett

3.15.23

Please Print

Date

Quinn Epperly
Applicant Signature

Quinn Epperly
Please Print

3/15/23
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: 3 bed 2 bath 1660 square foot single level craftsman home. Will have brick veneer foundation and horizontal lap hardie board siding.

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

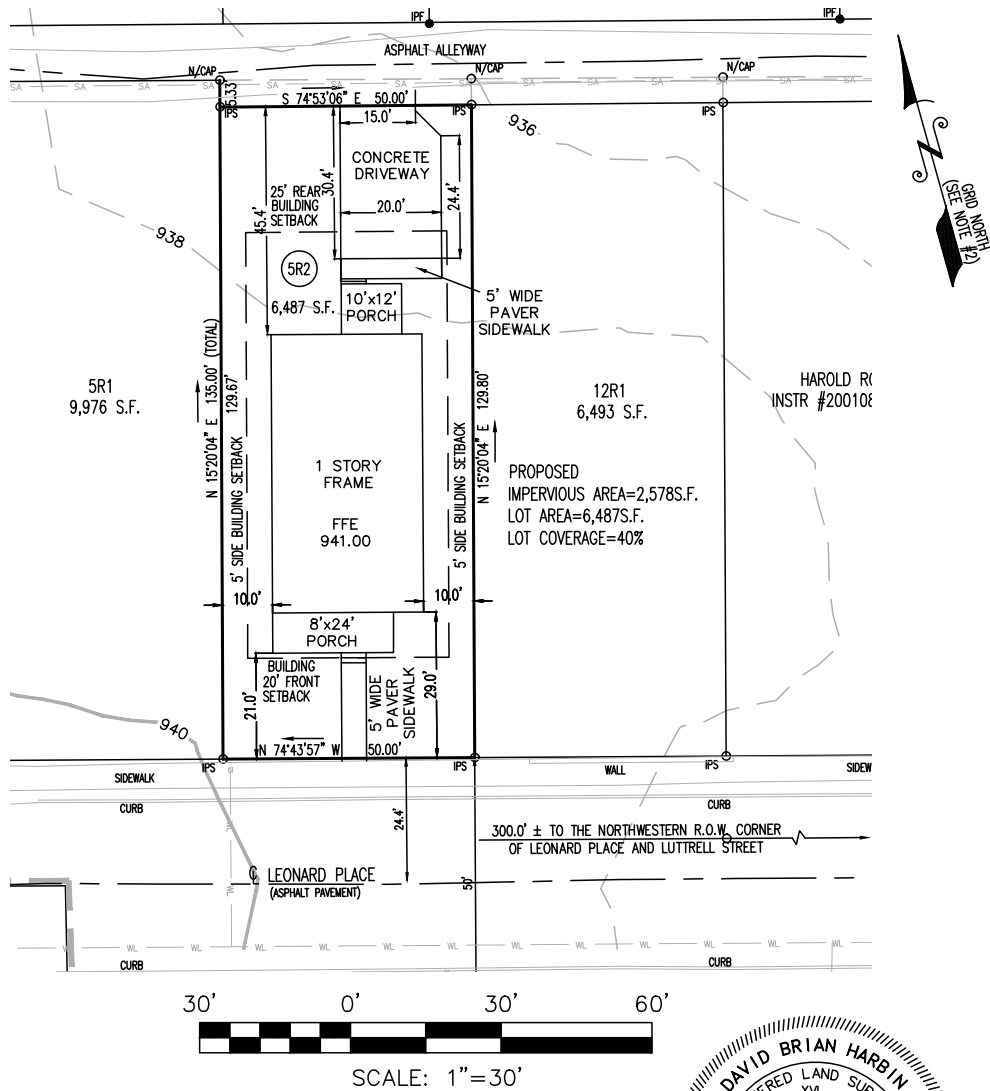
- Downtown Design Checklist
 Historic Zoning Design Checklist
 Infill Housing Design Checklist

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:		



NOTES:

1. IRON PINS FOUND (IPF) SHOWN ON PLAT. ALL OTHERS SET BY BHN&P, UNLESS NOTED OTHERWISE ON PLAT.
2. NORTH IS BASED ON A BEARING OF N 52°21'47" E FORM CITY CONTROL MONUMENT #0722 TO MONUMENT #0723. DISTANCE HAVE NOT BEEN REDUCED TO GRID.
3. THIS PROPERTY IS ZONED RN-2.
4. BUILDING SETBACK LINES WILL BE AS FOLLOWS:
 FRONT.....20'
 SIDES.....5' (IN NO CASE LESS THAN 15' COMBINED)
 REAR.....25'

CERTIFICATE OF CATEGORY AND ACCURACY OF SURVEY

II HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:10,000 AS SHOWN HEREON AND THAT SAID SURVEY WAS PREPARED IN COMPLIANCE WITH THE CURRENT EDITION OF THE RULES OF TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS - STANDARDS OF PRACTICE.



REGISTERED LAND SURVEYOR

TENNESSEE LICENSE NO. _____ DATE: _____

BATSON, HIMES, NORVELL & POE

REGISTERED ENGINEERS & LAND SURVEYORS

4334 PAPERMILL DRIVE
 KNOXVILLE, TENNESSEE 37909
 PHONE (865) 588-6472
 FAX (865) 588-6473



LOT PLAN FOR MAP OF MAYFIELD S/D, LOT 5R2
 TAX MAP 81LG, PARCEL 33,
 DISTRICT 3, KNOX COUNTY TN,
 WARD 11, CITY BLOCK 11261
 CITY OF KNOXVILLE TENNESSEE

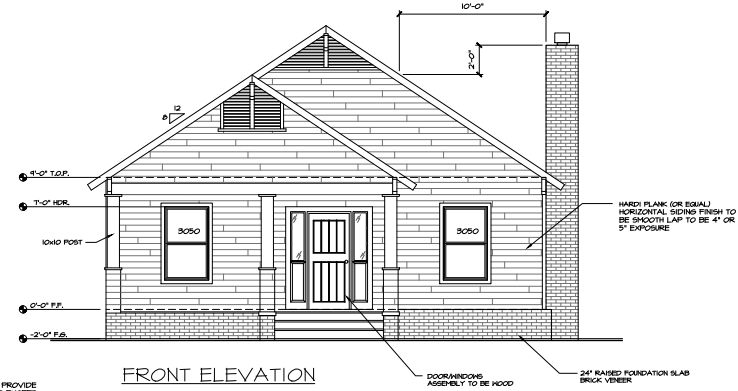
ADDRESS 121 LEONARD PL

REFERENCE DEED: INSTR #202203180071871
 REFERENCE PLAT: CABINET A, SLIDE 170A

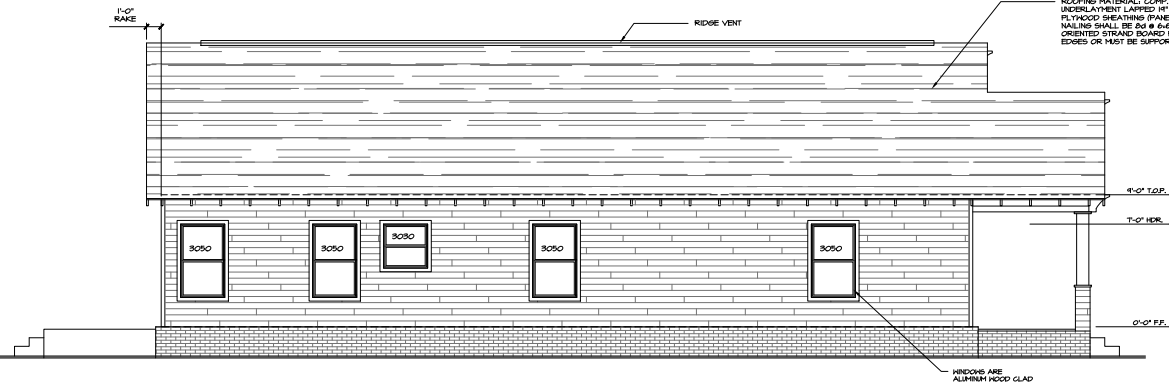
ORDERED BY _____ DATE 01/27/2023 DWG NO. 25426-PP-5R2



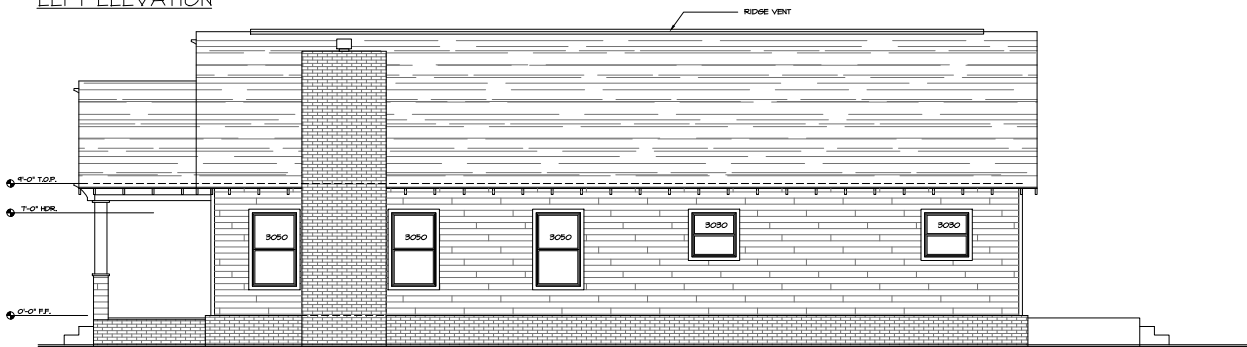
REAR ELEVATION



FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

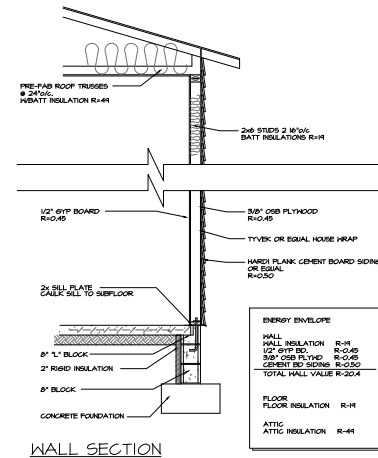
ATTIC VENTS HOUSE

NOTE FOR 1500 OF THE AREA OF THE SPACE VENTILATED, PROVIDE A VAPOR RETARDER HAVING A TRANSMISSION RATE NOT TO EXCEED 1 FRESH IN ACCORDANCE WITH ASTM E 96 IS INSTALLED ON THE HADRY SIDE OF THE ATTIC INSULATION AND PROVIDED SOOR OF THE REQUIRED VENTILATING AREA PROVIDED BY VENTILATIONS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3' ABOVE EAVE)

ROOFING MATERIAL: COMP. ROOFING OVER 2-LAYERS #5 FELT UNDERLAYMENT LAPPED #1 UNDERLAYMENT OVER 1/2\"/>

NOTE:

1. BALLOON FRAME ALL EXTERIOR WALLS WHERE APPLICABLE TO UNDERSIDE OF TRUSS.
2. THO (2) LAYERS OF GRADE 10\"/>



WALL SECTION

ENERGY ENVELOPE	
HALL INSULATION	R-11
1/2\"/>	

REVISIONS	BY

PROJECT: QUINN SPEC
121 LEONARD PLACE
KNOXVILLE TN

FLOOR PLAN

A&R DESIGN & DRAFTING SERVICE
3030 LEONARD PLACE
LEONARD CITY, TENNESSEE 37112
(615) 599-8803 RCD@A&RDR.COM

DATE	1/24/2023
SCALE	1/4" = 1'-0"
DRAWN	R.J.
JOB	QU22064
SHEET	
A101	
OF SHEETS	

