



10-A-23-HZ APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

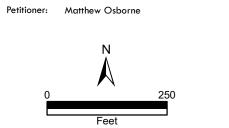


1404 Armstrong Ave. 37917

Old North Knoxville H

Original Print Date: 10/4/2023

Knoxville/Knox County Planning -- Historic Zoning Commission





Staff Report

Knoxville Historic Zoning Commission

File Number: 10-A-23-HZ

Meeting: 10/19/2023

Applicant: Matthew Osborne **Owner:** Matthew Osborne

Property Information

Location: 1404 Armstrong Ave. **Parcel ID** 81 L E 025

District: Old North Knoxville H

Zoning: RN-2 (Single-Family Residential Neighborhood)

Description: Queen Anne cottage, c.1905

One-story frame residence with an exterior of vinyl siding, a hipped roof with projecting gables, and a partial-width, hipped-roof porch supported by round columns.

Description of Work

Level II Construction of Addition or Outbuilding

New rear deck measuring 23'-2" deep by 23' wide, to be located on the left side of the rear elevation. The deck is proposed to feature Trex flooring and a Trex railing system featuring square posts and smaller square pickets. A new staircase will extend to the right of the house from the deck.

Scope of work also includes the removal of three adjoining 10-light casement windows on a projecting hipped-roof massing on the rear elevation, and the installation of paired full-light French doors.

Applicable Design Guidelines

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

- 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.
- B. Windows
- 5. It can be appropriate to design and install additional windows on the rear or another secondary elevation. The design must be compatible with the overall design of the building.

Comments

N/A

Staff Findings

1. 1404 Armstrong Ave is a contributing resource to the Old North Knoxville National Register Historic District and

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local overlay.

- 2. The proposed work, a new rear deck, is located on the rear of the house and will be very minimally visible from the right-of-way, if visible at all. The new deck's placement will not affect any character-defining features of the house. Placement of the deck is appropriate. The applicant should submit a site plan showing setbacks from the property lines, to ensure the deck meets the base zoning.
- 3. Composite flooring materials have been approved for rear elevation decks in Old North Knoxville in the past, including at 510 E. Scott (4-B-21-HZ) and 1339 Grainger Ave (9-B-23-HZ). While a faux-wood element would not be appropriate on a front porch, an original rear porch, or a more visible deck element, similar finishes have been previously approved for new rear decks in the neighborhood. The applicant should submit a final specification for the Trex flooring to staff for approval.
- 4. The windows to be replaced with paired French doors do not appear original to the house. The proposed scope of work will not be visible from the right-of-way. The installation of new paired full-light French doors will not affect any character-defining features of the house and will retain the same amount of transparency on the overall elevation. The applicant should submit a final door specification to staff for approval, including information on any exterior trim to be installed.

Staff Recommendation

Staff recommends approval of Certificate 10-A-23-HZ, subject to the following conditions: 1) applicant to submit final specification for Trex deck flooring to staff for approval; 2) applicant to submit final French door specification to staff for approval.

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Applicant Signature

DESIGN REVIEW REQUEST

□ DOWNTOWN DESIGN (DK) HISTORIC ZONING (H) ☐ INFILL HOUSING (IH) Matthew Osborne **Applicant** 9.15.23 October 19, 2023 10-A-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 Matthew Osborne Owner Name Company 1404 Armstrong Ave Knoxville TN 37917 Address City State Zip 865.207.3538 oz@matthewosborne.net Phone Email **CURRENT PROPERTY INFO** Matthew Osborne 1404 Armstrong Ave 865.207.3538 Owner Name (if different from applicant) Owner Address Owner Phone 1404 Armstrong Ave 081LE025 **Property Address** Parcel ID Old North Knoxville RN-2 Neighborhood Zoning **AUTHORIZATION** Lindsay Crockett **Lindsay Crockett** 9.15.23 Please Print Date 9.15.23 Matthew R. Osborne

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, I 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 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: 100.00 FEE 2: FEE 3:	TOTAL: 100.00		



Pervious / Impervious Coverage:

Total Site Area: - Entire Property

9,730 square feet

Exsting Conditions:
- House
- Front walkway

2,010 square feet 180 square feet

Proposed Conditions:

Total = 2,190 square feet

House Front walkway

Proposed Patio Proposed Patio (under deck) Total = 3,165 square feet

(23% total lot coverage) 2,010 square feet to remain 180 square feet 495 square feet 480 square feet to remain pavers or concrete pavers or concrete

(33% total lot coverage)

- Base plan obtained from KGIS aerial view and site measurements and considered approximate only.
 Total site area is approximately 9,730 square feet, 0.22 acres (per KGIS lot line measurements).
 RN-2 zoning, maximum impervious surface 40% or 4,280 square feet

Qnty	Botanical Name	Common Name	Size	Notes	
Evergreen	n Trees				
6	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	6' hgt.	central leader, full and dense	
6	Thuja	Green Giant Arborvitae	6' hgt.	central leader, full and dense	
9	Thuja occidentalis 'Emerald Green'	Emerald Arborvitae	6' hgt.	central leader, full and dense	
Deciduous Shrubs					
12	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	3 gallon	6' oc, full and dense	
7	Hydrangea quercifolia	Oakleaf Hydrangea	3 gallon	5' oc, full and dense	
Evergreen Shrubs					
13	Abelia 'Rose Creek'	Rose Creek Abelia	3 gallon	4' oc, full and dense	
8	Azelea	Encore Azalea	3 gallon	4' oc, full and dense	
9	Taxus x media 'Densiformis'	Densiformis Yew	3 gallon	4' oc, full and dense	
			-		

Note: This plan is intended for design intent only. All materials, layout, dimensions, and other details to be confirmed with owner. Contractor to verify all dimensions, existing conditions, and other needed information on site. Contractor to meet all codes, requirements, and safety requirements as needed.





















Matthew Osborne

1404 Armstrong Avenue

Knoxville Tennessee 37917

Preliminary Plans Not for Construction

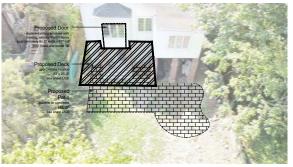
September 13, 2023

Conceptual Site Plan

L100













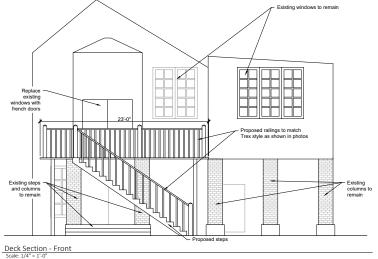


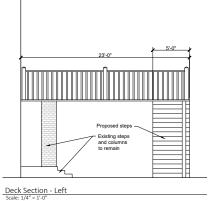


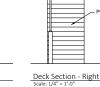
400 SERIES FRENCHWOOD® HINGED PATIO DOOR

Proposed Deck Examples

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Existing steps and columns to remain

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Renovations Site Plan

L101