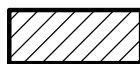




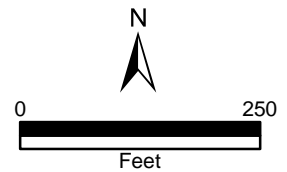
9-B-23-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



1339 Grainger Ave. 37917
 Old North Knoxville H

Original Print Date: 9/8/2023
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: J. Ashley Burrell





Staff Report

Knoxville Historic Zoning Commission

File Number: 9-B-23-HZ

Meeting: 9/21/2023
Applicant: J. Ashley Burrell
Owner: J. Ashley Burrell

Property Information

Location: 1339 Grainger Ave. **Parcel ID** 81 E E 046
District: Old North Knoxville H
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: Queen Anne cottage

One-and-one-half-story, frame residence with a hipped-roof with projecting gables, an exterior of wood lap siding, and a brick foundation. Partial-width front porch with an engaged gable with full cornice returns.

Description of Work

Level II Major Repair or Replacement

Removal of existing rear deck and construction of new rear deck. New deck measures 296 sq. ft, extending the length of the rear elevation, with a 13' wide by 14' deep section on the left (northeast) side of the rear elevation and a 19' wide by 6' deep section on the right side. Approximately 8.5' wide stairs will extend to the ground level. Applicant proposes to use a composite material for decking: Voyage decking by Deckorators. The product is a mineral-based composite material with a "fiber-like structure similar to wood," that is available in multiple widths and finishes. The deck will feature a 36" tall railing with vertical pickets and larger square posts.

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.

L. Additions:

1. Locate exterior additions at the rear of or on an inconspicuous side of a historic building, limiting the size and scale in relationship to the historic building, and using appropriate proportions.

Comments

N/A

Staff Findings

1. 1339 Grainger Avenue is a contributing resource to the Old North Knoxville 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). 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.
 4. The applicant should submit a final drawing or photo of proposed railing to staff for approval.
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Staff Recommendation

Staff recommends approval of Certificate 9-B-23-HZ, subject to the following conditions: 1) applicant to submit railing detail to staff for approval; 2) final site plan to show deck meeting all relevant elements of base zoning code.



DESIGN REVIEW REQUEST

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

J. Ashley Burell
Applicant

9-4-2023	9-21-2023	9-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

J. Ashley Burell
Name

1339 Grainger Ave.	Knoxville	TN	37917
Address	City	State	Zip

865-387-2999	ashley.kyla@gmail.com
Phone	Email

CURRENT PROPERTY INFO

Same		
Owner Name (if different from applicant)	Owner Address	Owner Phone

	081EE046
Property Address	Parcel ID

Neighborhood	Zoning
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AUTHORIZATION

Lindsay Crockett	Lindsay Crockett	9.5.23
Staff Signature	Please Print	Date

J. Ashley Burell	J. Ashley Burell	9-5-2023
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

Rear Deck

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:

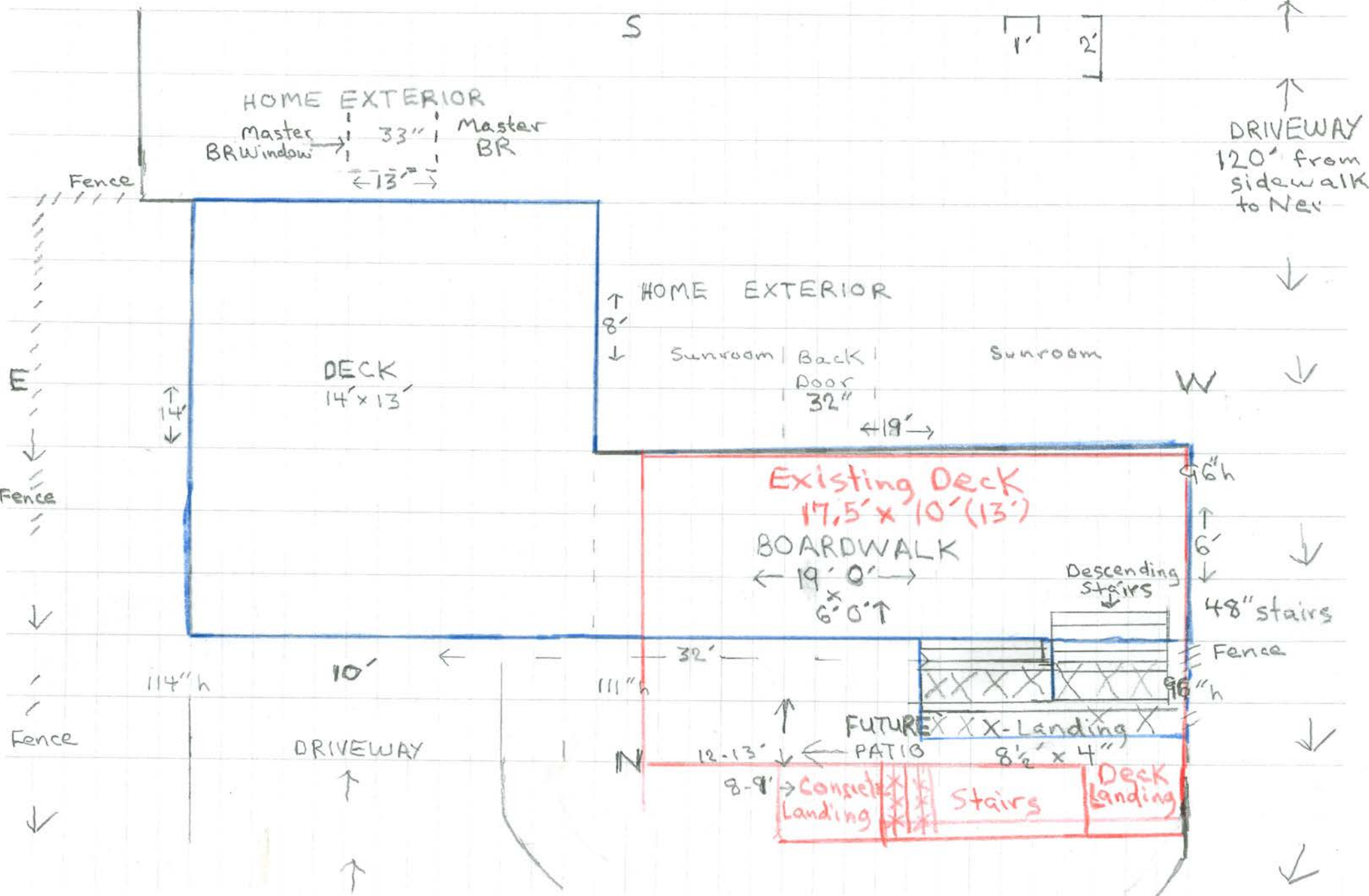
TOTAL:

FEE 2:

FEE 3:

E S
N W

Mr. J. Ashley Burrell
1339 Grainger Ave
Knoxville, TN 37917
865-387-2999
ashley.kytla@gmail.com



↑
DRIVEWAY
120' from sidewalk to Nev

TO: Historic Zoning Commission Committee

RE: APPLICATION for Certificate of Appropriateness-DECK

FROM: Mr. J. Ashley Burell and Ms. Kyla M. Keck
1339 Grainger Ave.; 37917 (ONK)
865-387-2999 (Ashley's mobile)
ashley.kyla@gmail.com

DECK PROPOSAL: The current rear deck at 1339 Grainger Ave. is in disrepair and has been in poor condition for multiple years. It is approximately 150 feet from the near side of the street and only visible from certain angles of the sidewalks. **The existing deck is a total of 185 sq. ft. (17.5' x 10' + 3.3' x 3' landing)** and with the exception of joist hangers and nails its' composition is entirely PT lumber. **The proposed new footprint would total 296 sq. ft. It would consist of a main 14' x 13' deck totaling 182 sq. ft. in a new location, and an adjoining 19' x 6' boardwalk.** The boardwalk would provide both access to the second story back door and the descending switchback exterior stairway. The deck framing of black powder coated recyclable steel would consist of products manufactured by Fortress BP and the stairs would also be framed with Fortress steel. The Fortress metal railing would be traditional in style. **The deck boards proposed are a composite material** made by DECKORATORS. The style is Voyage, a mineral based product of calcium carbonate composition, and the color would be Sedona. The boards would be attached using Stowaway hidden fasteners made particularly for DECKORATORS.