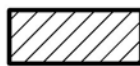




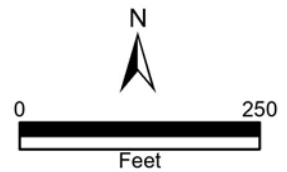
**4-E-24-HZ**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



**316 S. 17th St. 37921**  
**Ft. Sanders NC**

Original Print Date: 4/3/2024  
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: John Holmes





# Staff Report

Knoxville Historic Zoning Commission

File Number: 4-E-24-HZ

**Meeting:** 4/18/2024  
**Applicant:** John Holmes  
**Owner:** John Holmes

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## Property Information

**Location:** 316 S. 17th St. **Parcel ID** 94 N G 028  
**District:** Ft. Sanders NC  
**Zoning:** RN-5 (General Residential Neighborhood)  
**Description:** Craftsman, c.1915  
1.5-story frame residence with a side-gable roof and a centered front-gable roof dormer. Enclosed front porch.

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## Description of Work

Level II Construction of Addition or Outbuilding, Major Repair or Replacement

Exterior rehabilitation and new rear addition.

Exterior rehabilitation scopes include removal of existing vinyl siding and installation of new fiber cement siding. Enclosed front porch addition will be removed and new front porch will be reconstructed (application describes "rebuild brick columns, left side columns were removed, remove duplicate left porch post"). Applicant also lists roof replacement, new fascia and soffits, replacement of windows and doors, repair and replacement in patches to the brick foundation, removal of metal awnings, removal of south elevation entrance.

New rear addition: three-story, hipped-roof massing projecting from the rear elevation, with a three-story, side-gable roof massing on the rearmost end. The addition will feature a brick-clad foundation, lap siding, evenly spaced windows, and a secondary entry on the rear elevation.

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## 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.

#### D. Wall Materials

2. Clapboard (or clapboard-like materials such as aluminum or vinyl, shingle (or shingle-like material), or brick should be used.

5. In making additions to existing buildings, wall cladding should complement the original wall covering.

6. Materials that are not typical in pre-1940 construction should not be used. These include cinder block, T-111 siding, and stone facing.

#### 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 may be used in place of wood frame windows.

2 [sic]. Egress windows will have to be designed to comply with fire/building code provisions.

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.

8. There should be at least 50% transparency that is created by windows or French doors and balconies on the recessed breaks between sections of buildings, including buildings joined together.

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. Do not break up curbs or sidewalks to provide street access.

2. Provide parking access off the alley or off a side street.

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 for every 50 feet of lot width.

#### H. Additions to Existing Buildings

1. Additions should be made to the rear or side of the building.

3. Transitional space shall be provided between the addition and the existing structure. This should include a courtyard (200 sq. ft. minimum), and a connecting structure (e.g. porch or breezeway). The wall of the new connecting structure should not be continuous with the wall of the existing building, but have a minimum 4' by 6' indentation.

4. Bays at least two feet in depth shall be provided for 50% of the side façade.

5. Windows or French doors and balconies shall provide 10% to 20% transparency on the sides of buildings.

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## Comments

N/A

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## Staff Findings

1. 316 S. 17th Street is listed as a non-contributing resource to the Fort Sanders NC overlay (written in 2000) but a contributing resource to the NRHP District (from 1980).
2. The application includes the removal of exterior vinyl siding and installation of fiber cement lap and shingle siding, which meets the Fort Sanders design guidelines. The project should incorporate appropriately sized vertical cornerboards and window trim, which are not shown on the drawings. The eave overhangs and Craftsman-style triangular roof brackets should be retained or reconstructed. The elevation drawings show the retention of the exterior brick chimney.
3. Removal of the front porch addition and reconstruction of a front-gable roof porch meets the design guidelines. The application form notes “rebuild brick columns” but the drawings indicate thin square wood posts. The porch supports should be revised to a design more proportionate to the wide porch and appropriate for a Craftsman-style house.
4. Window openings will be shifted on the side elevations and some windows may be enclosed in the upper-level gable fields. Overall, the window placement is evenly spaced and the proportions meet the design guidelines.
5. The roofline drawing only calls out a small rear section as the “new addition,” but the three-story, hipped-roof massing is an addition. The applicant should provide a revised roofline drawing showing the specific rear addition. The original roof pitch on the existing house should be retained.
6. While it meets the guidelines for placement, the proposed addition will be taller than the existing house. The Fort Sanders design guidelines do not have specifications for new additions’ height, though most design guidelines recommend new additions to be secondary in height to the original house. The Commission should discuss the height and scale of the new addition.
7. The replacement door on the façade should meet the design guidelines (“similar proportions and features to pre-1940 architecture”).
8. Final modifications to the site plan will be necessary to meet City Engineering standards for parking. The house and parking area should remain below the 45% impervious surface requirement for the zoning. The final site plan could be approved by staff, provided there are no substantial modifications to the addition’s design and placement.

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## Staff Recommendation

The HZC should discuss the height and scale of the proposed rear elevation. Pending additional conditions related to the addition’s height, the additional conditions should be included in any approval:

- 1) applicant to submit a revised roofline drawing to staff, clearly showing the addition
- 2) existing roof pitch on the original side-gable house to be retained;
- 3) revision of front porch supports;
- 4) final drawings to indicate appropriately sized cornerboards and window trim;
- 5) final site plan to meet City Engineering standards and requirements of the base zoning code.



# DESIGN REVIEW REQUEST

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

John Holmes

Applicant

3/25/24

April 18, 2024

4-E-24-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

Evian partners

PO Box 1335, Morristown, TN 37814

Owner Name (if different from applicant)

Owner Address

Owner Phone

316 S Seventeenth St

094NG028

Property Address

Parcel ID

Ft Sanders

RN-5, NC-1

Neighborhood

Zoning

## AUTHORIZATION

*Lindsay Crockett*  
Staff Signature

Lindsay Crockett

3/26/24

Please Print

Date

*John Holmes*  
Applicant Signature

John Holmes

3/25/24

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 siding, new roof, fascia, soffits, all exterior replaced, windows, doors, front porch rebuilt and rebuild brick columns  
Left side columns were removed. Remove duplicate left porch post. Replace brick foundation and repair as needed. Rear addition  
Remove metal awnings, remove metal steps and side entrance to South.

## 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:**

100.00

**FEE 2:**

**FEE 3:**

**TOTAL:**

100.00

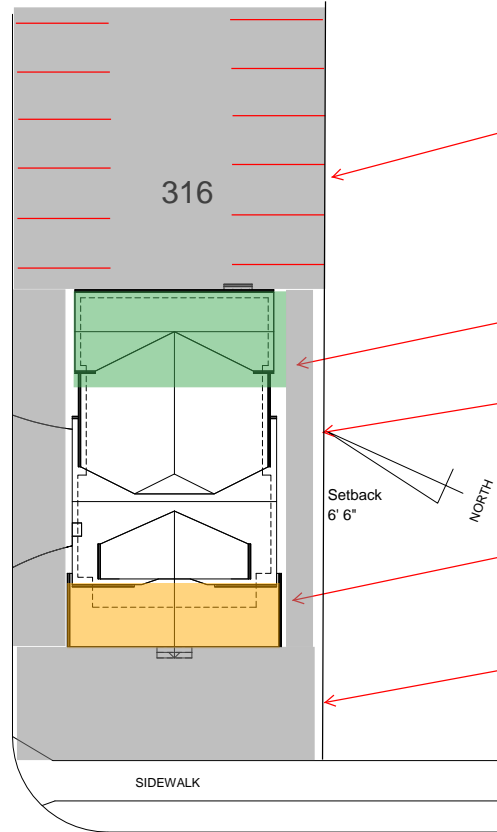


# PROPOSED DWELLING AT S 17TH ST



Owner	
Project Name	
<b>COVER</b>	
Project Number	Project Number
Date	Issue Date
Drawn By	Author
Checked By	Checker
<b>A200</b>	
Scale	

1648



Existing Parking (10 spaces)

Rear Addition

Concrete Sidewalk

Rebuild and reopen original porch

Existing Parking to be removed

Setback  
10' 6"

Setback  
6' 6" NORTH

SIDEWALK

S 17TH ST

CENTERLINE OF RIGHT-OF-WAY

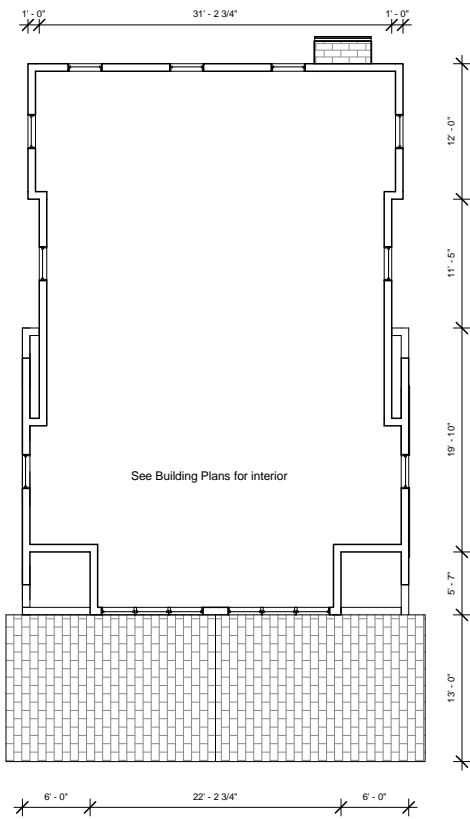
① SITE PLAN  
1/16" = 1'-0"

Zoning Information: RN5/NC1  
 Duplex - 2 units, 4BR each  
 Lot Coverage allowed (35%) - 2,450  
 Lot Coverage provided - 2,062  
 Impervious allowed - 3,150  
 Before impervious - 6,850  
 After impervious - 5,250  
 Parking Required - 3  
 Parking Provided - 10

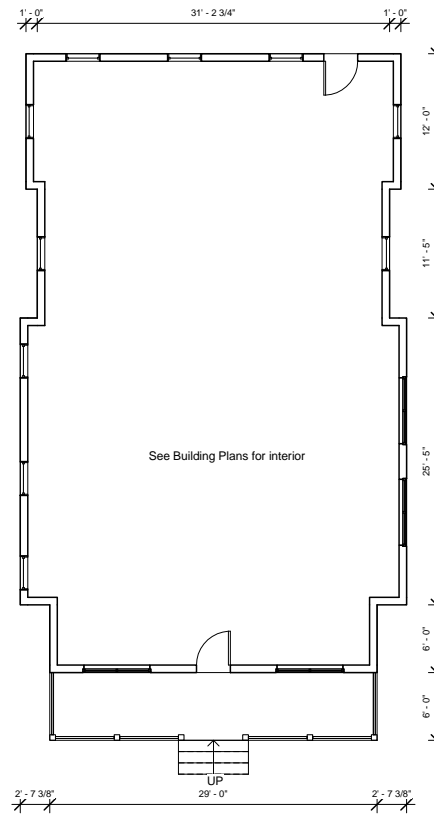
Existing House: 1442  
 Addition: 620  
 Total Coverage: 2062  
 Existing Impervious: 7000  
 Remove front parking: - 22x50 = -1100  
 New impervious = 5900

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



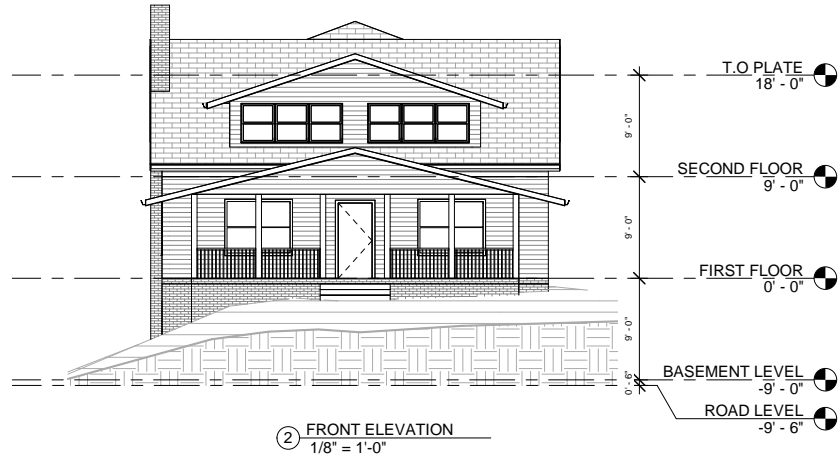


② SECOND FLOOR  
1/8" = 1'-0"

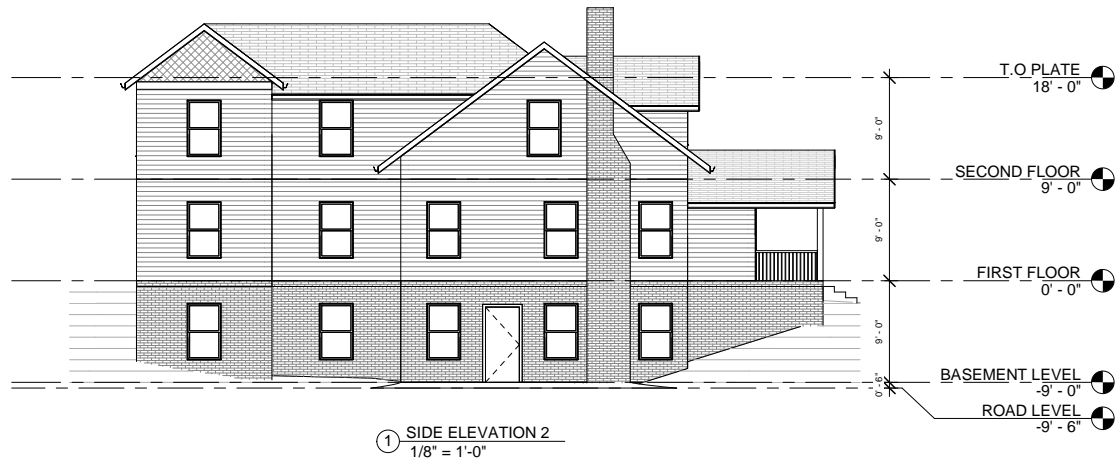
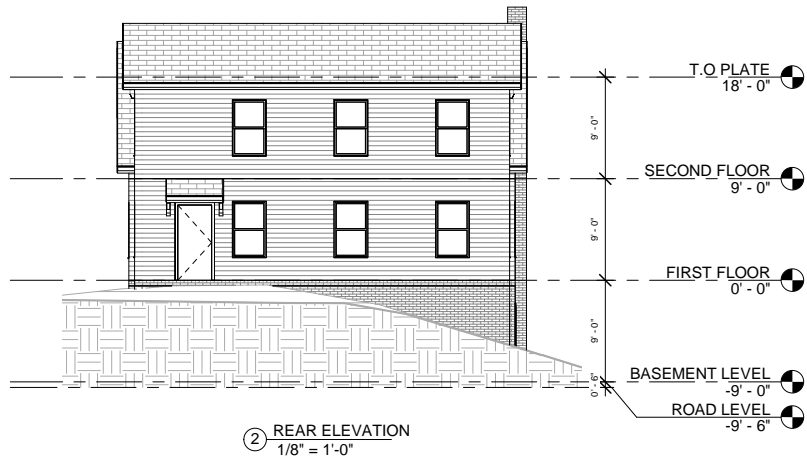


① FIRST FLOOR  
1/8" = 1'-0"

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"



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"



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"

316 S 17th St

Knoxville, Tennessee

Google Street View

Oct 2022

See more dates





← 316 N 17th St

🔍 ✕

Knoxville, Tennessee

🗺️ Google Street View

Feb 2019 [See more dates](#)











H

FORT SANDERS REGIONAL  
←