



Staff Report

Knoxville Historic Zoning Commission

File Number: 11-C-24-HZ

Meeting: 12/19/2024
Applicant: Patricia Kirvin
Owner: Patricia Kirvin

Property Information

Location: 1932 Emoriland Blvd. **Parcel ID** 69 L G 001
District: Fairmont-Emoriland NC
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: Craftsman, c.1927

One story frame with weatherboard wall covering. Telescoping front gable roof with knee brackets, louvered attic vent. Double hung windows. One story two thirds front porch with square brick post on brick piers. Interior side brick chimney. Brick foundation. Rectangular plan.

Description of Work

Level II Construction of Addition or Outbuilding

Construction of a detached 22' deep by 12' wide carport in the rear yard. The carport features a front gable roof clad in asphalt shingles with overhanging eaves, a concrete parking pad, and simple square wood posts. The carport features a 5' deep enclosed storage closet recessed below the roof at the rear of the carport, clad in vinyl siding and featuring a wooden door. The front gable field is clad in vinyl siding and features a vent. The carport will be at an angle behind the corner of the house, with the closest corner to be set back 116' from the front lot line. The existing gravel driveway will be extended 25' to curve behind the house. An existing shed will be removed.

Applicable Design Guidelines

Fairmont Park Neighborhood Conservation District Design Guidelines, adopted by the Knoxville City Council on November 26, 2002.

A. New Development and Additions

1. The design of additions and accessory buildings should be consistent with the character of the main structure.
3. The width of side yard setbacks should duplicate the average side yard widths of the three adjacent existing buildings on each side of the subject property.
9. Accessory buildings should be located at least fifteen feet to the rear of the front facade line.

C. Materials

3. Board and batten and materials noted on the matrix can be used on accessory buildings located in the side or rear yards.
4. The following wall cladding materials should not be used on primary buildings or on accessory structures visible from Fairmont or Emoriland Boulevards: T-111 or similar products; exposed concrete blocks.

D. Access and Parking

1. The carports or doors of attached garages should not face Emoriland or Fairmont Boulevards.

3. Detached garages shall be located behind and to the side of the existing house.
 4. If driveways are built they should be 9-12' wide. Separate tire strips of aggregate exposed concrete are encouraged.
 5. Parking pads should not be placed in the front yard.
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Comments

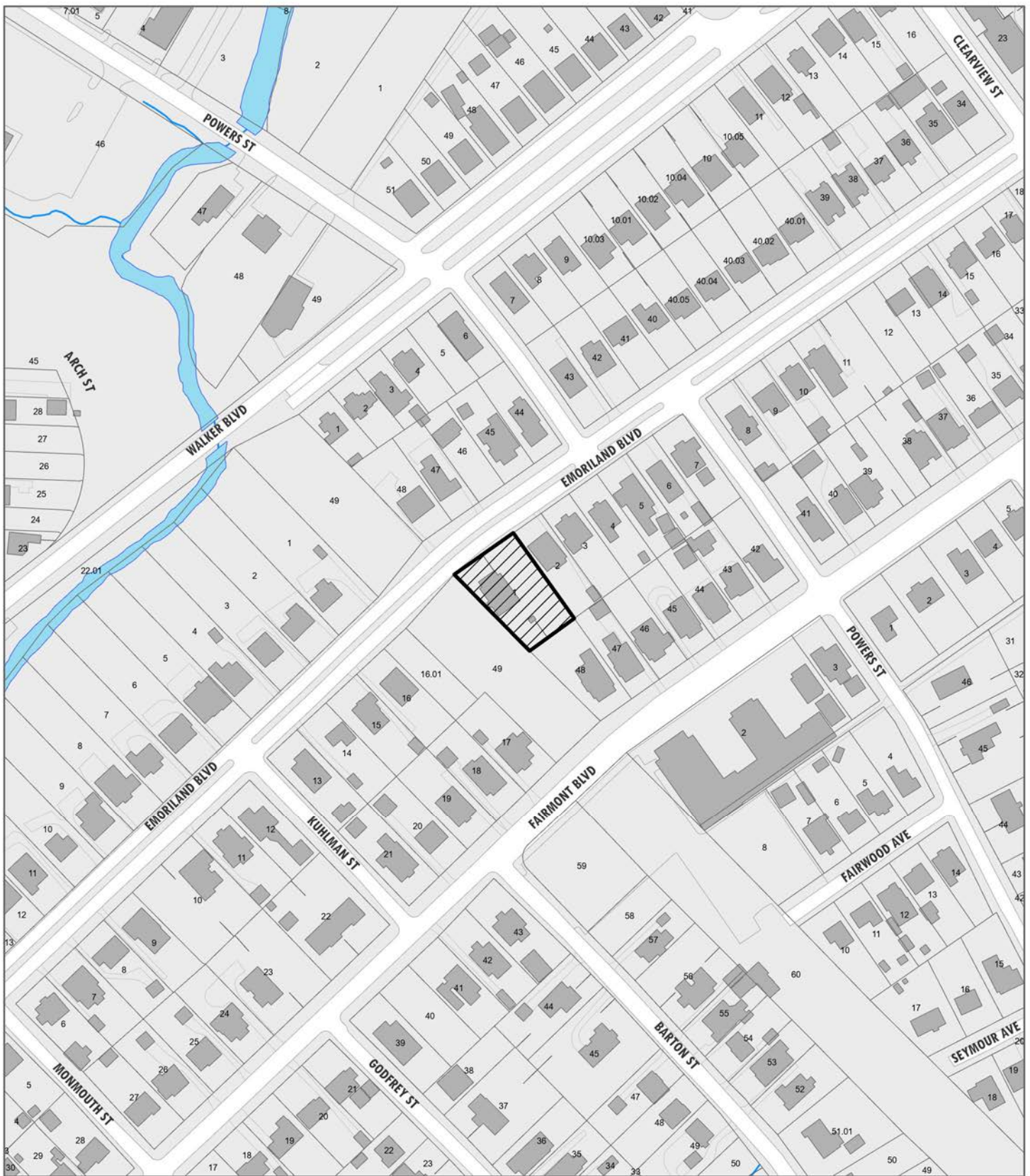
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Staff Findings

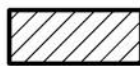
1. 1932 Emoriland Blvd is a contributing resource to the Fairmont-Emoriland local NC overlay.
 2. The proposed carport will be located behind the primary structure, accessed via an extension of the existing driveway. No new curb cuts will be created; the carport will be minimally visible from the right-of-way. Placement of the carport is appropriate.
 3. The proposed carport will use vinyl lap siding to reflect the siding on the primary house. The asphalt shingle-clad front gable roof is also compatible with the primary structure. The renderings provided show very narrow wood posts as supports; the carport supports should be revised to be larger in size to be compatible with the context.
 4. The revised site plan submitted to permitting shows the location of the existing driveway and the path of its extension, which appears to have been revised to slightly curve around the house. The final site plan should meet the standards of the City zoning code and City Engineering standards. Revisions to the carport, including placement to a location more visible from the right-of-way, would require further review and approval by the HZC.
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Staff Recommendation

Staff recommends approval of Certificate 11-C-24-HZ, subject to the following conditions: 1) revisions to carport supports to be compatible with the primary house and neighborhood context; 2) final site plan to meet City Zoning and Engineering standards, with any revisions to placement making the carport more visible from the right-of-way to require further review by the HZC.



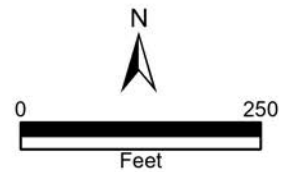
11-C-24-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



1932 Emoriland Blvd. 37917
Fairmont-Emoriland NC

Original Print Date: 11/6/2024
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Patricia Kirvin



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: Single car, detached carport

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: _____

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

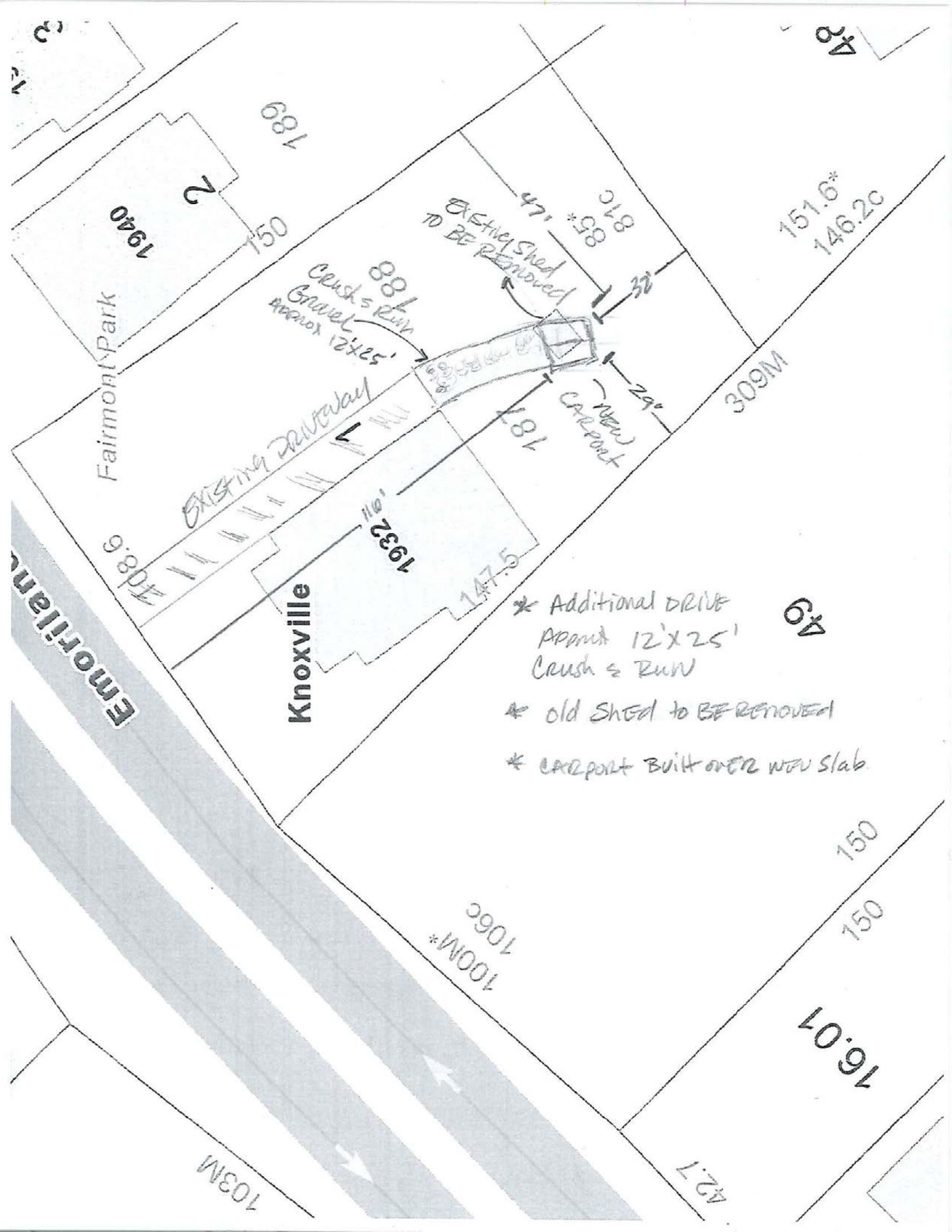
- Downtown Design Checklist
 Historic Zoning Design Checklist
 Infill Housing Design Checklist.

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:		
		Pd. 10/18/2024, SG



- * Additional DRIVE approx 12'x25' Crush & Run
- * old SHED TO BE REMOVED
- * CARPORT BUILT OVER NEW SLAB

Traditional Garage Plan 940-00293



Favorite



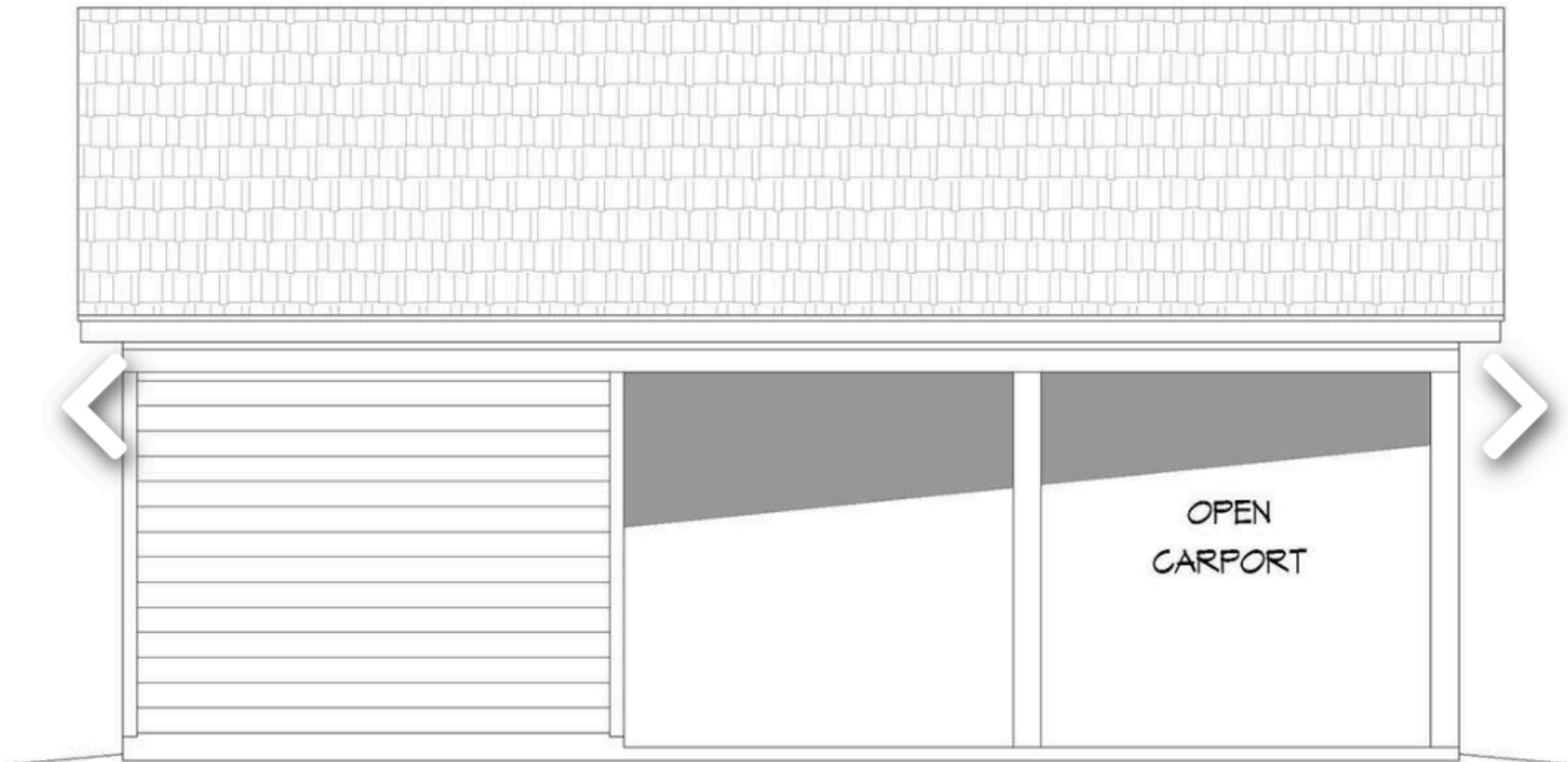
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Note



LEFT SIDE ELEVATION

Traditional Garage Plan 940-00293



Favorite



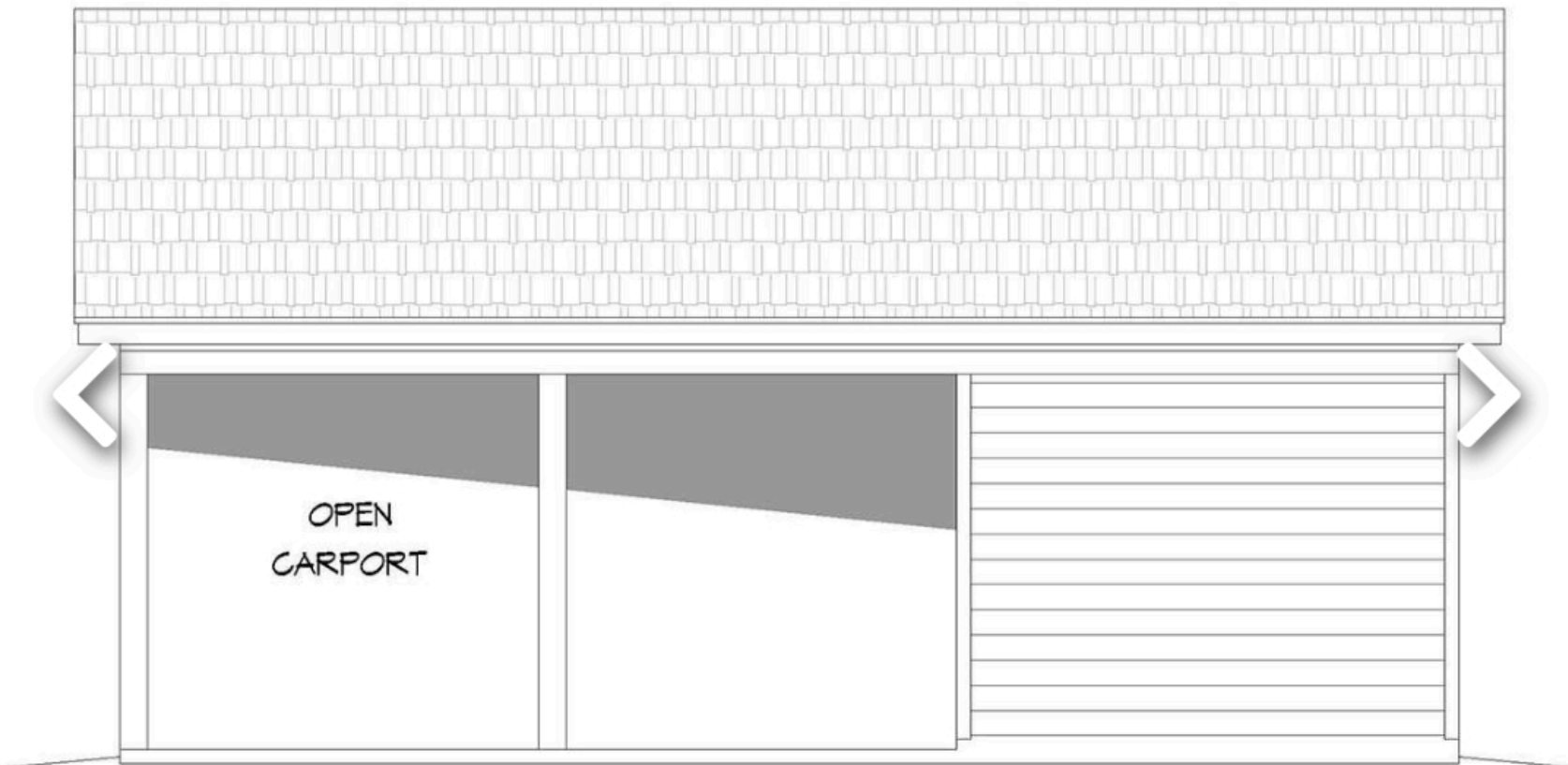
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Note



RIGHT SIDE ELEVATION

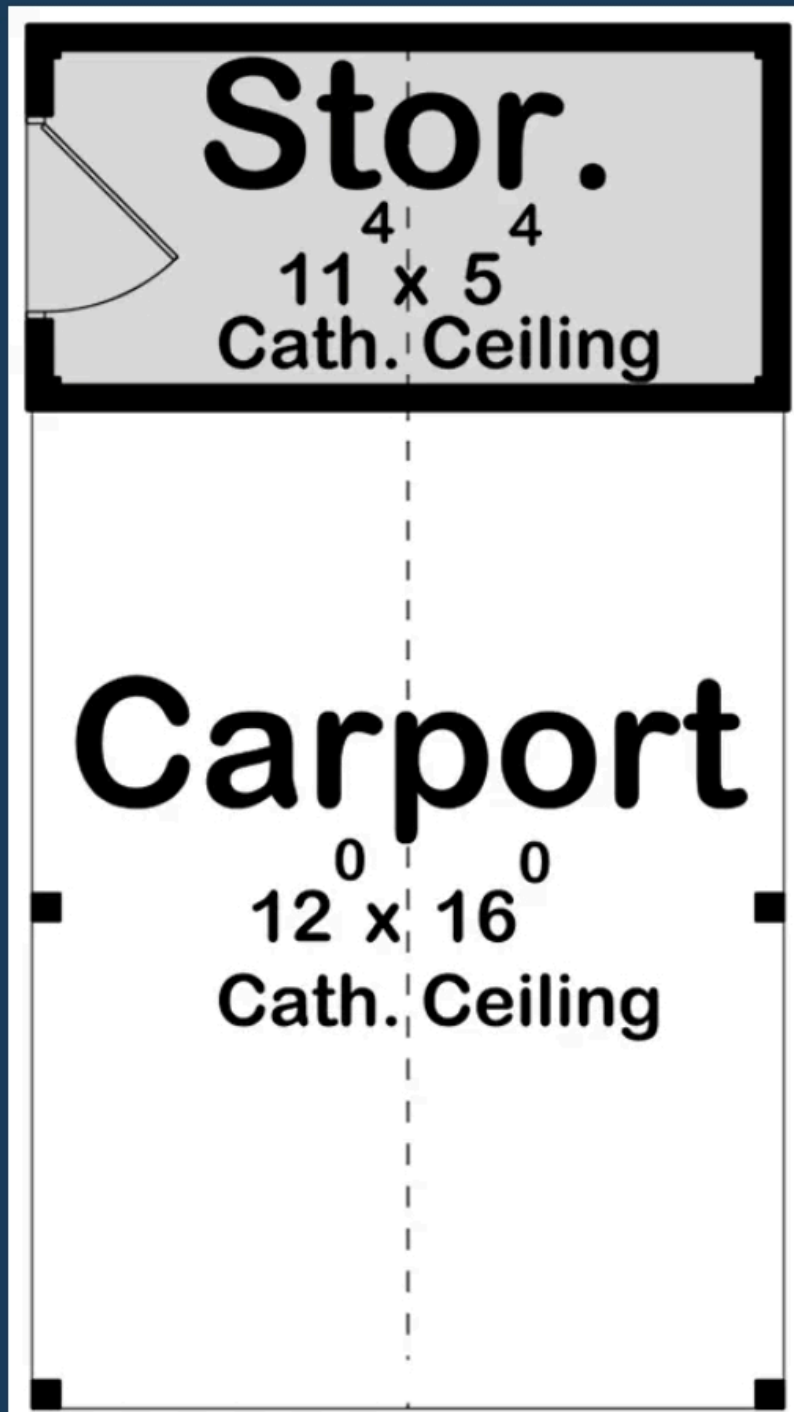


1-Car Carport with a Cathedral Ceiling and Storage

Plan 623273DJ



PRINT IMAGES





1-Car Carport with a Cathedral Ceiling and Storage

Plan 623273DJ



PRINT IMAGES





1-Car Carport with a Cathedral Ceiling and Storage

Plan 623273DJ



PRINT IMAGES

