

Meeting: 12/19/2024
Applicant: Quinn Epperly, QB Realty Team LLC
Owner: Quinn Epperly, QB Realty Team LLC

Property Information

Location: 0 Leonard Pl. **Parcel ID** 81 L G 034
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 primary structure fronting Leonard Place. The two-story, three-unit townhouse measures 63.7' wide (width of each unit not provided) by 36' deep, with the main massing set 20' from the front property line. Parking is a 60' wide by 41' deep concrete pad located to the rear of the house and accessed from the alley via a 24' wide (tapers to 18') driveway.

The townhouse features three front-gable roof massings for each unit, connected by a central cross-gable roof. The primary roofline features 1' eave overhangs and exposed rafter tails, and the front gable fields are clad in fiber cement cedar shake siding. Each unit features a porch of unspecified depth covered by a shed roof clad with metal roofing, featuring exposed rafter tails in front of the horizontal beam and four 10" square posts (unspecified material) with a simple capital and base.

The building will be clad in fiber cement siding (Hardi Plank) with cornerboards separating the units, and rest on a 2.5' tall block foundation clad in stucco. All windows are one-over-one, single-hung with projecting sills and trim (material unspecified). The façade (southwest) features two windows per unit on the ground floor, and three windows per unit on the second story.

The left (northwest) and right (southeast) elevations each feature a chimney clad in fiber cement siding with a hipped cap, and there are three windows on the first story and four windows on the second story. The rear (northeast) elevation features a secondary entrance and stoop with a paneled door for each unit, six windows on the second story, and six windows on the first story.

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 building. 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 styling.

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.

3. Repair or replace roof details (chimneys, roof cresting, finials, attic vent windows, molding, bargeboards and other unique roof features). Use some of these details in designing new 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. The color of roofing materials should be a dark green, charcoal gray, black or dark reddish brown to simulate the original roof colors.

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 Old North Knoxville 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 the 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 door and window trim to be compatible with adjacent historic buildings.

F. Masonry Wall Coverings

12. Stucco surfaced masonry can be an appropriate for foundation in new construction. Brick and stone can also be appropriate.

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 of adjacent buildings.

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 boxlike 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 with 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 subject lot to receive new construction is within the Old North Knoxville historic overlay. There has not been a primary structure on the lot since at least 1935.
2. The applicant intends to use Section 4.6 of the zoning code, the Middle Housing standards, which are "intended to promote the development of neighborhood-scale housing forms which are compatible with existing housing in the surrounding area," and "may allow more flexible development of land than is possible under the base district zoning regulations," subject to additional dimensional, design, and parking standards. Middle Housing review occurs separately through Planning staff; the HZC review focuses on how the project meets the design guidelines. However, some elements of Middle Housing review may trigger site plan and building elevation revisions, which would require additional review by the HZC.
3. The townhouses are proposed to be set 20' from the front property line, with front porches extending into the front setback. The average front setback of the block is 18', with the adjacent new houses at 19' and 22' from the front property lines. The adjacent front porches are at 10.5', which will be compatible with the front porch setbacks. The proposed front setback will align with the setback pattern of the block. The building has even side yard setbacks and will maintain a consistent streetscape rhythm.
4. 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.
5. An interpretation of the Craftsman style is appropriate for the context. The design incorporates exposed rafter tails, triangular brackets on the gable fields, and siding variations in the gable fields.
6. The two-story house is proposed for a block characterized largely by 1- to 1.5-story houses. Townhouses are permitted to be two stories by the Middle Housing standards. While a two-story building is slightly taller than the

context, at least two two-story buildings are located on the 200 block of Leonard Place and the two-story height is necessitated by the townhouse form.

7. The design guidelines recommend “break[ing] up uninteresting box-like forms into smaller varied massings by use of bays, extended porches, and roof shapes.” The townhouse facades are broken up via projecting front-gable rooflines, cornerboards, siding elements, and individual projecting front porches. Guidelines also recommend a “mix of wall areas with window and door elements in the façade like those found on existing buildings.” The proposed design incorporates a sufficient amount of transparency on each elevation, with a consistent rhythm of windows on the façade.

8. The roof pitch appears to be approximately 6/12 pitch and incorporates an intersecting cross gable. While guidelines recommend a 12/12 pitch, some Craftsman houses have roofs less steep than a 12/12 pitch, and such a steep pitch would increase the overall visual scale of the two-story buildings.

9. The drawings indicate an approximately 30” tall, stucco-clad foundation. The foundation height is sufficient for the context but could be reduced slightly to reduce the overall scale.

10. 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. The shake siding in the gable fields assists in breaking up the overall siding pattern. Exterior chimneys were not historically clad in siding; the chimneys should be clad in brick veneer to be compatible with the context.

11. The house incorporates projecting front porches, which are compatible with historic porches in the neighborhood in depth and proportion. The applicant should clarify the specific porch depth. The 10” square columns and exposed rafter tails on the shed roof are compatible with the overall design of the house. The applicant should provide material specifications for the porch columns and porch flooring.

12. Overall, all elevations demonstrate a sufficient amount of transparency. The applicant has not provided information on window materials, but the drawings indicate trim and sills compatible with historic windows and includes a section. The project benefits from the detailed trim and projecting sills.

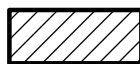
13. The drawings indicate Craftsman-style doors, though materials aren’t provided. Final specifications should be submitted to staff for approval.

Staff Recommendation

Staff recommends approval of Certificate 12-D-24-HZ, subject to the following conditions: 1) site plan and elevations meeting relevant standards of City Zoning code, including Middle Housing standards, and City Engineering standards; 2) fiber cement siding to be smooth-finished and 4-5” in exposure; 3) chimneys to be clad in brick veneer; 4) applicant to provide final window and door specifications to staff for approval.



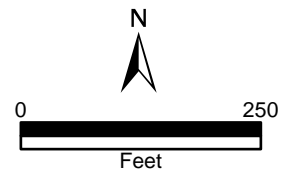
12-D-24-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



O Leonard Pl. 37917
Old North Knoxville H

Original Print Date: 12/6/2024
Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Quinn Epperly, QB Realty Team LLC





DESIGN REVIEW REQUEST

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

Quinn Epperly

Applicant

11/27/24

12/19/24

12-D-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

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

O Leonard Pl

081LG034

Property Address

Parcel ID

MAYFIELD RESUB

RN-2/H

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

Staff Signature

Please Print

Date

[Signature]

Applicant Signature

Quinn Epperly

Please Print

11/27/24

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: Applying to build 3 attached townhomes under the new Middle Housing zoning. 3 bedroom 2.5 bathroom craftsman style with hardie lapped siding and hardie shake in the front gable. Exposed rafters on the sides and aluminum clad windows.

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

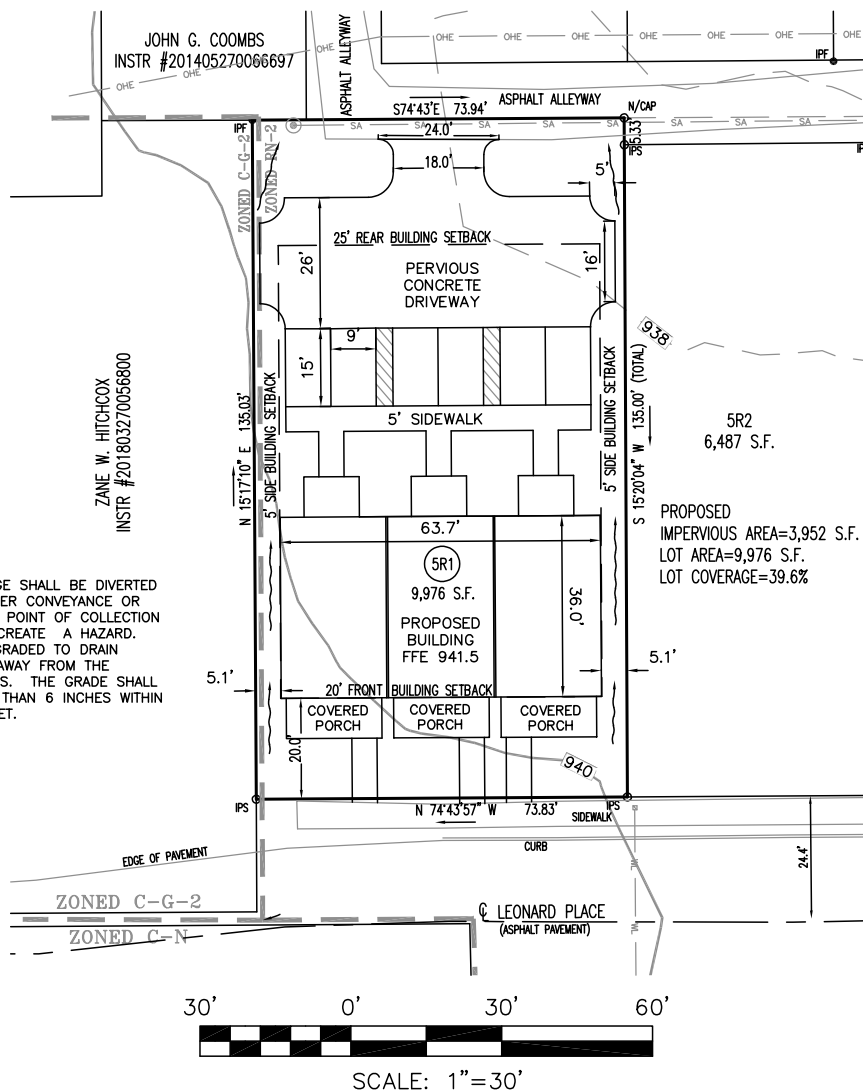
ADDITIONAL REQUIREMENTS

- ☐ Property Owners / Option Holders

Level 1: \$50 • Level 2: \$100 • Level 3: \$250 • Level 4: \$500

FEE 1:	TOTAL:
FEE 2:	
FEE 3:	
	Pd. 12/03/2024, SG

**SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM THE FOUNDATION WALLS. THE GRADE SHALL FALL NOT FEWER THAN 6 INCHES WITHIN THE FIRST 10 FEET.



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 FROM 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'

BATSON, HIMES, NORVELL & POE

REGISTERED ENGINEERS & LAND SURVEYORS

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



PLOT PLAN FOR MAP OF MAYFIELD S/D, LOT 5R1
TAX MAP 81LG, PARCEL 34,
DISTRICT 3, KNOX COUNTY TN,
WARD 11, CITY BLOCK 11261
CITY OF KNOXVILLE TENNESSEE

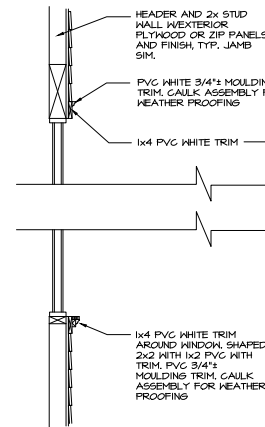
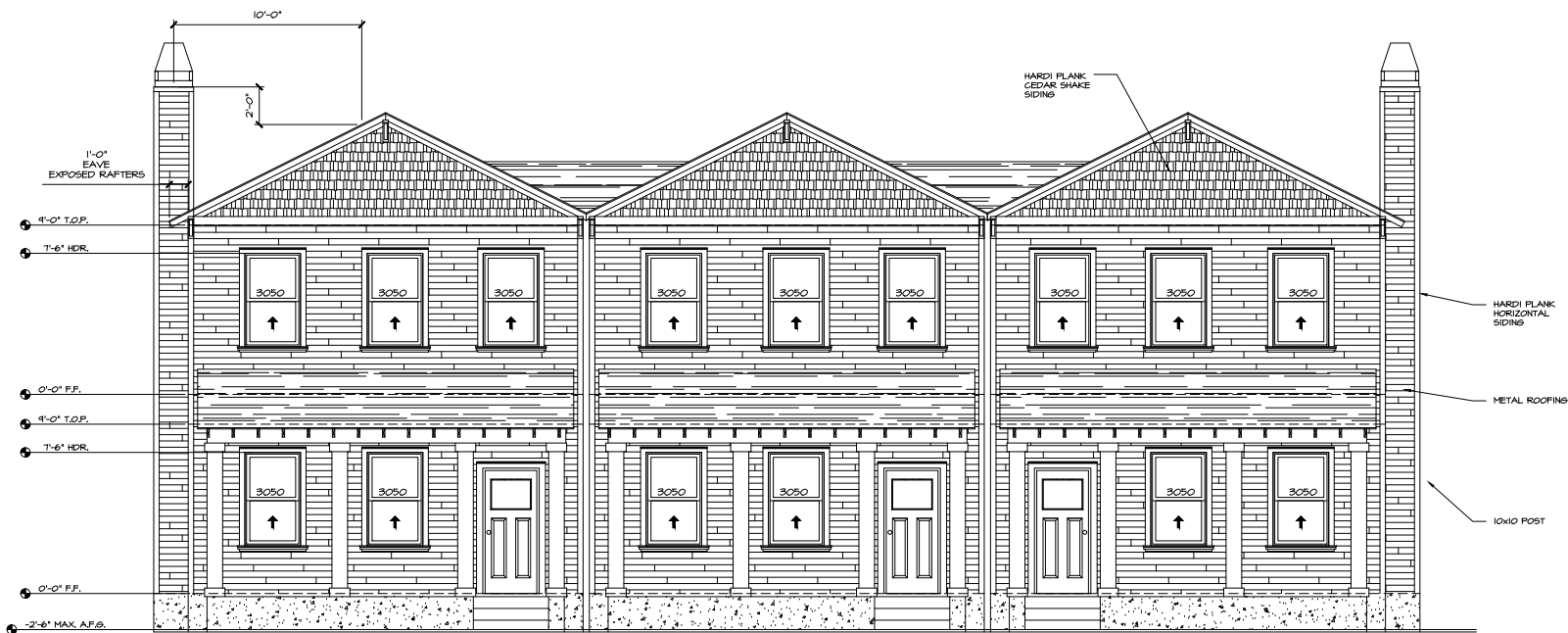
ADDRESS 119 LEONARD PL

REFERENCE DEED: INSTR #202203180071871
REFERENCE PLAT: INSTR#202303090048994

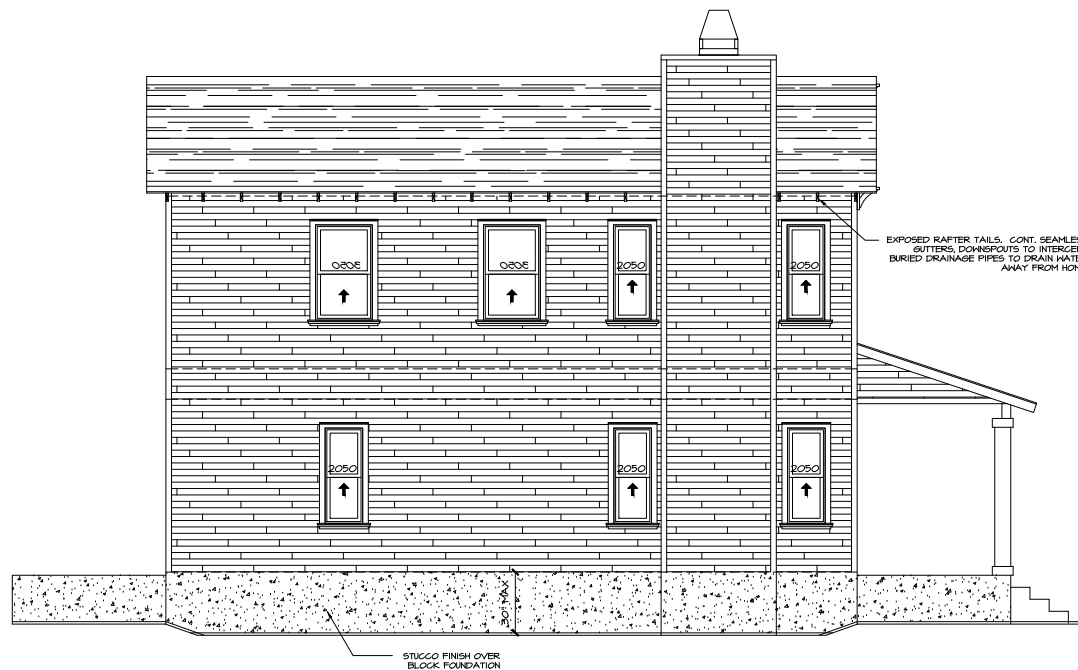
ORDERED BY

DATE 11/25/2024

DWG NO. 25426-PP-5R1



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION

