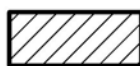




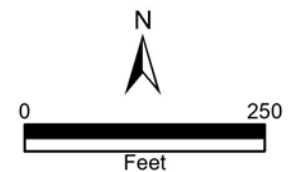
3-B-24-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



1000 Thompson Place 37917
Old North Knoxville H

Original Print Date: 3/8/2024
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Rebecca McCurdy



Meeting: 3/21/2024
Applicant: Rebecca McCurdy
Owner: Rebecca McCurdy

Property Information

Location: 1000 Thompson Place **Parcel ID** 81 L E 016
District: Old North Knoxville H
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: American Four Square, c.1905

Two-story, hipped-roof residence with an asphalt shingle roof, an exterior of wood lap siding, and a stucco-clad foundation. Partial-width front-gable roof porch projects from the right side of the façade.

Description of Work

Level II Construction of Addition or Outbuilding

New secondary structure (storage shed). Shed measures 8' by 12', and will be set 5' from the rear (south) and interior side (east) property lines. The rectangular garage features a 10/12 side-gable roof clad in asphalt shingles, an exterior of wood lap siding with 4.5" exposure, and a parge-coated slab foundation. The shed also includes overhanging eaves, a decorative wood window on one side elevation, and paired plank doors with cross-bracing.

Applicable Design Guidelines

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

M. Auxiliary or Outbuildings

1. The design of outbuildings such as garages shall acknowledge and suggest the function of original outbuildings that would have been located in the neighborhood.
2. The design of features like garage doors that face the street shall mimic carriage house doors from an era consistent with the primary building on the lot.
3. Garages shall be located to the rear of the primary building on the lot.
4. Materials used in constructing outbuildings or accessory buildings may only use materials and design characteristics selected from the following list: wood lap siding with a four inch overlap or board and batten, a 12/12 roof pitch, overhanging eaves, exposed rafter tails, wood windows, masonry but not exposed concrete block or split-face block, garage doors appearing to be carriage doors or plank doors with cross-bracing or perimeter reinforcing timbers.

Comments

N/A

Staff Findings

1. 1000 Thompson Place is a contributing resource to the ONK National Register Historic District and local overlay.
 2. The secondary structure will be placed to the rear corner of the property, meeting the setbacks for accessory structures, and minimally visible from the street due to the fence. Placement of the secondary structure is appropriate.
 3. The proposed materials (wood lap siding and trim, asphalt shingle roofing, wood windows) meet the design guidelines.
 4. The shed will use design elements that meet the guidelines and align with the primary structure, including a roof pitch, overhanging eaves, and plank doors with cross-bracing.
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Staff Recommendation

Staff recommends approval of Certificate 3-B-24-HZ as submitted.



DESIGN REVIEW REQUEST

☐ DOWNTOWN DESIGN (DK)

☒ HISTORIC ZONING (H)

☐ INFILL HOUSING (IH)

Russell and Rebecca McCurdy

Applicant
3/1/2024

3/21/2024

3-B-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


Rebecca McCurdy

Name	Company		
1000 Thompson Place	Knoxville	TN	37917
Address	City	State	Zip
865 456 2986	becca73180@aol.com		
Phone	Email		

CURRENT PROPERTY INFO

	1000 Thompson Place	865 456 2986
Owner Name (if different from applicant)	Owner Address	Owner Phone
1000 Thompson Place	081LE016	
Property Address	Parcel ID	
Old North Knoxville	H-1	
Neighborhood	Zoning	

AUTHORIZATION

	Lindsay Crockett	3.1.24
Staff Signature	Please Print	Date

Applicant Signature	Please Print	Date
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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: We are seeking to build a small shed in the back corner of our property

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:

FEE 2:

100.00

FEE 3:

TOTAL:
100.00

McCurdy Shed Proposal

We are proposing to build a small shed at the rear of our property at 1000 Thompson Place.

The shed is 8x12, 96 square feet. It will sit in the back southeast corner of the lot. It will be 5 feet from the property lines (the fence) and of fire rated construction. Our lot is 6000 sq feet with the house taking up 1691 sq feet of that, leaving 109 sq feet of buildable room (the proposed shed will be 96 sq feet).

The shed will be constructed using wood lap siding, the same as the original siding on the house. The roof is 12/12 pitch. It will have a slab foundation as well as overhanging eaves (see diagram), plank doors with X-bracing (constructed by our contractor, Jonathan Lawson), and 1 reclaimed, non functioning wood window on the side facing Armstrong Ave. The window will ideally have a diamond pattern which mimics the windows on the attic dormers.

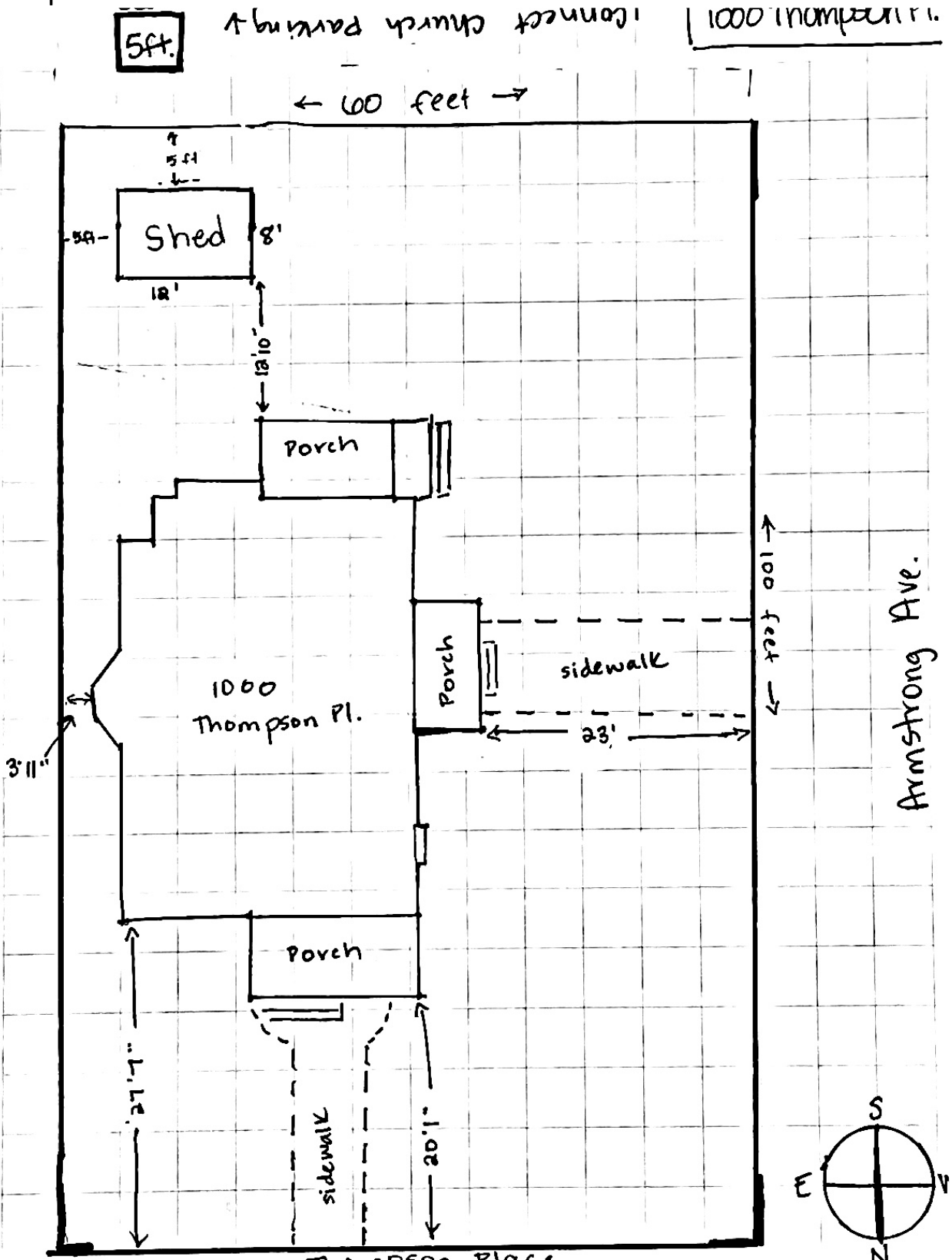
View from above:



1000 Thompson place, backyard:

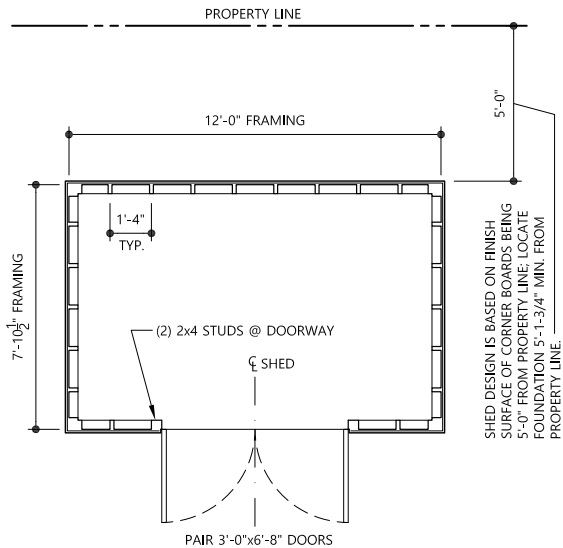


Site plan:

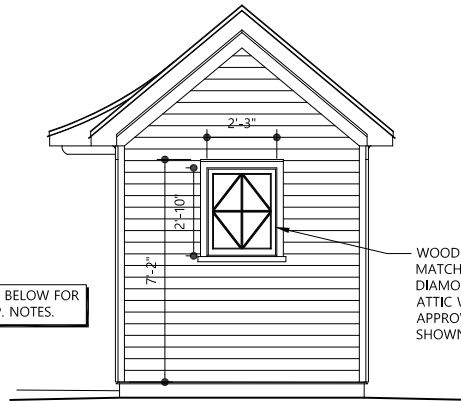


Shed plan: See "Sheet A"

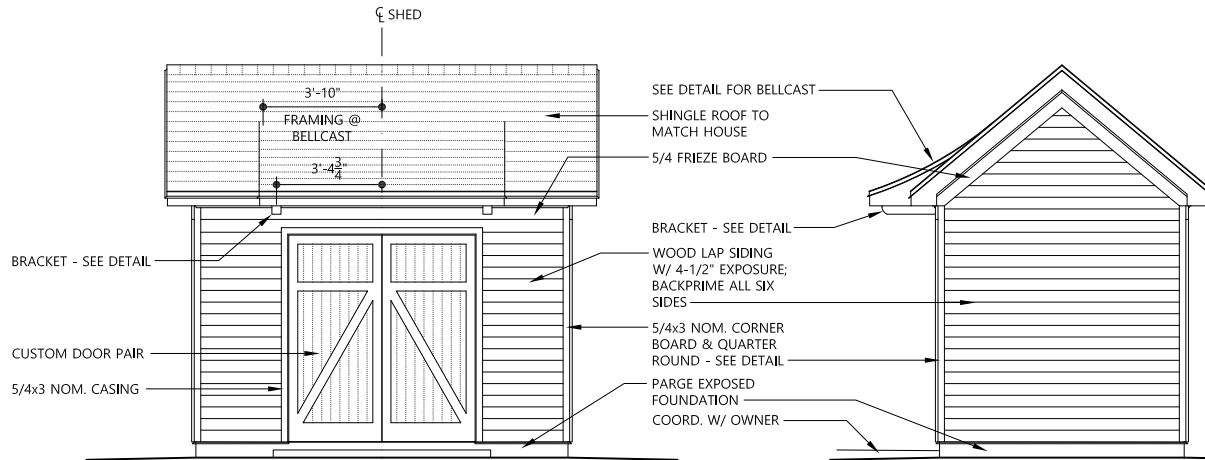
McCURDY
HOUSE



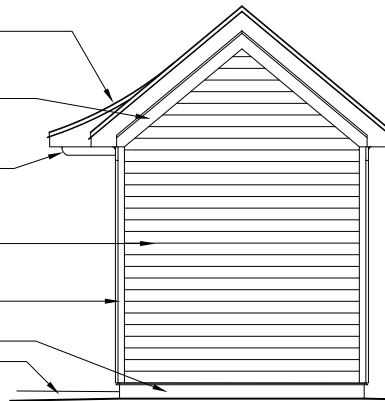
1 FLOOR PLAN
A 1/4" = 1'-0"



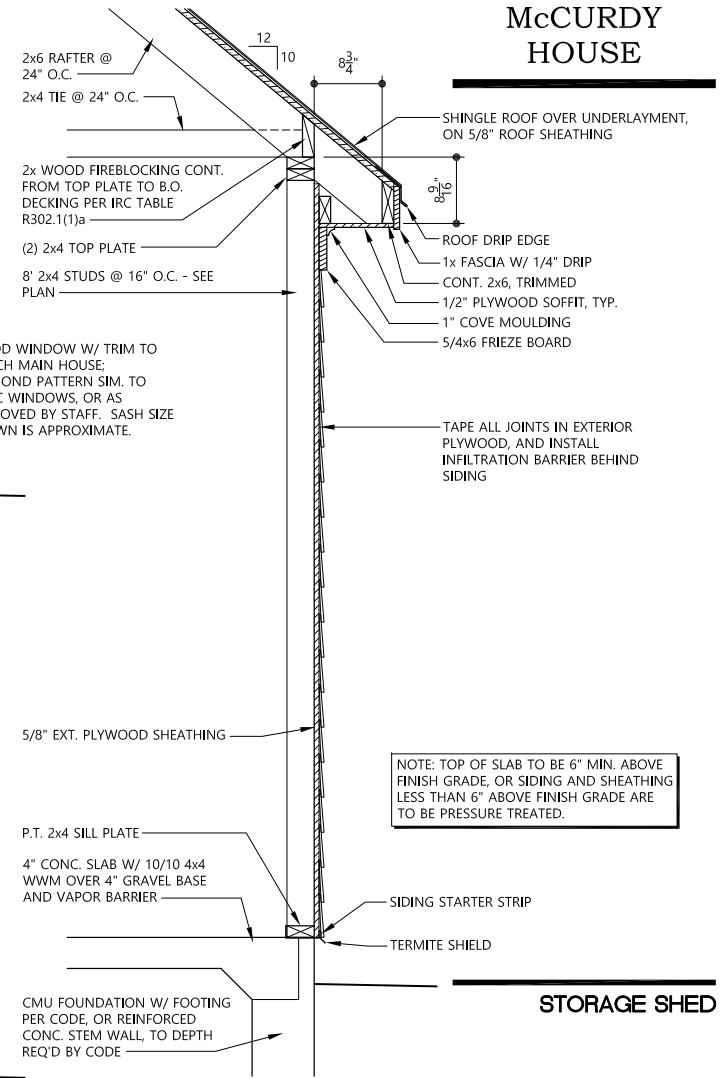
3alt SIDE ELEVATION
A 1/4" = 1'-0" ALTERNATE



2 FRONT ELEVATION
A 1/4" = 1'-0" REAR SIM.



3 SIDE ELEVATION
A 1/4" = 1'-0" OTHER SIDE OPP.



4 TYP. WALL SECTION
A 3/4" = 1'-0" EAVES

STORAGE SHED