

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



---

 **4121 Tazewell Pk. 37918**  
**Tazewell Pike NC**

---

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

Petitioner: Eric Forrestand

  
 N  
  
 0 250  
 Feet

**Meeting:** 5/16/2024  
**Applicant:** Eric Forrestall  
**Owner:** Robert Lawson

---

## Property Information

**Location:** 4121 Tazewell Pk. **Parcel ID** 59 A D 002  
**District:** Tazewell Pike NC  
**Zoning:** RN-1 (Single-Family Residential Neighborhood)  
**Description:** N/A  
Vacant lot (to be created).

---

## Description of Work

Level III Construction of New Primary Building

New primary structure on a newly created lot, located to the rear of a primary structure fronting Tazewell Pike.

New lot, measuring approximately 200' wide by 250' deep, to be created via new subdivision plat, which will be located to the rear left (northeast) corner of the property. Access will be provided by an existing paved driveway extending northeast off Tazewell Pike, then a new driveway easement will extend to the southeast along front property line and turn towards the southwest, wrapping to the rear of the house and the garage. An accessory structure (non-historic, three-bay garage) will be demolished.

The proposed new 1.5-story house measures 73'-7" wide by 50'-5" deep. The house will be clad in a lap siding (material not specified) and feature a brick-clad foundation. The house features a 6/12 side-gable roof with three 6/12 front-gable roofline elements on the façade (south). A shed-roof dormer clad in shingles is located on the front roof slope, containing three single-light fixed windows. A gable-roof garage projects towards the rear (north) elevation, featuring paired double-hung windows in the gable field. A centrally-located porch is recessed under the primary roof slope on the façade.

The façade (south) features two double-hung windows on the projecting front-gable massing, a set of paired double-hung windows adjacent to a double door, followed by a smaller double-hung window. A shed-roof bay window extends from the final bay, a projecting front-gable massing. Side elevations feature four bays of smaller double-hung windows. The rear (north) elevation features a garage, four adjoining glass doors, and a corner screened-in porch.

The house adapts Craftsman elements to a Ranch house form. Details include triangular brackets on gable fields, exposed rafter tails, and square posts on brick piers supporting the porch.

---

## Applicable Design Guidelines

Tazewell Pike NC-1, adopted by the Knoxville City Council on February 20, 2001.

---

### Policies Associated with the District

1. New houses facing Tazewell Pike should be developed with similar front yard setbacks to that of existing houses in order to maintain the pleasing aesthetics of the corridor. Any new subdivisions should be created behind contributing buildings.
2. It is the policy of MPC and the City of Knoxville to avoid creating drainage problems in areas near this district. Due to sinkhole flooding, especially in Harrill Hills, the City Engineering Department may request that increased run-off, resulting from the construction of additional impervious surfaces, be handled by on-site storage of run-off or such offsite measures as increasing flood storage capacity of sinkhole basins.

### New Development and Additions

In constructing new houses, accessory buildings and additions:

1. New houses on vacant lots shall be located no closer to Tazewell Pike than adjacent houses.
2. For lots that front Tazewell Pike, new homes should be sited with the front facade and entrances facing Tazewell Pike.
3. Subdivision of existing parcels fronting on Tazewell Pike shall be created:
  - a) with lots located to the rear of the house that existed at the time of designation; or b) in the case of vacant parcels, houses fronting Tazewell Pike shall be located within five feet of the average setback of contributing houses on the block.

### Building and Roof Form

The houses of the district are not simple box-like structures. There is diversity in the design of houses. In looking at the contributing structures, there are no two houses that are alike. With the exception of two-story, Federal revival styles, the rooflines typically have variations that are formed with offset gables, telescoping gables and dormers. Wings often extend to side of the main body of the houses and porches generally add aesthetically pleasing variation to the district's housing.

### In Constructing New Houses:

1. The type of features that have formed the aesthetics of contributing structures should be incorporated in new residential design, including such elements as wings, porches, bays, dormers, or entry features and windows that were traditionally used in the district.
2. The minimum roof pitch shall be 7/12.

### Materials

Clapboard and brick are the most common building materials and were used in each era of development. Shingles were occasionally used, particularly in Craftsman styles.

In constructing new buildings, the following materials should be used:

1. Clapboard or such clapboard-like materials as cement fiberboard, vinyl or aluminum siding
2. Shingle or shingle-like siding
3. Brick which is uniform in color
4. Quarried, cut stone which is generally laid in horizontal layers
5. Board and batten can be used in accessory buildings to the side or back yards.

### Access and Parking

Most of the houses along Tazewell Pike were built in the "automobile age." With a few exceptions, garages are located behind houses or with doors facing the side lot. Cars are not parked in front yard spaces. The visual impact of car parking and storage is minimized. These foregoing traditions form the basis of these guidelines. For new construction facing Tazewell Pike:

1. Garage doors for attached garages shall be located to the side yard or side street and shall be designed, using windows, materials and roof pitches, to appear as a component of the house.
2. Detached garages shall be located behind and to the side of the house as illustrated on this page.

## Landscapes, Walls, and Fencing

Prior to grading, a site plan should be prepared depicting trees to be conserved with new development. 1. The front yards of new houses constructed along Tazewell Pike shall have at least two, large, native trees that reach an excess of 50' in height at maturity (for example, an oak, maple, magnolia or pine) and two, smaller native ornamental trees (for example, dogwood).\*

2. The front and back yards of new houses built behind houses facing Tazewell Pike should have at least one native tree and one native ornamental tree.\*

\*Existing trees may be counted in meeting the standard.

---

## Comments

N/A

---

## Staff Findings

1. The house at 4121 Tazewell Pike was reviewed by the HZC in 2001 and constructed in approximately 2005. It is not included as a contributing structure to the Tazewell Pike NC Overlay District.
2. Overall, the proposed new lot meets the design guidelines as “subdividing an existing parcel to create a lot to the rear of a house that existed at the time of designation.” The new lot and new house will be located behind 4115 Tazewell Pike, which is noted as a contributing structure to the district. The subdivision plat has not been submitted to Planning for review. Revisions may be necessary to meet the subdivision regulations. Substantial revisions (such as a revised driveway easement or a revised lot footprint) to the proposed lot may require additional review under the NC overlay, especially if they affect the placement or design of the house.
3. A revised site plan will be required for permitting, including dimensions and materials of the driveway access. The final site plan should meet City Engineering standards and the base zoning. Based on guidelines for landscapes, walls, and fencing, the revised site plan should also depict new trees and existing trees that will be conserved. The final site plan should be submitted to staff for review in advance of permitting.
4. Demolition of the garage/barn building meets the design guidelines. While the secondary structure predates the house and appears to be constructed in the 1950s, it is not noted as a contributing building to the district and does not exhibit architectural integrity representative of the neighborhood.
5. The house is proposed to be centered in the newly created lot, set approximately 116' from the new front property line to meet the RN-1 setback requirements (approximately 375' from Tazewell Pike). The house's placement meets Tazewell Pike guidelines as it is no closer to Tazewell Pike than adjacent houses, and sited with the façade and entrances facing Tazewell Pike. The garage faces the rear of the property.
6. The house adapts Craftsman details to a Ranch house, combining two house styles and forms seen in the districts. Guidelines recognize diversity in design in the neighborhood; while the contributing houses' forms and styles are different, most contain varied rooflines formed by dormers, projecting gables, and wings extending off a house's main body. The guidelines recommend these elements be incorporated into new houses. The house design contains dormers and projecting bays on the sides and front.
7. The proposed roof pitch is 6/12; guidelines note that the minimum roof pitch shall be 7/12. The main massing's roofline should be increased to meet the guidelines. The roofline contains sufficient complexity.
8. While the design guidelines do not contain guidance on window placement or design, guidelines recommend that the “type of features that have formed the aesthetics of contributing structures should be incorporated into new residential design.” One recurring character-defining feature in historic houses on Tazewell Pike is generally consistent window design and placement. On the façade, the leftmost bay features two double-hung windows

which are close to each other but not paired, with a paired set of double-hung windows on the following bay, and a single larger window on the final bay. The double-hung windows on the facade should be revised to be consistent in placement and size.

9. The application does not include details on window materials. While the design guidelines do not specify preferred window materials, vinyl windows would not be appropriate in a historic neighborhood. The applicant should submit final window specifications to staff. Windows should include appropriately-sized trim and projecting sills.

10. The application does not include a proposed siding material. Based on the guidelines, an array of lap siding materials would be appropriate; if chosen, fiber cement lap siding should be smooth-finished and feature an exposure pattern and cornerboards comparable with historic houses in the neighborhood (shown on drawings already). The brick foundation should extend across all elevations.

---

## Staff Recommendation

Staff recommends approval of Certificate 4-H-24-HZ, subject to the following conditions:

- 1) New lot to meet subdivision regulations; any substantial revisions to new lot which affect placement or design of the house may require additional review under the NC overlay;
- 2) Final site plan, meeting City Engineering standards and requirements of base zoning, and depicting new trees and existing trees to be will be conserved, to be submitted to staff for review;
- 3) Main massing roof pitch to be increased to 7/12;
- 4) Minor revisions to façade window placement and design, with window specifications to be submitted to staff;
- 5) New windows to include appropriately-sized trim and sills;
- 5) Proposed siding specification to be submitted to staff for approval.



# DESIGN REVIEW REQUEST

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

Eric Forrestall

Applicant

04/02/2024

04/18/2024

4-H-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

Eric Forrestall

Bald Design Services

Name

Company

11124 Kingston Pike suite #119-193

Knoxville

TN

37934

Address

City

State

Zip

865-240-7090

eric@balddesign.com

Phone

Email

## CURRENT PROPERTY INFO

Robert Lawson

4121 Tazewell Pike Knoxville, TN 37918

865-660-3336

Owner Name (if different from applicant)

Owner Address

Owner Phone

4121 Tazewell Pike Knoxville, TN 37918

059AD002

Property Address

Parcel ID

RN-1

Neighborhood

Zoning

## AUTHORIZATION

*Lindsay Crockett*

Lindsay Crockett

4.2.24

Staff Signature

Please Print

Date

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

**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

<b>FEE 1:</b>		<b>TOTAL:</b>
250.00		
<b>FEE 2:</b>		
<b>FEE 3:</b>		250.00





**LAWSON  
RESIDENCE**

4121 YAZDELL PIKE  
KNOXVILLE, TENNESSEE

**FRONT  
&  
LEFT  
ELEVATIONS**

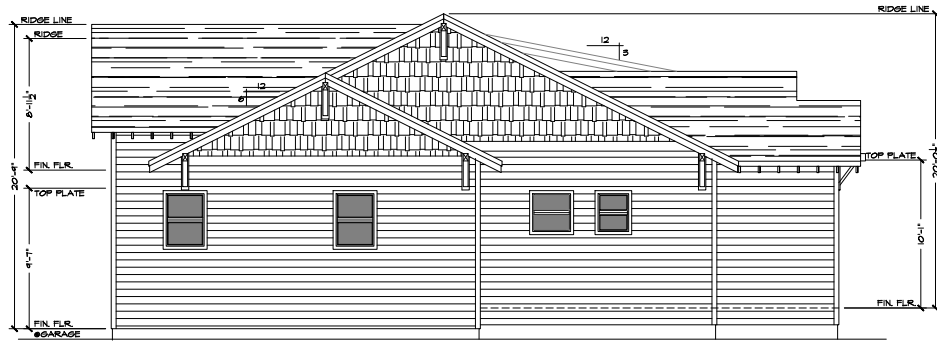
Revisions	
DATE	DESCRIPTION

Date: 05/01/2023  
Job Captain: EF

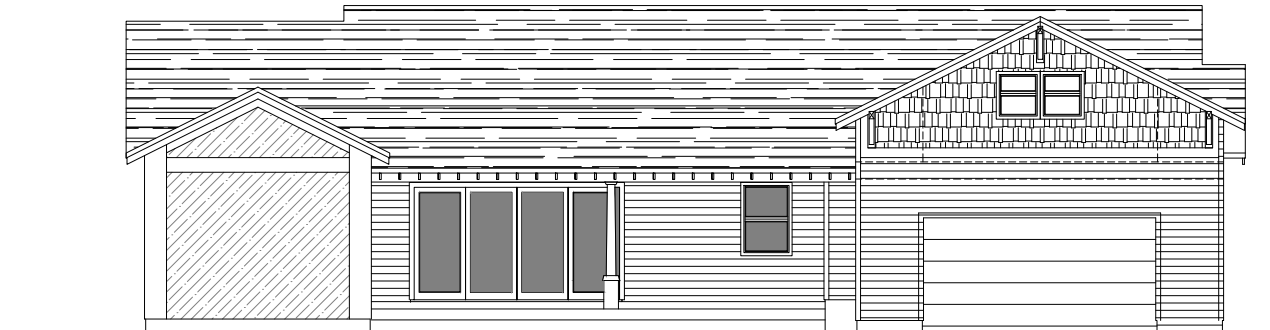
Sheet  
**A3.0**



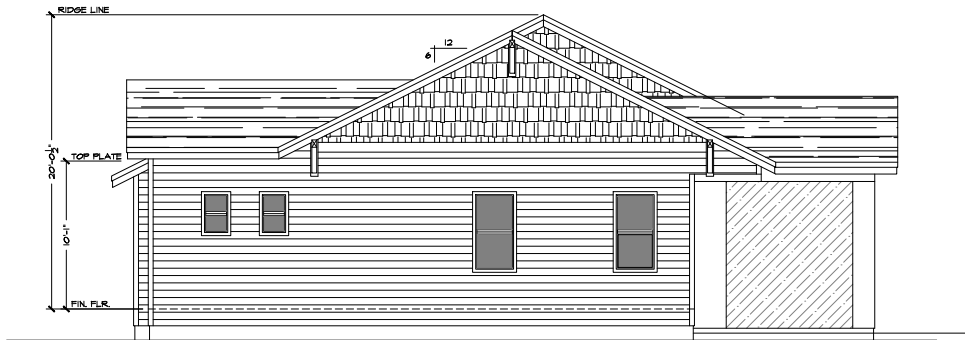
**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"



REAR ELEVATION  
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"

  
 BALD DESIGN SERVICES  
 RESIDENTIAL & COMMERCIAL  
 Ph: 865-985-1718  
 email: sales@baldesign.com  
 www.baldesign.com

LAWSON  
RESIDENCE

412 YAZZELL PIKE  
KNOXVILLE, TENNESSEE

REAR  
&  
RIGHT  
ELEVATIONS

Revisions	
DATE	DESCRIPTION

Date: 05/01/2023  
Job Captain: EF

Sheet  
A3.1





PH: 865-985-1718  
 email: sales@baldesign.com  
 www.baldesign.com

**LAWSON RESIDENCE**

4121 YAZSWELL PIKE  
 KNOXVILLE, TENNESSEE

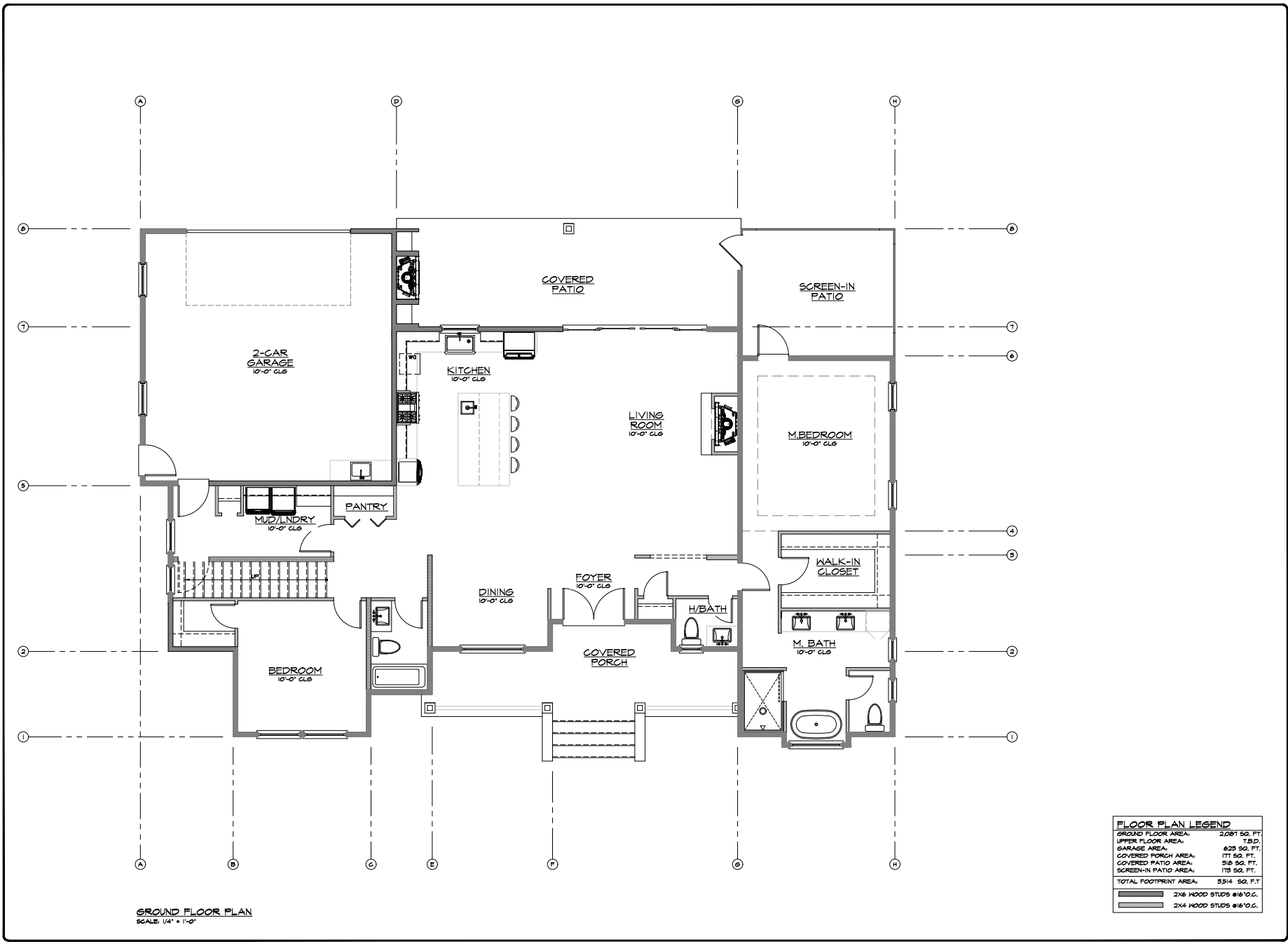
**GROUND FLOOR PLAN**

Revisions	
DATE	DESCRIPTION

Date: 05/01/2023  
 Job Captain: EF

Sheet

A2.0



**GROUND FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

**FLOOR PLAN LEGEND**

GROUND FLOOR AREA:	2,081 SQ. FT.
UPPER FLOOR AREA:	T.B.D.
GARAGE AREA:	625 SQ. FT.
COVERED PORCH AREA:	177 SQ. FT.
COVERED PATIO AREA:	219 SQ. FT.
SCREEN-IN PATIO AREA:	173 SQ. FT.
TOTAL FOOTPRINT AREA:	3,314 SQ. FT.

2x6 WOOD STUDS @16' O.C.  
 2x4 WOOD STUDS @16' O.C.



PH: 865-925-1718  
 email: sales@baldesign.com  
 www.baldesign.com

**LAWSON RESIDENCE**

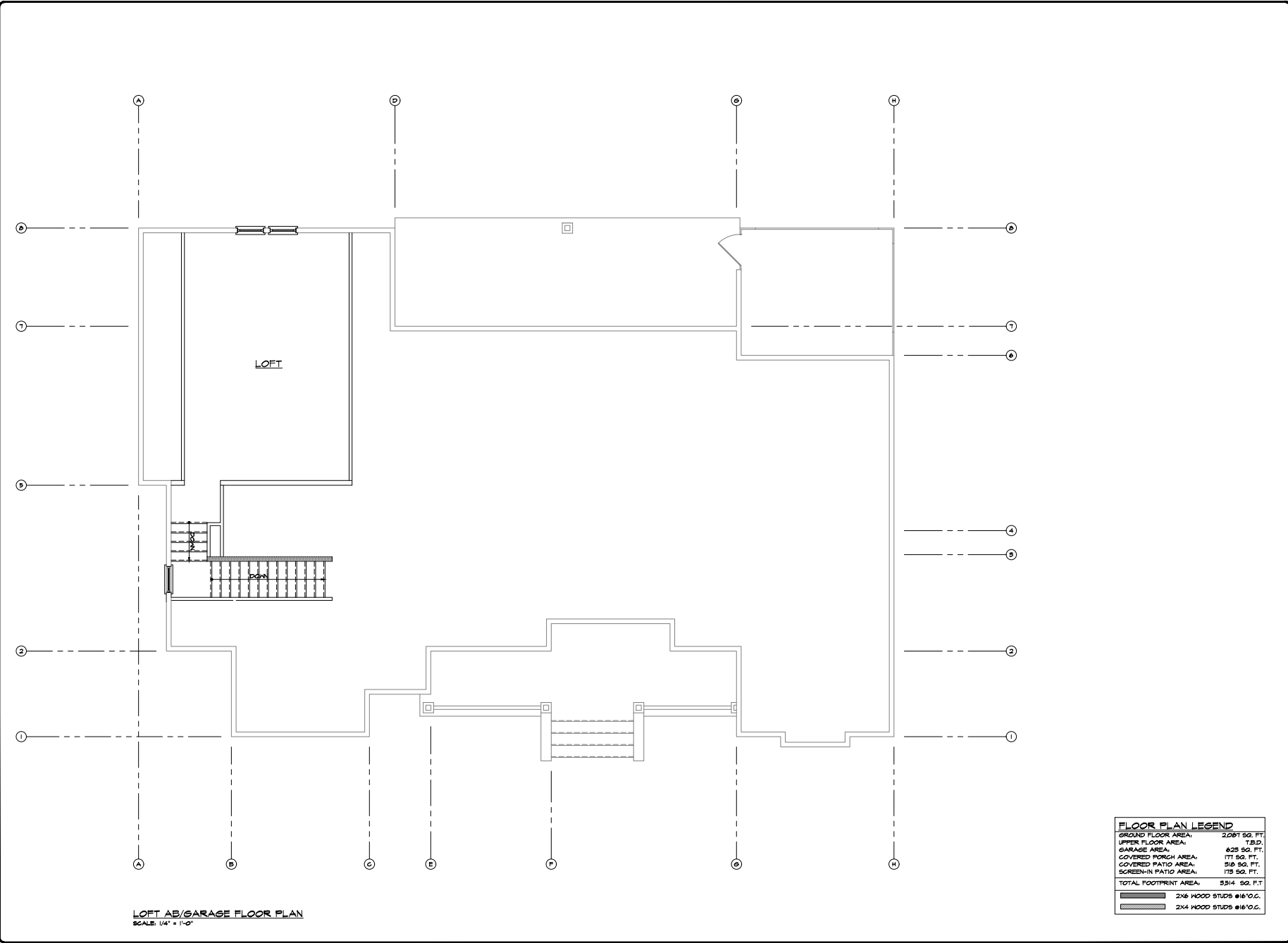
4121 YAZZELL PIKE  
 KNOXVILLE, TENNESSEE

**LOFT ABOVE GARAGE FLOOR PLAN**

Revisions	
DATE	DESCRIPTION

Date: 05/01/2023  
 Job Captain: EF

Sheet  
**A2.1**



**LOFT AB/GARAGE FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

**FLOOR PLAN LEGEND**

GROUND FLOOR AREA:	2,081 SQ. FT.
UPPER FLOOR AREA:	T.B.D.
GARAGE AREA:	625 SQ. FT.
COVERED PORCH AREA:	177 SQ. FT.
COVERED PATIO AREA:	252 SQ. FT.
SCREEN-IN PATIO AREA:	173 SQ. FT.
TOTAL FOOTPRINT AREA:	3,314 SQ. FT.

2x6 WOOD STUDS @16' O.C.  
 2x4 WOOD STUDS @16' O.C.