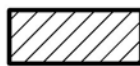




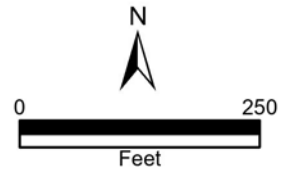
5-F-24-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



1642 Highland Ave. 37916
Ft. Sanders NC

Original Print Date: 5/6/2024
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Breanna Williams





Staff Report

Knoxville Historic Zoning Commission

File Number: 5-F-24-HZ

Meeting: 5/16/2024
Applicant: Breanna Williams
Owner: Redeemer Church of Knoxville, Inc

Property Information

Location: 1642 Highland Ave. **Parcel ID** 94 N G 001
District: Ft. Sanders NC
Zoning: RN-5 (General Residential Neighborhood)
Description: Midcentury, c.1960
Gable-roof church building with an exterior of brick veneer, a brick-clad foundation, and arched windows.

Description of Work

Level II Major Repair or Replacement

Installation of new entry porch and vestibule on the front (north) elevation of the rear massing. The one-story, flat-roof porch will be supported by stained wood columns and access a one-story, flat-roof entry vestibule enclosed by full-light storefront systems to the left (east), adjacent to the church's right massing. The porch will be surrounded by a parge-coated knee wall with signage.

Applicable Design Guidelines

Fort Sanders NC-1, adopted by the Knoxville City Council on September 13, 2000.

H. Additions to Existing Buildings

1. Additions should be made to the rear or side of the building.
 9. Expansion to the front with a bay and /or a porch is acceptable.
-

Comments

N/A

Staff Findings

1. 1642 Highland Ave is a contributing resource to the Fort Sanders National Register Historic District and local overlay. The HZC previously reviewed the demolition (10-D-21-HZ) of the rear massing and the construction of a new addition closer to Highland Ave and 17th Street. This project was cancelled and the church building will receive basic exterior rehabilitation.
 2. The Fort Sanders design guidelines focus primarily on residential development in the neighborhood, with minor recommendations for commercial or mixed-use buildings. Specific guidelines for institutional (or specifically, church) buildings are not included in the guidelines. However, the intent of the guidelines can be applied to an addition to a church.
-

3. Overall, the proposed entry porch meets the design guidelines as it is located on a secondary elevation and modest in scale. The design uses materials that are generally compatible with the midcentury church building. The entry vestibule and porch will be clearly differentiated from the primary building via a flat roof and storefront systems. No character-defining features will be removed for the new porch.

4. Signage is permitted with the City of Knoxville separately; new signage will require a separate COA.

Staff Recommendation

Staff recommends approval of Certificate 5-F-24-HZ as submitted.



DESIGN REVIEW REQUEST

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

Breanna Williams

Applicant

04.26.2024

05.16.2024

5-F-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

Breanna Williams

Studio Four Design, Inc.

Name

Company

414 Clinch Avenue

Knoxville

TN

37902

Address

City

State

Zip

865.523.5001

bwilliams@s4dinc.com

Phone

Email

CURRENT PROPERTY INFO

Redeemer Church of Knoxville Inc.

1642 Highland Avenue, Knoxville, TN

Owner Name (if different from applicant)

Owner Address

Owner Phone

1642 Highland Avenue, Knoxville, TN

094NG001

Property Address

Parcel ID

Fort Sanders

RN-5

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett
Staff Signature

Lindsay Crockett

4.29.24

Please Print

Date

Breanna Williams

04.26.2024

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: The current permitted scope of work for the church renovation includes a 150 sf glass vestibule entry.
 The vestibule includes a large canopy over a new porch with stairs and a ramp. Additional cosmetic renovations will be made to the facade including: brick replacement, new eifs, upgraded windows and doors, as well as paint.

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:
100		
FEE 2:		
FEE 3:		100

Existing Conditions

photographs



Original Chapel & Bell Tower Front Elevation



Chapel & Bell Tower East Elevation



View at Corner of 17th & Highland Avenue



17th Street Elevation



Original Chapel South Elevation



Chapel West Elevation

interior renovation and addition:
Redeemer Renovations

existing conditions

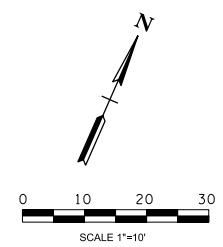
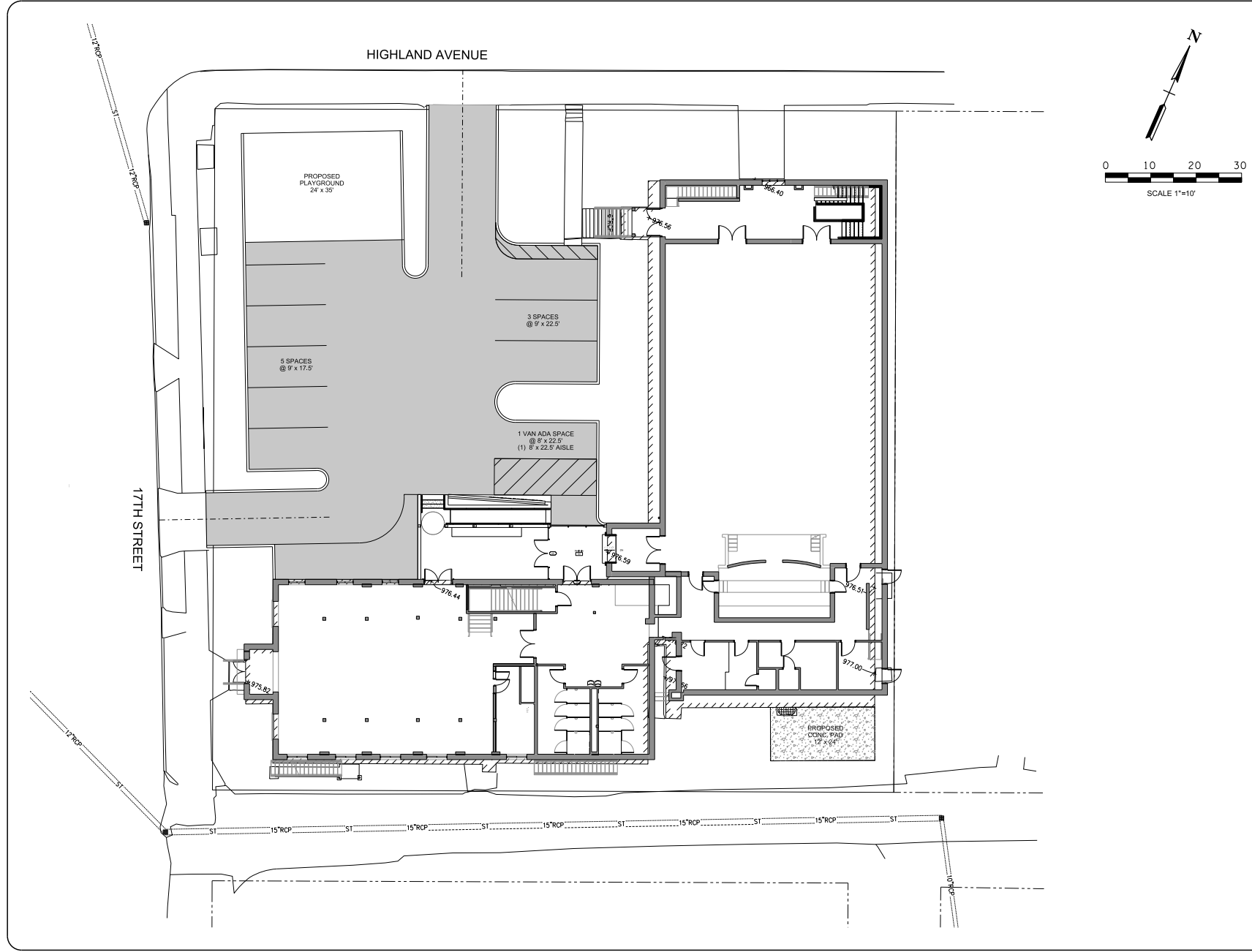
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pg 1 of 2





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REVISIONS	DATE
 CANNON & CANNON INC TEL: 865.670.6555 30025 Investment Drive WWW.CANNON-CANNON.COM Suite 120 Knoxville, TN 37932	
CLIENT:	Redeemer Church of Knoxville 1642 Highland Avenue Knoxville, TN 37916
PROJECT:	RENOVATION REDEEMER CHURCH
SITE LAYOUT	
CGI PROJECT NO.	01587-0000
DATE	04-29-24
TITLE	RJB
DRAWN	RJB
C.C.	RJB
C1.1	



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architecture | interiors
414 clinch avenue | knoxville, tn 37902
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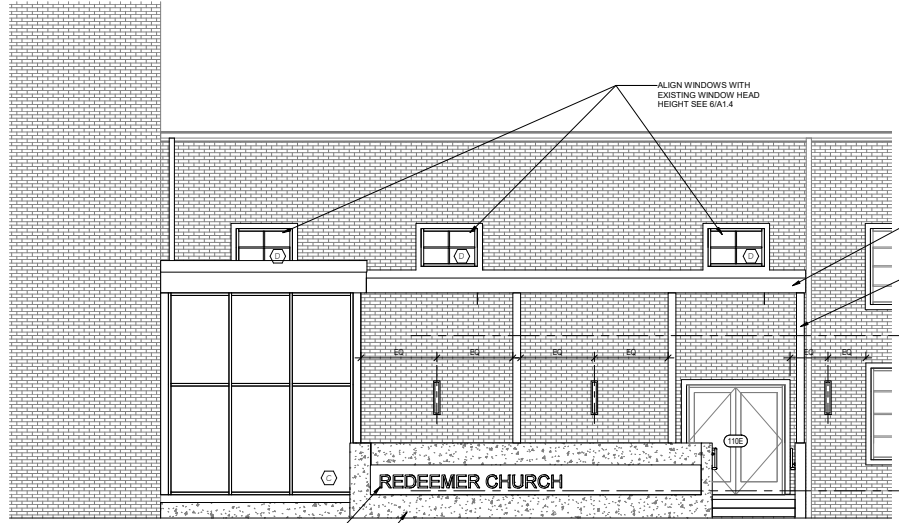
Removation
Redeemer Church
2976 S. 17th Street
Knoxville, TN 37916

Project Phase: Construction Documents

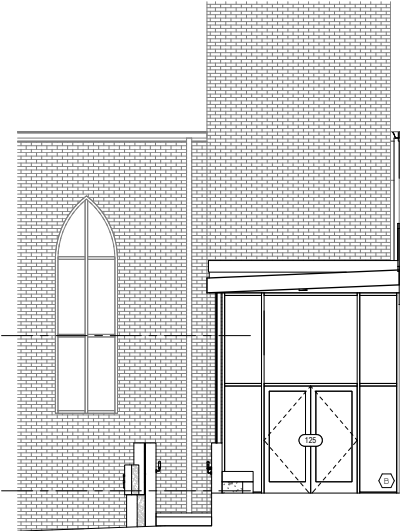
Issue Date: 06.14.2023		
Revisions		
No.	Description	Date
1	Owner/COK Comments	07.31.2023
2	COK Comments	10.16.2023
3	Changes After Permit	01.17.2024
4	Changes After Permit	04.29.2024

Job Number: 22175.00
Add Alternates

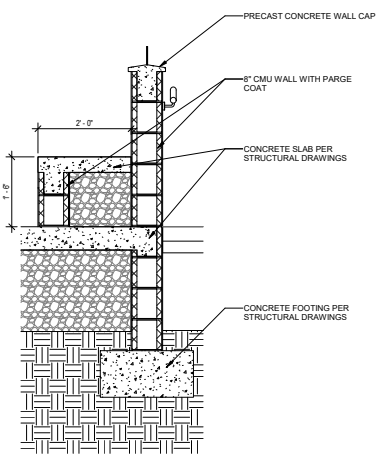
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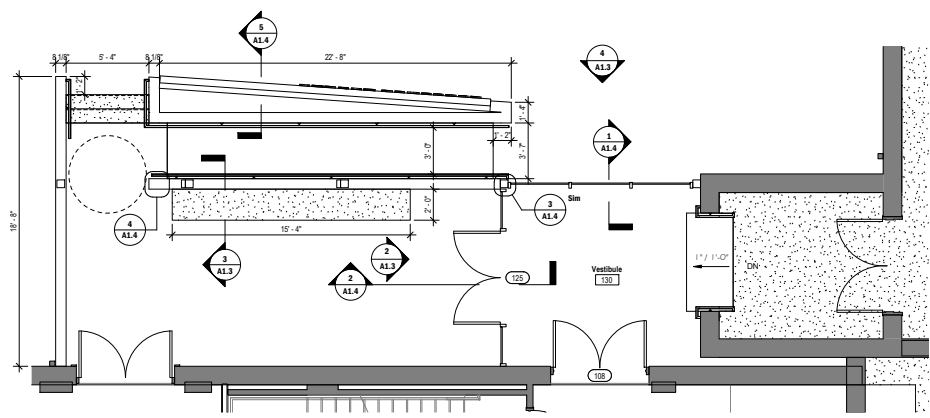
4 Building Elevation A, Alternate 02
1/4" = 1'-0"



2 Building Elevation B, Alternate 02
1/4" = 1'-0"



3 Detail Section @ Bench
3/4" = 1'-0"



1 Enlarged Floor Plan, Alternate 02
1/4" = 1'-0"

Date: 4/22/2024 9:18:36 AM
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