



# Staff Report

Knoxville Historic Zoning Commission

File Number: 12-D-24-HZ

**Meeting:** 4/17/2025  
**Applicant:** Quinn Epperly, QB Realty Team LLC  
**Owner:** Quinn Epperly, QB Realty Team LLC

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## 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.

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## 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 (with units approximately 21'-3" wide) 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 (10/12 pitch) for each unit connected by a central cross-gable roof, with shed roof dormers on the side elevations. The roof is clad in asphalt shingles. Each unit features an 11'-8" wide by 9' deep front porch covered by a front-gable roof with overhanging eaves, decorative brackets, a horizontal header, and shake siding in the gable field. The porch roof is supported by two Craftsman-style tapered wood columns on brick piers. Each porch has brick stairs, a wooden railing with plain balusters, a beadboard ceiling, and a quarter-lite wood front door with wooden trim. The flooring material is not specified.

The building will be clad in an exterior of smooth finish fiber cement lap siding (Hardi Plank) with corner boards and a decorative band separating the stories, and it will rest on a brick foundation. All windows are made of aluminum-clad wood, and all but the transom windows are one-over-one, single-hung with projecting wood sills and trim.

The first story of the façade (southwest) features three adjoining windows to the left of the porch for each unit, and the second story features paired windows followed by a transom window for each unit. The left side elevation features three windows on the first story, a transom window on the decorative band dividing the stories, and two shed roof dormers projecting from the primary roofline, the front having two windows and the rear having one. The right side elevation features two windows on the first story and an extended shed roof dormer with two windows on the second story. The rear elevation (northeast) features two windows flanking a secondary entrance with a brick stoop on the first story of each unit, and there are two windows per unit on the second story.

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## 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.

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## Comments

N/A

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## 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 1948.

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 at the closest point, 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 varying front setbacks serves to break up the massing of the units. 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. Landscaping buffers for the parking area. may be required per Article 12.

5. An interpretation of the Craftsman style is appropriate for the context. The design incorporates overhanging

eaves, triangular brackets on the porch gable fields, and siding variations in the porch 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 front-gable massings, siding elements, a beltcourse, and individual projecting front porches. The applicant should specify if corner boards dividing the units will be included on the façade and rear elevation. 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 is 10/12 and incorporates an intersecting cross gable and shed roof dormers on the side elevations. 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. The final drawings should indicate the length of the eave overhangs.

9. The drawings indicate a raised brick foundation with an unspecified height. The raised foundation meets the context, but final measurements should be provided to staff for review.

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.

11. The house incorporates projecting 9’ deep front porches, which are compatible with historic porches in the neighborhood in depth and proportion. The tapered wood columns with brick bases, wood handrailing with square balusters, and architectural brackets on the front-gable roofs are compatible with the overall design of the house. The final drawings should include material specifications for the porch flooring.

12. Overall, all elevations demonstrate a sufficient amount of transparency. Most of the windows on the house are 1/1 single-hung aluminum-clad wood windows. The design also incorporates single pane fixed windows, whose material is not specified. These windows should also be made of aluminum-clad wood. The project benefits from the detailed trim and projecting sills on all windows.

13. The drawings indicate unpaneled quarter-lite wood doors for the primary entrance and paneled quarter-lite doors (material unspecified) for the secondary entrances. The front doors should be paneled with details appropriate to the Craftsman-style of the house. Final specifications should be submitted to staff for approval.

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## 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) final material specifications, including window and door selections, submitted to staff for approval.



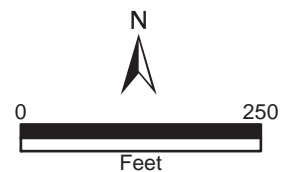
**12-D-24-HZ**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



0 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

Lindsay Crockett

12.2.24

Staff Signature

Please Print

Date

Quinn Epperly

Quinn Epperly

11/27/24

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: 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:

250.00

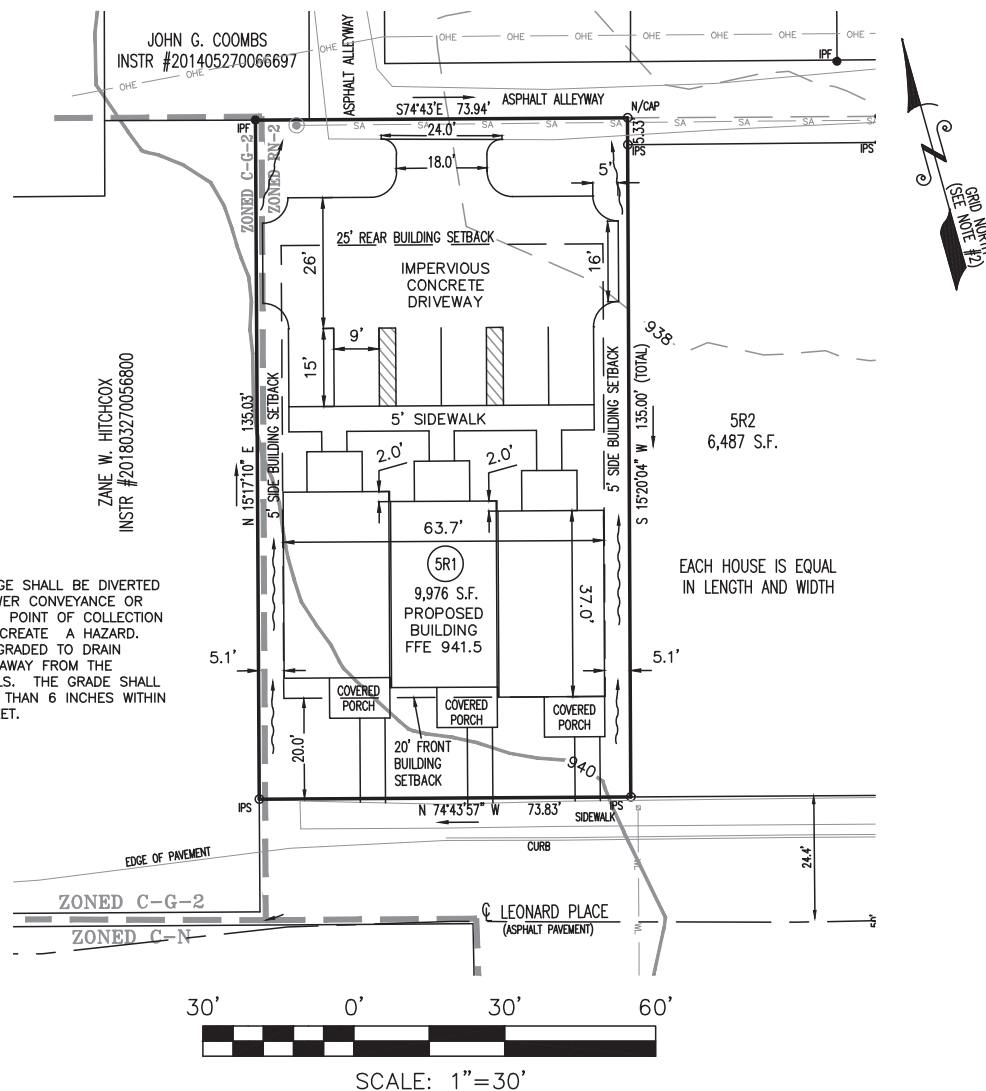
### FEE 2:

### FEE 3:

### TOTAL:

250.00

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**

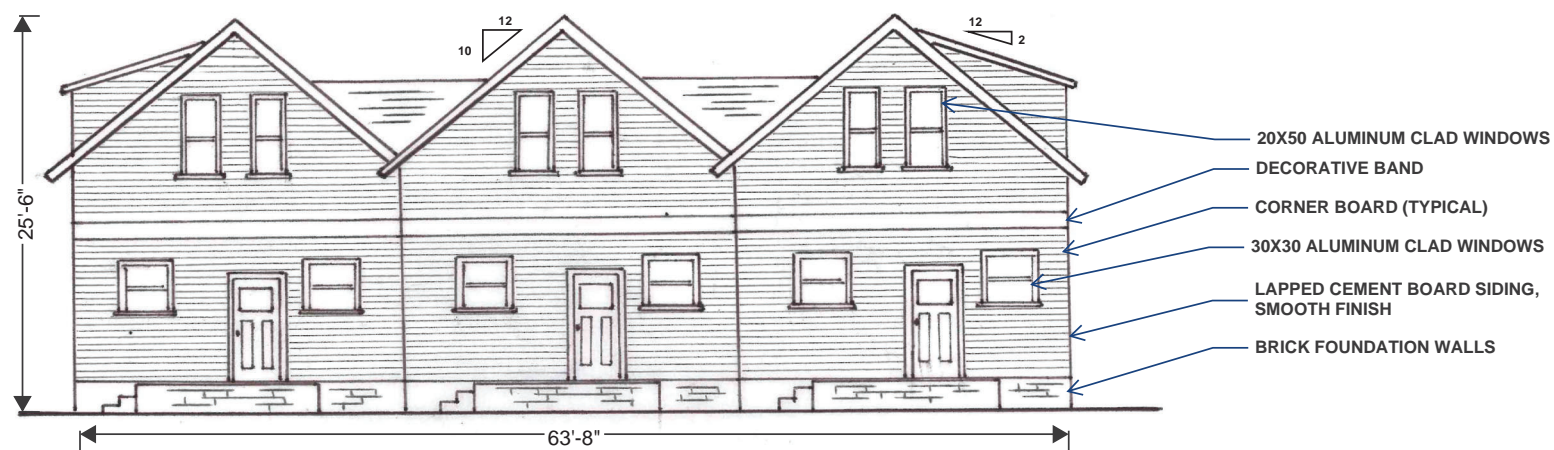
TAX MAP 81LG, PARCEL 34,  
DISTRICT 3, KNOX COUNTY TN,  
WARD 11, CITY BLOCK 11261  
CITY OF KNOXVILLE TENNESSEE

ADDRESS 119 LEONARD PL

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

ORDERED BY \_\_\_\_\_ DATE 02/28/2025 DWG NO. 25426-PP-5R1





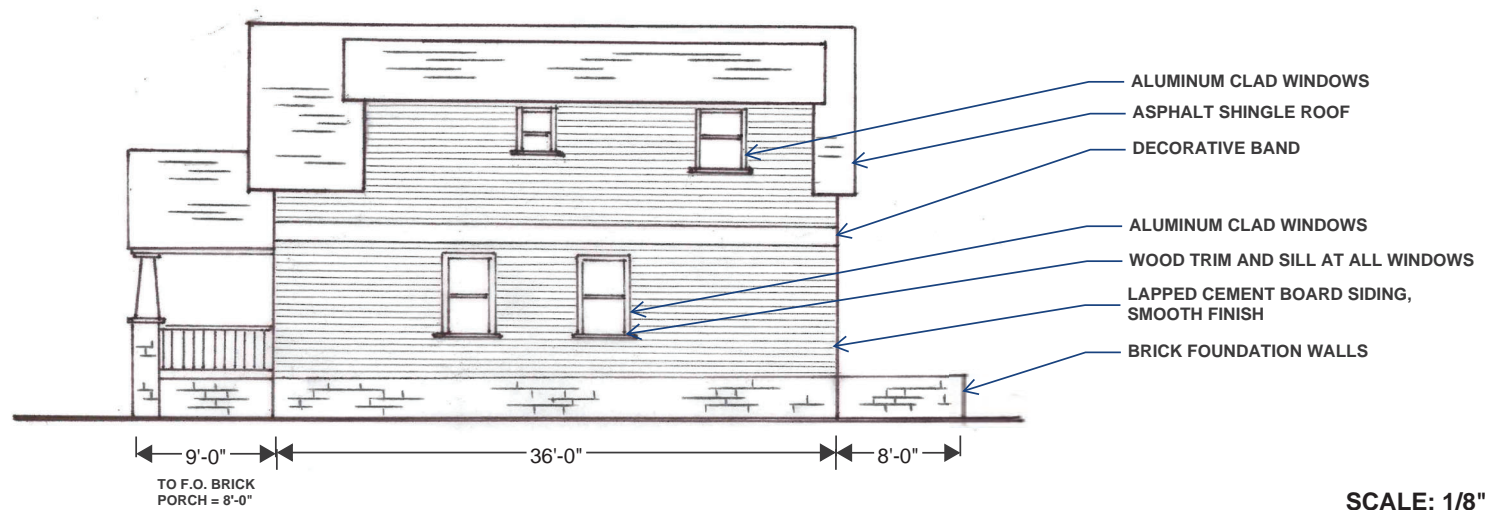
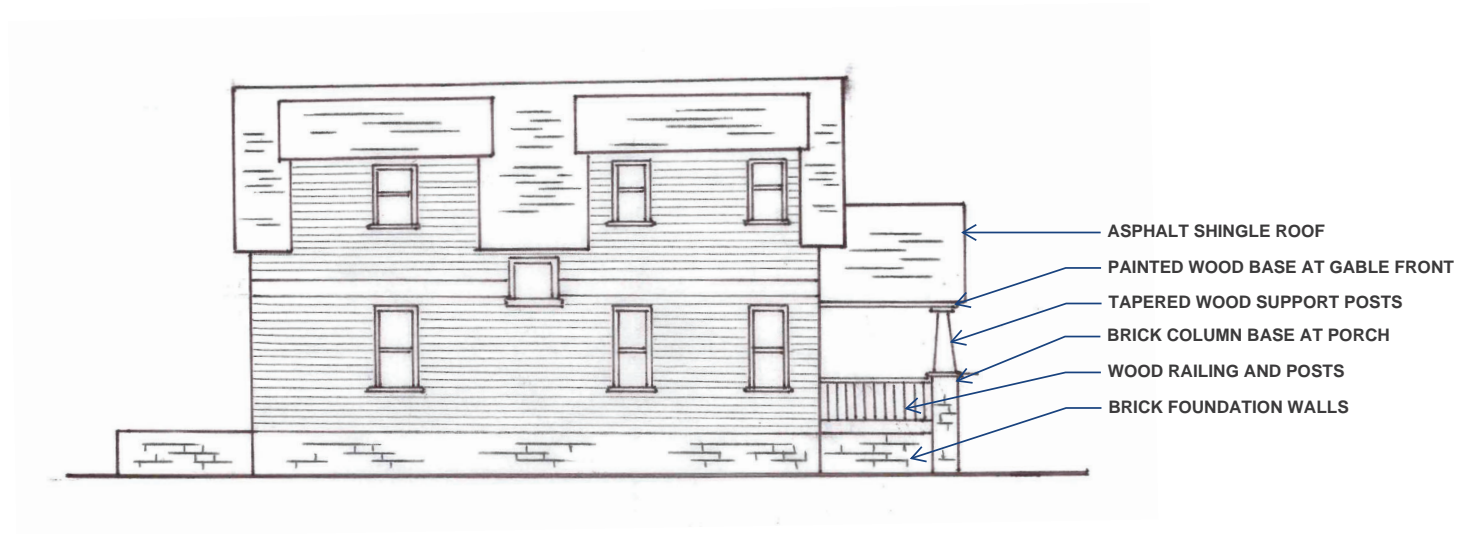
SCALE: 1/8" = 1'-0"

# LEONARD PLACE TOWNHOMES

## HISTORIC ZONING COMMISSION ELEVATIONS

REFER TO PLANS FOR  
ADDITIONAL DIMENSIONS

SEE DETAIL IMAGES  
SHEET FOR ADDITIONAL  
INFORMATION



SCALE: 1/8" = 1'-0"

LEONARD PLACE TOWNHOMES

HISTORIC ZONING COMMISSION ELEVATIONS

REFER TO PLANS FOR  
ADDITIONAL DIMENSIONS

SEE DETAIL IMAGES  
SHEET FOR ADDITIONAL  
INFORMATION





**BRICK COLUMN BASE WITH TAPERED COLUMN**



**WOOD DOOR & TRIM**



**SHAKER SIDING**



**BEADBOARD CEILING ON PORCH**



**GABLE BRACKET**



**WINDOW TRIM & SILL**

**LEONARD PLACE TOWNHOMES**  
**HISTORIC ZONING COMMISSION - DETAIL IMAGES**