



# Staff Report

Knoxville Historic Zoning Commission

File Number: 11-J-25-HZ

**Meeting:** 12/18/2025  
**Applicant:** Daniel A. Sanders  
**Owner:** Daniel A. Sanders

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## Property Information

**Location:** 911 Eleanor St. **Parcel ID** 81 M L 009  
**District:** Fourth and Gill H  
**Zoning:** RN-2 (Single-Family Residential Neighborhood)  
**Description:** Vacant lot.

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## Staff Recommendation

Staff recommends approval of Certificate 11-J-25-HZ, subject to the following conditions:

- 1) the final site plan, including garage and accessory dwelling unit, to meet City Engineering standards, with minor revisions to be approved by staff;
- 2) final window, door, and garage door specifications be submitted to staff for approval;
- 3) the siding to be fiber cement lap siding with a 4-5" exposure and labelled as lap siding on plans;
- 4) the elevation drawings be revised to clearly and consistently label and depict the use of fiber cement siding and its associated trim, particularly on the front and right elevations, to be approved by staff; and
- 5) receiving necessary variance from the Board of Zoning appeals.

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## Description of Work

Level II Major Repair or Replacement

Revisions to 5-C-25-HZ for a new primary structure fronting Eleanor Street. Revised side setbacks from 10'-1" to 7'-7" and from 5' to 7'-2". Revised ADU/garage side setback from 5' to 6'-2". Revised front-door cladding on front-gable massings on façade and rear elevation from brick veneer to smooth-finish fiber cement "butt-board" siding, with different window and door trim for brick veneer and fiber cement cladding.

Façade: Revised front door to add sidelites and to widen the transom window. Revised cladding on first-story massing with front porch from brick veneer to smooth-finish fiber cement "butt-board" siding. Revised chimney placement to gable ridge.

Right elevation: Increased depth of first story, reducing deck depth, and made deck flush with the side of the house instead of slightly recessed. Removed railing from part of deck and added additional support column. Revised paired casement windows to a group of two casement windows flanking a fixed window.

Left elevation: Extending landing of side deck and added a shed roof supported by a column. Fixed windows revised to casements and minor revisions to placement and sizing.

Rear elevation: Widened deck to be flush with side of the house. Revised deck roof to from shed to partial hipped

roof. Relocated deck steps to lead from left secondary entrance. Revised column placement. Revised left secondary entrance to have two sidelites. Increased width of right secondary entrance and sidelites. Side view of shed roof on left elevation. Insect screening location clarified to entirety of rear deck.

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## Comments

1. In May 2025 the plans for the house and ADU/garage were approved with the conditions that “1) final site plan, including garage and accessory dwelling unit, to meet City Engineering standards, with minor revisions to be approved by staff; 2) final window, door, and garage door specifications to be submitted to staff for approval.” Only the placement of the ADU/garage has been revised. A variance to appeal the building coverage of the lot for the active permit is scheduled for the December 16 Board of Zoning Appeals meeting.
  2. The revisions to the side setbacks for the ADU/garage and house are appropriate. The final site plan, including garage and accessory dwelling unit, should meet City Engineering standards, with minor revisions to be approved by staff.
  3. The revisions to window placement, operation, and size meet the design guidelines. The revised front door design better achieves the “strong sense of entry” recommended by the design guidelines from the previous plans, and it clearly distinguishes the primary entrance as more formal than the secondary entrances. The revisions to the secondary entrances on the rear elevation do give them a more formal appearance, but they are clearly secondary in nature.
  4. The use of a hipped roof on the rear deck and the addition of a shed roof on the side entrance meet the guidelines. The minor revisions to the sizing of these decks and the massing on the right elevation meet the design guidelines.
  5. The first-story brick veneer cladding on the front gable massings has been revised to smooth-finish fiber cement “butt board” siding; the lighting detail shows the siding to have an overlap and 6” exposure. Fiber cement lap siding has been approved on new construction typically with a smooth finish and 4-5” exposure. The façade and right elevation drawings show an inconsistent use of brick and fiber cement siding on the recessed massing. The drawings should be revised to clearly and consistently label and depict the use of fiber cement siding and its associated trim, to be approved by staff.
  6. Specifications for the windows, doors, and garage door have not been submitted. The brick veneer cladding on the foundation should be retained.
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## Applicable Design Guidelines

Fourth and Gill Design Guidelines, adopted by the Knoxville City Council on April 20, 1999 and June 29, 1999.

### Roofs

1. The shape and pitch of roofs on new construction should imitate the shape and pitch of roofs on neighboring existing houses or other houses of the same architectural style. Replacement roofs should copy the shape and pitch of original roofs, and the soffit, fascia and trim detail between roof and wall should mimic the original.
2. The eaves on additions or new buildings should have an overhang that mimics the original eave, or where this is not feasible, mimics the existing buildings near the property. A minimum eave overhang of at least eight inches should be used on new construction. Fascia boards should be included on the gables.
3. Repair or replace roof details (chimneys, roof cresting, finials, attic vent windows, molding, and other unique roof features). Use some of these details in designing new buildings.
4. Materials used in roofing existing buildings or new construction should duplicate the original roofing materials if possible. Asphalt or fiberglass shingles can be appropriate, as are slate, standing seam metal or metal shingle 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.

#### Porches

3. New front porches in Fourth and Gill must be large enough to provide seating, i.e., six to eight feet in depth.
4. In new construction, the proportion of the porches to the front facades should be consistent with the historic porches in the neighborhood. Details such as columns, posts, piers, balustrades and porch flooring must use materials that present a visually and physically appropriate appearance historically.

#### Entrances

4. Secondary entrances should be compatible with the originals in size, scale or materials but should not give the appearance of a primary entrance.

#### Wall Materials

##### Wood

3. New construction should use wood materials rather than aluminum or vinyl siding. New buildings should also use corner and trim boards and appropriate door and window trim. Concrete composition planks may be appropriate for new construction.
12. Siding or pressboard or particle board, and vertical siding (including T-111) is not appropriate for primary structures in the Fourth & Gill Historic District and should not be used.

#### Infill Buildings

##### Width of Houses and Lots

1. Maintain the historic facade lines of streetscapes by locating the front walls of new buildings in the same plane as the facades of adjacent buildings. A new building should continue and reinforce the alignment established by its neighbors. Never violate the existing setback pattern by placing new buildings in front of or behind the historic facade line.
2. Avoid placing buildings at odd angles to the street.

#### 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 of most buildings from the historic period. Variety of form and massing are essential to the character of the streetscape.
3. New buildings should be designed with a mix of wall areas with door and window elements in the facade like those found on the neighborhood's historic houses. Also consider the width-to-height ratio of bays in the facade. The placement of openings with respect to the facade's overall composition, symmetry, or balanced asymmetry should be carefully imitated.
4. Relate the vertical, horizontal, or nondirectional facade character of new buildings to the predominant directional alignment of nearby buildings. A new building should continue and reinforce the alignment established by its neighbors.
5. Relate the roof forms of the new buildings to those found in the area. Duplication of the existing or traditional roof shapes, pitches, and materials on new construction is one way of making new structures more visually compatible.

#### Height of Foundations and Stories

1. As a general rule, construct new buildings to equal the average height of existing buildings on the street.
2. Raised foundations, or the appearance of raised foundations, must be designed for any new housing constructed in Fourth and Gill. The height of the foundation should replicate those of adjoining buildings.
3. If building new structures, the eave lines should conform to those of adjacent properties. Divisions between stories should either be omitted, or should mimic neighborhood buildings.

#### Materials

1. The materials used for new buildings should be consistent with existing historic building materials along the street.

#### Features

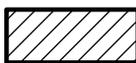
1. Always design front facades with a strong sense of entry. Strongly emphasized side entries, or entries not defined by a porch or similar transitional element, result in an incompatible flat first-floor facade.
2. Avoid replicating or imitating the styles, motifs, or details of older periods. Such attempts can present a confusing picture of the true character of the historical area.

#### Outbuildings

1. Buildings resembling servants' quarters or carriage houses, work buildings, or simple one story garages are appropriate to be constructed in the Fourth and Gill Historic District. Their size and construction should use materials that correspond to the original primary buildings on the lot.



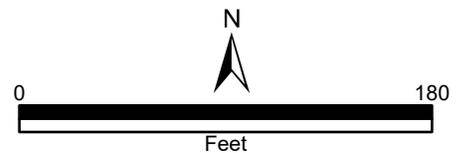
**11-J-25-HZ**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



**911 Eleanor St. 37917**  
**Fourth and Gill H**

Original Print Date: 11/7/2025  
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Daniel A. Sanders





# DESIGN REVIEW REQUEST

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

Daniel A. Sanders

Applicant

November 5, 2025

November

11-J-25-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

Daniel A. Sanders

Name

Company

714 Haynes Place

Knoxville

TN

37917

Address

City

State

Zip

865-316-9626

das@lyb.law

Phone

Email

## CURRENT PROPERTY INFO

Same

Owner Name (if different from applicant)

Owner Address

Owner Phone

911 ELEANOR

81 ML 009

Property Address

Parcel ID

Fountain & Gill

RN-2

Neighborhood

Zoning

## AUTHORIZATION

Malynda Wollert

Malynda Wollert

11-5-25

Staff Signature

Please Print

Date

Daniel A. Sanders

DANIEL A. SANDERS

11/5/25

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: Minor Changes to Plan.  
 \_\_\_\_\_  
 \_\_\_\_\_

**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**

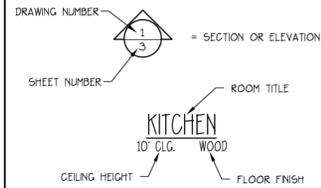
- Property Owners / Option Holders

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

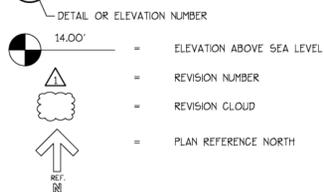
|               |       |   |
|---------------|-------|---|
| <b>FEE 1:</b> | \$100 | <b>TOTAL:</b><br><br>100.00<br>Paid 11/5/25<br>DD |
| <b>FEE 2:</b> |       |   |
| <b>FEE 3:</b> |       |   |

## SYMBOLS + KEYS

DOOR AND WINDOW SIZE KEY  
2860 = 2'-8" WIDE x 6'-0" HIGH



### 1 DRAWING TITLE



|      |                          |
|------|--------------------------|
| SW   | SINGLE POLE SWITCH       |
| SW3  | THREE WAY SWITCH         |
| SW4  | FOUR WAY SWITCH          |
| SWD  | DIMMER SWITCH            |
| SWSC | SPEED CONTROL            |
| DO   | DUPLEX OUTLET            |
| DOH  | 1/2 HOT OUTLET           |
| WFO  | WATER PROOF OUTLET       |
| GFO  | GROUND FAULT OUTLET      |
| QDO  | QUADRUPLX OUTLET         |
| SO   | SPECIALTY OUTLET         |
| FO   | FLOOR OUTLET             |
| TJ   | TELEPHONE JACK           |
| T    | THERMOSTAT               |
| TJ   | TELEVISION JACK          |
| V    | VENT                     |
| V/L  | VENT w/ LIGHT            |
| SF   | SURFACE MOUNTED FIXTURE  |
| RF   | RECESSED FIXTURE         |
| WF   | WALL MOUNTED FIXTURE     |
| FL   | FLOOD LIGHT              |
| LF   | LED FIXTURE              |
| CF   | CEILING FAN              |
| SL   | STRIP LIGHTING           |
| CB   | CEILING BOX              |
| DC   | DOOR CHIME               |
| EP   | ELECTRICAL PANEL         |
| SD   | SMOKE DETECTOR           |
| CO   | CARBON MONOXIDE DETECTOR |

CONCEPTUAL RENDERING



## DRAWING INDEX

- 0 COVER SHEET
- 5 SITE PLAN
- 1 FOUNDATION PLAN
- 2 BASEMENT PLAN/ ELECTRICAL LAYOUT
- 3 FIRST FLOOR PLAN
- 4 SECOND FLOOR PLAN
- 5 FRONT/ RIGHT ELEVATIONS
- 6 BACK/ LEFT ELEVATIONS
- 7 WALL SECTIONS/ DETAILS/
- 8 WALL SECTION/ DETAILS/ ROOF PLAN
- 9 ELECTRICAL LAYOUTS
- G1 GARAGE FOUNDATION PLAN/ ELECTRICAL LAYOUTS
- G2 GARAGE FLOOR PLANS/ ROOF PLAN
- G3 GARAGE ELEVATIONS
- G4 GARAGE WALL SECTIONS/ DETAILS
- SP SPECIFICATION SHEETS (SEPARATE)

## GENERAL INFO.

### AREA CALCULATIONS

FIRST FLOOR HEATED = 2231 S.F.      SCREENED PORCH = 459 S.F.  
 SECOND FLOOR HEATED = 1501 S.F.      COVERED PORCH = 369 S.F.  
 TOTAL HEATED = 3732 S.F.      GARAGE AND STORAGE = 749 S.F.  
 BASEMENT = 1040 S.F.      ADU OVER GARAGE = 510 S.F.  
 TOTAL BUILDING COVERAGE = 2681 S.F.  
 TOTAL BUILDING COVERAGE = 26.8%

# SANDERS RESIDENCE

911 ELEANOR STREET, KNOXVILLE, TN.

**SANDERS  
RESIDENCE**  
911 ELEANOR STREET, KNOXVILLE, TN

|            |            |
|------------|------------|
| DATE:      | 08/25/2025 |
| JOB NO.:   | 243143     |
| DWG. BY:   |            |
| DWG. NAME: | 243143.DWG |

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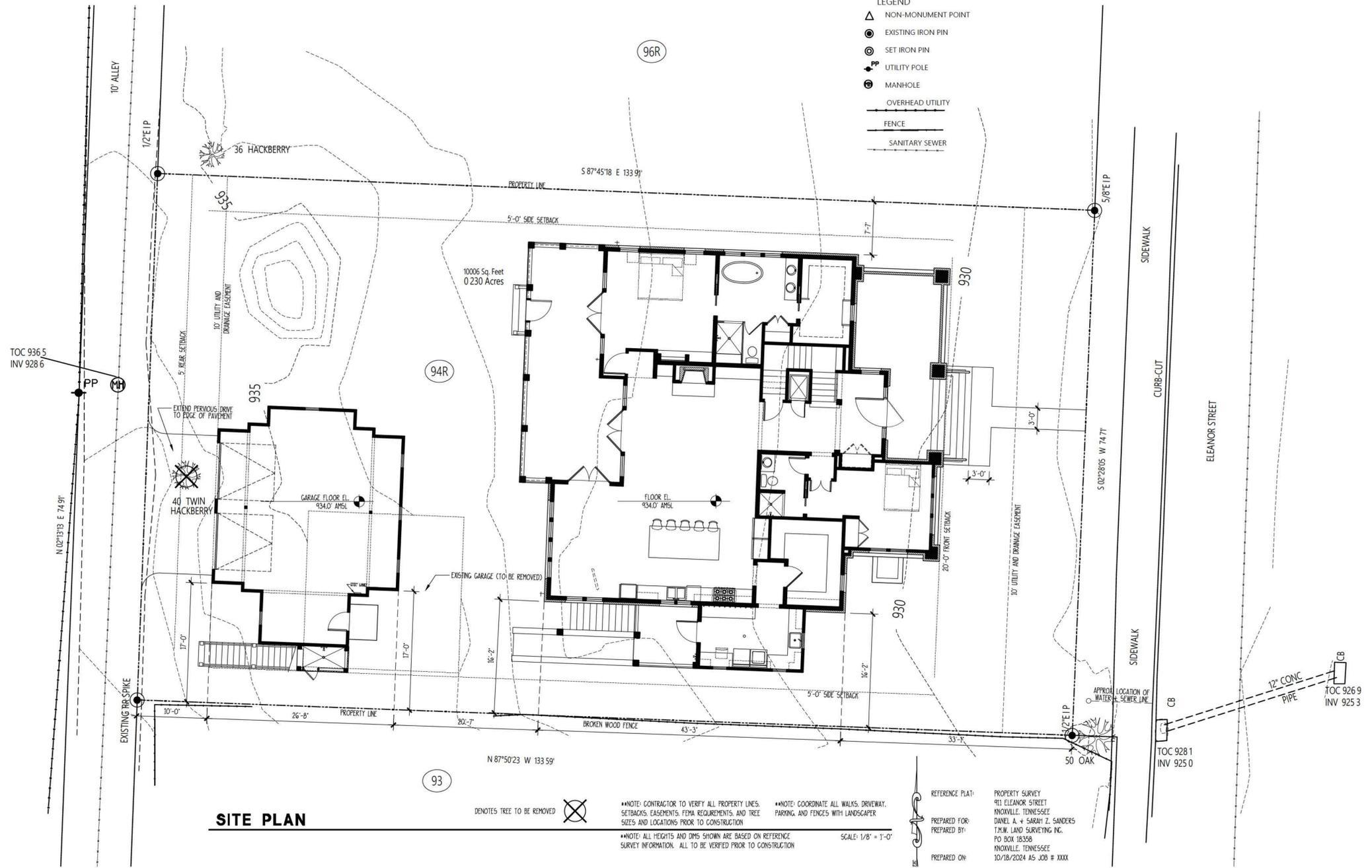
REFERENCE NOTES (REPRODUCED FROM REFERENCE PLAT):

NOTES:

1. SUBJECT TO EASEMENTS OR RIGHT-OF-WAYS, OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS, NOT SHOWN BY THE PUBLIC RECORDS.
2. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL. PROPERTY ZONED RN-2 / HISTORICAL OVERLAY.
3. PROPERTY IS SUBJECT TO ANY AND ALL RESTRICTIONS, CONDITIONS, PLANNING COMMISSION REGULATIONS, ZONING ORDINANCES, RIGHTS-OF-WAY, EASEMENTS, AND BUILDING SETBACK REQUIREMENTS, IF ANY, AFFECTING SAID PROPERTY.
4. ONLY THOSE FEATURES CLEARLY EVIDENT UPON THE SURFACE OF THE GROUND AND/OR NOTED IN THE DEED REFERENCED HEREON ARE SHOWN.

LEGEND

- △ NON-MONUMENT POINT
- EXISTING IRON PIN
- ⊙ SET IRON PIN
- ⊕ UTILITY POLE
- ⊖ MANHOLE
- OVERHEAD UTILITY
- FENCE
- SANITARY SEWER



**SITE PLAN**

⊗ DENOTES TREE TO BE REMOVED

NOTE: CONTRACTOR TO VERIFY ALL PROPERTY LINES, SETBACKS, EASEMENTS, FEMA REQUIREMENTS, AND TREE SIZES AND LOCATIONS PRIOR TO CONSTRUCTION

NOTE: COORDINATE ALL WALKS, DRIVEWAY, PARKING, AND FENCES WITH LANDSCAPER

NOTE: ALL HEIGHTS AND DIMS SHOWN ARE BASED ON REFERENCE SURVEY INFORMATION. ALL TO BE VERIFIED PRIOR TO CONSTRUCTION

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

REFERENCE PLAT:

PREPARED FOR:

PREPARED BY:

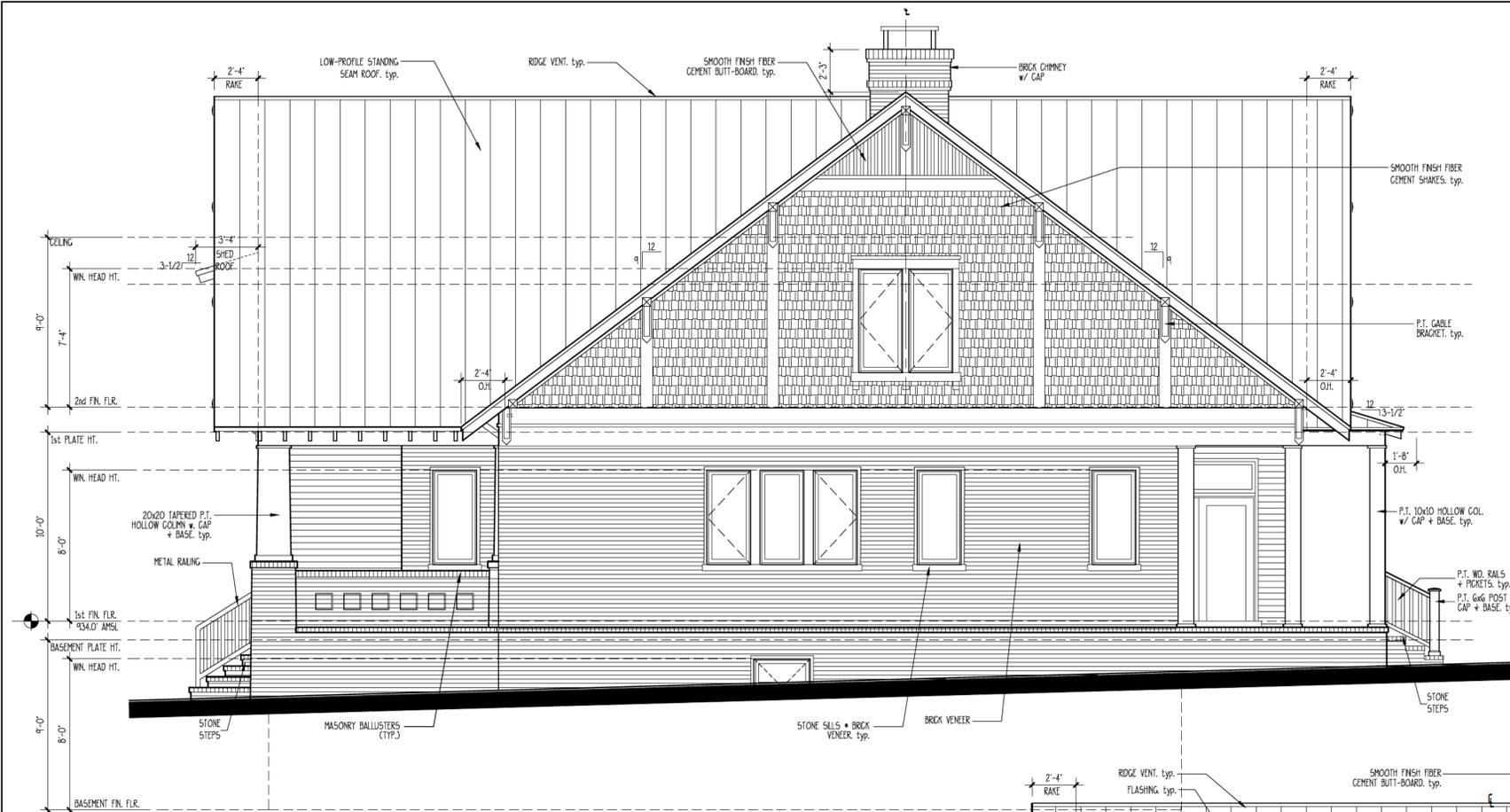
PREPARED ON:

PROPERTY SURVEY  
911 ELEANOR STREET  
KNOXVILLE, TENNESSEE  
DANIEL A. & SARAH Z. SANDERS  
T.M.W. LAND SURVEYING, INC.  
PO BOX 18356  
KNOXVILLE, TENNESSEE  
10/18/2024 AS JOB # XXXX

**SANDERS  
RESIDENCE**  
911 ELEANOR STREET, KNOXVILLE, TN

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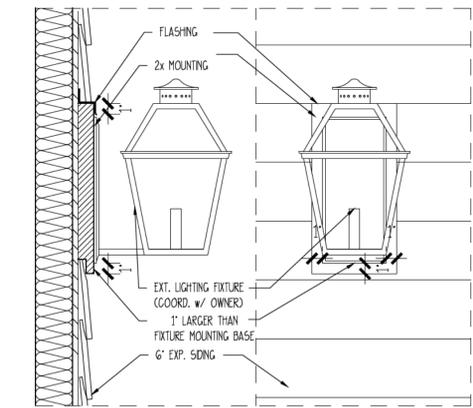




**2 RIGHT ELEVATION**

NOTE: 1) INSECT SCREEN REMOVED FROM ELEVATIONS FOR CLARITY

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

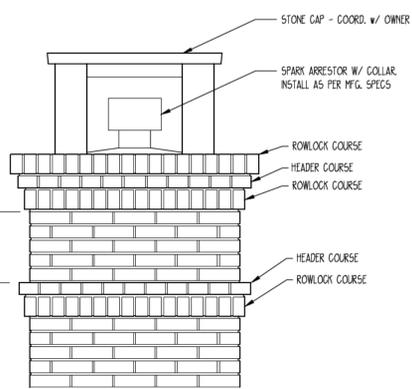


**3 EXTERIOR LIGHTING MOUNT DETAIL**

SCALE: 1 1/2" = 1'-0"

**4 CHIMNEY CAP DETAIL**

SCALE: 3/4" = 1'-0"



**1 FRONT ELEVATION**

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

SANDERS  
RESIDENCE

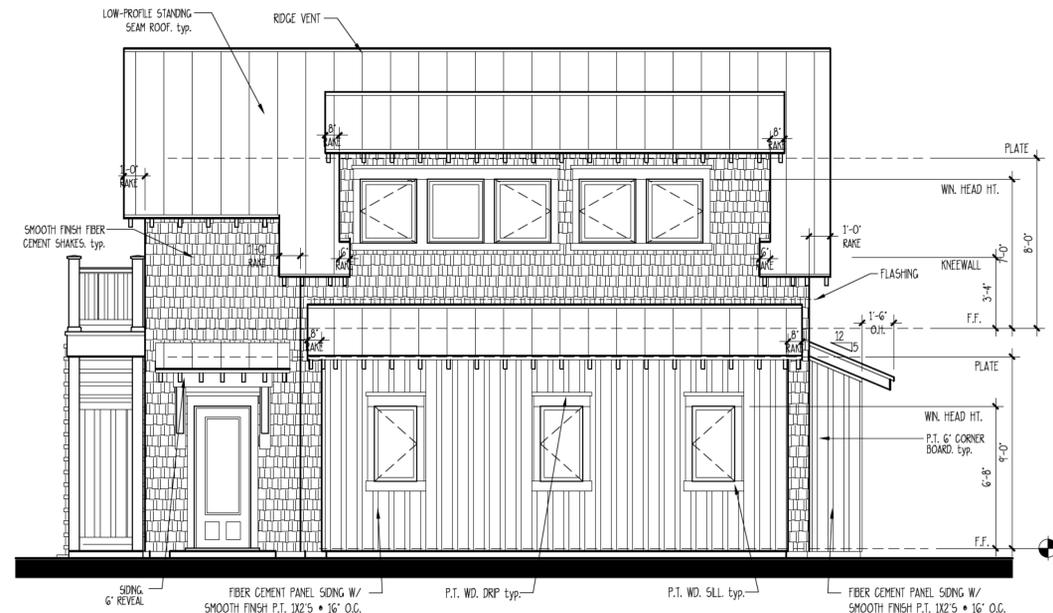
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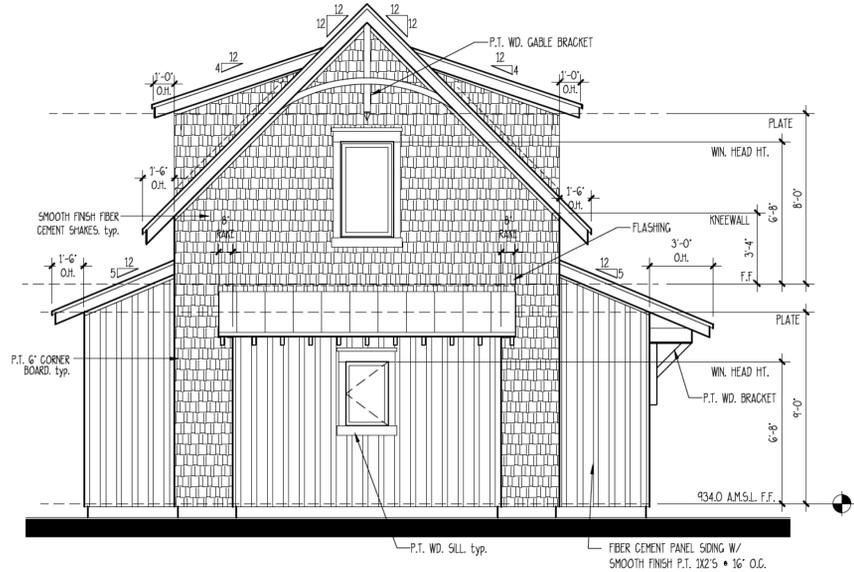
**5**





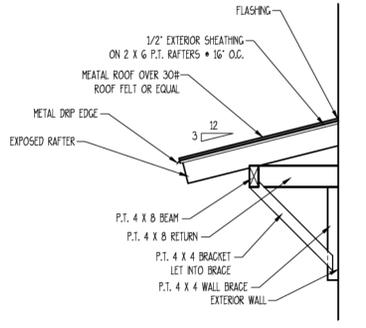
**4 REAR ELEVATION**

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



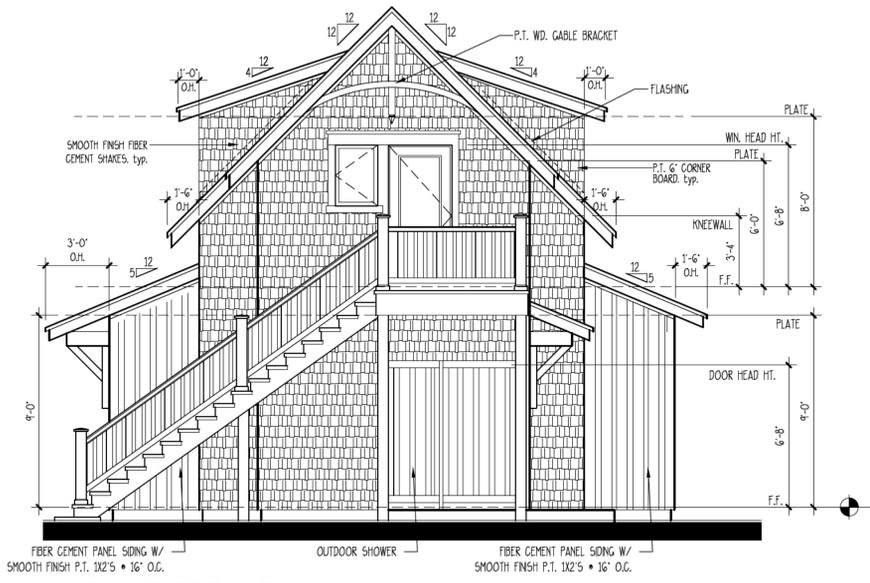
**3 LEFT ELEVATION**

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



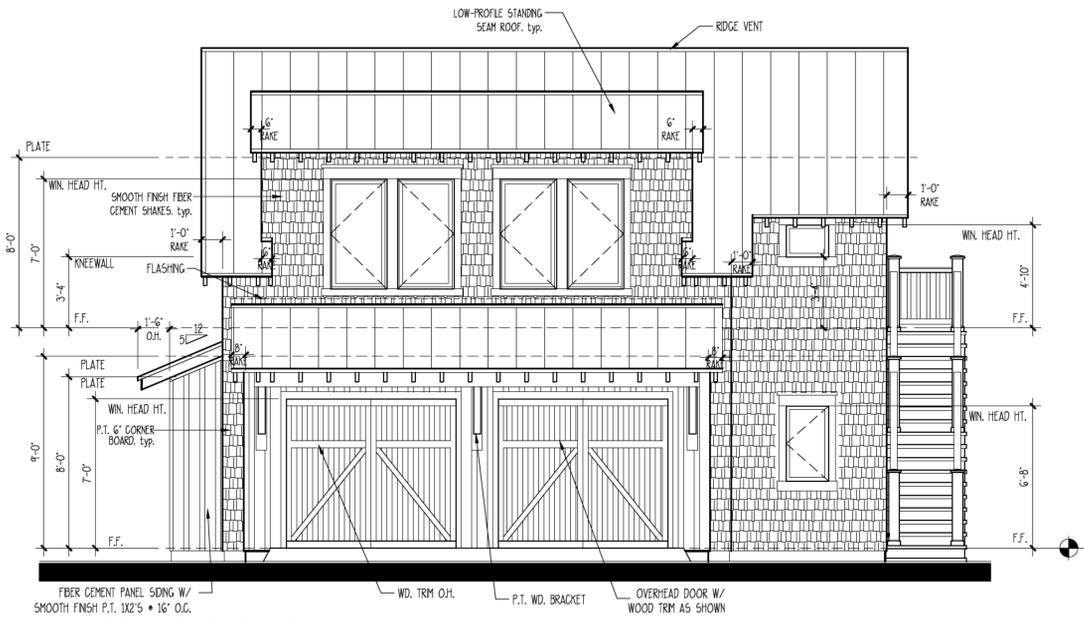
**5 BRACKET ROOF DETAIL**

SCALE: 3/8" = 1'-0"



**2 RIGHT ELEVATION**

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

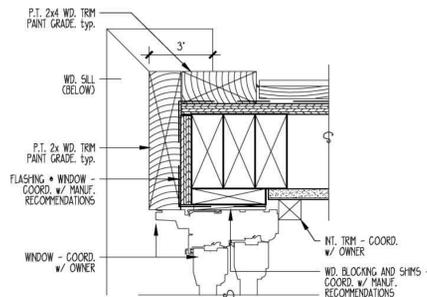


**1 FRONT ELEVATION**

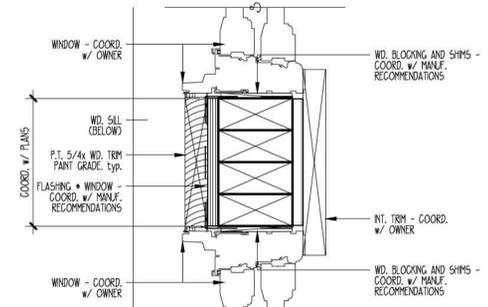
SCALE: 1/4" = 1'-0"

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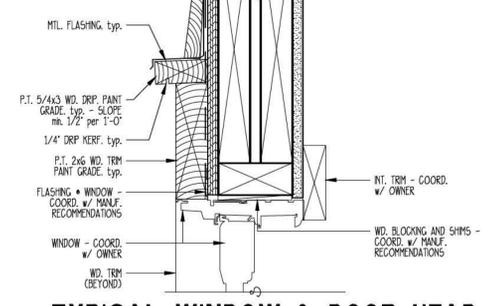




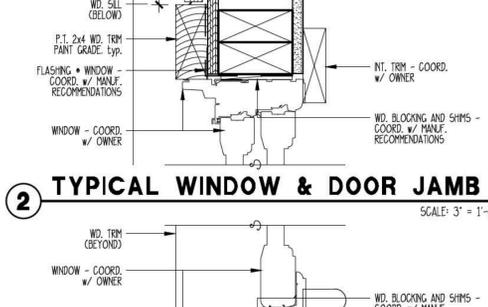
**5 TYPICAL DORMER JAMB**  
SCALE: 3" = 1'-0"



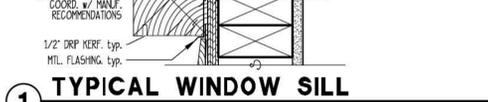
**4 TYPICAL WINDOW JAMB & MULL**  
SCALE: 3" = 1'-0"



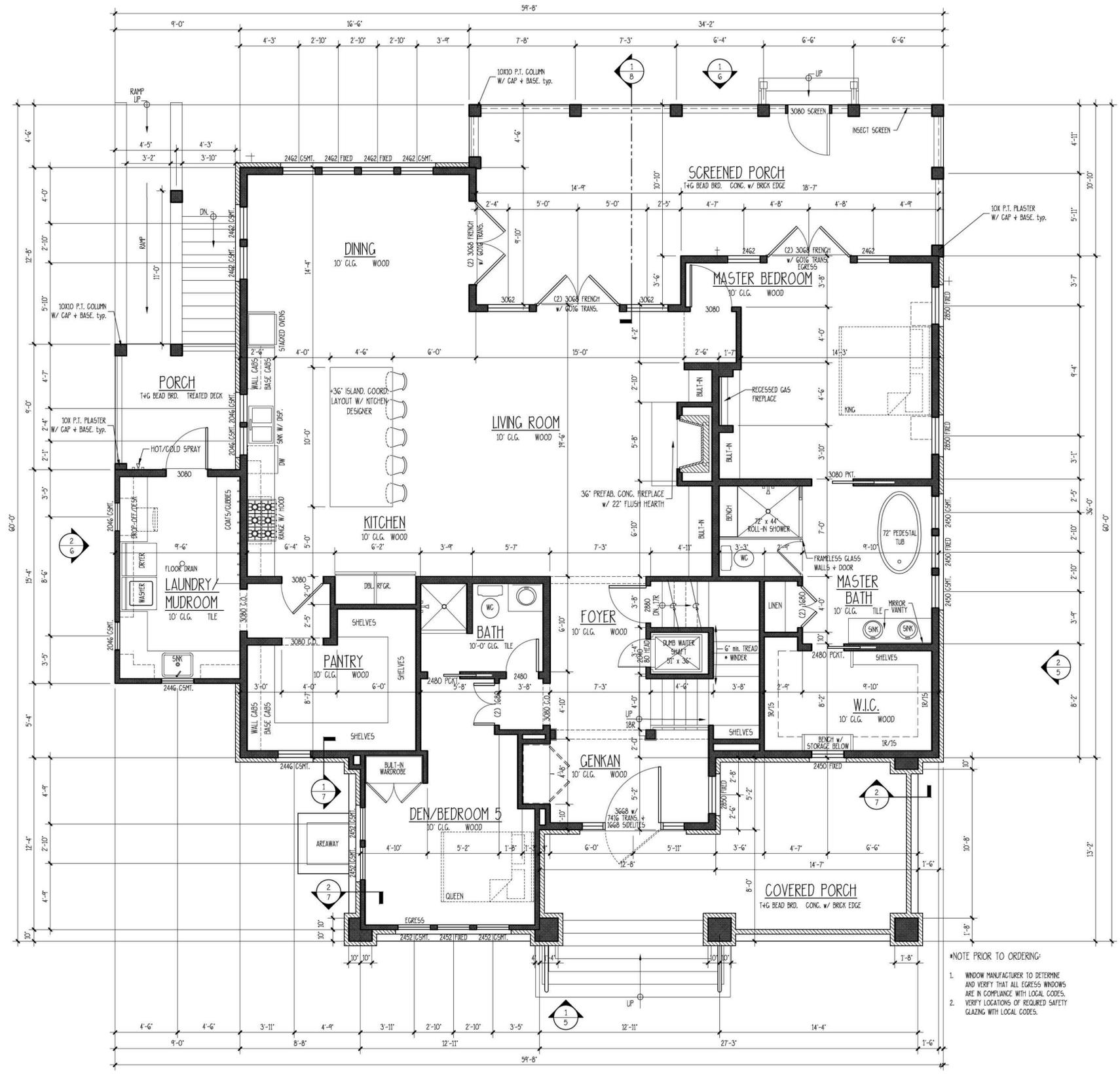
**3 TYPICAL WINDOW & DOOR HEAD**  
SCALE: 3" = 1'-0"



**2 TYPICAL WINDOW & DOOR JAMB**  
SCALE: 3" = 1'-0"



**1 TYPICAL WINDOW SILL**  
SCALE: 3" = 1'-0"



**FIRST FLOOR PLAN**

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

NOTE PRIOR TO ORDERING:  
1. WINDOW MANUFACTURER TO DETERMINE AND VERIFY THAT ALL EGRESS WINDOWS ARE IN COMPLIANCE WITH LOCAL CODES.  
2. VERIFY LOCATIONS OF REQUIRED SAFETY GLAZING WITH LOCAL CODES.

**SANDERS RESIDENCE**  
911 ELEANOR STREET, KNOXVILLE, TN

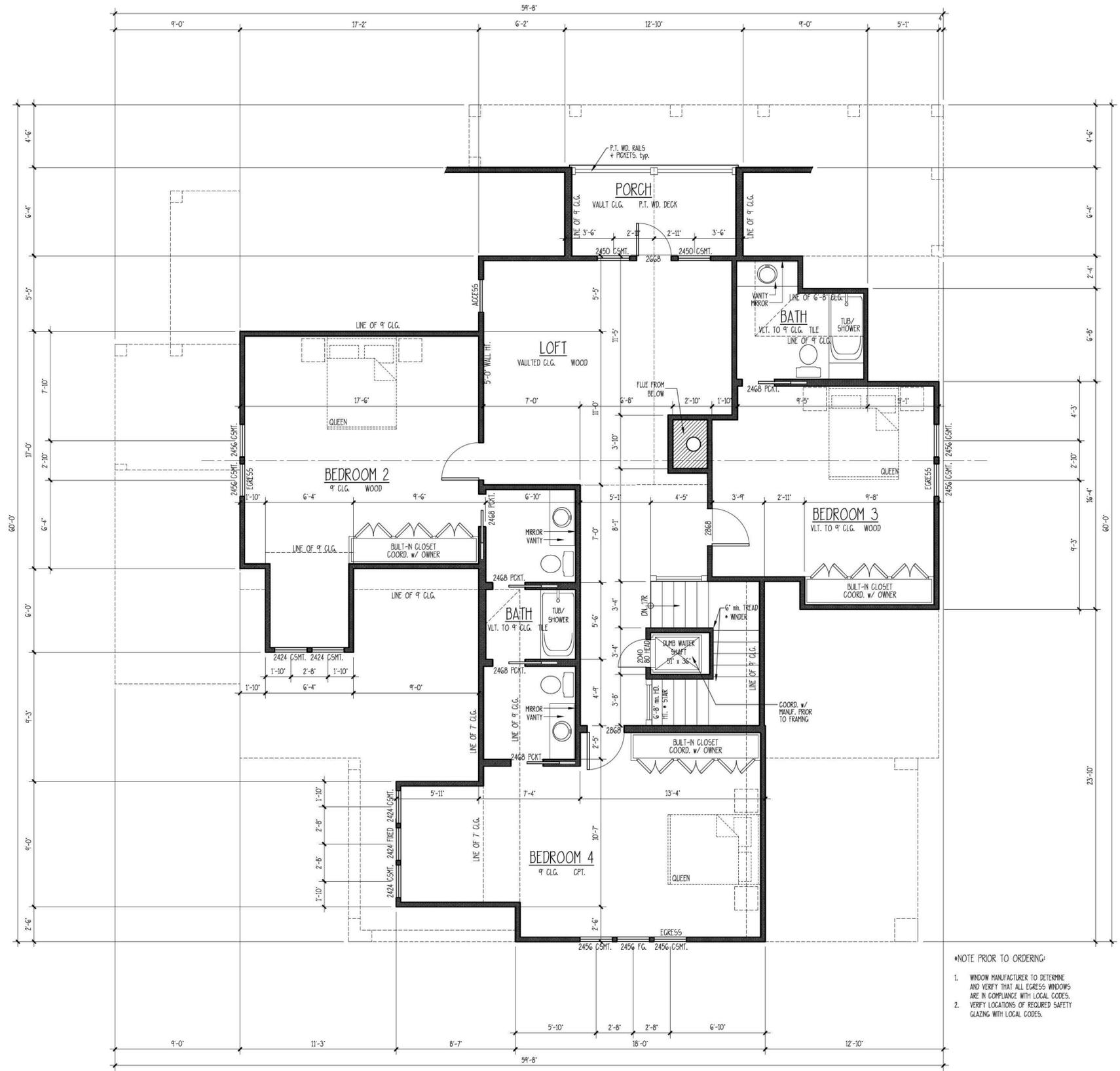
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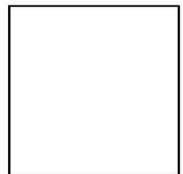
**3**



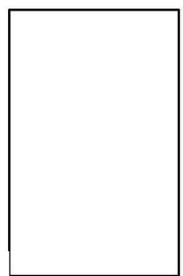
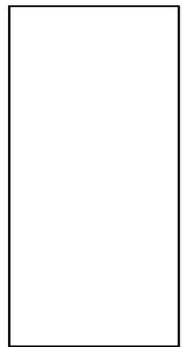
**SECOND FLOOR PLAN**

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

- \*NOTE PRIOR TO ORDERING\*
1. WINDOW MANUFACTURER TO DETERMINE AND VERIFY THAT ALL EGRESS WINDOWS ARE IN COMPLIANCE WITH LOCAL CODES.
  2. VERIFY LOCATIONS OF REQUIRED SAFETY GLAZING WITH LOCAL CODES.



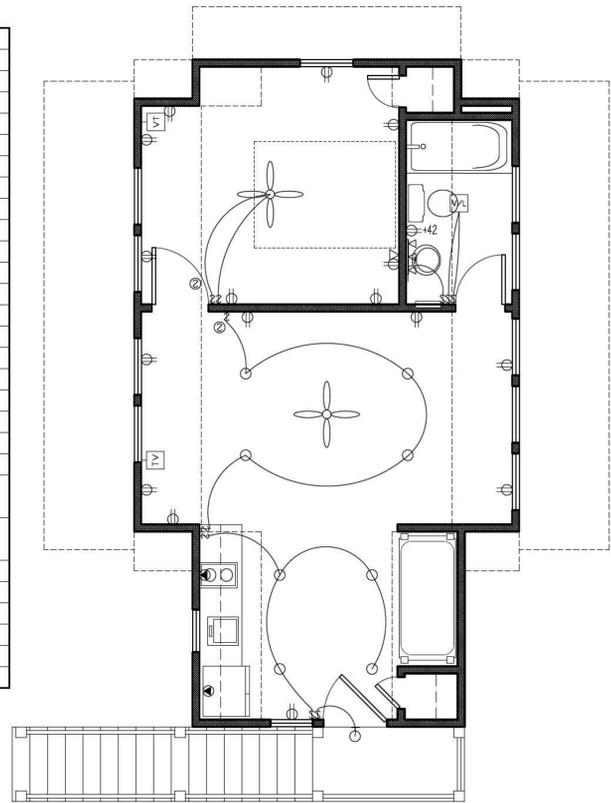
**SANDERS RESIDENCE**  
911 ELEANOR STREET, KNOXVILLE, TN



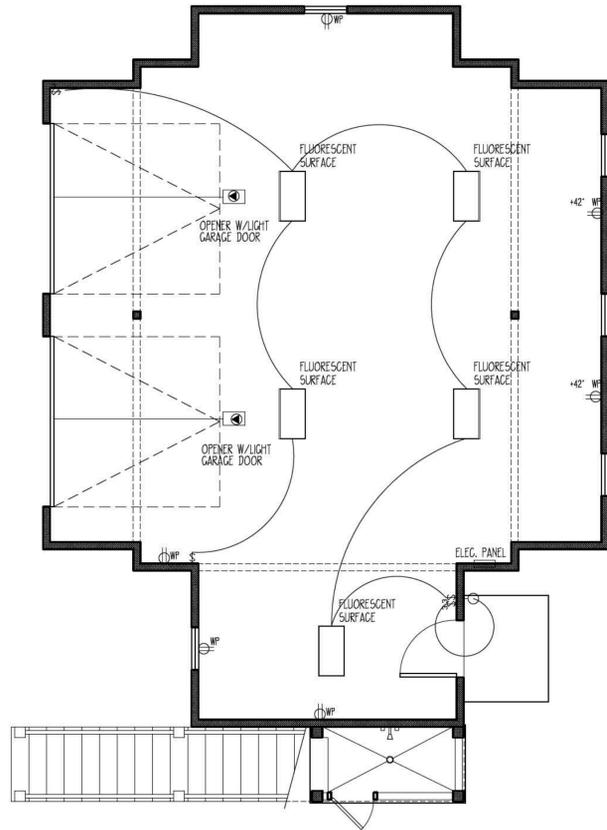
|            |            |
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| DATE:      | 08/25/2025 |
| JOB NO.:   | 243143     |
| DRAWN BY:  |            |
| DWG. NAME: | 243143.DWG |

**4**

|   |                          |
|---|--------------------------|
| ⊖ | SINGLE POLE SWITCH       |
| ⊖ | THREE WAY SWITCH         |
| ⊖ | FOUR WAY SWITCH          |
| ⊖ | DIMMER SWITCH            |
| ⊖ | SPEED CONTROL            |
| ⊖ | DUPLEX OUTLET            |
| ⊖ | 1/2 HOT OUTLET           |
| ⊖ | WP WATER PROOF OUTLET    |
| ⊖ | GF GROUND FAULT OUTLET   |
| ⊖ | QUADRUPEX OUTLET         |
| ⊖ | SPECIALTY OUTLET         |
| ⊖ | FLOOR OUTLET             |
| ⊖ | TELEPHONE JACK           |
| ⊖ | THERMOSTAT               |
| ⊖ | TELEVISION JACK          |
| ⊖ | VENT                     |
| ⊖ | VENT w/ LIGHT            |
| ⊖ | SURFACE MOUNTED FIXTURE  |
| ⊖ | RECESSED FIXTURE         |
| ⊖ | WALL MOUNTED FIXTURE     |
| ⊖ | FLOOD LIGHT              |
| ⊖ | LED FIXTURE              |
| ⊖ | CEILING FAN              |
| ⊖ | STRIP LIGHTING           |
| ⊖ | CEILING BOX              |
| ⊖ | DOOR CHIME               |
| ⊖ | ELECTRICAL PANEL         |
| ⊖ | SMOKE DETECTOR           |
| ⊖ | CARBON MONOXIDE DETECTOR |



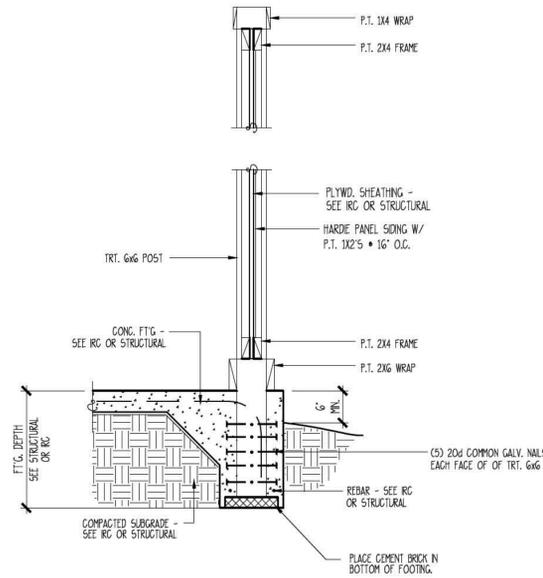
**GARAGE SECOND FLOOR ELECTRICAL PLAN**  
SCALE: 1/4" = 1'-0"



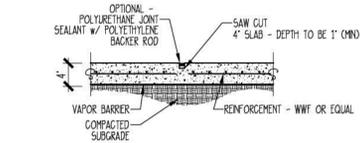
**GARAGE FIRST FLOOR ELECTRICAL PLAN**  
SCALE: 1/4" = 1'-0"

- \*NOTE:
- COORDINATE LANDSCAPE LIGHTING REQUIREMENTS AND LOCATION w/ OWNER.
  - COORDINATE TELECOMMUNICATIONS SYSTEM REQUIREMENTS w/ OWNER.
  - COORDINATE SOUND SYSTEM REQUIREMENTS w/ OWNER.
  - COORDINATE CENTRAL VACUUM REQUIREMENTS + LOCATION w/ OWNER.

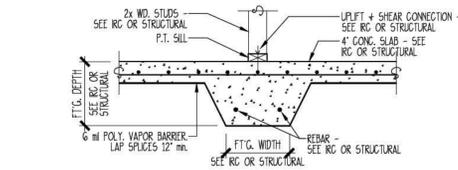
**4 SHOWER FENCE DETAIL**  
SCALE: 3/4" = 1'-0"



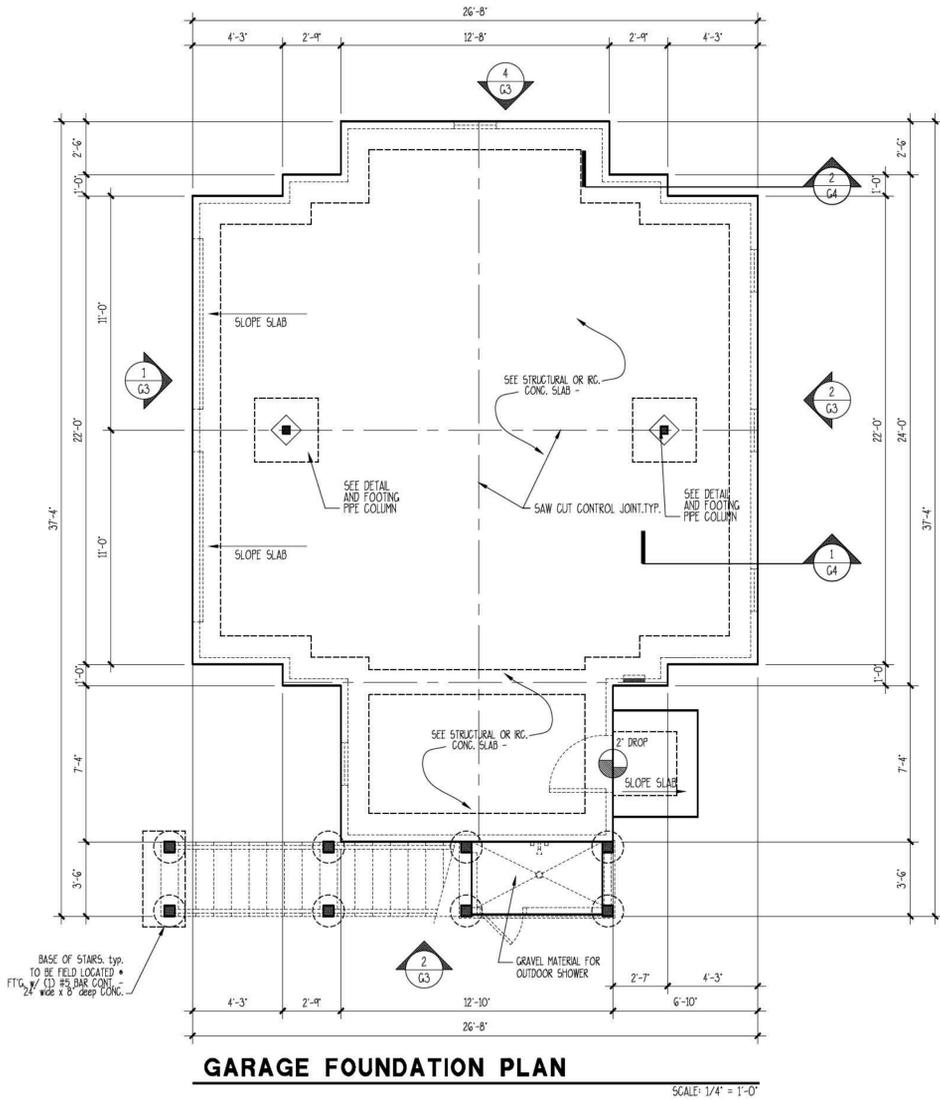
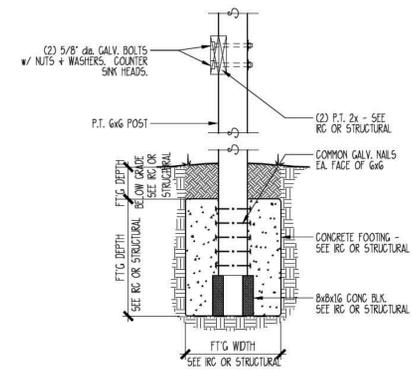
**3 CONTROL JOINT DETAIL**  
SCALE: 3/4" = 1'-0"



**2 THICKENED SLAB DETAIL**  
NOT TO SCALE



**1 6x6 POST DETAIL**  
SCALE: 3/4" = 1'-0"

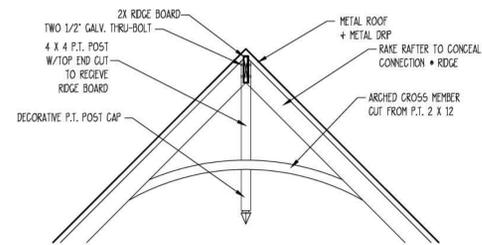


**GARAGE FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"

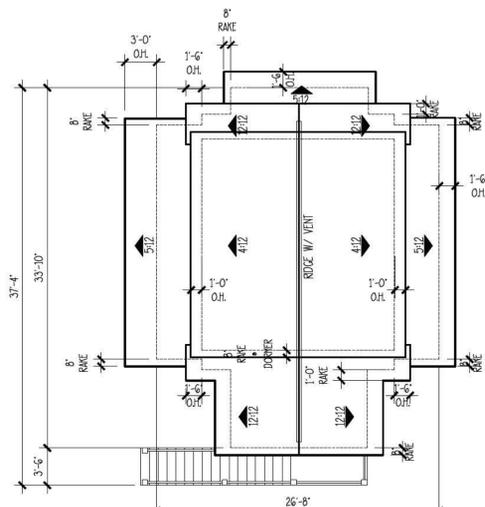
**SANDERS RESIDENCE**  
911 ELEANOR STREET, KNOXVILLE, TN

|            |            |
|------------|------------|
| DATE:      | 08/25/2025 |
| JOB NO.:   | 243143     |
| DRAWN BY:  |            |
| DWG. NAME: | 243143.DWG |

**G1**

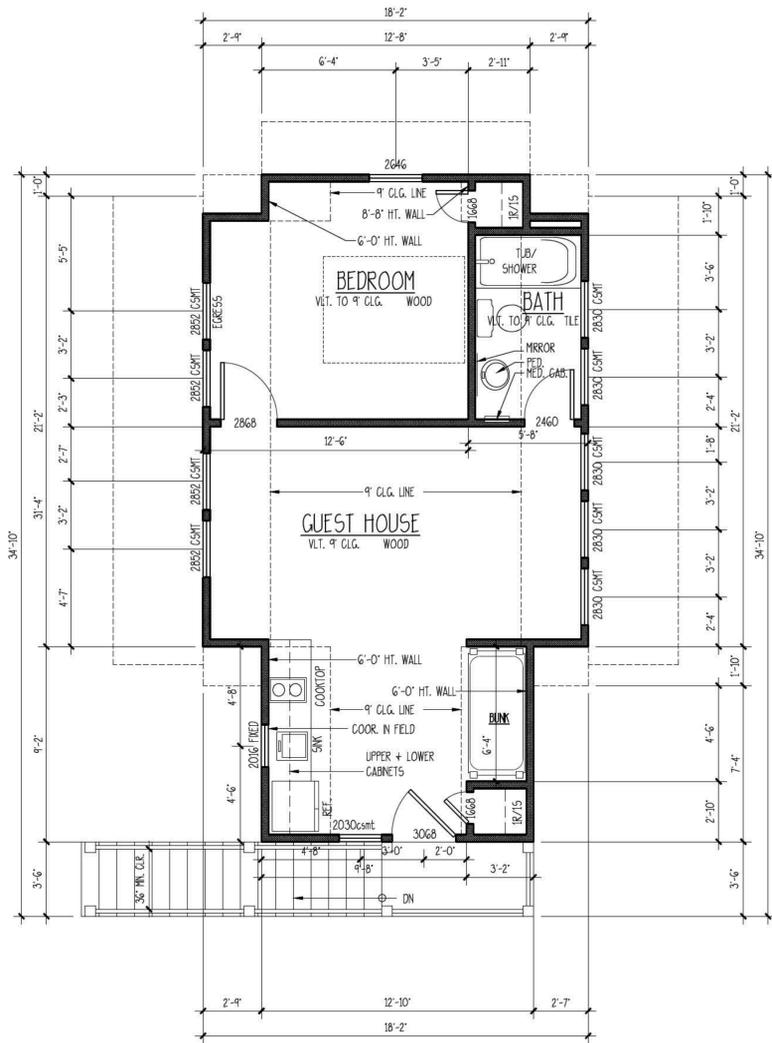


**1 GABLE BRACKET DETAIL** SCALE: 3/8" = 1'-0"

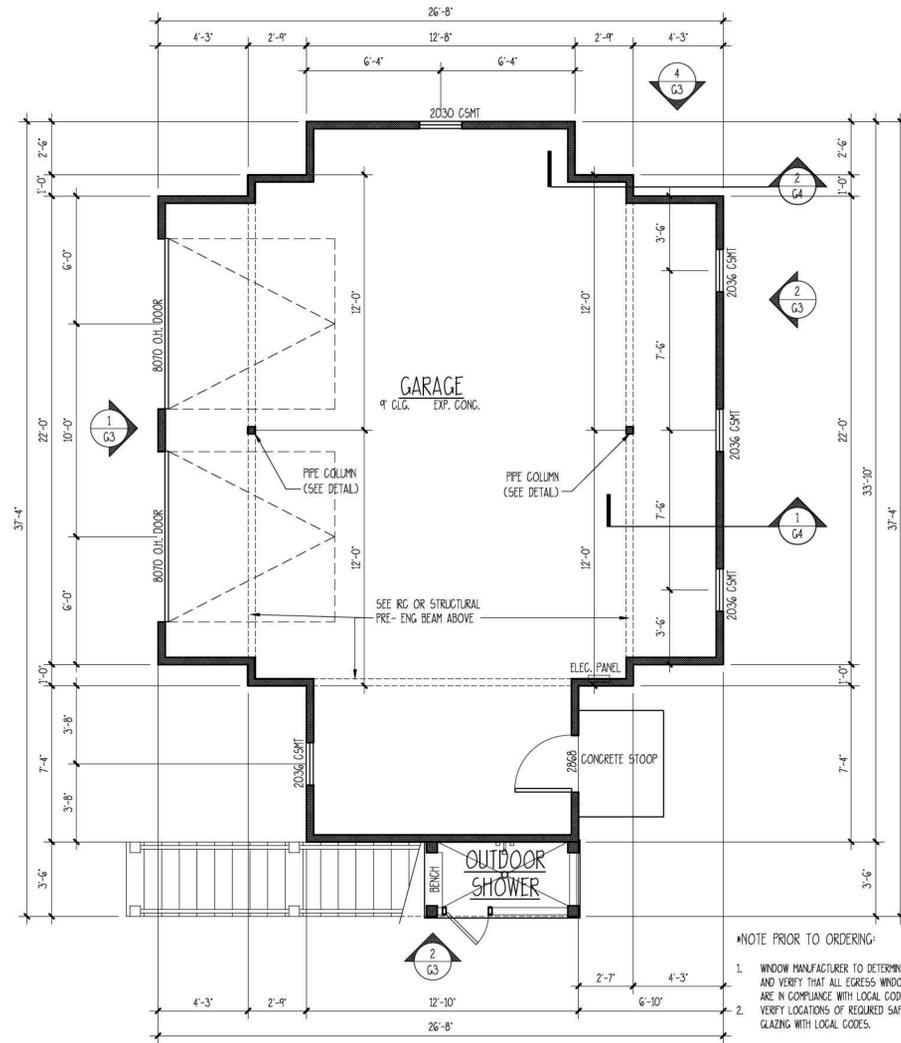


**ROOF PLAN** SCALE: 1/8" = 1'-0"

- \*NOTE:
1. ALL PENETRATIONS TO BE LOCATED AS INCONSPICUOUSLY AS POSSIBLE. • REAR OR SIDES OF HOUSE AS POSSIBLE.
  2. ROOF PENETRATIONS NEED TO BE KEPT TO A MINIMUM. (COMBINED WHEN POSSIBLE).
  3. ALL ROOF / WALL PENETRATIONS TO BE PAINTED TO MATCH ROOF COLOR.
  4. TWO (2) LAYERS UNDERLAYMENT REQUIRED WHEN 4:12 ROOF PITCH OR LOWER.
  5. METAL ROOF SEAMS NOT TO EXCEED 16" O.C.
  6. METAL ROOF SEAMS TO BE 1 1/2" TO 1 3/4" IN HEIGHT



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



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

- \*NOTE PRIOR TO ORDERING:
1. WINDOW MANUFACTURER TO DETERMINE AND VERIFY THAT ALL EGRESS WINDOWS ARE IN COMPLIANCE WITH LOCAL CODES.
  2. VERIFY LOCATIONS OF REQUIRED SAFETY GLAZING WITH LOCAL CODES.

**SANDERS  
RESIDENCE**

911 ELEANOR STREET, KNOXVILLE, TN

|            |            |
|------------|------------|
| DATE:      | 08/25/2025 |
| JOB NO.:   | 243143     |
| DRAWN BY:  |            |
| DWG. NAME: | 243143.DWG |

**G2**



# Certificate of Appropriateness

Knoxville Historic Zoning Commission

File Number: 5-C-25-HZ

A Certificate of Appropriateness is hereby granted for the following property by the Knoxville Historic Zoning Commission:

**Property Address:** 911 Eleanor St.  
**Parcel ID:** 81 M L 009  
**District:** Fourth and Gill H  
**Owner:** Daniel and Sarah Sanders  
**Applicant:** Daniel and Sarah Sanders

---

**Level of Work:** Level III  
Construction of New Primary Building

**Work Items:**  
Other: New primary structure

**Description of Work:**

New primary structure fronting Eleanor Street. The two-story single-family house will measure 60' wide, and it is proposed to be set 20' from the front property line. The house features a cross-gable roof (9/12 pitch) clad in either low-profile standing seam metal or dimensional asphalt shingles with overhanging eaves (all over 12"), pressure-treated wood gable brackets, faux rafter tails, and trim. The roof also features an internal brick chimney. The house and its foundation will be clad in brick veneer, with gable fields clad in fiber cement shakes with vertical trim. The roof features shed-roof dormers on the façade and left elevation. The application proposes fiberglass, Fibrex composite, or aluminum-clad casement windows as three options for window materials, and includes specific products.

The house features a partial-width front-porch recessed under the front-gable massing, supported by four tapered square columns on brick bases, with a brick guardrail. The porch is accessed by stone steps with a metal railing with simple square balusters. The porch flooring and ceiling materials are not specified.

The façade (west) features five bays. The leftmost bay is located on a projecting, one-story shed roof massing. The façade features three bays of single-light casement or fixed windows, with one bay featuring three adjoining windows adjacent to a quarter-light Craftsman door with a transom. The rightmost bay is recessed in plan to create the deepest portion of the front porch.

The right (north) side elevation features four bays of single-light fixed or casement windows on the main story, with a centrally located pair of single-light casement windows on the upper gable field. The rear deck is accessed by paired French doors. The rear elevation (east) features four bays on the first story, with the left two bays accessing a rear deck recessed under the primary roofline. A second-story balcony is accessible via a single-light door. The rightmost bay features steps leading to the basement level. The left (south) side elevation features five bays of single-light fixed or casement windows. A shed-roof extension clad in shingles projects from the center of the elevation.

The project also includes a new secondary structure, featuring a garage on the first story and an accessory dwelling unit on the second story. The carriage house two-story carriage house will be set 12' from the rear lot line and 5' from the southern side lot line, and it will be accessed via the rear alley. The carriage house features a side-gable roof with shed

dormers, with one-story shed roof massings that will be clad in either asphalt shingles or low-profile standing seam metal, and the rooflines feature overhanging eaves, exposed faux rafter tails, and decorative brackets. The exterior is clad in fiber cement shakes with fiber cement board-and-batten accents, and it has a block foundation. The alley-facing (west) elevation features two carriage-style wooden garage doors recessed under a shed roof.

Conditions of approval per 5/15/2025 HZC: 1) final site plan, including garage and accessory dwelling unit, to meet City Engineering standards, with minor revisions to be approved by staff; 2) final window, door, and garage door specifications to be submitted to staff for approval.

---

**Action:** Approved with Conditions  
**Certified By:** Lindsay Lanois  
**Date Certified:** 5/15/2025 **COA Expiration Date (3 years):** 5/14/2028

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## This Certificate Is Not A Building Permit

To obtain a building permit, drawings stamped as approved by the Historic Zoning Commission (HZC) staff must be submitted along with this Certificate of Appropriateness to the City of Knoxville Plans Review and Inspections Department or the Knox County Codes Administration Department, as appropriate. Any deviation from the drawings and written conditions approved by the HZC will require subsequent review and approval by the HZC or its staff.

*Contact the appropriate building inspections office for permit requirements:*  
City of Knoxville Development Services: 865-215-2992 or 865-215-2991  
Knox County Building Codes Administration: 865-215-2325







**SANDERS  
 RESIDENCE**  
 911 ELEANOR STREET, KNOXVILLE, TN

**ARA**  
**ALLISON RAMSEY**  
 Architects Inc. creating sustainable, timeless design  
 1000 Crispin St.  
 Knoxville, TN 37902  
 www.aradecor.com

THIS PLAN HAS BEEN REVIEWED UNDER THE PROFESSIONAL ENGINEERING ACT AND THE PROFESSIONAL ARCHITECTURE ACT OF THE PROVINCE OF ONTARIO. THE ARCHITECT HAS REVIEWED THE PLAN FOR CONFORMANCE WITH THE ACTS AND REGULATIONS THEREUNDER. THE ARCHITECT'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN OR FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THIS PLAN.

|                  |   |
|------------------|---|
| DATE:            | 04/29/2025                              |
| DRAWN BY:        | AR                                      |
| CHECKED BY:      | AR                                      |
| DATE:            | 04/29/2025                              |
| SCALE:           | AS SHOWN                                |
| PROJECT NO.:     | 25001                                   |
| PROJECT NAME:    | SANDERS RESIDENCE                       |
| PROJECT ADDRESS: | 911 ELEANOR STREET, KNOXVILLE, TN 37902 |
| PROJECT CONTACT: | ALLISON RAMSEY ARCHITECTS INC.          |
| PROJECT PHONE:   | 615-585-1111                            |
| PROJECT FAX:     | 615-585-1112                            |
| PROJECT EMAIL:   | info@aradecor.com                       |
| PROJECT WEBSITE: | www.aradecor.com                        |



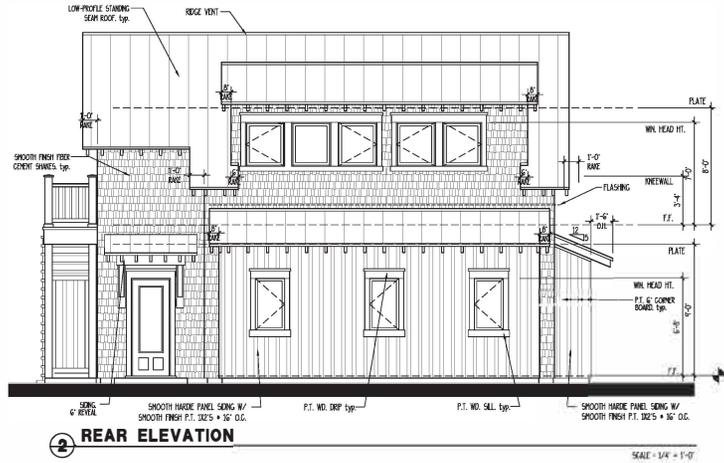
**SANDERS RESIDENCE**  
911 ELEANOR STREET, KNOWLVE, TN

**ALLISON RAMSEY Architects**  
creating sustainable timeless design  
1000 Charles St.  
Memphis, TN 38102  
www.allisonramsey.com

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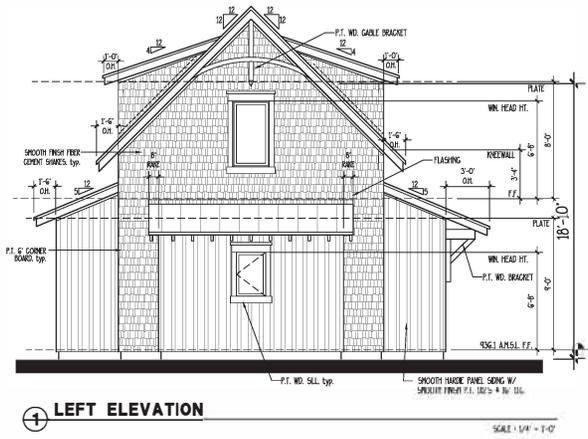
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| DATE      | 04/26/2025 |
| JOB NO.   | 24016      |
| DATE      | DA         |
| DRW. BY   | MM         |
| DRW. NAME | MM         |

**5**



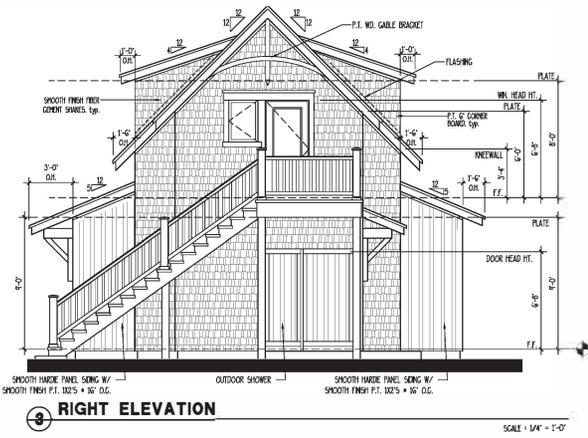
2 REAR ELEVATION

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



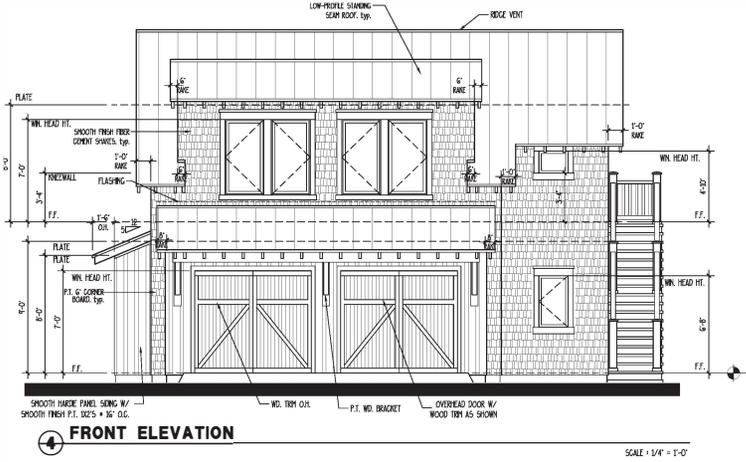
1 LEFT ELEVATION

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



3 RIGHT ELEVATION

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



4 FRONT ELEVATION

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

**SANDERS RESIDENCE**  
911 ELEANOR STREET, KNOWLE, IN

**ARA ALLISON RAMSEY Architects, Inc.** creating sustainable livable design  
1000 Chicago St.  
Bloomington, IN 47403  
www.aramsyr.com

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|         |            |
|---------|------------|
| DATE    | 04/28/2025 |
| JOB NO. | 24014      |
| DRW. BY | DA         |
| CHK. BY | WJL/DMG    |

**G2**

Plans approved with 5-C-25-HZ

**Materials Supplement**

Knoxville Historic Zoning Commission

Certificate of Appropriateness Application

6-A-25-HZ

Daniel & Sarah Sanders

## **Windows**

Style – Single Light Casement

Window Materials

Option 1 – Marvin - Elevate Casement Window or similar

<https://www.marvin.com/products/windows/casement/elevate-casement-window>

Ultrex® pultruded fiberglass exterior finish; wood interiors in bare pine

Option 2 – Andersen A Series Casement Windows or similar

<https://www.andersenwindows.com/windows-and-doors/windows/casement-windows/a-series-casement-window/>

combination of solid wood, fiberglass and innovative Fibrex® composite material

Option 3 – Pella - Aluminum-Clad Wood Casement Windows or similar

<https://www.pella.com/shop/windows/lifestyle-series/casement-windows/>

## **Cladding**

First floor brick veneer as indicated

Accent for first floor and gables Hardie® Shingle Siding

<https://www.jameshardie.com/product-catalog/exterior-siding-products/hardie-shingle-siding/straight-edge-panel/statement-collection-colors/?color=arctic-white>

fiber cement with staggered or straight edge

Accent for Garage - Hardie® Panel

<https://www.jameshardie.com/product-catalog/exterior-siding-products/hardie-panel-siding/smooth/statement-collection-colors/?color=arctic-white>

fiber cement board and batten

## **Trim**

Hardie® Trim

<https://www.jameshardie.com/product-catalog/trim-products/hardie-trim-boards/smooth/statement-collection-colors/>

Hardie® Trim Batten Boards or similar

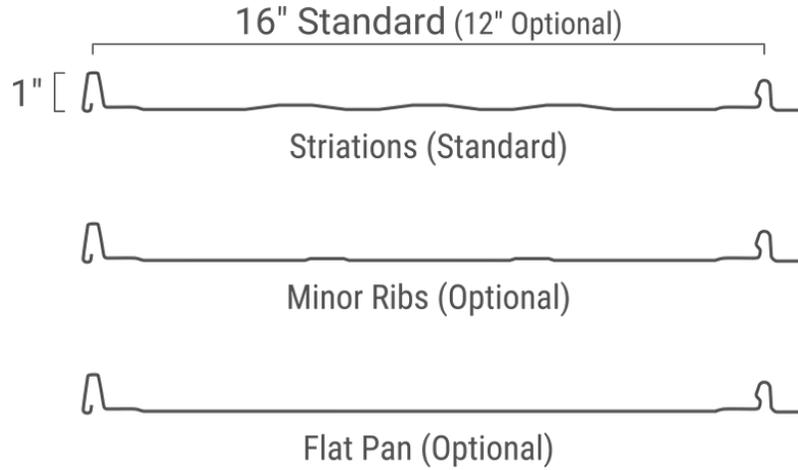
<https://www.jameshardie.com/product-catalog/trim-products/hardie-trim-batten-boards/smooth-grain/statement-collection-colors/>

Cement fiber batten boards

**Roofing**

Option 1 - Titan-Loc 100 Standing Seam or similar with striations or minor ribs

[https://www.bestbuymetalroofing.com/standing-seam-panels/titan-loc-100/?gad\\_source=1&gbraid=0AAAAAD9TJ\\_h1\\_3DhNbP1n97PfaLE3r907&gclid=Cj0KCQjw2tHABhCiARIsANZzDWp8CueNjjhMV7eIO60dQHdWbRBL6WxyPdoG2eeOAPjNUxnROCfrTfk aAsYrEALw\\_wcB](https://www.bestbuymetalroofing.com/standing-seam-panels/titan-loc-100/?gad_source=1&gbraid=0AAAAAD9TJ_h1_3DhNbP1n97PfaLE3r907&gclid=Cj0KCQjw2tHABhCiARIsANZzDWp8CueNjjhMV7eIO60dQHdWbRBL6WxyPdoG2eeOAPjNUxnROCfrTfk aAsYrEALw_wcB)



Option 2 – Asphalt Dimensional Shingle