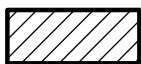




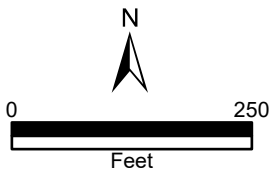
7-E-25-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



310 13th St. 37916
Ft. Sanders NC

Original Print Date: 7/9/2025
Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Cody Grooms, George Armour
Ewart Architects



Meeting: 7/17/2025
Applicant: Cody Grooms, George Armour Ewart Architects
Owner: SRJ Investments LLC

Property Information

Location: 310 13th St. **Parcel ID** 94 L M 027
District: Ft. Sanders NC
Zoning: C-N (Neighborhood Commercial)
Description: Vernacular Commercial, c.1910
Two-story brick masonry commercial building, featuring decorative brickwork and non-historic windows and storefront systems.

Description of Work

Level II Construction of Addition or Outbuilding, Major Repair or Replacement
Revision to previously issued COA 12-E-24-HZ for exterior rehabilitation and an addition.

Facade reconstruction: The locations of the primary entrance and transaction window have been revised from the previous application. The primary entrance with new paired, full-light aluminum storefront doors is now proposed for the second bay from the left, with the new transaction window in the rightmost bay. The new aluminum awning will be located on the existing wooden beam above the transom windows, resulting in taller transom windows than the previous application. A new illuminated channel letter sign will be installed on the awning. The brick masonry will be stripped of paint, in addition to the previously approved repair scopes.

Addition: The existing non-historic one-story addition, coolers, and deck on the north elevation will be demolished instead of rehabilitated, and a new cooler and one-story addition will be installed in its place. The addition will now only extend the length of the north elevation and will be slightly wider, and it will be clad in 6" fiber cement lap siding. The rooftop deck will now feature a steel railing that extends the full length of the addition, and it does not feature the wood pergola, its support structure, and the bike rack from the previous application.

Additional exterior rehabilitation scopes: Installation of storm windows in front of existing stained-glass windows and wall sconces on the south elevation.

Applicable Design Guidelines

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

Guidelines:

D. Wall Materials

5. In making additions to existing buildings, wall cladding should complement the original wall covering. Acceptable materials are clapboard, vinyl siding, cement fiber board, brick and stucco.

E. Windows and Entrances

9. Entrances to the building should be provided from the street, using doors that have similar proportions and features to pre-1940 architecture.

H. Additions to Existing Buildings

1. Additions should be made to the rear or side of the building.

J. Demolition

1. PHYSICAL CONDITION:

The HZC may allow demolition if a building has been condemned by the City of Knoxville for structural reasons, or if the HZC finds that structural problems and associated costs to address the problems warrant demolition; the decision shall be based on an assessment by a licensed structural engineer or architect.

2. ARCHITECTURAL INTEGRITY:

The HZC may allow demolition if the original design is so compromised that historic architectural integrity is lost and cannot, in the Commission's view, be reasonably re-established.

Comments

N/A

Staff Findings

1. 310 S. 13th Street is a contributing resource to the Fort Sanders National Register Historic District and local NC overlay. The commercial building has served as a store for the majority of its existence. The design guidelines for Fort Sanders primarily focus on residential construction. The overall façade reconstruction, exterior rehabilitation, and addition project was approved in December 2024 (12-E-24-HZ).
2. Overall, the revised façade reconstruction scopes meet the design guidelines. The brick masonry should be stripped of paint using methods aligned with Preservation Brief 1 from the National Park Service to prevent damage.
3. The one-story side addition with the coolers was installed between 1950-1989 and is in poor condition. It is not a character defining feature and removal will not damage the original structure. Demolition of the addition is appropriate.
4. The proposed porch and new side addition will be differentiated from the historic building by their materials, are more minimal in profile than the previous submission, and could be removed without effect on historic materials.
5. To reconstruct the proposed addition, the project requires variances from the Board of Zoning Appeals. The project is on the agenda for the July 2025 meeting and the staff recommendation presupposes BZA approval; if the variances are not granted, the case should be postponed by the HZC to allow the applicant time to revise the project.

Staff Recommendation

Staff recommends approval of Certificate 7-E-25-HZ as submitted.



DESIGN REVIEW REQUEST

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

Cody Grooms

Applicant	7-E-25-HZ	
06/20/2025	July 17, 2025	12-E-24-HZ IBC-ALT-25-0277
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

Cody Grooms	George Armour Ewart, Architect		
Name	Company		
404 Bearden Park Circle	Knoxville	TN	37919
Address	City	State	Zip
(865) 602-7771	cgrooms@georgeewart.com		
Phone	Email		

CURRENT PROPERTY INFO

SRJ Investments LLC	310 13th St., Knoxville, TN 37916	(865) 394-9140
Owner Name (if different from applicant)	Owner Address	Owner Phone
310 13th St., Knoxville, TN 37916	094LM027	
Property Address	Parcel ID	
Fort Sanders Historic District	C-N, NC Overlay District	
Neighborhood	Zoning	

AUTHORIZATION

	Lindsay Lanois	6/20/25
Staff Signature	Please Print	Date
	Cody Grooms	06/20/2025
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 project scope will consist of renovating a 1910, historic, two story over basement, commercial brick building located in the Fort Sanders Neighborhood. The existing ground level will consist of renovating approximately 1,600-sf into a new convenience store. The existing, deteriorating, walk-in cooler is proposed to be demolished and built in-kind, and will provide outdoor patio area adjacent to and accessible from the second level. The property is listed on the National Register of Historic Places and will undergo restorative work as part of historic preservation requirements.

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:

100.00

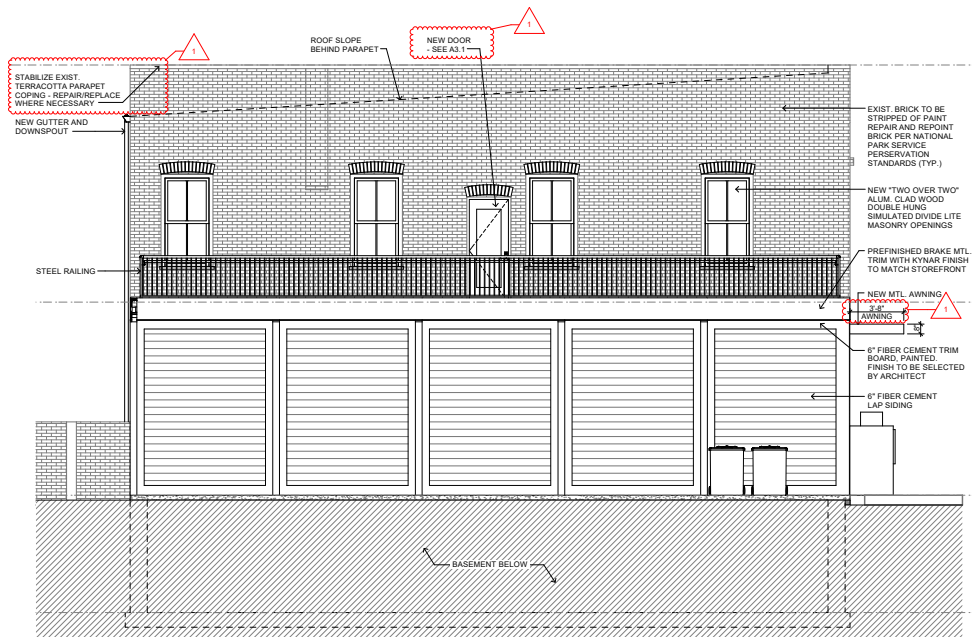
FEE 2:

FEE 3:

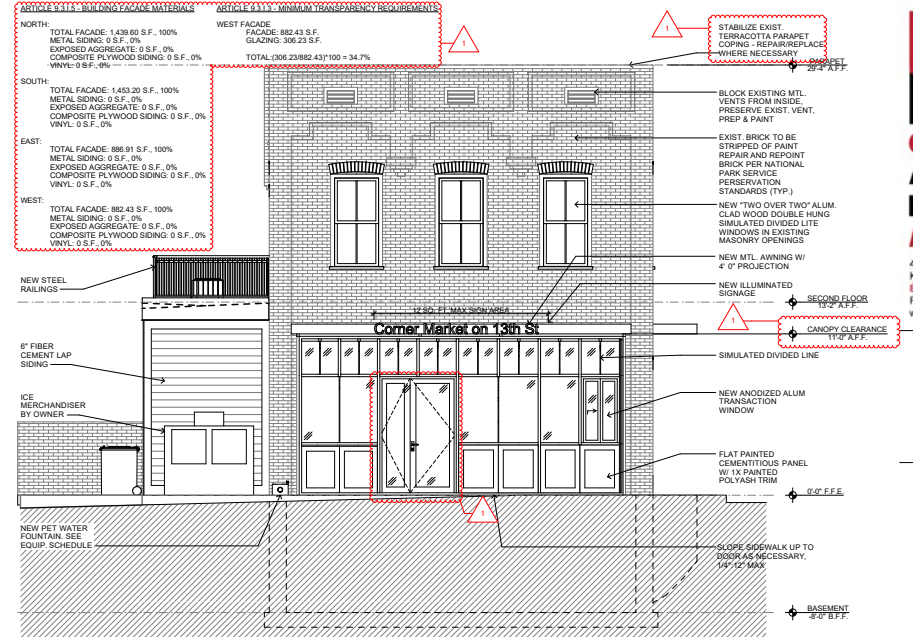
TOTAL:

100.00

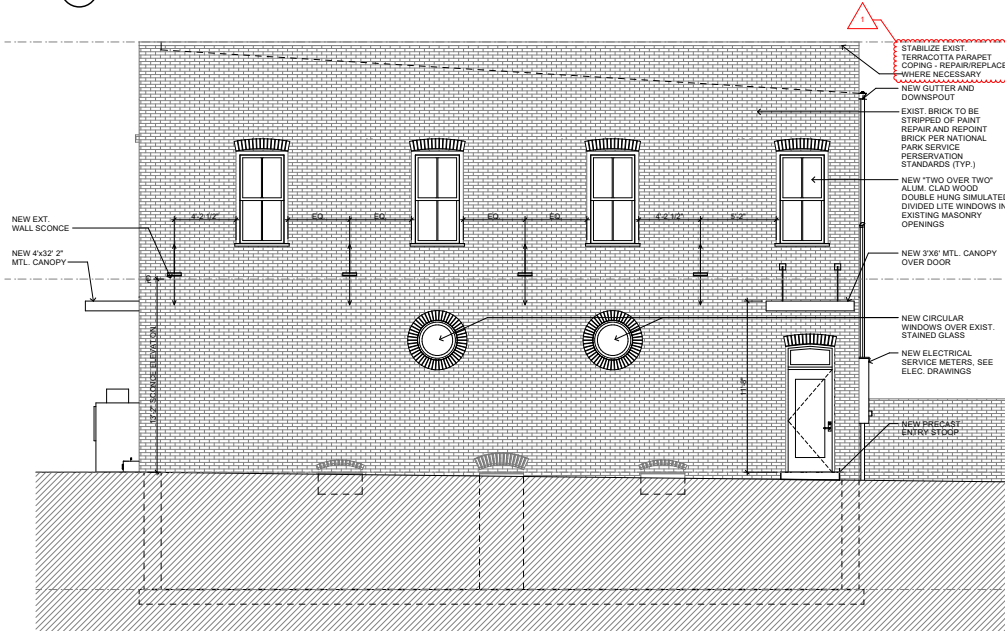
Pd. 06/20/2025, SG



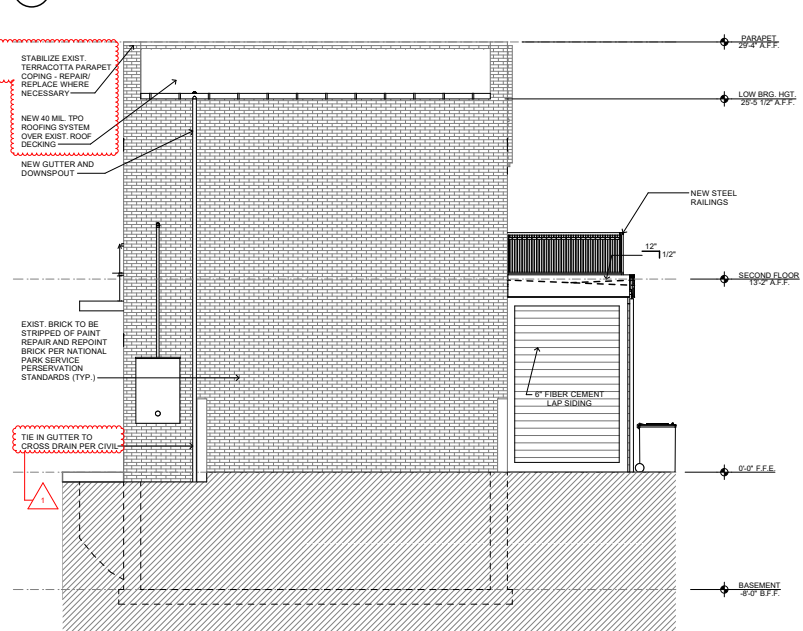
1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



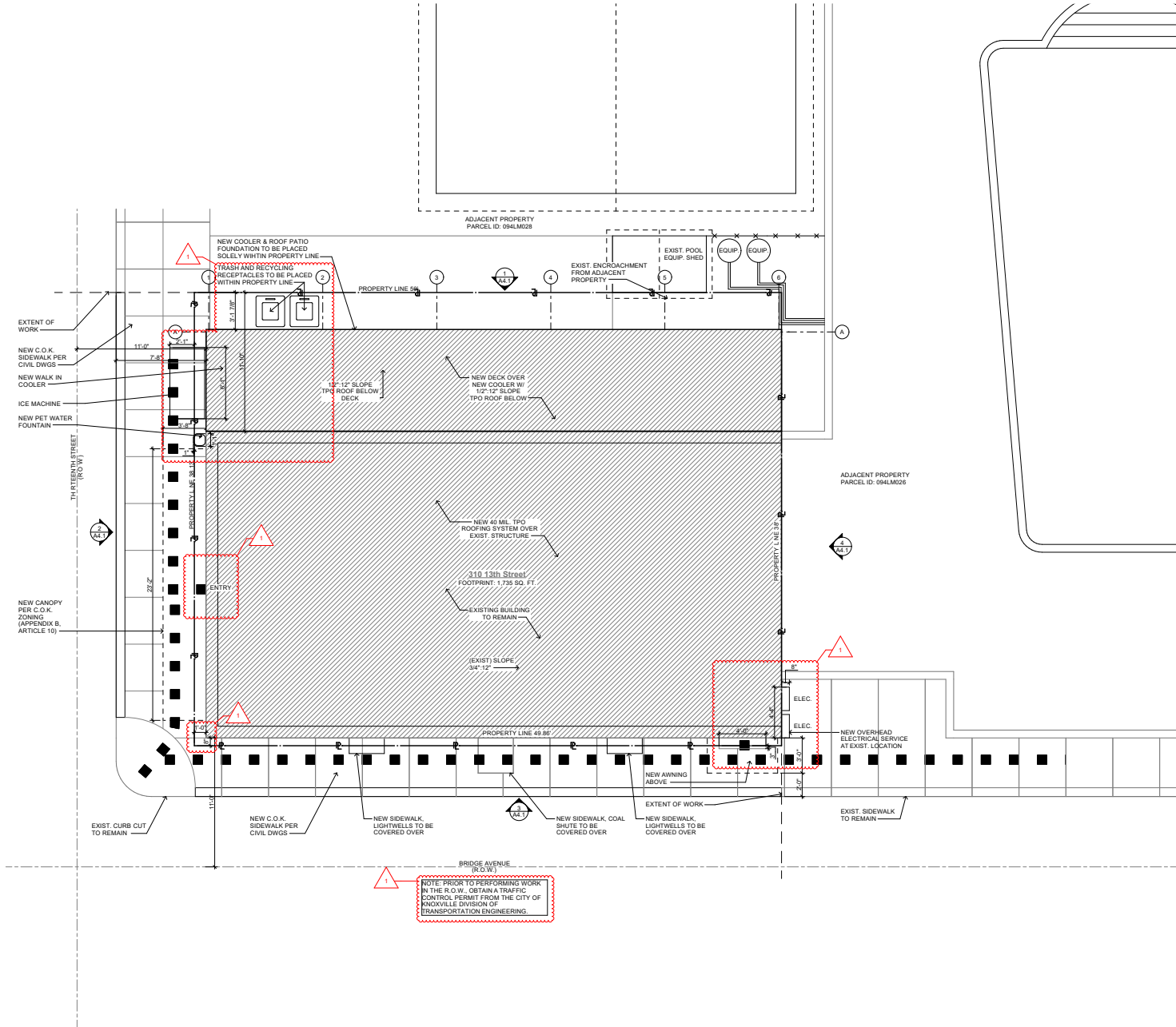
2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



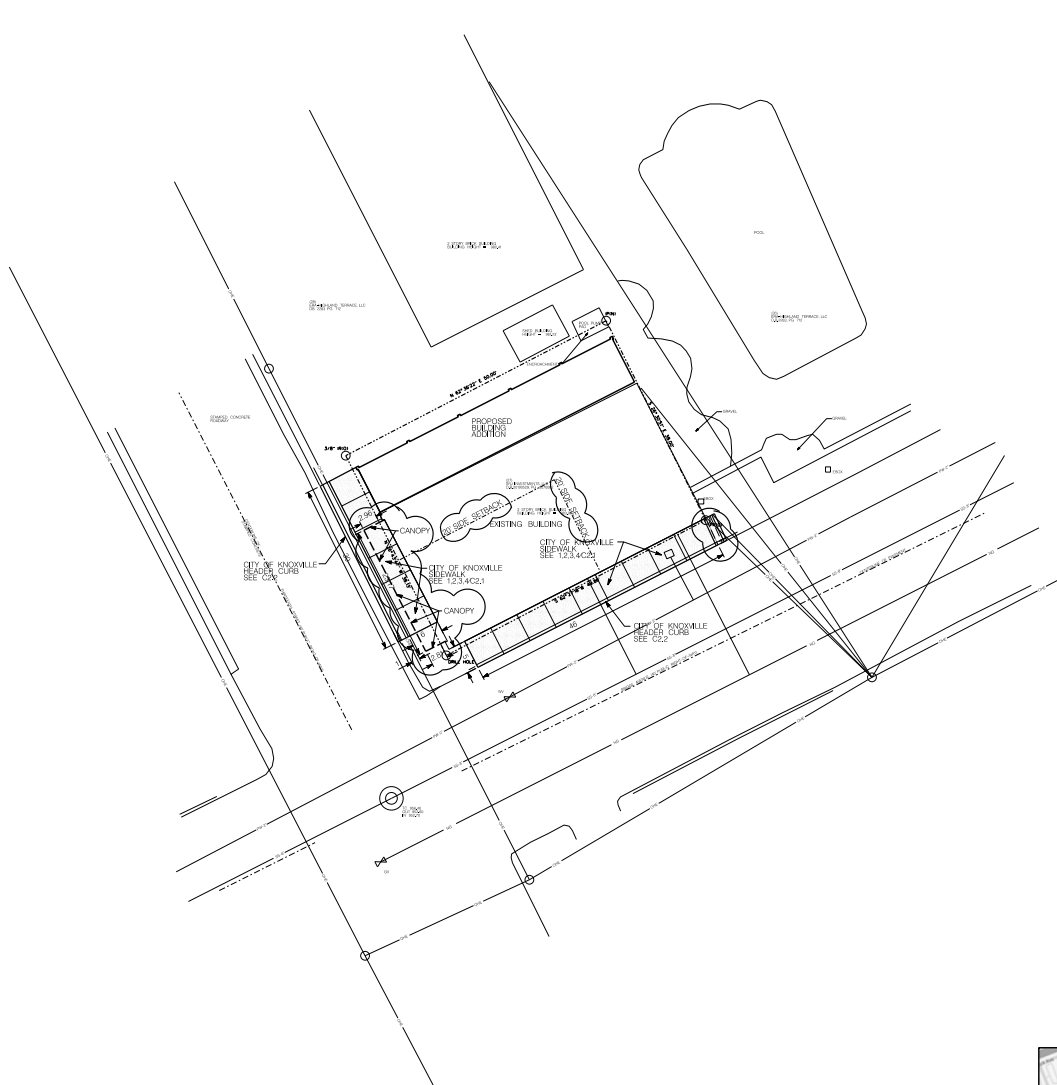
3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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



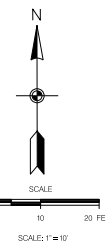
PERMIT REQUIREMENTS:

1. ADEQUATELY SIZED DRAINAGE SWALES MUST BE INSTALLED AND MAINTAINED BY THE OWNER AND/OR CONTRACTOR DURING AND AFTER CONSTRUCTION TO PROPERLY DIVERT ALL RUNOFF AND RUN-ON.
2. THE PROPERTY OWNER DEVELOPER AND CONTRACTOR AGREE TO INSTALL, INSPECT AND MAINTAIN ADEQUATE EROSION AND SEDIMENT CONTROLS (CONTROLS) IN ACCORDANCE WITH THE CITY OF KNOXVILLE BEST MANAGEMENT PRACTICES AND LAND DEVELOPMENT MANUALS OR AS PER THE APPROVED SITE PLAN BEFORE BEGINNING ANY SITE DEVELOPMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING, VEGETATION, GRASSING AND PROVIDING UTILITIES AND ACCESS. CONTROLS SHALL NOT BE REMOVED UNTIL THE SITE HAS BEEN ADEQUATELY STABILIZED TO PREVENT EROSION TO THE SATISFACTION OF THE CITY.
3. EARTHEN SLOPES MAY BE NO GREATER THAN 2 TO 1 AT ANY TIME, UNLESS SPECIFICALLY APPROVED AND PERMITTED ON THE GRADING PLAN. CONSTRUCT FINAL SLOPES PER APPROVED GRADING PLAN.
4. THIS PERMIT EXPIRES ONE YEAR FROM DATE OF ISSUE.
5. ADDITIONAL REQUIREMENTS MAY BE REQUIRED BY THE FIELD INSPECTOR AT THE TIME OF CONSTRUCTION OR INSPECTION.
6. PLANS MUST BE REVISED AND APPROVED IN WRITING BY THE CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING PRIOR TO IMPLEMENTING CHANGES IN THE FIELD.
7. THIS PERMIT DOES NOT CONSTITUTE APPROVAL OF UTILITY INSTALLATIONS AND MODIFICATIONS WHICH ARE OBTAINED FROM UTILITY OWNERS.
8. STATEWIDE TN ONE CALL UTILITY LOCATION SERVICE IS 1-800-368-4111. ALLOW THREE WORKING DAYS.

FAILURE TO COMPLY WITH THE REQUIREMENTS OF THE PERMIT MAY RESULT IN ONE PENALTY BY THE CITY OF KNOXVILLE OF NOT LESS THAN FIFTY DOLLARS (\$50) OR NOT MORE THAN FIVE THOUSAND DOLLARS (\$5000) PER DAY FOR EACH DAY OF VIOLATION. EACH DAY OF VIOLATION SHALL CONSTITUTE A SEPARATE VIOLATION.



LOCATION MAP - NOT TO SCALE



LEGEND:

EXISTING	PROPOSED	
		GROUND CONTOUR ELEVATION
		STRUCTURE
		PROPERTY LINE
		EASEMENT
		EDGE OF PAVEMENT
		STORM DRAIN
		SANITARY SEWER
		POTABLE WATER
		NATURAL GAS
		OVERHEAD ELECTRICAL
		WATER METER
		FIRE HYDRANT
		SURFACE FLOW
		SILT FENCING
		CURB
		CATCH BASIN
		CONCRETE PAVEMENT
		ASPHALT PAVEMENT
		RRP

SITE LAYOUT NOTES

1. USE: MARKET ZONING: C-N, CLT 094LM27, WARD: 10 BLOCK 1081
2. TOTAL BUILDING AREA: 5,250 SF (2 STORY WITH BASEMENT)
3. TOTAL SITE: 0.04 AC, DISTURBED AREA: 0.02 AC, NEW IMPERVIOUS AREA: 0.0 AC
4. DEED REFERENCE: 201003290070002
5. THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA SEE MAP 02030.
6. SITE BENCHMARK: CONTACT SURVEYOR FOR SITE BENCHMARK DATUM NAVD 86.
7. SITE BOUNDARY AND TOPOGRAPHIC INFORMATION IS FROM A SURVEY BY SAME DATED 03/20/20. THE CONTRACTOR SHALL VERIFY THE EXISTING INFORMATION PRIOR TO CONSTRUCTION. THE ARCHITECT NOR THE ENGINEER ACCEPT NO RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDITIONS INFORMATION PROVIDED BY THE OTHERS.
8. UTILITY INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTILITY PROVIDERS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACCURACY OF THIS INFORMATION.
9. PARKING SUMMARY:
PARKING REQUIRED: 0 SPACES
PARKING PROVIDED: 0 SPACES
BASE: NONE REQUIRED BY ZONING
10. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES FOR EXECUTION OF THE WORK. ALL MATERIALS AND EXECUTION OF THE WORK SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS.
11. CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION ISSUED BY THE AOC OF AMERICA, INC. AND THE SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION ISSUED BY THE US DEPARTMENT OF LABOR. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION EROSION AND SEDIMENT CONTROL HANDBOOK.
12. VERIFY SITE CONDITIONS, DIMENSIONS, ELEVATIONS AND LOCATION OF EXISTING FEATURES BEFORE STARTING WORK. THE OWNERS REPRESENTATIVE SHALL BE NOTIFIED OF ANY INTERFERENCES OR DISCREPANCIES.
13. TRAFFIC CONTROL IN CONSTRUCTION AREAS TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
14. CORRECT ALL DAMAGE TO EXISTING PAVEMENT, SIDEWALKS, DRAINAGE STRUCTURES, UTILITIES OR OTHER EXISTING IMPROVEMENTS AT NO EXPENSE TO THE OWNER.
15. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND/OR CONCRETE AND NEW PAVEMENT AND/OR CONCRETE. FIELD ADJUSTMENT OF FINAL GRADIES MAY BE REQUIRED. INSTALL ALL STORM SYSTEMS PRIOR TO INSTALLATION OF PAVEMENT AND/OR CONCRETE.
16. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT OR TO THE FACE OF BUILDING UNLESS NOTED OTHERWISE.
17. MAINTAIN ONE SET OF AS-BUILT DRAWINGS ON THE JOB SITE FOR DISTRIBUTION TO THE ENGINEER UPON COMPLETION. INCLUDE ALL UTILITY LOCATIONS AND ALL NEW SEWER/RAMP ELEVATIONS FOR ALL SANITARY AND STORM SEWER STRUCTURES SHALL BE INCLUDED. DRAWINGS SHALL INCLUDE VERTICAL AND HORIZONTAL INFORMATION ON ALL NEW UTILITIES AS SHOWN ON EXISTING UTILITIES DISCOVERED DURING CONSTRUCTION.
18. PRIOR TO PERFORMING WORK IN THE ROW OBTAIN A TRAFFIC CONTROL PERMIT FROM THE CITY OF KNOXVILLE DIVISION OF TRANSPORTATION ENGINEERING (ROADCOURSE@KNOXVILLETN.GOV BENCH-MARK).

GEORGE ARMOUR EWART ARCHITECT
404 Bearden Park Circle
Knoxville, TN 37919
865.602.7771
Fax 865.602.7742
www.georgeewart.com

RENOVATION OF:
THE CORNER MARKET ON 13TH
310 13TH STREET
KNOXVILLE, TN 37916



SITE LAYOUT PLAN

DATE: 19 MAR 2025
PROJECT NO.: 25006
PROJ. MGR.: CODY
REV. 06/05/2025

C1.2