Staff Report

Knoxville Historic Zoning Commission

File Number: 11-B-25-HZ

Meeting: 11/20/2025
Applicant: Steve Young, oysk3 architects
Owner: William Wilson

Property Information

Location: 1205 Forest Ave.
Parcel ID 94 L M 010
District: Ft. Sanders NC
Zoning: C-G-2 (General Commercial)
Description: N/A

Vacant lot.

Staff Recommendation

Staff is recommending approval of Certificate 11-B-25-HZ, subject to the following conditions:
1) final site plan to meet City Engineering standards, with minor revisions to be approved by staff;
2) the retaining wall be made from poured concrete or to have a brick or stone finish, to be approved by staff;
3) meeting all applicable standards of the Zoning code and building codes, with minor revisions to be approved by staff;
4) extending the first-story front-porch roof to the edge of the concrete patio, with revised drawings to be approved by staff; and
5) retaining details as depicted, including brick veneer foundation, window trim, door trim, roof trim, corbelled brackets, porch columns and architrave, and scalloped siding.

Description of Work

Level III Construction of New Primary Building

New primary structure fronting Forest Avenue. The single-family house (12 bedrooms and bathrooms) measures 30’-7” wide by 44’ deep and features a basement level. The lot lines are angled, so the official setbacks are the smallest distance from the massing but vary. The front setback is 4’-10” to the main massing and 3’-1” to the front porch. The left side setback is 1’-1”, and the right side setback is 3’-1”. A concrete retaining wall is proposed to run along the left lot line and behind the building along the right lot line. An access ramp is proposed at the rear of the building to access a secondary entrance. Parking is an angled concrete pad at the rear of the lot with two spots, one of which is accessible, that is accessed via the named rear alley, Hedge Avenue.

The building features a cross-gable roof with 8/12 pitch side-gable and 17/12-pitch front-gable massings clad in architectural asphalt shingles with trim, and there are projecting shed roof massings on the façade and right elevation. The building will be clad in fiber cement lap siding with cornerboards and trim, and it will rest on a foundation clad in brick veneer that measures 1’ tall at the façade and is higher along the other elevations (brick raised around 1’-6” above main floor level on all elevations).

The design features a 6’-1” deep, two-story front porch centered on the façade, recessed under a side gable massing, and supported by two 11” square, tapered, Tuscan-order wood columns on each story; the covered porch makes up approximately 7’-6” of the 16’-4” wide patio on the first-story, and there is a metal handrailing with simple, curved balusters on the second-story.

The three-bay façade features a projecting front-gable in the left bay (17/12 pitch) with a 4/4 window in the gable field and a two-story projecting bay clad in scalloped fiber cement siding with a shed roof and paired 4/4 windows on each story. The central bay features the two-story front porch, with a quarter-lite paneled fiberglass door centered between the columns as the primary entrance accessed via a concrete ramp and steps, and a half-lite paneled fiberglass door as the entrance to the second-story porch; an architrave details the first-story porch ceiling, and a frieze details the second-story ceiling. The right bay features two stories of paired 4/4 windows. The right elevation features paired 4/4 windows on the first story, two 2/2 windows on the second story, and a second-story projecting shed roof massing (~ 8’ wide, 1.4’ deep) clad in scalloped fiber cement siding with corbelled brackets at the base; the left elevation features two two-story bays of 2/2 windows. The rear elevation features two telescoped front-gable massings (17/12 pitch) with a 4/4 window and a 2/2 window on each story of the smaller and larger massings, respectively; the left side features one 2/2 window on the second story and a full-lite secondary entrance accessed via a curved access ramp. All windows and double-hung, and all windows and doors feature articulated trim. There are basement-level window wells on the side and rear elevations that will be minimally visible

Comments

1. The lot to receive new construction is a 30’-43’ wide by 67’-83’ deep vacant lot that previously featured a modified two-story Queen-Anne house built circa 1899 with a two-story bay window projecting massing on the left of the façade, and it was a contributing resource to the Fort Sanders National Register District. The house was demolished by Codes Enforcement in January 2023 without HZC review after it was damaged by fire and deemed dangerous. The proposed house employs a contemporary interpretation of a neoclassical Folk Victorian style, including typical roof forms, front porch design, three-bay façade, and materials. The design is similar to and compatible with the previous structure and the nearby historic houses.

2. Guidelines recommend maintaining the historic façade line of the streetscape and aligning new buildings with the setbacks of pre-1940 buildings on the street. The building will be set 4’-10” from the front lot line, with the porch at 3’-1”, but the setbacks vary due to the shape of the lot. The lot is adjacent to a historic building with a 12’ front setback, but there was a historic building with a 1’ front setback that was demolished by Codes Enforcement in August 2024, which featured a 10’ front setback. Although the building would be closer to the street than the previous structure, the proposed front setback aligns with the historic development pattern of the blockface. The narrow side setbacks are consistent with the block.

3. The proposed parking pad at the rear of the lot and accessed via the rear named alley meets guidelines for placement and size, but the angle will likely need to be flipped to meet City Engineering requirements. The site plan includes the native shade trees, ornamental trees, and shrubs near the foundation that are recommended by the design guidelines. The retaining wall will be made from “concrete,” but the plans do not specify if this is poured concrete or concrete block. Design guidelines discourage the use of “cinder block” and encourage that retaining walls be made from “low, square cut stone, poured concrete or brick.” The retaining wall should be made from poured concrete or be finished with another recommended material, and the final site plan should meet City Engineering standards, with minor revisions to be approved by staff.

4. Overall, the scale and proportions of the building are similar to other buildings on the block and the previous structure. The building is compatible with the neighborhood’s scale, height, width, and massing. The proposed foundation height is comparable to others on the block.

5. The cross-gable roof clad is dark architectural asphalt shingles features an 8/12 pitch side-gable and a 17/12 pitch

front-gable. The form, pitch, and complexity are appropriate, as the guidelines recommend that new construction feature “variations in the form of the roof above the second story such as gables at different angles” and have at least an 8/12 pitch roof.

6. Guidelines for porches recommend that new construction “Provide porches with proportions and materials that complement pre-1940 housing” that “should be no less than 6 feet deep and no more than 10 feet deep” and “may be recessed behind the main setback line or alternatively can extend 10 feet into the front setback line.” However, guidelines for “Traditional Lot Development” recommend that “Porches should extend 8 to 10 feet into the front yard setback.” The design includes a 6’-1” deep, half-length concrete patio on the façade accessed via steps and a small access ramp, and half of this patio is covered to create a two-story front-porch recessed under a side-gable roof that projects from the left bay. The porch is supported by two 11”, tapered, square, Tuscan-order columns on each story that terminate in an architrave on the first-story and a frieze on the second; the second-story features a metal handrailing with curved balusters.

The porch does not project into the front setback, as recommended by some of the guidelines, and 6’-1” is close to the minimum depth recommended by the guidelines. Most of the historic houses in the area feature full-length or half-length covered front porches with supports compatible with and similar to the proposed Tuscan-order columns. The proposed columns and metal handrailing are appropriate. The Board should discuss the porch depth and whether the first-story roof should be extended to cover all the proposed patio.

7. The proposed fiber cement clapboard-style lap siding and scalloped siding with cornerboards and the foundation clad in brick veneer meet the design guidelines for materials, and the design benefits from the complexity and interest they provide.

8. Guidelines recommend that windows on new construction feature similar placement, proportions, and profiles to pre-1940 construction, encouraging the use of double-hung windows. The design employs 4/4 and 2/2 double-hung windows with articulated trim and sills, which meet the guidelines; the material is not specified, but no window materials are discouraged by the guidelines. Overall, the window placement and sizing reflect that of historic structures, and there are a similar number of windows on both stories, as recommended. In the opinion of staff, all elevations feature sufficient transparency, although there is less transparency on the rear elevation, which will be visible from Hedge Avenue, a named alley.

9. Guidelines recommend that new construction feature doors with similar proportions and features to pre-1940 architecture. The quarter-lite paneled door and half-lite paneled door on the façade are compatible with historic styles, and the access ramp leading to the primary entrance is small in scale. The full-lite door on the rear elevation accessed via an access ramp is not a historic form but is clearly secondary in nature and is compatible with the context.

Applicable Design Guidelines

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

A. Height, Scale & Massing

1. Foundation heights should be consistent with other pre-1940 buildings in the neighborhood.

2. Single-family detached infill housing should be proportional to other pre-1940 houses in terms of height and width.

6. For the first 35 feet, buildings should have similar setbacks, bays and covered entrances that complement the historic architecture on the street.

7. Upper stories should be stepped back at least 8 feet. In addition to providing a pedestrian scale at street level, the landings should be used for balconies, providing open space to those who use the building. Proportional stepbacks would be expected for higher levels.

B. Roofs
1. Select a roof pitch that is in keeping with other pre-1940 houses of the neighborhood, not being less than an 8/12 pitch.
2. Use variations in the form of the roof above the second story such as gables at different angles, hipped roofs and dormers.
3. Use roofing materials that are in keeping with the historic development styles. Asphalt, shingle, tile, pressed metal and slate were used.
4. Darker shades of shingles were historically used and should be selected in new construction.

C. Porches
1. Provide porches with proportions and materials that complement pre-1940 housing. For clapboard type construction wood is the most appropriate primary material. Brick or cut stone are appropriate as foundations or in column supports.
2. Porches should be no less than 6 feet deep and no more than 10 feet deep. They may be recessed behind the main setback line or alternatively can extend 10 feet into the front setback line.

D. Wall Materials
2. Clapboard (or clapboard-like materials such as aluminum or vinyl), shingle (or shingle-like material), or brick should be used.
4. Quarried, square cut stone can be used on porches or other accents. Such stone should be used in constructing retaining walls.
6. Materials that are not typical in pre-1940 construction should not be used. These include cinder block, "T-111" siding and stone facing.

E. Windows and Entrances
1. Window proportions and symmetry should be similar to the pre-1940 styles in the neighborhood.
2. Windows should be double hung, sash windows. Vinyl or metal-clad windows may be used in place of wood frame windows.
2. Egress windows will have to be designed to comply with fire/building code provisions.
3. Accent windows are appropriate with new construction
4. Double hung sash windows are recommended for two to three-story new construction.
5. Variations of double hung windows should be considered in relation to the design of new buildings. Inserts are acceptable to mimic traditional window forms.
6. The proportions of upper level windows should not exceed the proportion of the first level.
7. Upper level windows should be provided and aligned with doors.
9. Entrances to the building should be provided from the street, using doors that have similar proportions and features to pre-1940 architecture.
10. When parking areas are provided behind buildings, rear entrances are also allowed.
11. Wrought iron balconies are appropriate accents on stucco or brick

F. Parking
1. In new building construction, the front yard space shall not be used for parking. Do not break up curbs or sidewalks to provide street access.
2. Provide parking access off the alley or off a side street.
3. Plant one native shade tree for every 50 feet of lot width, adjacent to or as islands within the parking area. An oak or maple are examples of native shade trees. The minimum space for a tree planting area is 7' x 7'; open space, composed of grass or other natural ground cover, should be at least three times the space devoted to tree planting areas within the parking lot.
4. In constructing residential parking, 8.5-foot stall widths and 24 foot wide lane widths may be used for 90° angled parking lots.
7. Surface parking area shall always be to the rear of the building.

8. Primary or secondary entrances to the building from parking areas are allowable.

G. Landscaping, Fencing & Retaining Walls
1. Plant one native shade tree (e.g. oak or maple) and one ornamental tree (e.g. dogwood) in both the front and rear yards for every 50 feet of lot width.
2. Plant shrubs near new buildings to complement the foundation height, windows and entries. Select species and a distance from the buildind [sic] that will not hard [sic] foundation materials.
5. Keeping with tradition, low, square cut stone, poured concrete or brick walls should be used in constructing retaining walls.

I. Placement on the Lot
Traditional Lot Development
1. The front yard set back should be the same distance as the majority of pre-1940 houses on the block.
3. Porches should extend 8 to 10 feet into the front yard setback. Steps needed to reach the front of a porch may also extend into the front yard.
5. Bays, composing up to 60% of the front facade, should extend up to 8 feet beyond the predominant portion of the structure or alternatively a porch should extend along the front facade.

HISTORIC ZONING COMMISSION

11-B-25-HZ

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

1205 Forest Ave. 37916

Ft. Sanders NC

Original Print Date: 11/7/2025

Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Steve Young, oysk3 architects

N

0 180

Feet

Planning
KNOXVILLE | KNOX COUNTY

DESIGN REVIEW REQUEST

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

Steve Young
Applicant

11-20-25	11-B-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

Steve Young	oysk3 architects		
Name	Company		
1545 Western Ave	Knoxville	TN	37921
Address	City	State	Zip
865-523-8200	steve@oysk3architects.com		
Phone	Email		

CURRENT PROPERTY INFO

William Wilson	5300 Shannondale Rd	865-256-1021
Owner Name (if different from applicant)	Owner Address	Owner Phone
1205 Forest Avenue	094LM010	
Property Address	Parcel ID	
Fort Sanders	C-G-2	
Neighborhood	Zoning	

AUTHORIZATION

Malynda Wollert	Malynda Wollert	10-3-25
Staff Signature	Please Print	Date
Steve Young	Steve Young	
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: 12 Bedroom Student Housing, 2-Stories with a Basement, Approximately under 3,200 sqft. Exterior design to comply with Historic Neighborhood standards

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

FEE 2:

FEE 3:

TOTAL:

Pd. 10/09/2025, SG

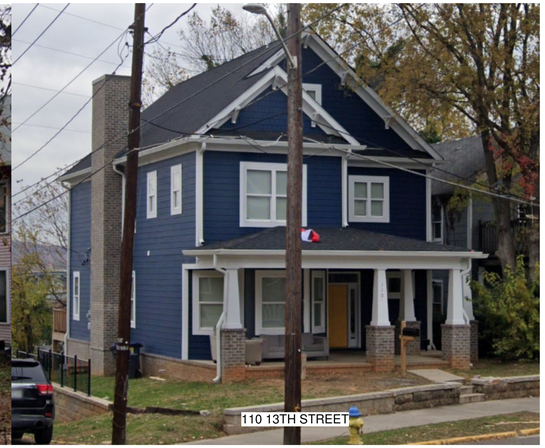
WILSON PLEX

1205 Forest Avenue,
Knoxville, Tennessee 37916

oysk3 architects
Knoxville, TN 37921
office@oysk3architects.com
1545 Western Avenue, Suite 100
(865) 523-8200

DESIGN DEVELOPMENT
PRELIMINARY
FOR APPROVAL
NOT FOR
CONSTRUCTION
REVIEW SUBMITTAL

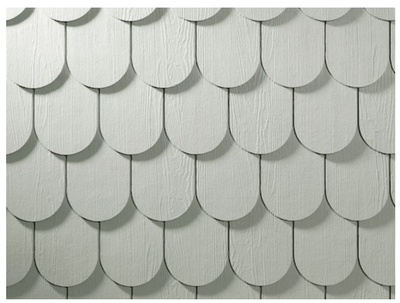
##/##/2023



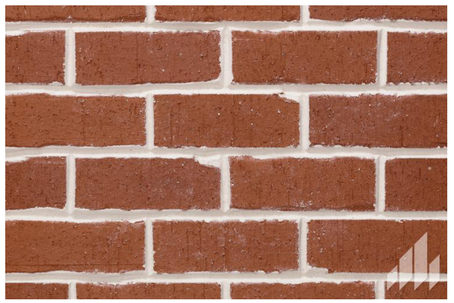
EXISTING CONDITIONS

NEIGHBORHOOD CONTEXT & PRECEDENT FOR DESIGN

FIBER CEMENT LAP SIDING - OR EQ.
COLOR TBS BY OWNER



SCALLOPED FIBER CEMENT SIDING - OR EQ.
COLOR TBS BY OWNER



GENERAL SHALE FIVE POINTS BRICK - OR EQ.
COLOR TBS BY OWNER

GAF TIMBERLINE NATURAL SHADOW
ARCHITECTURAL SHINGLES - OR EQ.
COLOR TBS BY OWNER

KING'S ARCHITECTURAL
METALS - 9/16" FORGED
STEEL BALCONY BALUSTER
39-3/8" HEIGHT - OR EQ.

MP DOORS 3-LITE LOW-E
CLASSIC CRAFTSMAN
FINISHED FIBERGLASS - OR
EQ.

MATERIALS

WILSON PLEX
NEW RESIDENTIAL CONSTRUCTION
1205 Forest Avenue,
Knoxville, Tennessee 37916

ISSUE	DATE	ISSUED FOR:

DRAWN BY: MB

HISTORICAL ZONING
COVER SHEET

HZC

PROJECT : 25078

NOTE:

GENERAL CONTRACTOR TO DETERMINE THE FINAL LOCATION OF THE STRUCTURE ON THE SITE BASED ON SETBACK REQUIREMENTS OF THE LOCAL JURISDICTION.

LANDSCAPE PLANTS						
SYMBOL	**QUANTITY**		**SPECIES COMMON NAME**	**SPECIES BOTANICAL NAME**	**TYPICAL SIZE**	**SHAPE**
TREES = 2 NATIVE SHADE TREES + 2 ORNAMENTAL TREES						
	2		RED MAPLE	ACER RUBRUM	> 50 FEET	ROUNDED
	2		EASTERN REDBUD	CERCIS CANADENSIS	<30 FEET	SPREADING
SHRUBS = 10 TOTAL						
	5		MAPLELEAF VIBURNUM	VIBURNUM	3 to 6 FEET	SPRAWL
	5		ST. JOHN'S WORT	HYPERICUM	3 to 6 FEET	ROUNDED

INSTALLATION SIZING NOTES:

1. EVERGREEN TREES MUST HAVE A MINIMUM HEIGHT OF EIGHT FEET.
2. SHADE TREES MUST HAVE A MINIMUM TWO-INCH CALIPER
3. SINGLE STEM ORNAMENTAL TREES MUST HAVE A MINIMUM TRUNK SIZE OF 2.5 INCHES IN CALIPER. MULTIPLE STEM ORNAMENTAL TREES MUST HAVE A MINIMUM HEIGHT OF EIGHT FEET
4. EVERGREEN OR DECIDUOUS SHRUBS MUST HAVE MUST HAVE A MINIMUM HEIGHT OF 18 INCHES.

LANDSCAPE NOTES

LANDSCAPE REQUIREMENTS

1. FORT SANDERS: 1 NATIVE SHADE TREE AND 1 ORNAMENTAL TREE IN FRONT & BACK FOR EVERY 50' ROAD FRONTAGE = 4 TREES REQUIRED (4 TOTAL PROVIDED)
2. CITY OF KNOXVILLE: 30' LINEAR FEET OF FACADE x .6 = 18' OF LANDSCAPE REQUIREMENTS
3. FORT SANDERS: PLANT SHRUBS NEAR BUILDINGS TO COMPLEMENT FOUNDATION HEIGHT, WINDOWS AND ENTRIES

CITY OF KNOXVILLE ZONING

1. THE OWNER OF RECORD IS RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL LANDSCAPE MATERIALS, FENCES, STEPS, RETAINING WALLS, AND SIMILAR LANDSCAPE ELEMENTS.
2. ANY DEAD, UNHEALTHY, OR MISSING PLANTS MUST BE REPLACED WITHIN 30 DAYS OF NOTIFICATION, UNLESS AN EXTENSION IS APPROVED BY THE CITY
3. FOR THE PURPOSES OF DETERMINING TRUNK SIZE, THE CALIPER IS MEASURED AT SIX INCHES ABOVE GROUND LEVEL
4. PRESERVE EXISTING TREES WHERE FEASIBLE. PROVIDE PROTECTIVE BARRIER FOR PRESERVED TREES
5. ON BANKS OF 3:1 OR GREATER SLOPE, PROVIDE DEWITT EXCELSIOR EROSION CONTROL BLANKET (OR EQUAL), PINNED TO SLOPE PER MANUFACTURER'S RECOMMENDATION
6. PLANT DIVERSITY IS REQUIRED:
   - A. TOTAL # OF PLANTS PER TYPE: 4 TREES 10 SHRUB
   - B. MAX. # OF ONE SPECIES: 100% = 4 TREES 60% = 6 SHRUBS
   - C. MIN. # OF SPECIES: 1 SPECIES OF TREE 2 TYPES OF SHRUBS
7. PARKING LOT LESS THAN 10,000 IS EXEMPT FROM PARKING LOT PERIMETER LANDSCAPE YARD (ACTUAL SQ FT: 9,887 SF)
8. AREAS OF ANY LOT THAT ARE NOT COVERED BY STRUCTURES, PAVEMENT, AND VEHICLE PARKING AREAS MUST BE PLANTED WITH LIVE LANDSCAPING.
   - A. STONE, MULCH, OR OTHER PERMEABLE LANDSCAPE MATERIALS MAY BE USED TO SATISFY THIS REQUIREMENT, BUT MUST NOT COVER MORE THAN 40% OF THE LANDSCAPE AREA
9. WHERE MULTI-FAMILY DEVELOPMENTS ARE LOCATED TEN FEET OR MORE FROM A STREET LOT LINE AND NO PARKING IS LOCATED IN FRONT OF THE STRUCTURE AND WHERE ANY FAÇADE ABUTS ANY PARKING AREA, FOUNDATION LANDSCAPE MUST BE PLANTED AS DESCRIBED BELOW. THIS PLANTING AREA IS REQUIRED ALONG 60% OF THE LINEAR FAÇADE AREA. THIS PERCENTAGE MAY BE REDUCED TO ACCOMMODATE ENTRY DESIGN AND OTHER BUILDING FUNCTIONAL OPERATIONS DURING LANDSCAPE PLAN REVIEW.
   - A. ONE SHRUB FOR EVERY THREE FEET. SHRUB LOCATIONS WITHIN THE PLANTING AREA MAY BE VARIED, BUT THE TOTAL NUMBER OF SHRUBS MUST BE NO LESS THAN AS REQUIRED IN THIS SECTION.
   - B. SHADE TREES ARE REQUIRED IN THE AMOUNT OF ONE TREE EVERY 50 FEET. TWO ORNAMENTAL TREES MAY BE SUBSTITUTED FOR ONE SHADE TREE AND MUST BE SPACED ONE ORNAMENTAL TREE EVERY 25 FEET. TREE LOCATIONS WITHIN THE PLANTING AREA MAY BE VARIED, BUT THE TOTAL NUMBER OF TREES MUST BE NO LESS THAN AS REQUIRED IN THIS SECTION.
   - C. 60% OF THE LANDSCAPE AREA OUTSIDE OF SHRUB AND TREE MASSES MUST BE PLANTED IN LIVE GROUNDCOVER, PERENNIALS, OR ORNAMENTAL GRASSES. STONE, MULCH, OR OTHER PERMEABLE LANDSCAPE MATERIALS MAY BE USED FOR THE REMAINING AREA.
   - D. PLANTED POTS AND/OR PLANTER BOXES MAY BE USED TO SATISFY UP TO 30% OF THE TOTAL LANDSCAPE AREA REQUIREMENT.

ZONE & SITE NOTES

CITY OF KNOXVILLE ZONING REQUIREMENTS
ZONE C-G-2 1205 FOREST AVENUE

A. **SITE**
- EXISTING SITE AREA 2,677 SF
- ALLOWABLE BUILDING AREA COVERAGE - NA
- ALLOWABLE TOTAL IMPERVIOUS - NA
- NO SETBACKS
- MAX HEIGHT 70'

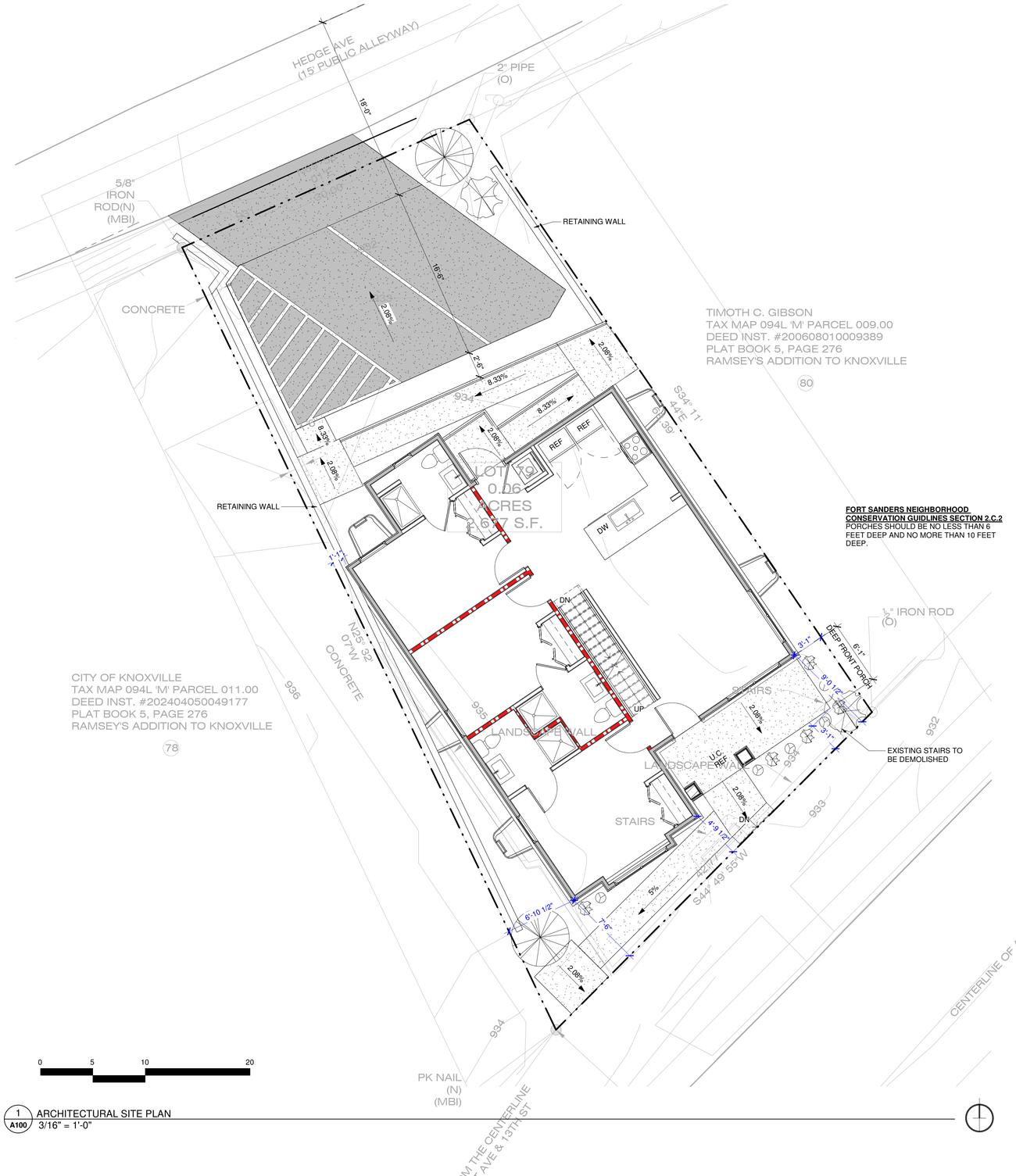
B. PARKING
- SINGLE FAMILY DWELLING: 2 SPACES PER DU
- 30% REDUCTION, LOCATED WITHIN 1/4 MILE FROM A TRANSIT ROUTE 2 SPACES x .3 = .6, 2 - .6 = 1.4 REQUIRED
- 2 PARKING SPOTS PROVIDED (1 HANDICAP)

C. TRANSPARENCY
- THE GROUND FLOOR OF THE FRONT FAÇADE THAT ABUTS A PUBLIC-RIGHT-OF-WAY, EXCLUDING ALLEYS, MUST MAINTAIN A MINIMUM TRANSPARENCY OF 30%, MEASURED BETWEEN TWO AND TEN FEET IN HEIGHT .
- UPPER FLOORS OF THE FRONT FAÇADE MUST MAINTAIN A MINIMUM TRANSPARENCY OF 15% OF THE WALL AREA OF THE STORY

FORT SANDERS NEIGHBORHOOD CONSERVATION OVERLAY

D. SETBACK REQUIREMENTS
- FRONT SETBACK TO MATCH NEIGHBORS. AVERAGE BLOCKFACE PER HISTORICAL STAFF 8.5'
- PORCHES SHOULD EXTEND 8'-10' INTO FRONT YARD SETBACK. STEPS ARE ALLOWED IN SETBACK.
- 60% OF FRONT BAY MAY EXTEND 8' BEYOND FRONT SETBACK.

E. PARKING SPACE/ DRIVE REQUIREMENTS PER SECTION 1 (PA 3) & SECTION 2.F, 4 (PA 11)
- PARKING MAY BE DIRECTLY OFF ALLEY
- 18' DRIVE ASLE, UTILIZE ALLEY
- 8.5' WIDE PARKING SPACE,



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1 A100 ARCHITECTURAL SITE PLAN
3/16" = 1'-0"

FORT SANDERS NEIGHBORHOOD CONSERVATION GUIDLINES SECTION 2.C.2
PORCHES SHOULD BE NO LESS THAN 6 FEET DEEP AND NO MORE THAN 10 FEET DEEP.

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(865) 523-8200

DESIGN DEVELOPMENT
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NOT FOR
CONSTRUCTION
REVIEW SUBMITTAL

WILSON PLEX

NEW RESIDENTIAL CONSTRUCTION
1205 Forest Avenue,
Knoxville, Tennessee 37916

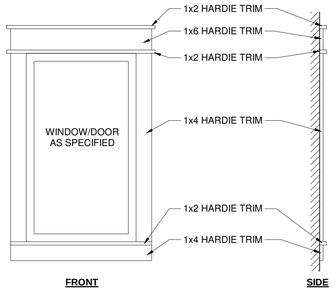
ISSUE	DATE	ISSUED FOR

DRAWN BY: MB

ARCHITECTURAL
SITE PLAN

A100

PROJECT : 25078



4 / A201 ARTICULATED WINDOW & DOOR TRIM DETAIL
3/4" = 1'-0"

EXTERIOR ELEVATION NOTES

APPROXIMATE SITE LOCATION AND TOPOGRAPHY. GENERAL CONTRACTOR TO WORK WITH CIVIL AND STRUCTURAL TEAM TO CLARIFY HOME LOCATION ON PROPOSED SITE AND ANY RETAINING REQUIREMENTS. CONFIRM ANY BUILDING ADJUSTMENTS WITH ARCHITECT BASED ON LOCATION WITHIN SETBACK REQUIREMENTS AND ANY CITY, CODE OR SEPTIC REQUIREMENTS PRIOR TO SUBMISSION.

ELEVATION KEYNOTES

A	30 YEAR ARCHITECTURAL SHINGLES
B	-
C1 C2	FIBER CEMENT LAP SIDING TO BE SELECTED BY OWNER FIBER CEMENT SCALLOPED SIDING TO BE SELECTED BY OWNER
D	BRICK VENEER TO BE SELECTED BY OWNER
E	-
F1 F2	1x6 FIBER CEMENT TRIM 1x12 FIBER CEMENT TRIM
G	TAPERED WD COLUMN
H	CONCRETE RETAINING WALL
I	WROUGHT IRON RAILING
J	ARCHITECTURAL BRACKET

TRANSPARENCY CALCULATIONS:

FRONT FACADE GROUND LEVEL: 246 SF
TRANSPARENCY: 75 SF
30% TRANSPARENCY PROVIDED

FRONT FACADE SECOND LEVEL: 335 SF
TRANSPARENCY: 72 SF
21% TRANSPARENCY PROVIDED

NOTE:
ALL WINDOWS TO BE DOUBLE HUNG.

2 / A201 3D PERSPECTIVE

3 / A201 RIGHT ELEVATION
1/4" = 1'-0"

1 / A201 FRONT ELEVATION
1/4" = 1'-0"

oysk3 architects
Knoxville, TN 37921
office@oysk3architects.com
1545 Western Avenue, Suite 100
(865) 523-8200

DESIGN DEVELOPMENT
PRELIMINARY
FOR APPROVAL
NOT FOR
CONSTRUCTION
REVIEW SUBMITTAL

WILSON PLEX

NEW RESIDENTIAL CONSTRUCTION
1205 Forest Avenue,
Knoxville, Tennessee 37916

ISSUE	DATE	ISSUED FOR:

DRAWN BY: MB

EXTERIOR
ELEVATIONS

A201

PROJECT : 25078

EXTERIOR ELEVATION NOTES

APPROXIMATE SITE LOCATION AND TOPOGRAPHY. GENERAL CONTRACTOR TO WORK WITH CIVIL AND STRUCTURAL TEAM TO CLARIFY HOME LOCATION ON PROPOSED SITE AND ANY RETAINING REQUIREMENTS. CONFIRM ANY BUILDING ADJUSTMENTS WITH ARCHITECT BASED ON LOCATION WITHIN SETBACK REQUIREMENTS AND ANY CITY, CODE OR SEPTIC REQUIREMENTS PRIOR TO SUBMISSION.

ELEVATION KEYNOTES

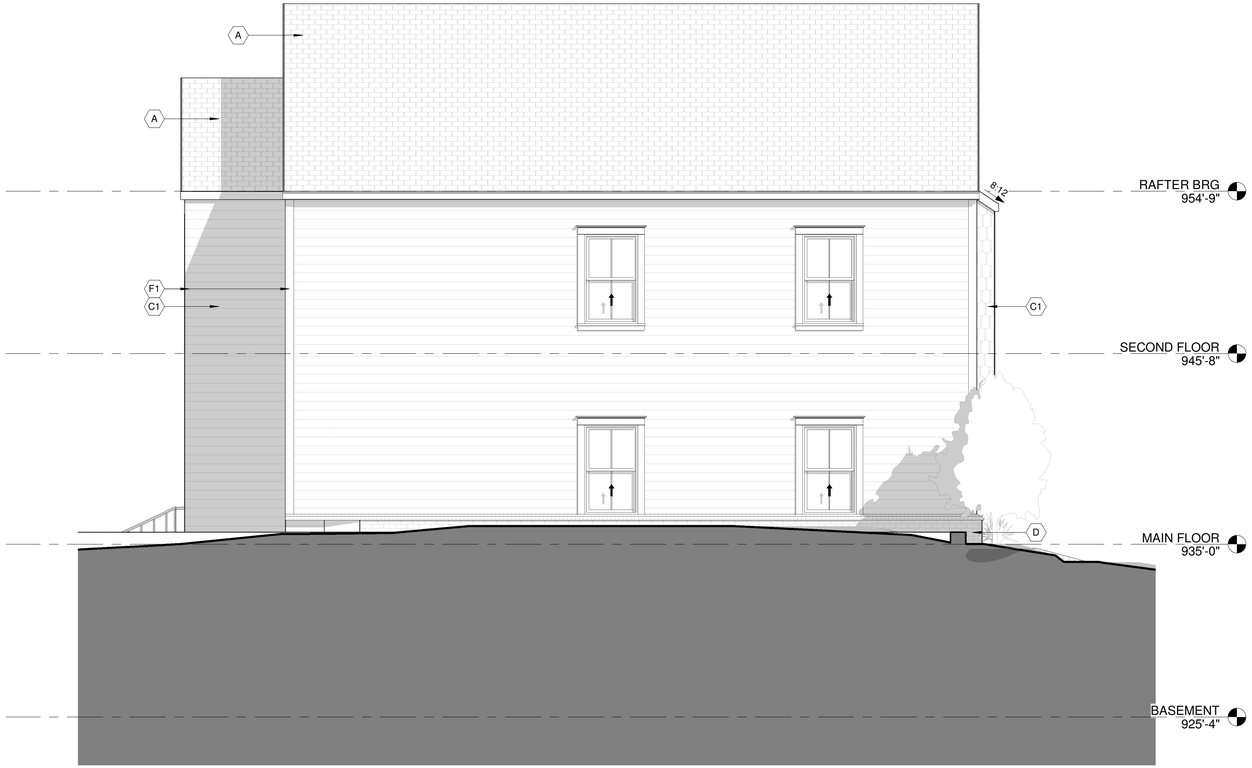
A	30 YEAR ARCHITECTURAL SHINGLES
B	-
C1	FIBER CEMENT LAP SIDING TO BE SELECTED BY OWNER
C2	FIBER CEMENT SCALLOPED SIDING TO BE SELECTED BY OWNER
D	BRICK VENEER TO BE SELECTED BY OWNER
E	-
F1	1x6 FIBER CEMENT TRIM
F2	1x12 FIBER CEMENT TRIM
G	TAPERED WD COLUMN
H	CONCRETE RETAINING WALL
I	WROUGHT IRON RAILING
J	ARCHITECTURAL BRACKET

TRANSPARENCY CALCULATIONS:

FRONT FACADE GROUND LEVEL: 246 SF
TRANSPARENCY: 75 SF
30% TRANSPARENCY PROVIDED

FRONT FACADE SECOND LEVEL: 335 SF
TRANSPARENCY: 72 SF
21% TRANSPARENCY PROVIDED

NOTE:
ALL WINDOWS TO BE DOUBLE HUNG.



2 / A202 LEFT ELEVATION
1/4" = 1'-0"

1 / A202 REAR ELEVATION
1/4" = 1'-0"

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EXTERIOR ELEVATIONS

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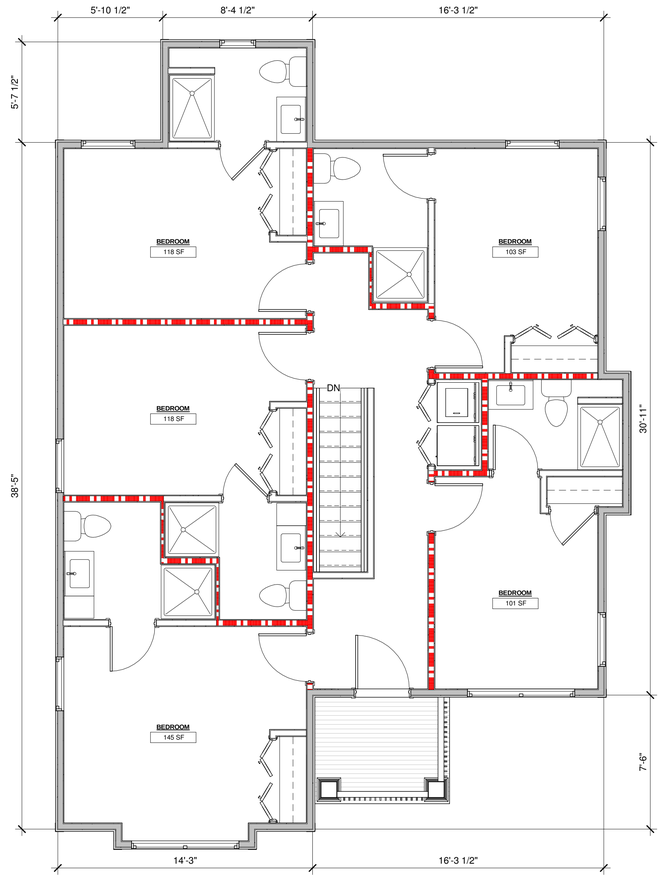
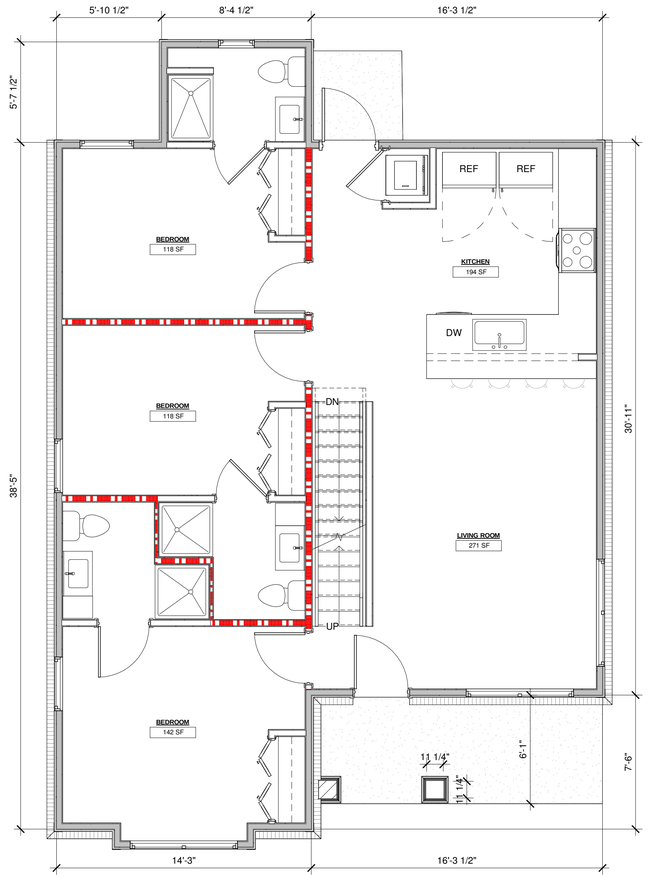
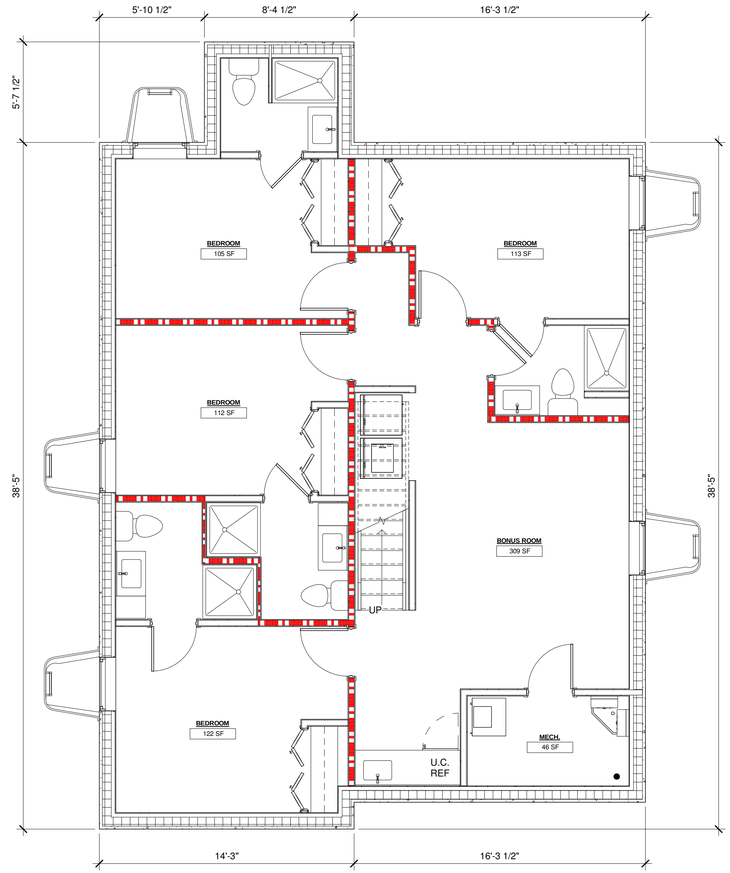


3 A101 SECOND FLOOR PLAN
1/4" = 1'-0"
1064 SQFT



1 A101 MAIN FLOOR PLAN
1/4" = 1'-0"
1054 SQFT



2 A101 BASEMENT PLAN
1/4" = 1'-0"
1062 SQFT

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Knoxville, Tennessee 37916

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FLOOR PLAN

A101

PROJECT : 25078