

**2-A-26-HZ**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



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10817 Second Dr. 37934  
Village of Concord HZ

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Original Print Date: 1/27/2026  
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Damon A Falconnier

  
  
 Feet



# Staff Report

Knox County Historic Zoning Commission

File Number: 2-A-26-HZ

**Meeting:** 2/19/2026  
**Applicant:** Damon A Falconnier  
**Owner:** Cannon E & Elizabeth Turner

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## Property Information

**Location:** 10817 Second Dr. **Parcel ID:** 153 G A 007  
**District:** Village of Concord HZ  
**Zoning:** RA (Low Density Residential)  
**Description:** c.2017

1.5-story, frame residence with a front-gable roof and shed-roof dormers on the side elevation, clad in fiber cement lap siding.

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## Staff Recommendation

Staff recommends approval of Certificate 2-A-26-HZ as submitted.

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## Description of Work

Level II Construction of Addition or Outbuilding  
New side addition and new covered porch.

Addition is proposed for the right side (northeast) elevation, measuring 15'-2" wide by 44'-9.5" deep, and recessed 2'-9" from the house's façade. The addition features a 2/12-pitch, shed roof clad in 5V galvalume metal to reflect the existing roof, is clad in 6" smooth-finished fiber cement lap siding, and rests on a parge-coated CMU foundation. Windows are 1/1, double-hung aluminum-clad wood to match the house. The façade features two bays of windows, the right side elevation features three bays of windows, with two bays on the rear. One bay of paired double-hung windows will be enclosed with siding on the left side elevation, with the same configuration to be replicated to the right of a new secondary door. One new window will be placed on the rear elevation. Secondary doors on the left and right side elevations are wood half-light doors.

New shed-roof, wrap-around porch to be located on right side elevation and wrap around the rear elevation. The porch features a 2/12 pitch hipped metal roof, 6 by 6 square wood posts, and a concrete slab porch floor.

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## Comments

1. The house to receive additions was constructed in 2018 (2-F-18-HZ), after the previous house on the property was demolished in 2017.
  2. The addition is proposed for the right side of the building, and the new porch will wrap around the right side to the rear of the building. Placement of the addition and porch is appropriate.
-

3. The addition is recessed 2'-6" from the façade and a similar distance from the rear elevation, which will serve to delineate the addition from the primary house. The one-story addition is secondary in height to the 1.5-story primary structure. The 15'-2" wide addition is substantial in width compared to the original 20' wide house; however, the addition does not detract from the overall design.
  4. The proposed materials are compatible with the existing house and the guidelines for new construction.
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## **Applicable Design Guidelines**

Village of Concord Design Guidelines, adopted by the Knox County Commission on October 22, 2001.

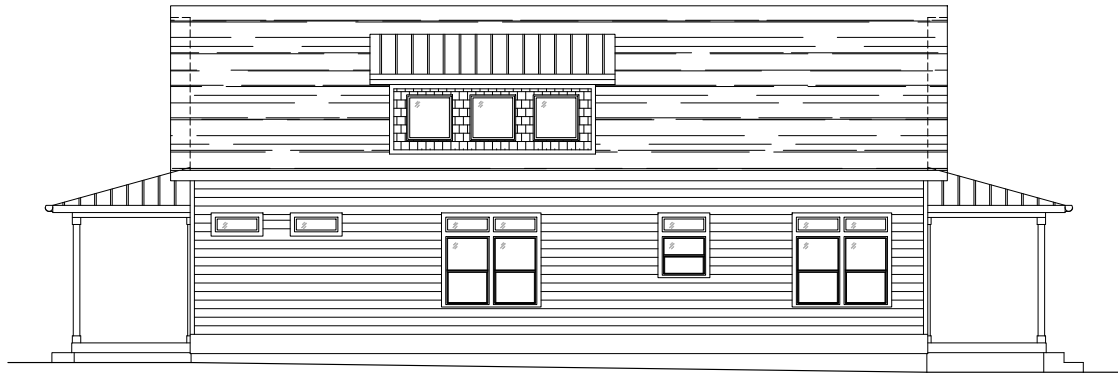
Infill and New Development, Residential Buildings

12. New additions shall be located at the rear or on an inconspicuous side of a historic building, limiting the size and scale in relation to the historic building.
13. New additions shall be designed so that it is clear what is new and what is old, but should be compatible with existing buildings.
14. New additions shall not alter the basic character of the building, or cause a lessening of historic character.

Porches

3. New buildings constructed in the Village of Concord shall contain front porches large enough to provide seating. The proportion of the porches to the front facades shall be consistent with the historic porches in the neighborhood. Details such as columns, posts, piers, balustrades and porch flooring and ceilings shall be built with materials that are consistent in appearance with historic materials. The appropriate size for turned wood columns or newel posts is at least 4" on each side. Craftsman style porch columns and posts are usually 8" to 10" in depth and width.





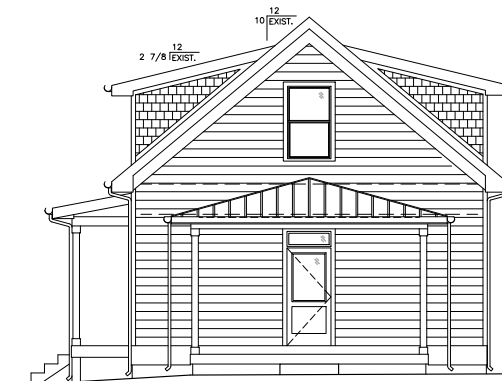
**C5** LEFT SIDE ELEVATION (AS BUILT)  
1/4" = 1'-0"



**C2** FRONT ELEVATION (AS BUILT)  
1/4" = 1'-0"



**A5** RIGHT SIDE ELEVATION (AS BUILT)  
1/4" = 1'-0"



**A2** REAR ELEVATION (AS BUILT)  
1/4" = 1'-0"



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PRELIMINARY  
NOT FOR CONSTRUCTION  
01/19/2025

INTERIOR HOME  
RENOVATION &  
ADDITION

BETH & CANNON TURNER  
10817 2nd DRIVE  
CONCORD, TN 37934

AS BUILT  
ELEVATIONS

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**A0-2**





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INTERIOR HOME  
RENOVATION &  
ADDITION

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PRELIMINARY  
SITE PLAN

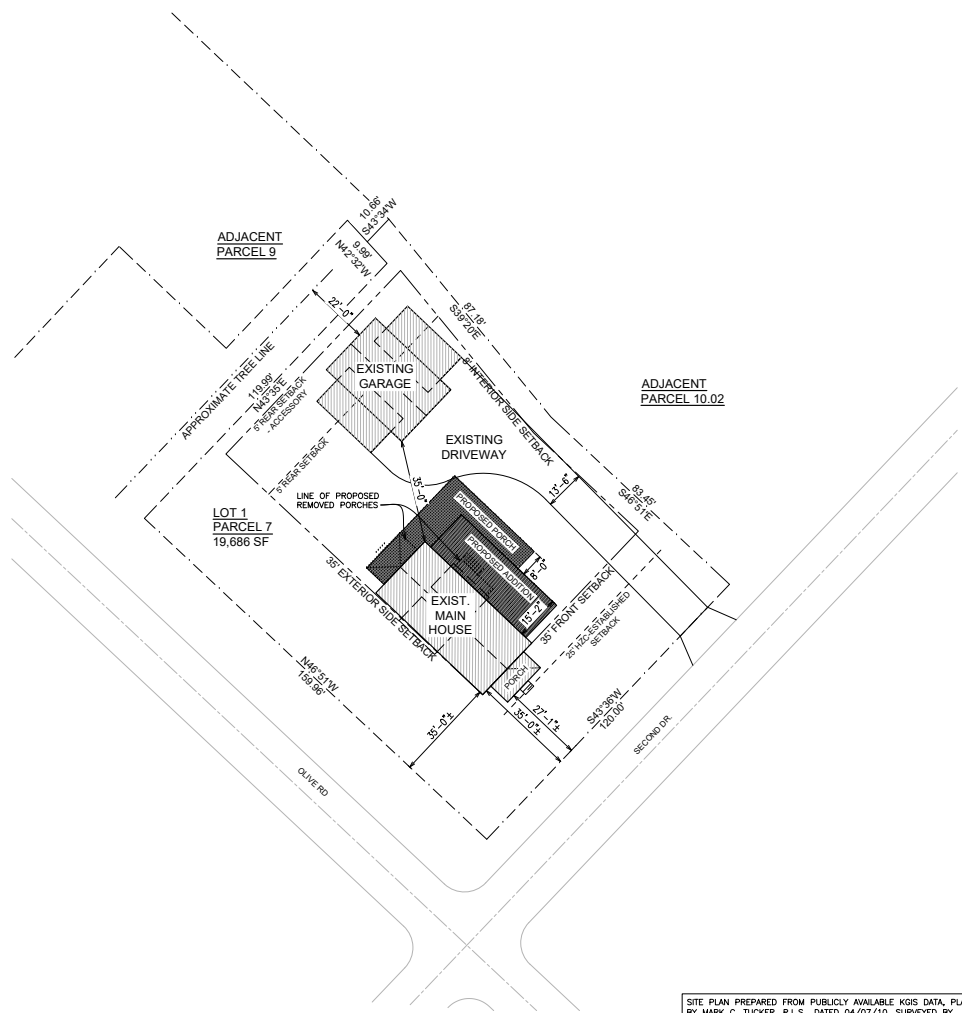
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SITE PLAN PREPARED FROM PUBLICLY AVAILABLE KGIS DATA, PLAT BY MARK C. TUCKER, R.L.S., DATED 04/07/10, SURVEYED BY ROBERT C. CAMPBELL & ASSOC., L.P. THIS IS NOT A SURVEY AND SHALL NOT BE CONSTRUED AS SUCH.



**A1** SITE PLAN  
1" = 20'-0"



6

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4

3

2

1

C-1



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INTERIOR HOME  
RENOVATION &  
ADDITION

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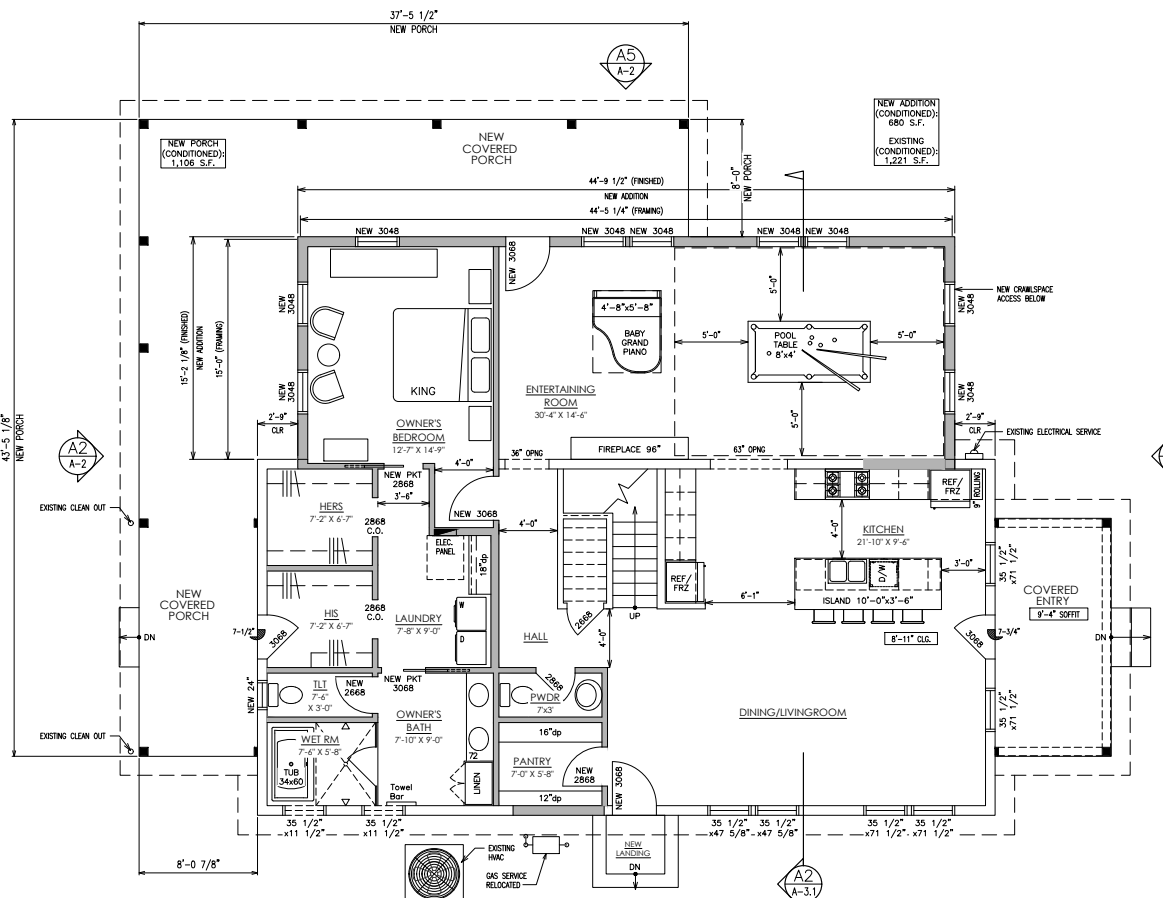
PRELIMINARY  
FLOOR PLANS

OPTION  
"BETH"  
w/ PORCH

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A1.1



A1 1ST FLOOR PLAN (PRELIMINARY)  
1/4" = 1'-0"

6

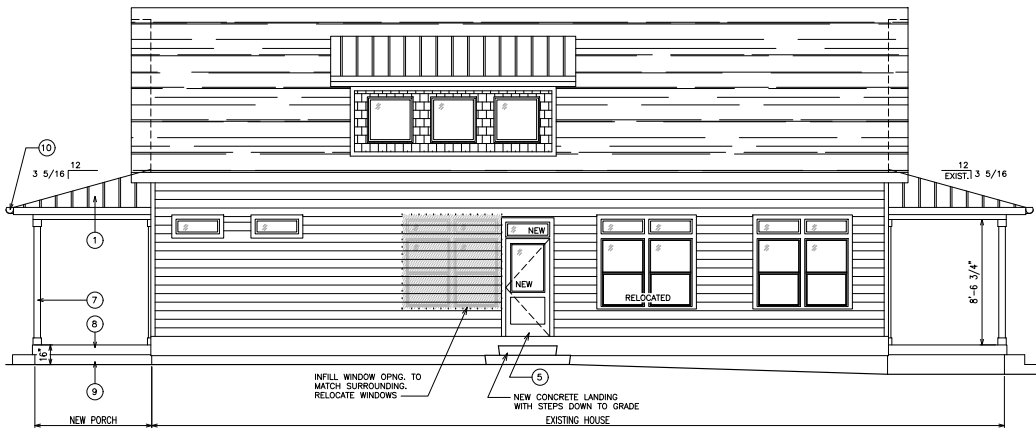
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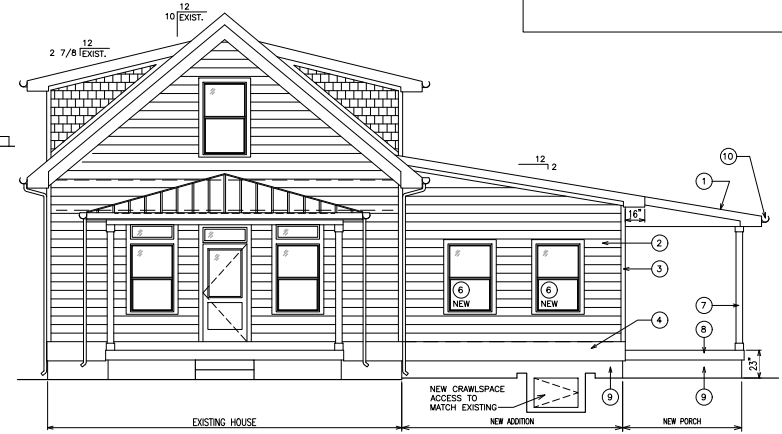
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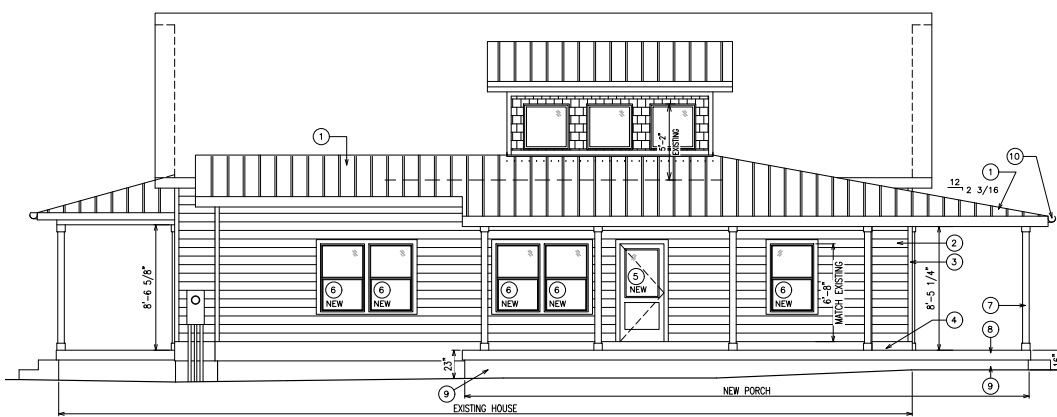


**C5 LEFT SIDE ELEVATION**  
1/4" = 1'-0"

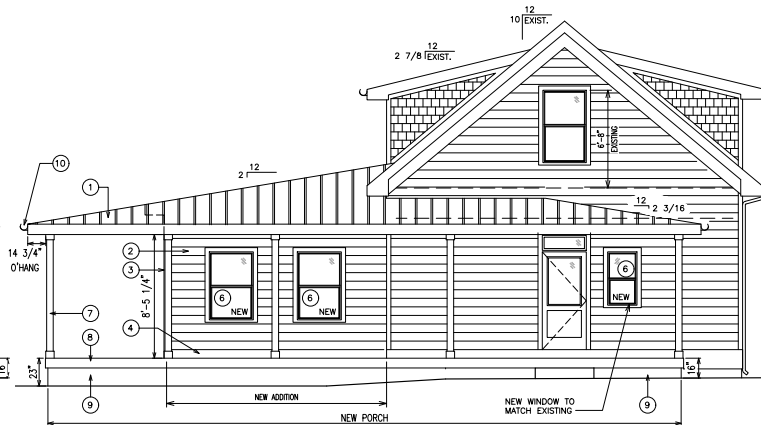
NOTE: NEW & RELOCATED WINDOWS & DOORS ARE LABELED ACCORDING. OTHERS ARE EXISTING TO REMAIN.



**C2 FRONT ELEVATION**  
1/4" = 1'-0"



**A5 RIGHT SIDE ELEVATION**  
1/4" = 1'-0"



**A2 REAR ELEVATION**  
1/4" = 1'-0"

- MATERIAL NOTES:**
1. ROOF: 26-GAUGE GALVALUME METAL CLAD ROOF TO MATCH EXISTING. MATCH COLOR & RIB SPACING.
  2. SIDING: 6" HORIZONTAL HARDIE BOARD (FIBER CEMENT) WITH SMOOTH WHITE FINISH TO MATCH EXISTING.
  3. SIDING CORNER TRIM: 4" (NOMINAL) HARDIE TRIM WITH SMOOTH WHITE FINISH TO MATCH EXISTING.
  4. SIDING BOTTOM TRIM: 1 1/4" (NOMINAL) HARDIE TRIM WITH SMOOTH WHITE FINISH TO MATCH EXISTING.
  5. DOORS: SOLID WOOD DOOR WITH HALF-LIGHT ABOVE AND WOOD PANEL BELOW. +1'-0" TRANSOM ABOVE, WHERE INDICATED ON ELEVATION. DOOR PAINTED TO MATCH EXISTING DOOR COLOR. SIZE & HEAD HEIGHT TO MATCH EXISTING.
  6. WINDOWS: ALUMINUM-CLAD WOOD WITH ONE-OVER-ONE STYLE TO MATCH EXISTING. COLOR: WHITE. HEAD HEIGHT TO MATCH EXISTING.
  7. PORCH POSTS: BUILT-UP 6x6 (NOMINAL) WOOD POSTS WITH 6" (NOMINAL) BASE & CAP TRIM TO MATCH EXISTING. PAINT BROWN TO MATCH EXISTING COLOR.
  8. PORCH FLOOR: CONCRETE SLAB WITH FORMED EDGES OVER CMU STEM WALL.
  9. FOUNDATION: CMU STEM WALL WITH LIGHT PARGE COAT. COLOR: BLACK TO MATCH EXISTING.
  10. GUTTERS & DOWNSPOUTS: CUSTOM ROUNDED SHAPE TO MATCH EXISTING. COLOR: SILVER.



INTERIOR HOME RENOVATION & ADDITION

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PRELIMINARY ELEVATIONS

OPTION "BETH" w/ PORCH

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**A2.1**

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**INTERIOR HOME RENOVATION & ADDITION**

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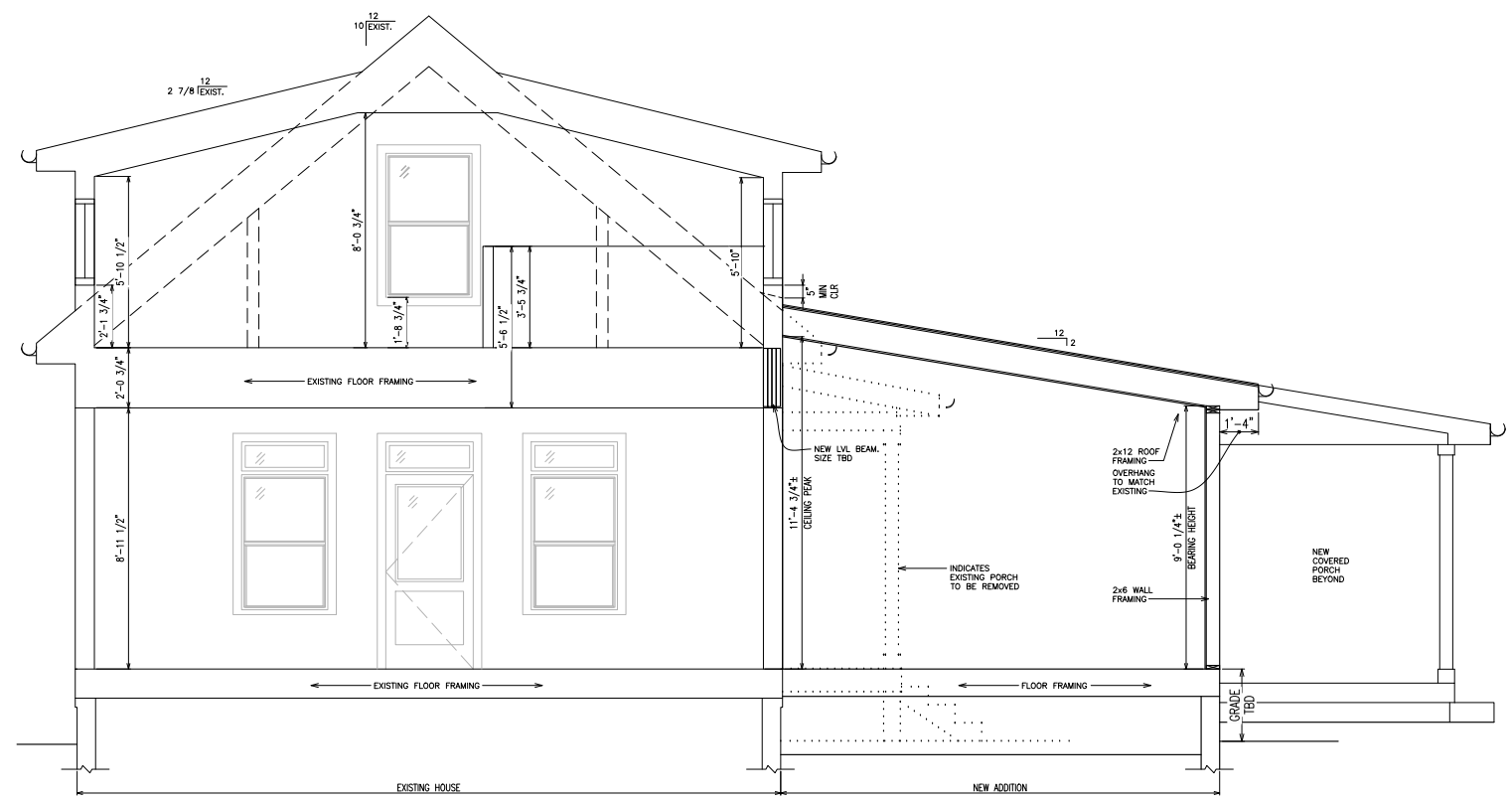
**PRELIMINARY BUILDING SECTION**

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**A3.1**



**A2** BUILDING SECTION (PRELIMINARY)  
1/2" = 1'-0"

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1