

Meeting: 7/21/2021
Project: 414 Clinch Avenue Rooftop Addition
Applicant: Kim Firkins / Studio Four Design Inc.

Property Information

Location: 414 Clinch Ave. **Parcel ID** 94 L G 01101
Zoning: DK (Downtown Knoxville)
Description:

Sandstone Court, designed by Baumann & Baumann, constructed in 1928. Two-story, flat roof building with a decorative sandstone façade.

Description of Work

Level II Addition to an Existing Building/Structure

Rooftop modifications, including a new deck/patio area to the rear of 414 Clinch Avenue. Patio includes an outdoor kitchen, pergola structure, and additional roof-level amenities. Work is proposed for the rear-facing roof section, facing the surface parking area between the building and W. Church Ave. An existing rooftop addition will block the project's visibility from Clinch Avenue.

A standing seam metal canopy will extend from the existing rooftop addition approximately 9'-1". On the left side elevation, a Trex privacy screen/horizontal fence will extend from the existing addition to the proposed pergola. The Trex pergola is approximately 9' tall, featuring vertical slats on the leftmost elevation, and square post supports. The pergola is recessed from the rear building edge by approximately 14'. Glass guardrails will wrap around the patio area, excepting the area which will receive a "QuietFiber-lined AC enclosure." Additional features include Trex decking; privacy planters on side, rear, and interior elevations; and repair and paint to the cedar siding on the existing rooftop addition.

Applicable Design Guidelines

Downtown Design Guidelines

4. Architectural Character

4e. Design top floors to enhance the skyline of the block through cornices and details that are harmonious with adjacent architecture.

4f. Encourage the use of 'green roofs' and other sustainable practices, while minimizing the visual impact from the street.

7. Mechanical Equipment and Service Utilities

7a. Minimize the visual impact of mechanical equipment through screens or recessed/low-profile equipment.

7c. Screen rooftop vents, heating/cooling units and related utilities with parapet walls or other screens.

Comments

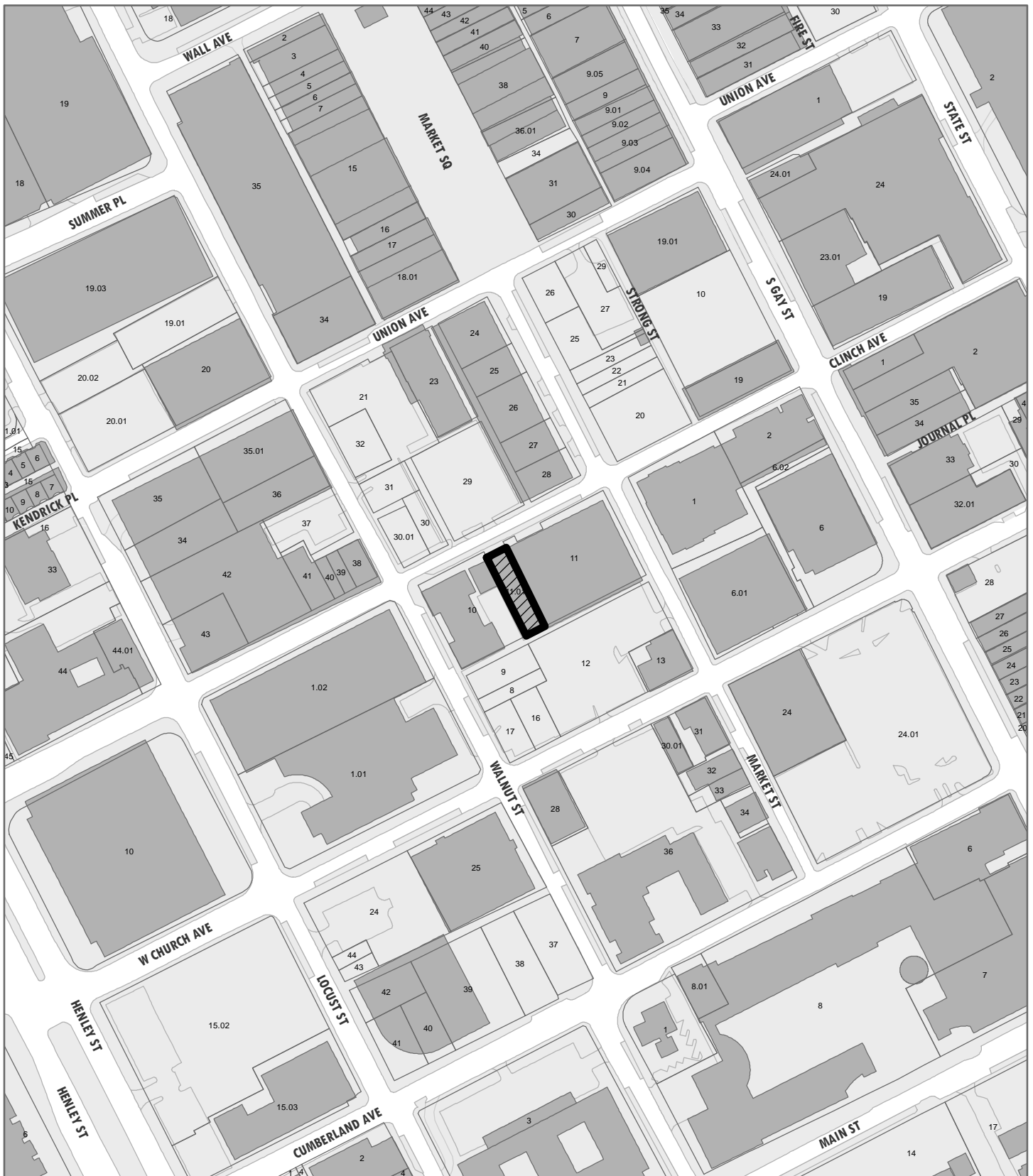
414 Clinch Avenue (known as Sandstone Court) is not listed on the National Register of Historic Places, so the Historic Resources section of the guidelines does not apply. The proposed undertaking includes a number of minor modifications which do not affect the character-defining features or façade view of the building, including Trex privacy fencing, a Trex pergola, a standing-seam metal canopy, and a glass guardrail.

The proposed work will not be visible from Clinch Avenue, due to the existing rooftop structure located closer to Clinch Avenue, which extends the width of the building. All new features are located at the rear of the building, fronting a surface parking lot. The proposed elements will be minimally visible from Walnut Street across the parking lot.

All proposed elements are minor in scope and could be easily removed without further effect on the building. The pergola is less tall than the existing flat-roof addition. All deck and patio elements will need to be set back at least 18" from the building edges, per City Zoning Code (10.3.N).

Recommendation

Staff recommends approval of Certificate 7-B-21-DT as submitted, with the condition that deck and patio elements are set back at least 18" from the building edges, meeting section 10.3.N of the City Zoning Code.



7-B-21-DT

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

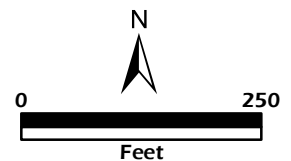
**DOWNTOWN
DESIGN
REVIEW
BOARD**



414 Clinch Ave.
**Level 2: Addition to an existing
building/structure**

**Petitioner: Kim Firkins / Studio Four
Design Inc.**

Original Print Date: 7/13/2021
Revised:
Knoxville/Knox County Planning · Downtown Design Review Board





DESIGN REVIEW REQUEST

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

Studio Four Design

Applicant

07.01.2021

07.21.2021

7-B-21-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

Kim Firkins

Studio Four Design

Name

Company

414 Clinch Ave.

Knoxville

TN

37902

Address

City

State

Zip

865.523.5001

kfirkins@s4dinc.com

Phone

Email

CURRENT PROPERTY INFO

Steve Cox & Erica Miller

414 Clinch Ave. Unit 202

Owner Name (if different from applicant)

Owner Address

Owner Phone

414 Clinch Ave. Unit 202

094LG01101

Property Address

Parcel ID

Sandstone Court Condos

DK-G

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett
Staff Signature

Lindsay Crockett

7.1.21

Please Print

Date

Kim Firkins

06.30.2021

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: The project includes renovations to an existing patio and addition of a new deck on the existing roof top at 414 Clinch Avenue for the rear, upstairs tenant. The new patio will include an outdoor kitchen, associated dining covered with a new pergola, lounge area, and hot tub. In addition to the decking, the tenant plans to repaint the existing loft cladding.

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: _____

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:

FEE 2:

FEE 3:

TOTAL:



The scope of the project includes renovations to an existing patio and addition of a new deck on the existing roof top at 414 Clinch Avenue for the rear, upstairs tenant. The new patio will include an outdoor kitchen, associated dining covered with a new pergola, lounge area, and hot tub. In addition to the decking, the tenant plans to repaint the existing loft cladding.

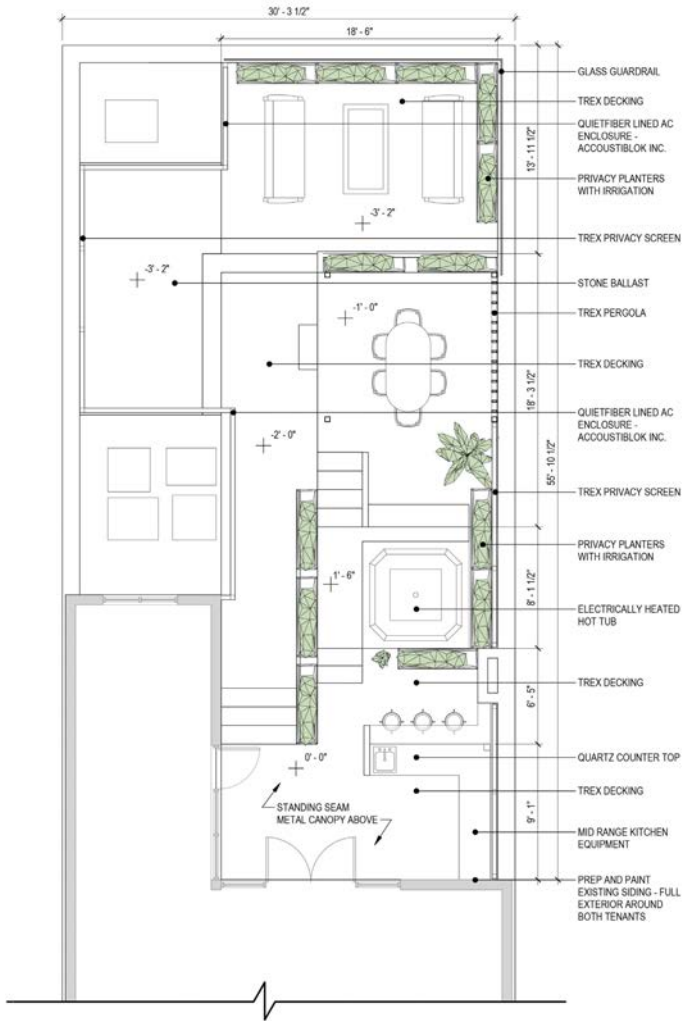


414 Clinch Residence Rooftop

Schematic Design JUNE, 2021

STUDIO FOUR DESIGN

PLANNING GRAPHICS ARCHITECTURE + INTERIORS



Proposed Design and Materials



Zoning: DK-G "Downtown Knoxville - Grid Sub-District"

Materials:

- Canopy Standing Seam Metal
- Decking Trex
- Privacy Screen Trex
- Pergola Trex
- Guardrails Glass
- AC Enclosure Acoustiblok Quietfiber
- Countertop Quartz

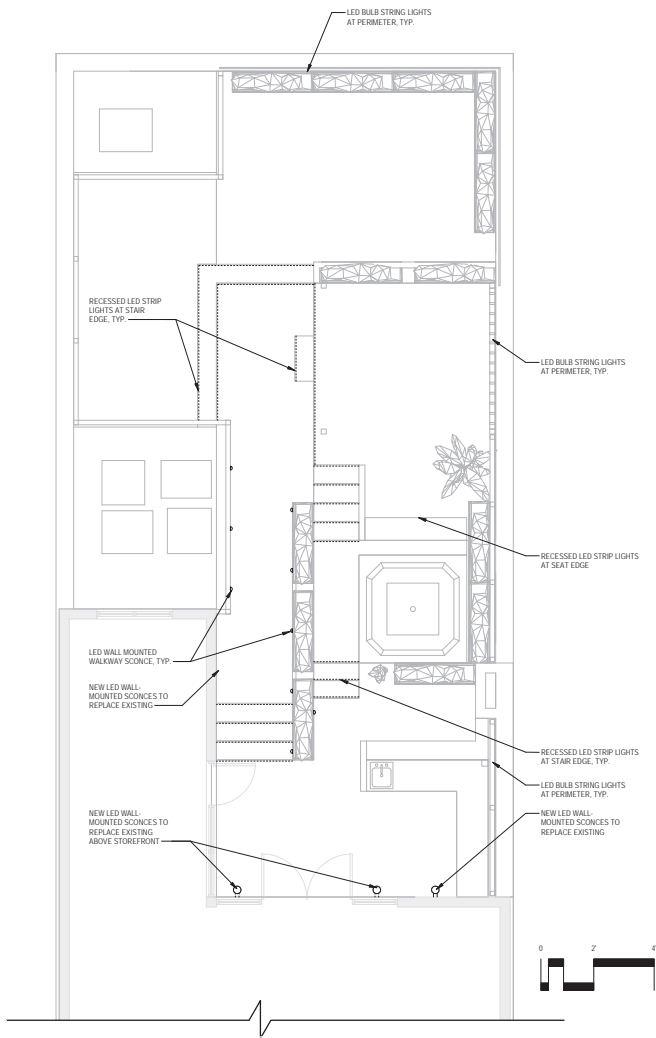


414 Clinch Residence Rooftop

Schematic Design JUNE, 2021

STUDIO FOUR DESIGN

PLANNING GRAPHICS ARCHITECTURE + INTERIORS



Proposed Lighting:
 LED String Lights at perimeter & pergola
 Recessed LED Strip Lights at stair edges and trim
 LED Walkway Sconces

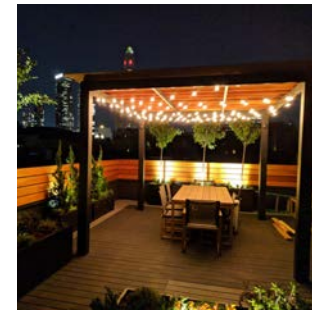
Proposed Lighting



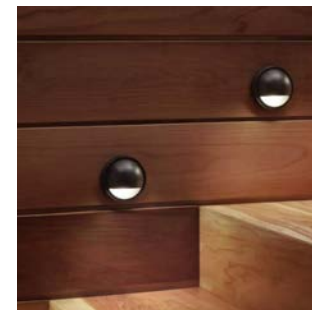
PERIMETER STRING LIGHT PRECEDENT



RECESSED LED STRIP LIGHT PRECEDENT



PERGOLA STRING LIGHT PRECEDENT



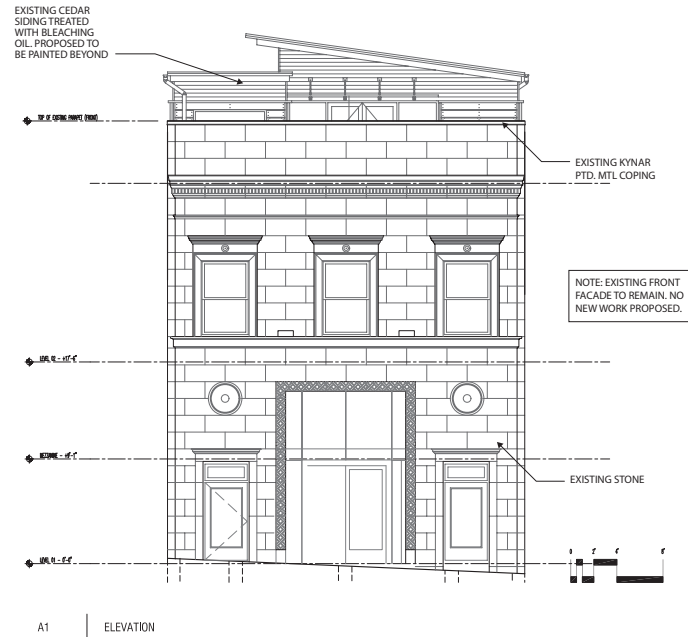
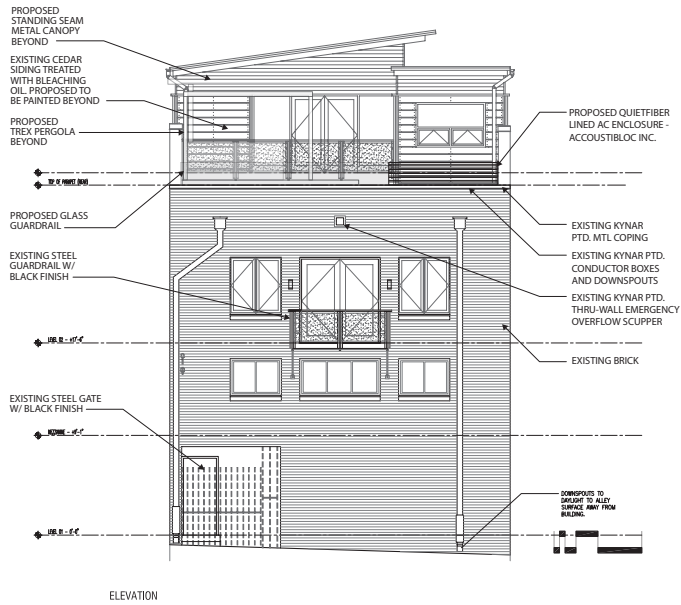
WALKWAY SCENCE PRECEDENT

414 Clinch Residence Rooftop

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STUDIO FOUR DESIGN

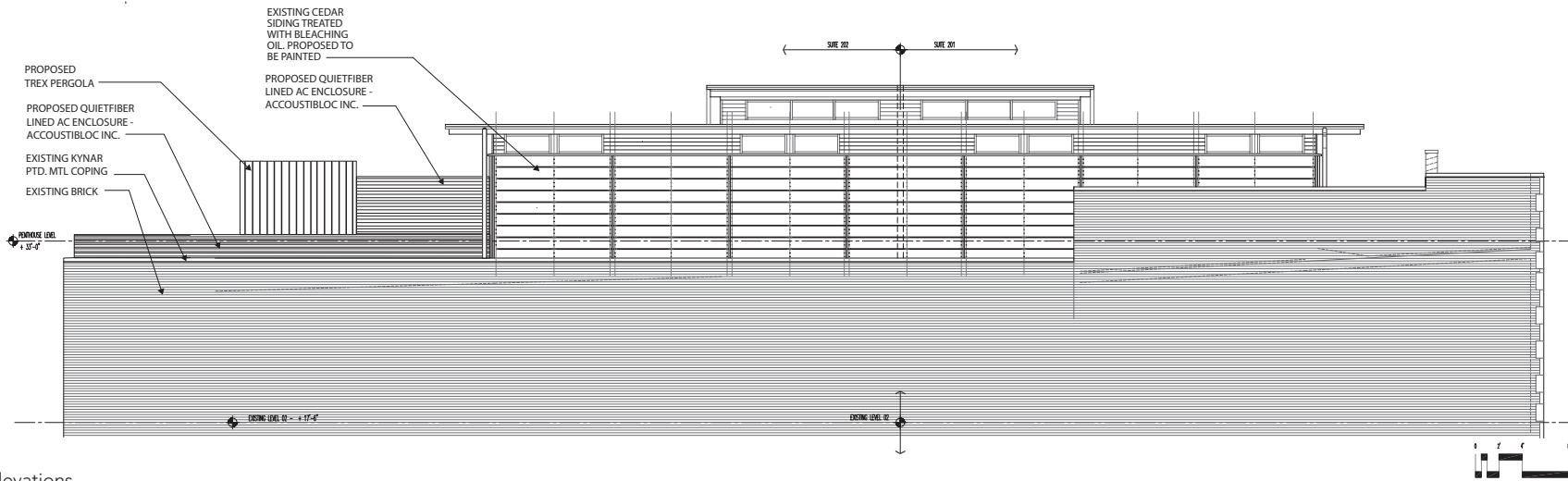
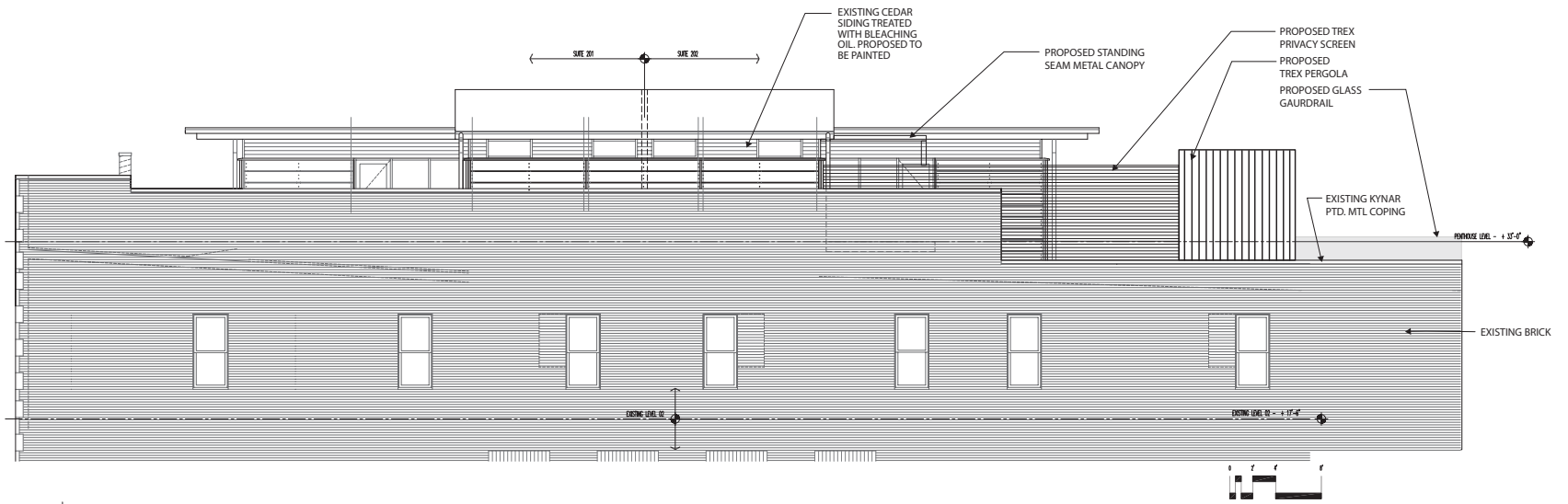
PLANNING GRAPHICS ARCHITECTURE + INTERIORS



Existing Elevations

414 Clinch Residence Rooftop

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Existing Elevations

414 Clinch Residence Rooftop

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Existing Rear Elevation



Street View 1



Street View 2



Street View 3

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STUDIO FOUR DESIGN

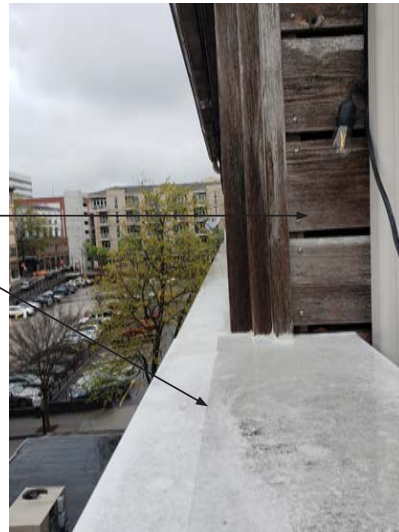
PLANNING GRAPHICS ARCHITECTURE + INTERIORS



EXISTING CEDAR SIDING.
PROPOSED TO BE PAINTED

EXISTING MTL.
COPING

EXISTING
MECHANICAL TO BE
SCREENED



EXISTING
MECHANICAL TO BE
SCREENED



EXISTING MTL.
COPING

EXISTING ROOF DRAINS
TO BE COVERED WITH
TREX DECKING

EXISTING CEDAR SIDING.
PROPOSED TO BE PAINTED



Existing
Conditions

414 Clinch Residence Rooftop

Schematic Design JUNE, 2021