Meeting: 2/18/2021  
Applicant: Randy Guignard  
Owner: Randy Guignard

Property Information  
Location: 4002 Tazewell Pk.  
District: Tazewell Pike NC  
Zoning: RN-1 (Single-Family Residential Neighborhood)  
Description: Craftsman, new construction

Craftsman-style new construction residence approved by the HZC in March 2020, with revisions approved in July 2020.

Description of Work

Level II  Major Repair or Replacement

Revision to previously-approved new construction project (reviewed in March 2020, 3-E-20-HZ). Modification includes the addition of a 14’ wide by 20’ deep porte cochere extending from the right (south) side elevation. The porte cochere will be flush with the façade wall and extend 20’ towards the rear of the property. The porte cochere includes a gable roof with a 7/12 pitch to match the rest of the house and exposed rafter tails, supported by tapered wood columns on stone bases. The gable field will be enclosed with siding to match the rest of the house.

Revisions also include the use of stone veneer on foundation, column bases, and chimney (previous design included stuccoed bases and foundation, and a chimney clad in brick veneer).

Exterior modifications to existing garage, removing shed roofs on right and left side, new 6"-wide Hardie Plank siding to replace vinyl siding, a new roof (including new roof framing to create a 7/12 pitch to match existing house), and new Craftsman-style garage doors.

Applicable Design Guidelines

Tazewell Pike NC-1, adopted by the Knoxville City Council on February 20, 2001.

Building and Roof Form
- In constructing new houses, the minimum roof pitch shall be 7/12.

Materials
Clapboard and brick are the most common building materials and were used in each era of development. Shingles were occasionally used, particularly in Craftsman styles. Cut stone, such as Crab Orchard and limestone, is found in revival styles and ranch houses.

- In constructing new buildings, the following materials should be used: clapboard or such clapboard-like materials as cement fiberboard, vinyl or aluminum siding; shingle or shingle-like siding; brick which is uniform in color;
quarried, cut stone which is generally laid in horizontal layers; board and batten can be used in accessory buildings to the side or rear yards

- The following shall not be used: flagstone or similar shaped stone applied to the face of a wall
- Garage doors for attached garages shall be located to the side yard or side street and shall be designed, using windows, materials and roof pitches, to appear as a component of the house.
- Detached garages shall be located behind and to the side of the house as illustrated on this page.

Comments
N/A

Staff Findings

1. The scope of work is proposed for a new construction residence; construction has not yet begun. The addition of a porte cochere meets the design guidelines, as it is proposed for the side of the house and will extend over the proposed side driveway.

2. There is sufficient precedent for gable-roof porte cocheres on Craftsman-style houses; applicant has provided documentation of a similarly sized, original Craftsman house in the Gibbs Drive National Register Historic District as a reference. The proposed details (a 7/12 pitch, gable fields enclosed with siding to match the house, tapered columns on stone veneer-clad piers, exposed rafter tails and triangular brackets) are compatible with the primary residence.

3. Under the City zoning ordinance, the porte cochere is reviewed as an attached carport and the total length is limited to 22 feet. The proposed 14’ wide by 20’ long porte cochere meets the zoning ordinance.

4. The applicant has also requested to modify the stuccoed column bases and foundations to be clad in stone veneer. Design guidelines for Tazewell Pike include "quarried, cut stone which is laid in horizontal layers" as an appropriate siding material for new buildings.

5. Modifications to the garage would not necessarily require a COA as a standalone project in the NC overlay and meet the design guidelines.

Staff Recommendation

Staff recommends approval of the work as proposed, with the condition that the stone veneer used meet design guidelines as "quarried, cut Crab Orchard or limestone stone which is laid in horizontal layers."
DESIGN REVIEW REQUEST

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

Randy Guignard

Applicant

1-29-2021 2-18-2021 2-A-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

Randy Guignard

Name

Zenith Homes

Company

5408 Fountain Gate Rd.

Knoxville

Tn  37918

Address

City

State

Zip

865 244 8050 randy@fourseasonscorp.com

Phone Email

CURRENT PROPERTY INFO

Cafe International LLC

5408 Fountain Gate Rd 37918

Owner Name (if different from applicant) Owner Address Owner Phone

4002 Tazewell Pk.

Owner Address

059HA023

Property Address Parcel ID

Beverly Oaks

RN-1 w conservation overlay

Neighborhood Zoning

AUTHORIZATION

Lindsay Crockett

Staff Signature Please Print Date

Randy Guignard

Applicant Signature Please Print Date
REQUEST

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:

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: add 24' x 14' Porte-Cochere to the right side of a new already certified craftsman style home—certified 3-19-2020
file number 3-E-20-HZ and rework garage to have double doors in keeping with craftsman style and steeper 7/12 roof pitch

remove the two shed wings from garage examples and drawings included with submission

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:

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:
Note:
Shingles to be GAF Timberline Ultra HD Wood Shake look weathered wood color

Note:
All lap siding to be 6" exposure

3.2.2020
See COA for additional conditions Windows and doors to match specs on COA
Note:
Shingles to be
GAF Timberline Ultra HD
wood shingles look
western wood color

6.2.2020
See COA for additional conditions
Windows and doors to match specs on COA
Garage with new door look

7/12 steeper roof pitch

- 6" lap Hardi siding 1/4" trim
- remove both right and left side shed roofs
- 7/12 roof pitch
- add new double door
Haas Garage Door Factory Picture