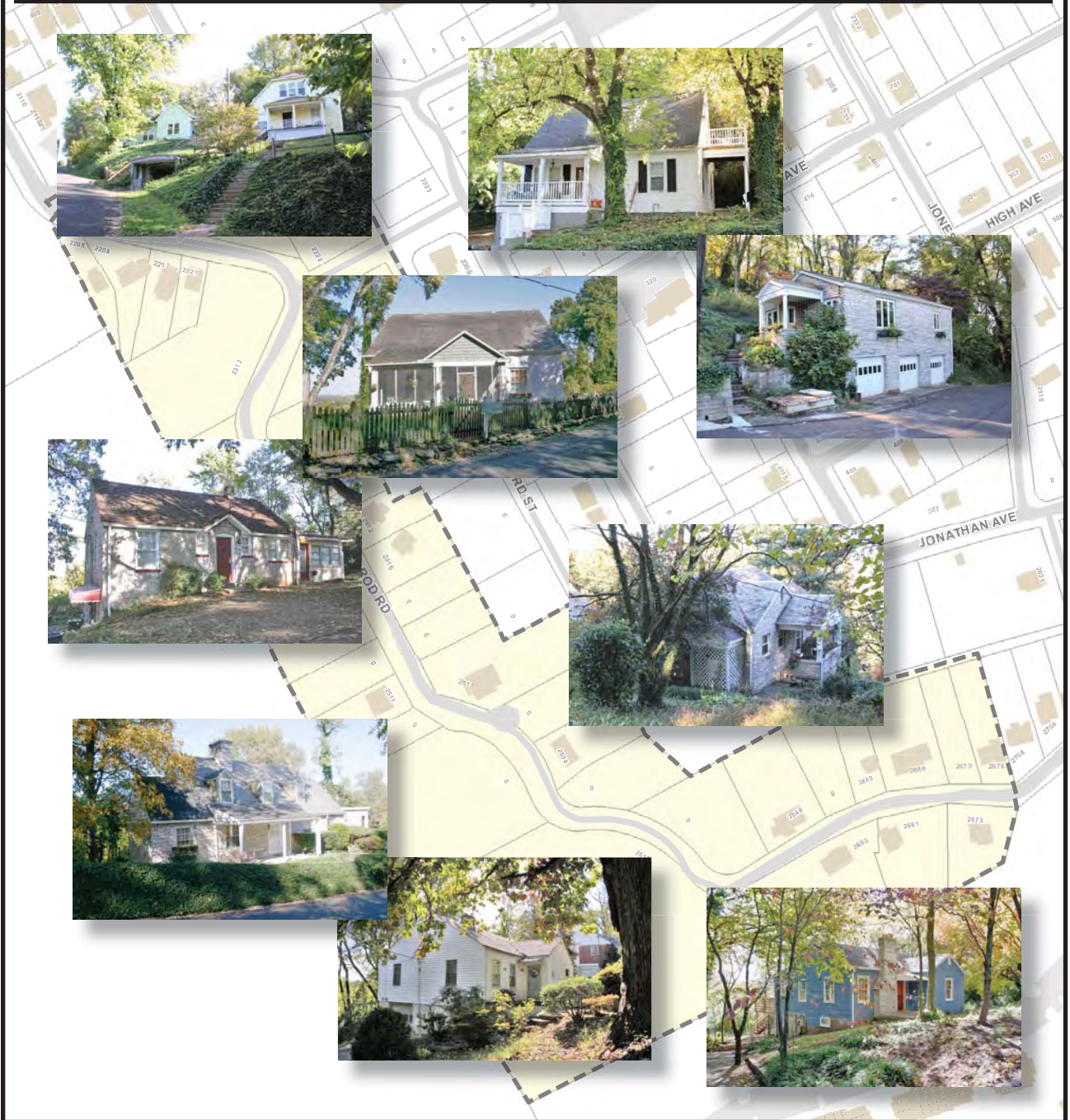


Gobbler's Knob

Sherrod Road - Millers Avenue

Neighborhood Conservation District

Design Guidelines & Designation Report



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This report was adopted by:

Knoxville Historic Zoning Commission on October 16, 2008
Knoxville-Knox County Metropolitan Planning Commission on November 13, 2008

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The Designation Report

Statement of Significance

Sherrod Road is located on the eastern flank of a hill known before the Civil War as Gobblers' Knob. During the Civil War, an earthworks fort named Fort Stanley was built on the high point of that hill; fortifications stretched south and east along what is now Millers Avenue to connect to Fort Hill (Sevierville Hill). These two forts, along with Fort Dickerson and Fort Higley, comprised the prime defense for Knoxville against the Confederacy.

The neighborhood was not known as Sherrod Road until the 1930s. The north stretch of the road was known as Miller Road and the east side as Sherrod Avenue. In 1936, these segments were connected and the name Sherrod Avenue was given to the road. Neighborhood tradition recounts that a resident named Charles Simms promoted the name change; the Sherrod name honored the Sherrod family. Sherrod Avenue became Sherrod Road in 1939. The houses were renumbered in 1952, with subsequent renumbering since that time.

Four developments comprise Sherrod Road. The first, on the north side of the hill, was O.A. Miller's South Side Addition, platted in 1885. At that time Miller purchased ten acres from William A. and Martha E. King; this land was inherited by Martha King from her father John Jones. Miller divided his ten acres into 42 lots. Those lots were arrayed along a road that is still named Millers Avenue, and then south toward the top of the hill to the present day 2518 and 2511 Sherrod Road.

The second development began in 1909, when heirs to the Sherrod family created the Mountain View Addition to South Knoxville. B. F. Sprankle purchased a portion of the Miller subdivision and included these

lots in his "Tenth Addition to Knoxville, Tennessee", dated 1926, with lots that eventually became 2300 and 2412 Sherrod Road. The final subdivision was carried out by Charles Simms, who purchased the top of the hill for his Buena Vista Addition in 1936. Fifteen houses remain from the Miller development, three from the Simms development and five from the Sherrod subdivision.

Properties included in this designation are located along Millers Avenue and Sherrod Road. The homes still existing are noted in the following table, together with several vacant lots that did contain homes. There are additional vacant lots that show on the City Ward map and could be buildable, but that are not noted in this list.

Table 1: Gobbler's Knob (Sherrod Road/Millers Avenue) NC-1: Listing of Properties

2008 Property Address	Year Built	Notes
400 Millers Avenue	c.1923	Formerly 224 Millers Avenue
402 Millers Avenue	c.1911	Formerly 600 Millers Avenue
2204 Sherrod Road	1908	Formerly 604 Millers Avenue
2205 Sherrod Road	c.1916	Formerly 603/605 Millers Avenue
2209 Sherrod Road	c.1916	Formerly 607 Millers Avenue
2217 Sherrod Road	c.1933	
2221 Sherrod Road	c.1938	Formerly 613 Millers Road
2228 Sherrod Road	vacant lot	Formerly 2225 Sherrod Road
2300 Sherrod Road	c.1953	Could have been moved from 2500 Sherrod Road, but would date from when it was placed on this lot
2313 Sherrod Road	vacant lot	
<p>Charles Simms constructed the next five houses at the end of World War II. They are concrete block construction with Permastone exteriors supplied by Permastone of East Tennessee. This company, once located at 504 Miller Avenue, began in 1948-49 and was owned by J. D. Bullock. Houses probably covered in Permastone in the early 1950s include</p>		
2404 Sherrod Road	1945	
2405 Sherrod Road	1946	
2411 Sherrod Road	1951	Constructed to be faced with Permastone
2412 Sherrod Road	1945	
2416 Sherrod Road	1945	
2511 Sherrod Road	1940	D. M. Rose and Company provided the plans, materials and supervised the construction. It was built for the Williams sisters and sold to them in 1944. They lived in the house until 1980.
2518 Sherrod Road	c.1910; 1938	Formerly 990 Miller Avenue, in 1939 became 2564 Sherrod Road and in 1953 became 2518 Sherrod Road.
<p>The next properties were part of the Mountain View Addition to South Knoxville</p>		
2653 Sherrod Road	c.1941	
2661 Sherrod Road	1944	Formerly 2621 Sherrod Road
2666 Sherrod Road	c.1927	In 1936 it was 2604 Sherrod Road; later 2620 Sherrod Road
2673 Sherrod Road	c.1941	
2676 Sherrod Road	c.1953	
2604 Sherrod Road	c.1940	
2615 Sherrod Road	c.1941	Formerly 2611 Sherrod Road & 1609 Sherrod Road
2648 Sherrod Road	c.1940	Rumored that foundation was built of marble blocks rejected for use in the construction of the National Gallery of Art in Washington D.C.

Purpose of Designation

Gobbler's Knob/Sherrod Road combines a unique topography, mature trees and architecture to form a small, distinctive section in South Knoxville. The buildings located in the proposed district comprise a variety of styles dating from the early to mid twentieth century. The combination of building forms and their setting lends interest to the neighborhood. Sherrod Road is narrow and curvilinear, and the topography dictates the placement of the buildings, so that lot sizes and setbacks do not conform to current subdivision requirements. Without the unique setting and the mature trees, much of the character of the neighborhood would be erased. It is this unique setting that forms the basis for the design guidelines for the Gobblers' Knob/Sherrod Road Neighborhood Conservation Overlay.

The purpose of the Neighborhood Conservation Overlay (NC-1) for the Gobbler's Knob/Sherrod Road neighborhood is to maintain the setting of the area, minimizing changes to the neighborhood, its architectural heritage and its setting.

Process and Requirements of Designation

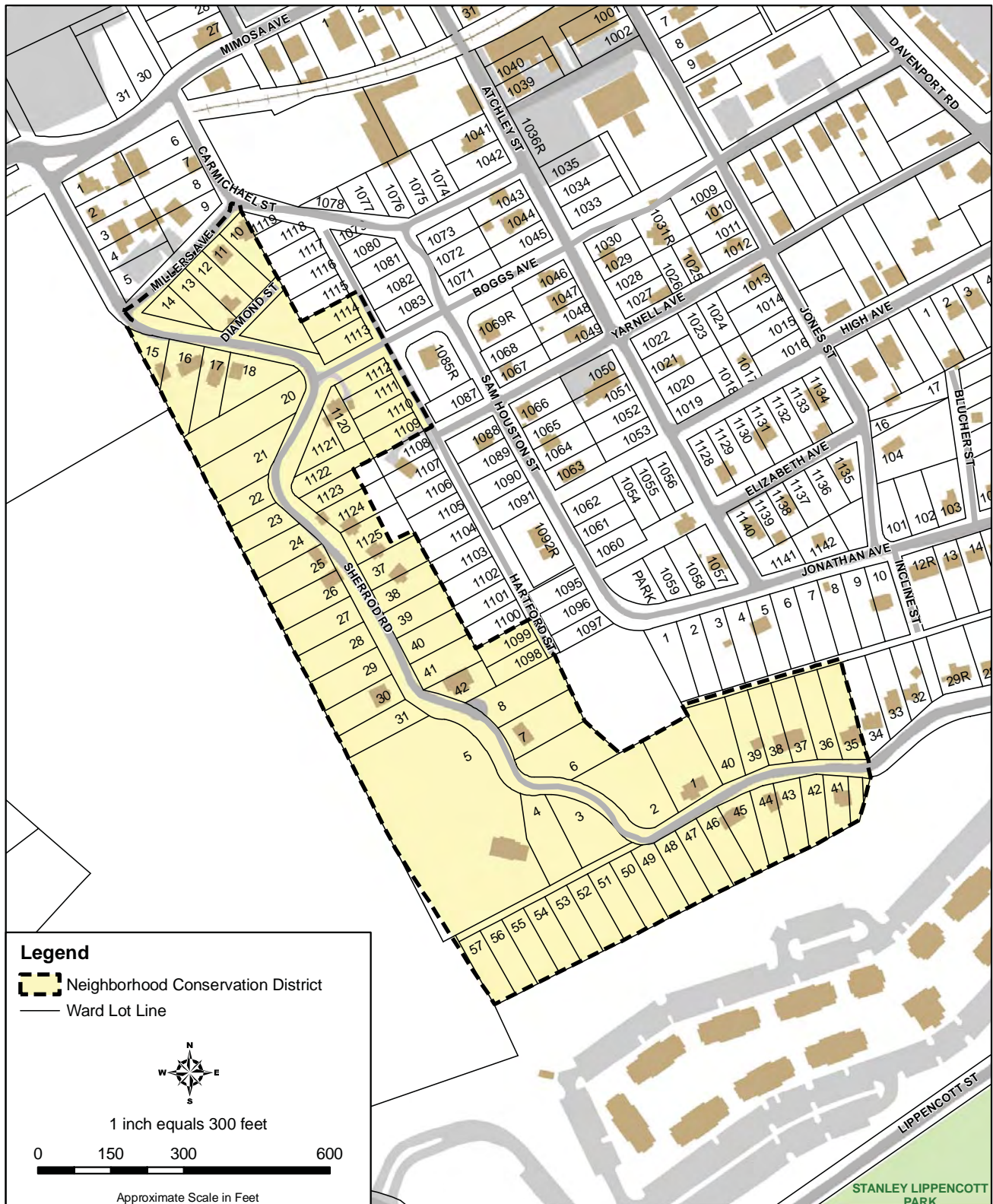
The Neighborhood Conservation Overlay and the accompanying design guidelines do not regulate how a designated property may be used; regulation of use is a function of the *Knoxville Zoning Ordinance*. The guidelines are also limited in their application, applying only to 1) the addition of space to an existing building, 2) the construction of new buildings, or 3) the demolition of existing buildings.

The Knoxville Historic Zoning Commission, at the request of many Sherrod and Millers Road residents, met with them to discuss the process for designation, and the provisions that would be included in design guidelines adopted through the Neighborhood Conservation Overlay. With participation from the residents, design guidelines were drafted that summarized the provisions needed to protect the architecture and setting of the neighborhood. The

owners were then asked to sign a petition indicating their support or opposition for the designation. Nearly ninety percent (90%) of the property owners on Sherrod and Millers Roads indicated support for the project. Application was made for the zoning change that would add the overlay to the district, certified mailings and notices were sent to the property owners, and the Knoxville Historic Zoning Commission held a public hearing limited to discussing the nomination, and then voted to recommend the district boundaries and design guidelines contained in this report.

When property owners plan to make an addition to existing buildings, construct new buildings or demolish all or part of existing buildings, they must apply to the Knoxville Historic Zoning Commission for a Certificate of Appropriateness. No building permits can be issued for property in designated areas unless the application is accompanied by a Certificate of Appropriateness. To obtain a Certificate of Appropriateness, the property owner should first contact the Knoxville Historic Zoning Commission staff. Staff will review the application and may issue a Certificate of Appropriateness, or may refer the application to the Knoxville Historic Zoning Commission. In the case of new construction of primary buildings or demolition of all or part of a contributing building, the review of the Knoxville Historic Zoning Commission is required.

The Gobbler's Knob/Sherrod Road neighborhood will be asked to appoint a contact person who is available to consult with the Historic Zoning Commission on applications for properties included in the district. The responsibility of the contact person is 1) to provide information about the district to the Historic Zoning Commission, and 2) to offer neighborhood opinions about applications for Certificates of Appropriateness.



**Map 1: Gobbler's Knob (Sherrod Road/Millers Avenue)
Neighborhood Conservation District (NC-1) with city ward layout of lots**

The Design Guidelines

A. New Development and Additions:

1. New houses on vacant lots shall be located no closer to Sherrod Road or Millers Avenue than the houses or accessory buildings on either side of the proposed new construction.
2. The recommended location for additions is to the side or rear of existing buildings. Additions to the front of houses are not encouraged, but may be allowed provided they do not extend more than 15 feet or cover more than one-fourth of the front façade.
3. Newly constructed attached garages should be built at least halfway back of the front façade of the house if they are built on side elevations.
4. New homes on the lots fronting Sherrod Road or Millers Avenue should be sited with the front façade facing the street, and with formal entrances that face the street.
5. New homes on corner lots of streets intersecting with Sherrod Road may choose to have formal entrances that face the intersecting street.
6. If a subdivision of the existing lots on Sherrod Road or Millers Avenue is planned, combined parcels for new construction should not include more than two of the lots established in the city ward map (see Map 1, facing page).
7. The height of any new construction on Sherrod Road or Millers Avenue should not exceed two stories at the lowest elevation of the new construction (excluding uninhabitable attic space).
8. Any future construction should set back from Sherrod Road or Millers Avenue at least 15 feet.
9. Maximum lot coverage shall be no more than 30% for primary and accessory buildings.
10. The width of any newly constructed primary building shall be no less than 20 feet.
11. Newly constructed accessory buildings shall contain no more than 650 square feet.
12. Accessory buildings shall not be taller than 25' or two stories from the lowest elevation at their proposed location.
13. Window and door openings on the front elevation of any building shall comprise at least 15% of the front elevation.
14. Balconies, porches, bay windows and other projections are encouraged and may be allowed in the building setback.
15. Roofs on new buildings should have a minimum roof pitch of 6/12, and should vary their design by the use of telescoping or offset gables, dormers, or using hip and gable or cross-gable configurations.
16. Flat roofed additions on new construction can be acceptable, provided the flat roof is consistent with the architecture of the period of the addition; parapet walls should be considered to provide screening for flat roofs.
17. Houses with the same front façade cannot be repeated within five adjacent lots of each other, including lots across a street, and must be varied by greater detail than a mirror image of other buildings on adjacent lots.

B. Site Development

1. Cyclone fences are allowed only behind the rear elevation of the primary structure.
2. Sixty-five percent of any uncovered pavement area must be a porous pavement.
3. Privacy fences and walls should not be located in the front yards of houses.
4. Provision should be made for installing at least one native tree which is ornamental (dogwoods and redbuds are examples) or will reach an excess of 50' at maturity (oaks and maples are examples).
5. Foundation planting should be provided for new construction.

C. Building Materials

1. Building materials for new construction should not include vinyl or aluminum siding, concrete blocks or exterior plywood on elevations that are visible from Sherrod Road or Millers Avenue.

D. Demolition of Existing Buildings

Property owners may demolish structures in the NC-1 district that the Knoxville Historic Zoning Commission finds to be non-contributing to the district. The 2008 designation report establishes the location of non-contributing buildings at the time that the NC-1 district was under consideration. In the future, the Historic Zoning Commission shall take the following into account in making a determination whether or not a building may be demolished:

1. **Physical Condition:**
The Historic Zoning Commission may allow demolition of a building that has been condemned by the City of Knoxville for structural reasons. Demolition may also be allowed if the Historic Zoning Commission finds that structural problems and the costs to address those problems warrant demolition; the decision shall be based on an assessment by a licensed structural engineer or architect.
2. **Architectural Integrity:** The Historic Zoning Commission 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 reestablished.

The Description of Properties



2676 Sherrod Road – Ranch. (1953)

One story frame with shingled exterior. Cross gable roof with asphalt shingle roof covering. Exterior end corbelled brick chimney. Two over two horizontal paned windows, with narrower windows flanking picture window on front elevation.. Porte cochere on side elevation. One bay stoop with metal canopy roof at intersection of front and side gables. Concrete block foundation. Irregular plan. (C)



2666 Sherrod Road – Craftsman. (c.1927)

One and one-half story frame with PermaStone and lap siding wall covering. Side gable roof with large shed dormer, exposed rafters, asphalt shingle covering. Paired casement windows. Recessed one-half front porch. Concrete foundation. Rectangular plan. (Note: Description is of rear elevation, which faces Sherrod Road.) (C)



2673 Sherrod Road – Ranch. (1941)

One story frame with asbestos shingle wall covering. Exterior front stone chimney. Six over six double hung windows. Cross gable roof with asphalt shingle roof covering. Brick foundation with raised basement portion at rear. Elevated rear deck. Irregular plan. (C)



2661 Sherrod Road – Ranch. (1944)

One story frame with artificial siding wall covering. Cross gable roof with asphalt shingle roof covering. New replacement one over one windows with pane separation. One story stoop with metal awning covering set into intersection of front and side gabled portion of house. Concrete block foundation with raised basement and one car garage at rear. Exterior side brick chimney. Irregular floor plan. (C)



2653 Sherrod Road – Ranch. (c.1941)

One story frame with brick veneer wall covering. Cross gable roof with louvered circular vent in front gable, asphalt shingle roof covering. Interior offcenter brick chimney. Unroofed stoop at front entry. Double hung eight over eight windows. Brick foundation. Irregular plan. (C)



2615 Sherrod Road – Ranch. (c.1941)

One story frame with stone front gable section and brick veneer wall cladding. Asphalt shingle roof covering. Four light casement windows, paired on one side of front entry and tripled on other, and single flanking picture window on projecting front section. One bay recessed front entry with wrought iron column. Brick foundation. Irregular plan. (C)



2648 Sherrod Road – English Cottage Revival. (c.1940)

One and one-half story frame with irregular coursed stone wall cladding on first story and lap siding on gable ends. Six over six double hung windows. Side gable roof with side gable extension, three evenly spaced gabled front dormers, and shed roofed extended front porch. Massive stone fireplace, interior center. Square wood posts on front porch. Foundation of marble blocks. (C)



2604 Sherrod Road – English Cottage Revival. (c.1940)

One story stone veneer frame construction with side gable roof with terra cotta pantile roof covering. Six over one double hung windows. Stone foundation with raised basement and side entry. Unroofed front central stoop with gablet and sawn wood brackets. Interior offset stone chimney. Added side porch with siding cladding under hipped roof extension. (C)



2518 Sherrod Road – Minimal Traditional. (c. 1940)

One and one-half story frame with brick veneer wall covering. Side gable roof with asphalt shingle roof covering and shed and gable extension covering two thirds front porch supported by round wood columns with Doric capitals. One story gabled side porch with round wood columns with Doric capitals. Eight over eight double hung windows. Sidelights at front entry. Brick foundation. Irregular plan. (C)



2416 Sherrod Road – Minimal Traditional. (1945)

One story block with Permastone wall covering on raised basement. One over one windows. Gable roof with asphalt shingle roof covering. One bay gable roofed front porch with lattice enclosure. Gable roof raised side porch with square wood posts and Permastone covered balustrade. Block foundation. Rectangular floor plan. (C)



2511 Sherrod Road – Minimal Traditional. (1940)

One story frame with brick veneer wall covering. Brick foundation with raised basement housing front facing garage. Cross gable roof with terra cotta pantile roof covering, wood louvered attic vent in front gable. Extended gabled one bay central front entry with wood pilasters. Six over one double hung windows with four over four double hung windows flanking front picture window. Irregular plan. (C)



2412 Sherrod Road - Minimal Traditional. (1945)

One story block with Permastone wall covering on raised basement. One over one windows. Gable roof with asphalt shingle roof covering. One bay gable roofed front porch with lattice enclosure. Gable roof raised side porch with square wood posts and Permastone covered balustrade. Block foundation. Rectangular floor plan. (C)



2411 Sherrod Road – Ranch. (1951)

Two story block with Permastone wall covering and lower two story section with two ground level garages. House is designed to accommodate closing lot. Hip roof on each section with asphalt shingle roof covering. Four light paired casement windows, some with sidelights and transom. Picture window with sidelights on front elevation on front elevation. Entry stoop, unroofed, on side elevation. Block foundation. Irregular plan. (C)



2404 Sherrod Road – Craftsman. (1945)

One story block with Permastone wall covering. Front gable roof with porch under side gable, slate shingle roof covering. Interior side brick chimney. One bay gable roofed front porch with lattice enclosure. One over one replacement windows. Gable roofed side porch with square wood posts on Permastone covered balcony. Block foundation. Irregular plan. (C)



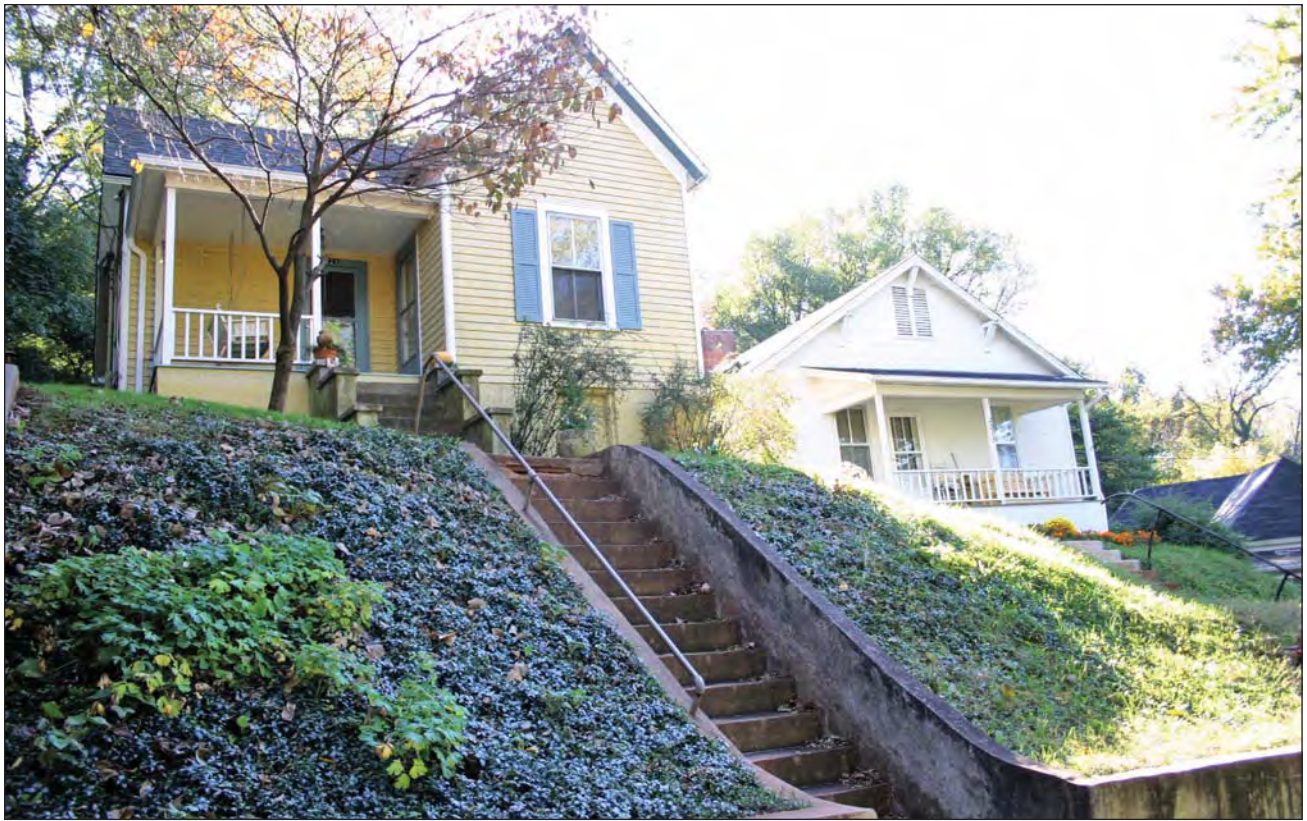
2405 Sherrod Road – Craftsman. (1946)

One story block with Permastone wall covering on raised basement housing three garages. Telescoping front gable roof with asphalt shingle roof covering. One bay gable roofed centered front porch with square wood posts on Permastone covered balustrade. Replacement one light casement windows. Wrought iron planter boxes on side elevation under windows. Block foundation. Rectangular floor plan. (C)



2300 Sherrod Road – Minimal Traditional. (c.1953)

One and one-half story frame with weatherboard wall covering. Side gable roof with asphalt shingle roof covering. One bay gable roofed front stoop. Six over six double hung windows. Brick foundation. Rectangular plan. (C)



2221 Sherrod Road – Queen Anne Cottage. (c.1938)

One story frame with weatherboard wall covering. Cross gable roof with asphalt shingle roof covering. Two over two double hung windows. Raised stuccoed foundation. One story one bay front porch with stuccoed buttresses at steps, sawn wood porch railing, chamfered wood columns. Diamond shaped sawn wood attic vent. Brick interior offset chimney. Irregular plan. (C)

Arched entrance brick garage sunk into hillside at street level. (C)



2217 Sherrod Road – Craftsman. (c.1933)

One story frame with asbestos shingle wall covering. Front gable roof with asphalt shingle roof covering, elbow brackets and double wood louvered attic vent on front elevation. One story two-thirds front porch with shed roof with rafter tails, sawn wood balustrade and square posts. Two over two double hung windows. One interior offset brick chimney and one interior offset brick vent. Brick foundation. Rectangular plan. (C)

Arched entrance brick garage sunk into hillside at street level. (C)





2209 Sherrod Road – Minimal Traditional. (c.1916)

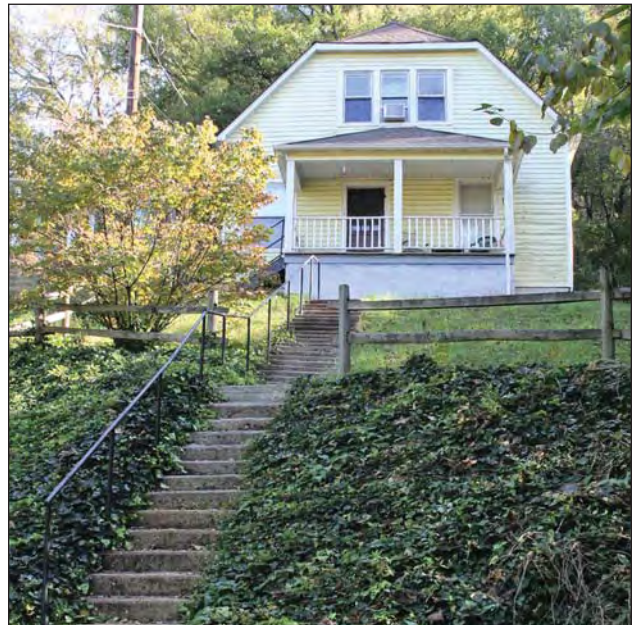
One story frame with artificial siding wall covering. One over one replacement windows. Hipped roof with lower cross gables and asphalt shingle covering. One story one bay hipped roof front and side porch with square wood posts. Brick foundation. Irregular plan. (C)

Arched entrance brick garage sunk into hillside at street level. (C)



2205 Sherrod Road – Dutch Colonial Revival. (c.1916)

One and one half story frame with artificial siding wall covering. Front gable roof with jerkin head gable, asphalt shingle roof covering. One over one double hung windows, tripled on second floor. On story two-thirds front porch with square wood posts, sawn wood railing and iron stairs on side. Concrete block foundation. Rectangular plan. (C)





2204 Sherrod Road – Bungalow. (c.1908)

Two story block with Permastone wall covering. Cross gable roof with telescoping gables on front elevation, asphalt shingle roof covering. Interior offcenter Permastone covered chimney. One over one double hung and front fixed glass windows. One story one bay front stoop with gable roof covering. Balcony on side under telescoping gable. Irregular plan. Block foundation. (C)



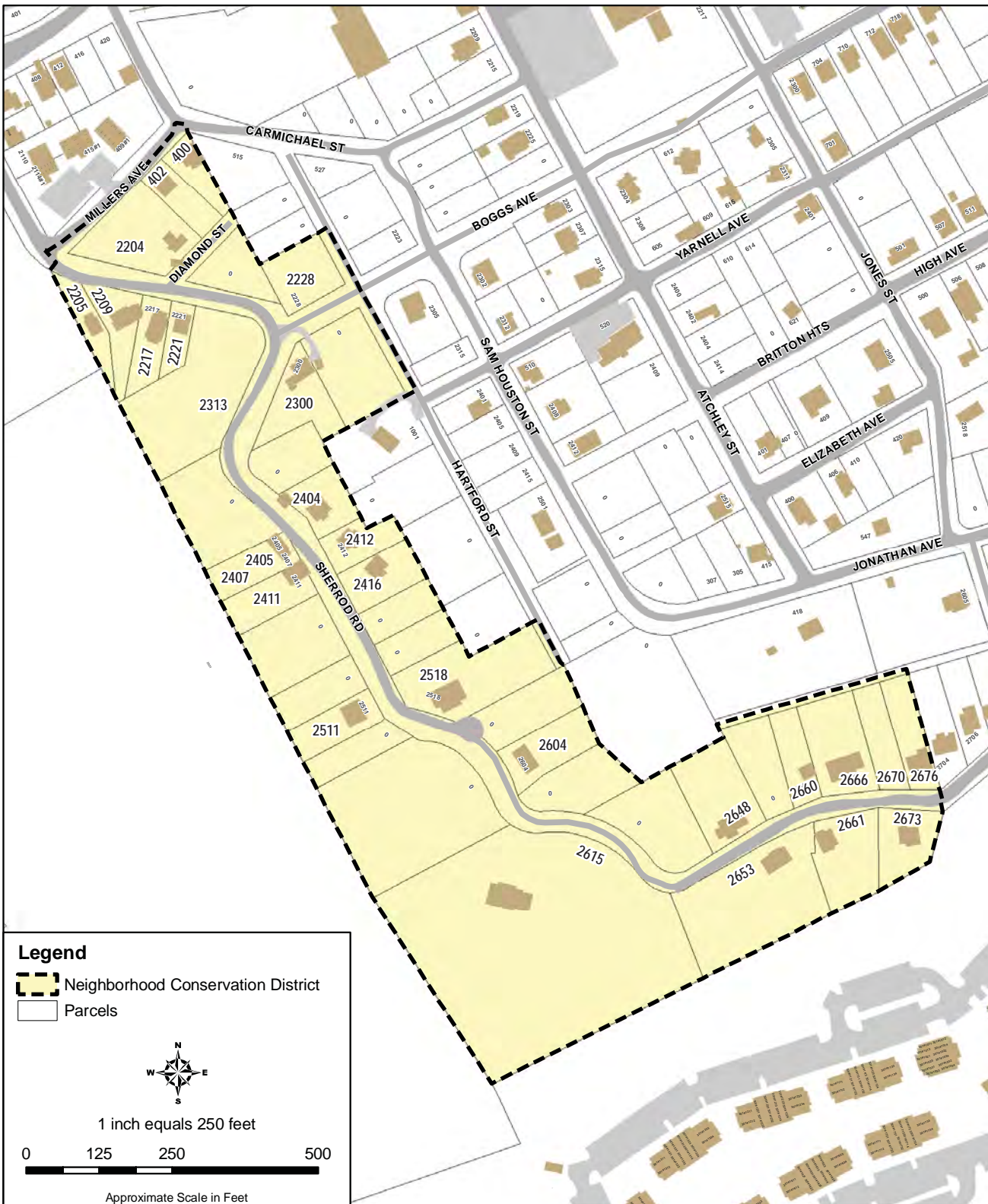
400 Millers Avenue – Craftsman. (c.1923)

One and one-half story with weatherboard wall covering. Raised brick foundation with garage with overhead door. Side gable roof with asphalt shingle roof covering, shed roofed front dormer. Three over one double hung windows. One story, one-half front porch with splayed wood columns. Rectangular plan. (C)



402 Millers Avenue – Folk Victorian. (c.1911)

One story frame with weatherboard wall covering. Raised basement. Hip roof with asphalt shingle roof covering. Full front porch with lattice underpinning, square wood posts and patterned sawn wood railing. One over one double hung windows. Brick pier foundation. Rectangular plan. (C)



**Map 2: Gobbler's Knob (Sherrod Road/Millers Avenue)
Neighborhood Conservation District (NC-1) with 2008 Street Addresses**



KNOXVILLE • KNOX COUNTY

M P C

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P L A N N I N G
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