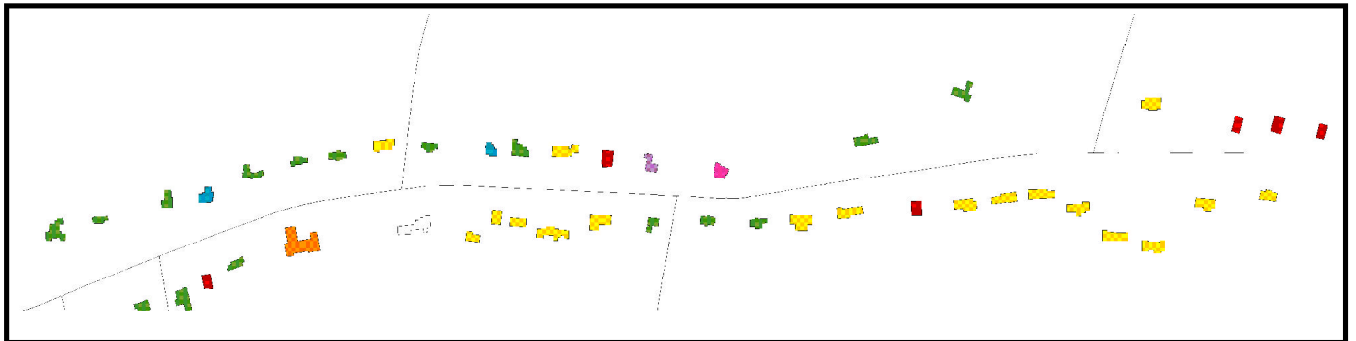


Tazewell Pike

Neighborhood Conservation Overlay District Design Guidelines



Knoxville Knox County Metropolitan Planning Commission
November 2, 2000

These design guidelines were:
Adopted by the Knoxville Historic Zoning Commission on December 21, 2000
Adopted by Knoxville Knox County Metropolitan Planning Commission on January 11, 2001
Adopted by the Knoxville City Council on February 20, 2001

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Introduction

The Tazewell Pike Neighborhood Conservation District is characterized by a rich architectural history, spanning an era from 1860 to the 1960s. Federal, Queen Anne, Folk Victorian, Craftsman, various Twentieth Century Revival and Ranch styles contribute to its architectural heritage. While the styles vary, there is consistency in setbacks, landscape and building materials. The houses sit on spacious lots and are typically framed by shade trees, such native ornamentals as dogwoods, and shrubbery. Occasionally there are differences in proportions of the houses. The heavily landscaped, large front yards provide an individual setting for each house. Lawn and landscape are unifying factors that tie this district together.

Development along Tazewell Pike was sparse in 1895. However, the pattern of spacious yards and deep setbacks had begun to be established.



In rare fashion, especially in view of the age of development, the houses of this district were located in response to a road that was viewed as a significant corridor. When the Craftsman, Victorian-era and Revival-style houses were built, Tazewell Pike along with Jacksboro Pike, Old Rutledge Pike and Washington Pike were the main roads leading north and northeast from Knoxville. The houses were typically set back 100 to 150 feet from the road, providing a spacious lawn as a buffer to traffic and a setting for the fine homes which line the corridor.

With the exception of Northside Christian Church, all the uses are single family residential. The church, with its wings, setbacks and rear parking, fits in the context of the district.

The foldout, which is part of these guidelines, depicts the rhythm of the houses – a gentle curve that is established at a generous distance from Tazewell Pike. The era of home development is also depicted, as is the boundary of the overlay district.



The architectural history along the corridor is rich, and includes Victorian-era and Craftsman styles.



Purposes and Policies

Purposes

The purposes for the designation of the Tazewell Pike Neighborhood Conservation Overlay District and Guidelines are:

- To preserve and protect the existing neighborhood character, including both the natural and built environments.
- To encourage new development that is compatible with historic buildings in the district.
- To encourage the continuation of architectural diversity of style and construction.
- To provide guidance for decisions regarding the demolition of buildings.
- To foster development which allows adequate space for aesthetic and environmental purposes.
- To encourage safety within the high traffic zone of the district.
- To encourage adjacent neighborhoods to protect their architectural heritage.

The guidelines are not intended to regulate how property may be used. The guidelines apply only to the addition of space to an existing building, the construction of new buildings, or the demolition of existing buildings. Other changes, including such things as interior alterations, rewiring or plumbing, painting, the addition of artificial siding or roofing, even though they may require a building permit, will not require approval of the Knoxville Historic Zoning Commission.

If property owners plan to make additions to existing buildings, construct new buildings or demolish existing buildings, a certificate of appropriateness will be required before they can obtain a building or demolition permit. To obtain a certificate of appropriateness, the owner should contact Knoxville Historic Zoning Commission staff, which will review the project and may issue a certification of appropriateness for such things as demolition of a noncontributing structure. In the case of new construction or the demolition of a contributing building, the review of the Knoxville Historic Zoning Commission is required.

Over time, the intent is to maintain a pleasant, setting, minimizing negative impacts to the architectural heritage, environment, and transportation system.



This Dutch colonial revival house is part of the architectural history of the corridor

Policies associated with this district.

In creating the guidelines, emphasis is placed on the preservation of the open space formed by the large front lawns along Tazewell Pike. This space is extremely important. The substantial front yards and associated natural landscape establish the setting for the architecture, provide a buffering distance for residential life next to a major thoroughfare, and offset drainage problems which are inherent in some areas adjacent to the district. Therefore, two over-arching policies are:

1. New houses facing Tazewell Pike should be developed with similar front yard setbacks to that of existing houses in order to maintain the pleasing aesthetics of the corridor. Any new subdivisions should be created behind contributing buildings.
2. It is the policy of MPC and the City of Knoxville to avoid creating drainage problems in areas near this district. Due to sinkhole flooding, especially in Harrill Hills, the City Engineering Department may request that increased run-off, resulting from the construction of additional impervious surfaces, be handled by on-site storage of run-off or such off-site measures as increasing flood storage capacity of sinkhole basins.

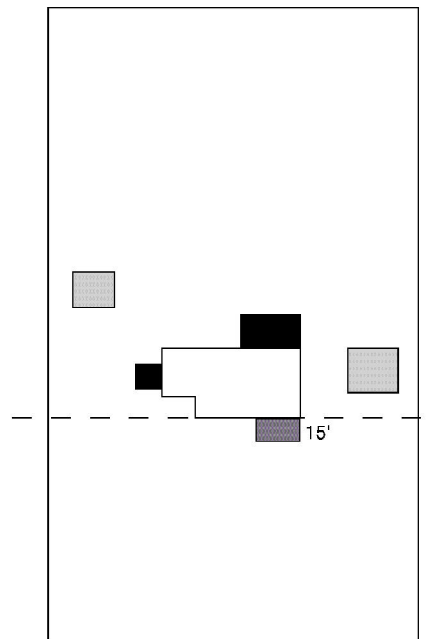
New Development and Additions

In constructing new houses, accessory buildings and additions . . .

- New houses on vacant lots shall be located no closer to Tazewell Pike than adjacent houses.
- The recommended location for additions is to the side or rear of existing buildings. Additions to the front of houses are not encouraged, because they obscure the original architectural designs. In no case should they extend more than 15 feet or cover more than one-fourth of the front facade.
- Porches can be enclosed with glass. The glass should be behind the front side of support posts, columns, eaves and other features which originally defined the porch space.
- For lots that front Tazewell Pike, new homes should be sited with the front facade and entrances facing Tazewell Pike.



An example where an addition was made to the side, maintaining the basic design of the house.



A. If additions are to be made, side yard additions are recommended.

B. If front yard additions are created extensions should not be wider than one-fourth of the front facade and no more than fifteen feet forward.

C. Accessory buildings should be located behind the front facade house facing Tazewell Pike.

- Subdivision of existing parcels fronting on Tazewell Pike shall be created:

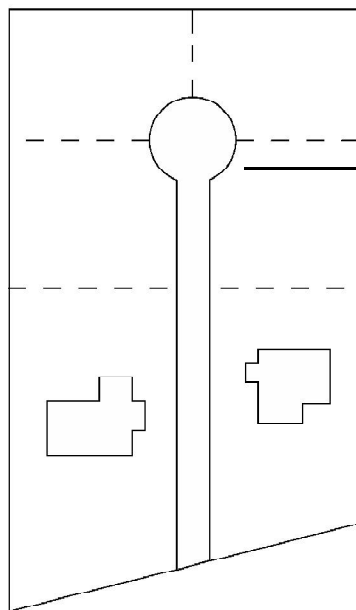
(1) with lots located to the rear of the house that existed at the time of designation; or

(2) in the case of vacant parcels, houses fronting Tazewell Pike shall be located within five feet of the average setback of contributing buildings on the block. *

Exceptions to these provisions are 3900 Tazewell Pike, where a new lot could be created toward Tazewell Pike, and 4221 Tazewell Pike, where future houses may be sited in an arc or as an open quadrangle to either side of the contributing property.

*The average setback shall be determined by the distance that contributing structures are away from the center line of Tazewell Pike at the time the overlay district is created. The main portion of structures (not wings or bays) shall be the basis of the measurements. The exceptions noted above shall not be counted in their respective blocks.

An example of a potential subdivision with lots created behind contributing houses.



A cul-de-sac is not the only solution at the end of an access way. "Hammer-head" and other turn around means are possible.

***B*uilding and roof form**

The houses of the district are not simple box-like structures. There is diversity in the design of houses. In looking at the contributing structures, there are no two houses that are alike. With the exception of two-story, Federal revival styles, the rooflines typically have variations that are formed with offset gables, telescoping gables and dormers. Wings often extend to side of the main body of the houses and porches generally add aesthetically pleasing variation to the district's housing.

In creating new subdivisions...

- Houses with the same front façade cannot be repeated within five adjacent lots of each other, including lots across a street or lane.

In constructing new houses...

- The type of features that have formed the aesthetics of contributing structures should be incorporated in new residential design, including such elements as wings, porches, bays, dormers, or entry features and windows that were traditionally used in the district.
- The minimum roof pitch shall be 7/12.

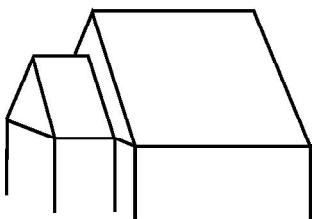
This Federal revival style house is one of the more simplistic designs in the district. Still, the mass of the house is complemented the predominant entry and balance in windows.



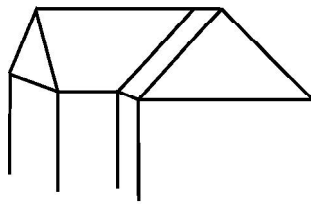
Contributing Post World War II houses generally had some complexity in design such as wings and variation in roof line.



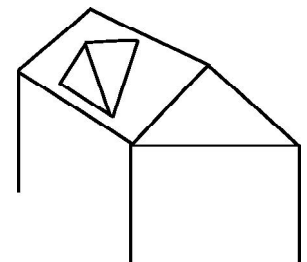
Examples in roof variation



Telescoping Gables



Offset Gables



Dormers

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 back yards.

The following shall not be used:

- T-111 or similar products
- Flagstone or similar shaped stone applied to the face of a wall
- Brick which forms a multicolor or mottled wall.



In addition to clapboard, similar siding such as vinyl or cement fiber board is acceptable in new construction.



An example of one of the district's stone houses, which is built of cut stone.

Access and Parking

Most of the houses along Tazewell Pike were built in the “automobile age.” With a few exceptions, garages are located behind houses or with doors facing the side lot. Cars are not parked in front yard spaces. The visual impact of car parking and storage is minimized. These foregoing traditions form the basis of these guidelines.

For new construction facing Tazewell Pike:

- 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.

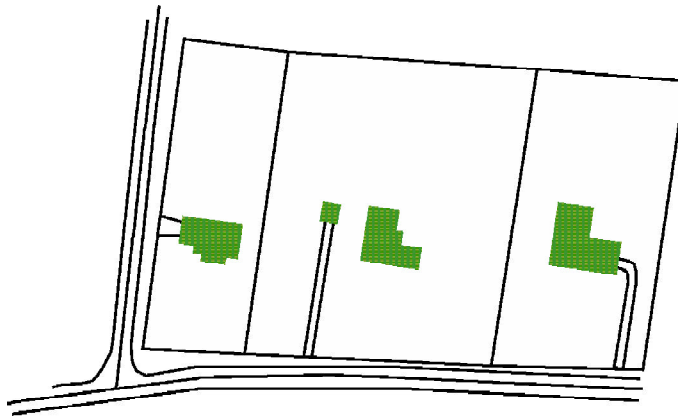


Parking for vehicles in the Tazewell Pike district is almost always inconspicuous. This attached garage, designed as a component of the house and oriented to the side yard, serves as a model for future development.

The detached garage, located behind and to the side of the house, is also a good solution to emphasize the house rather than the automobile.



Examples of acceptable locations of garages for houses facing Tazewell Pike.



For new subdivisions with access to Tazewell Pike:

- Access ways to new subdivisions should appear as driveways or narrow roads to as great a degree as possible.
- For access to 5 or fewer lots, a 20-foot wide permanent easement should be provided. (The width and type of paving material is to be approved by the City's Engineering Department.)
- For access to 6 or more lots, the pavement width should not exceed 22 feet.
- If an existing lot with a contributing building is subdivided, or if lots are combined and subdivided, access from Tazewell Pike to the new lots and existing housing should be shared.

***L*andscaping, Walls and Fencing**

Spacious lawns and a diverse combination of trees and shrubs define the setting for the homes along Tazewell Pike. The variety of landscape material includes large, native, deciduous trees such as oaks and maples, large evergreens such as southern magnolia and pine, and such ornamentals as dogwood and redbud. Native trees also provide shade and a pleasant setting in back yards. Shrubbery is typically located along the foundations of the structures. Fences or walls do not define the open space of the front yards. Occasionally, a stone wall is used to retain a front yard slope.

A combination of native shade trees and ornamentals is typical in most yards.



In constructing new buildings . .

- Prior to grading, a site plan should be prepared depicting trees to be conserved with new development.
- The front yards of new houses constructed along Tazewell Pike shall have at least two, large, native trees that reach an excess of 50' in height at maturity (for example, an oak, maple, magnolia or pine) and two, smaller native ornamental trees (for example, dogwood).*
- The front and back yards of new houses built behind houses facing Tazewell Pike should have at least one native tree and one native ornamental tree.*
- Privacy fences and walls shall not be constructed in the front yard of those houses facing Tazewell Pike.
- Retaining walls (see photo) made of rusticated, quarried stone are acceptable.
- Foundation planting with low ornamental shrubs should be installed with new construction.

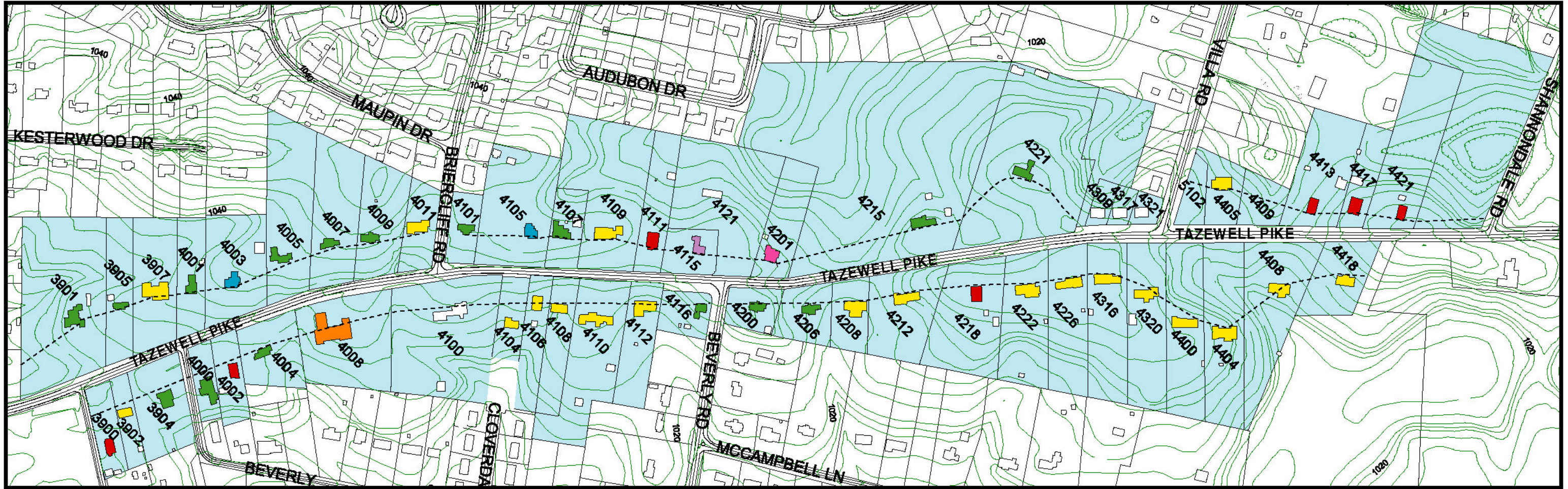


*Existing trees may be counted in meeting the standard.

***D*emolition**







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 designation report dated November 2000 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 if a building has been condemned by the City of Knoxville for structural reasons, or if the historic zoning commission finds that structural problems and the costs to address the 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.



Tazewell Pike Neighborhood Conservation Overlay District

CONTRIBUTING BUILDINGS

- | | | |
|--|---|---|
|  Federal Houses |  Craftsman Houses |  Ranch Houses |
|  Victorian Houses |  20th Century Revival Houses |  Gothic Revival Church |

----- Approximate building line for new houses facing Tazewell Pike.*

* Based on the principles of the design guidelines (see section regarding New Development and Additions.)

