

**Meeting:** 6/16/2022  
**Applicant:** Lynne Sullivan  
**Owner:** Lynne Sullivan

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## Property Information

**Location:** 1622 Jefferson Ave. **Parcel ID** 82 P E 010  
**District:** Edgewood-Park City H  
**Zoning:** RN-2 (Single-Family Residential Neighborhood)  
**Description:** Queen Anne cottage, c.1890

One-story residence with a hipped roof with lower gables projecting to the front and side. Roof is clad in metal, exterior is clad in asbestos shingle siding, and house rests on a brick foundation. Façade features a partial-width, hipped-roof porch with turned wood posts and decorative trim. Two-over-two, double-hung wood windows, half-light wood door, and two interior brick chimneys.

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## Description of Work

Level I/II Removal of Artificial Siding, Routine Repair, Construction of Addition or Outbuilding

Level 1 Scope: removal of non-contributing rear shed-roof addition (siding, framing, low-slope shed roof) per plans submitted for June 16, 2022 HZC meeting. Approval limited to limited demolition of rear section; new addition to be reviewed and approved at 6/16/22 meeting.

Level 2 Scope: New addition to rear right (southwest) corner of house. Existing footprint will not be expanded; addition will measure approximately 10' by 8' and feature a 5/12 pitch shed roof clad in metal to match the remainder of the house. The addition will be clad in wood lap siding, with the existing cornerboard to remain, and rest on the existing brick foundation. The existing three-light fixed window will be re-used and relocated to the east side elevation.

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## Applicable Design Guidelines

Edgewood-Park City Design Guidelines, adopted by the Knoxville City Council on July 29, 1997.

Infill Buildings

12. New additions must 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 must be designed so that it is clear what is new and what is old, but must be compatible in terms of mass, materials, size, texture, scale, relationship of solids to voids, and color.
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## Comments

N/A

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## Staff Findings

1. 1622 Jefferson Ave is a contributing resource to the Park City National Register Historic District and the local overlay.
  2. The proposed addition will replace a non-character-defining rear addition which is minimally visible from the public right-of-way. The addition will retain the existing foundation and will not expand the building footprint.
  3. The addition is compatible with the existing house in terms of massing and roofline, and will use wood lap siding with the intent of eventually removing the asbestos shingle siding on the main house and replacing with wood lap siding. Details such as the existing cornerboard and the wood window and trim will be retained.
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## **Staff Recommendation**

Staff recommends approval of Certificate 6-A-22-HZ as submitted.



# DESIGN REVIEW REQUEST

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

Lynne Sullivan

Applicant

5/31/2022

June 16, 2022

6-A-22-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

Lynne Sullivan

Name

Company

1622 Jefferson Ave

Knoxville

TN

37917

Address

City

State

Zip

(865) 292-1498

hiwarch@gmail.com

Phone

Email

## CURRENT PROPERTY INFO

same

Owner Name (if different from applicant)

Owner Address

Owner Phone

1622 Jefferson Ave

082PE010

Property Address

Parcel ID

Edgewood-Park City

RN2/H

Neighborhood

Zoning

## AUTHORIZATION

Lindsay Crockett

Lindsay Crockett

5.31.22

Staff Signature

Please Print

Date

Lynne Sullivan

Lynne Sullivan

5.31.22

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: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

## 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

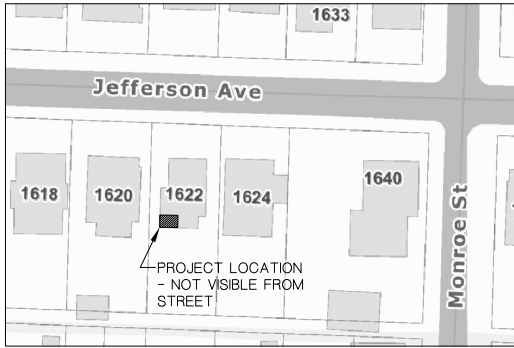
**Level 1:** \$50 • **Level 2:** \$100 • **Level 3:** \$250 • **Level 4:** \$500

FEE 1:

FEE 2:

FEE 3:

**TOTAL:**



**1 SITE PLAN**  
**A1** NOT TO SCALE  
 MAGNETIC NORTH



EXISTING ADDITIONS TO BE REPLACED

# 1622 JEFFERSON AVENUE

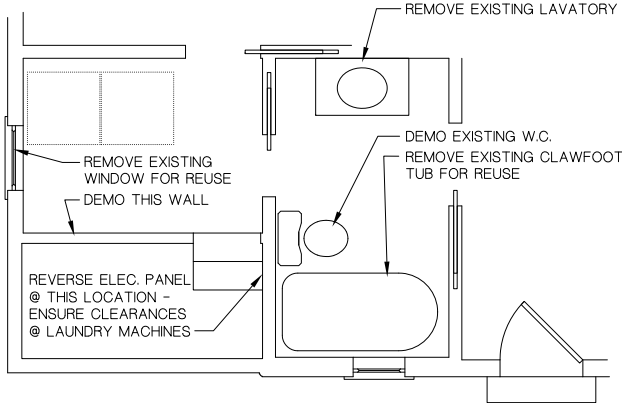
## RENOVATIONS

EXISTING MODERN DECK ADJOINING PROJECT LOCATION MAY BE REMOVED AS NECESSARY FOR WORK.

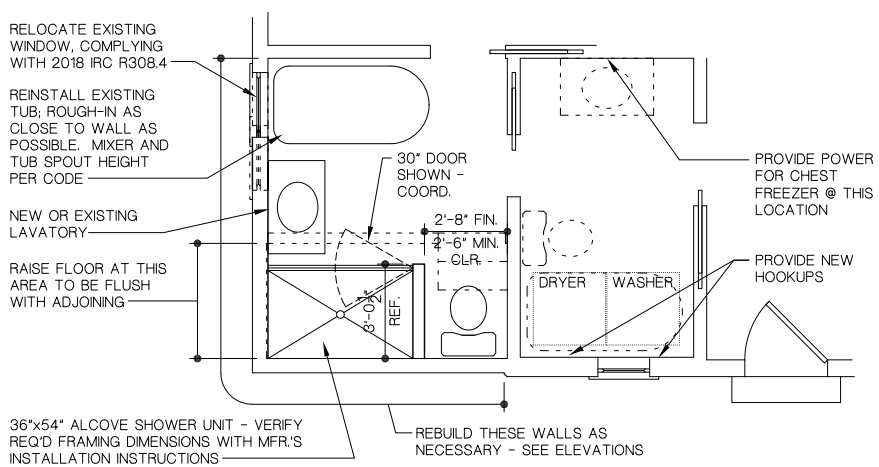
CAP ALL PLUMBING WHERE REMOVED, BELOW FLOOR OR WITHIN WALLS AS APPLICABLE. ENSURE PROPER DRAINAGE AND VENTING OF NEW ARRANGEMENT.

VERIFY STRUCTURAL NATURE OF ALL COMPONENTS TO BE REMOVED AND SHORE AND BRACE APPROPRIATELY. VERIFY SUITABILITY OF EXISTING FOUNDATIONS WHERE REUSED.

CONFIRM PLUMBING ROUGH-IN LOCATIONS WITH OWNER AND WITH SELECTED FIXTURES.



**2 PARTIAL PLAN**  
**A1** 1/4" = 1'-0" EXISTING  
 PLAN NORTH

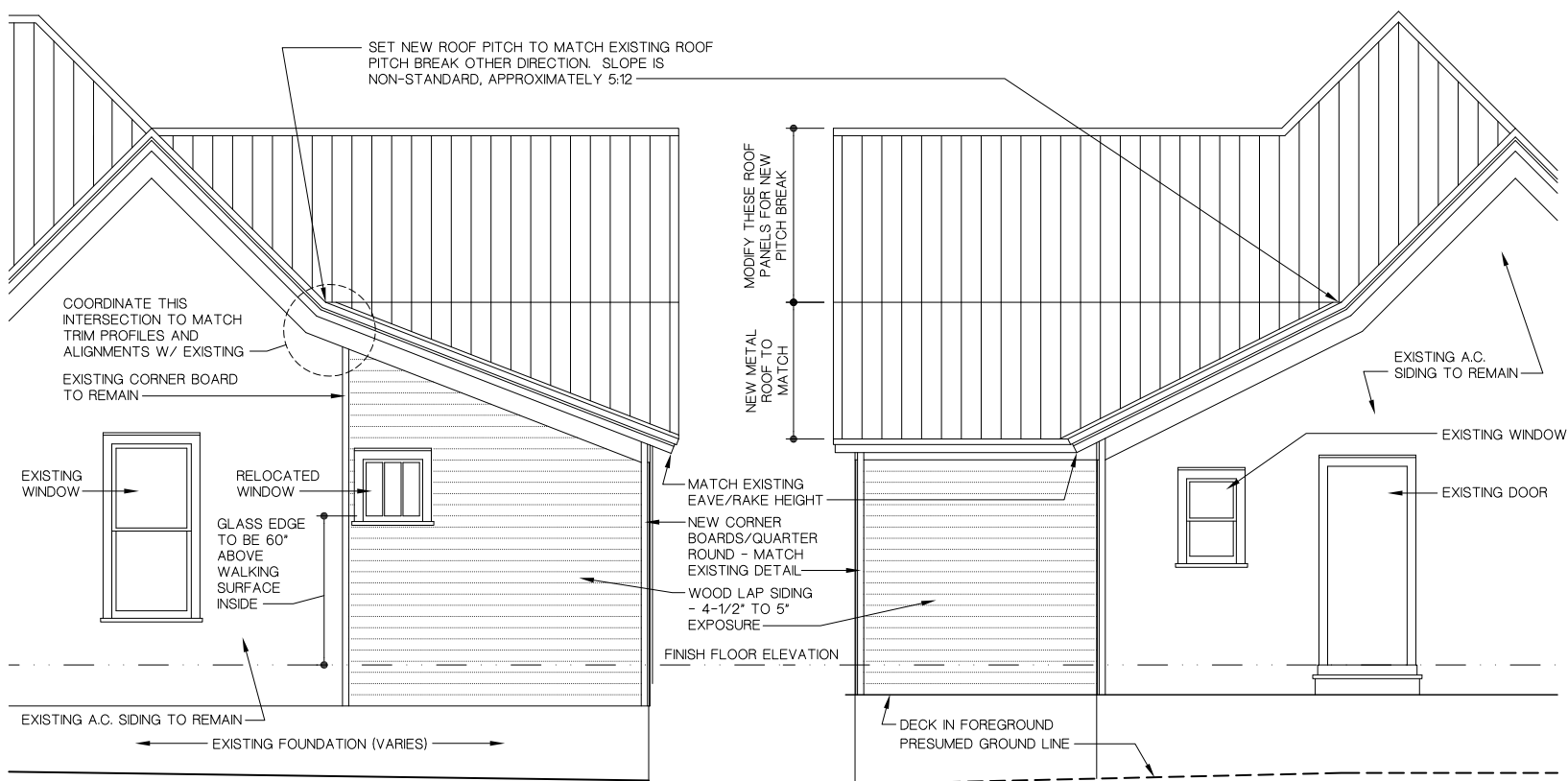


**3 PARTIAL PLAN**  
**A1** 1/4" = 1'-0" RENOVATED  
 PLAN NORTH

## PARTIAL PLANS

1622  
JEFFERSON  
AVENUE

RENOVATIONS



ELEVATIONS

1 PARTIAL ELEVATION  
A2 1/4" = 1'-0" SIDE

2 PARTIAL ELEVATION  
A2 1/4" = 1'-0" REAR

