

**Meeting:** 4/17/2025  
**Applicant:** Tiffany and Matt Foster  
**Owner:** Tiffany and Matt Foster

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## Property Information

**Location:** 2100 Washington Ave. **Parcel ID** 82 J X 010  
**District:** Edgewood-Park City H  
**Zoning:** RN-2 (Single-Family Residential Neighborhood)  
**Description:** N/A  
Vacant lot.

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## Description of Work

### Level III Construction of New Primary Building

New primary structure fronting Washington Avenue. The one-story single-family house with a basement-level internal accessory dwelling unit (ADU) will measure 42'-6" wide by 74'-2" deep, and the main massing is proposed to be set 31'-3" from the front lot line (porch at 20'-1").

There will be separate parking pads for the primary and secondary units, both of which will be gravel framed by pavers, at the rear of the property, and accessed via the alley. Parking is a 27'-11" wide by 21' deep pad near the rear lot line, which is flanked by a driveway that curves to a 21'-9" wide by 20'-9" deep pad that leads to an attached garage at the basement level of the left (east) elevation. The site plan also includes a concrete walkway to the stairs and secondary entrance.

The house features a front-gable roof clad with dimensional asphalt shingles, and the roofline features trim, faux rafter tails, and eave overhangs. The fields are clad in shake siding, and with decorative brackets on the front and side gable fields. The façade features a full-length, 11' deep front-porch recessed under the primary roofline and supported by two square brick piers. The porch will feature a 36" tall wood handrail with simple square balusters. The front porch steps and flooring will be unstained concrete, and the porch ceiling material is not specified. The house will be clad in wood clapboard siding with wood trim and corner boards, and the foundation will be clad in brick.

The façade (north) features three bays with paired 3/1 double-hung windows in the left bay, a wood paneled door (half-lite or quarter-lite) in the central bay, and tripled 3/1 double-hung windows in the right bay; the front-gable field features paired 3-light casement windows. The left elevation features a side-gable roof massing with a basement level, with two pairs and three 3/1 double-hung windows on the primary story, and a fiberglass secondary entrance to the backyard; the basement level features two 3/1 double-hung windows, the fiberglass primary entrance to the ADU, and the wooden quarter-lite garage doors that mimic carriage doors. The primary story of the right elevation (west, facing Polk St.) features a gable-roof massing, two 3-pane casement windows, a pair of 3/1 double-hung windows, four grouped 3/1 double-hung windows, and a single 3/1 single-hung window; the basement level features three 3/1 double-hung windows. The rear elevation features a half-length back porch

(depth unspecified) with a concrete floor recessed under the primary roofline and supported by one brick column identical to those on the façade, along with tripled 3/1 double-hung windows and two 3-pane casement windows. All windows will be made of aluminum-clad wood with operable sashes and simulated divided lites, and all windows and doors feature wood trim.

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## Applicable Design Guidelines

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

### Roofs:

1. Make the shape and pitch of roofs on new construction imitate the shape and pitch of roofs on neighboring existing houses or other houses of the same architectural style. Replacement roofs must copy the shape and pitch of original roofs, and the soffit, fascia and trim detail between roof and wall should mimic the original.
2. The eaves on additions or new buildings shall have an overhang that mimics the original eaves. A minimum overhang of at least eight inches should be used on new buildings or additions to existing buildings.
3. Repair or replace roof details ( chimneys, roof cresting, finials, attic vent windows, molding and other unique roof features). Use some of these details in designing new buildings.
4. Materials used in roofing existing buildings or new construction shall duplicate the original roofing materials as much as possible. Asphalt or fiberglass shingles can be appropriate, as are slate, standing seam metal, or metal or wood shingle roof coverings. The color of roofing materials should be a dark green, charcoal gray or black or dark reddish brown, to simulate the original roof colors.

### Porches:

3. New buildings constructed in Edgewood - Park City must contain front porches large enough to provide seating. The proportion of the porches to the front facades is to be consistent with the historic porches in the neighborhood. Details such as columns, posts, piers, balustrades and porch flooring and ceilings will be built with materials that are consistent in appearance with historic materials.

### Entrances:

6. Secondary entrances shall be compatible with the originals in size, scale and materials.

### Wall Coverings--Wood:

3. New construction shall use materials that duplicate the appearance of neighboring historic buildings, so that the new buildings blend with the fabric of the area. This includes the use of corner and trim boards and appropriate door and window trim. If artificial siding is used on new construction, it must be vented every twelve inches, and must look like 4" lap siding unless a different pattern is approved by the historic zoning commission.

### Infill Buildings:

1. Maintain the historic facade lines of streetscapes by locating the front walls of new buildings in the same plane as the facades of adjacent buildings. Never violate the existing setback pattern by placing new buildings in front of or behind the historic setback line. Avoid placing buildings at odd angles to the street.
2. Relate the size and proportions of new structures to the scale of adjacent buildings.
3. Break up boxlike forms into smaller masses like those of buildings from the historic period. New buildings should be designed with a mix of wall areas with door and window elements in the facade like those found on nearby historic houses. The placement of door and window openings should be imitated.
4. Relate the vertical, horizontal or non-directional facade character of new buildings to the directional alignment of nearby buildings. A new building should reinforce the horizontal and vertical connection between historic houses present on the street.
5. Relate the roof forms of the new buildings to those found in the area, duplicating existing roof shapes and pitches.
6. New buildings should equal the average height of existing adjacent buildings.
7. New housing shall be built with raised foundations or designed to suggest that there is a raised foundation equal to those of adjacent buildings.
8. In new buildings, the height of roofs and eaves shall conform to adjacent properties. Height of stories, windows

and doors must mimic adjacent historic buildings.

9. The materials used for new buildings will be consistent in appearance with existing historic building materials along the street.

10. Front elevations must be designed with a strong sense of entry.

11. Do not reproduce the styles, motifs or details of historic older architecture.

#### New Guidelines

##### Construction of Primary Buildings:

1. Design new buildings to be compatible with the existing site.

a. Significantly altering the existing topography of a site to accommodate a new structure is not appropriate.

b. Consolidating lots in to a larger property in order to accommodate a larger structure disrupts the pattern of properties within the district and is not appropriate.

2. Locate new buildings in a manner that is compatible with established precedents of building patterns within the district.

a. Retain the historic relationship among buildings within the district by basing the location of a new building on patterns of existing setbacks, orientation, and spacing between buildings.

b. Maintain the existing spacing of front and side yard setbacks along a block.

c. Orient the front entrance toward the main street.

d. Site a building so that it is parallel to existing lot lines.

e. Design new porches to be consistent with the rhythm of those existing in the district.

f. Locate related new accessory buildings at the rear of the lot consistent with those existing in the surrounding district.

3. Design new buildings so their size is compatible with existing buildings in the district.

a. Maintain the established height and scale of the street by designing new buildings to be within the typical range of heights and forms.

b. Design new buildings to have massing similar to those traditionally found within the district.

c. Use floor-to-ceiling heights that are consistent with those of existing structures within the district.

d. Choose a building form that has a similar complexity to those elsewhere in the surrounding area.

e. Break up large massing through vertical and horizontal articulation.

4. Design new buildings with features that reflect those existing in the district.

a. Include substantial front porches that are at least 8 feet in depth.

b. Balance façade proportions with those historically found in the district. The composition and scale of façade elements, such as porches, significantly affect the aesthetic of the district.

c. Use materials with traditional dimensions.

d. Maintain traditional ratios of solid wall spaces to openings.

5. Utilize window and door openings that are compatible with those on surrounding buildings in placement, spacing, scale, proportion, and size. Windows are to have a vertical orientation.

6. Select a roof form and pitch that is compatible with established precedents within the district.

a. Use roof forms similar to those traditionally present in the streetscape and the district, relating roof pitch and shape to the scale of the building.

b. Use contemporary interpretations of traditional features such as cornices and rake boards to add visual interest.

7. Design a new building to be compatible in character with existing structures but also to be a product of its own time.

- a. It is appropriate to employ contemporary interpretations of historic designs or use a simple contemporary design that conforms to general characteristics such as massing, scale, and proportions.
  - b. Include architectural details or building articulation such as cornices, lintels, brackets, and chimneys. Contemporary interpretations of traditional details are encouraged, but avoid oversimplified, bland buildings that stand in stark contrast to the rich architectural variety within the district.
8. Utilize traditional materials or alternative materials that are comparable to those found on nearby buildings within the district.
- a. Select materials with textures and finishes that are compatible with those of the surrounding area, promote a sense of human scale, and have proven durability.
  - b. Where wood siding is installed, utilize trim boards, which show depth and have a more finished appearance.
  - c. Use masonry materials that are compatible with the character of traditional masonry materials in size and texture.
  - d. Alternative materials to wood are appropriate for new construction. Materials that simulate wood siding may be appropriate for new buildings, excluding vinyl and aluminum siding.
  - e. Where fiber cement board or other wood alternative materials are selected, use a smooth- finish and maintain a 4-inch reveal compatible with historic details.
  - f. It is not appropriate to use fiber cement board or other material that has a faux wood grain. buildings that stand in stark contrast to the rich architectural variety within the district.
9. New parking pads, driveways, and access points for new construction and existing houses should be unobtrusive to the existing patterns of the block and streetscape.
- a. Do not locate parking pads in front yards.
  - b. New curb cuts can result in removing historic sidewalk, curb details, or retaining walls and should be kept to a minimum.
  - c. When possible, alley access should be used for new garages or parking areas on blocks with operable alleys.
  - d. On streets without alleys, parking areas should be at least twenty feet behind the front façade of the house, with access limited to one lane between the street and the façade.

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## Comments

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## Staff Findings

1. The lot to receive new construction is a 100' wide by 140' deep vacant lot that previously featured a brick-veneer clad church was listed as contributing to the National Register District and local overlay. The Historic Zoning Commission approved demolition of the church in December 2023, which was completed in December 2024.
2. The proposed Craftsman-style one-story house utilizes brick masonry, architectural details, a building depth and height, a basement level, and a roof form similar to the demolished structure. While current guidelines discourage new construction replicating historic styles, the soon-to-be adopted new neighborhood guidelines encourage modern interpretations of historic styles, which has been reflected in recent infill construction; the Craftsman-style is appropriate for the context.
3. Guidelines encourage maintaining the historic façade line of the streetscape and aligning new buildings within the existing setback pattern of the street. The average setback to porches on the blockface is 23.5', with the adjacent house at 22.5', and the porch of the demolished church was setback 18.5'; the 20'-3" setback to the porch is consistent with this rhythm. The house placement is largely determined by the large depression that will be used to create the basement-level apartment and attached garage. The 17'-2" corner side setback is comparable to the 19' setback of the previous structure and to others on the street. This lot is a double lot with another vacant lot next door, and the house will be approximately 22' narrower than the church, creating an interior side setback of approximately 40', which is significantly larger than others on the block. The parking pads and driveway will be placed in this side yard. The new guidelines state that "New parking pads, driveways, and access points for new

construction and existing houses should be unobtrusive to the existing patterns of the block and streetscape.” The Commission should discuss the large interior side setback and the parking placement.

4. Overall, the scale, proportion, width, and massing of the new one-story house is similar to the other houses on the block. The house includes a raised brick foundation, which is encouraged by the guidelines, but the height is not specified; the final height should be sent to staff for review.

5. Guidelines recommend “break[ing] up boxlike forms into smaller masses like those of buildings from the historic period.” The house accomplishes this through the front and rear porches and the projecting front-gable massings on the side elevations.

6. Guidelines recommend that new construction have front porches “deep enough for seating” with similar width, material, and details to the historic context. The full-length, 11’ deep front porch matches the context, and the brick piers and wood hand railing are similar to other Craftsman houses in the neighborhood. However, the front porch steps and porch flooring will be made from unstained concrete. While guidelines do not prohibit the use of concrete for a front porch, most houses in the neighborhood have tongue-and-groove porch flooring, and concrete is not “consistent with the appearance of historic materials.” The Commission should discuss whether concrete is appropriate for the front porch.

7. The proposed rooflines and materials meet guidelines for roof forms, having a similar level of complexity to historic houses in the neighborhood. The design also incorporates details like gable brackets, exposed rafter tails, eave overhangs, and trim. The eave overhangs should be at least 8” deep, and the final roof pitch should be sent to staff for review.

8. The brick foundation meets design guidelines.

9. The primary story of the house will be clad in wooden clapboard siding with trim boards, which meets design guidelines. The siding should have a 4” reveal. The brick on the basement-level should match the materials and profile used on the porch and foundation.

10. Guidelines recommend that new buildings use window and door styles that feature trim and match the materials and profile of the historic context. The quarter or half-lite paneled, wood front door gives the house a strong sense of entry and matches the context. The paneled, fiberglass doors for the secondary entrance and primary entrance to the ADU are appropriate for secondary entrances, but they should use a design than the front door to remain clearly secondary in importance. The applicant has discussed the intent to modify the wood basement-level carriage doors to an alternative material to avoid moisture issues. The final door selections should be sent to staff for review. The aluminum-clad wood 3/1 double-hung windows with projecting sills and 3-pane casement windows meet the design guidelines. All elevations feature a consistent rhythm of windows and doors. Final window specifications should be sent to staff for approval.

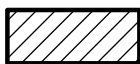
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## Staff Recommendation

Staff recommends approval of Certificate 4-C-25-HZ, subject to the following conditions: 1) final construction drawings indicating all dimensional details be sent to staff for approval; 2) final siding, window, masonry, and door selections be sent to staff for approval; 3) meeting all applicable requirements of the City Zoning Ordinance and City Engineering standards, and allowing for Commission discussion of the interior side setbacks, parking placement, and porch flooring materials.



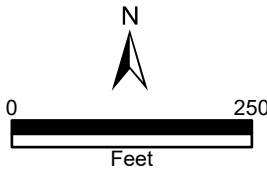
**4-C-25-HZ**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



**2100 Washington Ave. 37917**  
**Edgewood-Park City H**

Original Print Date: 4/2/2025  
Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Tiffany and Matt Foster





## DESIGN REVIEW REQUEST

☐ DOWNTOWN DESIGN (DK)

☒ HISTORIC ZONING (H)

☐ INFILL HOUSING (IH)

Tiffany and Matt Foster

Applicant

3/31/2025

4/17/2025

4-C-25-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


Tiffany and Matt Foster

Name	Company		
2525 Jefferson Avenue	Knoxville	TN	37914
Address	City	State	Zip
865-256-6411 or 865-406-6852	tlfoster12@gmail.com or rmfoster1@proton.me		
Phone	Email		

## CURRENT PROPERTY INFO

Tiffany/Matt Foster - City Homemaker - Pending	2525 Jefferson Ave	865-256-6411
Owner Name (if different from applicant)	Owner Address	Owner Phone
2100 Washington Ave	082JX010	
Property Address	Parcel ID	
Parkridge - Edgewood-Park City Historic Zone	H-1	
Neighborhood	Zoning	

## AUTHORIZATION

	Lindsay Lanois	3.31.25
Staff Signatur	Please Print	Date

Foster - Digital ID	Matt Foster	3/30/25
Digitally signed by Foster - Digital ID Date: 2025.03.30 18:36:32 -04'00'		
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: We're working through the Homemaker's Program to purchase 2100 Washington Ave lot. We plan to build a new home appropriate to the Edgewood/Park City H-1 Overlay.  
\_\_\_\_\_  
\_\_\_\_\_

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:

250.00

FEE 2:

FEE 3:

TOTAL:

250.00

Pd. 04/01/2025, SG



The house is follows a bungalow or craftsman style with wooden clapboard with trim boards on the body of the house, shaker style shingles on the front facing and side facing gables. The house will include visible rafter tails and supporting brackets (see picture below). The lower level of the home will be red brick. The roof will be gray-tan architectural / dimensional shingles



The windows will be wooden windows, with divided-light sashes with dimensional muntins permanently fixed to the exterior of the glass (three over one). 19 windows will be double hung with 13 casement windows.



Polk Elevation (West)

The front porch is 11 feet deep and runs the width of the house. Brick piers will be used for the front porch, brick will match the lower part of the house.

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NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Polk St Elevation (west)

PROJECT DESCRIPTION:
2100 Washington Ave Knoxville, TN 37917

DRAWINGS PROVIDED BY:
Matt/Tiffany Foster

DATE:
3/31/2025

SCALE:
1" = 48"

SHEET:
A-1



Interior Elevation (East)

Exterior side door for main house: The door will be 36 inches fiberglass door with glass.

Location of mechanical and utility equipment will be on the interior side of the home if possible or will be screened from view.

Garage door: The garage door on the interior side of the home will have the appearance of wooden carriage doors.



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:  
Interior Side Elevation

PROJECT DESCRIPTION:  
2100 Washington Ave  
Knoxville, TN 37917

DRAWINGS PROVIDED BY:  
Matt/Tiffany Foster

DATE:  
3/31/2025

SCALE:  
1" = 48"

SHEET:  
**A-2**

Front porch and steps: Front porch and steps will be unstained concrete.

Balustrades and handrail will be a simple design made from wood and painted to match the trim 36 inches in height from the porch floor. The spindles will not be spaced more than 4 inches apart, and bottom porch rail will not be greater than 4 inches from the porch floor.



Front Door: The primary entry door will be solid wood stained door with half or quarter windows on the top half, ideally with 3 vertical panes to match the windows.

Washington Elevation

Sidewalks: An unstained concrete sidewalk will be used to connect the front porch steps to the public sidewalk on Washington Avenue. Dimensions: 3 ft width by

A concrete sidewalk will also provide a walkway from the public sidewalk to the side steps leading to the rental apartment. Dimensions: 3 ft width by



Rear Elevation (south)

NO.	DESCRIPTION	BY	DATE
SHEET TITLE: Front and Rear Elevations			
PROJECT DESCRIPTION: 2100 Washington Ave Knoxville, TN 37917			
DRAWINGS PROVIDED BY: Matt/Tiffany Foster			
DATE: 3/31/2025			
SCALE: 1" = 48"			
SHEET: A-3			

SCALE: 1" = 10'

1st Floor

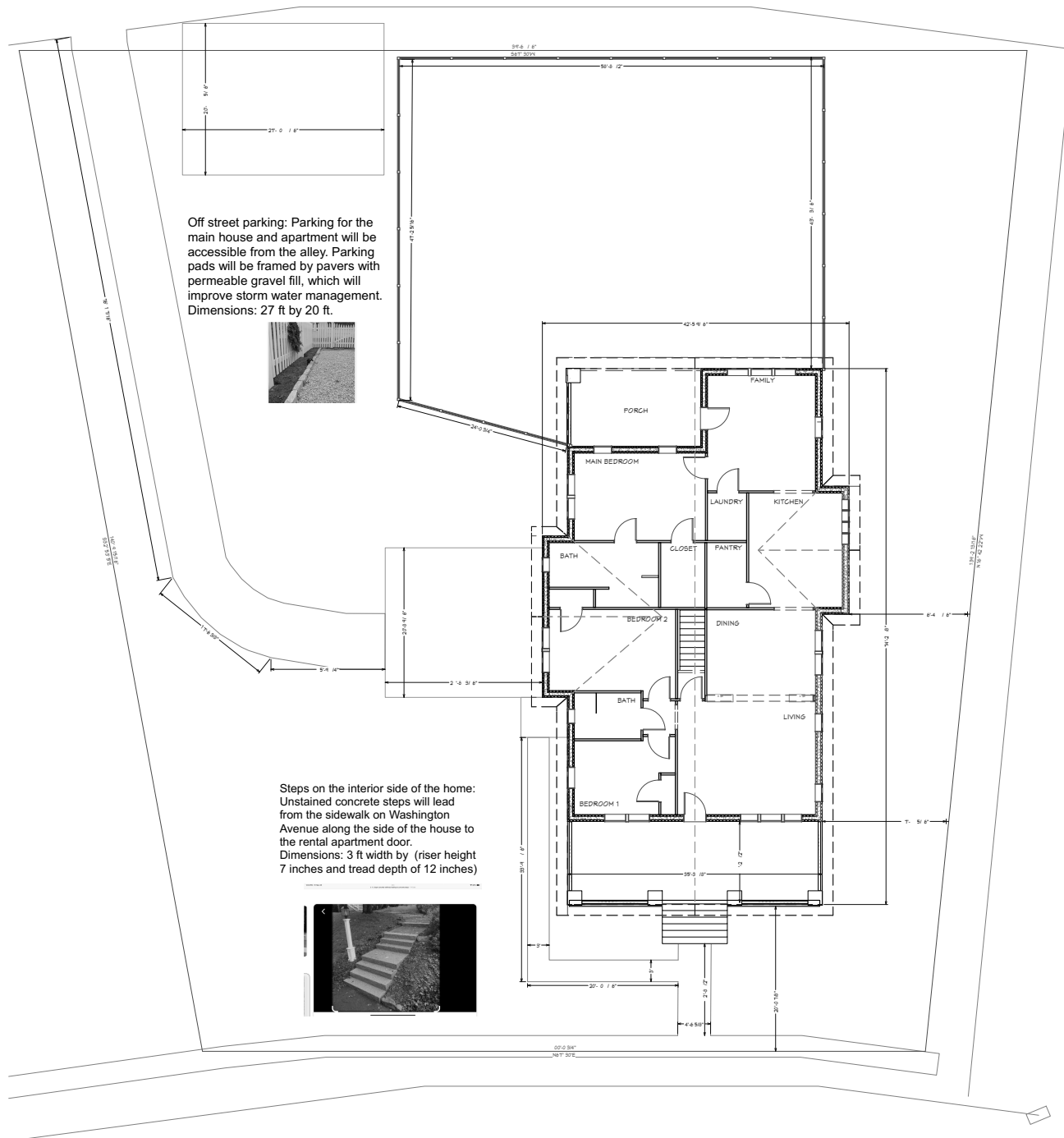
Fencing: A 6 ft fence will be used to enclose the backyard. The fence will be framed / supported by wood with a wire body to allow air flow and visibility. The fence will run parallel to Polk Avenue, in line with the exterior wall of the home, and follow the contour of the land and the property lines along the alley, adjacent to the parking pads and interior side yard, connecting to the house.



Off street parking: Parking for the main house and apartment will be accessible from the alley. Parking pads will be framed by pavers with permeable gravel fill, which will improve storm water management. Dimensions: 27 ft by 20 ft.



Steps on the interior side of the home: Unstained concrete steps will lead from the sidewalk on Washington Avenue along the side of the house to the rental apartment door. Dimensions: 3 ft width by (riser height 7 inches and tread depth of 12 inches)



NO.		DESCRIPTION		BY	DATE
SHEET TITLE:					
Site Plan					
PROJECT DESCRIPTION:					
2100 Washington Ave Knoxville, TN 37917					
DRAWINGS PROVIDED BY:					
Matt/Tiffany Foster					
DATE:					
3/31/2025					
SCALE:					
1" = 10'					
SHEET:					
A-4					