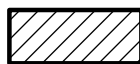


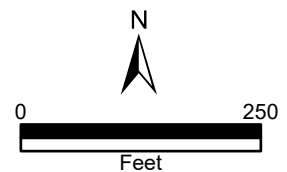
8-E-25-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



121 E. Scott Ave. 37917
Old North Knoxville H

Original Print Date: 8/6/2025
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Nathan Miskie, The Sawlution LLC



Meeting: 8/21/2025
Applicant: Nathan Miskie, The Sawlution LLC
Owner: Mark and Rhonda Parker

Property Information

Location: 121 E. Scott Ave. **Parcel ID** 81 K F 039
District: Old North Knoxville H
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: Queen Anne, c.1907.

One and one-half story frame with weatherboard wall covering. Hip roof with lower cross gables, gabled dormer, and asphalt shingle covering. Applied sawn work in pediment at front dormer and front gable, sawn wood bargeboard and arched attic window with applied lintel. One story wrap around front and side porch with replacement metal columns. Leaded glass sidelights and transom at front entry.

Description of Work

Level II Major Repair or Replacement

Removal of original secondary entrance on the rear elevation. Installation of new 1/1 double-hung wood window and trim, in-kind to original window on rear elevation, in the place of the existing door. Installation of in-kind wood lap siding in the remaining opening.

Applicable Design Guidelines

Old North Knoxville Design Guidelines, adopted by the Knoxville City Council on November 25, 2004.

B. Windows

2. If replacement windows are necessary, they shall be the same overall size as the originals, with the same pane division and the same muntin depth, width and profile. They shall be the same materials as the original windows, which were generally wood.

5. It can be appropriate to design and install additional windows on the rear or another secondary elevation. The design must be compatible with the overall design of the building.

D. Entrances

5. Entrances must not be removed when rehabilitating a building; adaptation to new uses must include the original entrance.

E. Wood Wall Coverings

3. Replacement siding must duplicate the original. Trim and patterned shingles that must be replaced must also duplicate the original material.

Comments

Staff Findings

1. 121 E. Scott Avenue is a contributing resource to the Old North Knoxville National Register Historic District and the local overlay.
 2. Design guidelines discourage removing original entrances, but allow for the installation of new windows on the rear elevation. The replacement of secondary entrances with windows has been approved on elevations not visible from the street. The rear elevation features two original secondary entrances, and the applicant is proposing to remove the less formal entrance. Removal of the secondary entrance is appropriate. The applicant should retain the original door for future re-use, if at all possible.
 3. The 1/1 double-hung wood window to be installed in the existing door opening features the same size and profile as the original windows on the rear elevation, which meets the design guidelines. The in-kind wood trim should be installed as depicted in the elevation drawings.
 4. In-kind wood lap siding will be installed in the remainder of the existing door opening, which meets the design guidelines.
-

Staff Recommendation

Staff recommends approval of Certificate 8-E-25-HZ, subject to one condition: 1) the wood window trim be installed as depicted in the elevation drawings.

(1) Download and fill out this form at your convenience. (2) Sign the application digitally (by print, sign, and scan). (3) Either print the completed form and bring it to the Knoxville-Knox County Planning offices or email it to applications@knoxplanning.org. (4) Sign the application digitally (by print, sign, and scan). (5) Either print the completed form and bring it to the Knoxville-Knox County Planning offices or email it to applications@knoxplanning.org.

Reset Form



DESIGN REVIEW REQUEST

☐ DOWNTOWN DESIGN (DK)

☒ HISTORIC ZONING (H)

☐ INFILL HOUSING (IH)

Nathan Miskie

Applicant

7/27/2025

8/21/2025

8-E-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

Nathan Miskie

The Sawlution LLC

Name

Company

2331 Washington Ave

Knoxville

TN

37917

Address

City

State

Zip

303-257-6433

nathan@thesawlution.com

Phone

Email

CURRENT PROPERTY INFO

Mark & Rhonda Parker

121 E Scott Avenue

865-964-5207

Owner Name (if different from applicant)

Owner Address

Owner Phone

121 E Scott Ave

081KF039

Property Address

Parcel ID

Old North Knoxville

RN-2

Neighborhood

Zoning

AUTHORIZATION

Lindsay Lanois

Lindsay Lanois

7/28/25

Staff Signature

Please Print

Date

Nathan Miskie

Digitally signed by Nathan Miskie
Date: 2025.07.27 14:46:48 -04'00'

Nathan Miskie

2/30/2025

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:

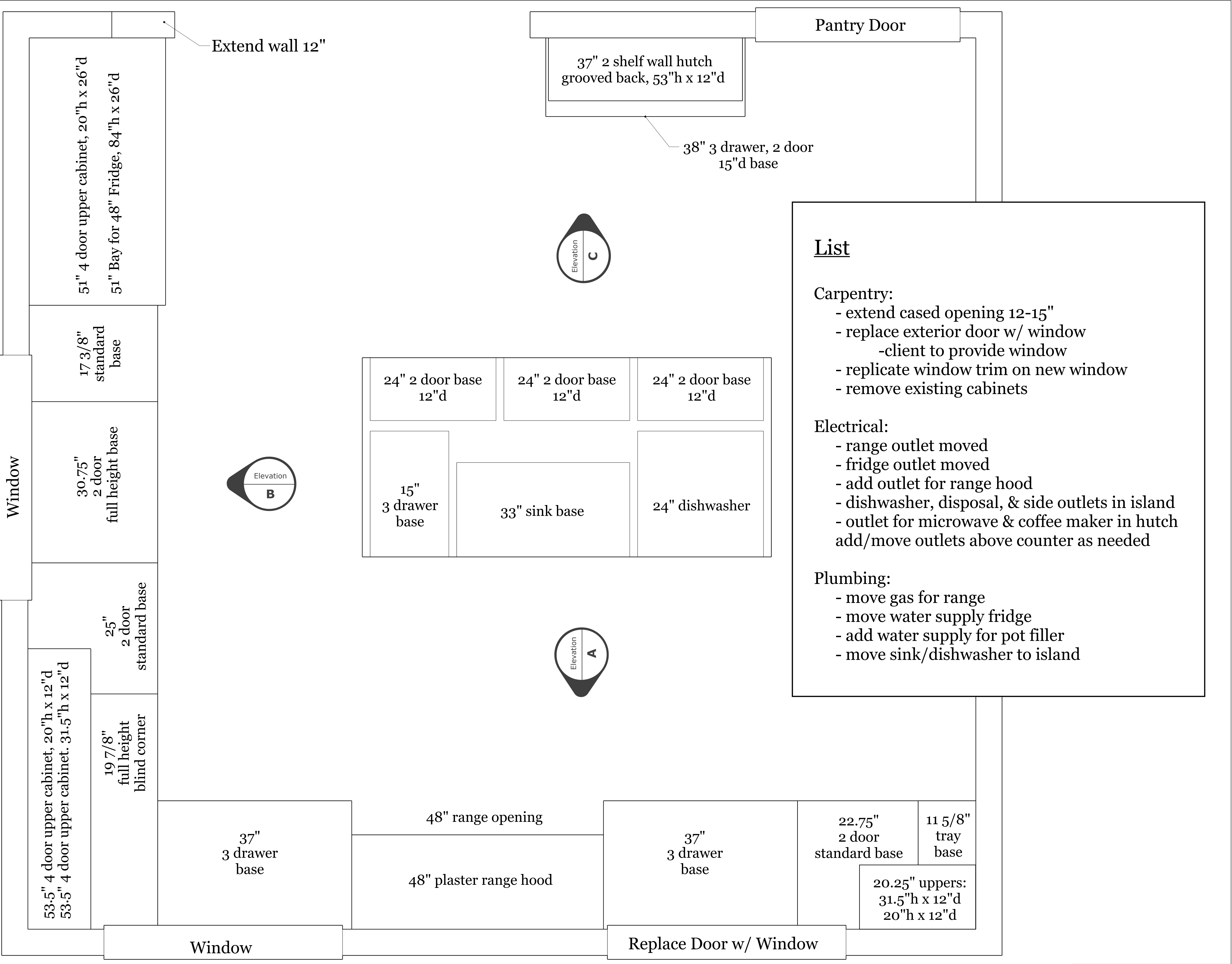
100.00

FEE 2:

FEE 3:

TOTAL:
100.00

Pd.,07/29/2025, SG



List

- Carpentry:
- extend cased opening 12-15"
 - replace exterior door w/ window
 - client to provide window
 - replicate window trim on new window
 - remove existing cabinets
- Electrical:
- range outlet moved
 - fridge outlet moved
 - add outlet for range hood
 - dishwasher, disposal, & side outlets in island
 - outlet for microwave & coffee maker in hutch
- add/move outlets above counter as needed
- Plumbing:
- move gas for range
 - move water supply fridge
 - add water supply for pot filler
 - move sink/dishwasher to island





