



# Staff Report

Knoxville Historic Zoning Commission

File Number: 12-G-25-HZ

**Meeting:** 12/18/2025  
**Applicant:** Katie Goslee  
**Owner:** Katie Goslee

---

## Property Information

**Location:** 234 E. Oklahoma Ave. **Parcel ID** 81 M A 013  
**District:** Old North Knoxville H  
**Zoning:** RN-2 (Single-Family Residential Neighborhood)  
**Description:** Craftsman, c.1915

One and one-half story frame with brick veneer wall covering. Side gable roof with asphalt shingle covering, shed-roof dormer clad in vinyl siding. Double hung one over one windows. One story wrap around front and side porch with round fluted wood columns and brick columns, brick balustrade. Interior offset chimney. Brick foundation. Irregular plan.

---

## Staff Recommendation

Staff recommends postponement of Certificate 12-G-25-HZ to allow the applicant to submit a design that better addresses the design guidelines.

---

## Description of Work

Level II Construction of Addition or Outbuilding

New secondary structure. Shed measures 8' wide by 10' deep and is proposed to be set at an angle at the rear of the lot, 15' from the rear lot line and 10' from the interior side lot line. It features an exterior of vertical T1-11 siding and a low-pitch shed roof with asphalt shingles. The front elevation features a sliding glass door, and an angled, fixed vinyl window. The side elevations each feature three angled, fixed vinyl windows, and the rear elevation features a sliding vinyl window.

---

## Comments

1. 234 E Oklahoma Avenue is a contributing structure to the Old North Knoxville National Register district and the local overlay.
2. The placement of the shed at the rear of the lot is appropriate, and it will not be visible at all from the right-of-way.
3. The design guidelines for outbuildings are prescriptive about materials and design features, and the proposed shed employs a contemporary style and does not incorporate any of the recommended details. Some contemporary materials and forms have been approved for secondary structures in Old North Knoxville when they are not visible from the right-of-way and are a component of a larger project that addresses the design guidelines in

other ways. In the opinion of staff, the case should be postponed to allow the applicant to submit a design that better incorporates the recommended design characteristics and revises the shed roof to a steeply-pitched gable.

4. The proposed T1-11 siding has not been approved on outbuildings within Old North Knoxville, although it has been approved in Edgewood-Park City when not visible from the right-of-way and with the addition of vertical battens. Wood, fiber cement, and composite wood (LP Smart Siding) siding have been approved and can be appropriate.

5. Vinyl windows have not been approved within the Old North Knoxville overlay. The windows should be revised to wood, aluminum-clad wood, or fiberglass, which have been approved on outbuildings. The Commission should discuss whether the window forms and sliding glass entry are appropriate.

---

## **Applicable Design Guidelines**

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

### **Auxiliary or Outbuildings**

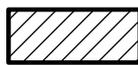
2. The design of features like garage doors that face the street shall mimic carriage house doors from an era consistent with the primary building on the lot.

3. Garages shall be located to the rear of the primary building on the lot.

4. Materials used in constructing outbuildings or accessory buildings may only use materials and design characteristics selected from the following list: wood lap siding with a four inch lap or board and batten; a 12/12 roof pitch; overhanging eaves; exposed rafter tails; wood windows; masonry but not exposed concrete block or split-face block; garage doors appearing to be carriage doors or plank doors with x-bracing or perimeter reinforcing timbers.



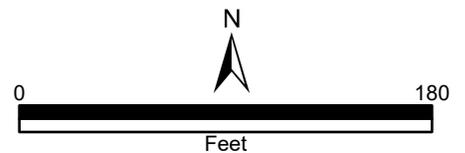
**12-G-25-HZ**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



**234 E. Oklahoma Ave. 37917**  
**Old North Knoxville H**

Original Print Date: 12/5/2025  
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Katie Goslee





# DESIGN REVIEW REQUEST

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

Katie Goslee

Applicant

November 25, 2025

December 18, 2025

12-G-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

Katie Goslee

Name	Company		
234 E Oklahoma Ave	Knoxville	TN	37917
Address	City	State	Zip
865.789.9161	kmgoslee@gmail.com		
Phone	Email		

## CURRENT PROPERTY INFO

Owner Name (if different from applicant)	Owner Address	Owner Phone
234 E. Oklahoma Ave Knoxville TN		
Property Address	Parcel ID	
Old North Knoxville		
Neighborhood	Zoning	

## AUTHORIZATION

	Malynda Wollert	12-1-25
Staff Signature	Please Print	Date
	Katherine M. Goslee	11/25/25
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: 8'x10' office shed  
 \_\_\_\_\_  
 \_\_\_\_\_

## 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

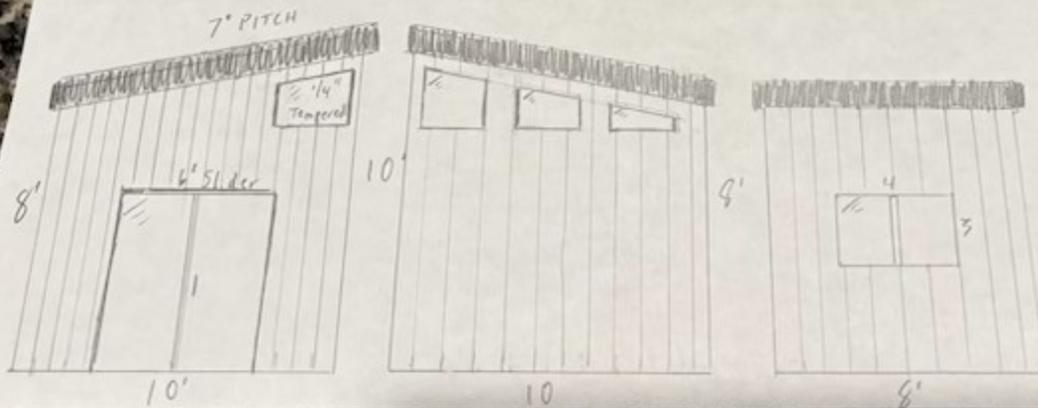
**ADDITIONAL REQUIREMENTS**

- Property Owners / Option Holders

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

<b>FEE 1:</b>	\$100	<b>TOTAL:</b>  <b>\$100.00</b>
<b>FEE 2:</b>		
<b>FEE 3:</b>		
		<b>Pd. 12/02/2025, SG</b>

SMART SIDING EXTERIOR 11" SIDING  
 DUAL PANE VINYL WINDOW  
 6' PATIO SLIDER  
 2x4 FRAMING 16" OC  
 2x8 TREATED BASE 2' OC  
 2" FORMULAR NGX FLOOR INSULATION  
 3/4" SUBFLOOR PLY  
 R-13 WALL INSULATION  
 TIMBERLINE HIGH DEF SHINGLES W/UNDERLAYMENT  
 DRIP EDGE  
 1x4 TRIM  
 EXTERIOR PAINT



E Oklahoma Ave

