

**Meeting:** 12/18/2025  
**Applicant:** Brian Dennison, Goss Design/Development  
**Owner:** Clinch Development Group LLC

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## Property Information

**Location:** 1618 Clinch Ave. **Parcel ID** 94 N H 013  
**District:** Ft. Sanders NC  
**Zoning:** O (Office)

**Description:** Queen Anne with Neoclassical influence, c.1907 (requesting demolition)

2.5-story, side-gable roof house with wide eave overhangs and partial cornice returns, clad in shingle siding on the second story and stuccoed on the first story, with a flat-roof porch.

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## Staff Recommendation

Staff is recommending approval of Certificate 12-I-25-HZ, including the side setbacks as shown on the site plan, subject to the following conditions:

- 1) final site plan to meet City Engineering standards, with minor revisions to be approved by staff;
  - 2) the retaining wall be made from poured concrete to match the existing retaining wall;
  - 3) meeting all applicable standards of the Zoning code and building codes, with minor revisions to be approved by staff;
  - 4) planting a shade tree in the front yard;
  - 5) all siding is to be shake-style, as depicted on the exterior elevations; and
  - 6) retaining details as depicted, including stucco foundation, window trim, door trim, roof trim, partial cornice returns, porch columns and architrave, brick chimney, and shake siding.
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## Description of Work

Level III Construction of New Primary Building

New primary structure fronting Clinch Avenue. The three-story single-family house with a basement level measures 34'-6" wide by 46'-11" deep (not including porches) and is proposed to be set 28'-4" from the front lot line (14'-7" to porch), 5' from the west interior lot line, and 8'-3" from the east interior lot line. The site plan contains 5' of a 15' wide driveway shared with 1616 Clinch Avenue that is split by the east lot line. There is a concrete walkway at the center of the lot leading to the porch, another concrete walkway and retaining wall (material unspecified) in the front yard near the west lot line, and a rear deck with a small access ramp.

The building features a 9/12 pitch side-gable roof clad in asphalt shingles, with a front-gable massing flush with the plane of the façade and two shed-roof massings on the rear elevation; it is detailed with 1' eave overhangs and partial cornice returns on the gable fields. It will be clad in fiber cement shake siding with cornerboards and trim, and it will rest on a raised stuccoed block foundation. The design features a 9'-9" deep projecting front porch centered on the façade recessed under a flat roof with a Tuscan-order entablature and supported by two square

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columns clad in shakes and two pilasters that extend above the roof (size unspecified).

The three bay façade features two bays of paired 9/1 windows flanking the quarter-lite paneled entrance on the first story, and the second story features two bays of 9/1 windows flanking three grouped 1/1 windows and a full-lite window in the gable field. The left (east) elevation features three 1/1 windows on the basement level, two and two pairs of 1/1 windows on the first story, three 9/1 windows on the second story, two 1/1 windows on the third story, and a brick chimney. The right (west) elevation features a single-light casement and two 9/1 windows on the basement level, one and a pair of 9/1 windows on the first story, two 9/1 and paired fixed windows on the second story, and one and a pair of 1/1 windows on the third story. The rear elevation features four 1/1 windows and a secondary entrance on the basement level, four grouped 1/1 windows and one 1/1 window on the first story, three 1/1 windows on the second story, and four 1/1 windows on the third story shed roof massing. All windows feature trim and projecting sills.

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## Comments

1. The applicant is requesting to demolish the existing historic building (12-A-25-HZ) after structural issues were identified during work for an exterior rehabilitation and addition project approved earlier this year (5-D-25-HZ). This proposal is to reconstruct the original house following the plans approved with 5-D-25-HZ as closely as possible, particularly in the footprint, massing, exterior architectural detail, and materials. The location will be shifted more central to the site, and modifications are proposed to windows on the sides and rear of the house.

2. The new structure must meet all current zoning, building, and site development standards.

3. The existing house is located on or over the right (west) side lot line and cannot be rebuilt in that location. The applicant proposes to shift the new house eastward to provide a 5' side setback. This will allow the west elevation to be reconstructed similarly to the existing house, including window openings.

4. The proposed front and side exterior elevations match those of the renovation plans approved in May 2025, with the following exceptions to the side elevations. The rear elevation is not visible from the street and only has minor changes.

a) Right (west) side – a pair of 1/1 windows in the middle of the second story was changed to a pair of fixed windows.

b) Left (east) side – two 9/1 windows towards the rear of the house were changed to 1/1 windows, and a new 1/1 window was added near the front.

As a reconstruction of a historic structure that follows previously approved elevations, the proposed design is appropriate.

5. The property is zoned O (Office), which requires 15' side yard setbacks, which prohibit reconstructing the house to match the original width. The HZC has the authority to approve reduced setbacks when they are specifically recommended by the design guidelines (Article 8.6.C). The proposed side setbacks of 5' (west side) and 8'-9" (east side) to the main structure are consistent with Section I. (Placement on the Lot), which states houses in the neighborhood had side setbacks less than 10'. The chimney encroaches 6.5" into the proposed left (east) side setback, which is consistent with the design guidelines and the allowed encroachment for chimneys in Article 10.4, Table 10-1.

6. Off-street parking is required on the same lot as residential uses. The site plan does not show how parking will be accommodated, but access is provided to the rear of the property, where there is ample space for the two required parking spaces. This is consistent with the design guidelines, which recommends parking to the rear.

## Applicable Design Guidelines

Fort Sanders NC-1, adopted by the Knoxville City Council on September 13, 2000.

### A. Height, Scale & Massing

1. Foundation heights should be consistent with other pre-1940 buildings in the neighborhood.
2. Single-family detached infill housing should be proportional to other pre-1940 houses in terms of height and width.
6. For the first 35 feet, buildings should have similar setbacks, bays and covered entrances that complement the historic architecture on the street.
7. Upper stories should be stepped back at least 8 feet. In addition to providing a pedestrian scale at street level, the landings should be used for balconies, providing open space to those who use the building. Proportional setbacks would be expected for higher levels.

### B. Roofs

1. Select a roof pitch that is in keeping with other pre-1940 houses of the neighborhood, not being less than an 8/12 pitch.
2. Use variations in the form of the roof above the second story such as gables at different angles, hipped roofs and dormers.
3. Use roofing materials that are in keeping with the historic development styles. Asphalt, shingle, tile, pressed metal and slate were used.
4. Darker shades of shingles were historically used and should be selected in new construction.

### C. Porches

1. Provide porches with proportions and materials that complement pre-1940 housing. For clapboard type construction wood is the most appropriate primary material. Brick or cut stone are appropriate as foundations or in column supports.
2. Porches should be no less than 6 feet deep and no more than 10 feet deep. They may be recessed behind the main setback line or alternatively can extend 10 feet into the front setback line.

### D. Wall Materials

2. Clapboard (or clapboard-like materials such as aluminum or vinyl), shingle (or shingle-like material), or brick should be used.
4. Quarried, square cut stone can be used on porches or other accents. Such stone should be used in constructing retaining walls.
6. Materials that are not typical in pre-1940 construction should not be used. These include cinder block, "T-111" siding and stone facing.

### E. Windows and Entrances

1. Window proportions and symmetry should be similar to the pre-1940 styles in the neighborhood.
2. Windows should be double hung, sash windows. Vinyl or metal-clad windows may be used in place of wood frame windows.
2. Egress windows will have to be designed to comply with fire/building code provisions.
3. Accent windows are appropriate with new construction
4. Double hung sash windows are recommended for two to three-story new construction.
5. Variations of double hung windows should be considered in relation to the design of new buildings. Inserts are acceptable to mimic traditional window forms.
6. The proportions of upper level windows should not exceed the proportion of the first level.
7. Upper level windows should be provided and aligned with doors.
9. Entrances to the building should be provided from the street, using doors that have similar proportions and features to pre-1940 architecture.
10. When parking areas are provided behind buildings, rear entrances are also allowed.
11. Wrought iron balconies are appropriate accents on stucco or brick

#### F. Parking

1. In new building construction, the front yard space shall not be used for parking. Do not break up curbs or sidewalks to provide street access.
2. Provide parking access off the alley or off a side street.
3. Plant one native shade tree for every 50 feet of lot width, adjacent to or as islands within the parking area. An oak or maple are examples of native shade trees. The minimum space for a tree planting area is 7' x 7'; open space, composed of grass or other natural ground cover, should be at least three times the space devoted to tree planting areas within the parking lot.
4. In constructing residential parking, 8.5-foot stall widths and 24 foot wide lane widths may be used for 90° angled parking lots.
7. Surface parking area shall always be to the rear of the building.
8. Primary or secondary entrances to the building from parking areas are allowable.

#### G. Landscaping, Fencing & Retaining Walls

1. Plant one native shade tree (e.g. oak or maple) and one ornamental tree (e.g. dogwood) in both the front and rear yards for every 50 feet of lot width.
2. Plant shrubs near new buildings to complement the foundation height, windows and entries. Select species and a distance from the building [sic] that will not hard [sic] foundation materials.
5. Keeping with tradition, low, square cut stone, poured concrete or brick walls should be used in constructing retaining walls.

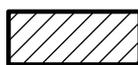
#### I. Placement on the Lot

##### Traditional Lot Development

1. The front yard set back should be the same distance as the majority of pre-1940 houses on the block.
3. Porches should extend 8 to 10 feet into the front yard setback. Steps needed to reach the front of a porch may also extend into the front yard.
5. Bays, composing up to 60% of the front facade, should extend up to 8 feet beyond the predominant portion of the structure or alternatively a porch should extend along the front facade.



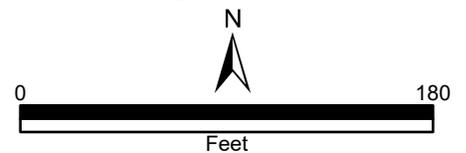
**12-I-25-HZ**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



**1618 Clinch Ave. 37916**  
**Ft. Sanders NC Ft. Sanders NC**

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

Petitioner: Brian Dennison, Goss Design/  
 Development Brian Dennison, Goss  
 Design/Development





# DESIGN REVIEW REQUEST

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

Goss Design/Development

Applicant

12/01/25

12/18/25

~~5-D-25-HZ~~ 12-I-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

Brian Dennison

Goss Design/Development

Name

Company

110 W. Summit Hill Drive

Knoxville

TN

37902

Address

City

State

Zip

703.855.5619

brian@marblealley.com

Phone

Email

## CURRENT PROPERTY INFO

Clinch Development Group LLC

110 W. Summit Hill Drive, Knoxville, TN 37902

865-230-1860

Owner Name (if different from applicant)

Owner Address

Owner Phone

1618 Clinch Ave.

94 N H 013

Property Address

Parcel ID

Ft. Sanders NC

Office

Neighborhood

Zoning

## AUTHORIZATION

*Malynda Wollert*

Malynda Wollert

12-1-25

Staff Signature

Please Print

Date

*Brian Dennison*

Brian Dennison

12/01/25

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: Following approval to demolish the existing structure, we propose to reconstruct the building in accordance with the previously approved design. During demolition, we will salvage as much trim, molding, brick, and stone as feasible for incorporation into the new construction.  
 \_\_\_\_\_  
 \_\_\_\_\_

## 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

**FEE 2:**

**FEE 3:**

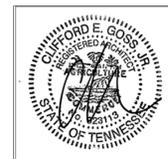
**TOTAL:**

**\$250.00**

**Pd. 12/01/2025, SG**



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CONSTRUCTION DOCUMENTS FOR:  
**CLINCH AVENUE APARTMENTS**  
 1618 CLINCH AVENUE  
 KNOXVILLE, TENNESSEE 37916

Job No:  
 Date: 12.03.2025  
 Title: ELEVATION - FRONT

Revisions:

SHEET

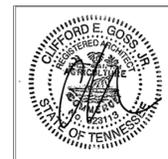
**A4.0**



AVERAGE GRADE PLANE BELOW FIRST FLOOR	
FRONT	1'-11"
REAR	11'-3"
LEFT	7'-3"
RIGHT	7'-9"
AVG. GRADE	7'-0 1/2"

**1**  
**A4.0** ELEVATION - FRONT  
 SCALE: 1/4" = 1'-0"  
 1618 CLINCH

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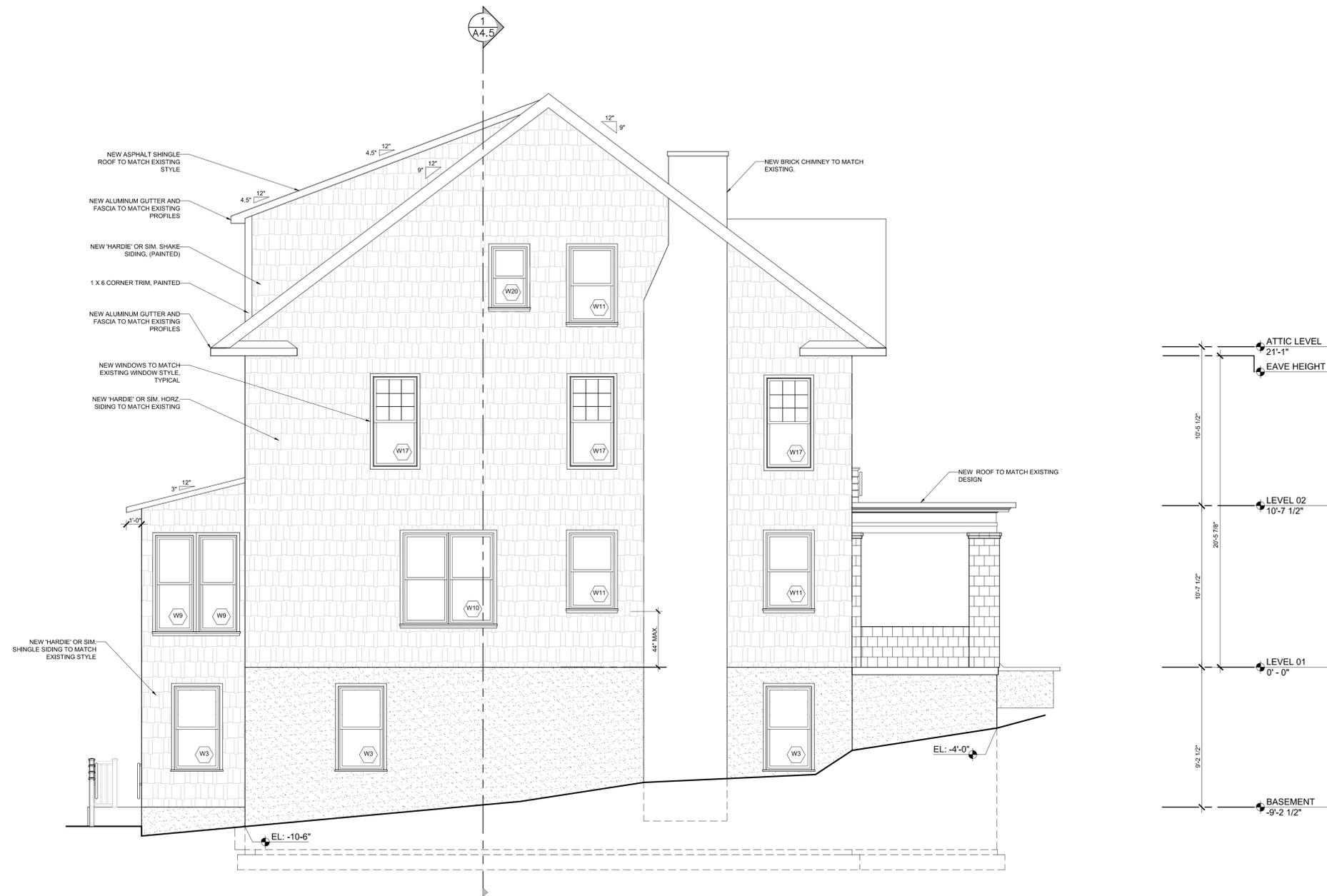
CONSTRUCTION DOCUMENTS FOR:  
**CLINCH AVENUE APARTMENTS**  
 1618 CLINCH AVENUE  
 KNOXVILLE, TENNESSEE 37916

Job No:  
 Date: 12.03.2025  
 Title: ELEVATION - REAR

Revisions:



1  
 A4.1  
**ELEVATION - REAR**  
 SCALE: 1/4" = 1'-0"  
 1616 CLINCH



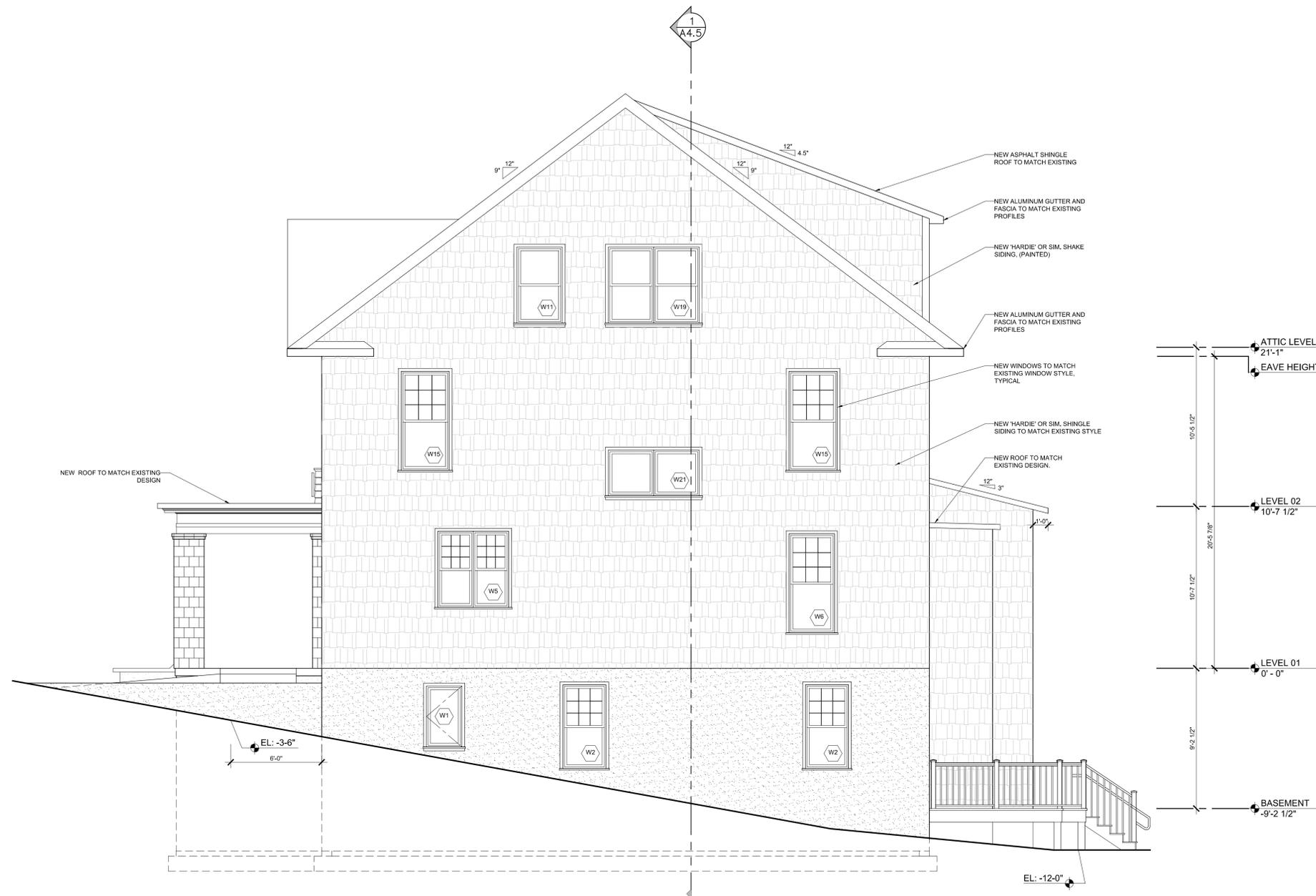
1  
A4.2 ELEVATION - LEFT  
SCALE: 1/4" = 1'-0" 1618 CLINCH

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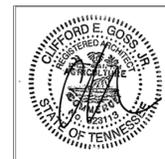


CONSTRUCTION DOCUMENTS FOR:  
**CLINCH AVENUE APARTMENTS**  
1618 CLINCH AVENUE  
KNOXVILLE, TENNESSEE 37916

Job No:  
Date: 12.03.2025  
Title: ELEVATION - LEFT  
Revisions:



1 ELEVATION - RIGHT  
 A4.3 SCALE: 1/4" = 1'-0" 1618 CLINCH



CONSTRUCTION DOCUMENTS FOR:  
**CLINCH AVENUE APARTMENTS**  
 1618 CLINCH AVENUE  
 KNOXVILLE, TENNESSEE 37916

Job No:  
 Date: 12.03.2025  
 Title: ELEVATION - RIGHT  
 Revisions: