



Staff Report

Knoxville Historic Zoning Commission

File Number: 11-K-25-HZ

Meeting: 11/20/2025
Applicant: Tiffany and Matt Foster, Homemaker
Owner: Tiffany and Matt Foster, Homemaker

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.

Staff Recommendation

Staff recommends approval of Certificate 11-K-25-HZ, subject to the following conditions:
1) final siding selections be sent to staff for approval;
2) meeting all applicable requirements of the City Zoning Ordinance and City Engineering standards; and
3) the faux rafter tails be retained.

Description of Work

Level II Major Repair or Replacement

Revisions to 4-C-25-HZ for a new primary structure fronting Washington Avenue. Revised quarter-lite paneled front door to a three-quarter lite, one panel mahogany front door. Revised secondary entrance on rear of east elevation from quarter-lite paneled door to aluminum-clad wood, full-lite French double doors. Revised driveway location to go between house and secondary parking pad instead of around the secondary parking pad, and revised material to paved ribbon from gravel. Revised parking pad on east elevation to permeable pavers instead of gravel. Revised size and location of backyard fencing to account for new driveway location. Minor adjustments to brick detailing on front-porch and trim at gable bases.

Comments

1. In April 2025 the plans for the new house were approved with 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." The revised plans feature the requested dimensional details and clarify the materials for windows, doors, and brick masonry, which meet the guidelines, but specifications for the siding will need to be reviewed.

2. The revisions to the driveway location and parking materials reduce the size and visibility of the driveway and meet the guidelines.

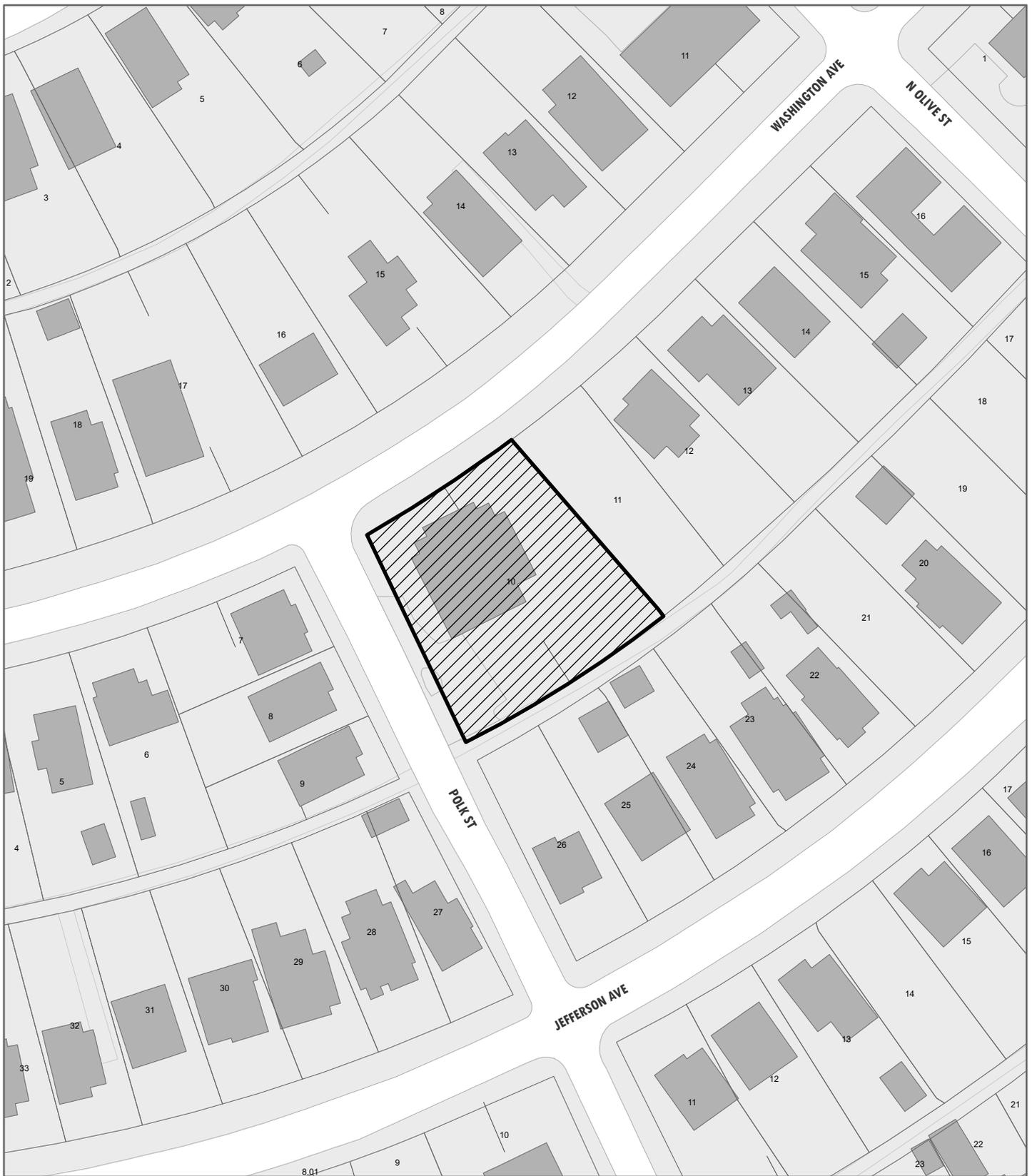
3. The new proposed three-quarter lite, one panel mahogany front door and aluminum-clad wood, full-lite French double doors for the secondary entrance align with design guideline recommendations.
 4. The faux rafter tails are no longer depicted on the plans, but they are mentioned in a note on the plans. The faux rafter tails should be retained.
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Applicable Design Guidelines

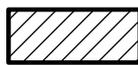
Edgewood-Park City Design Guidelines, adopted by the Knoxville City Council on July 29, 1997.

Construction of Primary Buildings:

4. Design new buildings with features that reflect those existing in the district.
 - 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.
 - b. Use contemporary interpretations of traditional features such as cornices and rake boards to add visual interest.
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.
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.
 - c. When possible, alley access should be used for new garages or parking areas on blocks with operable alleys.



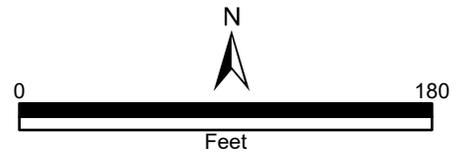
11-K-25-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



2100 Washington Ave. 37917
 Edgewood-Park City H

Original Print Date: 11/7/2025
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Tiffany and Matt Foster,
 Homemaker





DESIGN REVIEW REQUEST

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

Tiffany and Matt Foster

Applicant

11.5.2025

11-20-25

11-K-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- Homemaker

Name

Company

2525 Jefferson Avenue

Knoxville

TN

37914

Address

City

State

Zip

865-256-6411 or 865-406-6852

tfoster12@gmail.com or rmfoster1@proton.me

Phone

Email

CURRENT PROPERTY INFO

Tiffany and 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 Parkridge - Edgewood-Park City H-1

Neighborhood

Zoning

AUTHORIZATION

Malynda Wollert

Malynda Wollert

11-5-25

Staff Signature

Please Print

Date

Tiffany Foster

Tiffany Foster

11.5.2025

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

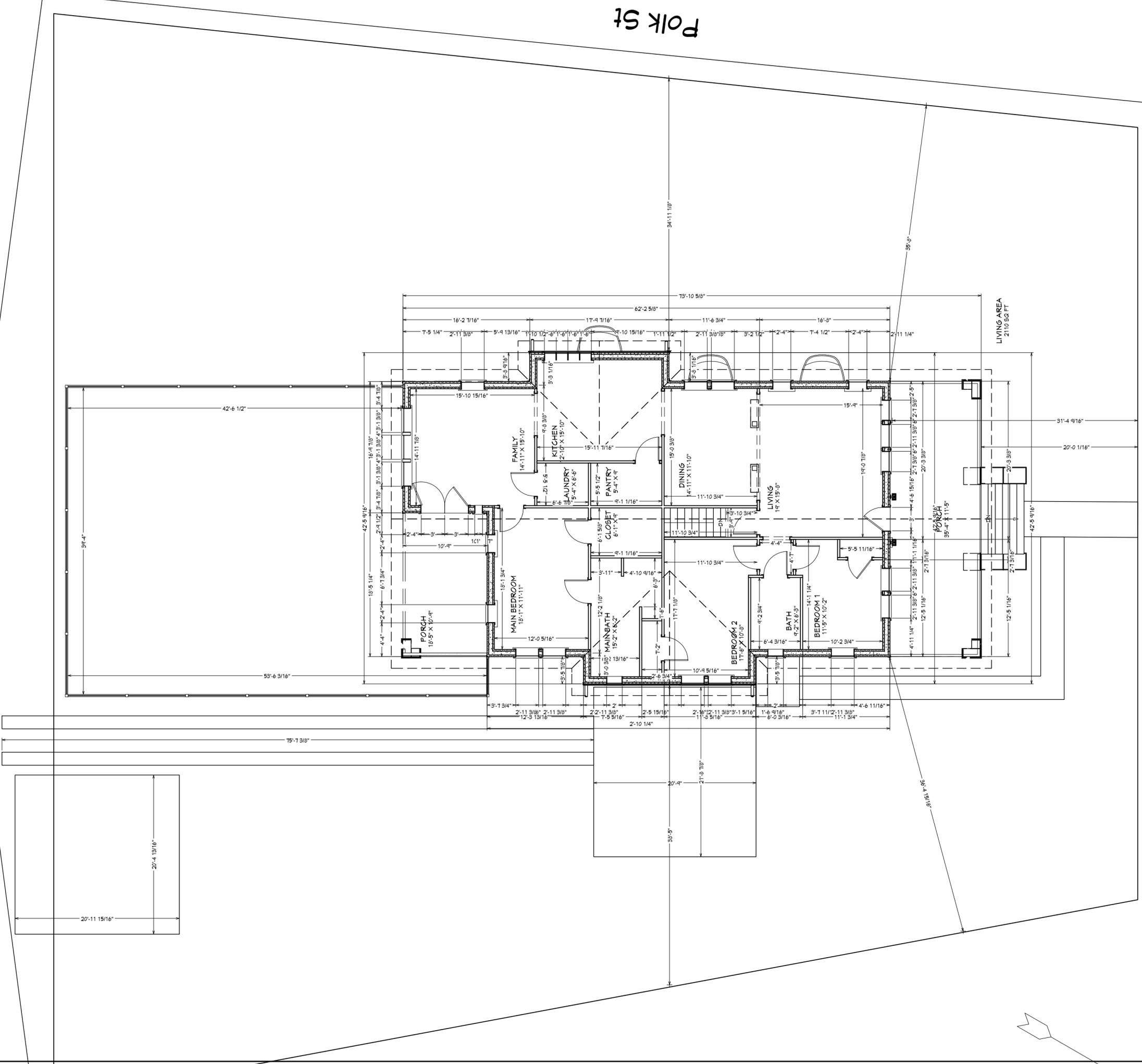
Level 1: \$50 • **Level 2:** \$100 • **Level 3:** \$250 • **Level 4:** \$500

FEE 1:	\$100	TOTAL: 100.00 Paid 11/5/25 DD
FEE 2:		
FEE 3:		

Alley

Polk St

Washington Avenue



NO.	DESCRIPTION	BY	DATE

PROJECT DESCRIPTION:	
2100 Washington Ave Knoxville, TN 37917	

DRAWINGS PROVIDED BY:	
Matt/Tiffany Foster	

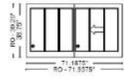
SHEET TITLE:	
Plot Plan	

DATE:	
11/6/2025	
SCALE:	
1" = 96"	
SHEET:	
A-5	

Roof pitch 6/12 with 18" overhang
 Architectural shingles similar to GAF Timberline HDZ Weathered Wood will be used.

Main floor double hung windows:
 ● Overall RO: 36 1/8" X 69 1/4"
 ● Overall Frame: 35.375" X 68.75"

Attic glide window:
 ● Overall RO: 71 15/16" X 39 1/4"
 ● Overall Frame: 71.1875" X 38.75"



Pinnacle Clad Bronze Glide By 3232 Complete Unit OX LoE 366 IG 4-9/16 Jamb Ext (Room ID: ATTIC)(2604 Powder)(Bronze Companion Color)(Setup (Standard))(Glass Stop Profile: Ogee)(Pine Species)(No Interior Finish)(Grey Spacer)(Bronze Hardware)(No Brickmould)(Flexible Nail Fin)(7/8" Putty WDL Short w/Inner Bar)(Ogee WDL Interior Profile)(Colonial Pattern 3W1H/3W1H)(Half Screen)(Bronze Screen - Not Applied)(BetterVue)(Energy Star: Meets in S Zone)(LC-PG25-HS) Performance Data:(U-Value: 0.31)(SHGC: 0.18)(VT: 0.41)(CR: 60)

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.

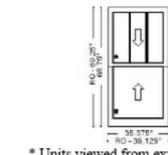
Porch ceiling will be wood, tongue and groove beadboard.

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

Brick: Habersham
 Mortar: Light buff

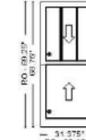
Manufacturer: Pine Hall Brick
 Color Families: Bold/Blend, Dark, Red
 Plant Location: Georgia Plant
 Dimensions: 7.625 x 2.75 x 2.75 in
 Brick Size: Queen
 Brick Texture: Heritage
 Standard List: Residential
 Layup: 5.8
 Return: 0
 Grade Rating: A
<https://brick.com/brick-blend/habersham-pgp160/>



Pinnacle Clad Bronze Double Hung 3030-1 Complete Unit LoE 366 IG 4-9/16 Jamb Ext (Room ID: MAIN FLOOR B/R 1)(2604 Powder)(Setup (Standard))(FBC: 11092)(Concealed Jambliner)(Glass Stop Profile: Ogee)(Callout: 2-10 x 5-6)(Pine Species)(No Interior Finish)(No Finger Pulls)(Grey Spacer)(Bronze Hardware)(No Brickmould)(Flexible Nail Fin)(7/8" Putty WDL Short w/Inner Bar)(Ogee WDL Interior Profile)(Colonial Pattern 3W1H/No Grilles Bottom Sash)(Full Screen)(Bronze Screen - Not Applied)(BetterVue)(Energy Star: Meets in S Zone)(LC-PG35-H) Performance Data:(U-Value: 0.3)(SHGC: 0.18)(VT: 0.41)(CR: 60)

Rear double hung windows (3):
 ● Overall RO: 38 1/8" X 73 1/4"
 ● Overall Frame: 37.375" X 72.75"

Pinnacle Clad Bronze Double Hung 2630-1 Complete Unit LoE 366 IG 4-9/16 Jamb Ext (Room ID: LIVING)(2604 Powder)(Setup (Standard))(FBC: 11092)(Concealed Jambliner)(Glass Stop Profile: Ogee)(Callout: 2-6 x 5-6)(Pine Species)(No Interior Finish)(No Finger Pulls)(Grey Spacer)(Bronze Hardware)(No Brickmould)(Flexible Nail Fin)(7/8" Putty WDL Short w/Inner Bar)(Ogee WDL Interior Profile)(Colonial Pattern 3W1H/No Grilles Bottom Sash)(Full Screen)(Bronze Screen - Not Applied)(BetterVue)(Energy Star: Meets in S Zone)(LC-PG35-H) Performance Data:(U-Value: 0.3)(SHGC: 0.18)(VT: 0.41)(CR: 60)



* Units viewed from exterior.

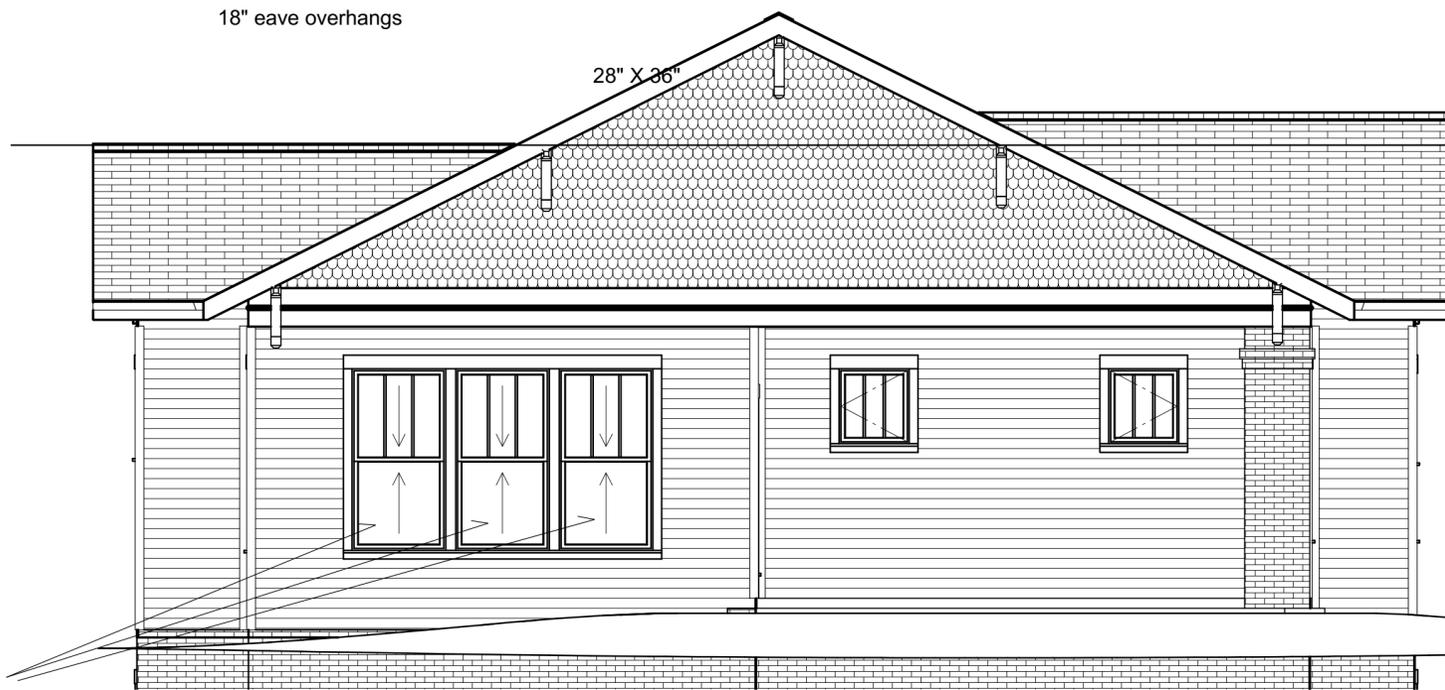
2 living room double hung windows will be narrower than the other:
 ● Overall RO: 32 1/8" X 69 1/4"
 ● Overall Frame: 31.375" X 68.75"

Front Door: The primary entry door will be solid wood stained door with 3/4 windows on the top. Southwood Doors, Savannah 1lt, 3'0" x 6'8" Mahogany. Picture below is of the 8'0" door to give an idea of style.

NO.	DESCRIPTION	BY	DATE

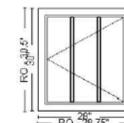


Front Elevation



Rear Elevation

Bedroom casement windows:
 ● Overall RO: 28 3/4" X 30 1/2"
 ● Overall Frame: 28" X 30"



* Units viewed from exterior.

Pinnacle Clad Bronze Casement 2426-1 Complete Unit LH LoE 366 IG 4-1/8 Jamb Ext (Room ID: MAIN BEDROOM)(2604 Powder)(Setup (Standard))(FBC: 11619)(Glass Stop Profile: Ogee)(Interior Stops: Traditional)(Pine Species)(No Interior Finish)(Grey Spacer)(Traditional Csmt-Awn Handle Style)(Bronze Hardware)(No Brickmould)(Flexible Nail Fin)(7/8" Putty WDL Tall w/Inner Bar)(Ogee WDL Interior Profile)(Colonial Pattern 3W1H)(Full Screen)(Bronze Screen - Not Applied)(BetterVue)(Energy Star: Meets in SC, S Zones)(R-PG40-C) Performance Data:(U-Value: 0.28)(SHGC: 0.18)(VT: 0.42)(CR: 60)

The height of raised brick foundation will appear to be roughly 3' 0" to 4' 0" when viewed from Washington Ave. This will vary based on placement of the structure and the actual terrain once the house is placed. Height of the raised brick will vary due to variation of terrain height. Our intention is to have 3-5 steps leading up to the front porch. We will follow up with details further into the project.

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: 11/6/2025

SCALE: 1" = 48"

SHEET: A-3

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 73'-0" deep, and the main massing is proposed to be set 31'-8" from the front lot line (porch at 20').

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 20'-5" wide by 20'-11" deep pad near the rear lot line, which is flanked by a straight Hollywood driveway that leads curves to a 21'-9" wide by 20'-9" deep patio comprised of permeable pavers that leads to an attached garage at the basement level of the (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 facade 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 facade (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 casement windows, and a single 3/1 single-hung window; the basement level features three 3/1 casement 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 facade, 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.

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.

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.

Main floor double hung windows:
 • Overall RO: 36 1/8" X 69 1/4"
 • Overall Frame: 35.375" X 68.75"

Pinnacle Clad Bronze Double Hung 2016-1 Complete Unit LoE 366 IG 4-9-16 Jamb Ext (Room ID: MAIN FLOOR BR 1X204 Powder/Serp (Standard)/FBC: 11092)(Concealed Jambliner/Glass Stop Profile: Ogee/Calicut 2-0 x 3-0)(Pair Spacers/No Interior Finish)(No Finger Pulls/Grey Spacers/Bronze Hardware/No Backsash/Full Width Jamb/7/8" Putty WDL Short w/Inner Bar/Ogee WDL Interior Profile/Colonial Pattern 3W/1H/No Grilles/Bottom Sash/Full Screen/Bronze Screen - Not Applied/BetterVue/Energy Star Meets in S Zone/LC-PG35-H) Performance Data (U-Value: 0.31)(SHGC: 0.18)(VT: 0.41)(CR: 60)

Living room casement windows:
 • Overall RO: 28 3/4" X 30 1/2"
 • Overall Frame: 28" X 30"

Pinnacle Clad Bronze Casement 2416-1 Complete Unit LoE 366 IG 4-9-16 Jamb Ext (Room ID: LIVING ROOM BR 1X204 Powder/Serp (Standard)/FBC: 11092)(Glass Stop Profile: Ogee/Calicut 2-0 x 3-0)(Pair Spacers/No Interior Finish)(Grey Spacers/Traditional Case/Inner Handle/No Bronze Hardware/No Backsash/Full Width Jamb/7/8" Putty WDL Tall w/Inner Bar/Ogee WDL Interior Profile/Colonial Pattern 3W/1H/No Grilles/Bottom Sash/Full Screen/Bronze Screen - Not Applied/BetterVue/Energy Star Meets in S Zone/LC-PG35-H) Performance Data (U-Value: 0.28)(SHGC: 0.18)(VT: 0.41)(CR: 60)

Basement windows:
 • Overall RO: 36 3/4" X 48 1/2"
 • Overall Frame: 36" X 48"

Pinnacle Clad Bronze Casement 3244-1 Complete Unit LoE 366 IG 6-9-16 Jamb Ext (Room ID: BASEMENT BR 1X204 Powder/Serp (Standard)/FBC: 11092)(Glass Stop Profile: Ogee/Calicut 2-0 x 3-0)(Pair Spacers/No Interior Finish)(Grey Spacers/Traditional Case/Inner Handle/No Bronze Hardware/No Backsash/Full Width Jamb/7/8" Putty WDL Tall w/Inner Bar/Ogee WDL Interior Profile/Colonial Pattern 3W/1H/No Grilles/Bottom Sash/Full Screen/Bronze Screen - Not Applied/BetterVue/Energy Star Meets in S Zone/LC-PG35-H) Performance Data (U-Value: 0.28)(SHGC: 0.18)(VT: 0.41)(CR: 60)

• Rear doors 72 13/16" x 83 1/8"

Pinnacle Clad Matte Bronze Inswinging Two Panel 60610 Complete Unit O-X LoE 366 IG 6-9-16 Jamb Ext (Room ID: FAMILY TO PORCH/204 Powder/Serp (Standard)/FBC: 11173)(Glass Stop Profile: Ogee/French Panel/Full Lite Panel/Full Width Jamb/7/8" Putty WDL Tall w/Inner Bar/Ogee WDL Interior Profile/Colonial Pattern 3W/1H/No Grilles/Bottom Sash/Full Screen/Bronze Screen - Not Applied/BetterVue/Energy Star Meets in S Zone/LC-PG40-SHD) Performance Data (U-Value: 0.31)(SHGC: 0.16)(VT: 0.36)(CR: 60)

Brick: Habersham
 Mortar: Light buff

Manufacturer: Pine Hill Brick
 Color Families: Red/Blend, Dark, Red
 Plant Location: Georgia Plant
 Dimensions: 7.625 x 2.75 x 2.75 in
 Brick Size: Queen
 Brick Texture: Heritage
 Standard List: Residential
 Layout: 5.8
 Return: 0
 Grade Rating: A
<https://brick.com/brick-blend/habersham-pgp160/>



West elevation - Polk Ave



East Elevation - Interior of lot

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, 96" x 84"
<https://www.williamsdoorco.com/products/residential/garage-doors/canyon-ridge-carriage-house-4-layer/>

Exterior side door for main house:
 3' 0" x 6' 8" S606-ADVSSDLE THERMA-TRU Smooth-Star (Advanta Scrolled Lite Frame) Fiberglass Door w/Simulated Divided Lite Low E Glass - Left Hand Inswing



Bathroom double hung windows:
 • Overall RO: 26 1/8" X 41 1/4"
 • Overall Frame: 25.375" X 40.75"



Pinnacle Clad Bronze Double Hung 2016-1 Complete Unit LoE 366 IG 4-9-16 Jamb Ext (Room ID: MAIN BATHROOM/204 Powder/Serp (Standard)/FBC: 11092)(Concealed Jambliner/Glass Stop Profile: Ogee/Calicut 2-0 x 3-0)(Pair Spacers/No Interior Finish)(No Finger Pulls/Grey Spacers/Tempered Glass/Bronze Hardware/No Backsash/Full Width Jamb/7/8" Putty WDL Short w/Inner Bar/Ogee WDL Interior Profile/Colonial Pattern 3W/1H/No Grilles/Bottom Sash/Full Screen/Bronze Screen - Not Applied/BetterVue/Energy Star Meets in S Zone/LC-PG35-H) Performance Data (U-Value: 0.31)(SHGC: 0.18)(VT: 0.41)(CR: 57)

NO.	DESCRIPTION	BY	DATE

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
A4 Side Elevations

PROJECT DESCRIPTION:
 2100 Washington Ave
 Knoxville, TN 37917

DRAWINGS PROVIDED BY:
 Matt/Tiffany Foster

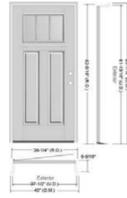
DATE:
 11/6/2025

SCALE:
 1" = 5'

SHEET:
A-4

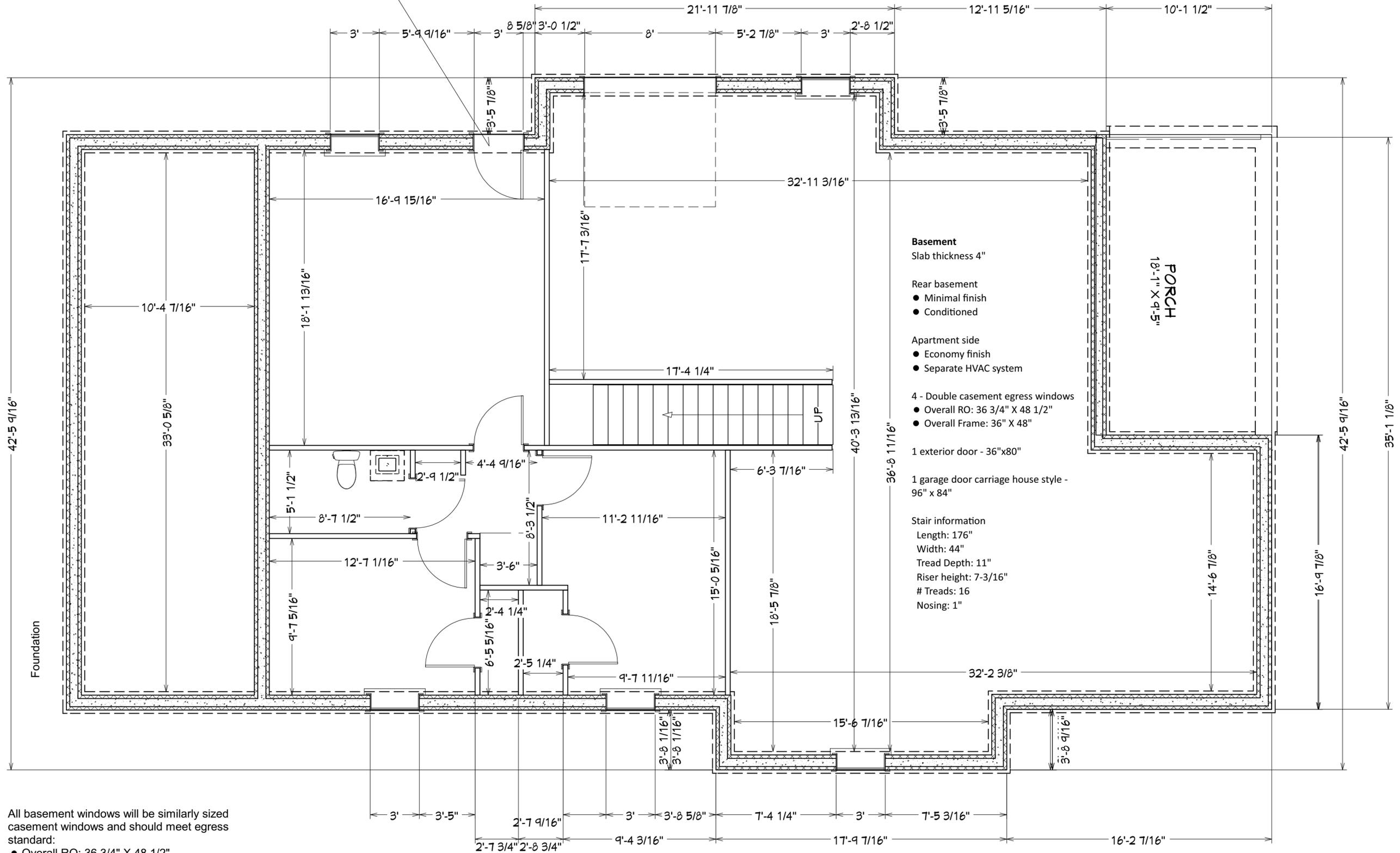
Exterior side door for main house:

3' 0" x 6' 8" S606-ADVSSDLLE
THERMA-TRU Smooth-Star
(Advanta Scrolled Lite Frame)
Fiberglass Door w/Simulated
Divided Lite Low E Glass - Left
Hand Inswing



Garage door: The garage door on the interior side of the home will have the appearance of wooden carriage doors. 96" x 84"

<https://www.williamsdoorco.com/products/residential/garage-doors/canyon-ridge-carriage-house-4-layer/>



Basement

Slab thickness 4"

- Rear basement
- Minimal finish
 - Conditioned

- Apartment side
- Economy finish
 - Separate HVAC system

- 4 - Double casement egress windows
- Overall RO: 36 3/4" X 48 1/2"
 - Overall Frame: 36" X 48"

1 exterior door - 36"x80"

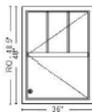
1 garage door carriage house style - 96" x 84"

Stair information

- Length: 176"
- Width: 44"
- Tread Depth: 11"
- Riser height: 7-3/16"
- # Treads: 16
- Nosing: 1"

All basement windows will be similarly sized casement windows and should meet egress standard:

- Overall RO: 36 3/4" X 48 1/2"
- Overall Frame: 36" X 48"



Pinnacle Clad Bronze Casement 3244-1 Complete Unit LH LoE 366 IG 6-9/16 Jamb Ext (Room ID: BASEMENT)(2604 Powder)(Setup (Standard))(FBC: 11619)(Glass Stop Profile: Ogee)(Interior Stops: Traditional)(Pine Species)(No Interior Finish)(Grey Spacer)(Traditional Csmnt-Awn Handle Style)(Bronze Hardware)(No Brickmould)(Flexible Nail Fin)(Full Width Jamb)(7/8" Standard WDL w/Inner Bar)(Ogee WDL Interior Profile)(Checkrail with Colonial on Top 3W/2H 4-Total)(Full Screen)(Bronze Screen - Not Applied)(BetterView)(Energy Star: Meets in SC, S Zones)(R-PG30-C) Performance Data: (U-Value: 0.28)(SHGC: 0.18)(VT: 0.42)(CR: 60)

* Units viewed from exterior.

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Basement

PROJECT DESCRIPTION:
2100 Washington Ave
Knoxville, TN 37917

DRAWINGS PROVIDED BY:
Matt/Tiffany Foster

DATE:
11/6/2025

SCALE:
1" = 48"

SHEET:
A-2



Certificate of Appropriateness

Knoxville Historic Zoning Commission

File Number: 4-C-25-HZ

A Certificate of Appropriateness is hereby granted for the following property by the Knoxville Historic Zoning Commission:

Property Address: 2100 Washington Ave.

Parcel ID: 82 J X 010

District: Edgewood-Park City H

Owner: Tiffany and Matt Foster

Applicant: Tiffany and Matt Foster

Level of Work: Level III

Construction of New Primary Building

Work Items:

Other: New primary structure

Description of Work:

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").

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.

CONDITIONS OF APPROVAL PER 4/17/2025 HZC: 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.

Action: Approved with Conditions

Certified By: Lindsay Lanois

Date Certified: 4/17/2025

COA Expiration Date (3 years): 4/16/2028

This Certificate Is Not A Building Permit

To obtain a building permit, drawings stamped as approved by the Historic Zoning Commission (HZC) staff must be submitted along with this Certificate of Appropriateness to the City of Knoxville Plans Review and Inspections Department or the Knox County Codes Administration Department, as appropriate. Any deviation from the drawings and written conditions approved by the HZC will require subsequent review and approval by the HZC or its staff.

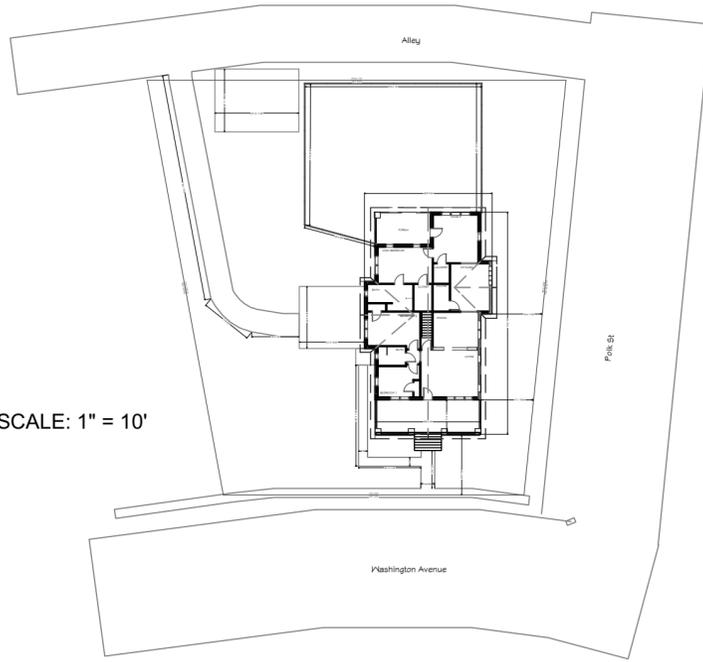
Contact the appropriate building inspections office for permit requirements:

City of Knoxville Development Services: 865-215-2992 or 865-215-2991

Knox County Building Codes Administration: 865-215-2325

Plans from 4-C-25-HZ

SCALE: 1" = 10'



1st Floor

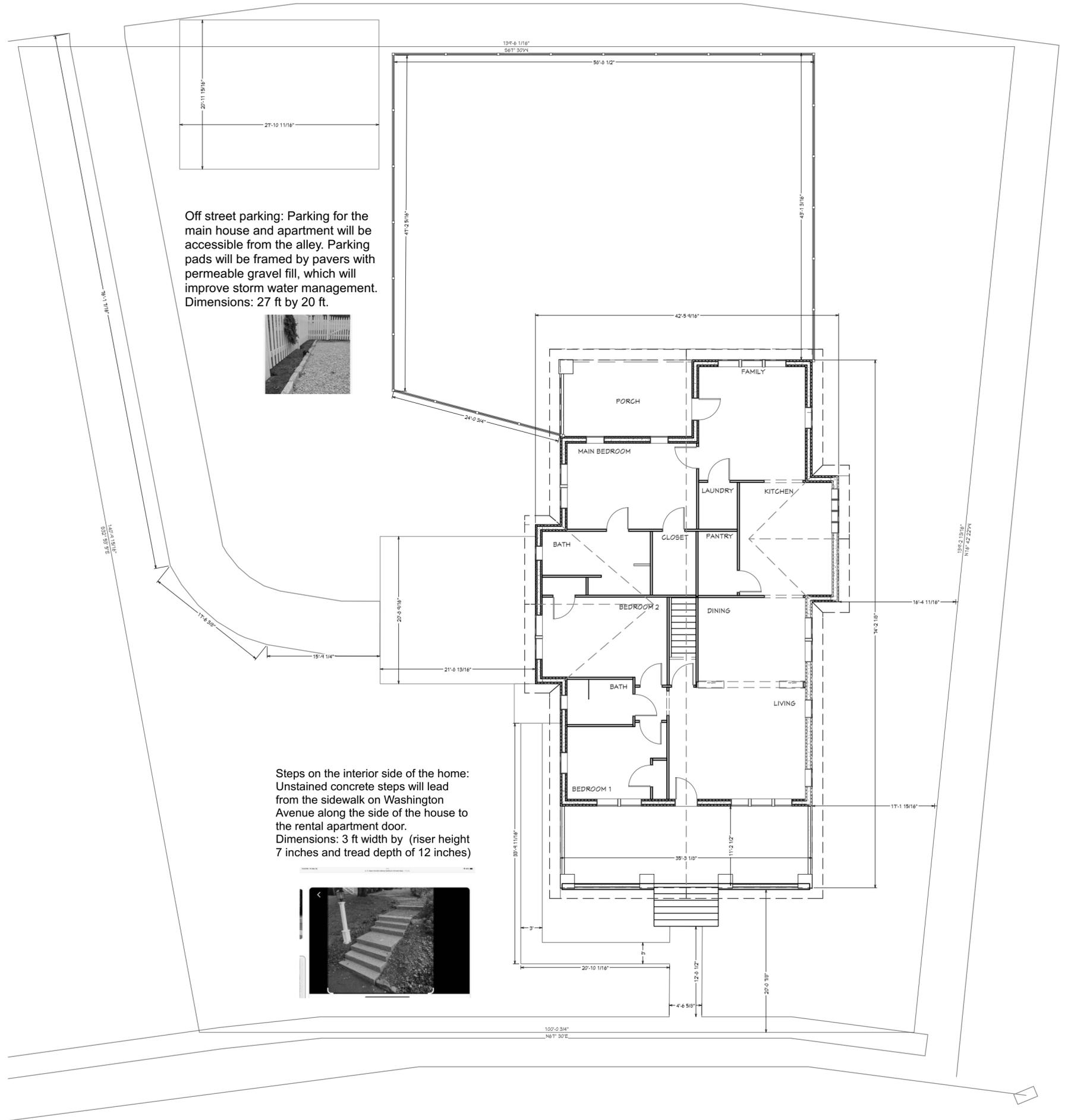
Fencing: A 6 ft fence will be used to enclose the backyard. The fence will be framed / supported by wood with a wire body to allow air flow and visibility. The fence will run parallel to Polk Avenue, in line with the exterior wall of the home, and follow the contour of the land and the property lines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

Plans from 4-C-25-HZ

The house 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.

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

Plans from 4-C-25-HZ



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

Plans from 4-C-25-HZ

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