



Staff Report

Knoxville Historic Zoning Commission

File Number: 4-A-26-HZ

Meeting: 4/16/2026
Applicant: Austin Moniot
Owner: Katie Huff

Property Information

Location: 2038 Jefferson Ave. **Parcel ID** 82 O A 010
District: Edgewood-Park City H
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: Queen Anne, c.1880

One and one-half story frame with weatherboard wall covering, wood shingles on turret. Jerkin-head cross gable roof with slate covering and cornice returns on gables. Finials, cresting, sawn wood bargeboard, turret, and sawn wood brackets at eaves. One story wrap around porch with turned wood columns, spindle work balustrade. Reputedly designed by George F, Barber.

c.1910, One story cement block garage with gable roof with asphalt shingle covering at rear.

Staff Recommendation

Staff recommends approval of Certificate 4-A-26-HZ, subject to the following condition: 1) cladding the shed in fiber cement lap siding with in-kind exposure to the house, to be approved by staff.

Description of Work

Level II Construction of Addition or Outbuilding, Demolition/Relocation of Noncontributing Structure
Demolition of contributing secondary structure and new secondary structure, rear deck, and driveway.

After-the-fact review of demolition of a one-story garage with a gable roof (c.1910) that occurred in 2015.

New 20' wide by 30' deep concrete driveway at the rear of the lot accessed via Polk Street, in the location of an existing gravel driveway.

After-the-fact review of a new shed that was installed circa 2015-2016. Shed measures 10' wide by 7' deep and is placed to the west (right side) of the house, 10' from the side lot line and 46' from the rear lot line. Shed features an exterior of engineered wood panels, a front gable roof clad in asphalt shingles, and double doors on the rear elevation, and it is raised up on concrete blocks at the corners. The shed will be re clad with fiber cement lap siding with an in-kind exposure to the house.

After-the-fact review of a new rear deck that was installed circa 2023-2024. Deck measures 18' wide by 12' deep and is located at the southwest corner of the house, 30' from the rear lot line. It is raised 4' off the ground with a 3.5' tall handrailing with balusters affixed to the rails, and it is made of pressure-treated wood. A small existing

landing at the secondary entrance was removed to allow for the deck.

Comments

1. 2038 Jefferson Avenue is a contributing structure to the local overlay and the National Register district.
 2. The demolition of the contributing garage (2015), installation of a new shed (2015-16), and construction of a new deck (2023-24) were completed by two previous property owners and were identified by Plans Review and Inspection while reviewing an interior alteration permit.
 3. The garage that was demolished in 2015 appears to have been in poor condition in the October 2014 Google street view. The new driveway is in the same location as the existing gravel parking pad that previously led to the demolished garage. Although guidelines recommend that new parking be accessed from the alley when available, the proposed parking is appropriate because it reflects the access used for the demolished garage, is located at the rear of the house, and would not require a new curb cut.
 4. The size of the shed is appropriate, but it does not currently meet guideline recommendations for placement or materials. The proposed addition of fiber cement lap siding in-kind to the house addresses the inappropriate existing T-111 siding. Relocating the shed would make it more visible from Polk Street, as it is currently minimally visible from the street due to the fencing and trees in the front yard.
 5. The rear deck is compatible in size with the primary structure and could be removed without adverse effects. Its railing does not feature balusters set into the top and bottom rails, and the contemporary deck design is not specifically compatible with the overall design, material, and detail of the primary structure and its ornate porches. Similar decks have been approved in the overlay prior to the adoption of the current guidelines in 2025. Although the contemporary deck is screened by fencing, the top of the deck is visible from Polk Street. Trim pieces could be added to give the appearance that the balusters are set in the top and bottom rails, but this would have a minimal effect on the streetscape and on the deck's compatibility with the primary structure.
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Applicable Design Guidelines

Edgewood-Park City Design Guidelines, adopted by the Knoxville City Council on May 27, 2025.

Porches

4. Design new porches to be compatible with the character of the historic structure.
- c. Design porches to be added to the rear of secondary elevations or on the rear elevation to be compatible with the building in terms of overall design and scale, as well as material and detail.
- d. Design new balusters to be set into the top and bottom rails instead of overlapping them.

Accessory Structures

1. Preserve historic accessory structures.
 - a. Retain and repair historic accessory structures in their original locations.
 - f. Demolition of historic accessory structures is not appropriate.
3. Design new accessory structures to be compatible with the primary building on the lot as well as adjacent structures.
 - a. Design new accessory structures to be visually compatible with the property and the district in terms of scale, size, and materials. Simplified designs are the most appropriate.
 - a. Utilize a roof shape and pitch that is consistent with accessory structures historically found in the district or with that of the primary building.
 - b. Select exterior wall and roof materials that are visually compatible with historic materials found in the district.
 - c. Choose windows and doors that are proportionately consistent with the size of the accessory structure.
 - d. Accessory structures that are greater than one-third of the footprint of the primary building on the site are not appropriate.
4. Respect the character of the site when designing a new accessory structure.
 - a. Retain the historic relationship between the primary building, open space, and landscape features when siting a new accessory structure.

a. Locate new accessory structures in rear yards unless documented precedent exists within the district for other locations.

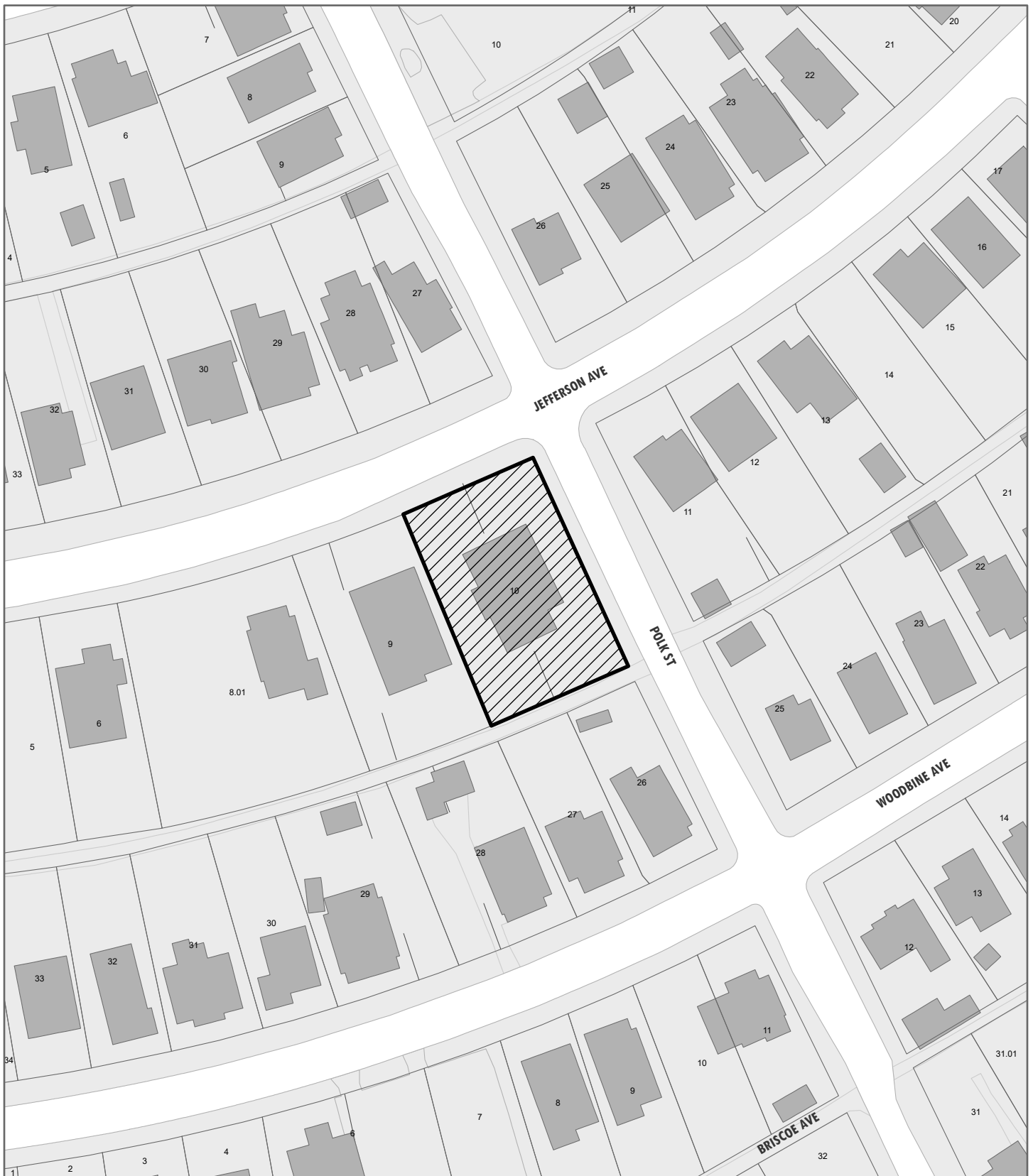
Construction of Primary Buildings

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.

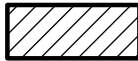
a. Do not locate parking pads in front yards.

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.





4-A-26-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS


2038 Jefferson Ave. 37917
Edgewood-Park City H

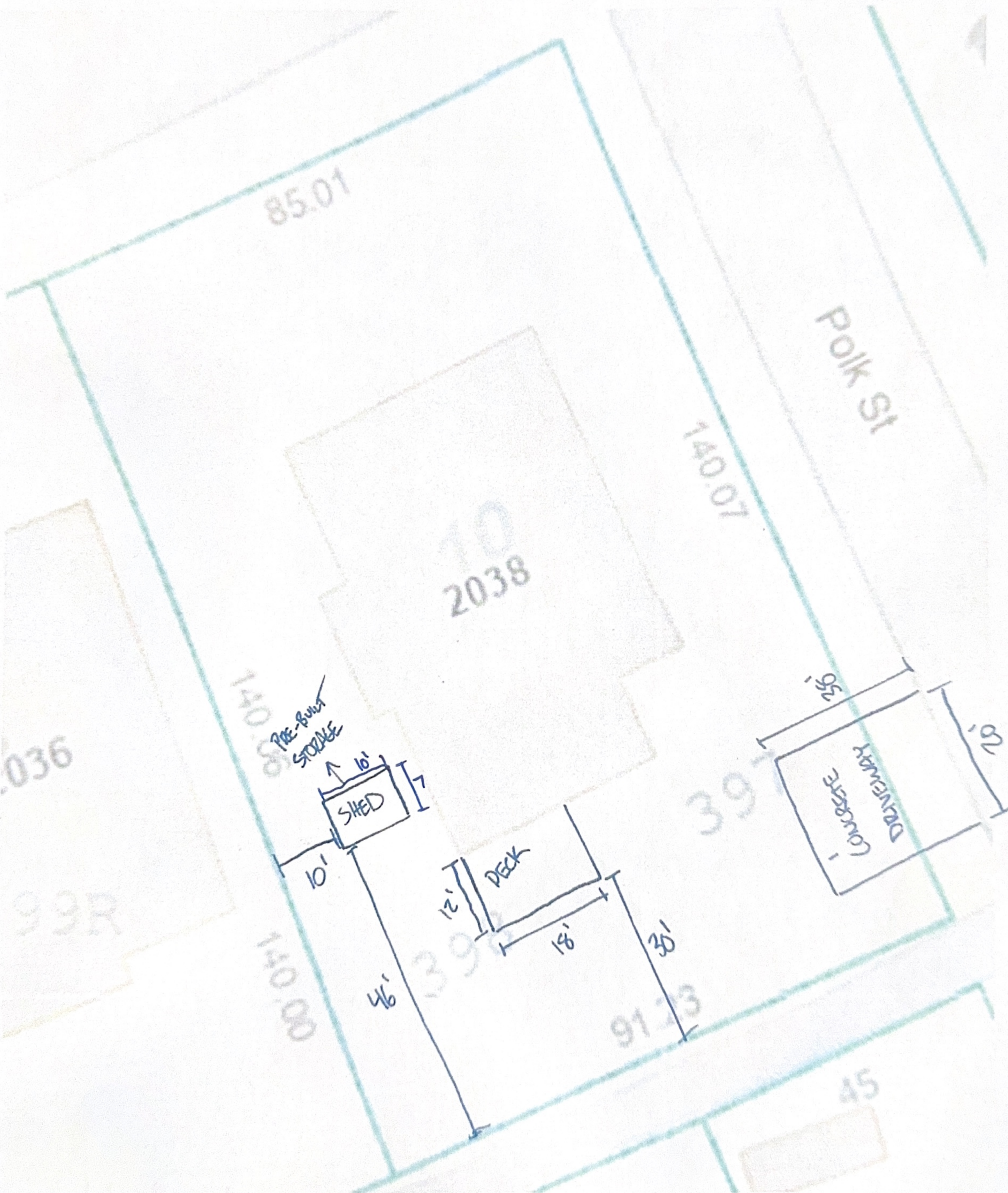
Original Print Date: 3/25/2026
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Austin Moniot


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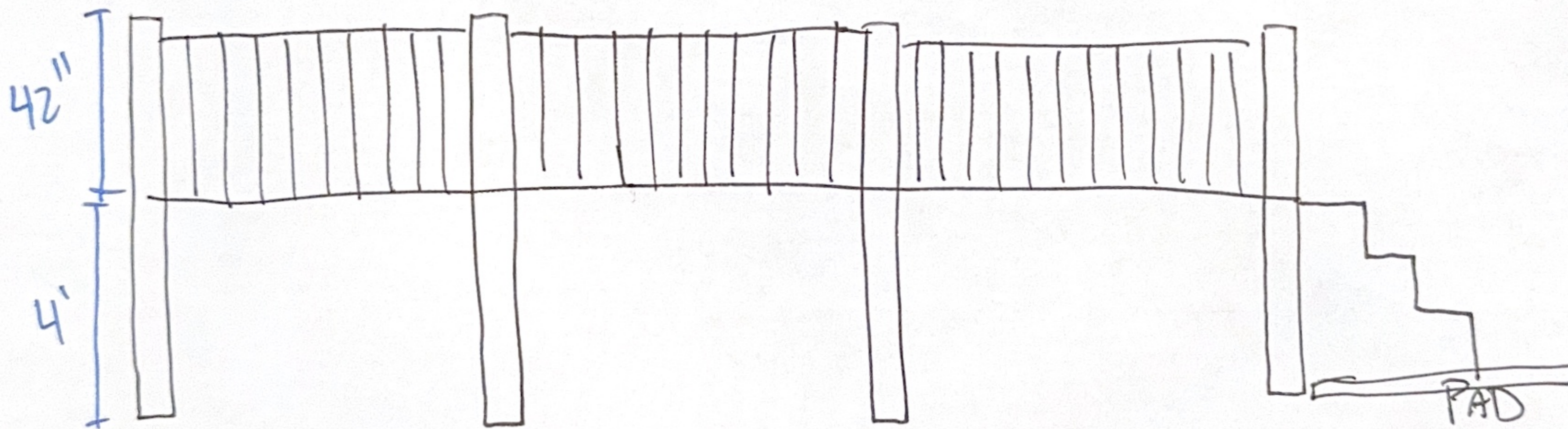

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 Feet

2038 JEFFERSON AVE. - SITE PLAN

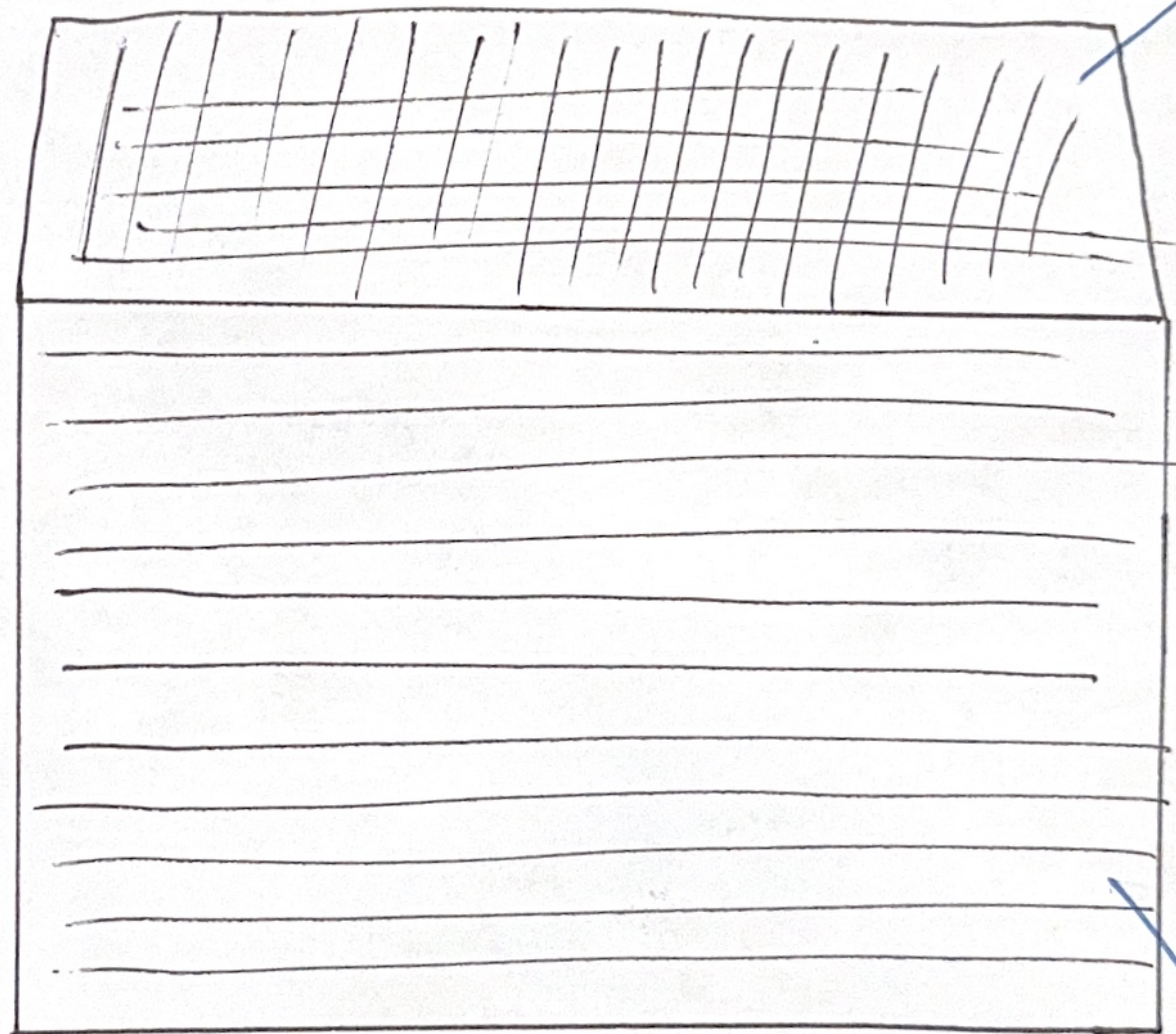
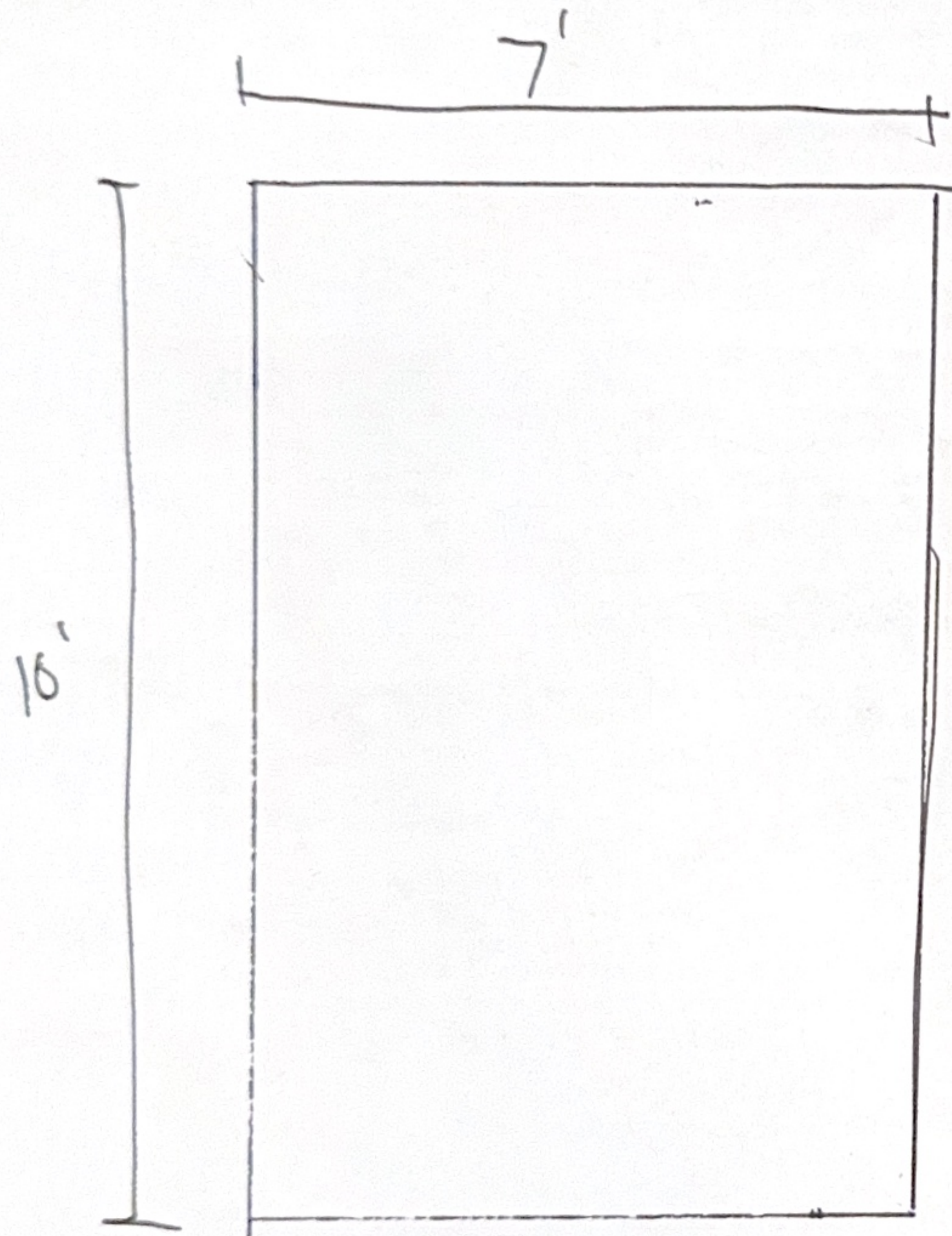


DECK

PRESSURE TREATED MATERIALS



SHED



30 yr SHINGLES
MATCH HOME

2'6"

6'6"

LAP SIDING
MATCH HOUSE













