



# Staff Report

Knoxville Historic Zoning Commission

File Number: 4-H-26-HZ

**Meeting:** 4/16/2026  
**Applicant:** Jeff Talman and Jennifer Ackley  
**Owner:** Jeff Talman and Jennifer Ackley

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## Property Information

**Location:** 616 Luttrell St. **Parcel ID:** 94 D F 006  
**District:** Fourth and Gill H  
**Zoning:** RN-3 (General Residential Neighborhood)  
**Description:** c.1900/c.2025

Previously a one-story commercial building with a gable roof; effectively demolished and reconstructed as a front-gable roof house.

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## Staff Recommendation

Staff recommends approval of Certificate 4-H-26-HZ, subject to the following conditions: 1) final site plan to meet City Zoning and Engineering standards, with major revisions to require further review by the HZC; 2) wood lap siding on shed to reflect design and exposure of primary building.

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## Description of Work

Level II Construction of Addition or Outbuilding

New sunroom addition, new carport, and new secondary structure (shed).

**Sunroom:** new sunroom/porch structure will be located on the rear elevation, below the deck. Sunroom will measure 12' deep by 18' wide and constructed of aluminum frame with glass windows, one full-light glass door on the left side, and one set of paired full-light glass doors on the rear elevation. The sunroom will rest on a concrete slab foundation.

**Carport:** new carport will measure 18' wide by 12' deep, with a 10' wide by 12' deep shed attached, both beneath a 2/12-pitch shed roof clad in standing-seam metal to match the house. The carport will be supported by "reclaimed steel I-beams from the house," and the shed will be clad in wood lap siding.

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## Comments

1. 616 Luttrell Street was a non-contributing resource to the NR Historic District and local overlay. The building has been fully reconstructed and is effectively new construction. Based on age, the property remains non-contributing to the Fourth and Gill Historic District.
2. The sunroom uses a small footprint that will be recessed below the existing deck (previously approved alongside the exterior rehabilitation/reconstruction). While a similar addition would be recommended to be more

proportionate to the existing house, were it proposed on an original building, the sunroom is on a non-character-defining elevation of a non-contributing building. It will not be visible from the street. It is largely transparent, featuring full-light glass windows on each side and glass storm doors.

3. The guidelines recommend “simple one-story garages” that reflect the roof shapes and wall coverings of primary buildings on the lot. The shed section will use wood siding; the final design and exposure should reflect the primary house. The shed roof does not reflect the design or pitch house’s hipped roof, though the roof cladding will match the house. The intent is to repurpose steel beams that were salvaged from the site as the carport’s overall structure.

4. While a carport is not typically a historic form approved in the overlay, the proposed carport will be recessed behind the primary house, transparent due to the nature of a carport with four open walls, and use materials similar to the house. The lot is not considered contributing to the historic overlay.

5. Final site plan revisions should meet City Zoning and Engineering standards. Major revisions to meet code may require further review by the Historic Zoning Commission.

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## Applicable Design Guidelines

Fourth and Gill Design Guidelines, adopted by the Knoxville City Council on April 20, 1999 and June 29, 1999.

### New Additions

1. Locate attached exterior additions at the rear or on an inconspicuous side of a historic building, limiting the size and scale in relationship to the historic building. Proportion is very important.
2. Design new additions in a manner that makes clear what is historic and what is new.
3. Consider the attached exterior addition both in terms of the new use and the appearance of other buildings in the Historic district. Design for the new work may be contemporary or may reference design motifs from the historic buildings. In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, size, texture, scale, relationship of solids to voids, and color.
4. Place new additions, such as balconies or solar greenhouses, on non-character-defining elevations, and limit the size and scale in relationship to the historic building.
7. New work should not appear to be as old as the historic building. Do not duplicate the exact form, material, style, and detailing of the historic building in the new addition.
8. New additions should not cause a lessening or loss of historic character, including the historic building's design, materials, workmanship, location, or setting.

### Outbuildings

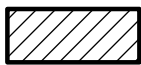
Auxiliary or outbuildings were often used in the Fourth and Gill neighborhood, although many of them have deteriorated or been destroyed over the years. Typical outbuildings would have included carriage houses or servants’ quarters, often taller than one story and built with steeply pitched gable roofs, or combined gable and shed roofs, with weatherboard or board and batten wall covering. Smaller work sheds were also common in Fourth and Gill. Newer houses in the district might have had garages, with the same roof shapes and wall coverings, or with wall coverings that matched the primary building on the lot. It is acceptable to construct new outbuildings to the rear of lots on Fourth and Gill, with designs that respect the original designs.

1. Buildings resembling servants’ quarters or carriage houses, work buildings, or simple one-story garages are appropriate to be constructed in the Fourth and Gill Historic District. Their size and construction should use materials that correspond to the original primary buildings on the lot.



**4-H-26-HZ**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



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616 Luttrell St. 37917  
Fourth and Gill H

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

Petitioner: Jeff Talman and Jennifer Ackley

  
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 Feet

**Jennifer Ackley & Jeff Talman**  
**616 Luttrell St**  
**Knoxville, TN 37917**

March 23, 2026

Historic Zoning Commission  
Design Review Board  
Attn: Lindsay Lanois and Malynda Wollert

Re: Application for Design Review Request for meeting to be held on April 16, 2026

Lindsay and Malynda,

Please find our application for Design Review Request attached here along with supporting documents as requested, for the meeting to be held on April 16, 2026. Specifically, we are requesting approval for construction of a sunroom, carport and shed as an addition to previously approved plans. These will all be located to the rear of the subject property at 616 Luttrell St which is currently under construction.

1. The sunroom will be approximately 12' x 18' and will be located underneath the deck which extends from the rear of the upstairs unit. The sunroom will have a separate sloped roof and drain water to the rear of the property. It will not be visible from the street or from the upstairs unit. The sunroom will be constructed of an extruded aluminum frame in white with double-pane insulated glass made with tempered glass. There will be a single glass door which accesses the sunroom from the driveway side and a French door which accesses the soon-to-be landscaped garden area. It will be built upon a concrete pad. It will not be conditioned space. More details are shown on the attached sunroom site plan, rear elevation, and computerized elevation rendering (which is approximate in its position relative to the house).
2. The carport will be approximately 12' x 18' and will be located 5' from the rear and side property lines. More details are shown on the attached Carport Garden Shed plan and Site Plan.
3. The garden shed will be approximately 10' x 12' and will be located adjoining the carport along the rear property line. It will be constructed of wood with a metal roof that is shared with the carport and matches the house roofing. More details are shown on the attached Carport Garden Shed plan and Site Plan.

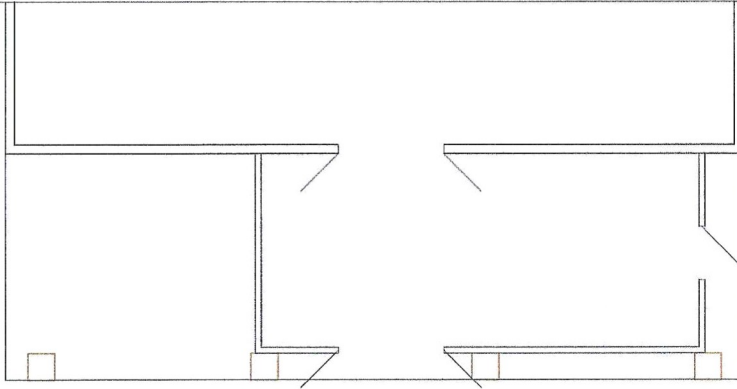
Let us know if you have any questions or require further information. Thank you for your assistance.

With Gratitude,

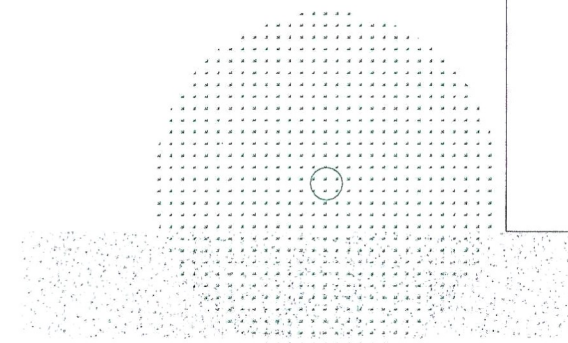
A handwritten signature in black ink, appearing to read "Jennifer S Ackley". The signature is fluid and cursive, with the first name being the most prominent.

Jennifer S Ackley  
Cell (865) 801-6425

Cc: Jeff Talman  
Cell (865) 406-6170



Rear Elevation w Sun  
Room – Glass enclosure  
under deck



CS Concept Scale: 1" = 40'

XBT, LLC

Consultants & Engineers  
4119 Veterans Drive, Knoxville, TN 37918  
Tel: (615) 258-7225 | E-mail: info@xbotllc.com

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Duplex – Concept Layout  
Duplex for Jeff and Jennifer  
622 Luttrell St.  
Knoxville, TN 37919

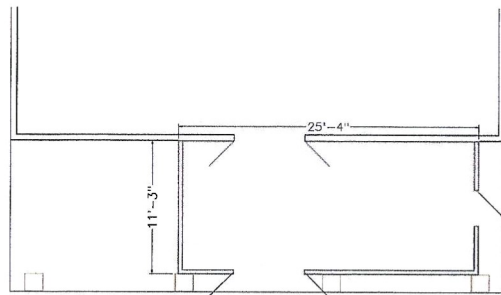
Drawn by:  
CHECKED BY: J.A.Q.  
date start: 10/1/2025  
date final: 01/01/2026

Revision	Date
Rev -	11/3/25

Drawing No: CS1

Carport / Garden Shed - Revised 3/22/2026

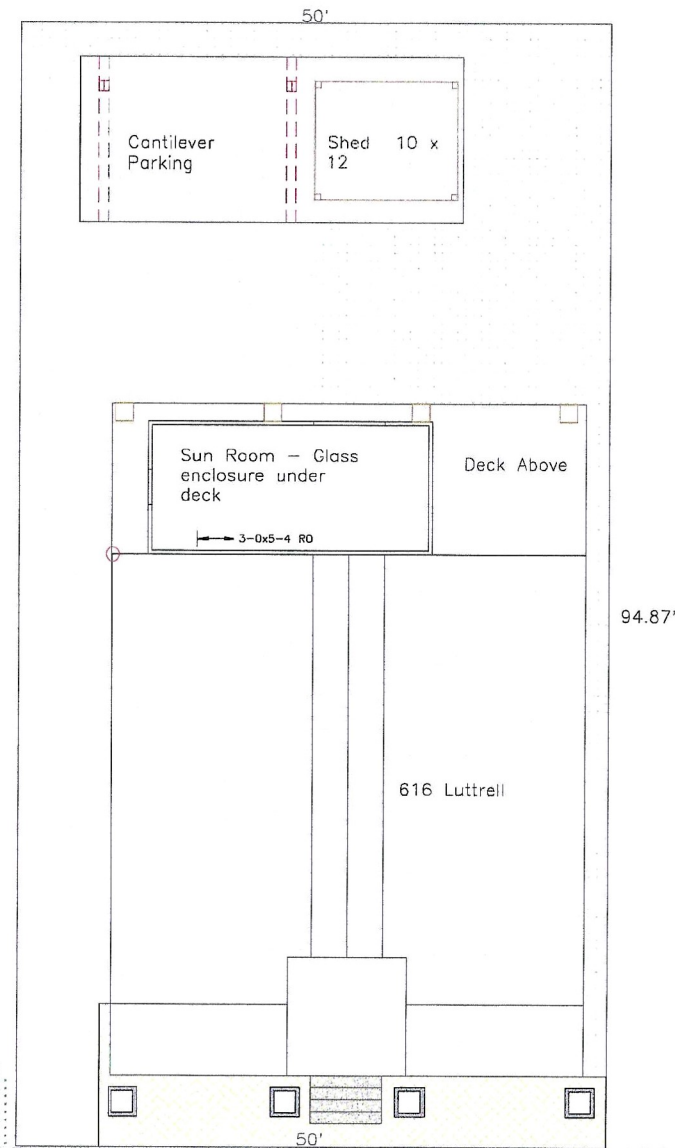
Plan Layout for Carport/garden Shed  
 5' PL setback rear  
 13' PL Setback right side  
 5' PL setback between 616 & 622  
 Roof plan dims 14' x 32'6"  
 2:12 pitch to rear  
 24" DH at Front/Rear of Garden Shed  
 6" OH right side Garden Shed  
 Carport open 4 sides  
 Shed Footprint 10'x12'  
 Only impervious area is 120SF of shed slab.  
 Gutter at rear to rain barrel and landscaping adjacent to shed.  
 common roof but steel frame and shed framing are 2' apart.  
 Steel side of roof on 8" purlins while shed side will have 2x8 roof rafters with osb sheathing.



Sunroom  
 11'-3" x 25'4" x 4" slab on grade with vapor barrier.  
 4" Aluminium Frame with storefront glass and doors.  
 Full enclosure  
 Not heated or cooled directly.  
 One interior window and double entry doors to enclosed space.  
 2 means of egress from sunroom, a double door and a single 3' door.  
 Glass panels in perimeter wall are approximately 4'4"x8' with a sloped roof assembly from back to front +/- 1:12 pitch.



Rear Elevation w Sun Room - Glass enclosure under deck



C1 Site PLAN

Scale: 1" = 60'

XBT, LLC

Consultants & Engineers  
 4118 9<sup>th</sup> Avenue, Knoxville, TN 37919  
 Tel: (603) 864-2881 E: xbt@xbteng.com

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Duplex - Concept Site Plan  
 for Jeff and Jennifer  
 616/622 Luttrell St.  
 Knoxville, TN 37919

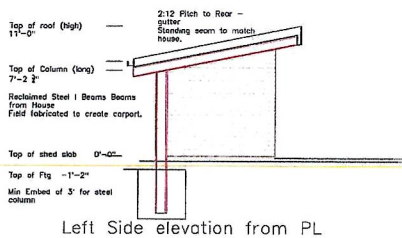
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 CHECKED BY: J.A.Q.

date start:	10/1/2025
date final:	03/22/2026
Revision:	Date
Rev -	11/2/25
Rev -	02/22/26

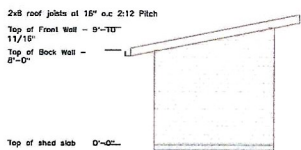
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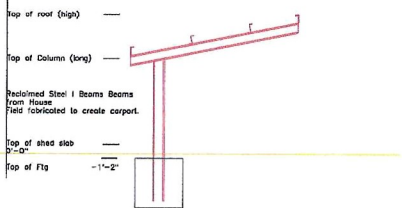




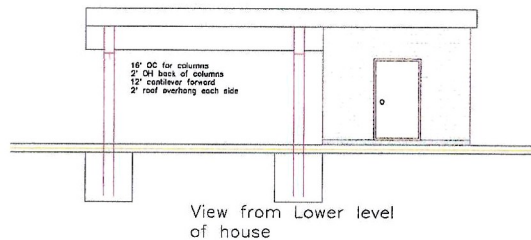
Left Side elevation from PL



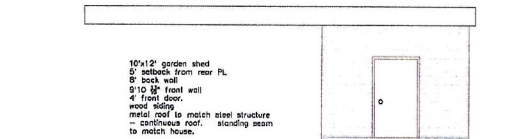
Left Side elevation Shed beyond carport  
View from inside carport.



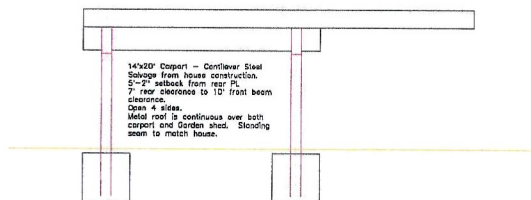
Left Side elevation Cantilever carport



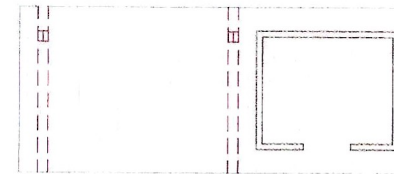
View from Lower level of house



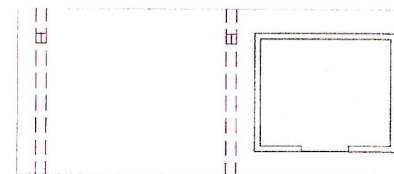
Front elevation Shed only



Front elevation Cantilever carport only



Top View Roof - one piece standing seam.



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 2:12 pitch to rear  
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 Common roof but steel frame and shed framing are 2' apart.  
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**XBT, LLC**

Consultants & Engineers  
 4112 Greentree Lane, Knoxville, TN 37918

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Carport Garden Shed

for Jeff and Jennifer  
 616 Luttrell St.  
 Knoxville, TN 37919

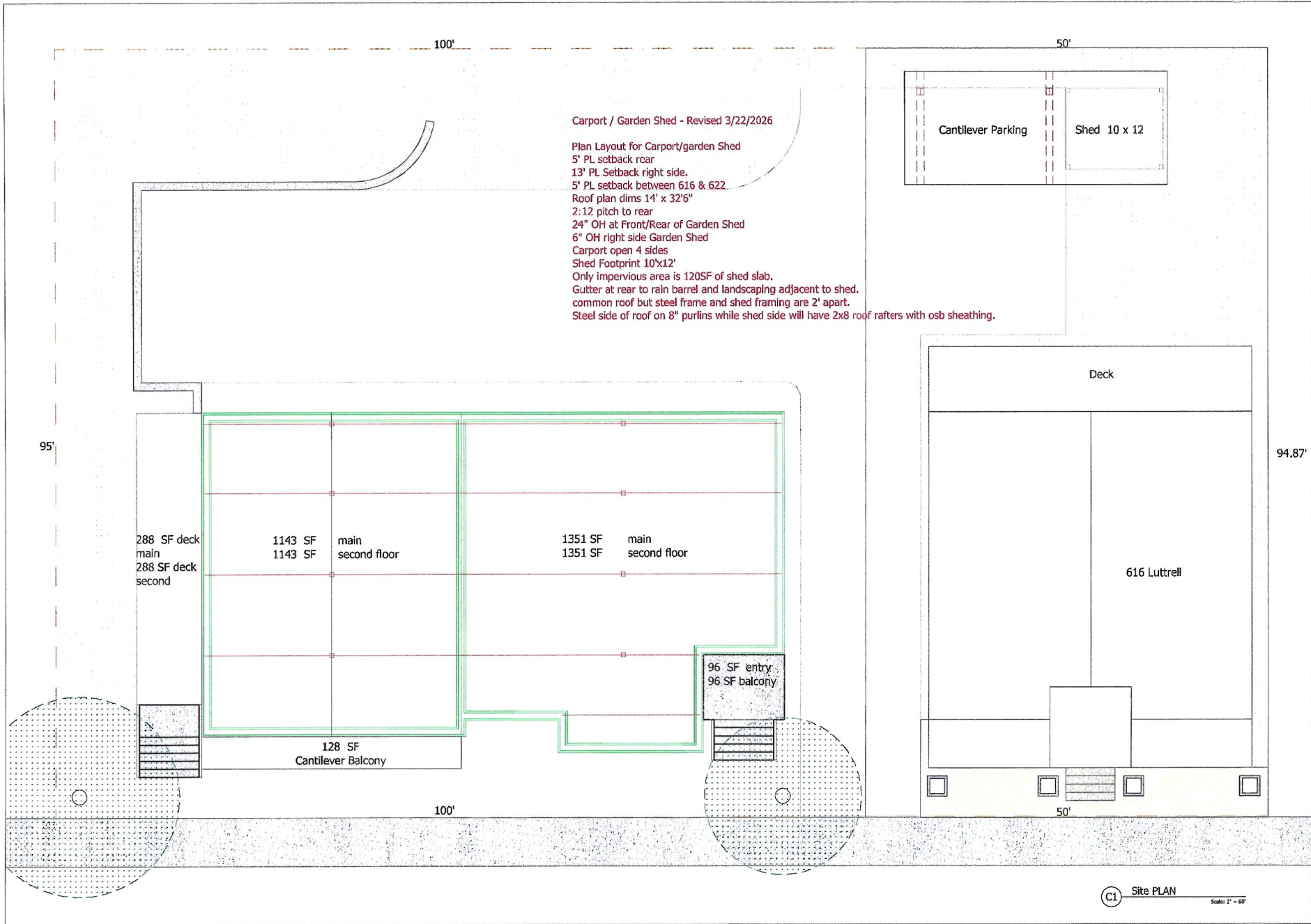
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Drawn by: \_\_\_\_\_  
 CHECKED BY: J.A.O.  
 date start: 3/22/2025  
 date final: 03/23/2026

Revised	By	Date

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Drawing No: CS1



DRAWN BY: J.A.Q.  
 CHECKED BY: J.A.Q.  
 DATE: 10/1/2025  
 DATE FINAL: 03/22/2026

REV	DATE	DESCRIPTION
1	11/2/25	
2	03/22/26	