



Staff Report

Knoxville Historic Zoning Commission

File Number: 4-J-26-HZ

Meeting: 4/16/2026
Applicant: Ethan Fields, F.E. Trainer Construction
Owner: Harrison and Madison Smith

Property Information

Location: 1209 Scenic Dr. **Parcel ID:** 121 D C 043
District: Scenic Drive NC
Zoning: RN-1 (Single-Family Residential Neighborhood)
Description: Italianate, c.1925
Two-story, stucco-clad residence with a hipped roof and an exterior clad in stucco.

Staff Recommendation

Staff recommends approval of Certificate 4-J-26-HZ as submitted.

Description of Work

Level II Major Repair or Replacement

New front driveway configuration and new 35' by 70' motor court. The driveway will extend from the original curb cut on Scenic Drive, extending west in a similar location as the existing driveway, and wrapping back east towards Scenic Drive adjacent to the house. A rectangular paved motor court with a centrally located water feature is centered in front of the house.

Comments

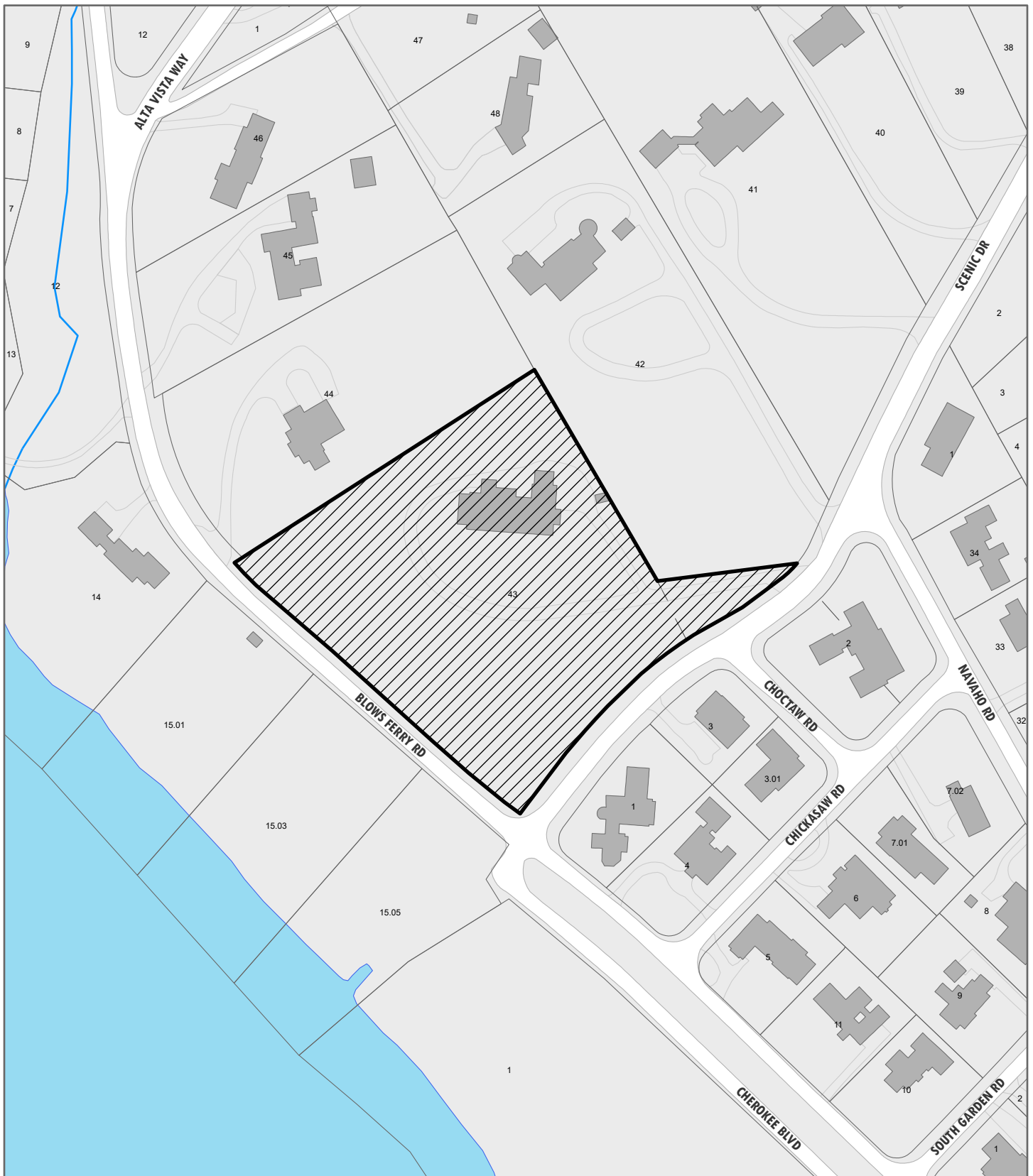
1. 1209 Scenic Drive is a contributing resource to the Scenic Drive NC overlay. Exterior rehabilitation, additions, and secondary structures were approved in August 2024. The driveway was not addressed in that case file.
 2. The design guidelines discourage parking pads and circular driveways in front yards unless a driveway to the rear is impractical or unsafe; based on this guideline, staff could not administratively approve the new front circular driveway.
 3. The existing house features a driveway with a single curb cut off Scenic Drive that wraps around the rear of the house. The plan does not create a new curb cut.
 4. Due to the site topography and the substantial front and side setbacks, the new circular driveway will be minimally visible (or not visible at all) from the rights-of-way on Scenic Drive or Blows Ferry Road. The current driveway is not visible, and the new driveway is in the same location and closer to the house.
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Applicable Design Guidelines

Scenic Drive NC-1 Design Guidelines, adopted by the Knoxville City Council on September 26, 2006.

2. Parking pads and circular driveways should not be placed in the front yard except in extraordinary cases where a driveway to the rear of the property is impractical or unsafe. In those cases, a small parking area may be constructed; pervious paving material is encouraged and landscaping should conceal the parking area from the street.

6. When driveways are constructed, they should be as narrow as possible.




4-J-26-HZ


APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

 1209 Scenic Dr. 37919
 Scenic Drive NC

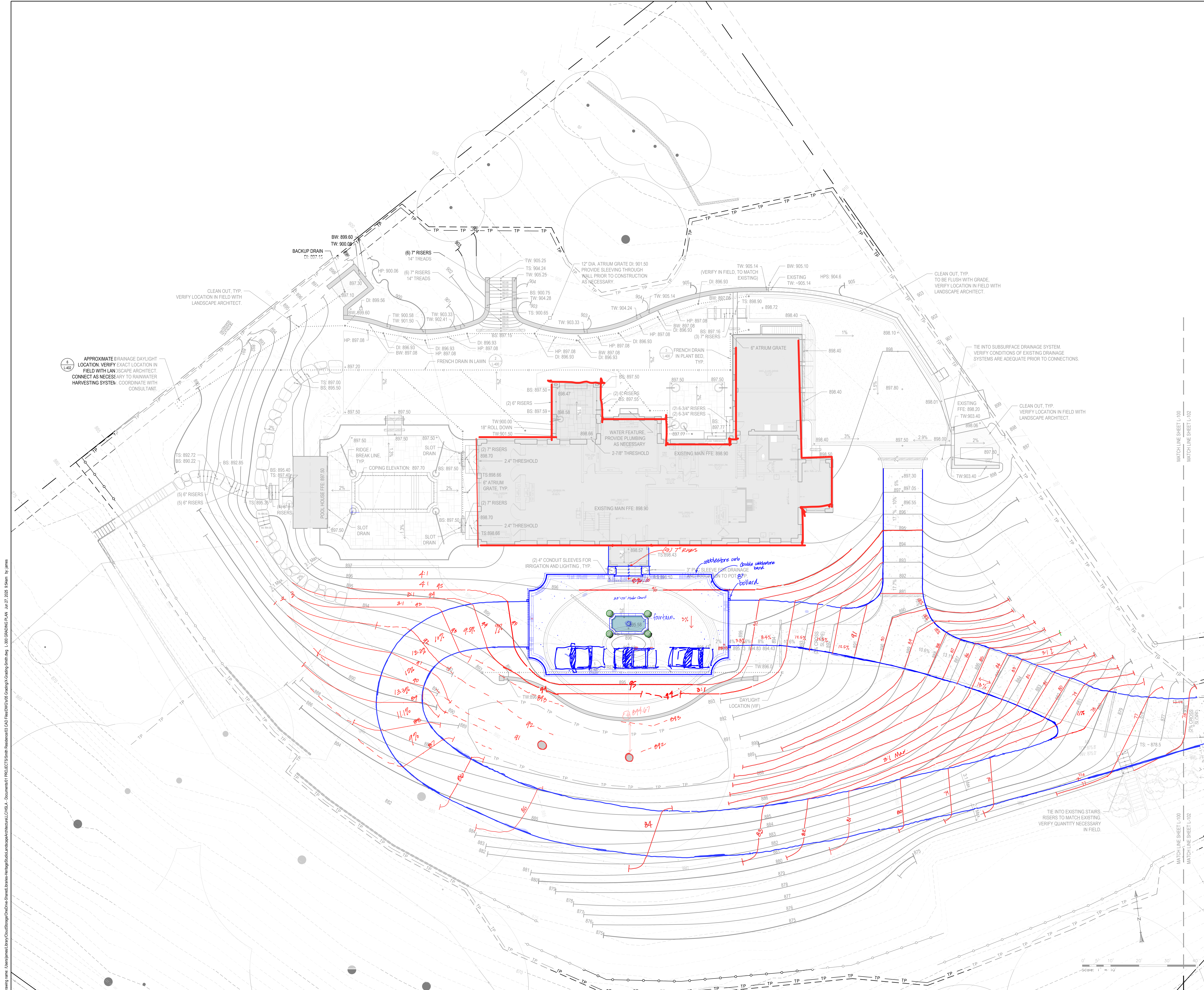
Original Print Date: 3/25/2026
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Ethan Fields, F.E. Trainer Construction

N


0  360
 Feet

SMITH RESIDENCE
1209 SCENIC DRIVE, KNOXVILLE, TN, 37934



Drawing name: I:\projects\Smith Residence\CAD\Plan\DWG\05 Grading\Grading-Smith Jan 27, 2025 1:44pm by James

Issue Date: June 27, 2025

Revision	Description	Date
1		
2		
3		
4		
5		

Smith Residence Driveway Sketch
02.27.2026

PRICING SET
 Preliminary - Not for Construction
 Released for Construction

The Contractor shall verify all dimensions on the job site according to the contract documents. Any discrepancies in notes and dimensions shall be brought to the immediate attention of Heritage Studio Landscape Architecture, LLC ("Heritage Studio") in writing prior to commencing work so that any required remedial work can be discussed and if necessary and feasible, modifications made to the drawings.

All drawings, specifications and other documents prepared by the Heritage Studio and consultants in conjunction with this project are for use solely with respect to the project specified in the Landscape Architectural Agreement and may be used for no other purpose. Unless otherwise provided, Heritage Studio shall be deemed the author of these documents and retains all common law, statutory, moral, and any other rights, including all copyrights. Ownership of these documents and other documents for information and reference is prohibited unless expressly authorized by Heritage Studio in writing.

Drawing Name: GRADING PLAN
Sheet Number: L-300

