



Staff Report

Knoxville Historic Zoning Commission

File Number: 8-G-26-HZ

Meeting: 8/20/2026
Applicant: Forrest Kirkpatrick
Owner: Forrest Kirkpatrick

Property Information

Location: 1409 Grainger Ave. **Parcel ID:** 82 | A 026
District: Old North Knoxville H
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: Craftsman, c.1910

1.5-story frame residence with a side-gable roof clad in asphalt shingles, an exterior of wood lap siding, and a one-story front porch with square wood columns.

Staff Recommendation

Staff recommends approval of Certificate 8-G-26-HZ, subject to one condition: 1) revision to rear dormer roof pitch or design, with minor revisions to be approved by staff.

Description of Work

Level II Construction of Addition or Outbuilding
Exterior rehabilitation and additions.

New dormer addition, to be centered on the rear roof slope. Shed roof dormer slopes slightly towards the primary roofline, featuring zinc cladding and a single-light aluminum-clad wood venting picture window.

Rear stoop to be enclosed with wood lap siding and trim to match the existing, with paired aluminum-clad casement windows and a rebuilt original rear door.

Removal of a non-historic wood enclosure on the rear elevation's basement level; installation of new full-light French doors and single-light windows.

New rear deck. Deck will feature concrete supports and a wood floor, with a horizontal steel railing and steel stairs.

Additional scopes include: replacement of non-historic front door with new, three-light wood door; new half-round gutters; and extensive landscaping and hardscaping.

Comments

1. 1409 Grainger Ave is a contributing resource to the Old North Knoxville local historic overlay. The north side of Grainger Avenue backs up to First Creek and properties outside of the overlay.

2. While the guidelines discourage adding new dormers to original roof shapes, new dormers have been approved in ONK on elevations not visible from the primary street, primarily at the rear of buildings. The proposed dormer meets the guidelines for placement of a new dormer addition.
3. Guidelines recommend limiting the size and scale of additions in relationship to the historic building, and designing additions to be “compatible in terms of mass, materials, size, texture, and scale.” The proposed dormer features a slightly inverted roof pitch, a square shape, dark zinc cladding, and a large full-light picture window; all of these features are distinctly differentiated from the primary house. The inverted roof pitch is not compatible with the mass and scale of the modest Craftsman-style house. Modifying the roof pitch to be flat, a gable, or a traditional shed roof will reduce the overall scale of the dormer, reduce any visibility from the street, and bring it more in line with the design guidelines.
4. The front door to be removed is most likely not original to the house; the three-light wood door is in line with the guidelines and will contribute additional transparency to the façade.
5. The enclosure of the rear porch with siding, trim, and windows to match the existing house is appropriate within the guidelines and will not be visible from the street.
6. Infilling the existing non-historic wood opening on the basement level with new full-light doors and glazing is appropriate within the guidelines and will not be visible from the street.
7. The proposed deck will be minimally or not visible from the right of way. While horizontal metal railings vary from the square pickets typical for the historic district, horizontal railings have been approved on decks that are not visible from the right of way.

Applicable Design Guidelines

Old North Knoxville Design Guidelines, adopted by the Knoxville City Council on November 25, 2004.

Additions

1. Locate exterior additions at the rear of or on an inconspicuous side of a historic building, limiting the size and scale in relationship to the historic building, and using appropriate proportions.
2. Design new additions so that it is 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. Additions shall be distinguishable from the historic building, but shall be compatible in terms of mass, materials, size, texture, and scale. Additions shall be designed so they can be removed without destroying the form of the historic building.
4. New additions should not be visible from streets.
5. Before expanding the size of the historic building with a new addition, try reconfiguring interior space that does not define the historic character of the building in order to accommodate the new space needs.
6. Do not cause a loss of historic character through a new addition.

Roofs

6. Roofs that are visible from streets shall retain their original shapes. Do not introduce roof elements such as dormers to a roof shape that is original.

Entrances

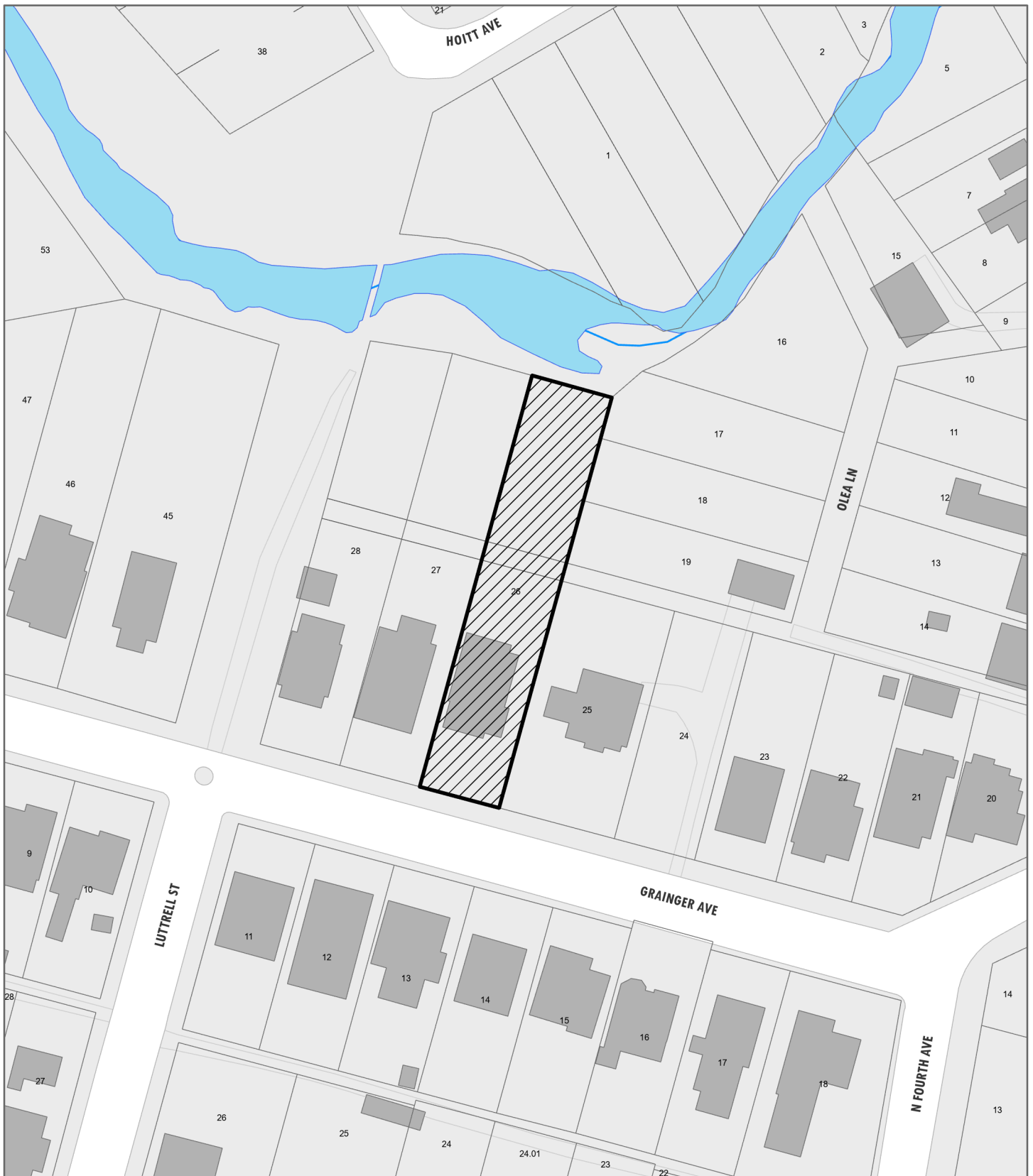
4. A replacement entrance shall not create a false historic appearance. A new entrance or porch must be compatible in size, scale, or material.
7. Secondary entrances must be compatible with the original in size, scale and materials, but clearly secondary in importance.

Windows

5. It can be appropriate to design and install additional windows on the rear or another secondary elevation. The design must be compatible with the overall design of the building.

Porches

5. Porches and balconies visible from a street may not be enclosed unless the enclosure provides as much transparency as existed prior to the enclosure and is designed to be immediately removable.



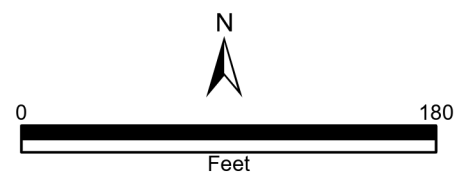
8-G-26-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



1409 Grainger Ave. 37917
Old North Knoxville H

Original Print Date: 8/12/2026
Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Forrest Kirkpatrick



Home Additions

For Forrest Kirkpatrick
At 1409 Grainger Ave
 Knoxville TN 37917

Design Synopsis

Improve livability and connection with nature through additions at the rear of the primary structure.

Project Goals

- Add a rear dormer to improve stair access to bed & bath in the attic.
- Add a rear porch and steps to the backyard.
- Add landscaping to transition from a more structured and suburban street frontage, to a more fractured and wild rear creek frontage.
- Miscellaneous improvements, for good measure.



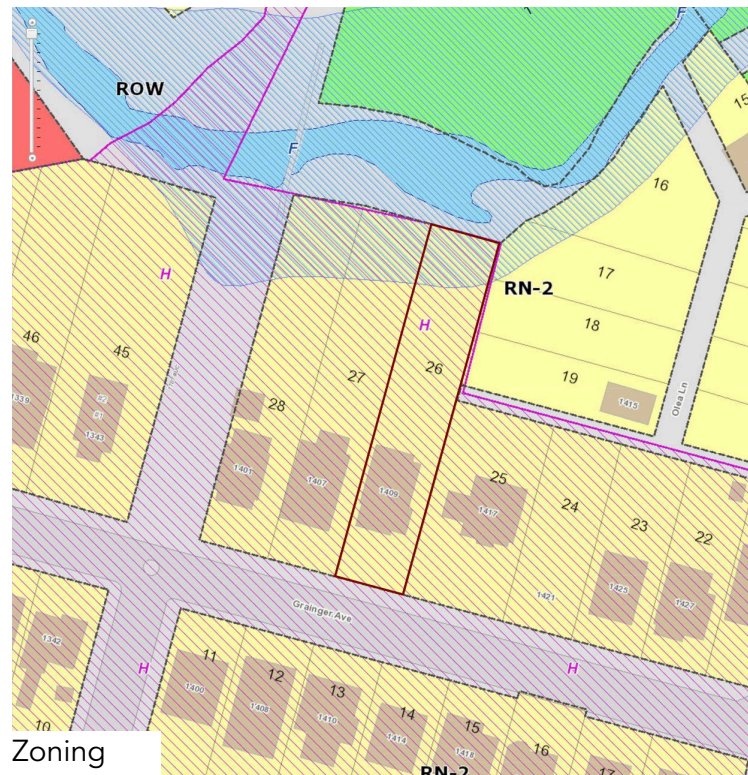
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1409 Grainger Ave | Exterior Renovations

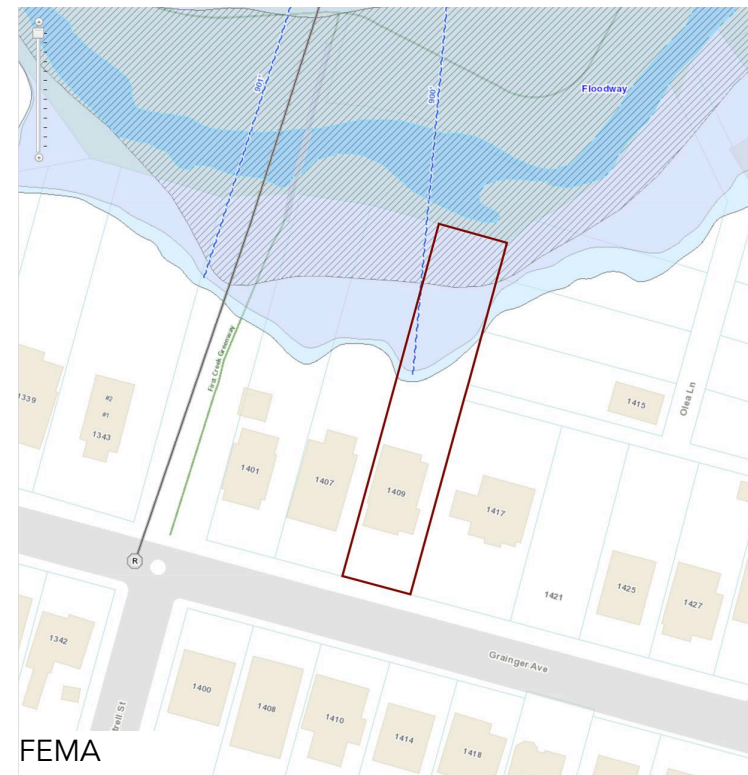
Lot Plan

HZC 00
Cover Sheet

Forrest Kirkpatrick / Home Additions / 2026.07.27



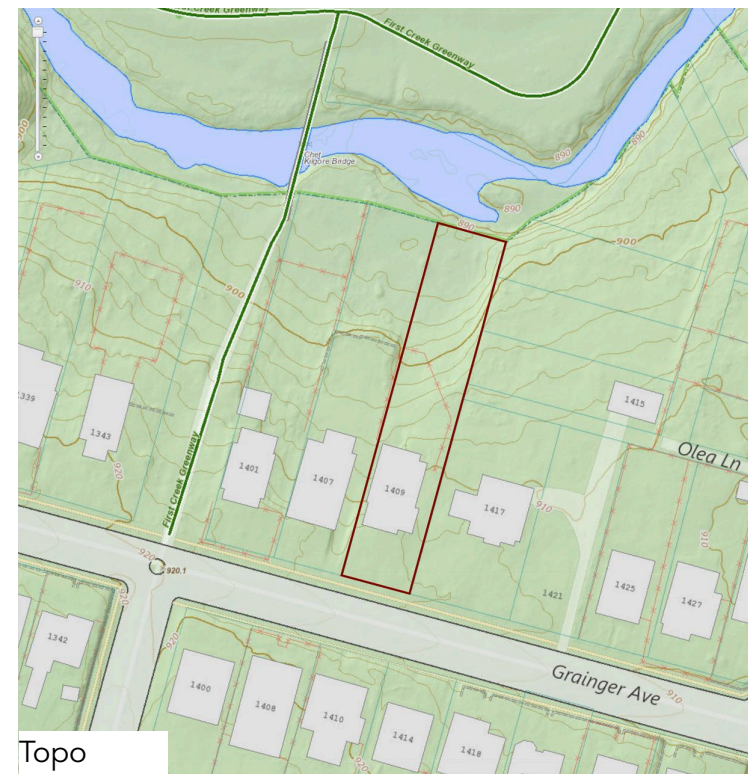
Zoning



FEMA



Ward



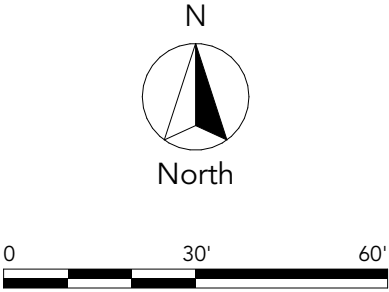
Topo

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Address	1409 Grainger Ave
Zoning	RN-2
Parcel ID	082IA026
Block #	11281
Lot Area	13,100 sf
Building Area	1,595 sf
Building Coverage	12%
Impervious Area	2,250 sf
Impervious Coverage	17%



Site Plan
Scale : 1" = 30'



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HZC 02
Site

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Front on Grainger
South Elevation

Enclose rear porch

Replace Front Door

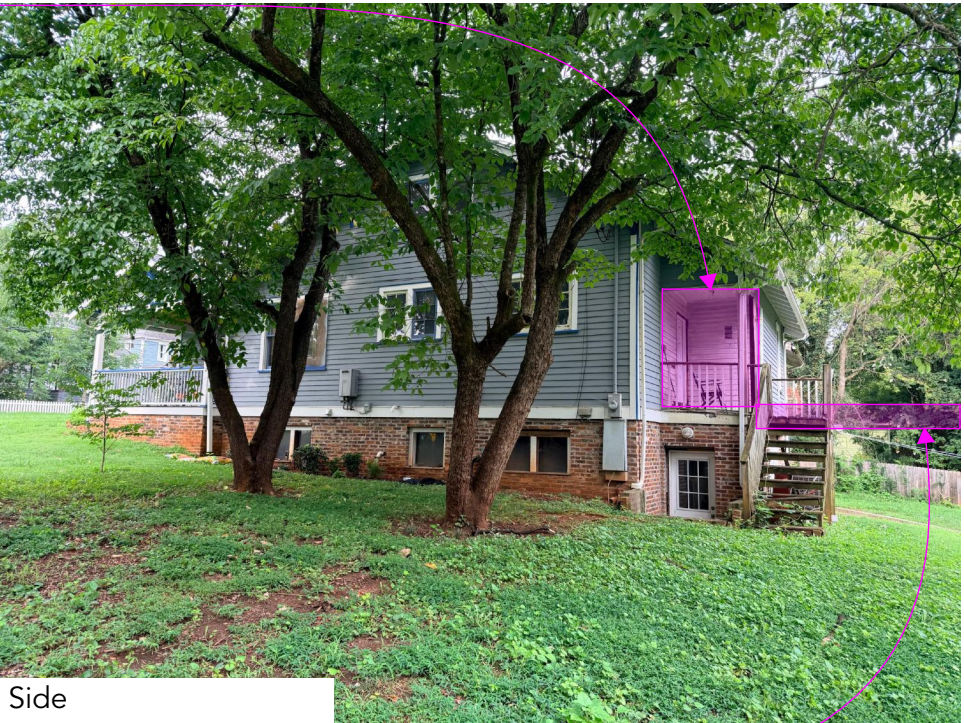
New Dormer



South East View

Bury Electrical Line

Back Porch
(tucked back here)



Side
East Elevation

Rear Porch + Stairs to Yard



Rear on 1st Creek
North Elevation

New Doors + Glazing
Rear Porch + Stairs to Yard



Side
West Elevation

Replace Gutters



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HZC 03
Photos, Existing

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E-01

Door Width
2'8", 3'0"

Elevation South (from Grainger Ave)
Scale: 1/8" = 1'-0"

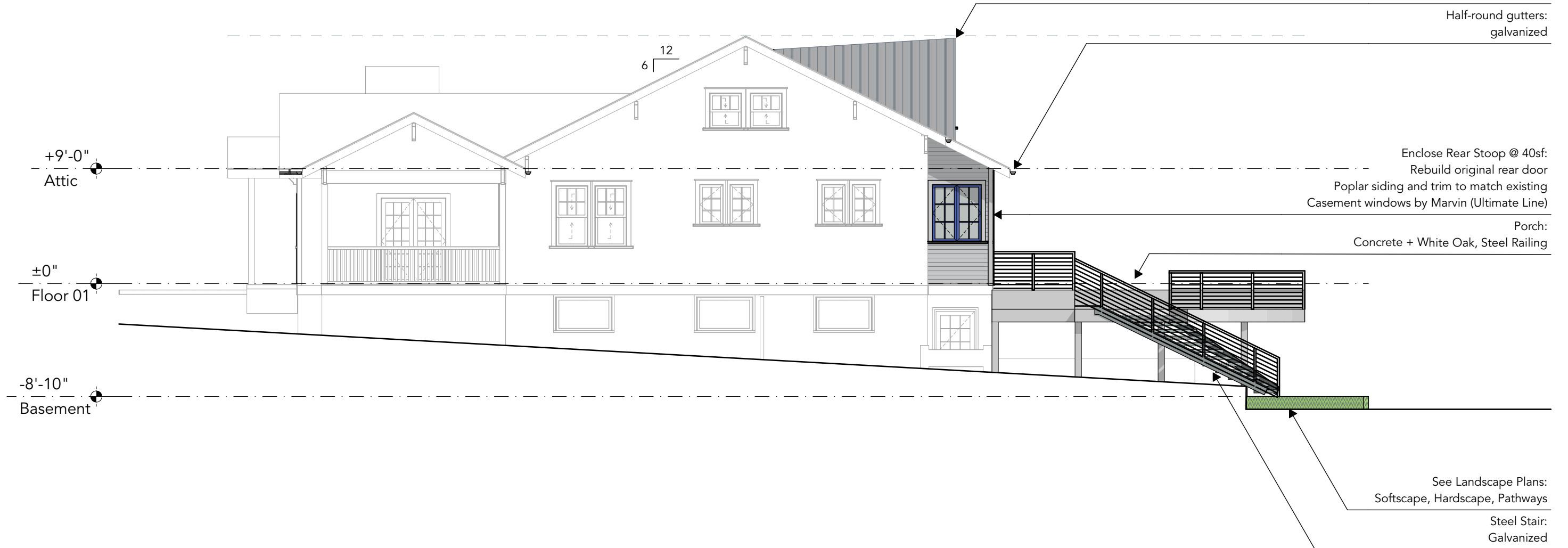
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HZC 04
Elevations



Dormer w/ zinc cladding

Half-round gutters: galvanized



ULTIMATE VENTING PICTURE

The Ultimate Venting Picture window-exclusive to Marvin-is a beautiful way to bring natural light and fresh air into a room. Designed with a patented hidden screen system, it opens evenly on all sides for passive air exchange, adding comfort and air flow to your home.



ULTIMATE CASEMENT
A recessed sash for a traditional look, plus a full jamb, offers design flexibility for new construction or full frame replacement.



ULTIMATE CASEMENT NARROW FRAME
A flush sash to the exterior and narrow jamb depth make this window an easy choice for frame-in-frame replacement or more contemporary new construction applications.



Dormer w/ zinc cladding

Venting Picture Window,
By Marvin (Ultimate Line)

Half-round gutters:
galvanized

Enclose Rear Stoop @ 40sf:
Rebuild original rear door
Poplar siding and trim to match existing
Casement windows by Marvin (Ultimate Line)

Porch:
Concrete + White Oak, Steel Railing

Column, Doors + glazing

See Landscape Plans:
Softscape, Hardscape, Pathways

Steel Stair:
Galvanized

Elevation North (from 1st Creek)

Scale: 1/8" = 1'-0"

1409 Grainger Ave | Exterior Renovations

HZC 06
Elevations

Dormer w/ zinc cladding

Half-round gutters:
galvanized

Porch:
Concrete + White Oak, Steel Railing

+9'-0"
Attic

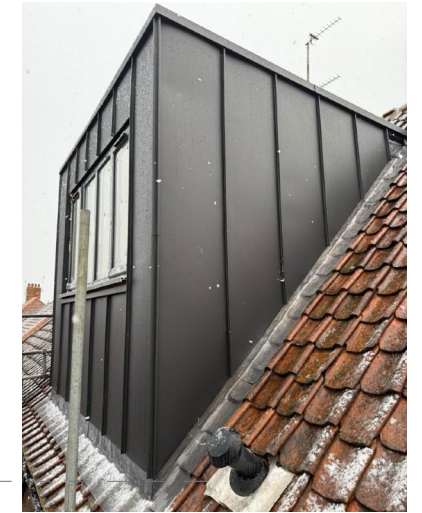
±0"
Floor 01

-8'-10"
Basement

See Landscape Plans:
Softscape, Hardscape, Pathways

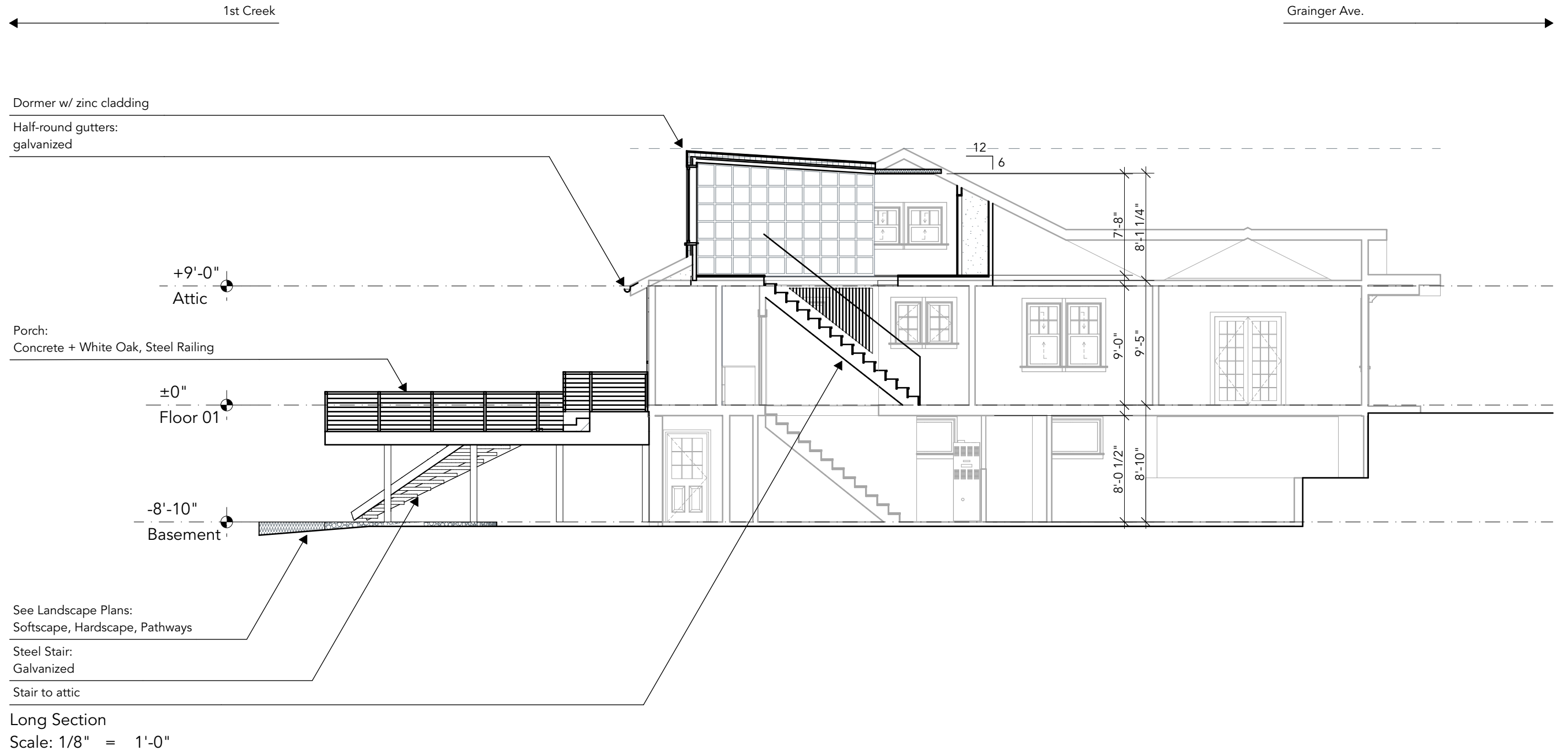
Steel Stair:
Galvanized

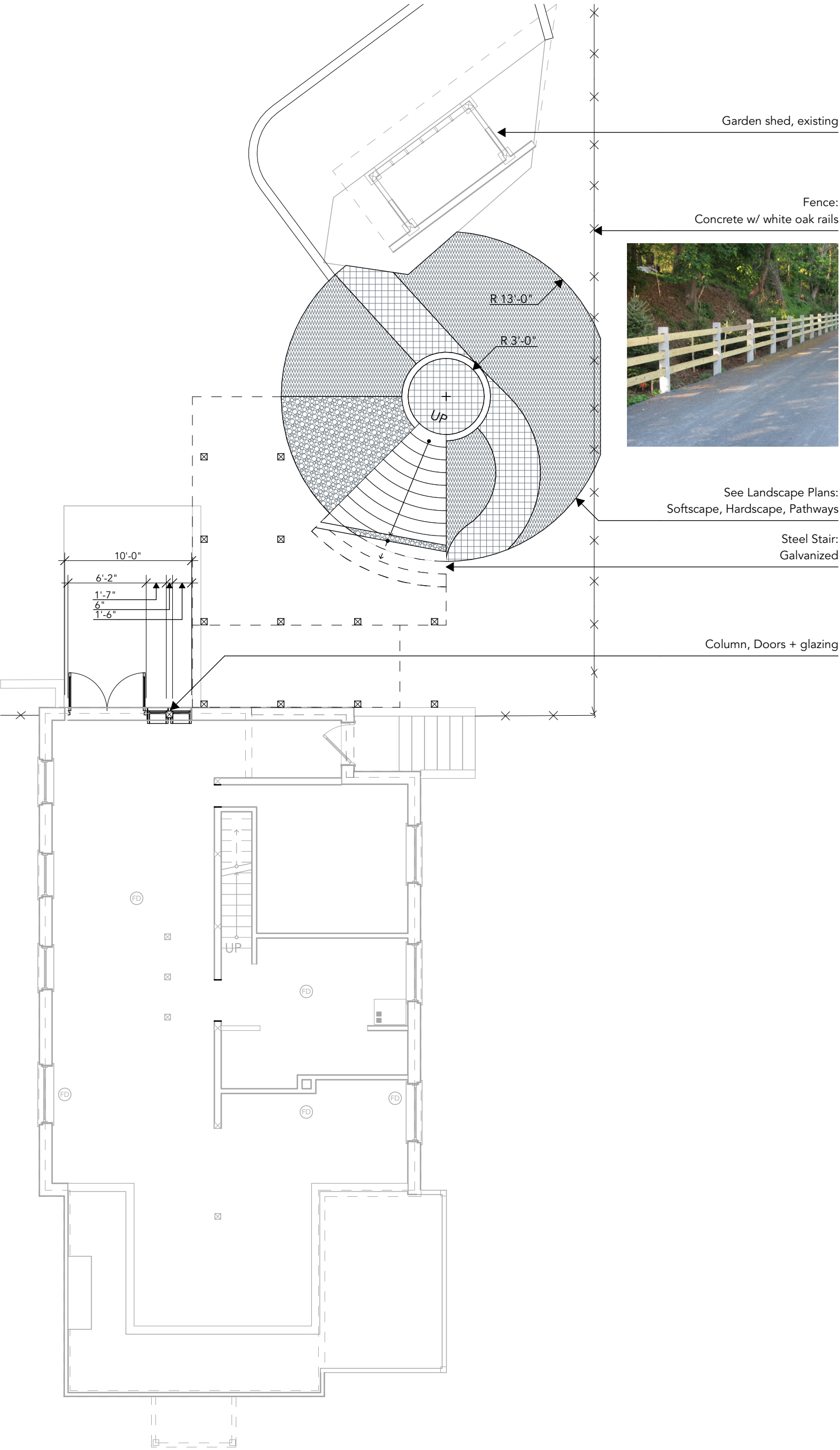
Elevation West
Scale: 1/8" = 1'-0"

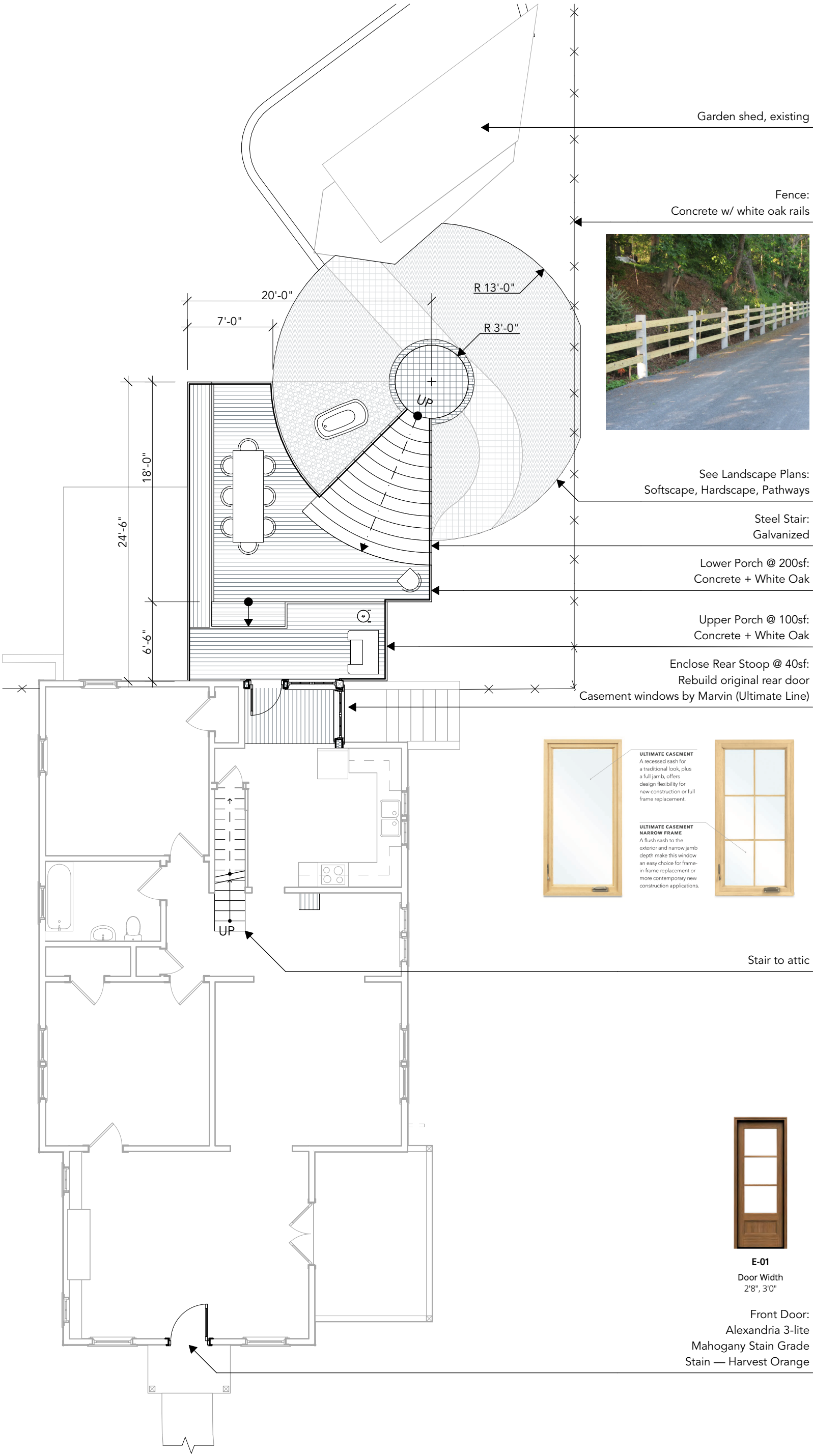


1409 Grainger Ave | Exterior Renovations

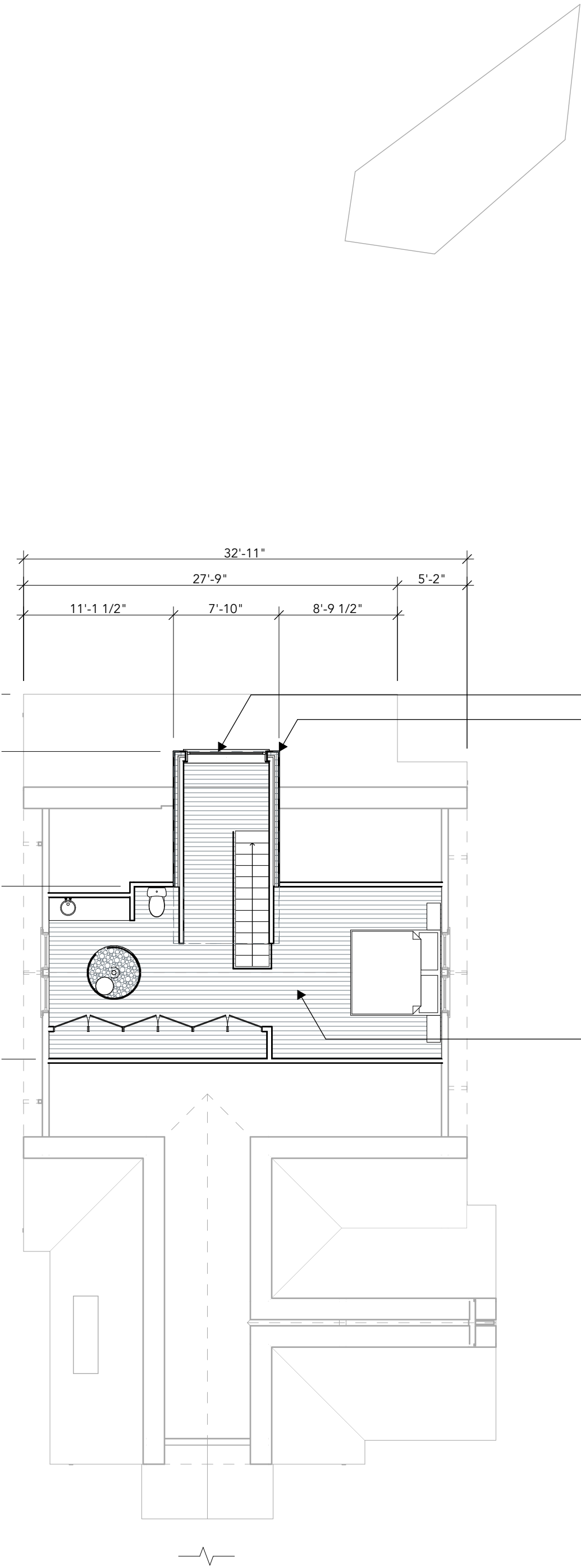
HZC 07
Elevations



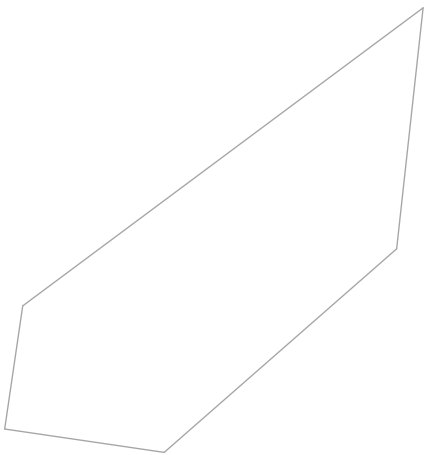




Floor 01
Scale: 1/8" = 1'-0"



Attic
Scale: 1/8" = 1'-0"



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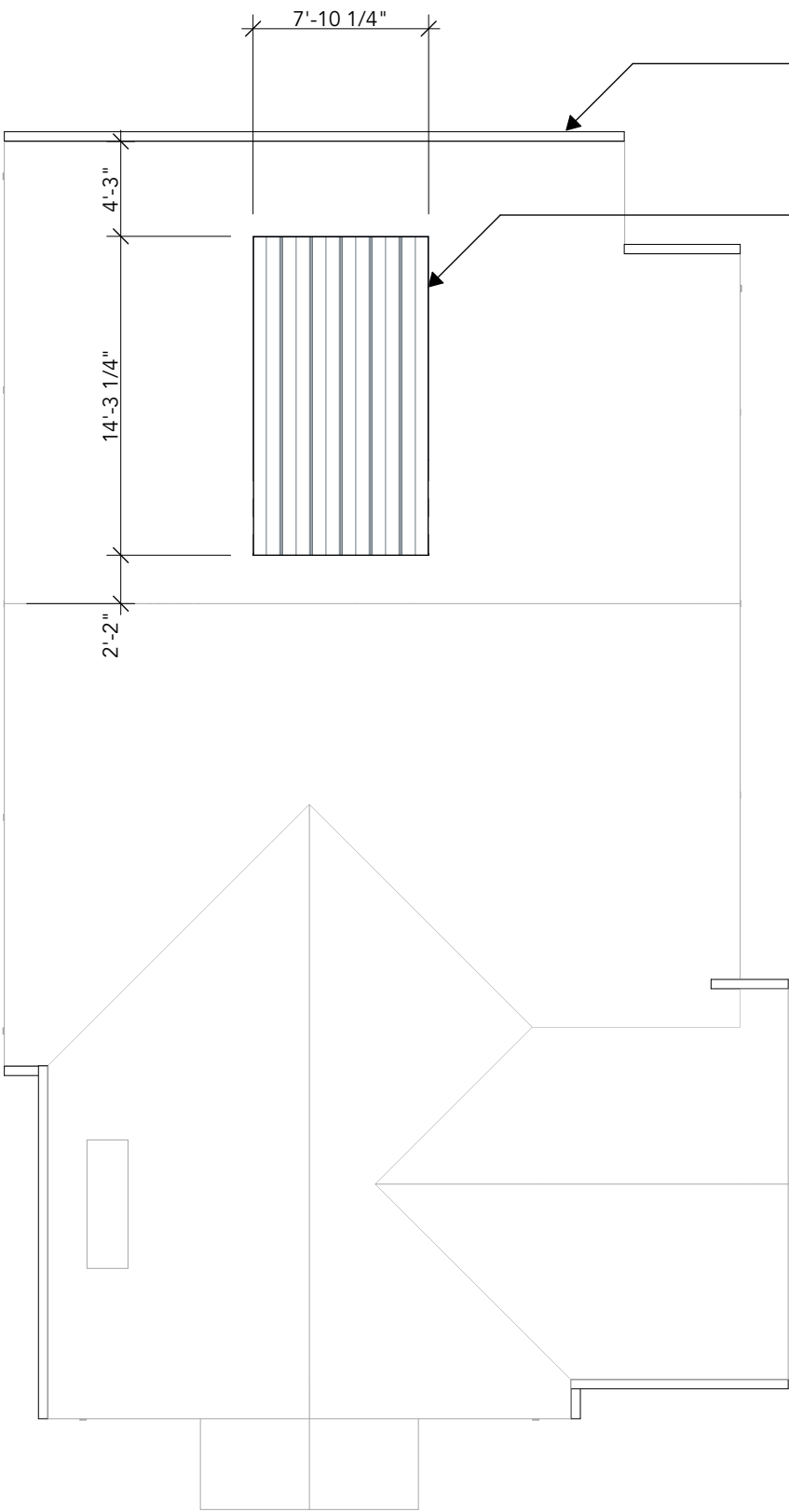


Venting Picture Window,
By Marvin (Ultimate Line)
Dormer w/ zinc cladding



Bed + Bath Suite @ 400sf:
Renovated

Roof
Scale: 1/8" = 1'-0"



Dormer w/ zinc cladding



Half-round gutters:
galvanized

NOTES:
1. DRAINAGE SOLUTION AT CORNER TO BE EXPLORED FURTHER - NEED SOLUTION FOR
OVERFLOWING GUTTER TO BE CAPTURED/CONTROLLED INTO GABION BASKET WITH AN
UNDERLYING BASIN AND DRAINAGE SYSTEM - PRIORITIZING FUNCTION AND AESTHETIC

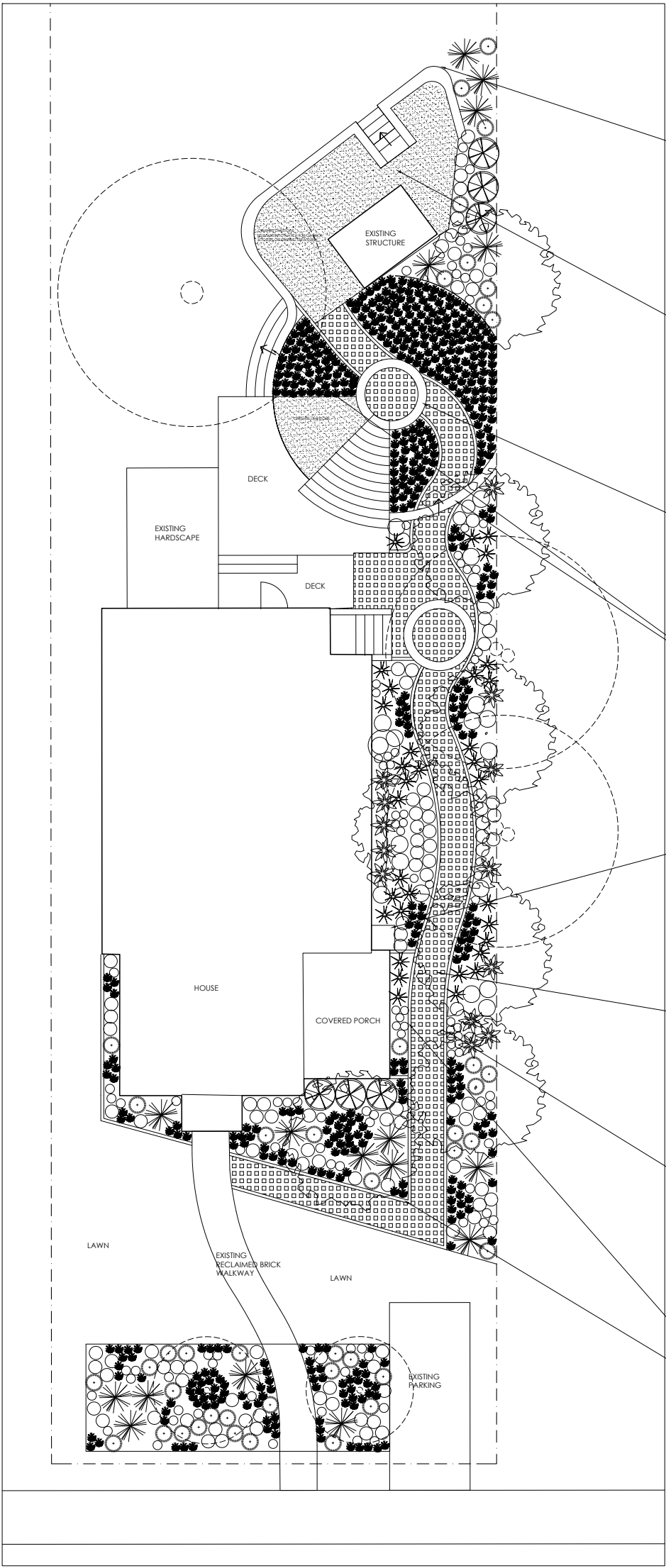


Scale: 3/16" = 1'-0"

Sheet No.
L-1
Hardscape Plan

Start Date | 06.18.2026_AJH
Rev. by |
Rev. by |
Rev. by |
Rev. by |
Rev. by |

1409 GRAINGER



DRY STACKED BOULDER WALL

CRUSHED LIMESTONE

RECLAIMED BRICK CIRCLE ACCENT

DRystack BOULDER STEPS

GABION BASKET
WITH DRAINAGE BASIN - SEE NOTE

4"X4" COBBLESTONE WITH
CRUSHED LIMESTONE JOINTS

RECLAIMED BRICK EDGING

RECLAIMED BRICK
RAISED PLANTER



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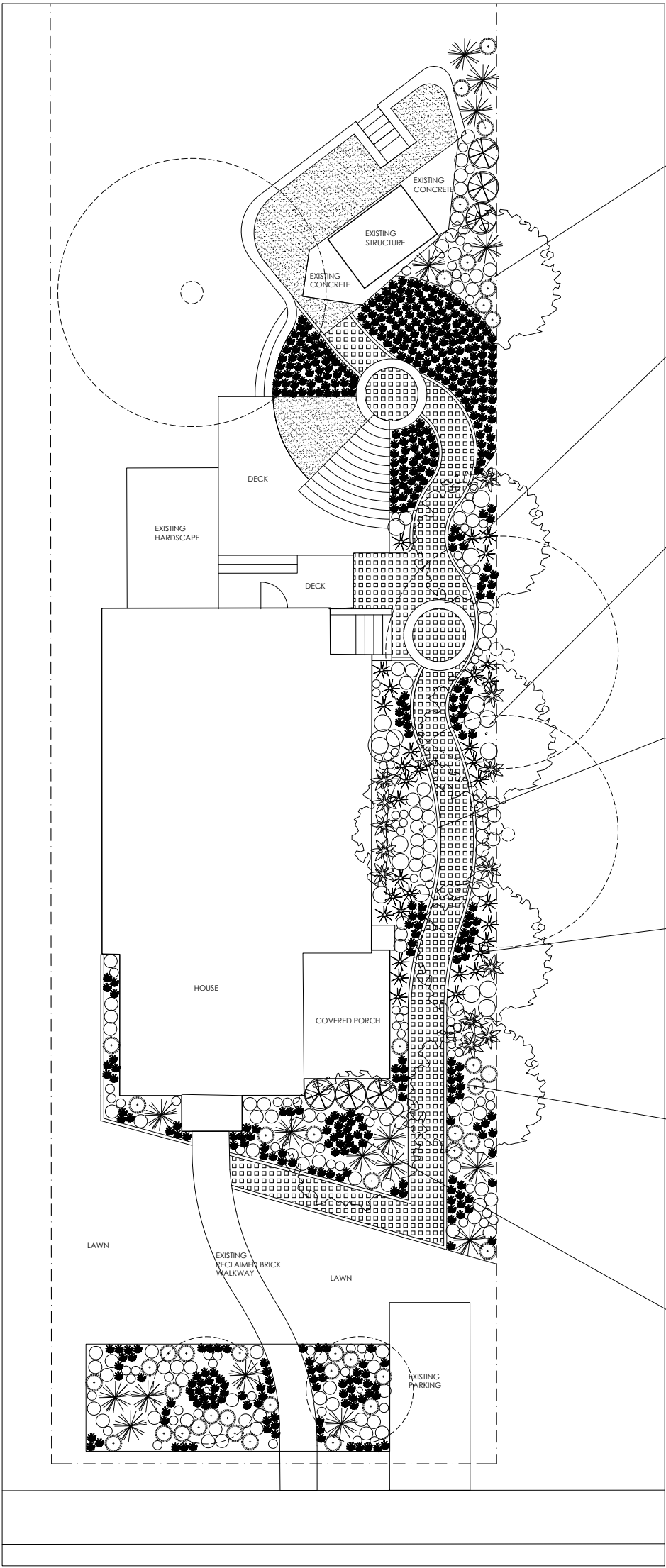
HZC 13
Landscape

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Scale: 3/16" = 1'-0"



Sheet No.
L-2
Tree Plan

Start Date	06.18.2026_AJH
Rev. by	
Rev. by	
Rev. by	
Rev. by	
Rev. by	

1409 GRAINGER



1409 Grainger Ave | Exterior Renovations

HZC 14
Landscape

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