

Meeting: 8/20/2026
Applicant: Sara Martin
Owner: Adrienne Wiest and Will Pearson

Property Information

Location: 129 E. Oklahoma Ave. **Parcel ID:** 81 N G 009
District: Old North Knoxville H
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: Queen Anne, c.1895

Two-story frame residence with a hipped roof clad in asphalt shingles and gable-roof dormers projecting towards the façade. Two-story porch on the right half of the façade.

Staff Recommendation

Staff recommends approval of Certificate 8-H-26-HZ, subject to one condition: 1) final specs for garage doors to be submitted to staff for approval.

Description of Work

Level II Construction of Addition or Outbuilding

New secondary structure (garage and accessory dwelling unit). Structure measures 31'-7" wide by 23'-9" deep and will be located at the rear of the property, set 5' from the rear property line. The structure will feature a side-gable roof with a 10/12 pitch and two 3/12 pitch shed dormers centered on each roof slope, all clad in asphalt shingles. The exterior will be clad in smooth-finished fiber cement lap siding with a 4" exposure to match the main house, including window trim, projecting sills, and cornerboards. Windows are fiberglass-clad wood.

Comments

1. 129 E. Oklahoma Avenue is a contributing resource to the Old North Knoxville National Register Historic District and local overlay.
2. The proposed placement of the accessory building at the rear of the lot, close to the alley, is appropriate within the guidelines. The project has already received variances from the Board of Zoning Appeals for rear setbacks, building coverage, and impervious surface coverage.
3. At 1.5-stories tall, the accessory structure is secondary in height to the primary structure on the lot, and compatible with the house's massing. The structure will not be visible from the street.
4. While the design guidelines for new outbuildings' materials are prescriptive, recommending wood lap siding with a 4" lap, a 12/12 roof pitch, and garage doors appearing to be carriage doors, the proposed alternative siding and

window materials have been previously approved for new secondary structures in ONK. The siding, trim, and windows will be compatible with the main house. Final specifications for the garage doors should be submitted to staff for approval.

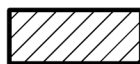
Applicable Design Guidelines

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

1. The design of outbuildings such as garages shall acknowledge and suggest the function of original outbuildings that would have been located in the neighborhood.
2. The design of features like garage doors that face the street shall mimic carriage house doors from an era consistent with the primary building on the lot.
3. Garages shall be located to the rear of the primary building on the lot.
4. Materials used in constructing outbuildings or accessory buildings may only use materials and design characteristics selected from the following list: wood lap siding with a four inch lap or board and batten; a 12/12 roof pitch; overhanging eaves; exposed rafter tails; wood windows; masonry but not exposed concrete block or split-face block; garage doors appearing to be carriage doors or plank doors with x-bracing or perimeter reinforcing timbers.



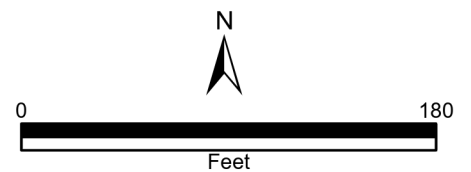
8-H-26-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



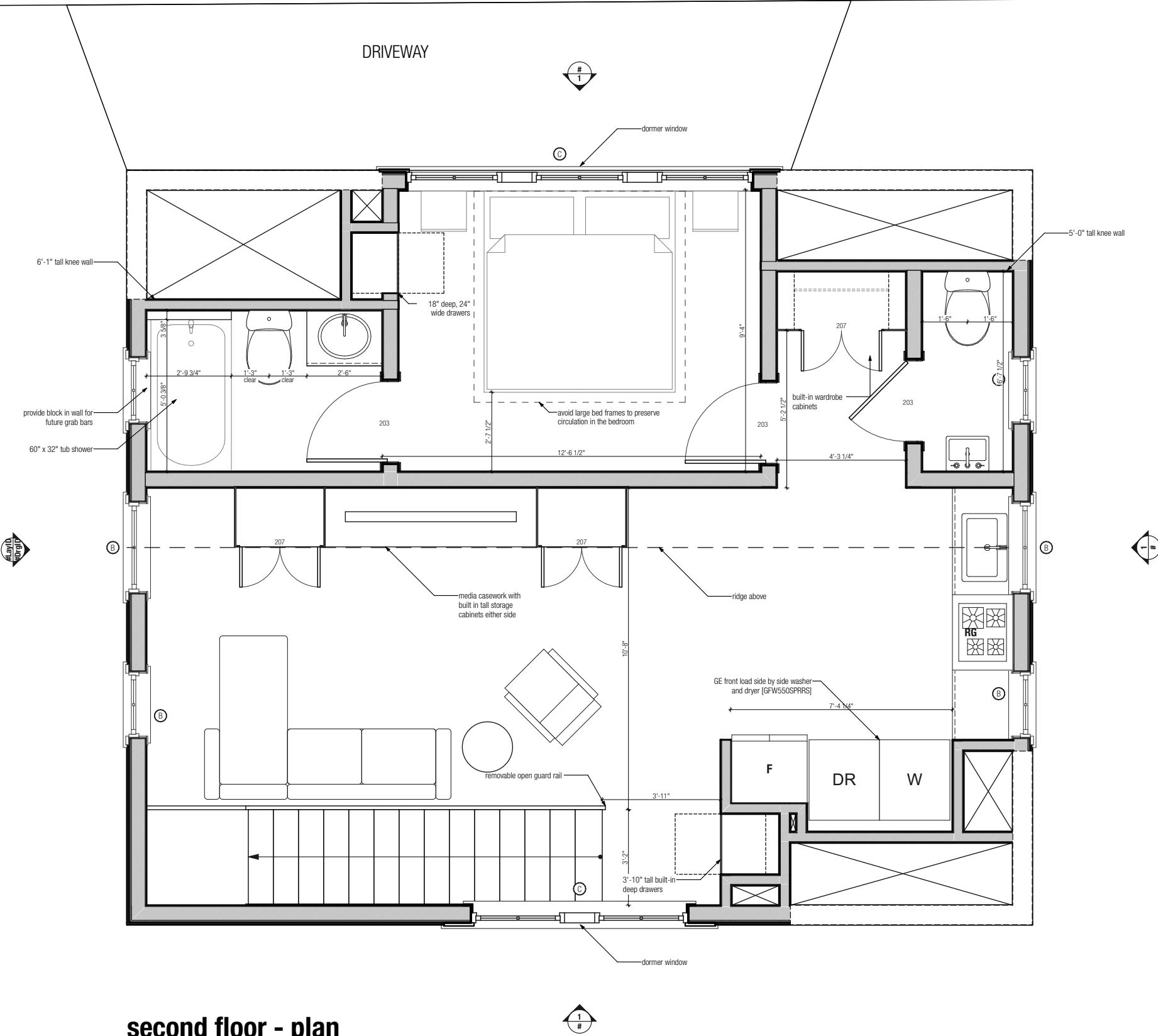
129 E. Oklahoma Ave. 37917
Old North Knoxville H

Original Print Date: 7/30/2026
Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Sara Martin

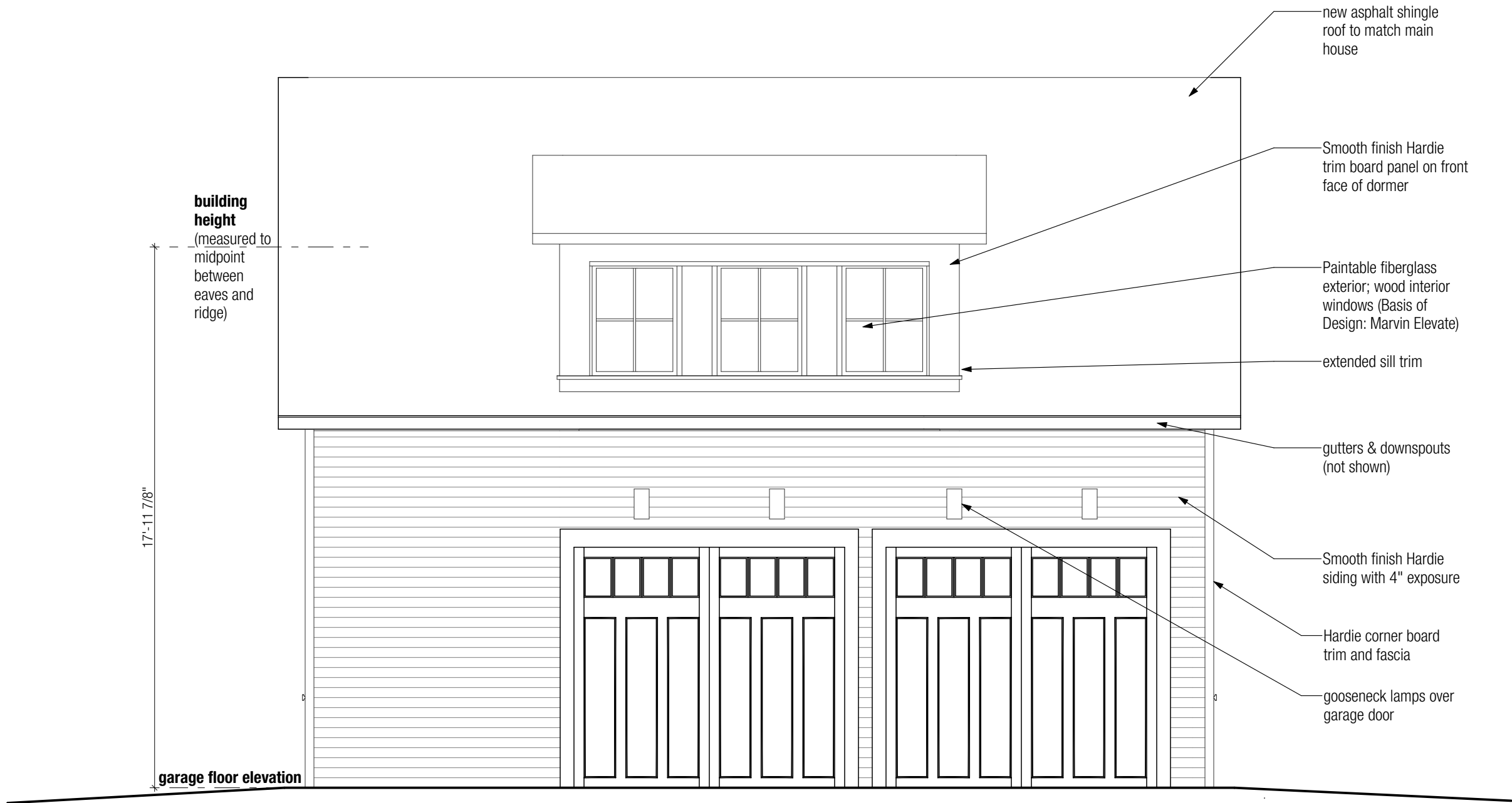


$$1/32'' = 1'-0''$$

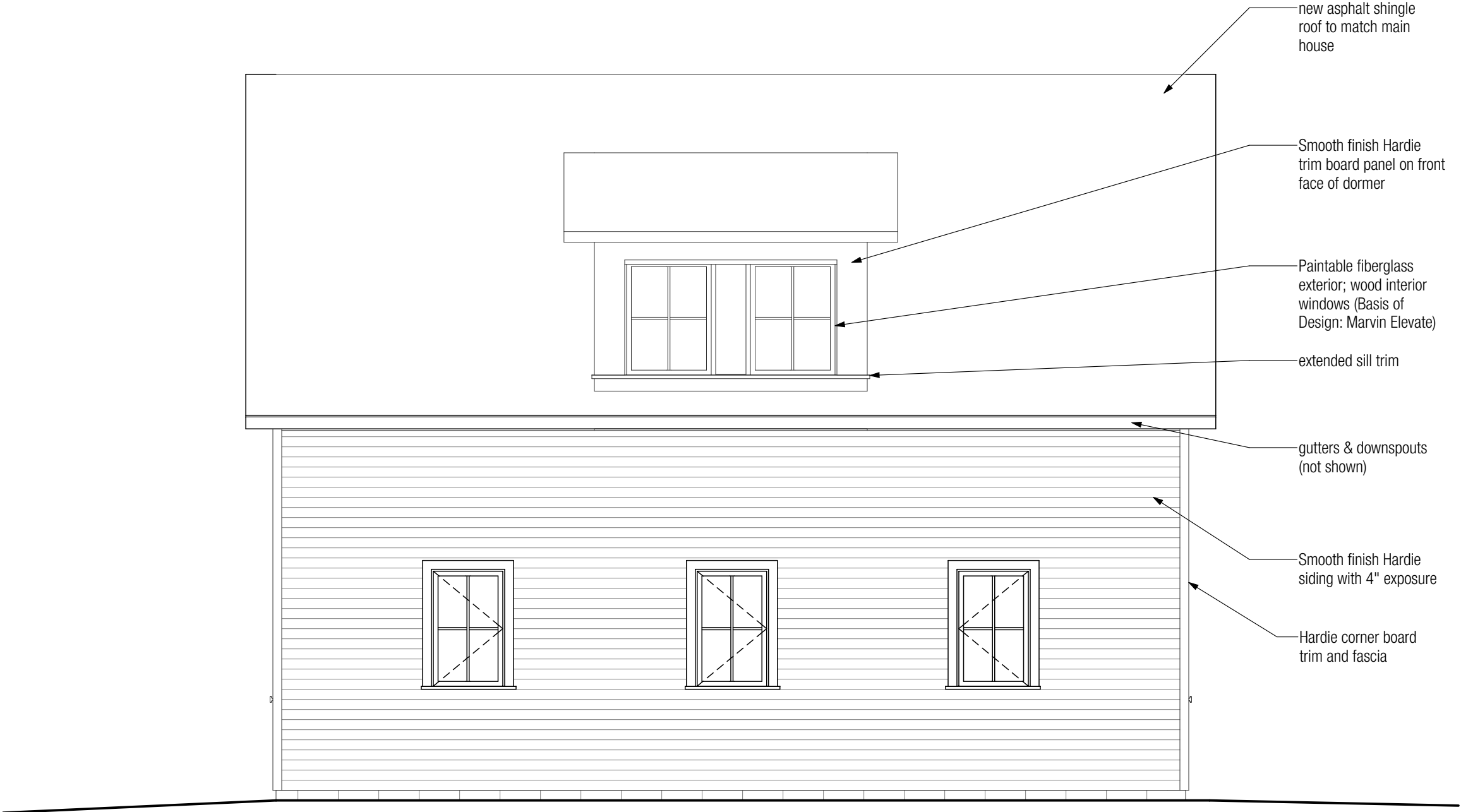





west elevation



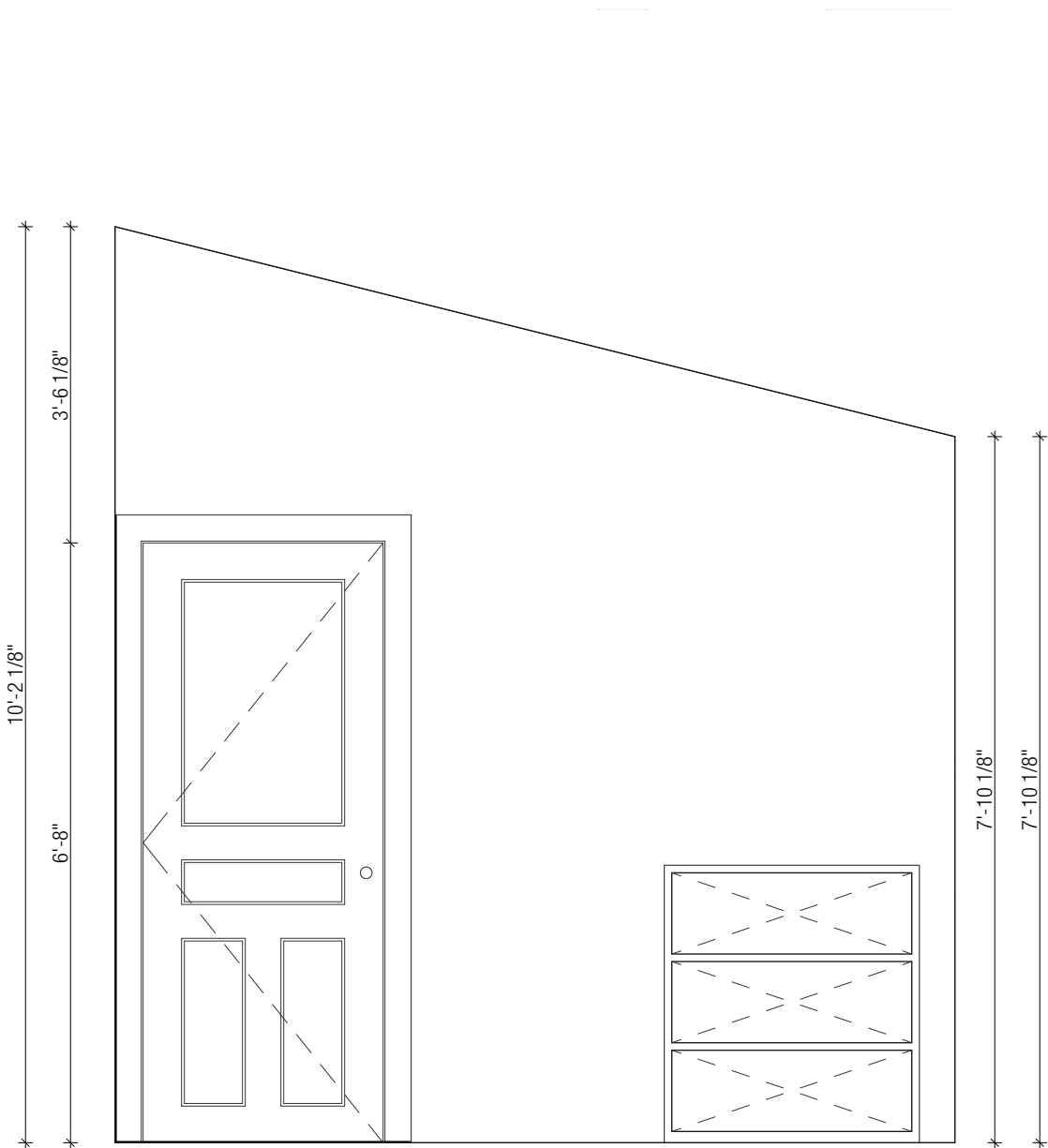
north elevation



south elevation



east elevation



Bedroom Looking Southwest



Kitchen / Living Looking Northeast