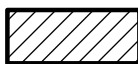


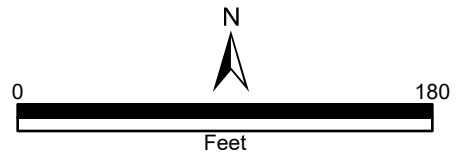
12-G-25-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



234 E. Oklahoma Ave. 37917
Old North Knoxville H

Original Print Date: 12/5/2025
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Katie Goslee





Staff Report

Knoxville Historic Zoning Commission

File Number: 12-G-25-HZ

Meeting: 2/19/2026
Applicant: Katie Goslee
Owner: Katie Goslee

Property Information

Location: 234 E. Oklahoma Ave. **Parcel ID:** 81 M A 013
District: Old North Knoxville H
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: Craftsman, c.1915

One and one-half story frame with brick veneer wall covering. Side gable roof with asphalt shingle covering, shed-roof dormer clad in vinyl siding. Double hung one over one windows. One story wrap around front and side porch with round fluted wood columns and brick columns, brick balustrade. Interior offset chimney. Brick foundation. Irregular plan.

Staff Recommendation

Staff recommends approval of Certificate 12-G-25-HZ subject to the condition that 1) final window and door selections be sent to staff for review.

Description of Work

Level II Construction of Addition or Outbuilding

New secondary structure. Shed measures 9'-10" wide by 9'-10" deep and is proposed to be set at the rear of the lot, 15' from the rear lot line and 10' from the interior side lot line. It features an exterior of wood siding and a front-gable roof with finials and eave overhangs. The front elevation features multi-pane French doors and one 6-lite window. The right elevation features paired 6-lite windows.

Comments

1. 234 E Oklahoma Avenue is a contributing structure to the Old North Knoxville National Register district and the local overlay.
2. The placement of the shed at the rear of the lot is appropriate, and it will not be visible at all from the right-of-way.
3. The shed incorporates the wood siding and gable roof recommended by the design guidelines. The proposed materials and design are appropriate.
4. The window and door materials are not specified, but their forms are appropriate. They should be made materials approved for outbuildings within the overlay, which include wood, aluminum-clad wood, and fiberglass.

Final window and door selections should be sent to staff for review.

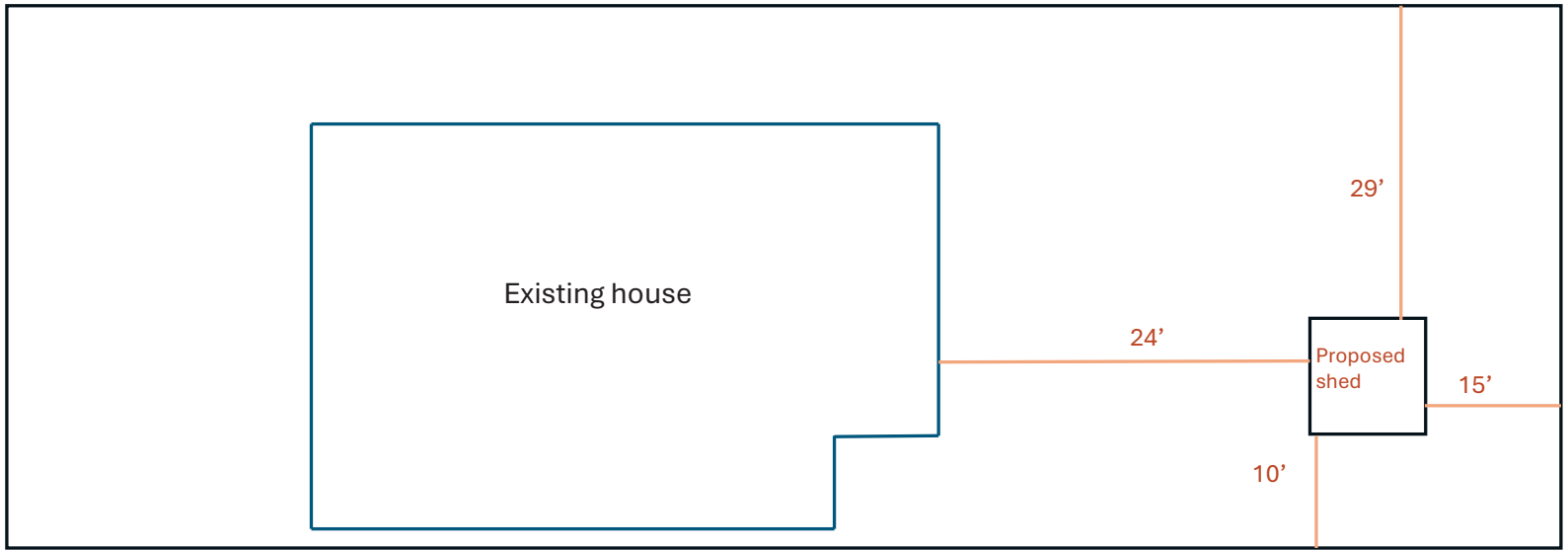
Applicable Design Guidelines

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

Auxiliary or Outbuildings

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.

E Oklahoma Ave





Solid wood construction, Norway spruce

Wall thickness:

1 3/8" (34mm) double

Roof/ceiling:

3/4" Norway Spruce

Flooring:

3/4" Norway Spruce, pressure treated floor joists

Outside size:

9'10x9'10"

Inside size:

9'x9'

Recommended foundation:

9' 1.5" x 9' 1.5"

Wall height at eaves:

7' 5/8"

Height overall:

8' 6 1/2"

Roof slope:

19°

