Staff Report

Knoxville Historic Zoning Commission

File Number: 11-A-26-HZ

Meeting: 11/19/2026
Applicant: John Holmes
Owner: Evian Partners

Property Information

Location: 1409 Highland Ave. **Parcel ID:** 94 N L 015
District: Ft. Sanders NC
Zoning: RN-5 (General Residential Neighborhood)
Description: Queen Anne, c.1895

Two-story frame residence with a cross-gable roof clad in asphalt shingles and an exterior of wood lap siding. Decorative details include stained glass windows, boxed cornices, and a projecting aby window.

Staff Recommendation

Staff recommends approval of Certificate 11-A-26-HZ, subject to the following conditions:
1) final site plan to meet City Engineering standards;
2) retention of character-defining details to include rounded siding and overall window opening and inset in façade gable field; porch gable siding and porch detailing; stained glass windows; eave overhangs, cornice returns, and decorative brackets; and paired wood door;
3) new siding to retain or reconstruct window and door trim and cornerboards to match existing;
4) rear addition to retain roofline inset and inset in side walls, with updated site plan and elevation drawings to be approved by staff.

Description of Work

Level II Construction of Addition or Outbuilding, Major Repair or Replacement

Exterior rehabilitation and rear addition.

Exterior rehabilitation scopes include the removal of shutters, wood lap siding, cornerboards and trim, and installation of new fiber cement lap siding. Removal of existing roof and replacement with new asphalt shingle roof cladding, including repair to soffits and fascia. Repair and reconstruction of foundation; existing brick from foundation will be reused as cladding. Removal of metal awnings and handrail. Reconstruction of front porch flooring, re-using the existing columns on the front porch. Window replacement.

New two-story rear addition. The addition features a gable roof with a projecting side-gable massing, set lower than the primary roofline. The addition will be clad in fiber cement shingle siding and feature 1/1 windows with single-light casement windows in the gable fields.

Comments

1. 1409 Highland Ave is a contributing resource to the Fort Sanders National Register Historic District and the local neighborhood conservation overlay.

2. Overall, the exterior rehabilitation scopes meet the Fort Sanders design guidelines which allow for removal of wood siding and use of fiber cement board or other "clapboard-like materials," along with a variety of window materials including "vinyl or metal-clad." New siding should retain or reconstruct window trim, cornerboards, and variation in siding to reflect the existing. The roof replacement should retain or reconstruct the same eave overhangs, partial and full cornice returns, and decorative brackets on the façade's projecting gable.

3. The house retains some unique character-defining features. The upper façade gable features a deeply inset pair of double-hung windows with curved siding above; this detail should be retained. The application proposes installing a larger pair of casement windows in the opening, which would alter the unique inset and curved siding. The existing window opening and the curved siding detail on the façade should be retained. The existing stained-glass windows on the right side elevation will be retained. The façade features a unique historic paired wood door, which should be retained if possible.

4. Reconstructing the foundation within the existing footprint and re-using the existing brick as foundation cladding meets the design guidelines. Should the foundation demo result in additional demolition of sections of the house, further review and approval by the HZC would be required.

5. In general, the placement of a new addition on the rear elevation is appropriate within the design guidelines. Renderings indicate the rear addition will extend a projecting gable-roof massing on the rear elevation. The addition's roofline will be slightly lower than the existing roofline. Final drawings should indicate the addition's inset from the existing on the exterior walls and roofline.

6. Final modifications to the site plan will be necessary to meet City Engineering standards for parking. The house and parking should remain within the impervious surface requirements for the base zoning. The final site plan could be approved by staff, provided there are no substantial modifications to the addition's design and placement.

Applicable Design Guidelines

Fort Sanders NC-1, adopted by the Knoxville City Council on September 13, 2000.

B. Roofs

3. Use roofing materials that are in keeping with the historic development styles. Asphalt, shingle, tile, pressed metal and slate were used.

4. Darker shades of shingles were historically used and should be selected in new construction.

C. Porches

1. Provide porches with proportions and materials that complement pre-1940 housing. For clapboard type construction wood is the most appropriate primary material. Brick or cut stone are appropriate as foundations or in column supports.

2. Porches should be no less than 6 feet deep and no more than 10 feet deep. They may be recessed behind the main setback line or alternatively can extend 10 feet into the front setback line.

D. Wall Materials

2. Clapboard (or clapboard-like materials such as aluminum or vinyl), shingle (or shingle-like material), or brick should be used.

5. In making additions to existing buildings, wall cladding should complement the original wall covering. Acceptable materials are clapboard, vinyl siding, cement fiber board, brick and stucco.

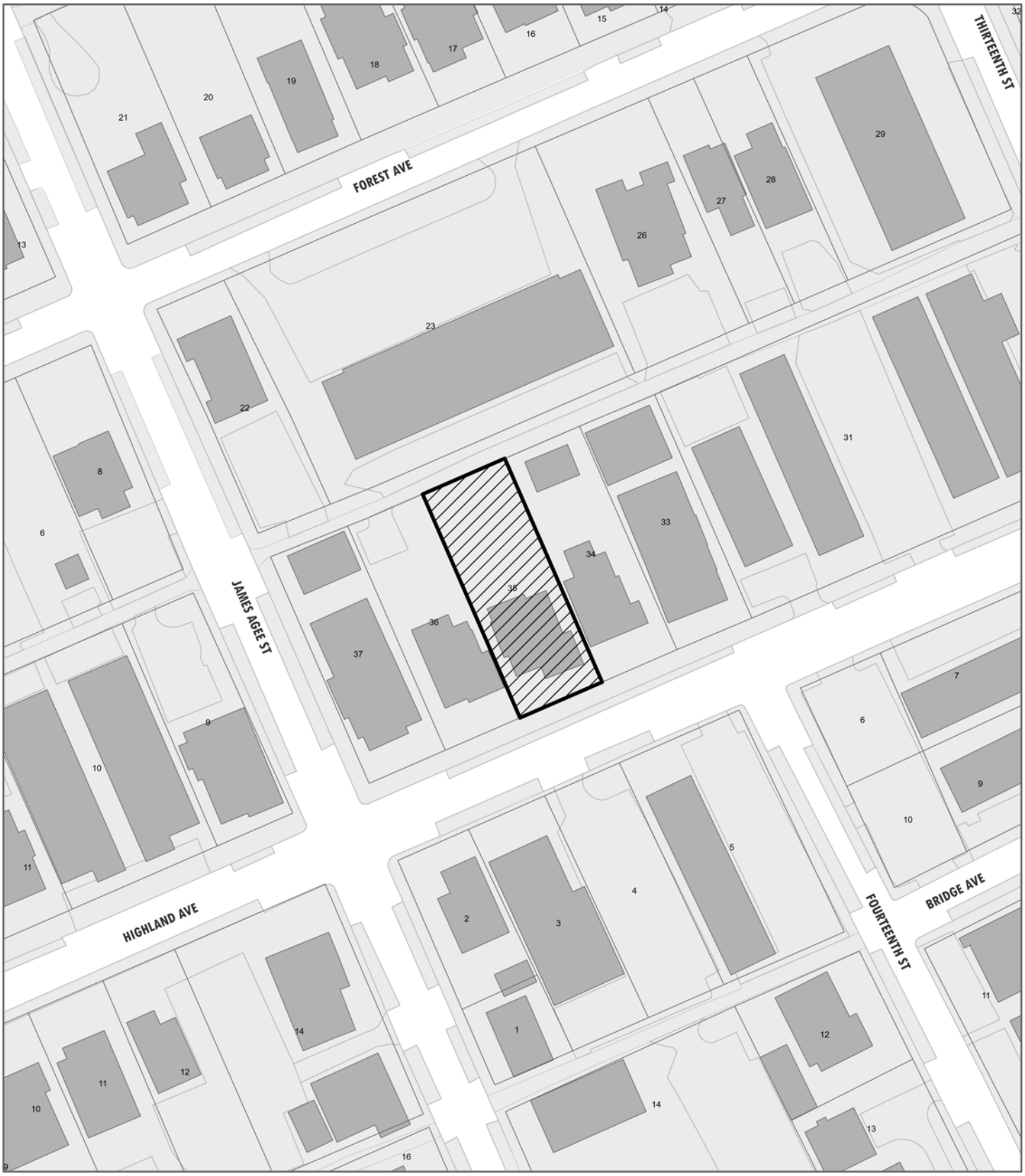
E. Windows and Entrances

1. Window proportions and symmetry should be similar to the pre-1940 styles in the neighborhood.
2. Windows should be double hung, sash windows. Vinyl or metal-clad windows may be used in place of wood frame windows.
6. The proportions of upper level windows should not exceed the proportion of the first level.
7. Upper level windows should be provided and aligned with doors.
9. Entrances to the building should be provided from the street, using doors that have similar proportions and features to pre-1940 architecture.
10. When parking areas are provided behind buildings, rear entrances are also allowed.

F. Parking
2. Provide parking access off the alley or off a side street.
7. Surface parking area shall always be to the rear of the building.
8. Primary or secondary entrances to the building from parking areas are allowable.

G. Landscaping, Fencing, & Retaining Walls
1. Plant one native shade tree (e.g. oak or maple) and one ornamental tree (e.g. dogwood) in both the front and rear yards for every 50 feet of lot width.

H. Additions to Existing Buildings
1. Additions should be made to the rear or side of the building.
3. Transitional space shall be provided between the addition and the existing structure. This should include a courtyard (200 square feet minimum), and a connecting structure (e.g. porch or breezeway). The wall of the new connecting structure should not be continuous with the wall of the existing building, but have a minimum 4' x 6' indentation.
4. Bays at least two feet in depth shall be provided for 50% of the side facade.
5. Windows or French doors and balconies shall provide 10% to 20% transparency on the sides of buildings.



HISTORIC ZONING COMMISSION

11-A-26-HZ

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

1409 Highland Ave. 37921

Ft. Sanders NC

Original Print Date: 10/29/2026

Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: John Holmes

N

0 180

Feet

REQUEST

DOWNTOWN DESIGN

Level 1:

☐ Signs ☐ Alteration of an existing building/structure

Level 2:

■ Addition to an existing building/structure

Level 3:

☐ Construction of new building/structure ☐ Site design, parking, plazas, landscape

See required Downtown Design attachment for more details.

☐ Brief description of work: _____

HISTORIC ZONING

Level 1:

☐ Signs ☐ Routine repair of siding, windows, roof, or other features, in-kind; Installation of gutters, storm windows/doors

Level 2:

■ Major repair, removal, or replacement of architectural elements or materials ■ Additions and accessory structures

Level 3:

☐ Construction of a new primary building

Level 4:

☐ Relocation of a contributing structure ☐ Demolition of a contributing structure

See required Historic Zoning attachment for more details.

☐ Brief description of work: new siding, new roof, fascia, soffits, all exterior replaced, windows, doors, front porch ceiling t&g Replace brick foundation for entire house, reusing existing brick as facae. Remove shutters, replace roof with new asphalt shingles remove metal awnings and handrail, rebuild front porch floor, re-use existing columns on front porch, replace all windows except stained

INFILL HOUSING

Level 1:

☐ Driveways, parking pads, access point, garages or similar facilities ☐ Subdivisions

Level 2:

☐ Additions visible from the primary street ☐ Changes to porches visible from the primary street

Level 3:

☐ New primary structure

☐ Site built ☐ Modular ☐ Multi-Sectional

See required Infill Housing attachment for more details.

☐ Brief description of work: _____

STAFF USE ONLY

ATTACHMENTS

☐ Downtown Design Checklist

☐ Historic Zoning Design Checklist

☐ Infill Housing Design Checklist

ADDITIONAL REQUIREMENTS

☐ Property Owners / Option Holders

Level 1: $50 • **Level 2:** $100 • **Level 3:** $250 • **Level 4:** $500

FEE 1:	**TOTAL:**
FEE 2:	
FEE 3:	

PROPOSED DWELLING AT 1409 HIGHLAND AVE



Owner Project Name	
COVER	
Project Number	Project Number
Date	Issue Date
Drawn By	Author
Checked By	Checker
A200	
Scale	

10/27/2026 1:35:36 PM



1 SITE PLAN
1/16" = 1'-0"

Owner Project Name	
SITE PLAN	
Project Number	Project Number
Date	Issue Date
Drawn By	Author
Checked By	Checker
A201	
Scale	1/16" = 1'-0"

10/27/2026 1:35:36 PM



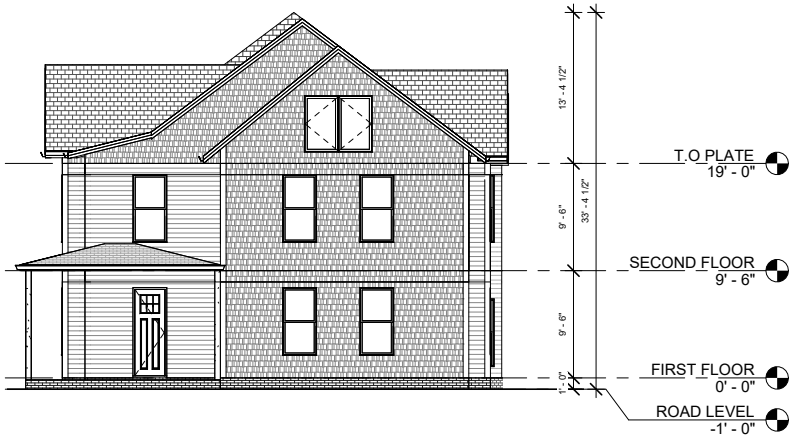
2 FRONT ELEVATION
1/8" = 1'-0"



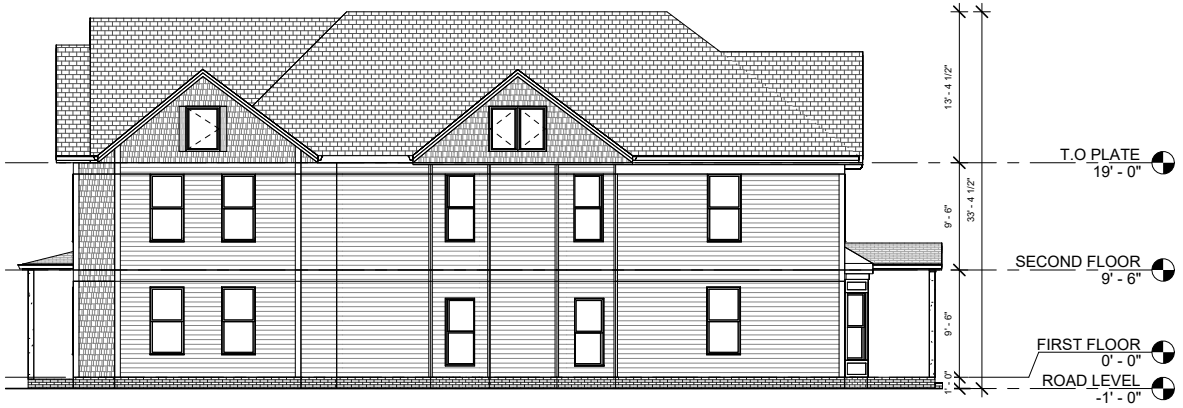
1 SIDE ELEVATION 1
1/8" = 1'-0"

Owner Project Name	
ELEVATIONS	
Project Number	Project Number
Date	Issue Date
Drawn By	Author
Checked By	Checker
A203	
Scale	1/8" = 1'-0"

10/27/2026 1:35:36 PM



2 REAR ELEVATION
1/8" = 1'-0"



1 SIDE ELEVATION 2
1/8" = 1'-0"

Owner Project Name	
ELEVATIONS	
Project Number	Project Number
Date	Issue Date
Drawn By	Author
Checked By	Checker
A204	
Scale	1/8" = 1'-0"

10/27/2026 1:35:36 PM









Owner Project Name	
3D VIEW	
Project Number	Project Number
Date	Issue Date
Drawn By	Author
Checked By	Checker
A205	
Scale	

10/27/2026 1:35:37 PM









Owner Project Name	
3D VIEW	
Project Number	Project Number
Date	Issue Date
Drawn By	Author
Checked By	Checker
A206	
Scale	

10/27/2026 1:35:38 PM









