Staff Report

Knoxville Historic Zoning Commission

File Number: 11-B-26-HZ

Meeting: 11/19/2026
Applicant: John Hollingsworth
Owner: John Hollingsworth

Property Information

Location: 957 Bluff View Rd. **Parcel ID:** 121 D D 013

District: Scenic Drive NC

Zoning: RN-1 (Single-Family Residential Neighborhood)

Description: Ranch, 1952

One story frame with wood shingle and vertical wood siding wall covering. Cross gable roof with asphalt shingle roof covering. Multipaned windows. Bay window on north side of front elevation. Exterior end brick chimney. Raised brick foundation. Shed roofed carport on north elevation. Rear elevation on Scenic.

Staff Recommendation

Staff recommends approval of Certificate 11-B-26-HZ as submitted.

Description of Work

Level II Construction of Addition or Outbuilding

New rear addition. New addition measures 16’ deep by 32’-2” wide and projects from the near (north) elevation of the house, towards Scenic Drive. The addition features a gable-roof massing with a 4/12 pitch to match the primary house, with a small flat-roof section on the northeast corner. The addition will feature a roof clad in asphalt shingles and an exterior of wood board-and-batten siding, and a concrete slab foundation. The rear and left (west) side elevation features large, full-light, fiberglass windows. A full-light fiberglass door will be located on the rear elevation, with two solid vinyl exterior doors accessing secondary spaces on the side elevations of the additions.

Comments

1. 957 Bluff View Road is listed as a contributing resource to the Scenic Drive NC overlay. The rear of the property faces Scenic Drive.

2. The rear addition will be visible from Scenic Drive. The site has been cleared of trees and vegetation.

3. The addition meets the guidelines as placed to the rear of the building. The addition is smaller in size than the existing house and will be differentiated from the original house by a significant inset on each side.

4. The simple design of the addition meets the guidelines as “consistent with the character of the main structure,” which is a modest Ranch house with a rectangular form, a low-pitched roof, and midcentury single-light windows.

5. The roof pitch reflects the roof pitch on the existing house. The proposed wood board-and-batten siding meets the design guidelines as wall cladding that “matches or complements those on the existing house.” The roofing material also “matches the existing roofing material.”

Applicable Design Guidelines

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

New Construction: Primary Buildings, Additions, and Accessory Buildings

3. Materials commonly in use in the existing neighborhood houses are preferred. The following modern wall cladding material should not be used on primary building or on permanent accessory structures: T-111 plywood or similar products, vinyl or aluminum siding, or exposed concrete block

5. Side and rear setbacks of primary buildings constructed in the Scenic Drive District, or of contributing primary buildings combined with their new additions, shall respect the lot placement of existing historic buildings. In no case shall the side yards be less than 8 feet for a single story or 12 feet for a multi-story building, with a combined side yard measurement for both sides of the building of not less than twenty feet. The minimum rear yard for new primary buildings or buildings with new additions shall not be less than 25 feet.

6. New additions and constructions shall conform to the prevailing widths and heights of typical facades of adjacent houses. The footprint of new additions and constructions should be in character and proportion with contributing neighboring houses, even if originally platted lots have been combined into larger lots. Detached accessory buildings shall be proportional to the house in height and size.

9. The recommended location for additions is to the rear or side of existing buildings. Additions to the front of buildings are strongly discouraged because they obscure the original architectural designs. Front additions are not appropriate for contributing structures. If additions are to be made to the side elevations of existing buildings, they should be located at least five feet behind the front façade of the existing building.

11. The design of additions, accessory buildings, including carports, and modifications, in particular the front façade of the house, should be consistent with the character of the main structure.

12. If an addition or modification is made to an existing house, the wall cladding material should match or complement those on the existing house. Traditional combinations such as wood clapboard or wood shingle siding additions on brick or stone primary structures are acceptable if matching materials cannot be secured. The roofing material for additions and modifications should match the existing roofing material.

Roof Form and Coverings

1. The minimum roof pitch should be appropriate for the style of house or addition that is being constructed as described in the Properties Inventory.

Windows

1. The size of window openings on the front and any visible side facades should be consistent with the design of the new building and with other houses of similar architectural design.

2. High quality fixed grid windows should be used. Snap-in grid windows should not be used. Simulated divided light windows with fixed external muntins or mullions are encouraged.

3. Proportion and style of windows shall be appropriate to the design type. Replacement windows are encouraged to duplicate the look and quality of the original. Palladium style windows should not be used unless in keeping with the original character of the house.

Site Design

1. New buildings and additions shall be designed to set into the landscape with a minimum of reshaping to the topography and loss of mature trees.



HISTORIC ZONING COMMISSION

11-B-26-HZ

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

957 Bluff View Rd. 37919

Scenic Drive NC

Original Print Date: 10/29/2026

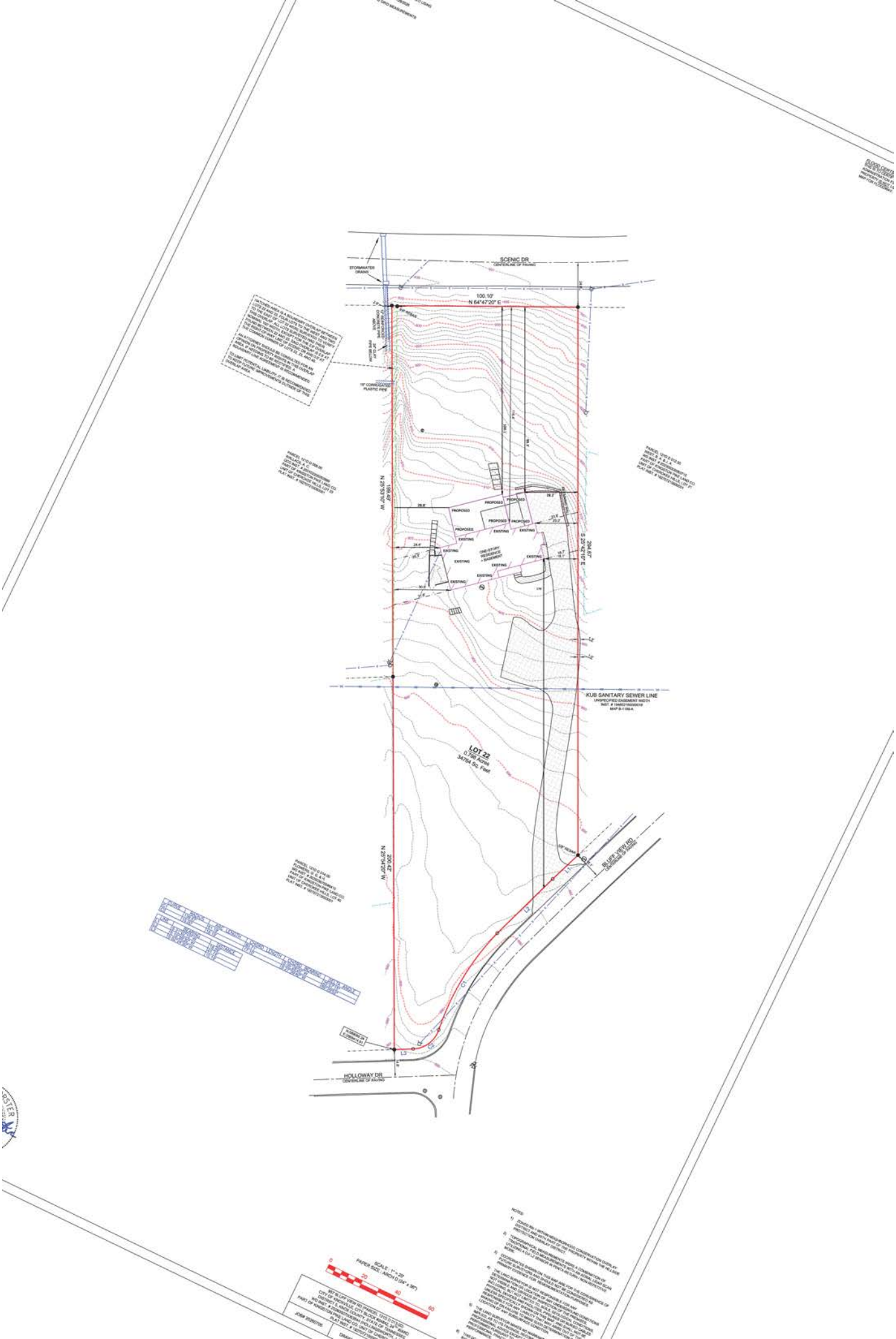
Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: John Hollingsworth

N

0 180

Feet


SCENIC DR
CENTERLINE OF PAVING
STORMWATER DRAINS
100.10'
N 64°47'20" E
N 25°53'10" W
199.48'
S 25°42'10" E
204.87'
PROPOSED
EXISTING
ONE-STORY RESIDENCE + BASEMENT
KUB SANITARY SEWER LINE
LOT 22
0.798 Acres
34764 Sq. Feet
BLUFF VIEW RD
CENTERLINE OF PAVING
N 25°04'20" W
200.42'
HOLLOWAY DR
CENTERLINE OF PAVING
SCALE: 1" = 20'
PAPER SIZE: ARCH D (24" x 36")
NOTES:

Addition Specs

Windows
Pella Impervia, Direct Set, Fixed Frame Rectangle, 72 X 40, White
Pella Impervia, Direct Set, Fixed Frame Rectangle, 48 X 54, White

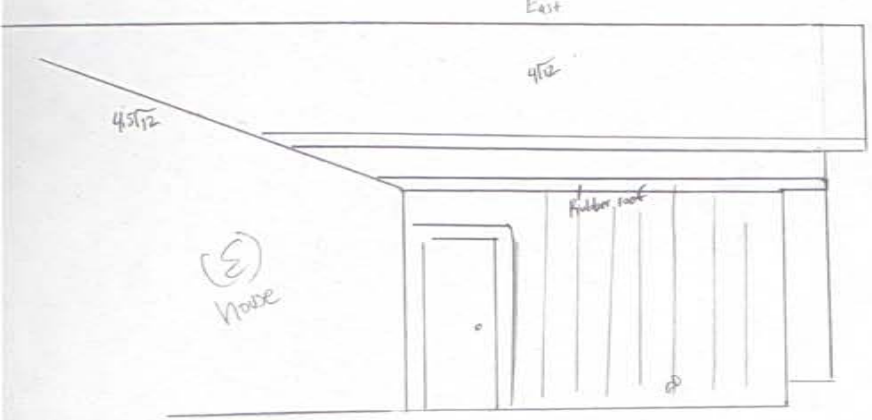
Doors
Pella Flush Glazed Full Light Fiberglass Entry Door, 36 X 80, White (back door)
36 X 80 Solid Vinyl Exterior Door (door to storage area in back)
32 X 80 Solid Vinyl Exterior Door (side door)

Siding
Board and batten – cedar

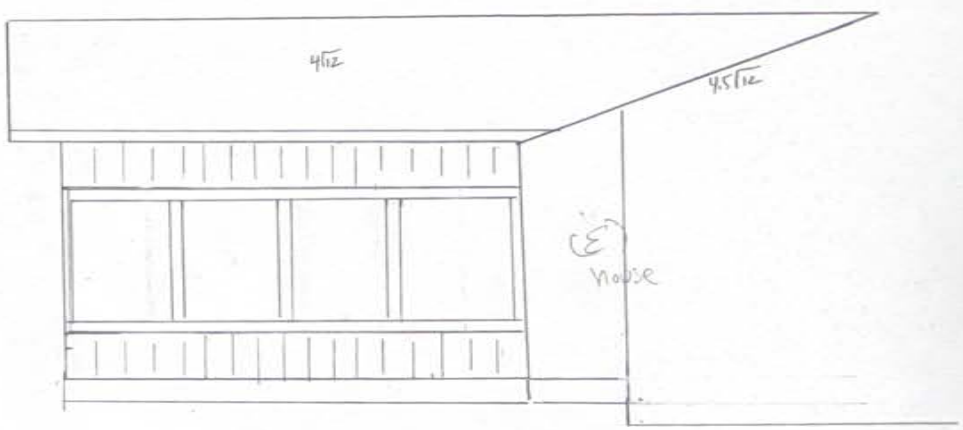
Roofing
Main roof – 4/12 slope – architectural asphalt shingles
Mud room roof – 1/12 slope – rubber

Addition Elevations

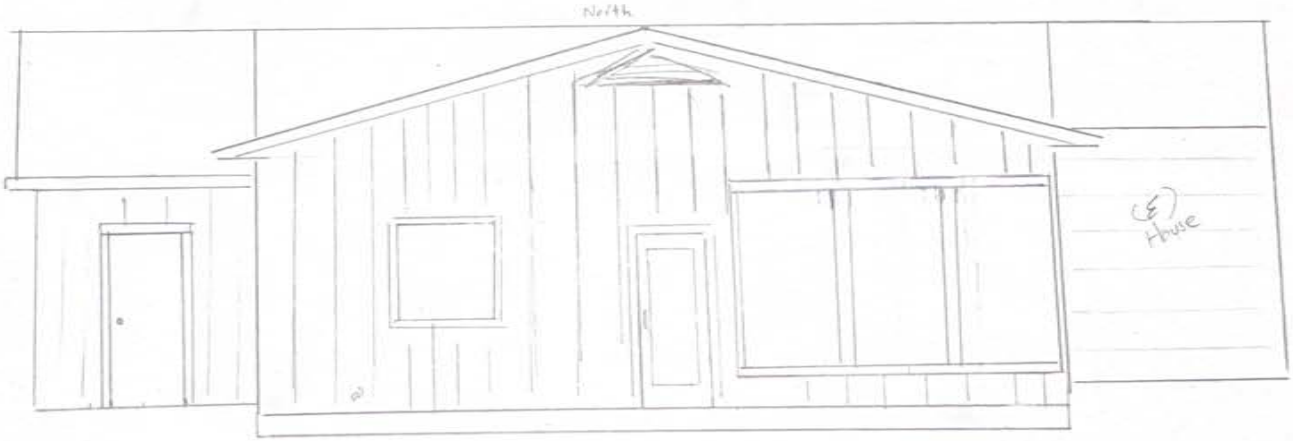
East



West



North

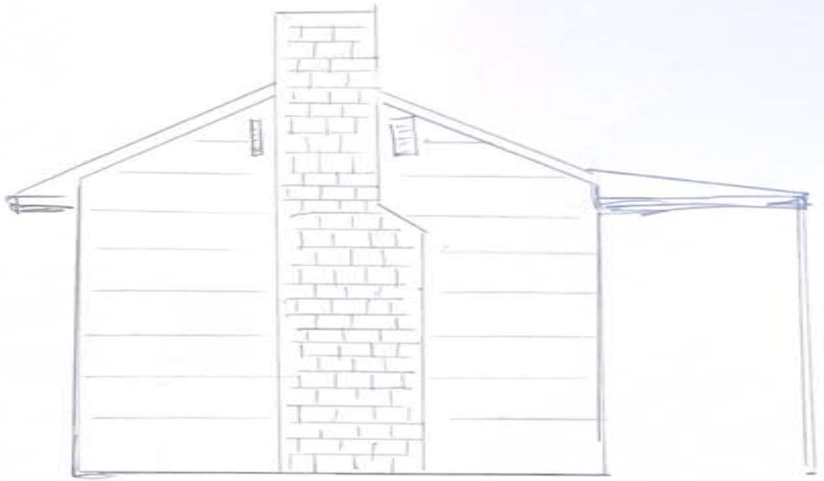


West Elevation

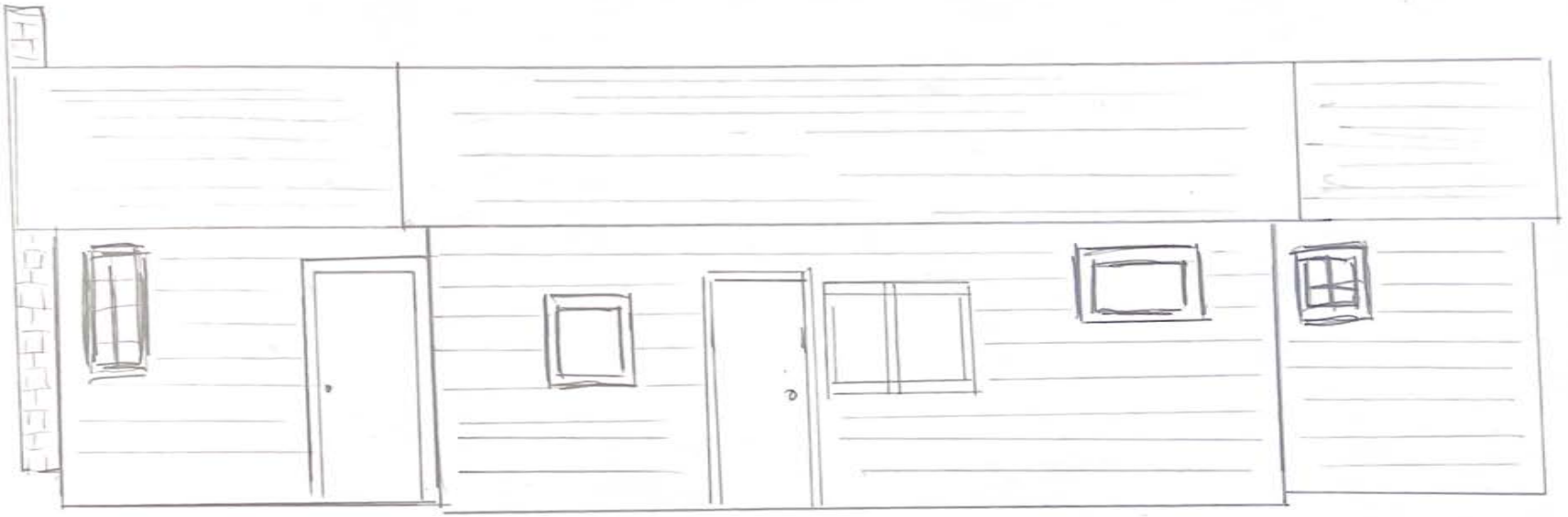
1/4" = 1'

East Elevation





North Elevation 1/4" = 1'



South Elevation 1/4" = 1'

