Staff Report

Knoxville Historic Zoning Commission

File Number: 11-C-26-HZ

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

Property Information

Location: 809 Wells Ave. **Parcel ID:** 81 L L 013
District: Fourth and Gill H
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: Modified Craftsman, c.1925

One-story frame residence with a side-gable roof and a projecting front-gable roof porch.

Staff Recommendation

Staff recommends approval of Certificate 11-C-26-HZ, subject to the following conditions: 1) meeting all relevant requirements of City Engineering and City Zoning; 2) the foundation should be clad in stucco, brick veener, or parge coated; and 3) final elevation drawings and finished structure to include window trim and projecting sills.

Description of Work

Level II Construction of Addition or Outbuilding

New accessory structure (accessory dwelling unit). Structure measures 24’ wide by 16’ deep and will be located at the rear of the property, set 16’ from the rear property line and 10’ from the right (east) side property line. The structure will feature a side-gable roof with a 5/12 pitch to reflect the primary house and 12” eave overhangs on each side. The exterior will be clad in a smooth-finished fiber cement lap siding with an 8” exposure to match the primary house, with smooth fiber cement corner boards and window/door trim. The application proposes double-hung wood windows and a Craftsman-style engineered wood door. The proposed foundation is painted concrete block.

Comments

1. 809 Wells Avenue is listed as a non-contributing resource to the Fourth and Gill National Register Historic district due to being “severely altered.” The house features a simple rectangular massing, a non-historic siding with a wide exposure, a projecting front-gable roof porch, and wide eave overhangs on the roofline.

2. The accessory building is proposed for the rear of the lot behind the primary house, which is appropriate within the guidelines. The setbacks and coverage remain within the requirements of the base zoning.

3. At one story tall, the accessory structure is secondary in height to the primary building. Both buildings are modest in overall scale and massing. As the property slopes towards the rear (north), the accessory structure will be minimally visible from the street.

4. The accessory structure will reflect the simple massing of the primary structure, along with the siding exposure, roofline, and eave overhangs. Smooth-finished fiber cement lap siding has been approved for new structures in the Fourth and Gill overlay. The proposed windows and door are compatible with the primary structure. The elevation drawings indicate window trim and projecting sills, which should be called out in final elevation drawings and installed. The foundation should be clad in stucco, brick veneer, or parge-coated to avoid exposed concrete block.

Applicable Design Guidelines

Fourth and Gill Design Guidelines, adopted by the Knoxville City Council on April 20, 1999 and June 29, 1999.

1. Buildings resembling servants' quarters or carriage houses, work buildings, or simple one story garages are appropriate to be constructed in the Fourth and Gill Historic District. Their size and construction should use materials that correspond to the original primary buildings on the lot.



HISTORIC ZONING COMMISSION

11-C-26-HZ

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

809 Wells Ave. 37917

Fourth and Gill H

Original Print Date: 10/29/2026

Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: John Wells

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: Addition of 400sqft ADU at the rear of the property matching the style of the prima

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

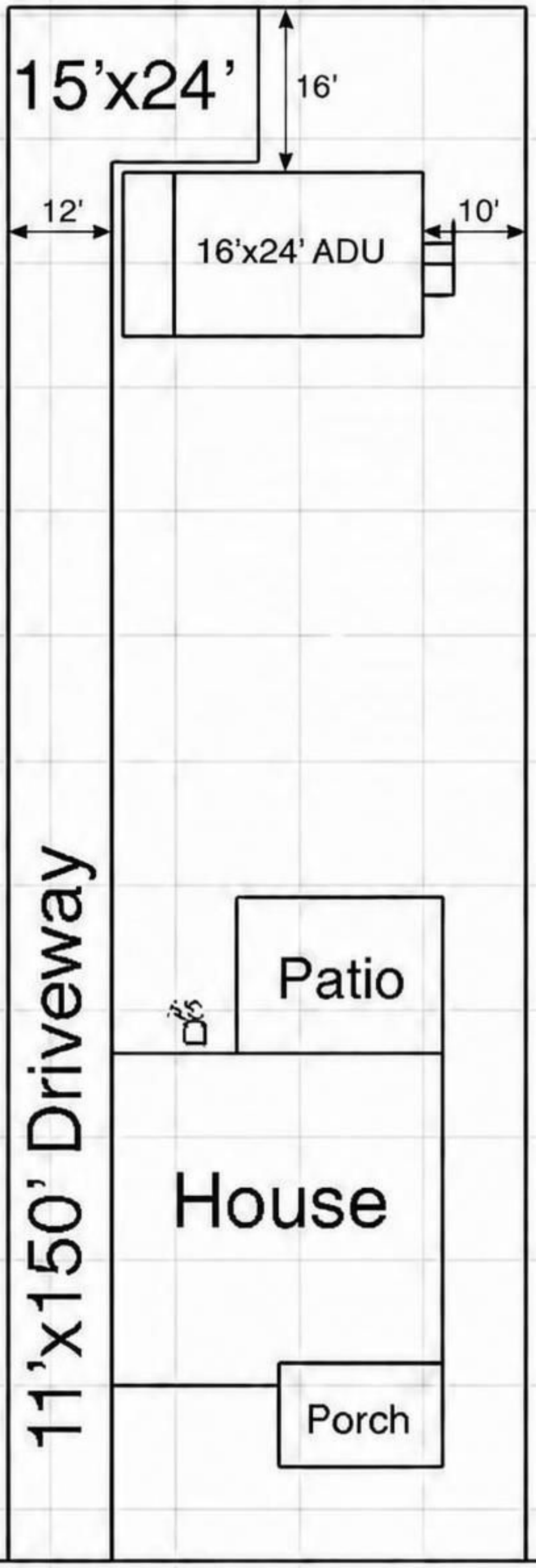
☐ Infill Housing Design Checklist

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:	



Wells Ave









Materials List and other details- 807 Wells Ave, Knoxville, TN 37917

- Roof Material
    - Asphalt shingle to match main house
- Roof Pitch
    - 5/12 roof pitch to maintain historical roofline appropriateness and match aesthetic of main house
- Information/Measurements on eave overhangs
    - 12” eave overhang on all sides
    - Gutters and downspouts on north and east sides of house
    - Hardie smooth cement fiber soffit panel to clad bottom of eave overhangs
- Siding Materials and Specs
    - Smooth Hardie Plank fiber cement lap siding with 8” exposure to match main house - https://www.homedepot.com/p/James-Hardie-Hardie-Plank-HZ10-8-in-x-144-in-Primed-Smooth-Fiber-Cement-Lap-Siding-9000002/30547742
    - Smooth Hardie fiber cement outside corner trim
    - Smooth Hardie trim for doors and windows
- Door Specs
    - 36” x 80” 4-Lite engineered wood door for front and rear door - https://www.homedepot.com/p/Krosswood-Doors-36-in-x-80-in-Right-Hand-4-Lite-Clear-Glass-Unfinished-Knotty-Alder-Wood-Front-Door-Kit-w-Quick-Assemble-Jamb-RTA-PE-KA-554-30-68-134-RH/333955079
- Window Material and Specs
    - 3 Pella 31 ½” x 45 ½” wood windows (2 front, 1 rear) - https://www.lowes.com/pd/Pella-Lifestyle-31-5-in-x-45-5-in-White-EnduraClad-Wood-New-Construction-Double-Hung-Window-Double-Pane-Glass/5016190981
    - 2 Pella 23 ½” x 37 ½” wood windows (1 north, 1 rear) - https://www.lowes.com/pd/Pella-Lifestyle-23-5-in-x-37-5-in-White-EnduraClad-Wood-New-Construction-Double-Hung-Window-Double-Pane-Glass/5016190973
- Foundation Cladding and Finish
    - 8” x 8” concrete block foundation painted to match main house
- Information on any railings or entry stoops that will be required for access to the front and rear doors
    - Standard wooden handrails on either side of basic wooden steps for both front and rear entrance