



Staff Report

Knoxville Historic Zoning Commission

File Number: 10-C-26-HZ

Meeting: 10/15/2026
Applicant: Joshua Henson
Owner: Clinch Development Group LLC

Property Information

Location: 1618 Clinch Ave. **Parcel ID:** 94 N H 013
District: Ft. Sanders NC
Zoning: O (Office)
Description: New construction, c.2026

Staff Recommendation

Staff recommends approval of Certificate 10-C-26-HZ as submitted.

Description of Work

Level II Major Repair or Replacement

After-the-fact review of modifications to approved COA (12-I-25-HZ); exterior chimney on the left side elevation was clad in stucco instead of brick as approved.

Comments

1. 1618 Clinch Avenue is a new building that was approved in December 2025 after the applicant demolished the historic structure.
 2. The conditions of the HZC's 12/18/2026 approval included "6) retaining details as depicted, including stucco foundation, window trim, door trim, roof trim, partial cornice returns, porch columns and architrave, brick chimney, and shake siding" and "allowing the chimney to be clad in face brick." City inspectors identified that the chimney was clad in stucco.
 3. As the condition of approval specified that details depicted in the approved drawings, including the brick chimney, must be retained, staff cannot approve changes after-the-fact.
 4. The previous chimney was also stuccoed. Both stucco-clad and brick chimneys meet the Fort Sanders design guidelines.
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Applicable Design Guidelines

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

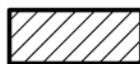
Clapboard, shingle, and brick were the main building materials in Fort Sanders. Stucco was occasionally used, typically in renovating house in the early part of the 20th century.

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

6. Materials that are not typical in pre-1940 construction should not be used. These include cinderblock, T-111 siding, and stone facing.



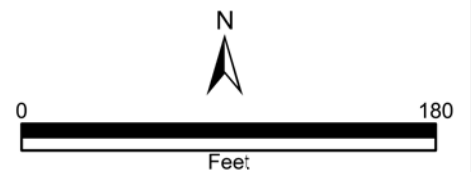
10-C-26-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



1618 Clinch Ave. 37916
Ft. Sanders NC

Original Print Date: 9/24/2026
Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Joshua Henson



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: Seeking to get stucco approved on chimney to match old existing building but in contrary to COA

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:

FEE 2:

FEE 3:

TOTAL:



Certificate of Appropriateness

Knoxville Historic Zoning Commission

File Number: 12-I-25-HZ

A Certificate of Appropriateness is hereby granted for the following property by the Knoxville Historic Zoning Commission:

Property Address: 1618 Clinch Ave.
Parcel ID: 94 N H 013
District: Ft. Sanders NC
Owner: Clinch Development Group LLC
Applicant: Brian Dennison, Goss Design/Development

Level of Work: Level III
Construction of New Primary Building

Work Items:

Description of Work:

New primary structure fronting Clinch Avenue. The three-story single-family house with a basement level measures 34'-6" wide by 46'-11" deep (not including porches) and is proposed to be set 28'-4" from the front lot line (14'-7" to porch), 5' from the west interior lot line, and 8'-3" from the east interior lot line. The site plan contains 5' of a 15' wide driveway shared with 1616 Clinch Avenue that is split by the east lot line. There is a concrete walkway at the center of the lot leading to the porch, another concrete walkway and retaining wall (material unspecified) in the front yard near the west lot line, and a rear deck with a small access ramp.

The building features a 9/12 pitch side-gable roof clad in asphalt shingles, with a front-gable massing flush with the plane of the façade and two shed-roof massings on the rear elevation; it is detailed with 1' eave overhangs and partial cornice returns on the gable fields. It will be clad in fiber cement shake siding with cornerboards and trim, and it will rest on a raised stuccoed block foundation. The design features a 9'-9" deep projecting front porch centered on the façade recessed under a flat roof with a Tuscan-order entablature and supported by two square columns clad in shakes and two pilasters that extend above the roof (size unspecified).

The three bay façade features two bays of paired 9/1 windows flanking the quarter-lite paneled entrance on the first story, and the second story features two bays of 9/1 windows flanking three grouped 1/1 windows and a full-lite window in the gable field. The left (east) elevation features three 1/1 windows on the basement level, two and two pairs of 1/1 windows on the first story, three 9/1 windows on the second story, two 1/1 windows on the third story, and a brick chimney. The right (west) elevation features a single-light casement and two 9/1 windows on the basement level, one and a pair of 9/1 windows on the first story, two 9/1 and paired fixed windows on the second story, and one and a pair of 1/1 windows on the third story. The rear elevation features four 1/1 windows and a secondary entrance on the basement level, four grouped 1/1 windows and one 1/1 window on the first story, three 1/1 windows on the second story, and four 1/1 windows on the third story shed roof massing. All windows feature trim and projecting sills.

Conditions of approval per 12/18/25 HZC meeting:

1) final site plan to meet City Engineering standards, with minor revisions to be approved by staff;

- 2) the retaining wall be made from poured concrete to match the existing retaining wall;
- 3) meeting all applicable standards of the Zoning code and building codes, with minor revisions to be approved by staff;
- 4) planting a shade tree in the front yard;
- 5) all siding is to be shake-style, as depicted on the exterior elevations;
- 6) retaining details as depicted, including stucco foundation, window trim, door trim, roof trim, partial cornice returns, porch columns and architrave, brick chimney, and shake siding; and
- 7) allowing the chimney to be clad in face brick.

Administrative approval of change, 4/28/26: front setback revised to 38' to the main massing, aligned with adjacent historic house.

Action: Approved with Conditions

Certified By: Lindsay Lanois

Date Certified: 4/28/2026

COA Expiration Date (3 years): 4/27/2029

This Certificate Is Not A Building Permit

To obtain a building permit, drawings stamped as approved by the Historic Zoning Commission (HZC) staff must be submitted along with this Certificate of Appropriateness to the City of Knoxville Plans Review and Inspections Department or the Knox County Codes Administration Department, as appropriate. Any deviation from the drawings and written conditions approved by the HZC will require subsequent review and approval by the HZC or its staff.

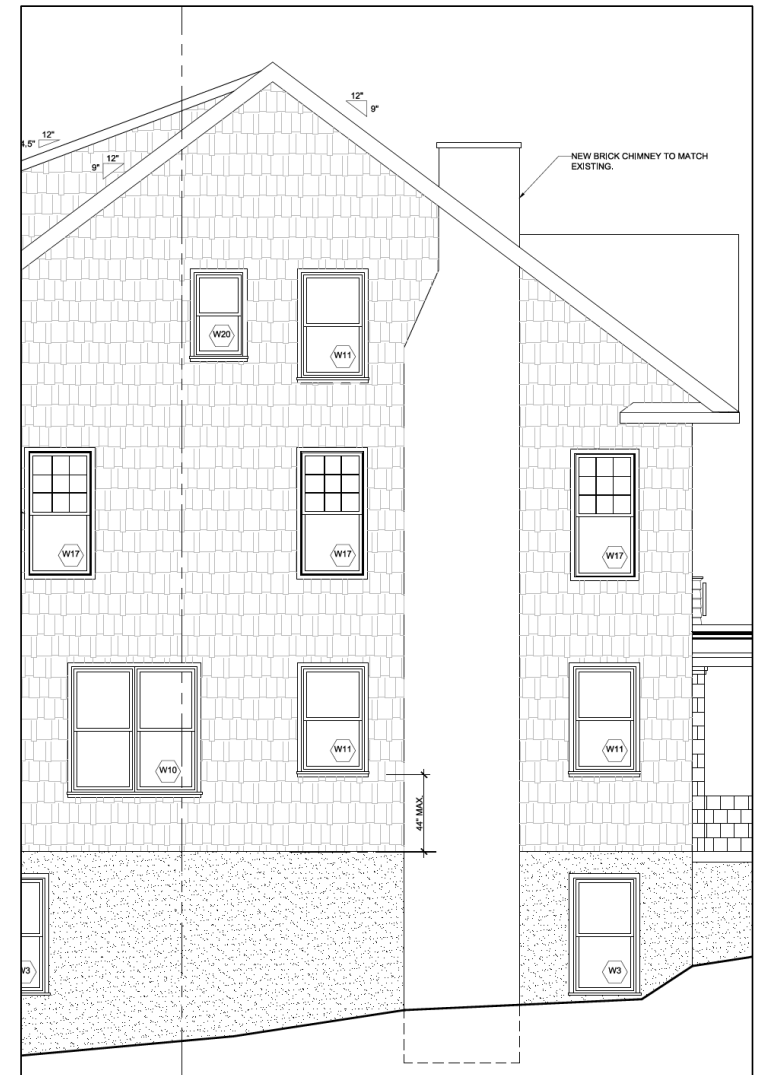
Contact the appropriate building inspections office for permit requirements:

City of Knoxville Development Services: 865-215-2992 or 865-215-2991

Knox County Building Codes Administration: 865-215-2325



Previous house and chimney



Approved drawings



Chimney as built