

Meeting: 10/15/2026
Applicant: Sean Martin
Owner: Katie & Matt Williams

Property Information

Location: 305 E. Scott Ave. **Parcel ID:** 81 L R 027
District: Old North Knoxville H
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: Queen Anne, 1892

Two story frame with wide board weatherboard wall covering. Hip roof with lower cross gables, asphalt shingle covering, dentils at eaves. Two story wrap around front and side porch with turned wood balustrade, paired wood square posts with Corinthian capitals on wood piers on first and second stories. One story projecting bay on south elevation. Two interior offset brick chimneys.

Staff Recommendation

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

Description of Work

Level II Construction of Addition or Outbuilding

Revisions to previously approved addition (second-story addition was approved by the HZC in April 2026 as 4-F-26-HZ). A small dormer at the rear right (internal) corner of the roofline will feature roofing, trim, shingle siding, and windows to reflect the previously approved addition.

Comments

1. 305 E. Scott Avenue is a contributing resource to the National Register district and the local overlay. The second-story addition was approved by the HZC in April 2026.
 2. The proposed dormer will be located on an internal corner of the new roofline and will not be visible from the street.
 3. The dormer's materials and design are compatible with the original house and the new addition.
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Applicable Design Guidelines

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

L. Additions

1. Locate exterior additions at the rear of or on an inconspicuous side of a historic building, limiting the size and scale

in relationship to the historic building, and using appropriate proportions.

2. Design new additions so that it is clear what is historic and what is new.

3. Consider the attached exterior addition both in terms of the new use and the appearance of other buildings in the historic district. Additions shall be distinguishable from the historic building, but shall be compatible in terms of mass, materials, size, texture, and scale. Additions shall be designed so they can be removed without destroying the form of the historic building.

4. New additions should not be visible from streets.

6. Do not cause a loss of historic character through a new addition.

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: This is a revision and update to COA 4-F-26-HZ, which was approved by the Historic Zoning Commission in April 2026. All images and design information from that COA remain valid and will be built as approved. This application asks to add a small dormer on the northeast side of the roof of the addition (it won't be visible from either street). Dormer will have cedar shingles and trim to match the house.

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:



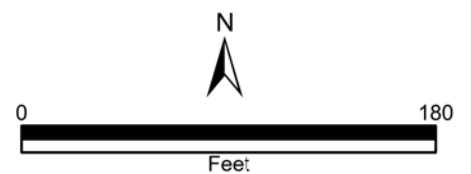
10-D-26-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



305 E. Scott Ave. 37917
Old North Knoxville H

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

Petitioner: Sean Martin



ENLARGED VIEW OF NEW GABLE & DORMER

