Staff Report

Knoxville Historic Zoning Commission

File Number: 6-E-26-HZ

Meeting: 8/20/2026

Applicant: Allison Peek

Owner: The Chic Peek LLC

Property Information

Location: 720 Scenic Dr. **Parcel ID:** 107 M E 038

District: Scenic Drive NC

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

Description: Neoclassical, 1929

Two-story frame residence with a side-gable roof clad in asphalt shingles, an exterior of brick veneer, and a centrally-located gabled portico with partial cornice returns.

Staff Recommendation

Staff recommends denial of Certificate 6-E-26-HZ. To approve the front driveway, the HZC should define the specific site circumstances that make this an extraordinary case.

Description of Work

Level II Major Repair or Replacement

New circular driveway in front yard. Driveway extends south from existing side driveway and wraps around front yard, revised to measure approximately 10’ wide and set 8’-6” from the house’s façade at the closest point.

Comments

1. 720 Scenic Drive is a contributing resource to the Scenic Drive Neighborhood Conservation overlay.

2. The property currently features an approximately 15’ wide driveway on the north (left) side of the property, that extends approximately 110’ along the left side of the house, towards an existing garage. City inspectors visited the site in early May after gravel was poured in the front yard to prepare for the circular driveway, without a permit or COA.

3. The design guidelines state that “parking pads and circular driveways should not be placed in the front yard excep in extraordinary cases where a driveway to the rear of a property is impractical or unsafe.” There is a driveway and sufficient parking, which is not near any other major intersections on Scenic Drive, and the property is relatively flat. The driveway is considered an existing condition which would be able to remain the same.

4. Placing a new circular driveway in the front of the house will result in the majority of the front yard serving as paved parking, which detracts from the “lawns, plantings, and semi-wooded areas that are essential to maintaining” the overlay. The new circular driveway will be close to Scenic Drive and very visible from the street. A new circular

driveway in the front yard does not meet the guidelines.

5. The application was postponed by the HZC at the June 2026 meeting to allow for further input from City Engineering. Scenic Drive is classified as a minor collector, and the subdivision regulations require new parking and driveways on collector streets to have a vehicular turnaround on the lot in order to eliminate backing out into the street. Engineering has stated a turnaround is required and the circular driveway would satisfy the requirement. The current driveway is considered an existing condition which would be allowed to remain as is.

6. The application was postponed by the HZC at the July 2026 meeting to allow the applicant to provide further documentation of the site, including photos, an accurate scaled and dimensioned site plan, and documentation of the infeasibility of using the existing rear turnaround behind the house. The applicants have provided photos of existing conditions behind the house, a site plan with minor revisions to driveway width and landscaping, and AI-generated renderings of the house and lot.

7. The applicants have not provided sufficient evidence to support the request for a new circular driveway and front yard parking and depict this property as an “extraordinary case” (from the guidelines for site design). While the HZC is not a precedent-setting body and each case is reviewed based on its own unique circumstances, approving a new circular driveway (partially after-the-fact) based on applicants’ personal preference will set a pattern of disregarding the design guidelines developed by those who lived within the overlay area. To approve the front driveway, the HZC should define the specific site circumstances that make this an extraordinary case. Should residents prefer to allow circular driveways moving forward, Planning staff would recommend updating the design guidelines to reflect current desires and conditions.

Applicable Design Guidelines

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

2. Parking pads and circular driveways should not be placed in the front yard except in extraordinary cases where a driveway to the rear of the property is impractical or unsafe. In those cases, a small parking area may be constructed pervious paving material is encouraged and landscaping should conceal the parking area from the street.

6. When driveways are constructed, they should be as narrow as possible.

HISTORIC ZONING COMMISSION

6-E-26-HZ

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

720 Scenic Dr. 37917

Scenic Drive NC

Original Print Date: 6/2/2026

Knoxville/Knox County Planning -- Historic Zoning Commission

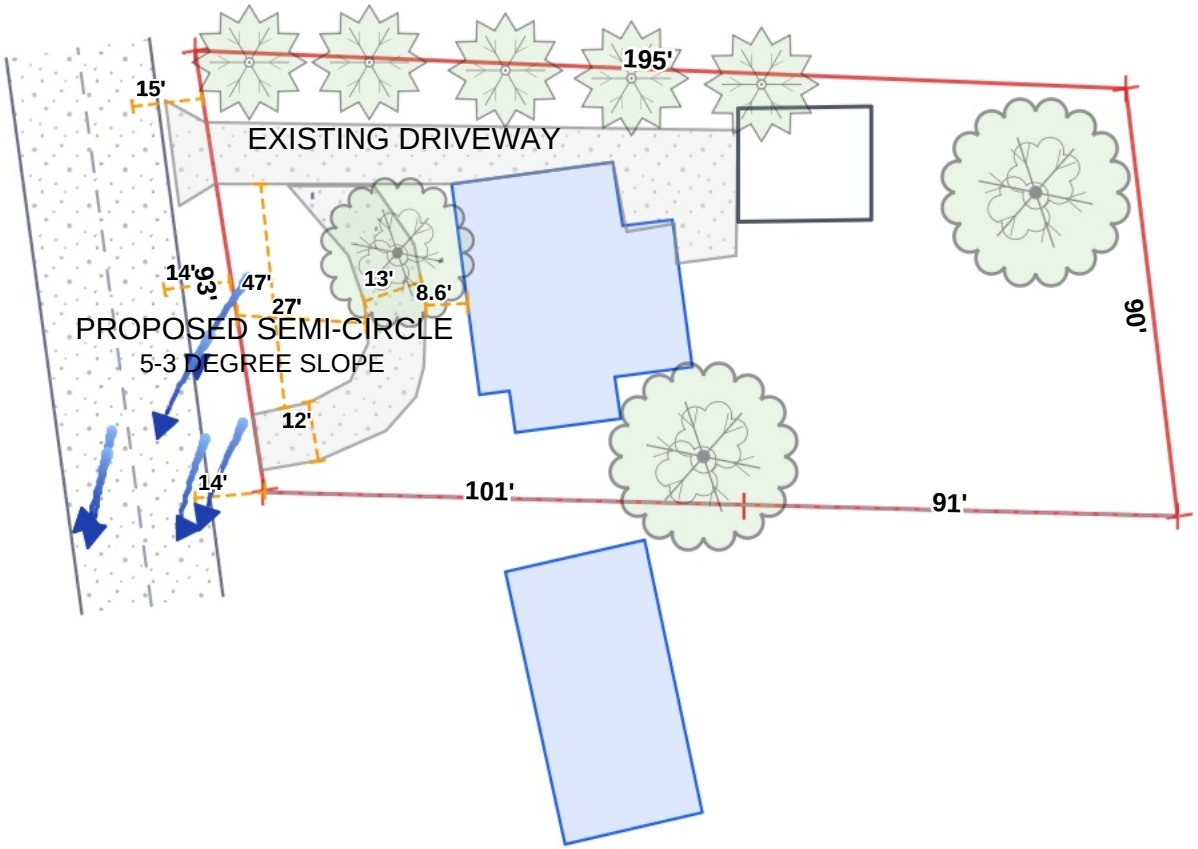
Petitioner: Allison Peek

N

0 180

Feet

N
195'
EXISTING DRIVEWAY
12'
6.5'
15'
15'
93'
90'
40'
10'
26'
8.6'
10'
PROPOSED Semi-Circular
Safety Driveway
5-3 DEGREE SLOPE
192'
930'
192'
101'
91'
935'
925'
940'
Street View
Leaflet



SITE PLAN

720 Scenic Dr
Knoxville
TN

Property Info
APN: 107ME038
Zoning: --
Lot Size: 0.41 acres

Scale: 1" = 40'

0 20' 40'

Geographic information and data shown are for general reference only and are derived from public and private sources believed to be reliable. This is not a land survey and is not a replacement for a land survey.

720 SCENIC DRIVE

KNOXVILLE, TN

SITE PLAN

LEGEND

- EXISTING TREE
- ORNAMENTAL TREE
- EVERGREEN HEDGE
- SHRUBS / PLANTING BEDS
- GRAVEL DRIVEWAY
- LAWN

NOTES

- NEW SEMI-CIRCULAR SAFETY DRIVEWAY CONNECTS TO EXISTING STRAIGHT DRIVEWAY AND PROVIDES ADDITIONAL ACCESS/EGRESS TO SCENIC DRIVE.
- LANDSCAPING PROVIDES PRIVACY, STRUCTURE, AND ENHANCES THE ENTRANCE.

SCALE: 1" = 20'

0' 20' 40' 60'

N

April 2026

June 2026

April 2026

128
129
130
131
132
133