

Meeting: 9/17/2026
Applicant: Sean Giacomini
Owner: Thigpen Joseph E & Lee Bug Properties LLP

Property Information

Location: 1407 Grainger Ave. **Parcel ID:** 82 I A 027
District: Old North Knoxville H
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: Craftsman, c.1920

1.5-story frame residence with a side-gable roof clad in asphalt shingles, an exterior of brick veneer, and a brick foundation. Full-length porch supported by brick piers.

Staff Recommendation

Staff recommends approval of Certificate 9-D-26-HZ as submitted.

Description of Work

Level II Major Repair or Replacement

New deck on rear elevation of house. Deck measures 16' by 12' and will be located 12' above grade. Deck will feature square wood posts with a metal "hogwire" lattice panel guardrail.

Additional exterior rehabilitation scopes include replacement of existing asphalt shingle roof and replacement of existing soffit in-kind.

Comments

1. 1407 Grainger Ave is a contributing resource to the Old North Knoxville local historic overlay.
2. The deck's proposed placement and wood materials meet the design guidelines and are compatible with the primary house. The deck will not be visible from the right-of-way. The deck could be removed without effect on the historic house.
3. Decks that are not visible from the primary street, meet the guidelines for placement and materials, and use vertical pickets set into the top and bottom rails are approved administratively. This deck proposes a "hog wire mesh" railing which does not meet the guidelines as "vertical pickets." Comparable contemporary deck materials (such as horizontal metal wire and metal railings) have been approved by the HZC on new decks that are not visible from the street. A larger new deck with a uniquely-shaped stair access and horizontal metal railing was approved by the HZC at the adjacent property in August 2026.

4. The proposed exterior rehabilitation scopes are appropriate within the guidelines. Any other exterior scopes of work would require further review by the HZC or staff.

Applicable Design Guidelines

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

Porches

2. Design elements to be included in any new porch design must include tongue and groove wood floors, beadboard ceilings, wood posts and/or columns and sawn and turned wood trim when appropriate. If balustrades are required, they must be designed with spindles set into the top and bottom rails.



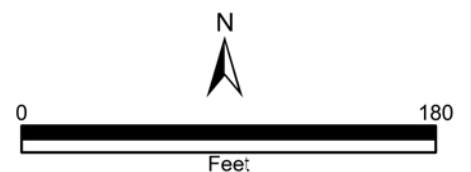
9-D-26-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



1407 Grainger Ave. 37917
 Old North Knoxville H

Original Print Date: 8/26/2026
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Sean Giacomini



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: Replace Asphalt Shingles with New Shingles, Repair or replace Soffit with wood or historically appropriate materials, Add 16' x 12' porch to rear of house. Porch was originally present but no longer there. Ledger board is all that remains. Paint and other

Level 1: repairs as needed.

- ☐ 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:

INFILL HOUSING

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:

STAFF USE ONLY

1407 Grainger Ave
Knoxville TN 37920
Riverview Excavating LLC

Existing 3 story
Single family home

Property
line

Driveway

Property
line

New proposed
16'x12' Deck
(Uncovered)
See details.

10'

16'

50+'

16' x 12' CODE-COMPLIANT DECK

BUILT TO IRC 2021 STANDARDS

IRC 2021 CODE SUMMARY

- Deck designed per IRC Section R507
- 40 PSF Live Load
- 10 PSF Dead Load
- Guard height: 38" min.
- Infill: Hog Wire Mesh, 4"x4" grid max opening.
- Handrail height: 34"-38"
- Post height: 12" max. (from grade)
- Footings below frost depth
- Proper flashing at ledger
- Proper lateral connections
- Corrosion-resistant fasteners

DECK SPECIFICATIONS

- Deck Size: 16' Wide x 12' Deep
- Height: 12' to Grade
- Ledger Beard: 2x ledger with staggered
- Joists: 2x10 @ 16" o.c.
- Posts: 6x6 PT
- Footings: 12" dis. concrete piers below frost depth
- Stair: 36" wide with handrails and guardrails



Note: Always check local building codes and obtain necessary permits.

LEDGER CONNECTION



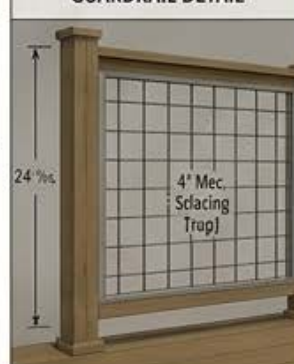
POST TO BEAM CONNECTION



POST TO FOOTING



GUARDRAIL DETAIL



GUARDRAIL END TERMINATION DETAIL

