

**Meeting:** 6/16/2021  
**Applicant:** Mark Violette  
**Owner:** Alexander Violette

---

## Property Information

**Location:** 808 Hiwassee Ave. **Parcel ID** 81 C B 023  
**Zoning:** RN-2 (Single-Family Residential Neighborhood)  
**District:** Oakwood/Lincoln Park Infill Housing Overlay District

---

## Description of Work

Level II Additions Visible from the Primary Street

After-the-fact review of a two-story rear addition. Addition was constructed without permits or COA between 2018 and 2020. Rear addition modified an existing shed-roof, one-story section on the rear corner (southeast), adding a flat-roof, second-story section above. The flat roof addition extends to the center of the original hipped-roof pitch. The rear addition features a flat roof clad in asphalt shingles, an exterior of Hardie board-and-batten siding, and a stuccoed foundation. On the upper stories and side elevations, there are one-over-one, vinyl windows. Two, two-light fixed windows are located on the rear elevation.

---

## Applicable Design Guidelines

Heart of Knoxville Infill Housing Design Guidelines

### 9. Additions

- In making an addition, exterior covering and roof materials, doors, and windows should be selected that are like those original to the house.
- If replacement is necessary, new windows and doors should be in keeping with the style and openings of the original design.
- Additions should be made to the rear or side of the house. Taller additions should be made to the rear of the house to keep the original scale of the front façade consistent with original houses on the block.
- The roofline and roofing materials should complement the original house.
- The open appearance of front porches should be maintained.

### 6. Windows and Doors

- When constructing new houses, the windows and door styles should be similar to the original or historic houses on the block.
  - To respect the privacy of adjacent properties, consider the placement of side windows and doors.
  - The windows and doors on the front façade of an infill house should be located in similar proportion and position as the original houses on the block.
  - Attention should be paid to window placement and the ratio of solid (the wall) to void (the window and door openings).
  - Contemporary windows such as "picture windows" should not be used in pre-World War II neighborhoods.
-

## 8. Siding Materials

- Clapboard-like materials should be used in constructing new housing where painted wood siding was traditionally used.
  - Brick, wood shingle, and other less common material may be appropriate in some older neighborhoods, particularly those with a mix of architectural styles.
  - Faced stone, vertical siding, and other non-historic materials should not be used in building new houses.
- 

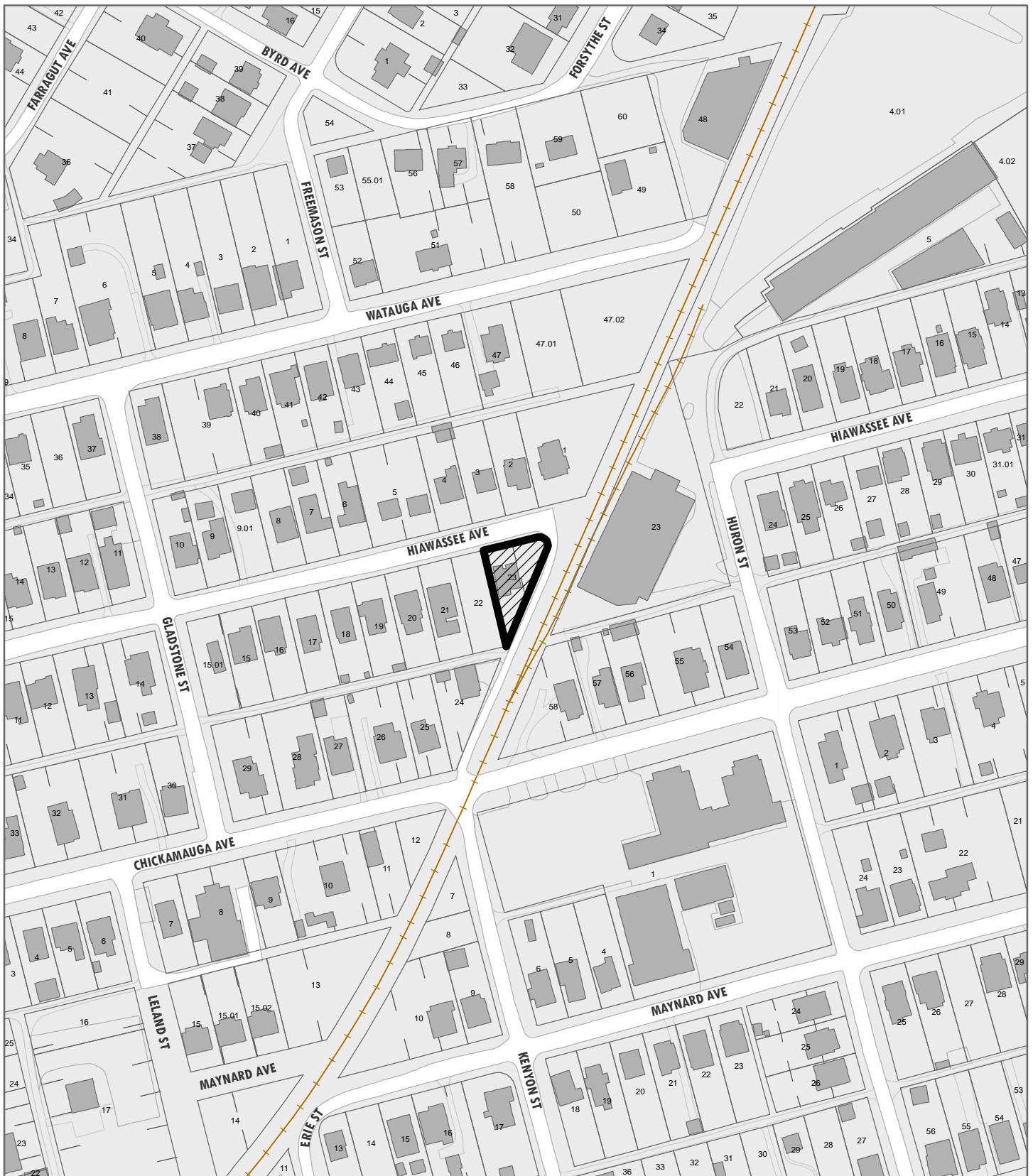
## Comments

1. Review of this project is significantly after-the-fact. The addition has been in progress since March 2018 and was fully constructed by February 2020. City Plans Review and Inspections staff identified the project and required the applicant to apply for building permits after-the-fact, which also requires an Infill Housing COA.
  2. The design guidelines recommend that "additions should be made to the rear or side of the house. Taller additions should be made to the rear of the house to keep the original scale of the front façade consistent with original houses on the block." The second-story addition is located on the rear of the house and does maintain the original scale and design of the house's façade.
  3. The addition's materials are somewhat compatible with the original house, as the addition was completed as part of a broader exterior rehabilitation project which integrated new one-over-one, vinyl windows, installation of Hardie board-and-batten siding on the façade, and a stuccoed foundation.
  4. Guidelines note that additions' rooflines should complement the original house. The flat-roof addition and its connection with the original hipped roofline does not complement the original house.
  5. The house is adjoined by Kenyon Street, the railroad, and then industrial development to the immediate east/southeast, before reaching the rear property lines of several houses fronting Chickamauga Avenue. The adjacent section of Kenyon is not a highly trafficked street. While the second-story, flat-roof addition does not complement the original roofline or proportions of the house, the addition will remain minimally visible from the right-of-way and will not have a detrimental effect on the overall character of this block of Hiawasse Avenue.
  6. Final specifications of rear corner access stoops and decks should be submitted to staff for approval.
- 

## Recommendation

Staff recommends approval of Certificate 6-F-21-IH, recognizing the significantly after-the-fact nature of the Infill Housing review and the addition's location on a minimally-visible corner of a property line fronting the railroad and other non-character-defining properties, with the following condition:

- 1) Specifications for two rear corner access stoops or decks be submitted to staff for approval.



**6-F-21-IH**

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

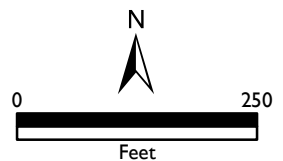
Applicant: Mark Violette

**INFILL  
HOUSING  
REVIEW  
BOARD**



808 Hiwassee Ave.  
Oakwood/Lincoln Park Infill Housing Overlay  
District

Original Print Date: 6/7/2021  
Revised:  
Knoxville/Knox County Planning - Infill Housing Design Review Committee





# DESIGN REVIEW REQUEST

- DOWNTOWN DESIGN (DK)
- HISTORIC ZONING (H)
- INFILL HOUSING (IH)

Applicant *Mark Violette*

Date Filed *5/28/21*

Meeting Date (if applicable) *June 16 2021*

File Number(s) *6-F-21-1H*

## CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Owner
- Contractor
- Engineer
- Architect/Landscape Architect

Name *Mark Violette*

Company

Address *2126 Berrywood Dr.*

City *Knoxville TN*

State *37932*

Phone *865-679-9403*

Email

*markviolette@gmail.com*

## CURRENT PROPERTY INFO

Owner Name (if different from applicant) *Alexander Violette*

Owner Address *2126 Berrywood Dr*

Owner Phone *965-679-940*

Property Address *808 Hiawussee Ave.*

Parcel ID *081CB023*

Neighborhood *Lincoln Park*

Zoning *Residential*

## AUTHORIZATION

  
Staff Signature

*Marc Payne*  
Please Print

*5/28/2021*  
Date

  
Applicant Signature

*Mark Violette*  
Please Print

*5/28/21*  
Date

# 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: \_\_\_\_\_

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: *Add second floor space using original foot print*

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:

*\$100.00*

FEE 3:

*—*

*—*

*\$100.00*

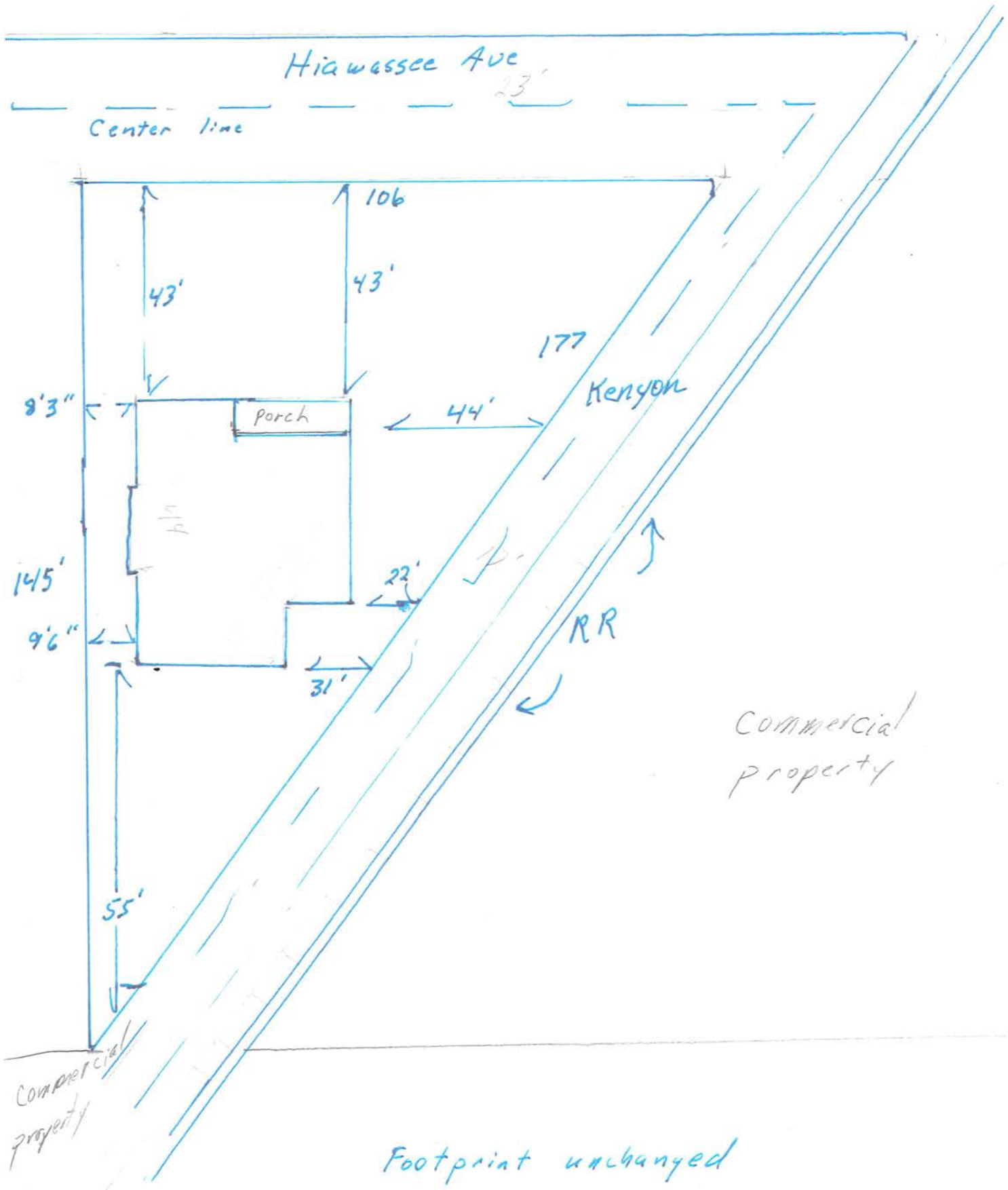
## Mechanical Improvements

808 Hiawassee Ave

Knoxville, Tn

1. Interior wall plaster and lathes to be removed to studs.
2. Spray foam insulation to be applied to exterior walls 2" thick to create energy envelope.
3. All existing electrical wiring to be removed and replaced.
4. New 225 amp breaker panel to be installed.
5. All existing plumbing lines to be removed and replaced.
6. HVAC system to be removed and replaced with 4 ton GEO-THERMAL system .
7. All bath areas to have new fixtures, tile, and valves.
8. ~~Exterior wall studs to be furred out to allow for additional R-13 insulation in addition to the foam.~~
9. Hardwood floors to be refinished.
10. Existing attic area to be finished for living space.
11. Roof rafters to be supported with knee walls and additional rafters.
- 12 Existing roof shingles removed, sheathing repaired, and new Asphalt , 30 year dimensional shingles installed.
13. All windows to be replaced with energy star rated vinyl windows.
14. Exterior siding and trim to be repaired and painted.
15. Foundation to be repaired , stuccoed, and painted to meet code.





Footprint unchanged

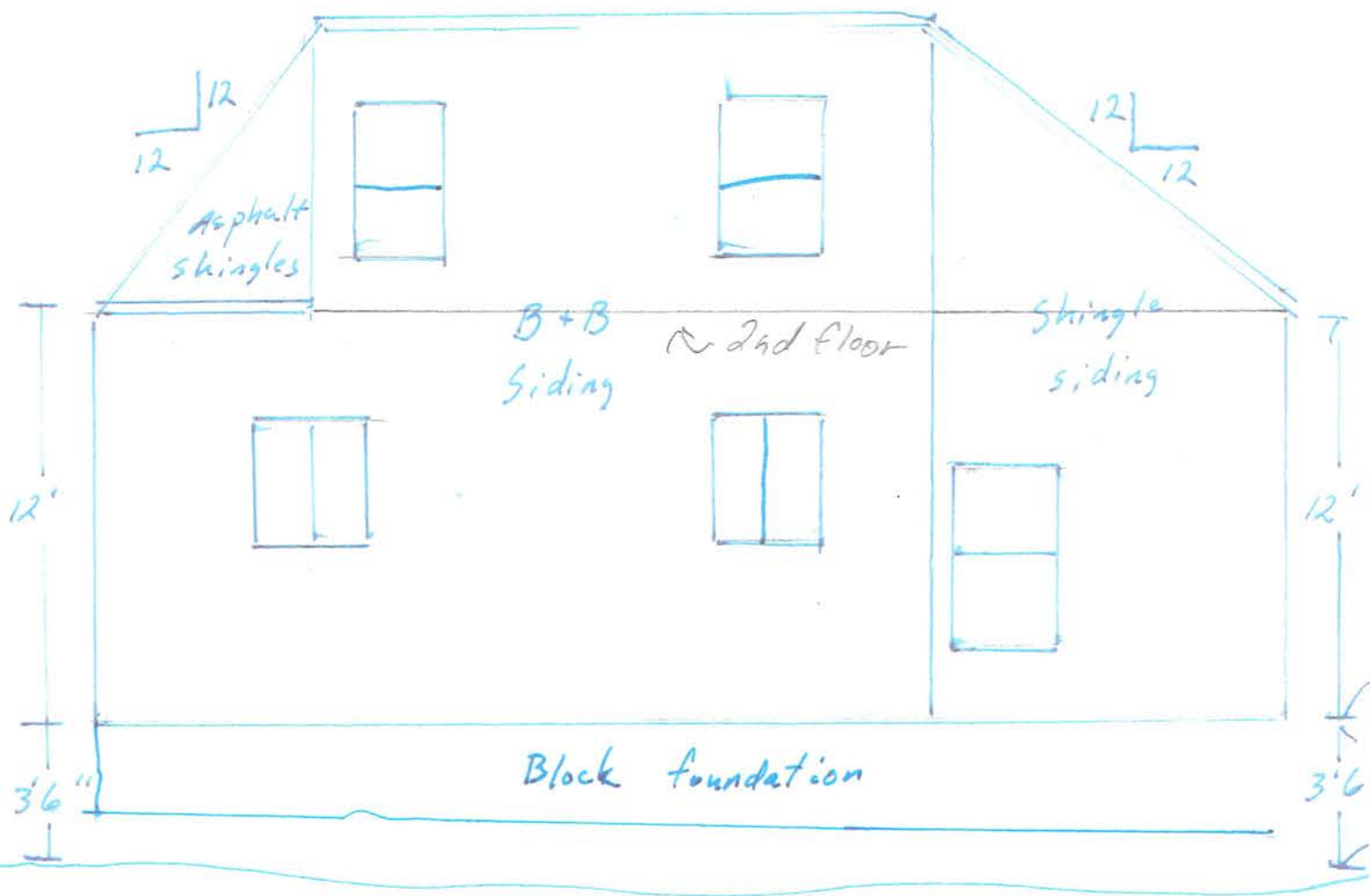
808 Hiawasse Ave

808 Hiawasse  
Front Elevation



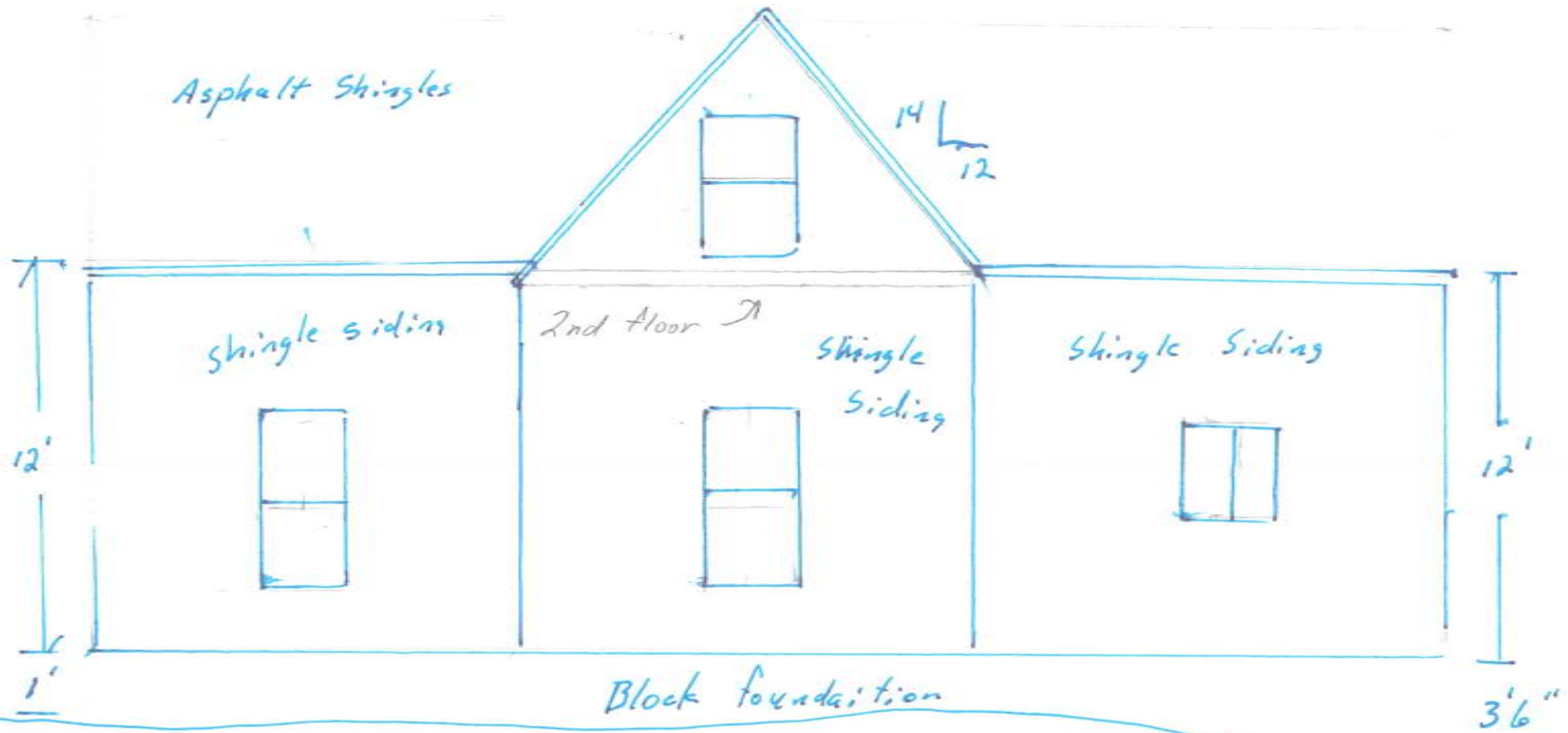
Original Front door (2 panel)  
Original style window casing & size



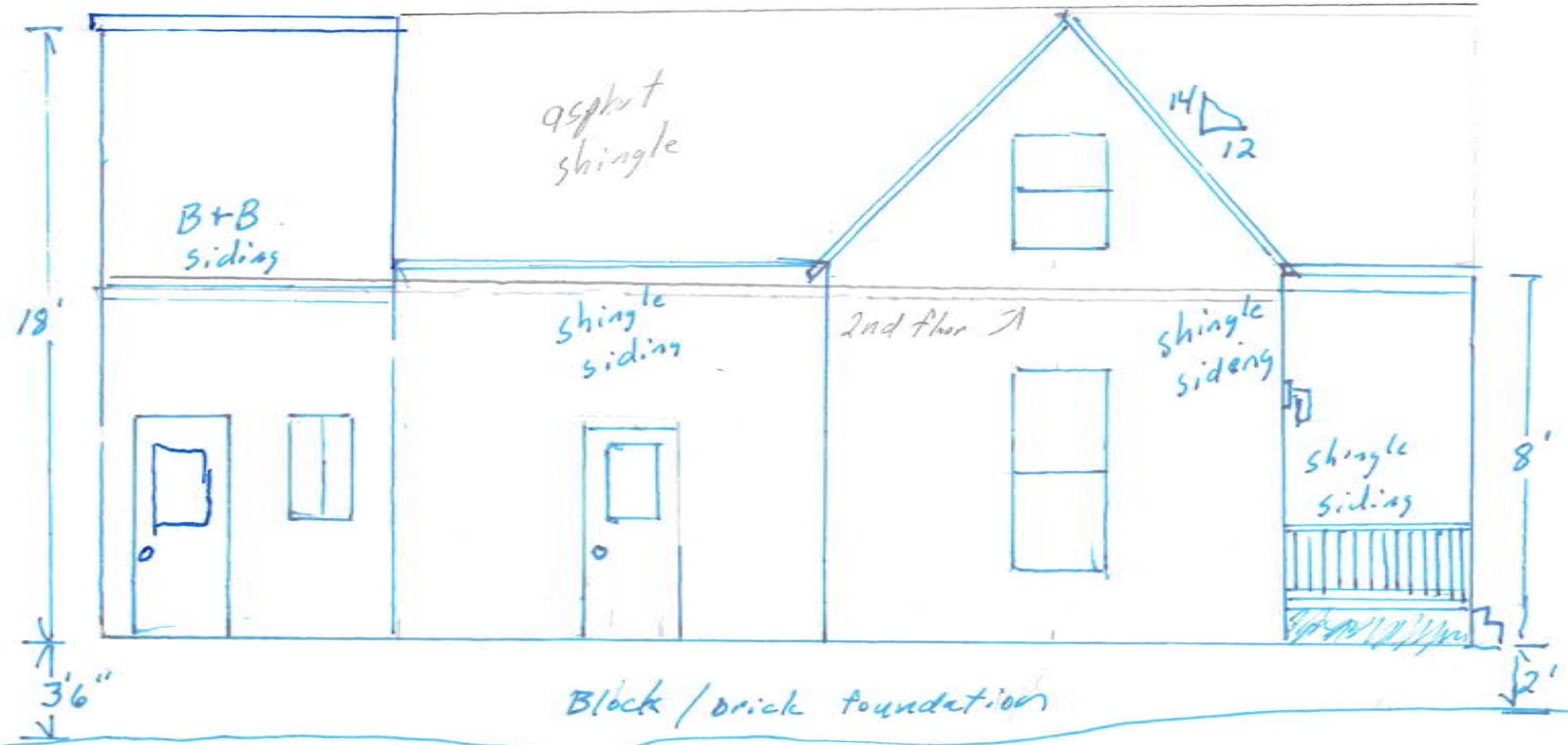


Back Elevation

~~Left~~  
Right Elevation



50



Left Elevation  
808 Hiawasse



Photos pre-rehabilitation, submitted by applicant





Photos of rear addition, submitted by applicant





Visibility of addition from Atlantic Ave,  
photos taken by staff