

File Number: 5-C-25-IH

**Meeting:** 5/21/2025  
**Applicant:** Jessalyn Friske Remnant Architecture PLLC  
**Owner:** Ashley and Clint Coleman  
**District:** Edgewood Park Infill Housing Overlay District

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### Property Information

**Location:** 3124 Clearview St. **Parcel ID:** 70 P A 014  
**Zoning:** RN-2 (Single-Family Residential Neighborhood)  
**Description:**  
Addition.

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### Description of Work

Level II Addition Visible from the Primary Street

New rear addition and deck. One-story addition projects from the rear elevation (east) and has an L-shape, with a 14' wide by 10' deep section flush with the house that expands to a 22' wide by 14'-8" deep section, totaling in 459 sq ft. A 13'-9" wide by 10' deep deck will be installed flush with the rear elevation, in the corner of the addition, and it will be accessed via the existing secondary entrance. The existing sunroom and deck will be removed to make room for the addition. The addition will feature a cross-gable roof (4/12 pitch) clad in asphalt shingles that will be lower in height than the existing roofline, an exterior of lap siding, and a block foundation clad in stucco. The left elevation (north) will feature the wood deck with stairs and a metal railing, a 6-lite transom window, and a decorative gable vent to match the existing. The right elevation (south) will feature two 3/1 double-hung windows, a 6-lite transom window, and a gable vent. The rear (east) elevation will feature three 3/1 double-hung windows.

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### 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 like those original to the house.
  - 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 other houses on the block.
  - The roofline and roofing materials should complement the original house.
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### Comments

1. Under the Infill Housing overlay, the DRB reviews additions visible from the primary street. The proposed addition will be visible from Clearview Street and from Nickerson Avenue, the side street.

2. The addition is proposed for the rear of the house, which meets design guidelines for placement.
  3. Guidelines recommend that exterior cladding, roof materials, doors, and windows should be compatible with those on the existing house. The proposed in-kind lap siding, asphalt shingles, and 3/1 double-hung windows reflect the existing house and the guidelines. While the transom windows and the stucco-clad foundation are not present on the existing house, they are compatible with the overall design and meet the guidelines.
  4. Guidelines recommend that the roof line and roofing materials complement the original house. The cross-gable roof form is compatible with the existing house. The addition is recessed below the primary roofline with a lower pitch, which demarcates it as an addition, and it will have the same height as the massing projecting from the façade, with the gable fields matching the height of others on the house
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## **Recommendation**

Staff recommends approval of Certificate 5-C-25-IH as submitted.



**DESIGN  
REVIEW  
BOARD**

**5-C-25-IH**

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**




3124 Clearview St.  
Edgewood Park Infill Housing Overlay District

Original Print Date: 5/7/2025


Revised:

Knoxville - Knox County Planning - Design Review Board

Petitioner: Jessalyn Friske Remnant  
Architecture PLLC



N



0 160

Feet



## DESIGN REVIEW REQUEST

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

Jessalyn Friske

Applicant

04/30/2025

May 21, 2025

5-C-25-IH

Date Filed

Meeting Date (if applicable)

File Number(s)

## CORRESPONDENCE

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

- ☐ Owner ☐ Contractor ☐ Engineer ☒ Architect/Landscape Architect

Jessalyn Friske

Remnant Architecture PLLC

Name

Company

323 Mapletree Drive

Knoxville

TN

37934

Address

City

State

Zip

865-888-0323

jessalyn@remnantarchitecture.com

Phone

Email

## CURRENT PROPERTY INFO

Ashley & Clint Coleman

3124 Clearview Street

Owner Name (if different from applicant)

Owner Address

Owner Phone

3124 Clearview Street

070PA014

Property Address

Parcel ID

North Knoxville

RN-2/IH

Neighborhood

Zoning

## AUTHORIZATION

Digitally signed by Malynda Wollert  
Date: 2025.05.01 10:06:53 -04'00'

Malynda Wollert

5-1-2025

Staff Signature

Please Print

Date

Jessalyn Friske

04-30-25

Applicant Signature

Please Print

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: Master suite addition. House to increase from 2 bedrooms & 1 bath to 3 bedrooms & 2 baths. Existing deck & sunroom to be demolished for addition.  
\_\_\_\_\_  
\_\_\_\_\_

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:

1009

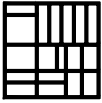
FEE 2:

FEE 3:

TOTAL:

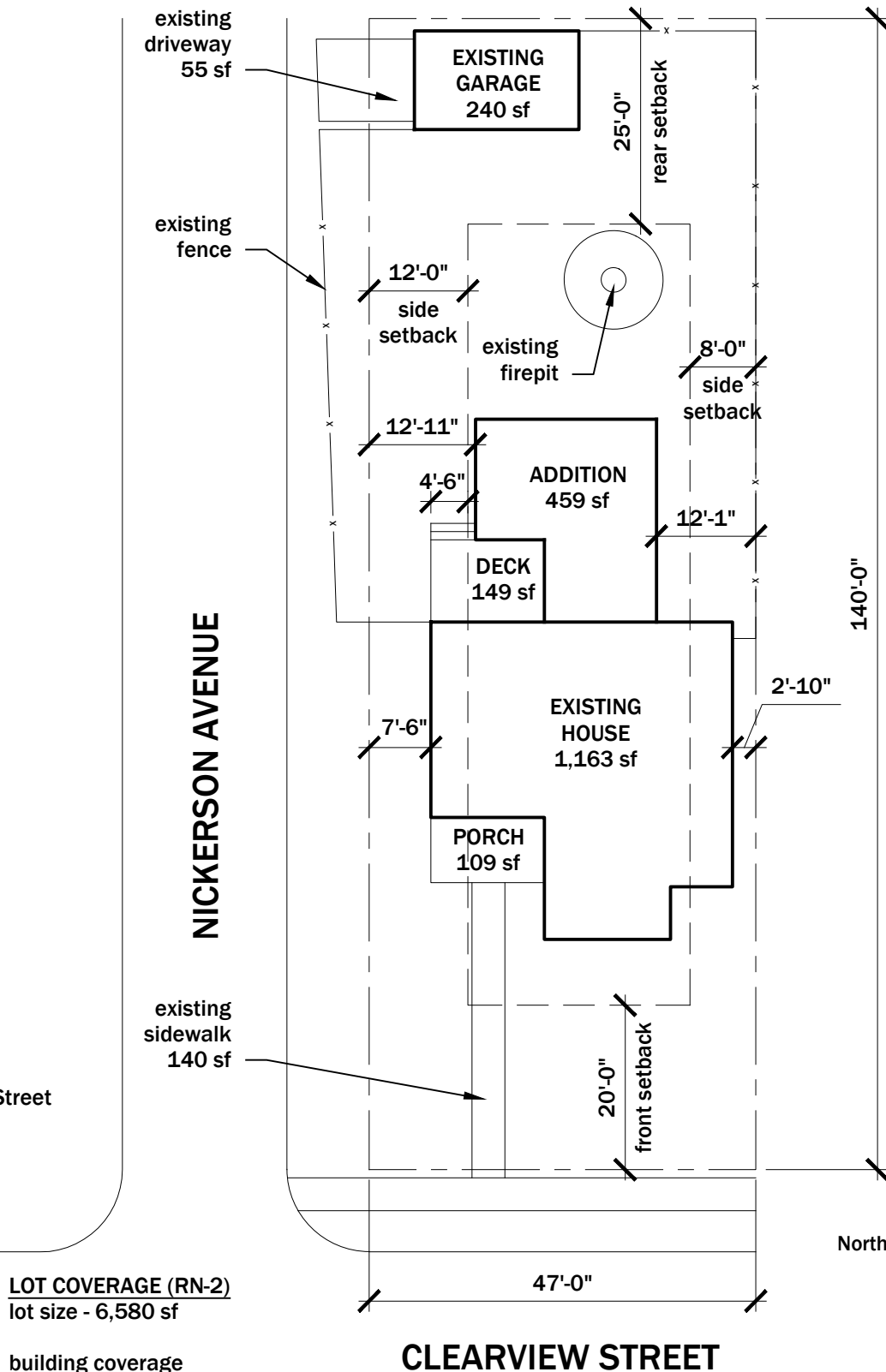
\$100.00

Pd. 05/01/2025, SG



Address:  
3124 Clearview Street

Parcel ID:  
070PA014

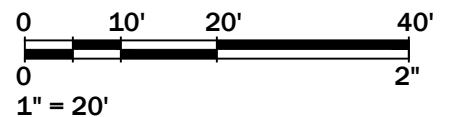


**LOT COVERAGE (RN-2)**  
lot size - 6,580 sf

building coverage  
(30% max.) - 1,862 sf (28.3%)

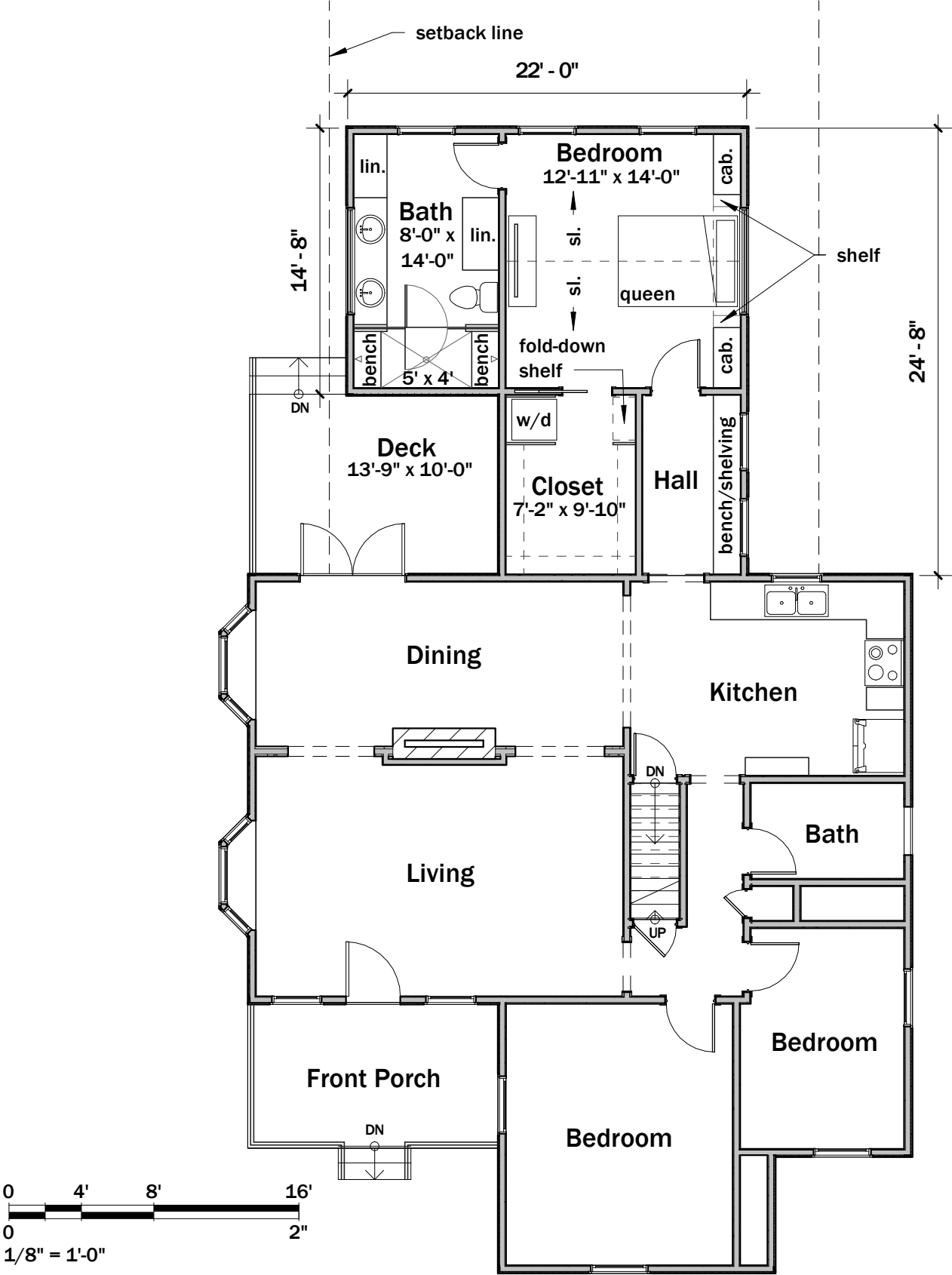
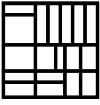
impervious surface  
(40% max) - 2,315 sf (35.2%)

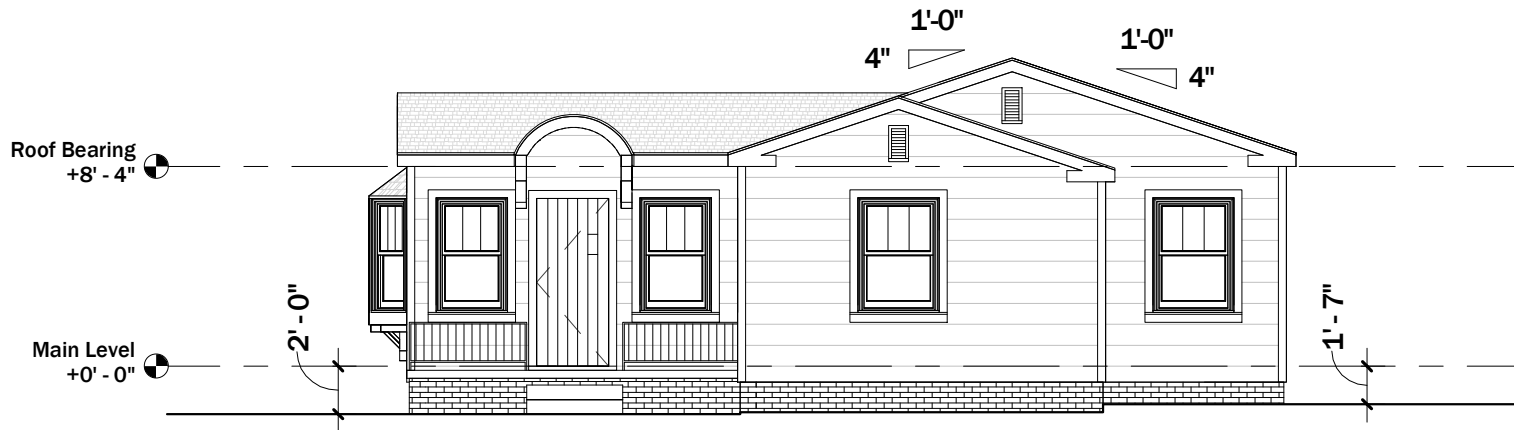
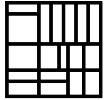
**CLEARVIEW STREET**



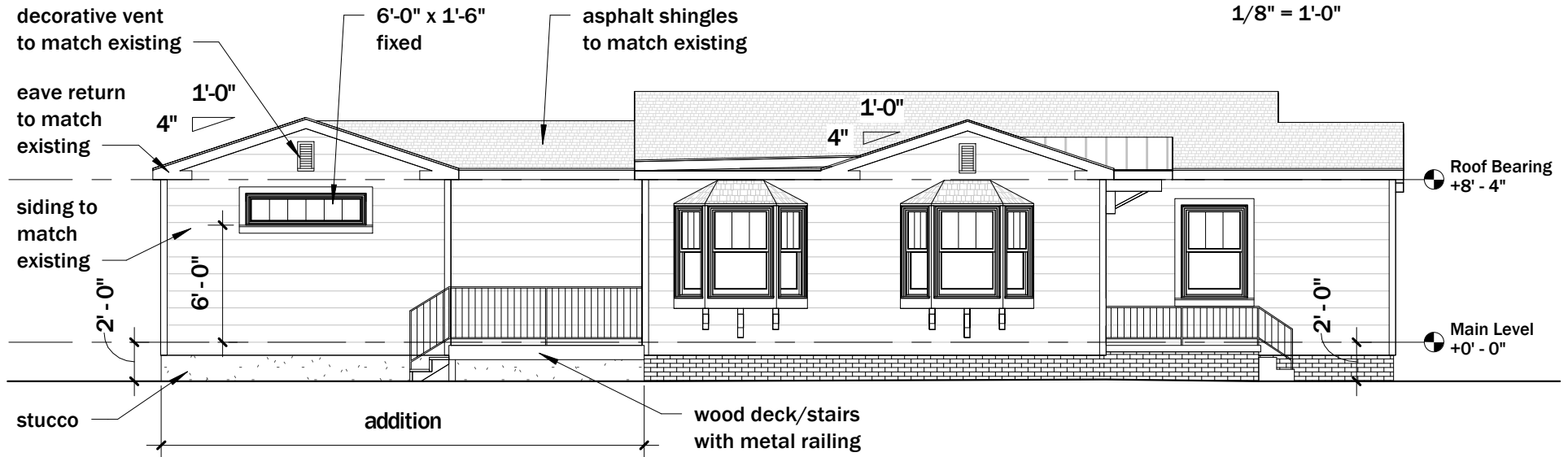
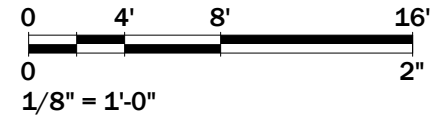
**COLEMAN**  
residence

site plan - renovation





front elevation (no changes)

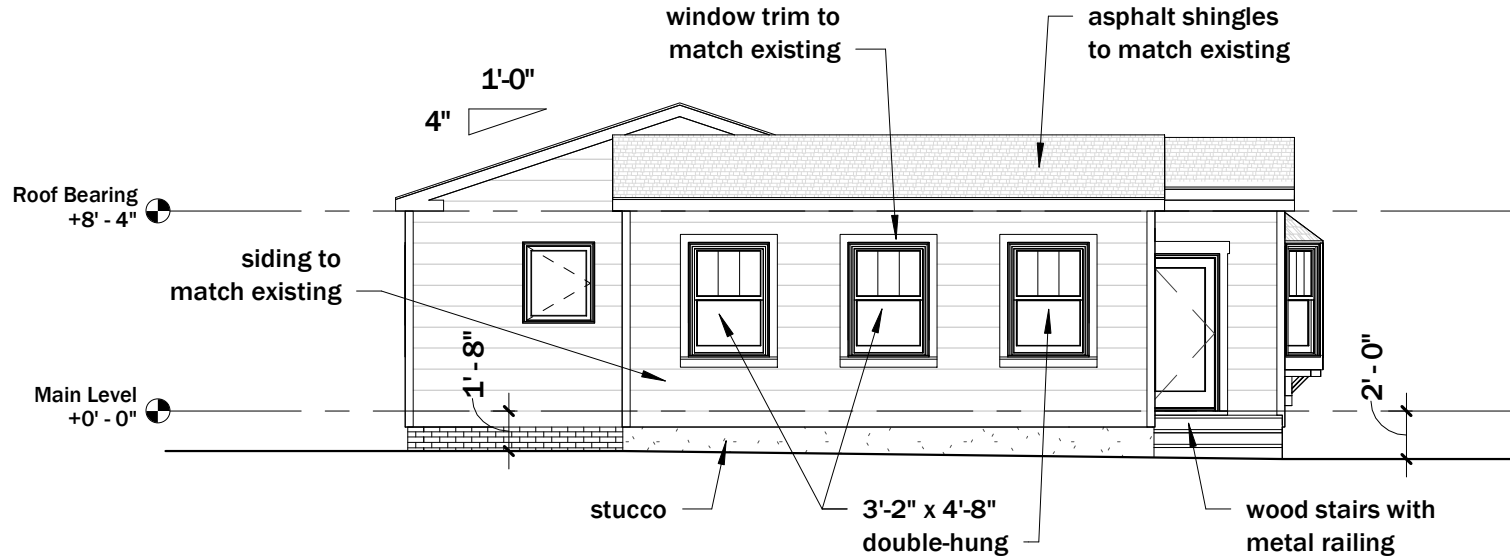
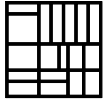


street side elevation

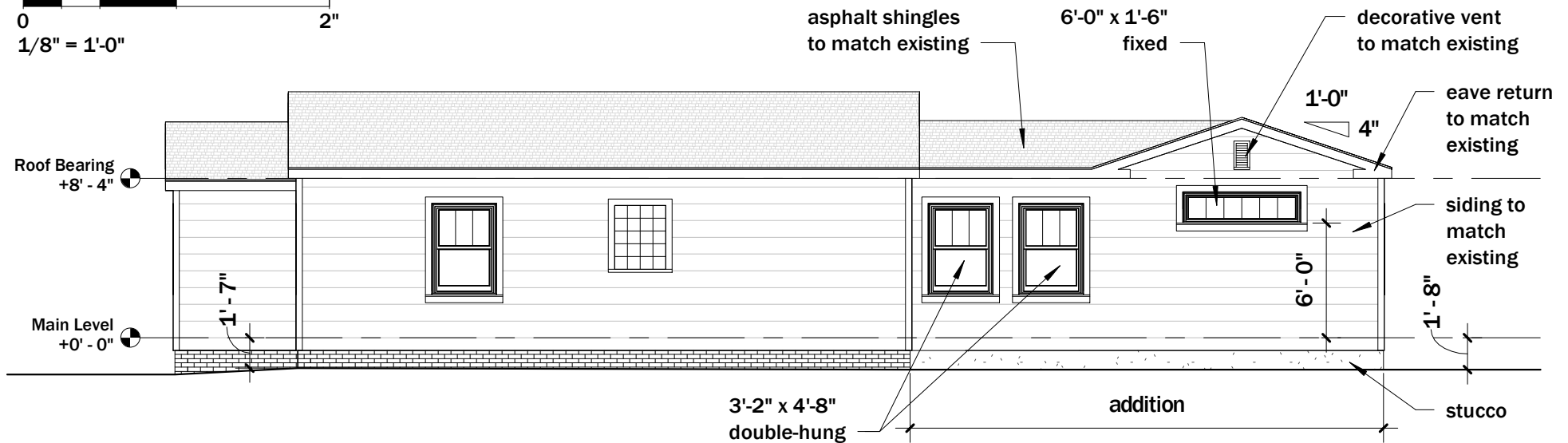
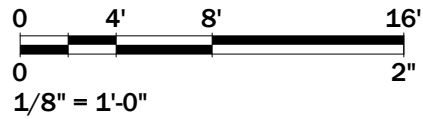
COLEMAN  
residence

exterior elevations - renovation





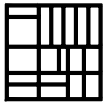
rear elevation



interior side elevation

COLEMAN  
residence

exterior elevations - renovation

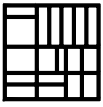


front of house (Clearview Street)



side of house (Nickerson Avenue)



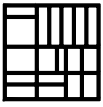


rear of house (sunroom & deck to be removed)



side of house (adjacent to house next door)





backyard (view from rear of house)



garage at rear of lot (view from Nickerson Avenue)