



**KNOXVILLE HISTORIC ZONING COMMISSION
STAFF REPORT - CERTIFICATE OF APPROPRIATENESS APPLICATION**

PROPERTY ADDRESS: 515 Scenic Dr
DISTRICT: Scenic Drive NC-1

FILE NO.: 12-F-13-HZ

MEETING DATE: 12/19/2013
APPLICANT: City of Knoxville; Robert Moyers
LEVEL OF WORK: Level IV. Demolition or relocation of contributing structure.

PROPERTY DESCRIPTION: Tudor Revival (1929)

Two-story frame with brick veneer wall covering. Hip and cross gable roof with front dormer with calmes. Four - over- four and six- over -six double- hung windows, tripled on projecting front gabled section, which has sweeping gable highlighting front entry. Projecting gabled front entry with arched opening. Bay window with four- over- four double- hung windows adjacent to frontentry. Projecting gabled portico on north elevation. Two brick chimneys, one interior front side and one interior end. Brick foundation. Irregular plan. (Contributing)

► **DESCRIPTION OF WORK:**

Demolish contributing structure due to deterioration and collapse of rear portion.

► **APPLICABLE DESIGN GUIDELINES:**

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

DEMOLITION

"The Knoxville Historic Zoning Commission may allow demolition if fire, flooding, winds, or other disaster has substantially damage a building. The decision of the Commission shall be informed by an assessment by a licensed structural engineer of architect."

COMMENTS:

The application from City of Knoxville Code Enforcement states that there is an emergency order for repair or demolition as of 9/4/13. The Code Enforcement Officer has shown the house to at least one interested buyer/contractor, who declined to make a offer upon observing the degree of deterioration of the house.

STAFF FINDINGS:

- 1) The house is a contributing structure in the Scenic Drive (NC-1) Overlay.
- 3) The City has not conducted any repairs on the house.
- 4) The house has sat vacant for several months, and has been witout utilities for several years.
- 5) The west side (rear) of the building, which is wood construction covered in siding, has collapsed, along with the interior floors. The front of the house structure, sheathed in brick is still standing.
- 6) The structural members, beams, and joists are severely damaged.
- 7) The collapse of the rear portion of the house is not due to natural disaster, but neglect,
- 8) A structural assessment by a licensed structural engineer of architect has not been provided.

► **STAFF RECOMMENDATION:**

Staff recommends a 60- to 90-day delay (denial without prejudice) in demolition permitting by City Codes



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Enforcement to provide more opportunity for the owner and Knox Heritage to seek a buyer who is willing to rehabilitate the house. Additionally, a structural assessment needs to be provided by a licensed engineer or architect according to the design guidelines.

Certificate (File) No: 12-F-13-HZ

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
KNOXVILLE/KNOX COUNTY HISTORIC ZONING COMMISSION**

Please print all information

1. NAME OF APPLICANT: CITY OF KNOXVILLE (REMOVERS CODES ENFORCEMENT)

Address: 400 MAIN #405 KNOXVILLE, 37902

Telephone: 865-215-2119 E-mail address: rmoyers@cityofknoxville.org

Relationship to Owner: N/A

2. NAME OF OWNER: HUGH OAKES LLC (Robert Finley)

Address: 416 RUSFIELD DR. KNOXVILLE, 37934

Telephone: 865-318-5943 E-mail address: ~~unknown~~ unknown

3. LOCATION OF PROPERTY:

Address: ~~805~~ 515 SCENE DR. Tax ID/Lot/Parcel No: 107 LFC02

4. LEVEL OF WORK (circle Level)

Level I Routine repair, replacement of non-original materials in-kind; removal of artificial siding or late additions; installation of gutters, storm windows/doors, screen doors, satellite dishes, or signage; demolition of a noncontributing structure

Level II Major replacement of materials or architectural elements; construction of addition or outbuilding; renewal of COA

Level III Construction of a new primary building; subdivision of property

Level IV Demolition or relocation of a contributing structure

5. DESCRIPTION OF WORK: (See Part 2 of this application for additional information that is required for submittal with the application. (A copy of all information which is submitted with an application must be retained by the Knoxville/Knox County Historic Zoning Commission.)

Emergency order for repair or demolition 9/4/13.
TO date no repair or work of any kind

West side of building has collapsed, interior floors
have collapsed, structural members, beams, joists are
severely damaged.

6. SIGNATURE OF APPLICANT: _____

Date: _____

Return application to: Knoxville/Knox County Historic Zoning Commission, Suite 403, City/County Building, 400 Main Street, Knoxville, Tennessee 37902. Incomplete applications will not be accepted.

FOR STAFF USE ONLY			
Date Received	Approved	Disapproved	Approved As Modified
Date Acted On			



515 Scenic Drive

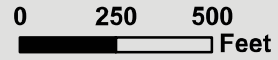
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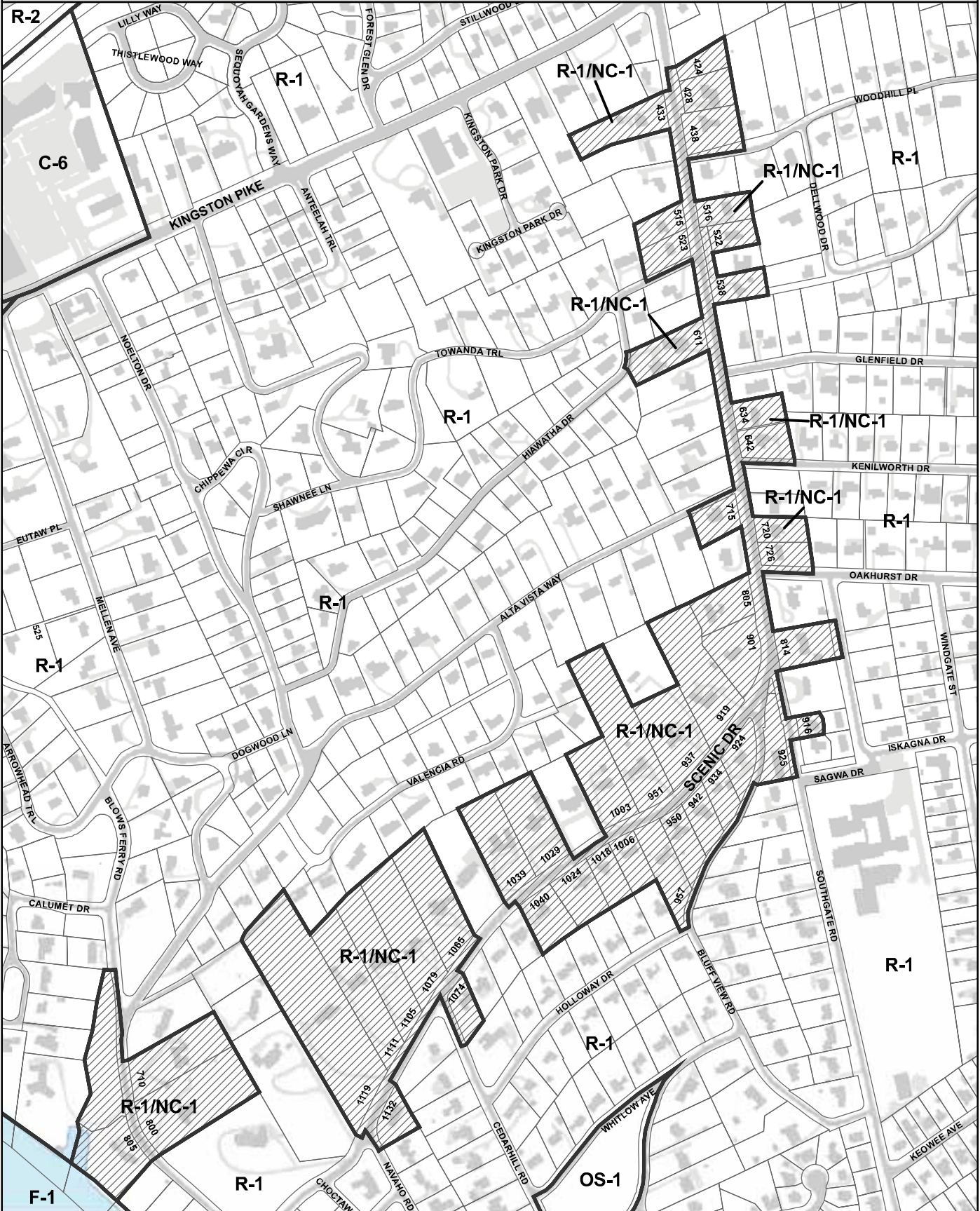
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Scenic Drive Neighborhood Conservation (NC-1) District

1 inch equals 500 feet



Print Date: October 30, 2006





515 Scenic Drive – Front of house



515 Scenic Dr. – Rear view, west side



515 Scenic Dr. – Rear view, west side