



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

**PROPERTY ADDRESS:** 6501 Kingston Pike  
**DISTRICT:** Individual H-1

**FILE NO.:** 6-G-14-HZ

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**MEETING DATE:** 6/19/2014  
**APPLICANT:** Snyder Signs, Inc Denise Hensley (contractor)  
**LEVEL OF WORK:** Level I. Installation of signage

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**PROPERTY DESCRIPTION:** Federal -1851-- Neoclassical -- 1888  
see attached designation report for the Major John Reynolds House a.k.a Knollwood.

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► **DESCRIPTION OF WORK:**

Snyder Signs, Inc., acting as Agent for HomeTrust Bank, would like to propose a new 25-foot- high by 10 -foot -wide aluminum pylon sign to replace the existing brick and pre-cast monument sign approved by the HZC in 2007. A new pylon sign would be located further upon the incline and taller to increase visibility , as depicted in the attached drawing. The current letterset on the building signboard is non-illuminated -- Replace with an internally illuminated ~2-foot by ~14-foot letterset on 3-foot by 34-foot signband as depicted in the submitted drawings.

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► **APPLICABLE DESIGN GUIDELINES:**

Secretary of the Interior's Standards for Rehabilitating Historic Buildings.  
Signage Design Guidelines for Knollwood H-1 Development

There may be one identification or directory sign for the development, located at the entrance on Kingston Pike, which should not be more than 8 feet wide and 14 feet high.

A wall sign or banner may be allowed for each building wall or articulated wall plane that faces into the site. It may not exceed a vertical height of 5 feet or a maximum area of 40 square feet. Buildings fronting on Kingston Pike may display an additional internally lit wall sign for each building that faces Kingston Pike, not to exceed a vertical height of 5 feet or a maximum area of 40 square feet.

All signs must conform with the provisions contained in the Zoning Ordinance for Knoxville, Tennessee and must be approved by Knoxville Engineering Department.

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**COMMENTS:**

**STAFF FINDINGS:**

- 1) The Home Trust Building is not historic. It fronts Kingston Pike below the elevation of the H-1 designated Major Reynolds House.
  - 2) Due to the topography along Kingston Pike, the visibility of the current monument sign is limited from a somewhat longer distance east than are some, but not all other signs along the Pike when driving west.
  - 3) The current sign on the bank building is non-illuminated. The proposed internally lit signage for the signband on
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the building meets the design guidelines for size. Internally lit signage is not recommended against in the design guidelines.

4) The proposed pylon sign does not meet the intent of the design guidelines for this property, nor is it similar to precedent for signage on the property.

**► STAFF RECOMMENDATION:**

Staff recommends approval of the proposed building signband signage as submitted based on the design guidelines for the property. Staff recommends denial of the pylon sign based on the design guidelines for the property.

Certificate (File) No: 6-G-14-HZ

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

Please print all information

1. NAME OF APPLICANT: Snyder Signs, Inc.

Address: 2918 Creekmore Dr - Johnson City, TN 37601

Telephone: 423-282-6221 E-mail address: denise@snydersigns.com

Relationship to Owner: Agent

2. NAME OF OWNER: Home Trust Bank

Address: 6501 Kingston Pike - Knoxville, TN

Telephone: \_\_\_\_\_ E-mail address: \_\_\_\_\_

3. LOCATION OF PROPERTY:

Address: 6501 Kingston Pike Tax ID/Lot/Parcel No: \_\_\_\_\_

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.)

Remove existing monument. Install new pylon.  
Remove existing non-illuminated letterset. Install new illuminated letterset.

6. SIGNATURE OF APPLICANT: Denise Hensley Date: 5-6-14

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			



ESTABLISHED 1962

P.O. Box 3647 CRS, 2918 Creekmore Dr.

Johnson City, TN 37602-3647

(423) 282-6221 • FAX (423) 282-6222

May 7, 2014

Snyder Signs, Inc., acting as Agent for HomeTrust Bank, would like to propose a new pylon sign to replace the existing monument sign. The current visibility is extremely limited due to its location in a lower elevation. A new pylon sign would be located further upon the incline and taller for maximum visibility for the customer, as depicted in the attached drawing.

Snyder Signs, Inc. would meet all proper requirements for square footage and setbacks with the new sign and location.

The current letterset on the building is non-illuminated. Snyder Signs proposes to replace it with an illuminated letterset as depicted in the drawings attached.

We appreciate your serious consideration in this matter.

For more information or details, please call Adam Miller at 423-791-0593 or Denise Hensley at 423-791-2043.

Sincerely,

A handwritten signature in purple ink that reads "Adam Miller".

Adam Miller  
Sales Associate

A handwritten signature in blue ink that reads "Denise Hensley".

Denise Hensley  
Sales Associate

CUSTOM SIGN DESIGN & MANUFACTURING





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0 83ft

**Certificate No. 32907GEN. Topography. Knollwood. 150 Major Reynolds Place. Knoxville Historic Zoning Commission Meeting of April 19, 2007.**

KGIS - 606 Main St - Suite 150 - Knoxville, TN 37902 - [www.kgis.org](http://www.kgis.org)

Printed: Mon Apr 9 2007

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MAJOR REYNOLDS HSE

Jefferson Federal Bank HOME TRUST

KINGSTON PIKE

KINGSTON PIKE

KINGSTON PIKE

MAJOR REYNOLDS PL

KEENER DR

WESTFIELD RD

WESTFIELD RD

ALBUNDA DR

2

5

6

41AR1

6R

707

8L

81

114

110

105

306

302

118

114

110

105

107

29-B

29-C

707

0702

0701

41AR

0505

0601

0603

4

0615

0513

6501

151

051

097

MAJOR REYNOLDS PL

166

2

3

6400

6000

6100

6200

6410

6110

6210

6420

6120

6220

6500

6473

6271

6202

12R2

6504

6508

65

6515

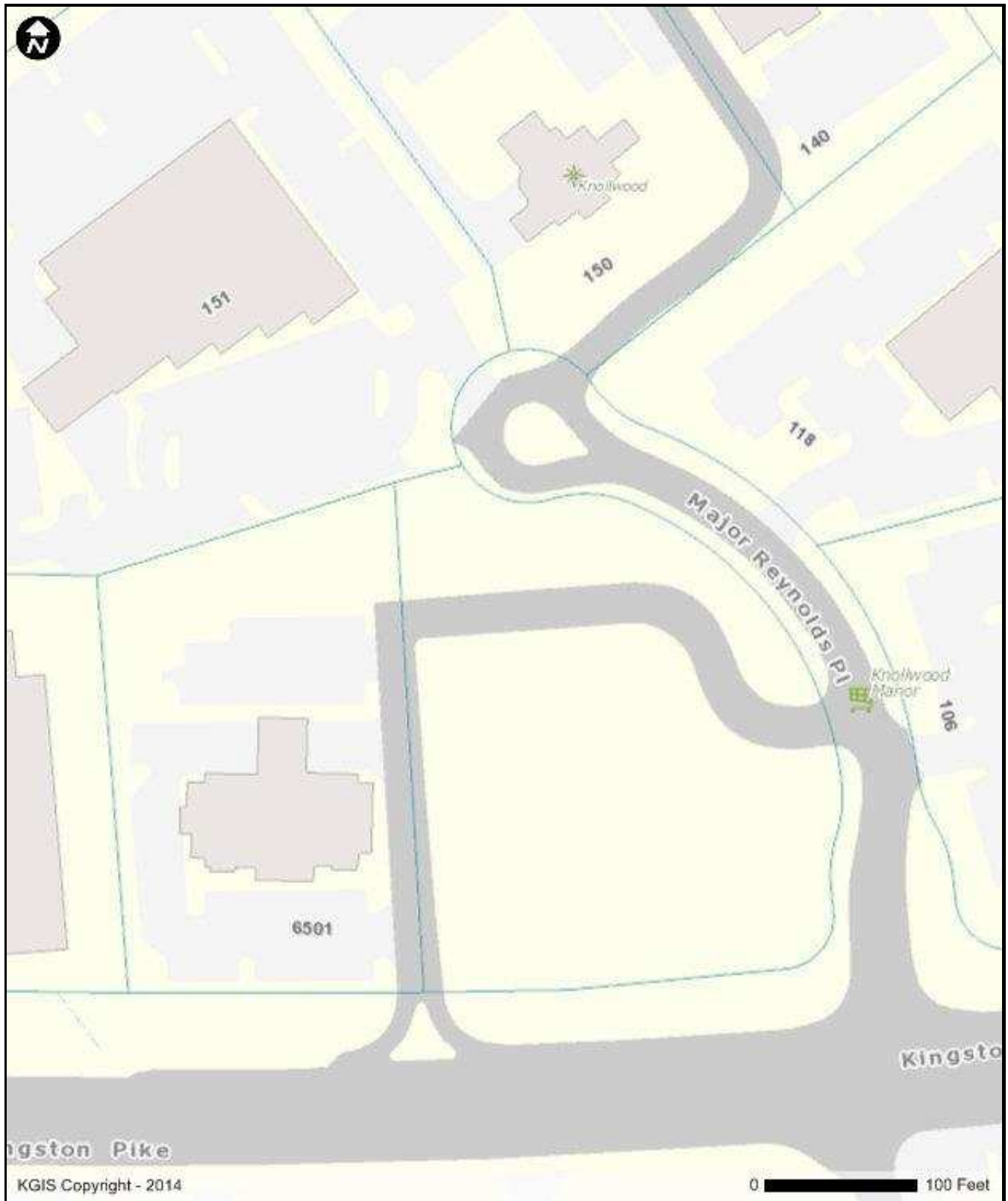
6000

6004

0703

20-C

20-B



### 6501 Kingston Pike

Home Federal Bank  
Below Maj. Reynolds House aka Knollwood

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0 100 Feet

### 6501 Kingston Pike

Home Federal Bank

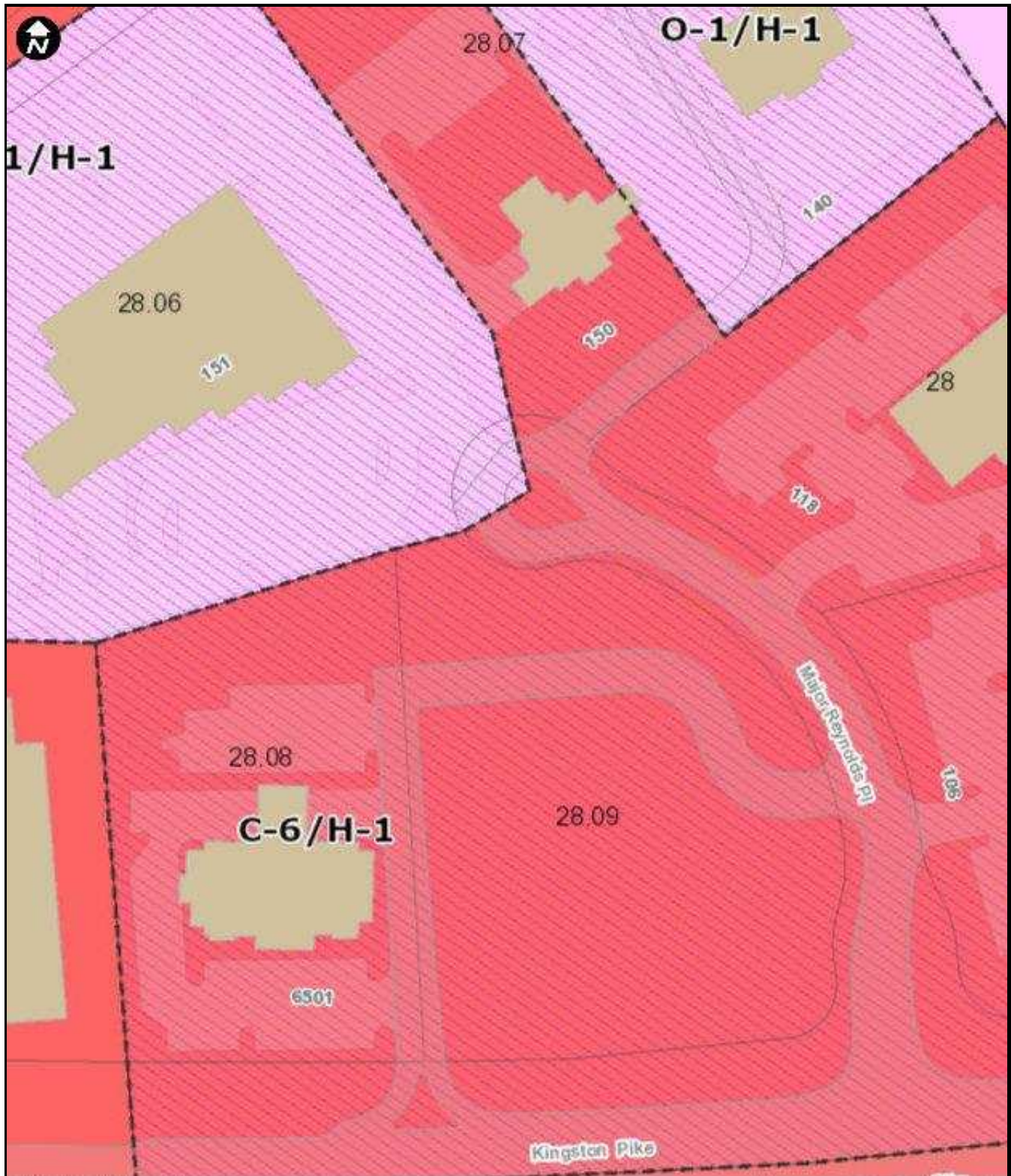
Below Maj. Reynolds House aka Knowlwood

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### 6501 Kingston Pike H-1 Zoning Overlay

Home Federal Bank  
Below Maj. Reynolds House aka Knowlwood

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## **City Sign Ordinance: Sec. 10. Signs, billboards, and other advertising structures.**

All signs shall be located not closer than ten (10) feet to a street right-of-way line or fifteen (15) feet from the edge of pavement, whichever is greater . . .

In the C-6 general commercial park district, metropolitan planning commission staff approval is required prior to the issuance of a sign permit. Each lot shall be limited to one (1) business ground or monument sign per street frontage, with a maximum of two (2) business ground or monument signs

The total surface area for ground or monument signs shall be measured by calculating the entire area enclosed by the perimeter of the extreme limits of the sign cabinet or module . . .

For wall signs, the total surface area shall be measured by calculating the entire area enclosed by the perimeter of the extreme limits of the sign copy including vertical and horizontal spacing between letters and logos on the sign face.

All illuminated signs within the C-6 district shall have no exposed bulbs. Luminous background signs shall not exceed two hundred (200) foot-lamberts and indirect illuminated signs shall not exceed seventy-five (75) [foot]candles of surface illumination.

### **Signage Design Guidelines for Knollwood H-1 Development**

- There may be one identification or directory sign for the development, located at the entrance on Kingston Pike, which should not be more than 8 feet wide and 14 feet high.
- A wall sign or banner may be allowed for each building wall or articulated wall plane that faces into the site. It may not exceed a vertical height of 5 feet or a maximum area of 40 square feet. Buildings fronting on Kingston Pike may display an additional internally lit wall sign for each building that faces Kingston Pike, not to exceed a vertical height of 5 feet or a maximum area of 40 square feet.
- All signs must conform with the provisions contained in the *Zoning Ordinance for Knoxville, Tennessee* and must be approved by Knoxville Engineering Department.



# DESIGN GUIDELINES

## Introduction

Knollwood, at 6411 Kingston Pike, is a historic house on a 13.8 acre site that has been maintained as a residence since its construction. The historic house and its site are listed on the National Register of Historic Places. A developer who intends to convert the site to commercial and office uses has optioned the property. Citizen interest in saving the house has been very strong. West Knoxville neighborhood associations, elected officials, Knoxville Heritage, the East Tennessee Historical Society and the Civil War Roundtable and many private citizens have all indicated a concern that the house be protected. This has encouraged the developer to seek a local historic zoning designation (H-1 overlay) which will guide development on the site and place restrictions on the eventual rehabilitation or reuse of the house itself. If the setting, which is a part of the National Register listing, is significantly altered, the property could be decertified and removed from the National Register. This could preclude the application of preservation tax incentives to assist in reusing the house.

These guidelines, which accompany and are a part of the designation, are intended to accomplish two things: 1) to allow a sensitive development of the site, providing space for commercial buildings, while preserving Knollwood and a suggestion of its environment; and, 2) to protect Knollwood itself, so that the exterior of the house will exhibit the architecture which has led to its National Register listing and which reflects the history of the eras in which it was built and later modified.

The site where Knollwood is located slopes steeply upward away from Kingston Pike. This slope, particularly in front of the house, has formed the prominent position of the house as viewed from Kingston Pike, and has allowed users of the historic house unparalleled views to the south and west. Views into the site are currently restricted to approximately forty percent of the frontage on Kingston Pike. This viewshed should be preserved by allowing open views of the house from Kingston Pike to continue. Those unobstructed views should total forty percent of the street frontage, but may be split into separate view corridors as provided in these design guidelines.

The architectural appearance of Knollwood is that of a late 19th century brick estate home. Even though the core of the house was constructed in 1851, the late 19th century addition of a porte cochere on the west elevation and a sun room on the east, as well as the two story front porch, have effectively dated the appearance of Knollwood to some 40 years after its original construction. These additions should be preserved as contributing to the significance of the building.

# Guidelines

*Maintain the appearance and materials of Knollwood, the historic house on the property:*

- Any future alterations to the exterior of Knollwood shall be made in conformance with the Secretary of Interior's *Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*.

*Maintain the prominence of the historic building on the site.*

- Buildings in the commercial area to the sides of the site must be designed with articulated bays. The intent of including these articulations is to reduce the apparent size of the new construction on site.
- The design of new buildings constructed on site must be sympathetic in materials and construction to Knollwood.
- If new construction is carried out behind Knollwood, it shall frame the house and provide background texture for it. Any new construction to the rear should be accompanied by tree plantings that shall further screen the buildings into the background.
- Parking shall be terraced behind berms and landscaping so that the appearance of the slope in front of Knollwood and leading to it from Kingston Pike is retained. The intent is to utilize the berms and landscaping to carry a ribbon of green with minimal visual interruption to the historic house.
- New buildings or parking at the edges of the site must be partially screened with trees that will reach a mature height of 30 to 40 feet planted on 40 foot centers, and must be at least 8 feet high at installation. Consideration should be given to preserving existing mature trees.
- The visual connection between Knollwood and Kingston Pike shall be preserved. Approximately forty percent of the 900' frontage on Kingston Pike is now unobscured and provides an open view of a grassy slope leading to Knollwood. Future development shall be clustered to preserve forty percent of the Kingston Pike frontage as open, landscaped space, so that open areas continue from Knollwood to Kingston Pike at the property's edge. There may be no more than four open corridors leading from Kingston Pike to Knollwood; one of those should be a landscaped "boulevard" forming the central focus for viewing Knollwood, and providing access to development on the site. None of the vistas formed from Knollwood to Kingston Pike can be less than 80-100 feet in width, measured at the Kingston Pike edge of the property. Some of the vistas may be used as locations for parking to serve new buildings constructed on site. The combined width of the primary boulevard's pavement and landscaping shall be at least 80 feet without the inclusion of parking; if parking areas are to be provided off that boulevard, they should be provided outside the 80 foot dimension.



- A "yard" or open grassy area shall be preserved in front of Knollwood. This yard should have a minimum depth of 50 feet. The view corridors or vistas noted above shall connect visually the the "yard" or open grassy area to be preserved in front of Knollwood.
- As much as possible, new buildings constructed in front of Knollwood should be located near the sides of the parcel, to preserve the open character of the site in front of Knollwood.
- All new buildings at the front of the lot shall screen roof-mounted equipment from the view of Kingston Pike traffic by using parapets or screens.

*New signage and lighting should respect the historic character of Knollwood and its site.*

- Signage will be a necessary part of site development for Knollwood. Signs should be divided into four categories: 1) directional/identification signs appearing within the development; 2) a directory or information sign which fronts on Kingston Pike and directs users into the site; 3) Wall signs or banners on building walls; and 4) awnings or marquees that also contain signs.
  - Directional/identification signs within the development may be permitted within required setbacks. The directional/identification signs may be no more than 3 feet high and may contain no more than nine square feet per tenant. If, in the alternative, identification for several tenants is combined on one directional/informational sign, the sign may not exceed a maximum of fifteen square feet and be no more than three feet high.
  - There may be one identification or directory sign for the development, located at the entrance on Kingston Pike, which should not be more than 8 feet wide and 14 feet high.
  - A wall sign or banner may be allowed for each building wall or articulated wall plane that faces into the site. It may not exceed a vertical height of 5 feet or a maximum area of 40 square feet. Buildings fronting on Kingston Pike may display an additional internally lit wall sign for each building that faces Kingston Pike, not to exceed a vertical height of 5 feet or a maximum area of 40 square feet.
  - Awnings or marquees can also contain signs, provided the signed area falls within the 40 square foot. maximum allowed for wall signs or each building or articulated wall plane.
- All signs must conform with the provisions contained in the *Zoning Ordinance for Knoxville, Tennessee* and must be approved by Knoxville Engineering Department.
- New lighting standards on the site shall not exceed 22' in height.

EXISTING



**JEFFERSON FEDERAL BANK**



EXISTING





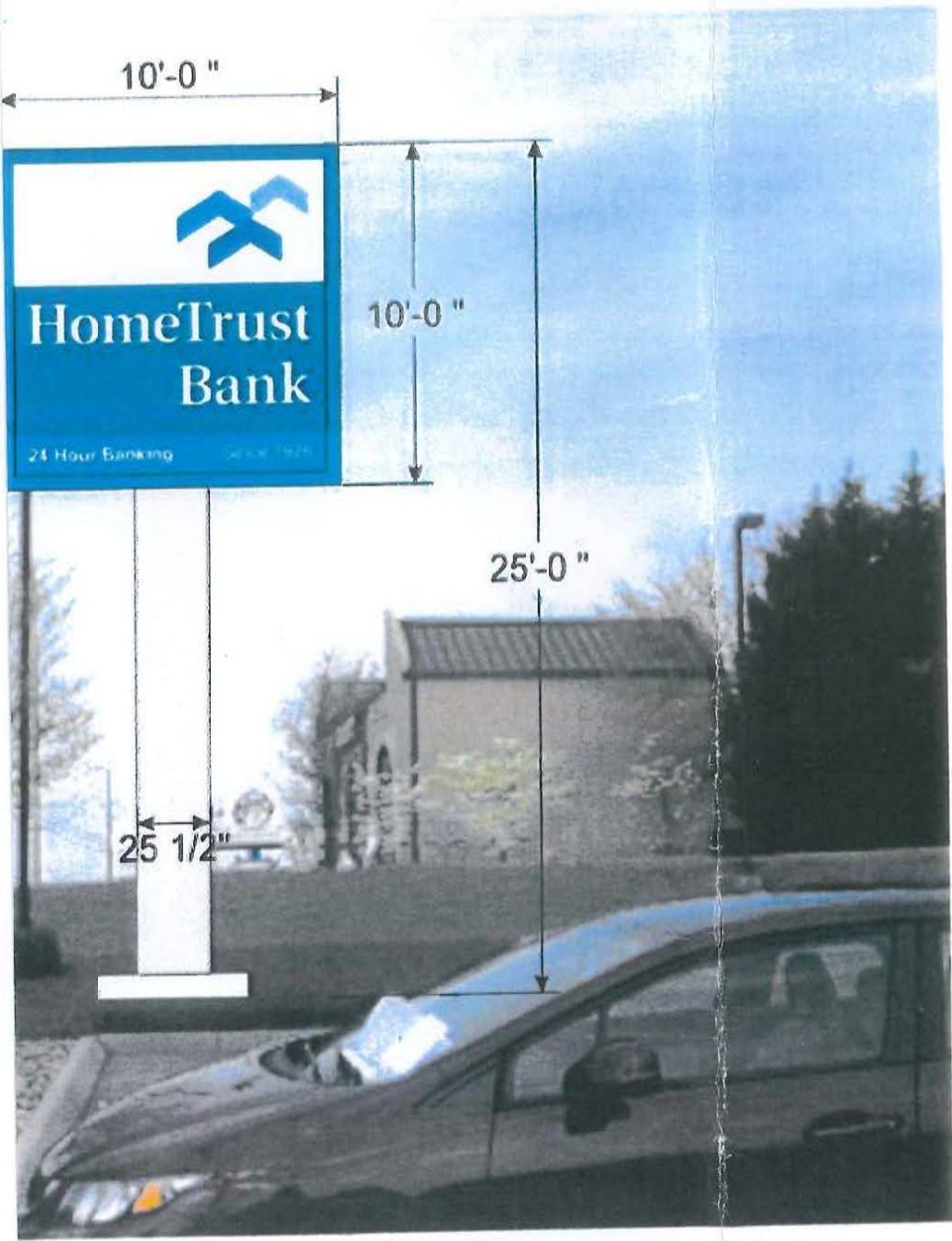
PROPOSED  
6501 KINGSTON



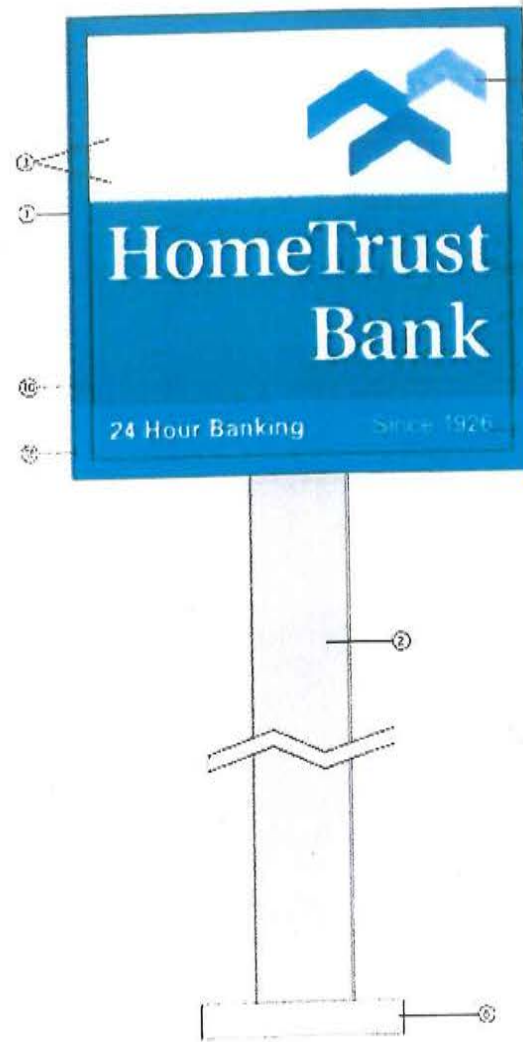
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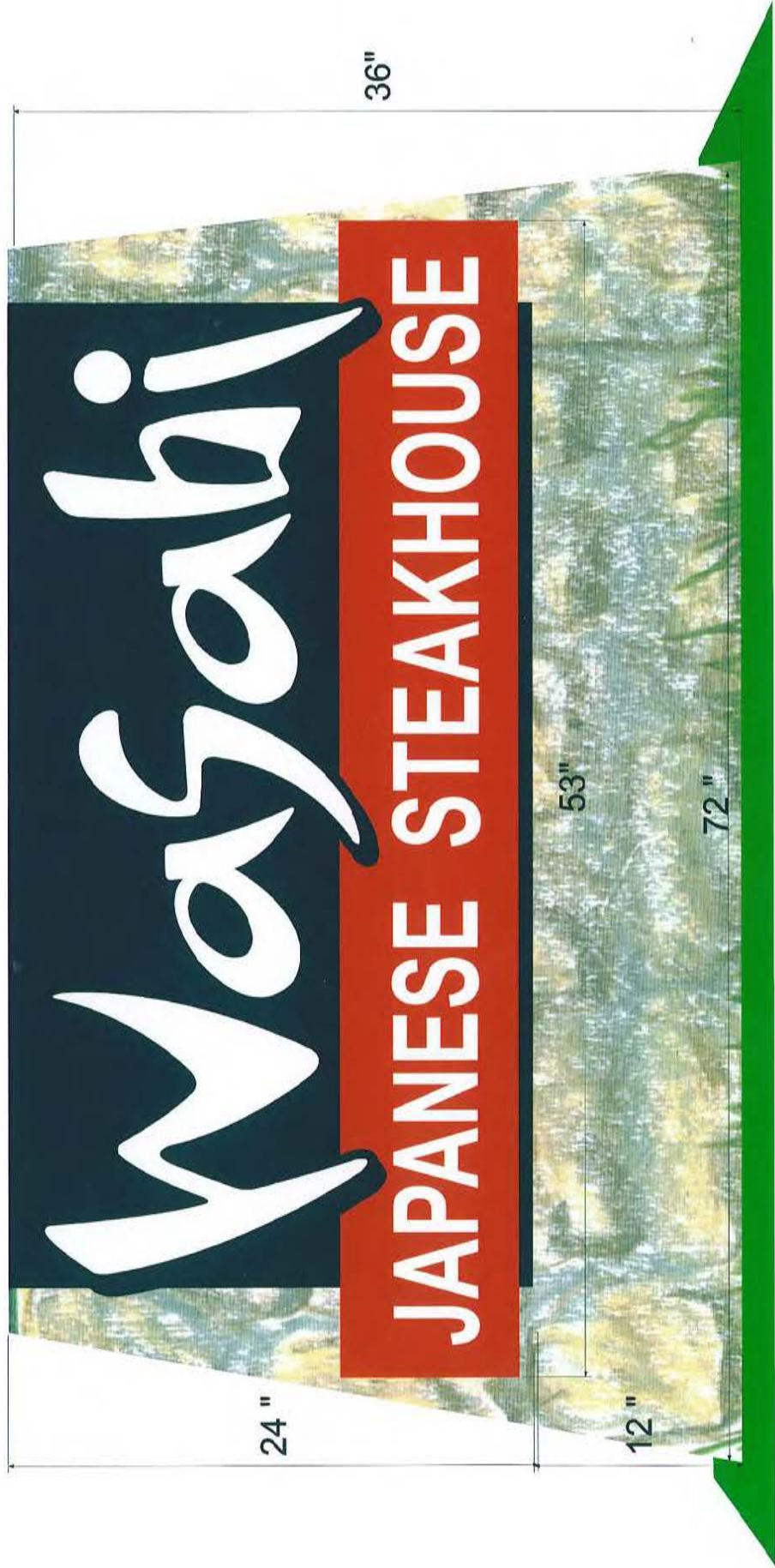
# PROPOSED P 6501 KINGSTON PIKE



**HomeTrust Bank**  
 White and Blue  
 Dimensional Reface  
 (8'1" w X 8'1" h)  
 (6'1" w X 6'1" h)



50"



24"

36"

53"

72"

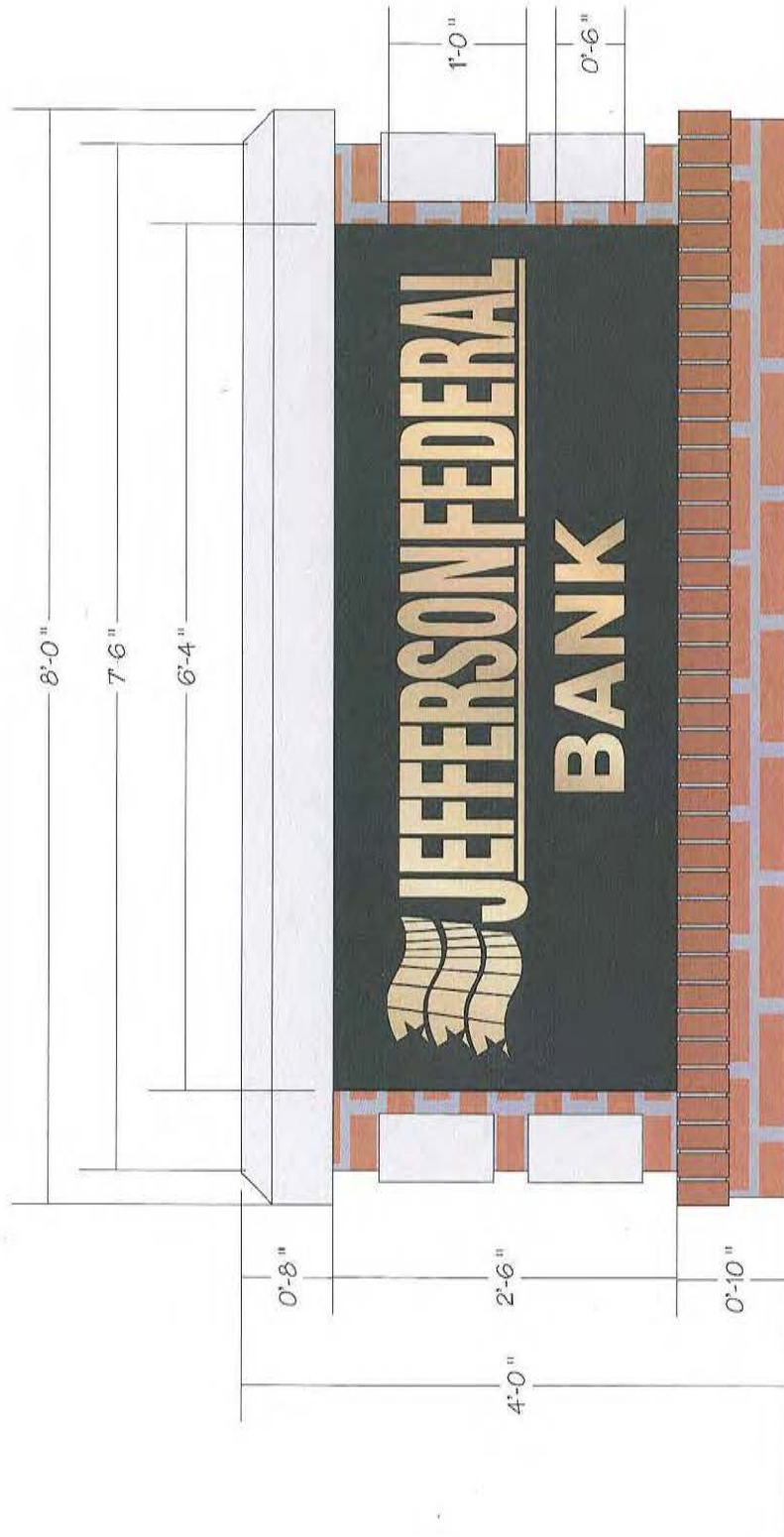
12"

**BPSIGNS INC.**

7112 SPURLIN LANE, KNOXVILLE, TN. 37918

1-800-233-4347 865-687-5040 FAX 281-7456 BOB PETERS





D/F INTERNALLY ILLUMINATED MONUMENT SIGN  
 BRICK & PRECAST CONCRETE MONUMENT W/ OPENING FOR D/F SIGN CABINET  
 FACES TO BE ROUTED & BACKED W/ WHITE PLEX W/ GOLD VINYL OVERLAY  
 BRICK BY OTHERS



916 SEVIER AVE.  
 KNOXVILLE, TN 37920  
 PHONE 865.579.4825  
 FAX 865.579.4763

APPROVED BY:

NOTES:

This drawing is the property of Superior Sign Inc. and is to be used for contractual purposes between customer and Superior Signs Inc. only. Any and all unauthorized use of this information will result in claims up to 33% value of job represented on this drawing. Drawing Value \$500.00

3-13-07

JEFFERSON  
 FEDERAL  
 MONUMENT



# KNOLLWOOD DESIGNATION REPORT

(Adopted by the Knoxville Historic Zoning Commission, October 17, 1996)

## Statement of Significance

John Reynolds was an Irish immigrant born in Louthe County, Ireland, in March 1773. He came to America in 1784. By 1787, he had moved to the Holston settlements, and in 1788 he moved to Flat Creek in northeast Knox County. Reynolds was active in fighting the Indians, first in 1788 against the Cherokee Indians. In 1789 he served under General John Sevier in additional battles against the Cherokees. He was a lieutenant under Col. John Williams in the Floridas in 1811 and 1812. In 1813, he fought under General James White and later commanded a battalion in the Creek Indian War.

Reynolds was married in 1807 and had eight children. In 1817, he purchased land from James White in the Erin community, on the crest of what was to become "Bearden Hill." He built a log cabin on the property where Knollwood is located. John Reynolds died in 1835.

John Reynolds' son, Robert Bannon Reynolds, was born November 11, 1781. He became a lawyer and at 26 was elected attorney general serving four counties. Ten years after his father died, in 1845, Robert Reynolds began planning to build his own home. However, he was called to serve in the Mexican War, serving as a Major in the quartermaster corps. Robert Reynolds' sister, Rebecca Reynolds, oversaw the construction of her brother's house beginning in 1849. Contractors for the project were Eckle and Newman. Bricks were fashioned from clay dug on the property by the servants. Other materials used in the house, such as the wood and marble, were taken from the property or found nearby. The original house reportedly cost \$9,100.00 and was completed in 1851.

The house was used by General James Longstreet as Confederate headquarters from November 18 to December 5, 1863. Longstreet is said to have mapped his strategy on the dining room table in the house. Longstreet had served with Reynolds in the Mexican War. Reynolds, who resigned his commission as Major in the U. S. Army after the Civil War began, was a commissioner of the Confederate States District Court, and incurred the enmity of William "Parson" Brownlow by charging him with treason. When Brownlow later was elected Governor of Tennessee, he confiscated the Reynolds' estate, including Knollwood, and ordered it sold, with the proceeds being paid to Brownlow personally. Reynolds fought the confiscation, filing suit and eventually having the house returned to him by a decision of the U. S. Supreme Court.

In 1888, Reynolds sold the house to pioneer railroad builder Robert Hanks Edington and his wife Margaret. Edington was a Union soldier who made the March to the Sea with General Sherman. The Edington family made many of the architectural changes now apparent in the house. These included the addition of a wood frame kitchen attached to the rear of the house, and the porte cochere which appears on the west elevation.

Bruce Keener, an executive with McClung and Company, bought the property in 1892. Changes made by the Keeners include replacing the wood frame kitchen with the present brick kitchen and second story bedroom. A basement under the kitchen housed a steam heating plant. Keener's grandson, General Bruce Holloway, grew up on the Knollwood property during his grandfather's ownership. Holloway was born in 1912, and in adulthood became a fighter pilot in the Flying Tigers of World War II and later commander of the Air Force's first jet fighter group. A graduate of Knoxville High School who studied engineering at the University of Tennessee, Holloway entered West Point in 1933.

Other owners have been Charles A. Griffith, a coal company operator who purchased the house in 1919. Griffith installed electrical wiring and added the large two story columned front porch still located on the front elevation of Knollwood. The Harvey Tuckers purchased the property in the 1950s, and carefully maintained its significant architecture.

The significance of Knollwood arises from its prominent architecture and location on Bearden Hill, and the fact that it is one of the few surviving early 19th century homes remaining on Kingston Pike. Although its 1851 center hall plan architecture was altered at the end of the 19th and beginning of the 20th centuries, those alterations have acquired architectural significance. Knollwood, with its distinctive white columns and original Federal design with Neoclassical Revival additions, commands a unique view of the Smoky Mountains and illustrates the history of settlement and architecture in Knox County.

## Architectural Description

Knollwood was built in the Federal style in 1851, and modified with Neoclassical Revival details in 1888. It is a two story brick building topped with a hipped roof of slate shingles with some asphalt shingle patches, and an entablature at the roof line. The windows have one over one window sashes. Wood sills and lintels are at each of the windows; each of the lintels contains bull's-eye corner blocks. Wood shutters are found on the front elevation.

The south (front) elevation of Knollwood has three bays. The projecting central bay contains the entry, with a tripartite window centered above it. A paneled half-view front entry door is flanked by paneled sidelights with half view leaded, beveled glass sidelight windows. A rectangular leaded, beveled glass transom is above the entry door; small square glass panes appear above the sidelights. Square paneled pilasters are located on either side of the front door and at corners of the front elevation. A two story pedimented portico with round wood columns with Ionic capitals extends the full length of the front elevation and wraps around each side. The foundation of the front porch is brick; the surface is scored concrete. The central front porch has a front gabled roof with full cornice returns and dentil molding.