



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

**PROPERTY ADDRESS:** 0 Major Reynolds Place  
**DISTRICT:** Knollwood Individual H-1 Landmark

**FILE NO.:** 4-F-16-HZ

**MEETING DATE:** 4/21/2016  
**APPLICANT:** Jake Thomas; George Ewart Architect (Architect)  
**LEVEL OF WORK:** Level III. Construction of new primary building

**PROPERTY DESCRIPTION:** vacant lot  
see attached designation report for the Major John Reynolds House a.k.a Knollwood.

► **DESCRIPTION OF WORK:**

Construct one-story 7,600 square-foot restaurant/retail center with four articulated bays. The building is 65' x 123' with articulated bays with 22'-8" tall brick piers alternating with 21' and 19' tall sections of EIFS. The building has a flat membrane roof and aluminum storefront glazing.

Install 5 new trees in addition to the 3 trees already existing. The design has 3 of three ornamental trees clustered at the center of the site and two more flanking- the total we have designed for (8 trees) would represent an average on-center distance of less than 30 feet.

The building site is foot or so above the Bravo! site which, with the addition of the landscaping will screen the parking to a larger degree than any of the other properties in the H-1 overlay.

The rooftop HVAC units will be screened from view.

► **APPLICABLE DESIGN GUIDELINES:**

Design Guidelines for Knollwood H-1

See attached and Knollwood file for full description. The following design guidelines are the most pertinent:

The combined width of the primary boulevard's pavement and landscaping shall be at least 80 feet without the inclusion so parking; if parking areas are to be provided off that boulevard, they should be provided outside of the 80-foot dimension.

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.

Parking shall be terraced behind berms and landscaping. The intent is to utilize the berms and landscaping to carry a ribbon of green with minimal visual interruption to the historic house (Knollwood).

**COMMENTS:**

The guidelines for Knollwood do not address building design, only the site design, parking, HVAC unit screening, and landscaping must meet design guidelines.



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**FILE NO.: 4-F-16-HZ**

**DISTRICT: Knollwood Individual H-1 Landmark**

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**STAFF FINDINGS:**

1) The applicant has demonstrated with photos and drawings that the proposal for new construction siting meets the design guidelines adopted for the site.

► **STAFF RECOMMENDATION:**

Staff recommends approval with the condition that any signage that is not mounted on the building be reviewed by staff before a sign permit may be issued.

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

Please print all information:

1. **NAME OF APPLICANT:** Jake Thomas

Address: 404 Bearden Park Circle

Telephone: 865.602.7771 E-mail address: jthomas@georgeedward.com

Relationship to Owner: Architect

2. **NAME OF OWNER:** K.D. Moore

Address: 1550 Highway 126

Telephone: 423.960.3321 E-mail address: KD@KDMCP.COM

3. **LOCATION OF PROPERTY:**

Address: 0 Major Royhows Place Tax ID/Lot/Parcel No: 12/AA02809

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; renewal of COA

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

Level III Construction of a new primary building; subdivision of individually designated 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.)

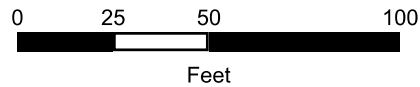
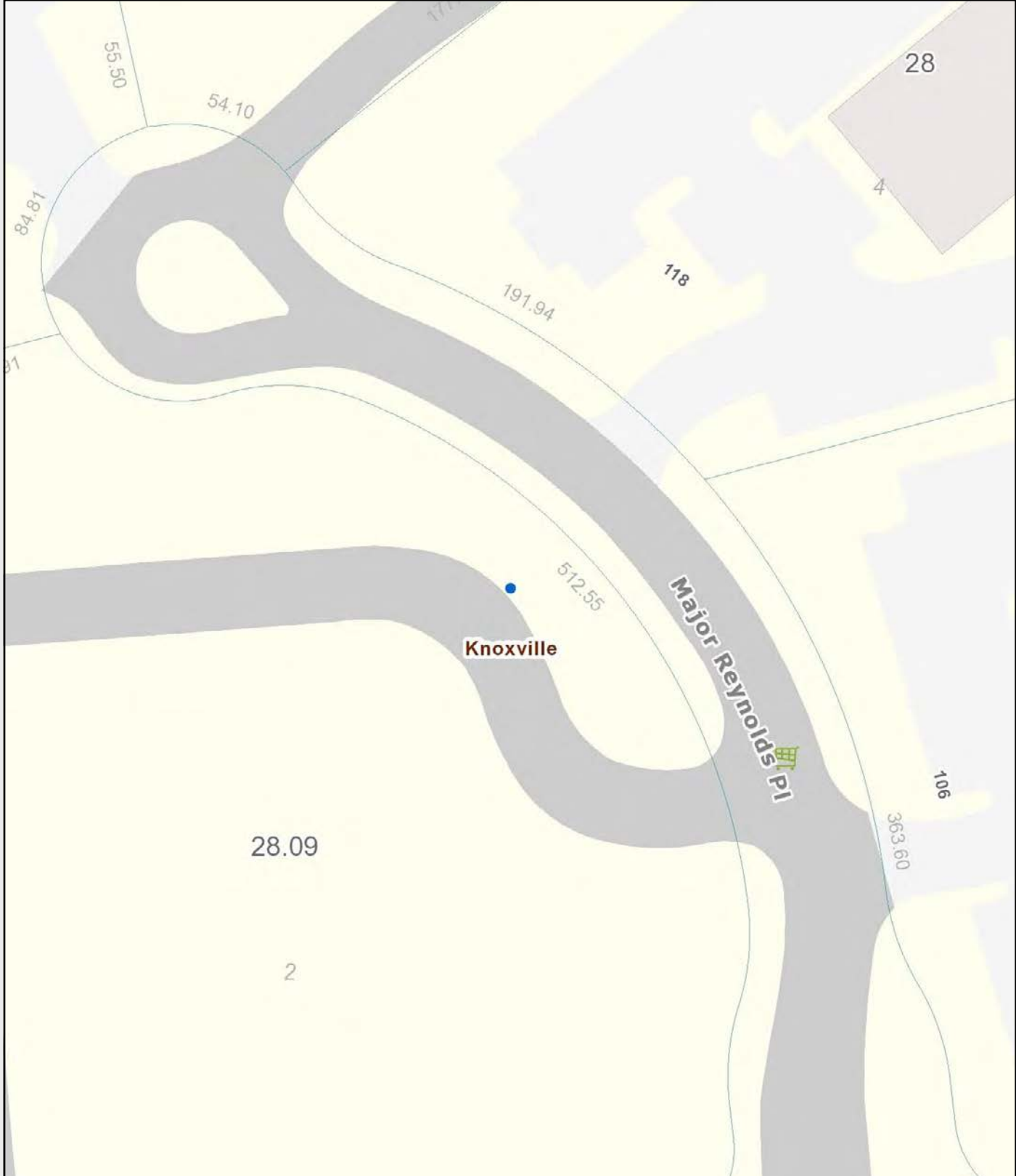
New 7,600 SF Restaurant / Retail center on Bearden Hill

6. **SIGNATURE OF APPLICANT:** J. Thomas Date: 14 APRIL 2016

Return application to: MPC, Knoxville/Knox County Historic Zoning Commission, Suite 403, City/County Building, 400 Main Street, Knoxville, Tennessee 37902 or Fax: 865-215-2068. **Incomplete applications will not be accepted.**

**FOR STAFF USE ONLY**

Date Received	Approved	Disapproved	Approved As Modified
Date Acted On			

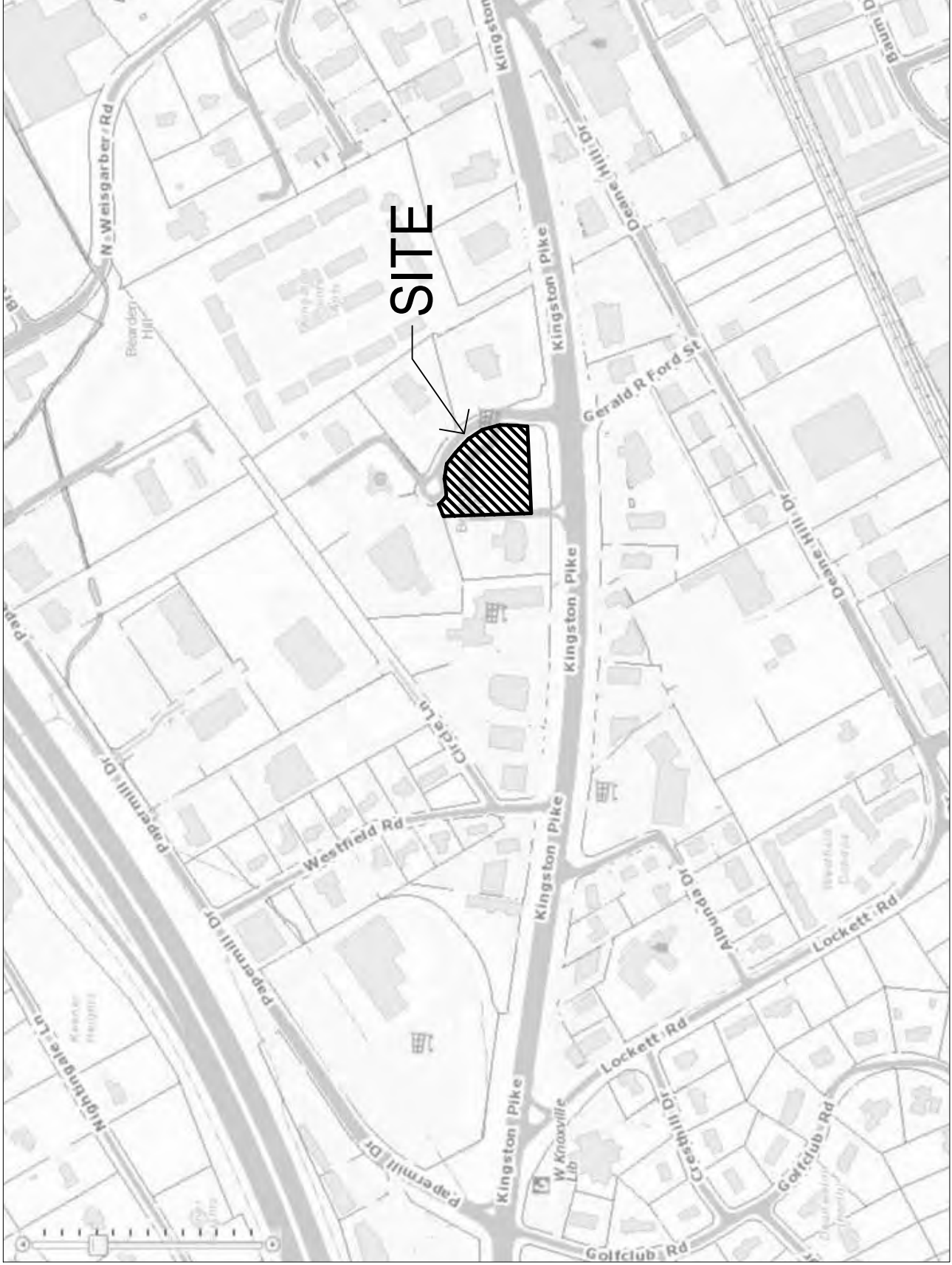


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# LOCATION MAP



SITE



**GEORGE  
ARMOUR  
EWART  
ARCHITECT**

404 Bearden Park Circle  
Knoxville, TN 37919  
865.602.7771  
Fax 865.602.7742  
www.georgeewart.com

**KNOLLWOOD**  
A NEW RETAIL CENTER AT  
TRUE LINE CONSTRUCTION  
KNOXVILLE, TN

SITE LOCATION

DATE: 11 APRIL 2016  
PROJECT NO.: 16009  
PROJECT MGR.: JUST

# 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.

At the west side, the front porch extends to a porte cochere topped by a balcony with paneled posts and a railing of turned wood spindles. The porte cochere was extended c. 1955 to form a carport and cover the drive. Dentil molding appears on the entablature of the original porte cochere, but not on the extension. On the east side a one story extension has been glassed in to form a sun porch. The east addition matches the west in form, being one story with engaged round wood columns with Ionic capitals. Dentil molding appears on the entablature that surrounds the east facade's sun porch. A railing matching the railing on the west facade's one story porte cochere roof, with turned spindles and paneled posts, is located at the roof line of the sun porch addition.

The east elevation of Knollwood contains a hipped roof dormer and two interior side front and rear corbelled brick chimneys. The rear (north) elevation contains a two story rear brick ell (1888). A wood enclosure on the second story contains a bath added in the 1950's, and a two-story rear porch with square wood columns with applied molding to suggest a column base. The railing of the porch has sawn wood balusters.

On the west elevation, rectangular basement windows with segmental arched lintels in brick provide ventilation to the basement of the rear ell addition. A hipped dormer also appears on this elevation, with the only two over two window sash in the house. A two story bay window is also located on this elevation. A ten light door on the west elevation provides access from the porte cochere into the house. There is a brick interior front corbelled chimney on this elevation. Another significant exterior detailing is the penciling which outlines the mortar joints of the 1851 building.



# 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.

*A landscaped setting shall be maintained for Knollwood and its site.*

- An attempt shall be made to preserve mature trees located on the site.
- Trees must frame Knollwood and be used as a backdrop, as well as partially screening views of new construction to the rear of Knollwood. A partial screen shall be planted 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.
- Views of new construction on Kingston Pike must be partially screened by trees and landscaping so that they do not interfere with the prominence of Knollwood.



KNOLLWOOD - PRIOR TO RENOVATION  
6411 KINGSTON PIKE

1/20/85

6411 Kingston Pike

The house was built in 1850

It was built by the same family  
that built the house on  
Kingston Pike

1/20/85



# Knollwood exterior to be preserved as historic site turned into offices

By Eleri Chamis

News-Sentinel business writer

Knollwood, an antebellum plantation house that has been perched atop Bearden Hill for 145 years, will remain standing as a testament to its history but will be converted into office space.

Concern has been voiced over the future of the house, listed on the National Register of Historic Places and part of the Harvey Tucker estate.

Oliver Smith IV is handling sales and leasing of the 13.5 acres for the developers, Parker-Grass Co. of Brentwood, Tenn. Smith is president of the firm founded by his grandfather, Oliver Smith Realty & Auction Co. Inc., which has given numerous tours to homeowners groups, neighborhood associations, the Civil War Roundtable, University of Tennessee archaeologists and interested citizens, who all have wanted a role in preserving the home.

A portion of the property, which has 1,200 feet of frontage along Kingston Pike, will be used for office space, and the rest will be converted to commercial development for upscale retail and restaurants.

The name of the site will remain Knollwood after development.

The structure of the 3,800-square-foot, three-level house is deemed sound, but its interior will undergo

nearly \$500,000 in renovations, including new carpeting, new flooring, ceiling work, a new heating and air-conditioning system, and electrical wiring, according to Russ Lewis, an independent contractor for Smith. The exterior will receive a new roof and be upgraded to keep the historic preservation motif, he added.

Total development of the property could top \$10 million.

## HOUSE ON BEARDEN HILL

lines for aesthetics, signage and landscaping, so it will all blend."

In addition to office space in the house, one additional parcel on the estate could include a 20,000-to-25,000-square-foot law office, according to Smith.

Two downtown law firms have contacted him about possibly relocating at Knollwood, once renovation is completed.

The four adjoining parcels will be developed for retail and upscale restaurants. Smith said his company is involved in ongoing discussions with five to seven clients for those tracts.

The Metropolitan Planning Commission's Knoxville/Knox County His-

toric Zoning Commission is planning design guidelines for the Historic Overlay District, which will cover the entire tract. Final approval is required from the City Council.

"With the overlay district, that's probably the best we could've done," said Norman Shaw, a lawyer who has been active in preserving the house.

"We're happy with that. It would normally be a real battle with most developers; they would've resisted it," Shaw said.

The process seems to have pleased other involved parties as well.

David Tomlinson, a Parker-Grass spokesman in Brentwood, acknowledged the development has meant a substantial compromise on the part of Parker-Grass.




"Everybody loves the site of that house," he said.

"It's hard for the general public to realize that someone is going to be spending half-a-million dollars to keep that thing in reasonable shape for the future."

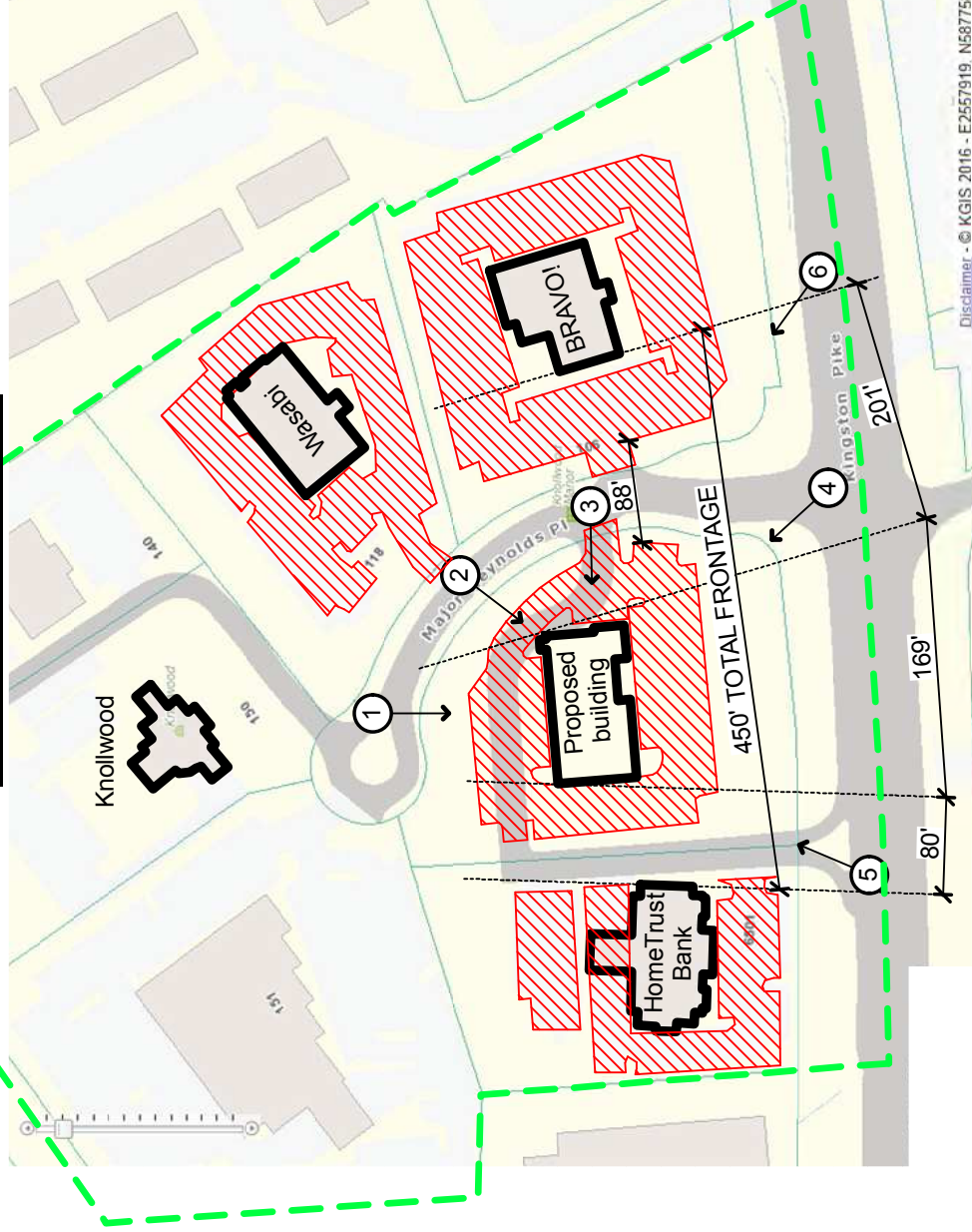
Said Ann Bennett, MPC's historic preservation officer, "I think we're very fortunate we have the developer that we do.

"They have been willing to change their development concept in order to accommodate the house and realize that the house is as significant as it is to so many people."

**LEGEND:**

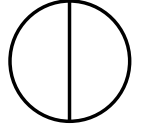
- ← # "VIEW" - SEE IMAGES
-  PARKING
-  BUILDING
-  HISTORIC OVERLAY

**VIEW CORRIDORS**



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**SITE PLAN**



NOT TO SCALE

450'-0" TOTAL FRONTAGE BETWEEN  
 HOMETRUST BANK AND BRAVO.  
 40% = 180'-0" WE ARE LEAVING 281'-0" OPEN

VIEW

DATE: 13 APRIL 2016  
 PROJECT NO.: 16009  
 PROJECT MGR.: JST





# VIEW 1

VIEW



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**KNOLLWOOD**  
A NEW RETAIL CENTER AT  
TRUE LINE CONSTRUCTION  
KNOXVILLE, TN

DATE: 11 APRIL 2016  
PROJECT NO.: 16009  
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Major Reynolds PI  
Knoxville, Tennessee  
Street View - Dec. 2015

VIEW

# VIEW 2



Major Reynolds Pl  
Knoxville, Tennessee  
Street View - Dec 2015

# VIEW 3

VIEW



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# VIEW 4

VIEW

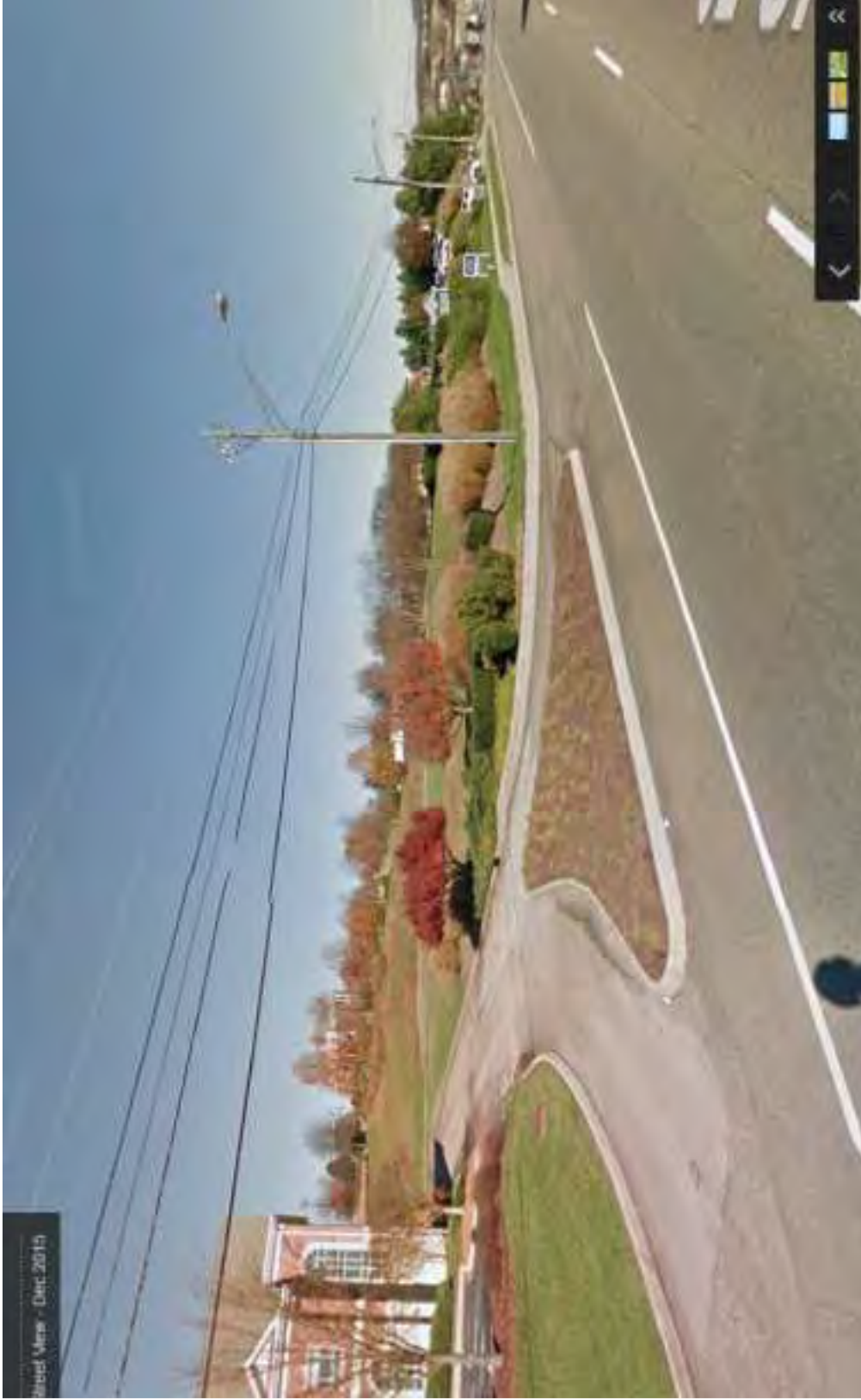


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TRUE LINE CONSTRUCTION  
KNOXVILLE, TN

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VIEW

# VIEW 5



Knoxville, Tennessee  
Silvest View - Dec 2015



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VIEW

# VIEW 6

DATE: 11 APRIL 2016  
PROJECT NO.: 16009  
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Knollwood-Major Reynolds Place - View of site looking west toward existing bank building



Knollwood-Major Reynolds Place - View from behind berm looking toward Kingston Pike



Knollwood-Major Reynolds Place - View from behind berm looking toward Kingston Pike (2)



Knollwood-Major Reynolds Place - View from behind berm looking northeast





Knollwood-Major Reynolds Place - View of berm looking east along Kingston Pike





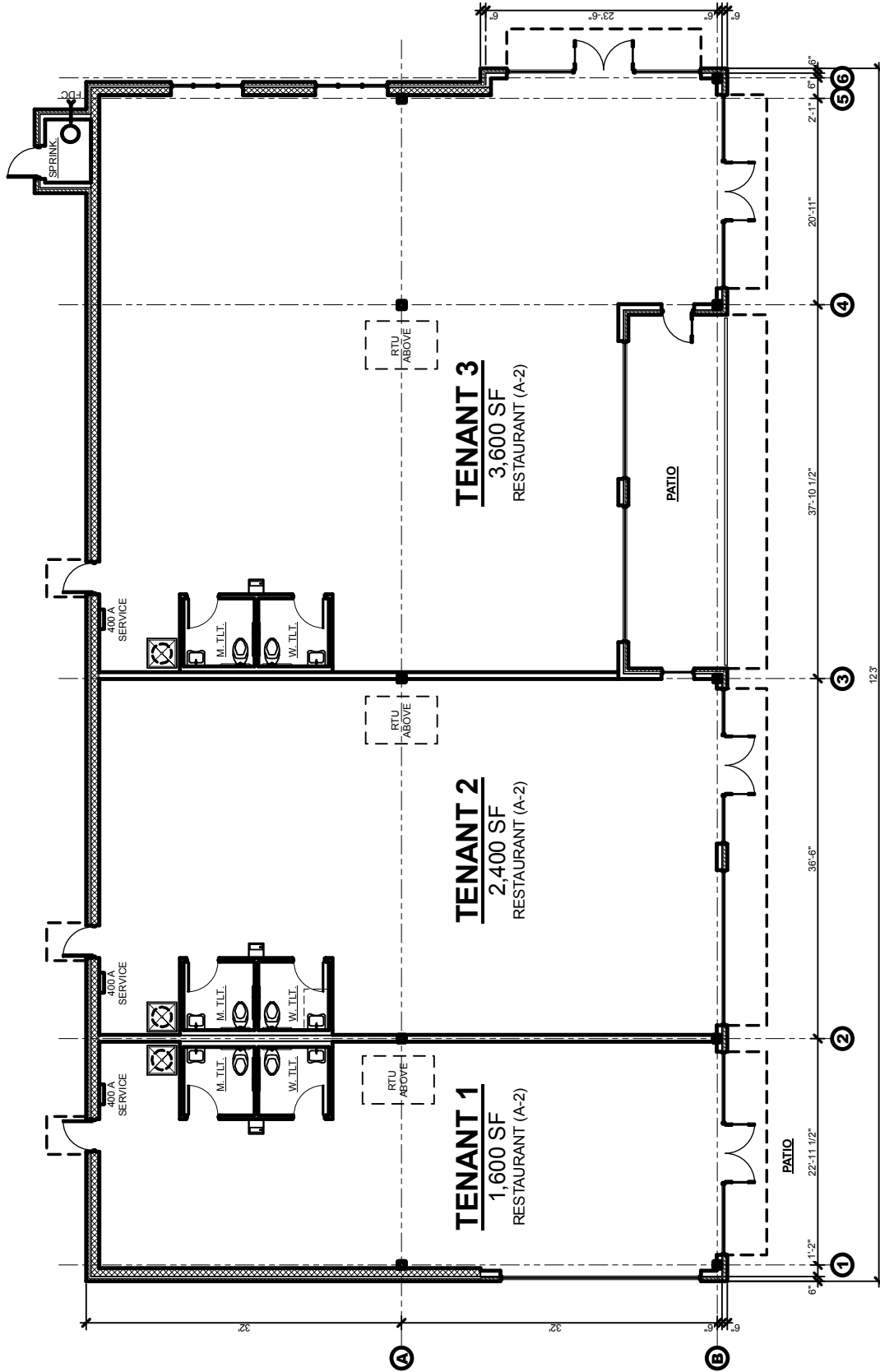
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**KNOLLWOOD**  
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KNOXVILLE, TN

PLAN

DATE: 11 APRIL 2016  
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# FLOOR PLAN

SCALE: 1/16" = 1'-0"

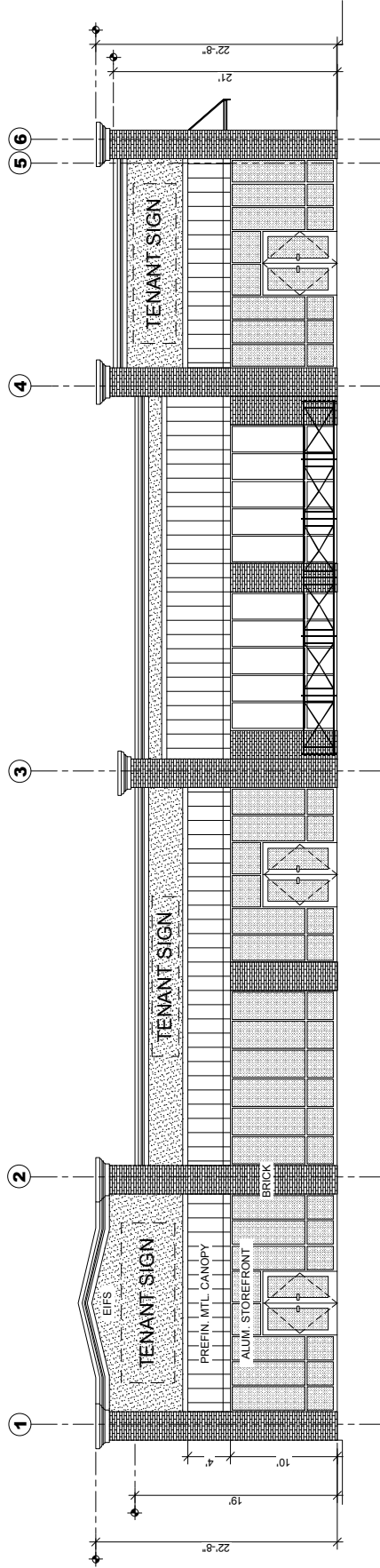
**NOTES:**  
BRICK SIZE, COLOR, TEXTURE, AS WELL  
AS ALL OTHER EXTERIOR BUILDING  
COMPONENTS, TO BE SIMILAR /  
SYMPATHETIC TO KNOLLWOOD MANSION



**GEORGE  
ARMOUR  
EWART  
ARCHITECT**

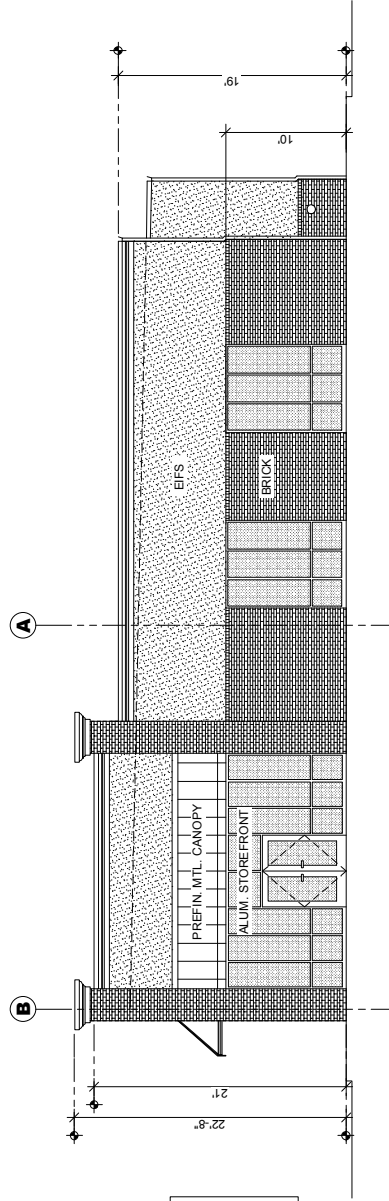
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# SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



# EAST ELEVATION

SCALE: 1/16" = 1'-0"

**NOTES:**  
BRICK SIZE, COLOR, TEXTURE, AS WELL AS ALL OTHER EXTERIOR BUILDING COMPONENTS, TO BE SIMILAR / SYMPATHETIC TO KNOLLWOOD MANSION

## ELEVATIONS

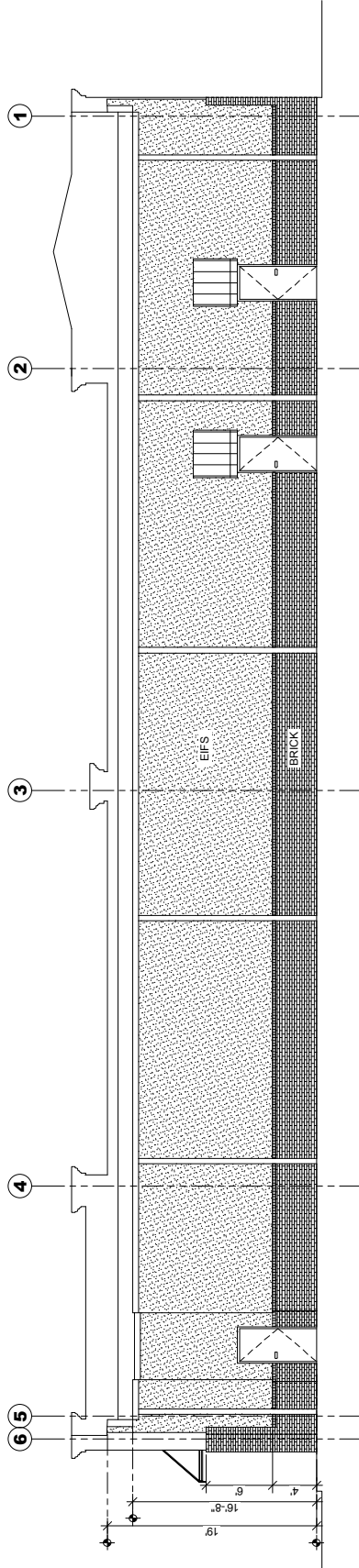
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**GEORGE  
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ARCHITECT**

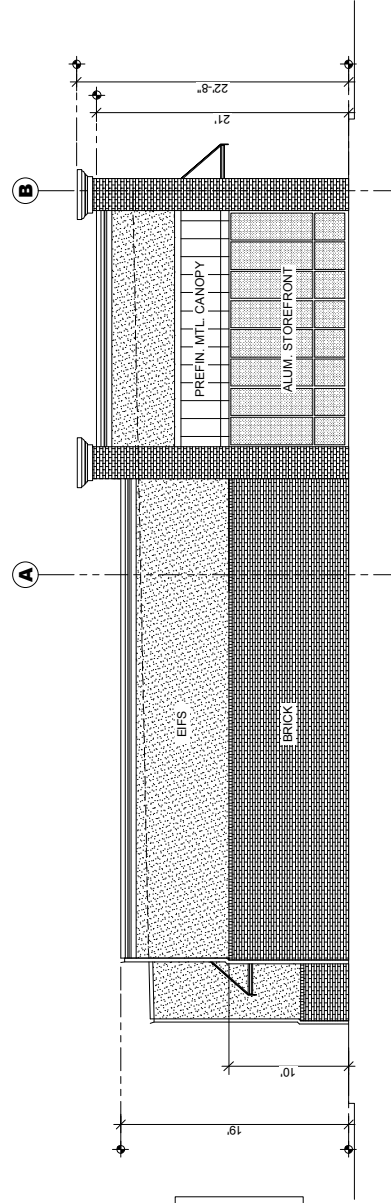
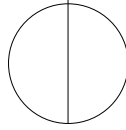
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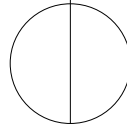
# NORTH ELEVATION

SCALE: 1/16" = 1'-0"



# WEST ELEVATION

SCALE: 1/16" = 1'-0"



**NOTES:**  
BRICK SIZE, COLOR, TEXTURE, AS WELL AS ALL OTHER EXTERIOR BUILDING COMPONENTS, TO BE SIMILAR / SYMPATHETIC TO KNOLLWOOD MANSION

## ELEVATIONS

DATE: 11 APRIL 2016  
PROJECT NO.: 16009  
PROJECT MGR.: JST



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