



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

PROPERTY ADDRESS: 150 Major Reynolds Place 37919
DISTRICT: Knollwood Mansion Historic H-1Landmark

FILE NO.: 2-G-19-HZ

MEETING DATE: 2/21/2019

APPLICANT: Stefan Robichaux D & G Acquisition, LLC (contract buyer of land)

LEVEL OF WORK: Level III. Construction of primary building

PROPERTY DESCRIPTION: Federal (c. 1851) and Neoclassical (1888)

Knollwood 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.

► **DESCRIPTION OF WORK:**

Construction of a single-story, 14,625 sf. multi-bay brick retail building at the corner of Kingston Pike and Major Reynolds Place. The bays will be defined by brick pilasters and each bay will have a storefront with awning and a signband. At 19 feet tall, it will be situated below the site line from Kingston Pike up to the Knollwood Mansion. Parking will surround the building and is proposed to be screened from view from Kingston Pike by an earthen berm and landscaping as required by the design guidelines for the property. The building has a flat membrane roof and aluminum storefront glazing. The ventilation apparatus will be screened from view from Kingston Pike by a parapet. A 14-foot high x 8-foot wide monument identification sign with brick base is proposed.

► **APPLICABLE DESIGN GUIDELINES:**

Secretary of the Interior's Standards for Rehabilitating Historic Buildings.

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

- 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.
- 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.



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-
- 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. 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.
 - 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.
 - 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.
 - 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.
 - An attempt shall be made to preserve mature trees located on the site.
 - 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.

COMMENTS:

The guidelines for the Knollwood site focus primarily on the site design, parking, HVAC unit screening, and landscaping.

STAFF FINDINGS:

1) The building will be situated below the site-line of the Knollwood Mansion above, preserves the existing green space along Kingston Pike, and provides partial screening as required for parked cars from Kingston Pike.



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FILE NO.: 2-G-19-HZ

- 2) The building is designed with articulated bays to reduce the apparent size of the new construction.
- 3) The masonry materials are appropriate for and compatible with the context.
- 4) The parking lot is proposed to be partially screened by a berm and landscaping including trees that will reach a mature height of 30 to 40 feet planted on 40 foot centers, and be at least 8 feet high at installation. The existing trees on site will be preserved.
- 5) The building's roof-mounted equipment will be screened from the view of Kingston Pike traffic by using a parapet.
- 6) The identification for the development, located at the entrance on Kingston Pike, is not more than 8 feet wide and 14 feet high.
- 7) The marquee signs proposed fall within the 40 square-foot maximum allowed for signs for each articulated wall plane.

► STAFF RECOMMENDATION:

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

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

Please print all information:

1. **NAME OF APPLICANT:** Stefan Robichaux for D&G Acquisition, LLC
Address: 6400 Powers Ferry Rd #350, Atlanta, GA 30339
Telephone: 678-263-3911 E-mail address: stefan.robichaux@dgdevelopmentllc.com
Relationship to Owner: Contract Buyer of Land

2. **NAME OF OWNER:** Thunderroad Properties, General Partnership
Address: 150 Major Reynolds Place, Knoxville TN 37919
Telephone: 865-637-2674 E-mail address: jschaad@schaadcompanies.com

3. **LOCATION OF PROPERTY:**
Address: 105 Major Reynolds Place Tax ID/LOT/Parcel No: 121AA02809


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.)

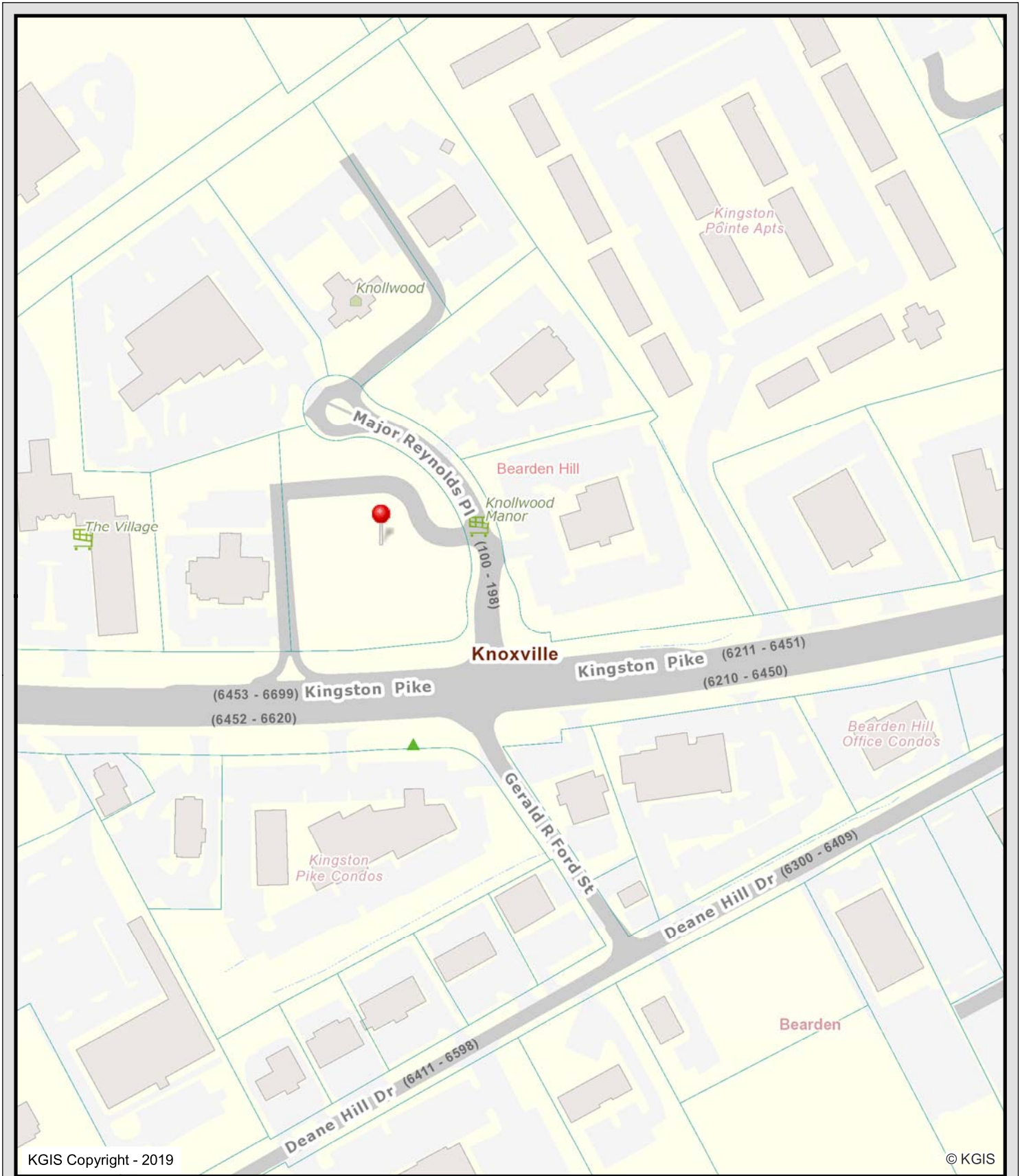
The Kingston Corners project proposes a single-story, multitenant retail building at the corner of Kingston Pike and Major Reynolds Place. This building sits comfortably below the site-line of Knollwood above, preserves the existing green space against Kingston Pike, and provides additional visual screening to parked cars from the road.

The architectural goal of this project is to minimize the impact of this new building along Kingston Pike. It will be built with materials that are historic in nature and complementary to the architecture of the existing buildings on either side. By using finishes and detailing that are in keeping with its surroundings and composition, Kingston Corners will create an opportunity for retail development to comfortably and organically thrive within this historic district.

6. **SIGNATURE OF APPLICANT:**  Date: 2/4/19

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			

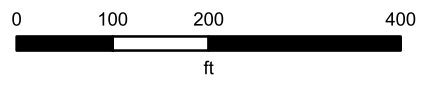


105 Major Reynolds Drive
 Kingston Corner Development
 Knollwood H-1 property

Knoxville - Knox County - KUB Geographic Information System



Printed: 2/12/2019 at 9:08:36 PM



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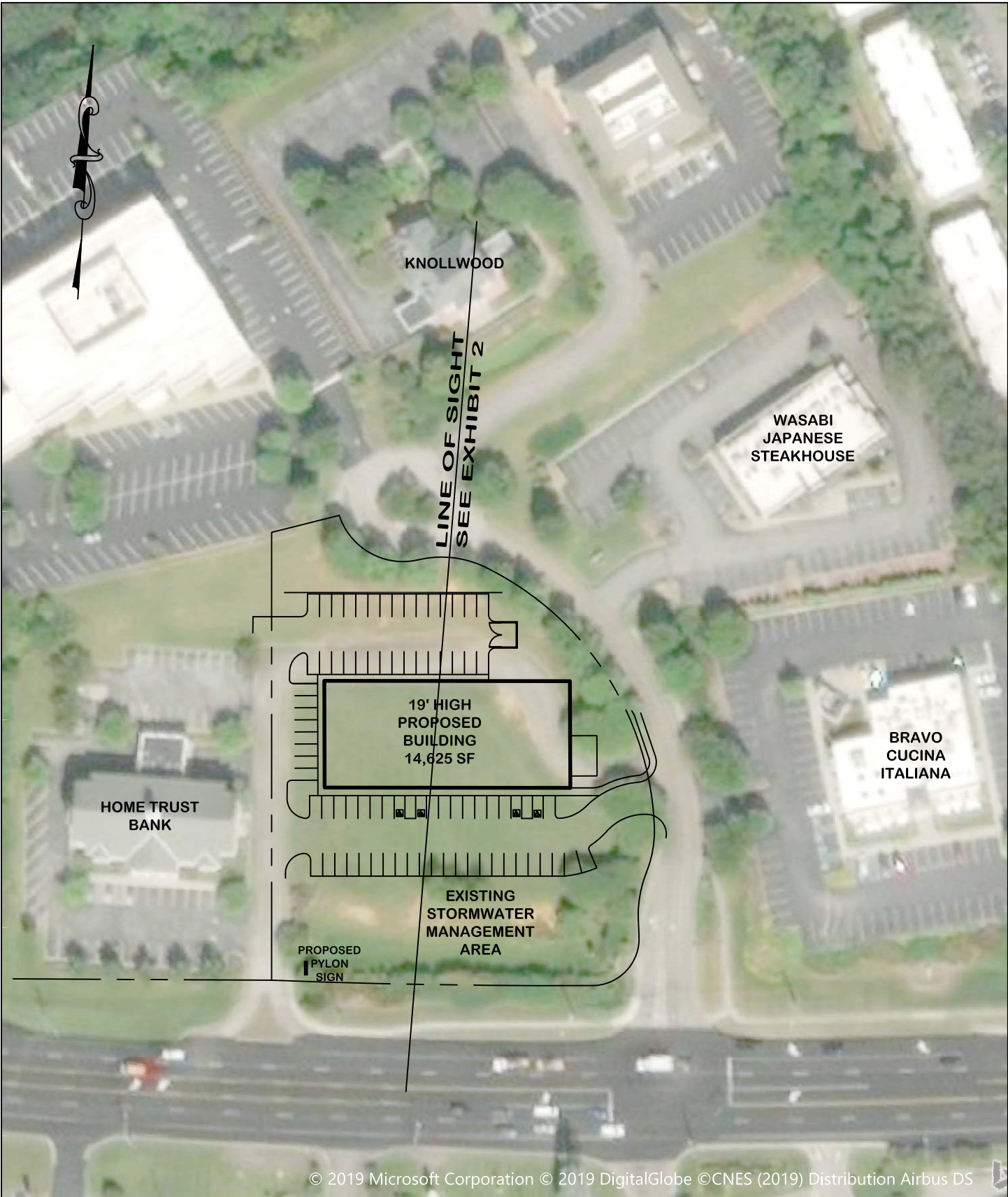
KINGSTON CORNERS AT MAJOR REYNOLDS PLACE
105 MAJOR REYNOLDS PLACE, KNOXVILLE, TN

Level II - HZC Review Submittal Packet
File No. 2-G-19-HZ
for February 21, 2019

The Kingston Corners project proposes a single-story, multitenant retail building at the corner of Kingston Pike and Major Reynolds Place. This building sits comfortably below the site-line of Knollwood above, preserves the existing green space against Kingston Pike, and provides additional visual screening to parked cars from the road.

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Submitted by:
D&G Development Group
Mr. Stefan Robichaux
6400 Powers Ferry Rd #350
Atlanta, GA 30339
stefan.robichaux@dgdevelopmentllc.com
678-263-3911

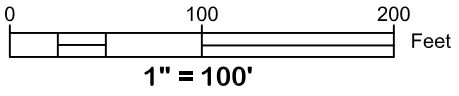


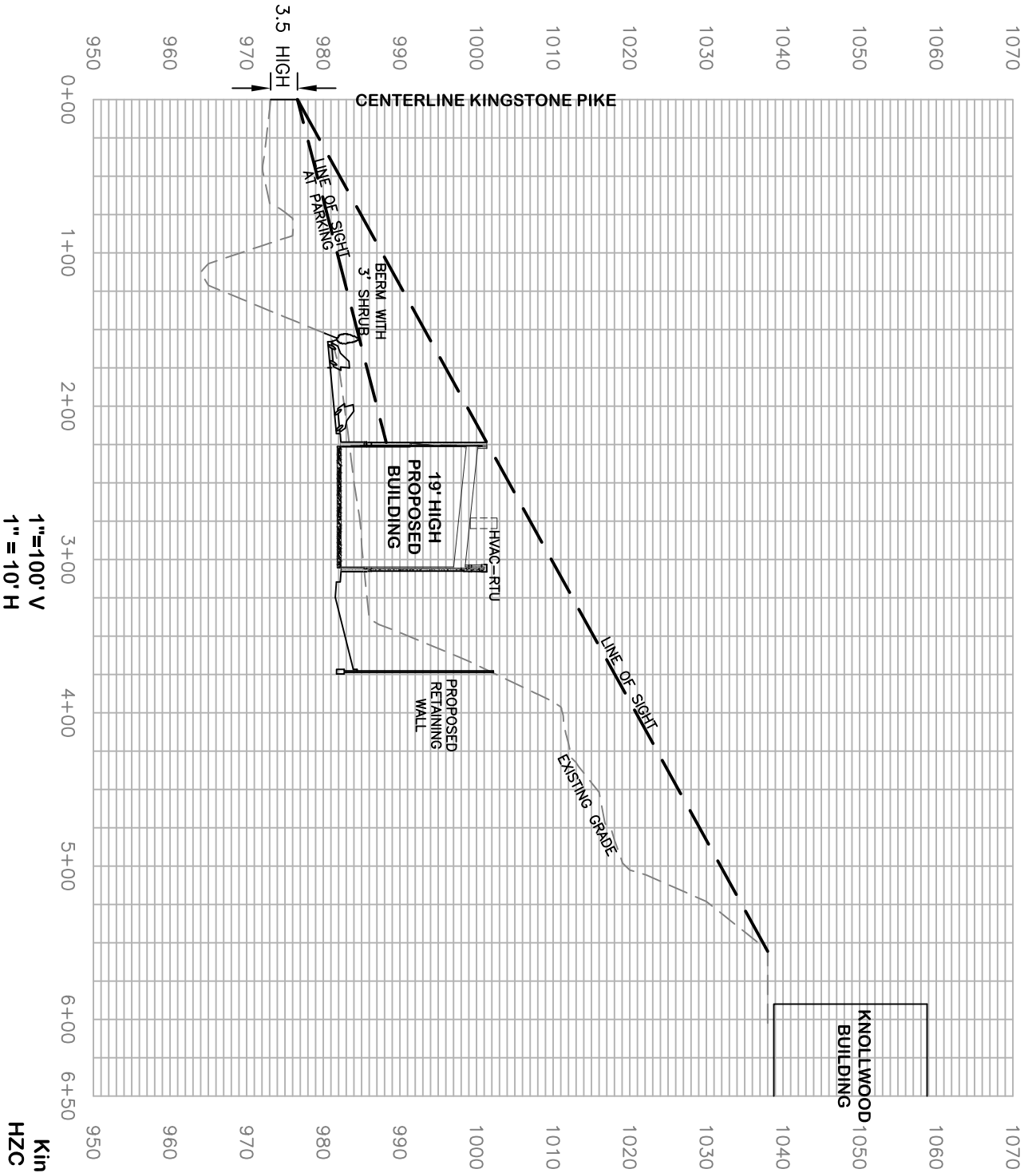
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EXHIBIT 1

**Kingston Corners
HZC File # 2-G-19-HZ**

MILLER / MCCOY, INC.
CONSULTING ENGINEERS
915 CREEKSIDE ROAD CHATTANOOGA, TENNESSEE 37406
PHONE (423) 698-2661 FAX (423) 698-2664





1"=100' V
 1"= 10' H

EXHIBIT 2

MILLER/McCOY, INC.
 CONSULTING ENGINEERS
 915 CREEKSHIRE ROAD CHATTANOOGA, TENNESSEE 37408
 PHONE (423) 698-2861 FAX (423) 698-2864

Kingston Corners
 HZC File # 2-G-19-HZ

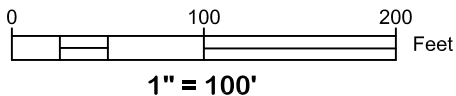
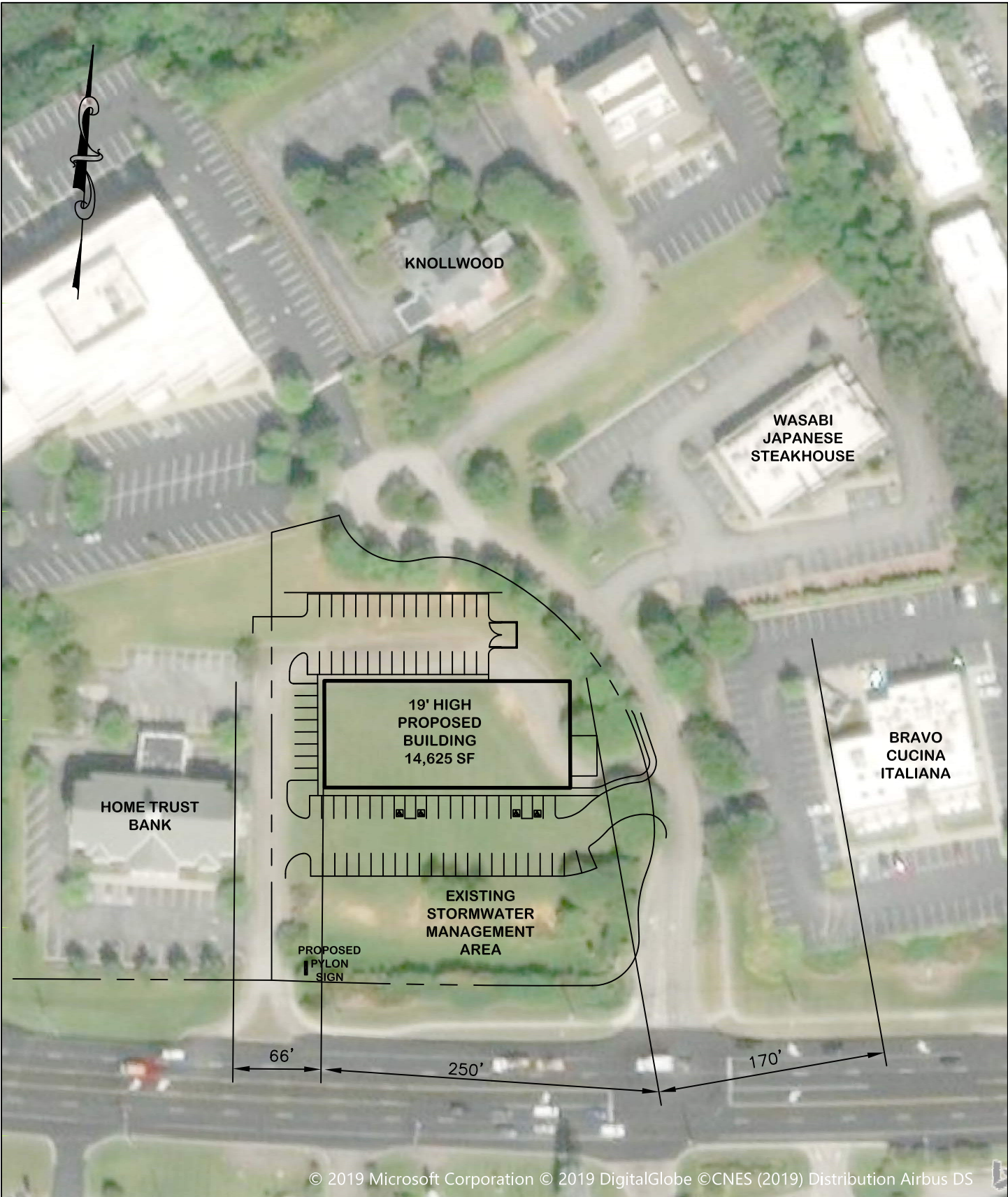


EXHIBIT 3

Kingston Corners
HZC File # 2-G-19-HZ

MILLER MCCOY, INC.
CONSULTING ENGINEERS
915 CREEKSIDE ROAD CHATTANOOGA, TENNESSEE 37406
PHONE (423) 698-2661 FAX (423) 698-2664

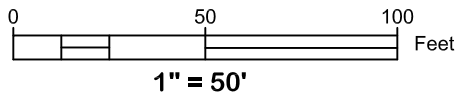
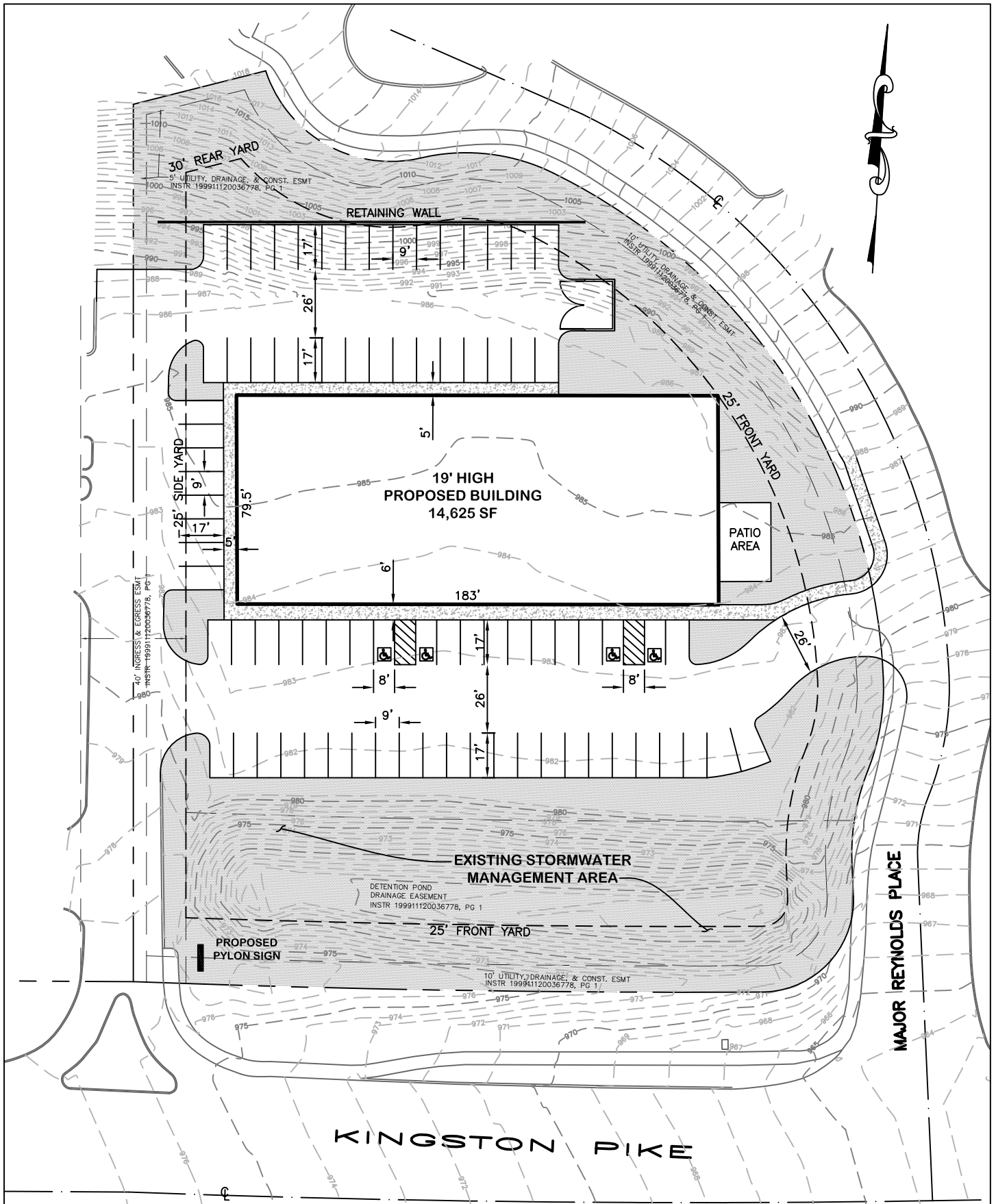
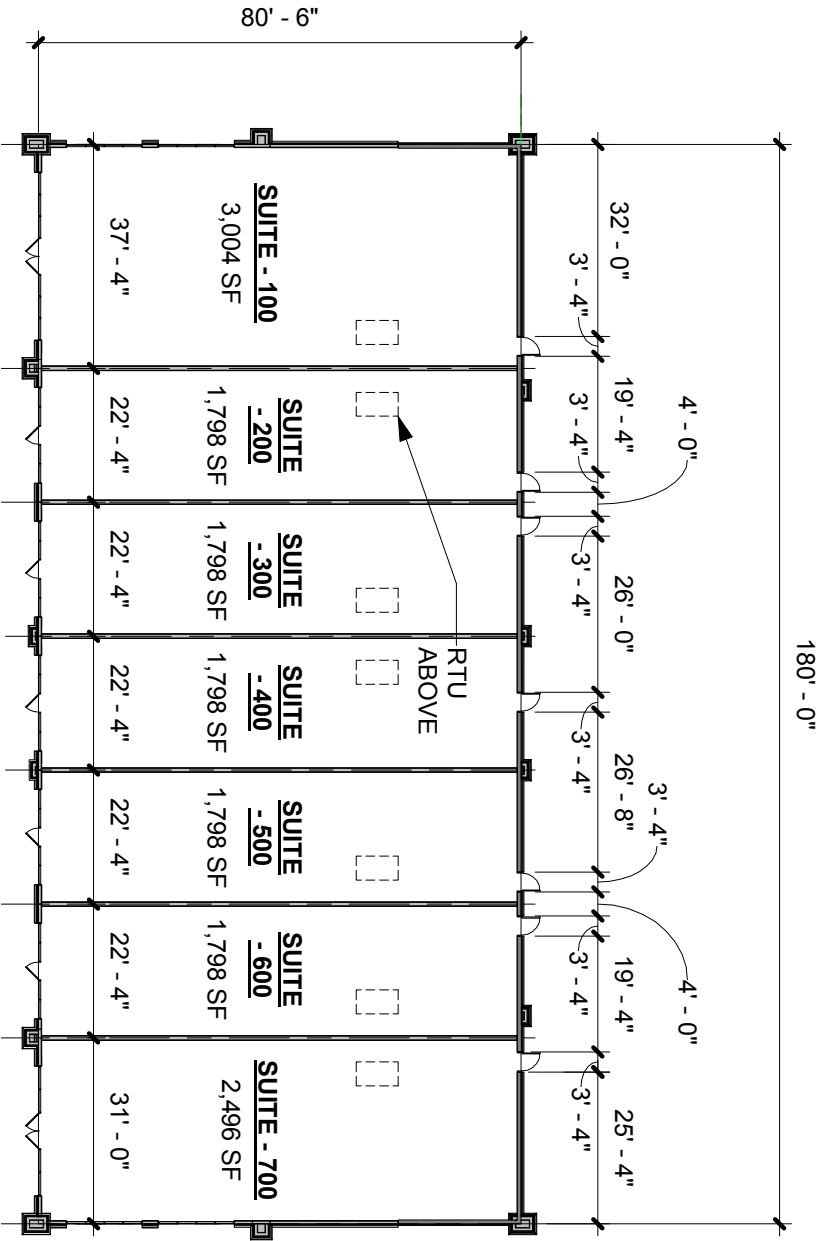


EXHIBIT 4

**Kingston Corners
HZC File # 2-G-19-HZ**

MILLER McCOY, INC.
CONSULTING ENGINEERS
915 CREEKSIDE ROAD CHATTANOOGA, TENNESSEE 37406
PHONE (423) 698-2661 FAX (423) 698-2664



1

OVERALL BUILDING PLAN

1/32" = 1'-0"

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 ALPHARETTA, GA 30022
 PHONE: 770.864.1035 dwelldesignstudio.com

**KINGSTON CORNERS
 2-G-19-H2**

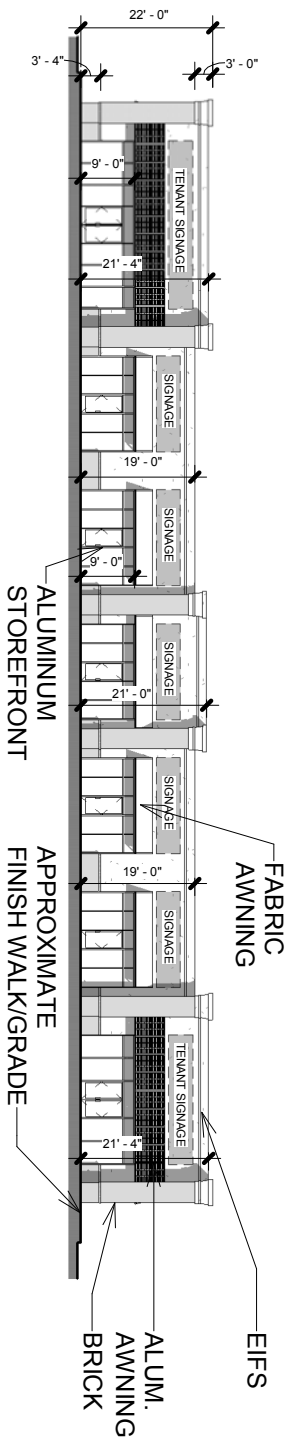
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SHEET NAME:
**OVERALL
 BLDG PLAN**

JOB NUMBER
 1914701

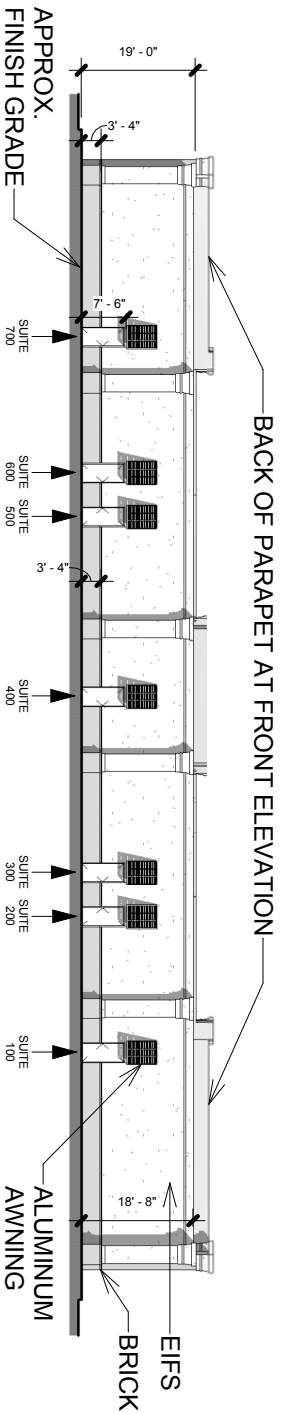
DRAWN BY
 TGJ **DATE**
 01/30/19

AD-1.1



FRONT ELEVATION

1/32" = 1'-0"



REAR ELEVATION

1/32" = 1'-0"

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SHEET NAME:

FRONT/REAR ELEVATIONS

JOB NUMBER

1914701

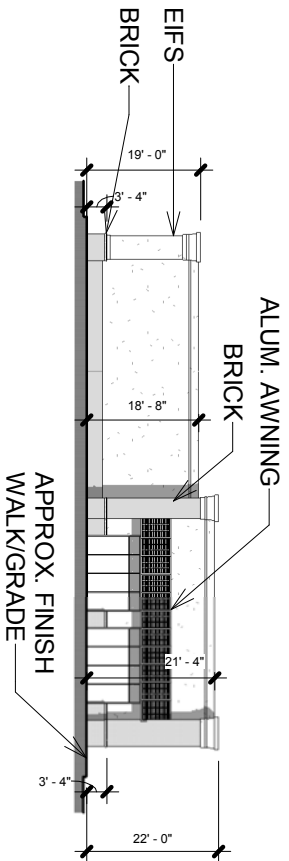
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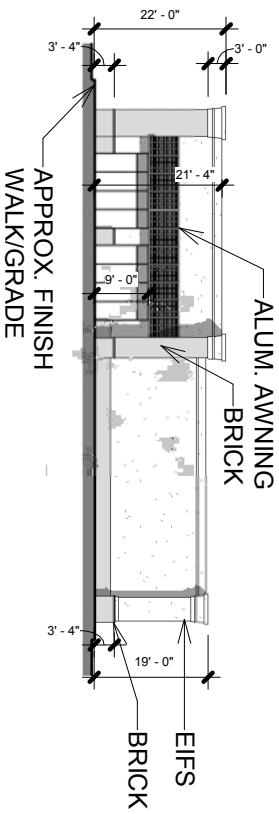
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AD-2.1



2

LEFT SIDE ELEVATION
1/32" = 1'-0"



1

RIGHT SIDE ELEVATION
1/32" = 1'-0"

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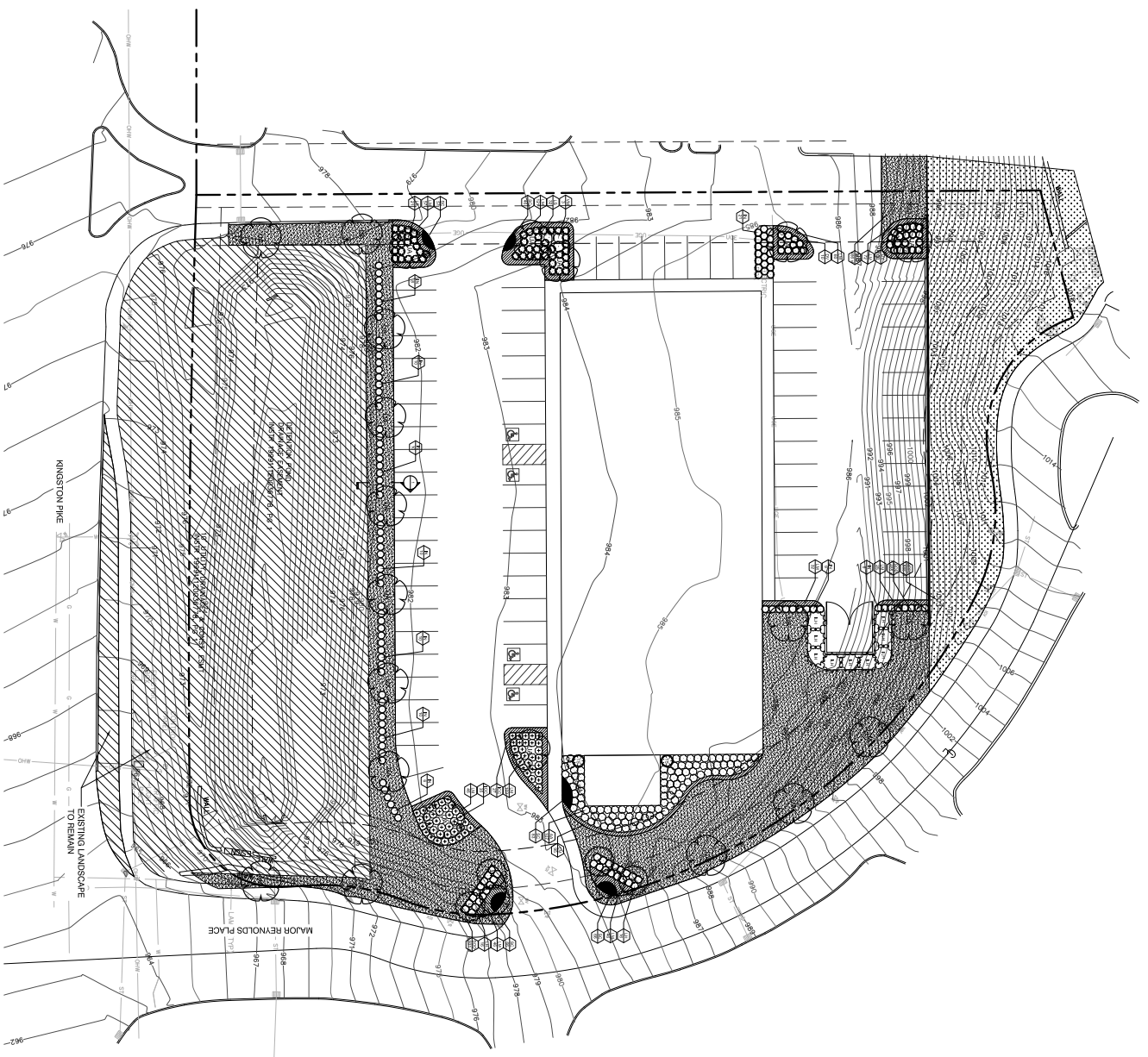
SHEET NAME:
SIDE ELEVATIONS

JOB NUMBER
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DRAWN BY
TGJ

DATE
01/30/19

AD-2.2

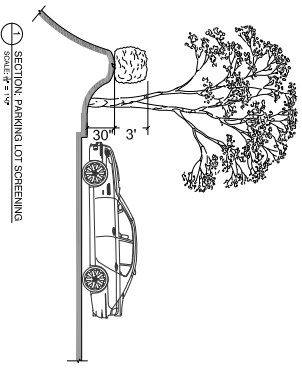


PLANT SCHEDULE KINGSTON CORNER

NO.	SYMBOL	PLANT	QTY	REMARKS
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PERMIT CALCULATIONS

TOTAL ACRES	1.9
TREES REQUIRED @ 4.1/1	14.2
TREES PROVIDED	28
BUILDING & PARKING SCREENING REQUIREMENTS	
TOTAL LF	242
TREES PROVIDED	48
	14



KINGSTON CORNERS

PREPARED FOR
D&G DEVELOPMENT GROUP

19006.00

SHEET STATUS

NO.	DATE	BY	REVISION
1			LANDSCAPE PLAN

PROJECT NUMBER:
19006.00

DATE: 02.24.2019

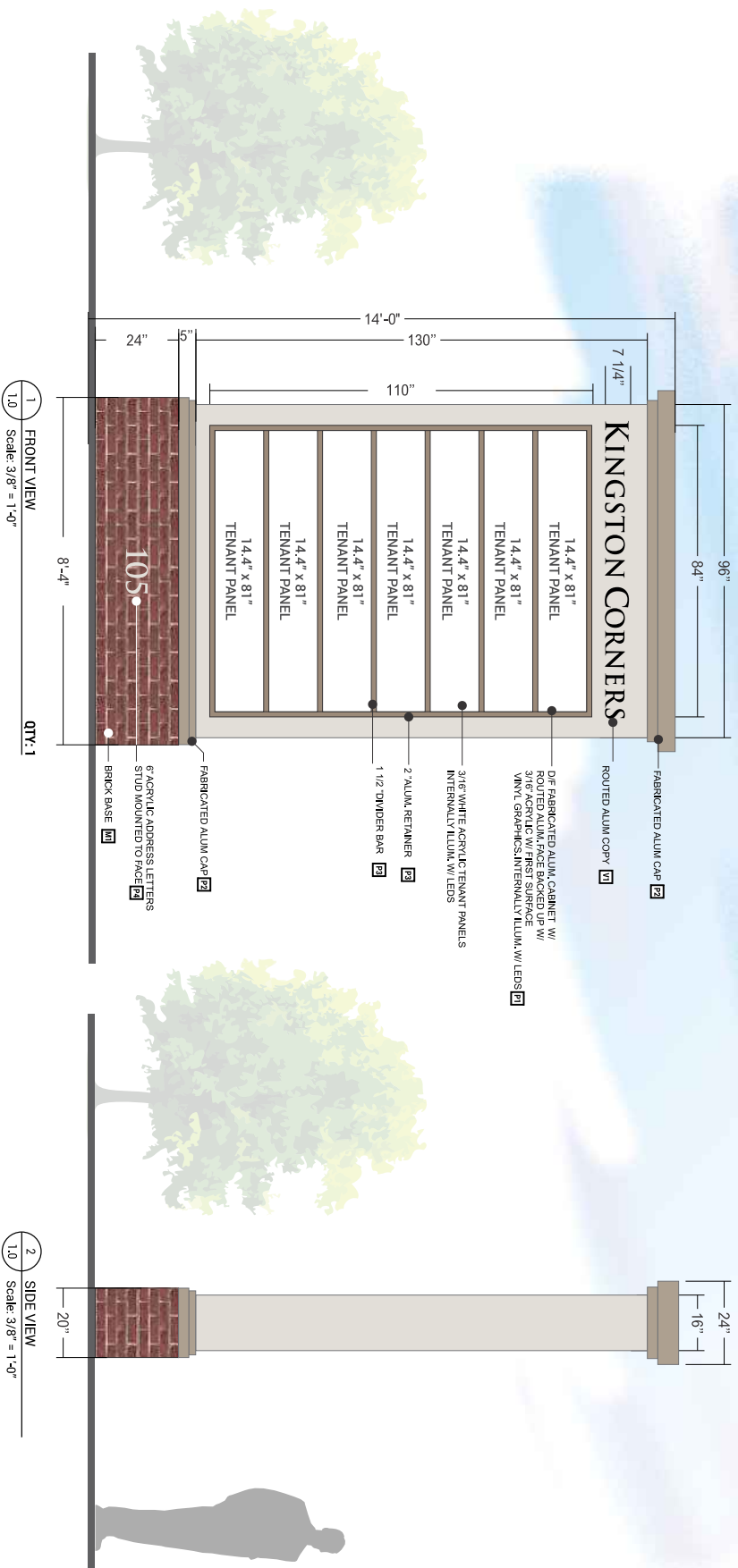
NOT FOR CONSTRUCTION

SHEET TITLE:
LANDSCAPE PLAN

L1.01

SIGN TYPE A: MONUMENT

DOUBLE-SIDED



- P1** AKZO NOBEL - ELDER WHITE SW 7014
- P2** AKZO NOBEL - TAUPE TONE SW 7633
- P3** AKZO NOBEL BLACK
- V1** BLACK DAY/NIGHT VINYL GRAPHICS

M1 BRICK MASONRY TBD

1 FRONT VIEW
Scale: 3/8" = 1'-0"
QTY: 1

2 SIDE VIEW
Scale: 3/8" = 1'-0"

In order to eliminate all possible errors or omissions, please review each page of these drawings carefully for content, quantities, spelling, material and color specifications. Production will not begin without SIGNED APPROVED drawings. No verbal approvals will be accepted. By signing as approved, client is accepting full responsibility for the correctness of the content here-in, and any changes made post-production will incur additional expense. Dimensions shown are nominal.

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 BY: _____ DATE: _____

DRAWING: **1.0**
 PAGE: **1 of 2**
 W0 DATE: 00/00/00 XX
00000

REVISIONS:
 DATE: _____ BY: _____
 00/00/00 XX

DATE: 01/31/19

DRAWN BY:
 PROJECT MANAGER:
 STEVE WESTER

PROJECT #: 90047

PROJECT ADDRESS:
 105 MAJOR
 REYNOLDS PLACE
 KNOXVILLE TN 37919

CLIENT:
 D&G DEVELOPMENT

PROJECT NAME:
 KINGSTON CORNERS

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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.