



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

PROPERTY ADDRESS: 4002 Tazewell Pike 37918

FILE NO.: 5-B-19-HZ

DISTRICT: Tazewell Pike NC-1

MEETING DATE: 5/16/2019

APPLICANT: Stephen Dail (Executor of Donna Pryor Estate)

LEVEL OF WORK: Level IV Demolition or relocation of a contributing structure.

PROPERTY DESCRIPTION: Craftsman (c. 1952)

One-story craftsman with replacement vinyl siding and a brick foundation. Front gable over small porch.

► **DESCRIPTION OF WORK:**

Demolition of a contributing structure due to fire damage.

► **APPLICABLE DESIGN GUIDELINES:**

Tazewell Pike NC-1, adopted by the Knoxville City Council on February 20, 2001.

Property owners may demolish structures in the NC-1 district that the Knoxville Historic Zoning Commission finds to be non-contributing

to the district. The designation report dated November 2000 establishes the location of non-contributing buildings at the time that the NC-1 district was under consideration. In the future, the historic zoning commission shall take the following into account in making a determination whether or not a building may be demolished:

1. Physical Condition: The historic zoning commission may allow demolition if a building has been condemned by the City of

Knoxville for structural reasons, or if the historic zoning commission finds that structural problems and the costs to address the

problems warrant demolition; the decision shall be based on an assessment by a licensed structural engineer or architect.

2. Architectural Integrity: The historic zoning commission may allow demolition if the original design is so compromised that

historic architectural integrity is lost and cannot in the commission's view be reasonably reestablished.

COMMENTS:

STAFF FINDINGS:

The property was significantly damaged by fire on April 17, 2018. The applicant had Corum Engineering assess the structural integrity of the one-story house on October 2018. According to the report, the fire structurally compromised the foundation of the home. The report noted that the main girder beams, floor joists, walls and ceilings have significant fire-damage, beyond repair. In addition, the fire compromised the roof framing of the home. Corum Engineering recommends removing the entire structure and rebuilding from the ground up.

► **STAFF RECOMMENDATION:**

Approve demolition of the structure.



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**PROPERTY ADDRESS: 4002 Tazewell Pike 37918
DISTRICT: Tazewell Pike NC-1**

FILE NO.: 5-B-19-HZ

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

Please print all information:

1. **NAME OF APPLICANT:** Stephen Dail

Address: 8219 Hill Rd. Knoxville TN 37938

Telephone: (865) 604-3957 E-mail address: rdail320@gmail.com

Relationship to Owner: Executor of Donna Pryor estate

2. **NAME OF OWNER:** Estate of Donna Pryor, Stephen Dail, Executor

Address: 8219 Hill Rd. Knoxville TN 37938

Telephone: (865) 604-3957 E-mail address: rdail320@gmail.com

3. **LOCATION OF PROPERTY:**

Address: 4002 Tazewell Pike Tax ID/Lot/Parcel No: 059HA023

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.)

Corum Engineering Report including photos attached.

6. **SIGNATURE OF APPLICANT:** Steph V. Dail Date: 4/26/19

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			

October 12, 2018

Katie Belissary (Acuff)
4002 Tazewell Pike
Knoxville, TN 37918

Re: **Engineer's Report (Fire-Damaged)**
Site Location: 4002 Tazewell Pike Knoxville, TN 37918
Project No.: S18659R - 4002 Tazewell Pike (Acuff)
Client: Katie Belissary (Acuff)

Dear Katie Belissary (Acuff),

At your request, we visited the above property on September 28, 2018 at 9:00am. The primary purpose of our visit was to perform a structural evaluation on the condition of the "fire-damaged" home at the above site location. Ronald R. Corum, P.E. did the inspection, evaluation and letter.

Site Conditions:

One-story; basement; 1952sf; 78 years old (approx.); exterior vinyl siding finish; perimeter brick footers; perimeter foundation brick walls; floor joist/girder system; wood frame walls and roof rafters. Normal residential design loads are for this area. Topographies are relatively flat slopes.

Engineer's Evaluation

Our purpose was to evaluate the "fire-damaged" home and determine the structural items that can remain. Based on a visual inspection and construction practices, we have inspected the issues listed below only and the following are the findings:

Structural Issue

1. The fire has structurally compromised the foundation of the home. The main girder wood birder beams and floor joist has significant fire-damaged beyond repair. (See Photos 8-9, 30-31, 35-47).
2. The fire has damaged the walls and ceilings beyond repair. (See Photos 16-29).
3. The fire has structurally compromised the roof framing of the home. The fire-damage to the floors, walls and ceilings will have to be removed and replace, therefore the roof will also have to be removed. (See Photos 1-7).

Recommendation:

In my professional opinion, I would recommend removing the entire structure and rebuild from the ground up.

Conclusion

Above are our evaluations and recommendations based on standard construction practices in our local area

This letter represents our opinion of the structural conditions based on the visible conditions and the information available at the time of our visit to the property. This evaluation was very limited in scope, focusing only on the structural system of the items mentioned above. No other components or systems of the structure were evaluated during our visit to the property. No surface materials were removed, no exploratory excavation was undertaken, and no physical testing or

sampling was done during our visit to the property. Although recommendation has been discussed, this letter is being provided only for information purpose. This report is only good for one year (from the date of this report), due to the fact conditions can change and we have no control over those changing conditions. Our maximum liability for loss suffered by the client due to any cause is limited to our inspection fee.

This letter has been prepared for your benefit in strict confidence with you as our client. We will not release this letter to anyone without your permission. Copies may be distributed at your discretion only to satisfy your needs regarding this situation. We encourage you to call with any questions you may have. Thank you for the opportunity to be of service to you.

Sincerely,
CORUM ENGINEERING, P.C.

Ronald R. Corum

Ronald R. Corum, P.E.
President/Owner

Attached: Pictures



Digitally signed by Ronald R Corum
Date: 2018.10.12 10:03:57 -04'00'



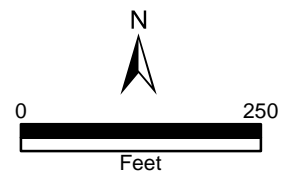
5-B-19-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



4002 Tazewell Pike 37918
Tazewell Pike NC-1

Original Print Date: 5/9/2019
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Stephen Dail



ATTACHMENT "A" – Photographs



Photo # 1



Photo # 2



Photo # 3



Photo # 4



Photo # 5



Photo # 6



Photo # 7



Photo # 8



Photo # 9



Photo # 10



Photo # 11



Photo # 12

ATTACHMENT "A" – Photographs



Photo # 13



Photo # 14



Photo # 15



Photo # 16



Photo # 17



Photo # 18



Photo # 19



Photo # 20



Photo # 21



Photo # 22



Photo # 23



Photo # 24

ATTACHMENT "A" – Photographs



Photo # 25



Photo # 26



Photo # 27



Photo # 28



Photo # 29



Photo # 30



Photo # 31



Photo # 32



Photo # 33



Photo # 34



Photo # 35



Photo # 36

ATTACHMENT "A" – Photographs



Photo # 37



Photo # 38



Photo # 39



Photo # 40



Photo # 41



Photo # 42



Photo # 43



Photo # 44



Photo # 45



Photo # 46



Photo # 47

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Photo # 16



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Photo # 19



Photo # 20



Photo # 21



Photo # 22



Photo # 23



Photo # 24

ATTACHMENT "A" – Photographs



Photo # 25



Photo # 26



Photo # 27



Photo # 28



Photo # 29



Photo # 30



Photo # 31



Photo # 32



Photo # 33



Photo # 34



Photo # 35



Photo # 36

ATTACHMENT "A" – Photographs



Photo # 37



Photo # 38



Photo # 39



Photo # 40



Photo # 41



Photo # 42



Photo # 43



Photo # 44



Photo # 45



Photo # 46



Photo # 47