



Staff Report

Knoxville Historic Zoning Commission

File Number: 2-D-22-HZ

Meeting: 2/17/2022
Applicant: Greg Stinson Middlebrook Developments, LLC
Owner: Charlotte Wills

Property Information

Location: 4810 N. Middlebrook Pk. **Parcel ID** 93 O A 021
District: Knott-York House Individual H Landmark
Zoning: I-G (General Industrial)
Description: Georgian, c.1840

Primary structure is a two-story brick masonry residence with a side-gable roof clad in asphalt shingles, two exterior brick masonry chimneys, and a continuous brick foundation. One-story Craftsman-style porch added c.1930, along with a rear gable-roof brick masonry addition.

Description of Work

Level II Demolition/Relocation of Noncontributing Structure
Proposed demolition of two secondary structures. Structures are non-contributing outbuildings dating to approximately 1930.

Applicable Design Guidelines

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

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
 3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
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Comments

N/A

Staff Findings

1. The secondary structures proposed for demolition date to approximately 1930 or 1940. The designation report notes that "only the house at 4810 Middlebrook Pike is listed as a contributing property in this historic overlay
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designation," nothing that "while there are outbuildings on the property, they are more recent."

2. The outbuildings do not belong to the primary period of significance for the property, which is noted as being "significant for its c.1845 architecture, as one of the early Georgian designs for load-bearing brick houses remaining in Knox County." The house is also representative of early development patterns in Knox County, as Middlebrook Pike featured many early farmsteads and "provided access to the farms of west Knox County."

3. The Knott-York House at 4810 N. Middlebrook Pike is subject to TCA 7-51-1201, which prohibits demolition of residential structures which meet three criteria unless demolition is approved by majority vote of the relevant municipal legislative body. However, the state law applies only to the residential structure (house) on the property. The applicant intends to clean, stabilize, and secure the house.

Staff Recommendation

Staff recommends approval of Certificate 2-B-22-HZ.



DESIGN REVIEW REQUEST

- DOWNTOWN DESIGN (DK)
- HISTORIC ZONING (H)
- INFILL HOUSING (IH)

Greg Stinson

Applicant

1/31/22

February 17, 2022

2-D-22-HZ

Date Filed

Meeting Date (if applicable)

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Owner
- Contractor
- Engineer
- Architect/Landscape Architect

Greg Stinson

Middlebrook Developments LLC

Name

Company

623 Deanwood LN

Knoxville

TN

37934

Address

City

State

Zip

8653103353

greg-stinson@hotmail.com

Phone

Email

CURRENT PROPERTY INFO

Charlotte Wills

1224 Galewood Rd Knoxville, TN 37919

Owner Name (if different from applicant)

Owner Address

Owner Phone

4810 N Middlebrook Pike

0930A021

Property Address

Parcel ID

Middlebrook Pike

Historical

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

Lindsay Crockett

1/31/22

Staff Signature

Please Print

Date

Greg Stinson

Greg Stinson

1-31-2022

Applicant Signature

Please Print

Date

REQUEST

DOWNTOWN DESIGN

Level 1:

- Signs Alteration of an existing building/structure

Level 2:

- Addition to an existing building/structure

Level 3:

- Construction of new building/structure Site design, parking, plazas, landscape

See required Downtown Design attachment for more details.

Brief description of work: _____

HISTORIC ZONING

Level 1:

- Signs Routine repair of siding, windows, roof, or other features, in-kind; Installation of gutters, storm windows/doors

Level 2:

- Major repair, removal, or replacement of architectural elements or materials Additions and accessory structures

Level 3:

- Construction of a new primary building

Level 4:

- Relocation of a contributing structure Demolition of a contributing structure

See required Historic Zoning attachment for more details.

Brief description of work: The historical footprint for the site contains 2 sheds behind the Knott-York House. The sheds are not old and do not have any special features or other distinguishable elements that contribute to the overall appeal of the property.
Our request is for approval to demolish and remove the two sheds.

INFILL HOUSING

Level 1:

- Driveways, parking pads, access point, garages or similar facilities Subdivisions

Level 2:

- Additions visible from the primary street Changes to porches visible from the primary street

Level 3:

- New primary structure
 Site built Modular Multi-Sectional

See required Infill Housing attachment for more details.

Brief description of work: _____

STAFF USE ONLY

ATTACHMENTS

- Downtown Design Checklist
 Historic Zoning Design Checklist
 Infill Housing Design Checklist

ADDITIONAL REQUIREMENTS

- Property Owners / Option Holders

Level 1: \$50 • **Level 2:** \$100 • **Level 3:** \$250 • **Level 4:** \$500

| | | |
|---------------|--|---------------|
| FEE 1: | | TOTAL: |
| FEE 2: | | |
| FEE 3: | | |



**Primary structure,
photos taken by staff**



Outbuilding key



#1



#2



#3