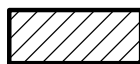




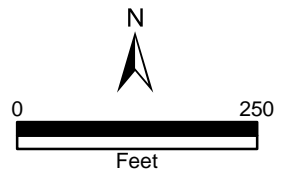
9-E-22-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



211 S. 17th St. 37916
Ft. Sanders NC

Original Print Date: 9/7/2022
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Kevin Breier Nobletree IRV Trust





Staff Report

Knoxville Historic Zoning Commission

File Number: 9-E-22-HZ

Meeting: 9/15/2022
Applicant: Kevin Breier Nobletree IRV Trust
Owner: Kevin Breier Nobletree IRV Trust

Property Information

Location: 211 S. 17th St. **Parcel ID:** 94 N M 020
District: Ft. Sanders NC
Zoning: RN-5 (General Residential Neighborhood)
Description: Unknown

One-story, side-gable roof, brick masonry building with intersecting frame additions clad in T-11 plywood siding. Irregular fenestrations.

Description of Work

Level II Demolition/Relocation of Noncontributing Structure

Demolition of non-contributing structure. Building proposed for demolition is a side-gable, brick masonry building with intersecting gable-roof wings clad in plywood board-and-batten siding. The building is not clearly defined as primary or secondary structure, located on an alley between Forest Avenue and Highland Avenue. Building is not listed in NRHP nomination or Fort Sanders NC overlay report.

Applicable Design Guidelines

Fort Sanders NC-1, adopted by the Knoxville City Council on September 13, 2000.

J. Demolition

Property owners may demolish structures in the NC District that the Knoxville Historic Zoning Commission (HZC) finds to be non-contributing to the district. A report, dated July/August 2000, establishes the location of non-contributing structures at the time that the NC district was under consideration. In the future, the Historic Zoning Commission shall take the following into account in making their determination about whether or not a building may be demolished.

1. Physical Condition: The HZC may allow demolition if a building has been condemned by the City of Knoxville for structural reasons, or if the HZC finds that structural problems and associated costs to address the problems warrant demolition; the decision shall be based on an assessment by a licensed structural engineer or architect.
2. Architectural Condition: The HZC 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 re-established.

Comments

N/A

Staff Findings

1. While demolition of non-contributing secondary structures in the Fort Sanders NC overlay has been approved by staff in the past, demolition of non-contributing primary structures is typically reviewed by the HZC. The building in question is not clearly a primary or secondary structure, and is not included in the architectural inventory of the NRHP nomination or the overlay inventory.
2. The City of Knoxville has issued multiple repair orders on the property, noting the building's blighted condition.
3. The building proposed for demolition does not contribute to the character of the historic district and does not retain architectural integrity.

Staff Recommendation

Recognizing the building's non-contributing architectural status to the historic district and significantly deteriorated condition, staff recommends approval of the proposed demolition as submitted.

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 non-contributing structure - Level 2

See required Historic Zoning attachment for more details.

Brief description of work: DEMOLITION OF STRUCTURE

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:
100.00		
FEE 2:		
FEE 3:		



Building and retaining wall, facing north



Building, facing northwest



Building, facing northeast



Facing southeast