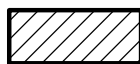




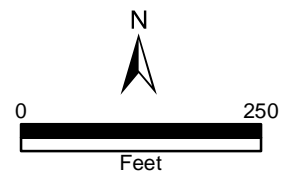
**10-F-22-HZ**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



**217 E. Scott Ave. 37917**  
**Old North Knoxville H**

Original Print Date: 10/12/2022  
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Scott Elder City of Knoxville



**Meeting:** 3/16/2023  
**Applicant:** Scott Elder City of Knoxville  
**Owner:** Sean Eric Imfeld

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### Property Information

**Location:** 217 E. Scott Ave. **Parcel ID** 81 K F 034  
**District:** Old North Knoxville H  
**Zoning:** RN-2 (Single-Family Residential Neighborhood)  
**Description:** Queen Anne, c.1910

Two-story frame residence with a side-gable roof clad in asphalt shingles, an exterior of vinyl siding, and a brick foundation. Enclosed porch extends the full length of the façade. Multiple secondary entries.

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### Description of Work

Level IV Demolition/Relocation of Contributing Structure

Demolition of primary structure and associated secondary structures. Main structure has been determined to be an "unfit dwelling by the Public Officer and has been placarded as unfit for human habitation" due to deferred maintenance and multiple violations of the 2018 International Property Maintenance Code. Demolition is requested by City of Knoxville Neighborhood Codes Enforcement following a 120-day repair/demolition order at the 9/30/2022 Public Officer Hearing.

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### Applicable Design Guidelines

Old North Knoxville Design Guidelines, adopted by the Knoxville City Council on November 25, 2004.

The Old North Knoxville design guidelines lack specific guidelines relating to demolition. Guidance for demolition from other overlays is displayed below. These design guidelines are not the adopted guidelines for Old North Knoxville, but can assist in guiding a discussion of the proposed demolition.

Fourth & Gill H Overlay:

Demolition creates a permanent change in the historic district, removing part of the neighborhood's historic and architectural significance. Demolition should only be considered when all other opportunities have been discounted.

1. Demolition of any original feature or part of a historic building should be avoided.
2. Demolition of any building which contributes to the historic or architectural significance of the Fourth & Gill neighborhood should not occur unless public health and safety require the removal of the building or structure.
3. Demolition may be considered if the building does not contribute to the historical or architectural character of the district.

Fort Sanders NC Overlay:

1. Physical Condition: The Historic Zoning Commission may allow demolition of a building that has been condemned by the City of Knoxville for structural reasons. Demolition may also be allowed if the Historic Zoning Commission finds that structural problems and the costs to address those 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.

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## Comments

N/A

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## Staff Findings

1. 217 E. Scott Ave is listed as a contributing resource the ONK local historic overlay, with a designation dating to 1981, and to the ONK National Register Historic District, with a determination made in 1992.

2. The original form of the house is obscured by multiple additions to the front, side, and rear elevations. The house also features multiple secondary entrances to provide access to interior apartments, an exterior of vinyl siding, non-historic replacement windows, and an enclosed front porch which would not meet adopted design guidelines.

3. The City of Knoxville has determined that the structure is a hazard to public health and safety, reflected in the Public Officer's determination of the house as an unfit dwelling. Basic visual assessment of the building's exterior shows missing fascia, exposed roof elements, cracked and open foundation elements, and vegetation leading to moisture issues on the foundation and siding.

4. The existing house is large in footprint, compatible in scale with the high-style, larger Queen Anne examples on E. Scott and E. Oklahoma Avenues. A new house constructed on the lot would need to adhere to ONK guidelines for contextual height, scale, and massing, and may require variances from the base zoning to remain compatible with the neighborhood context.

5. Demolition of the house will not ensure resolution of all issues associated with the Public Officer determination (unpaid City taxes, owner not residing on the property, etc). If a COA is granted by the HZC and a demolition permit is secured for the house, the lot could remain vacant and potentially blighted for an undetermined amount of time.

6. Public input is not involved in the process of requesting or issuing demolition permits. Other than the Public Officer Hearing, the Historic Zoning Commission is the primary avenue for public/neighborhood input in the demolition of a historic house which once contributed to the neighborhood's overall integrity.

7. The 120-day repair or demolition order was issued on 9/30/22 and expired on 2/17/2023. The Building Official has cited the City zoning code Article 1.3.E noting that "public safety will take precedence" [...] "over the provisions of this Code" (including Article 16.8.A.1 which requires HZC approval of demolition in an H overlay district). The City code (Sec. 6-144) defines the structure as an "unfit dwelling," which "creates a serious hazard to the health and safety of the occupants or the public."

8. The proposed demolition is a unique situation where the City is initiating the demolition, noting the inevitability of the Public Officer's legal order and the Building Official's capacity to supersede HZC approval or denial. In this instance, the HZC's approval or denial of the demolition will not alter the City's determination of the house as an "unfit dwelling" requiring immediate repair or demolition, nor the property owner's lack of action on the structure. Therefore, the purview of the HZC in this situation is limited.

9. At the February 16, 2023 HZC meeting, the Commission postponed reviewing demolition of the house an additional 30 days to allow the property owner time to list and sell the property. The house was listed on 3/3/2023. As of 3/7/2023, the house is under contract with multiple back-up offers (per correspondence with listing agent). Staff have spoken with multiple interested buyers and neighborhood liaisons from ONK and Fourth and Gill have

visited the property.

10. The original core of the house is intact and could be restored.

11. Should a new buyer demonstrate interest in demolishing the house and reconstructing a new primary structure on the lot, they could submit a new application with additional information to the HZC, including a structural engineer's report and a contractor's write-up for rehabilitation.

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## **Staff Recommendation**

Staff recommends denial of Certificate 10-F-22-HZ.



## DESIGN REVIEW REQUEST

☐ DOWNTOWN DESIGN (DK)

☒ HISTORIC ZONING (H)

☐ INFILL HOUSING (IH)

City of Knoxville

Applicant

September 26, 2022

October 20th, 2022

10-F-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

Scott Elder

City of Knoxville

Name

Company

400 Main Street

Knoxville

TN

37902

Address

City

State

Zip

865-215-2126

selder@knoxvilletn.gov

Phone

Email

## CURRENT PROPERTY INFO

Sean Eric Imfeld

Same

NA

Owner Name (if different from applicant)

Owner Address

Owner Phone

217 E. Scott Avenue

081KF034

Property Address

Parcel ID

Old North Knoxville

RN-2 / H

Neighborhood

Zoning

## AUTHORIZATION

*Lindsay Crockett*

Lindsay Crockett

9.26.22

Staff Signature

Please Print

Date

Scott Elder

September 26, 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: Demolition of severely dilapidated single-family house and associated accessory structures. The main structure has been deemed as an unfit dwelling by the Public Hearing Officer and has been placarded as unfit for human habitation due to lack of action required to bring the building into compliance with the 2018 International Property Maintenance Code.

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:

N/A - City project

FEE 2:

FEE 3:

TOTAL:



**\$175,000** 8 bd | 6 ba | 4,256 sqft

217 E Scott Ave, Knoxville, TN 37917

● Pending

Est. payment: \$1,079/mo [Get pre-qualified](#)

[Contact agent](#)

[Overview](#) [Facts and features](#) [Price and tax history](#) [Montl](#) >

Single family residence

Built in 1910

Central

No data

Off street, side/rear entry

0.29 Acres

\$41 price/sqft

## Overview

**This home has a pending offer.**

Investment opportunity in the Old North Knoxville Historic District. Great location. This home was built in 1910 and has been turned into apartments over the years. Come bring it back to it's original glory. There is an alley for rear entry

[Show more](#)

**5 days** on Zillow | **1,651** views | **60** saves

Listed by:

Brenda Babaj 423-519-3083

Realty Executives Main Street 423-836-9494

Melody Wagstaff 865-603-5908

Realty Executives Main Street

Source: KAARMLS, MLS#: 1219572

Zillow last checked: 3 hours ago

Listing updated: March 05, 2023 at 12:35am

**G. 217 EAST SCOTT AVENUE INCLUDING ACCESSORY STRUCTURES  
PROPERTY IDENTIFICATION NO: 081KF034**

**OWNERS AND OTHER INTERESTED PARTIES:**

SEAN ERIC IMFELD  
217 EAST SCOTT AVENUE  
KNOXVILLE, TN 37917

**VIOLATIONS:**

EXTERIOR, FOUNDATION, ROOFING,  
ELECTRICAL

**OWNER SINCE:**

DEC. 5, 2013

INSPECTOR: **R. WYATT**

DATE INSPECTED: **AUG. 13, 2015**

DATE CONDEMNED: **AUG. 31, 2022**

LAST INSPECTED: **JUN. 8, 2022**

CITY TAXES: **UNPAID 2015 - \$11,768.84**

CTY TAXES: **UNPAID 2020 - \$3,132.85**

PERMITS: **NONE**

ZONING: **RN-2/H**

**FEES:**

1 LOT BILL - \$170.00

\* PER LINDSAY CROCKETT HZC MEMO – PROPERTY IS A CONTRIBUTING  
STRUCTURE IN THE OLD NORTH KNOX NATIONAL REGISTER HISTORIC  
DISTRICT AND HISTORIC OVERLAY.

\*\*PUBLIC OFFICER ISSUED A 60 DAY REPAIR ONLY ORDER INCLUDING  
ACCESSORY STRUCTURES AT 4/1/22 HEARING.

**Result:**

**120 day repair/demolition order including accessory structures**





Photos taken by Neighborhood Codes Enforcement



Photos taken by Neighborhood Codes Enforcement



Photos taken by Neighborhood Codes Enforcement



Photos taken by Neighborhood Codes Enforcement



Photos taken by HZC staff



Photos taken by HZC staff



Photos taken by HZC staff



ONK Overlay  
Designation Report:  
September 1981

# OLD NORTH KNOXVILLE

P.O. Box 3734, Knoxville, Tennessee, 37917, 637-4730

Inventory Of Each Structure Included  
In Old North Knoxville's H-1 Zoning  
Request With The Age Of That Structure

- 211 E. Scott Ave. (1910) Two story modified Queen Anne, horizontal siding, wood trim, gable roof, brick chimney, full front porch with columns.
- 214 E. Scott Ave. (1920) One story modified Queen Anne, clapboard siding, wood trim, hip roof with gable, front porch, decorative gable end.
- 215 E. Scott Ave. (1910) Two story , clapboard siding, wood trim, tiled gable roof, brick chimney, full front porch with pediment roof.
- 217 E. Scott Ave. (1910) Two story , clapboard siding, wood trim, gable roof.
- 218 E. Scott Ave. (1910) Two story , clapboard siding, wood trim, gable roof with decorative windows at ends, corner porch with columns.
- 224 E. Scott Ave. (1910) One story modified Queen Anne, clapboard siding, wood trim, gable roof, two chimneys, corner porch with columns and railing.
- 228 E. Scott Ave. (1910) One story modified Queen Anne, shingle siding, hip roof with gables, dormer, three chimneys, front porch.
- 229 E. Scott Ave. (1910) Two story rectangular, clapboard siding, wood trim, hip roof, gambrel roof with arch cut-out of end projected over second floor porch, full front porch with columns, decorative entry.
- 232 E. Scott Ave. (1902) Two story modified Queen Anne, shingle siding, wood trim, gable roof, corner porch.
- 235 E. Scott Ave. ( ? ) Two story brick bungalow, wood trim, hip roof, full front porch with carport extension.
- 236 E. Scott Ave. (1910) One story cottage , clapboard siding, wood trim, gable roof with decorative ends, two chimneys, front porch.
- 240 E. Scott Ave. (1910) Two story modified Queen Anne, clapboard siding, wood trim, gable roof, corner porch with conical roof at corner.
- 241 E. Scott Ave. (1896) Two story Queen Anne, clapboard siding, fishscale gables, gabled roof with two cupolas, one turret, all topped by folios, leaded glass, rounded corner porch.
- 302 E. Scott Ave. (1915) One story Queen Anne cottage, horizontal siding, hip roof with gable, front porch.

United States Department of the Interior  
National Park Service

1992

National Register of Historic Places  
Continuation SheetSection number 7 Page 83

Old North Knoxville Historic District

297. 211 East Scott Avenue. Queen Anne. (1909). Two story frame with aluminum siding. Hip roof with lower cross gables, asphalt shingle covering. Double hung one over one windows. One story full front porch with round wood columns, sawn wood balustrade. Interior offset brick chimney. Stuccoed foundation. Irregular plan. Sidelights and transom at front entry. Two story bay on front elevation. (C)

298. 214 East Scott Avenue. Queen Anne Cottage. (1903). One story frame with weatherboard wall covering. Hip roof with lower cross gables, asphalt shingle covering, imbricated wood shingles in gables and ornate bargeboard, dentils at eaves. Double hung one over one and cottage windows. One story one bay front porch with engaged Ionic columns and replacement aluminum columns. Two interior offset brick chimneys. Stuccoed foundation. Irregular plan. (C)

299. 215 East Scott Avenue. Queen Anne. (1908). Two story frame with aluminum siding. Hip with lower cross gable roof with asphalt shingle covering. Double hung one over one windows. One story three-quarter front porch with pedimented roof and square wood columns. Two interior offset brick chimneys. Brick foundation. Irregular plan. Oriel window and one story projecting bay on north elevation. Transom and sidelights at front entry. (C)

300. 217 East Scott Avenue. Altered Queen Anne. (1904). Two story frame with weatherboard wall covering. Hip roof with lower cross gables and asphalt shingle covering. Double hung one over one windows. Enclosed porch. Two interior offset brick chimneys. brick foundation. Irregular plan. Projecting bay on west elevation. (C)

301. 218 East Scott Avenue. E. W. Gillespie House. Colonial Revival. (1899). Two story frame with weatherboard wall covering. Front gable roof with asphalt shingle covering and Palladian window in gable. Double hung one over one windows with leaded cottage window on front elevation. One story wrap around front and side porch with wood posts with Doric capitals on brick piers. Interior central brick chimney. Brick foundation. Irregular plan. Recessed transom and sidelights at main front entry door, flush transom at other front entry. Balcony above porch. (C)