

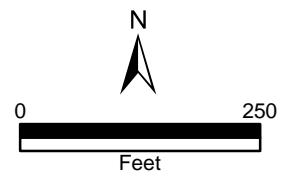
**10-B-23-HZ**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



**3220 Governor John Sevier Hwy. 37914**  
**Ramsey House H**

Original Print Date: 10/4/2023  
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: William Rhoton





# Staff Report

Knox County Historic Zoning Commission

File Number: 10-B-23-HZ

**Meeting:** 10/19/2023  
**Applicant:** William Rhoton  
**Owner:** KME Development LLC

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## Property Information

**Location:** 3220 Governor John Sevier Hwy. **Parcel ID** 96 11003  
**District:** Ramsey House H  
**Zoning:** A (Agricultural)  
**Description:** n/a  
5.77-acre vacant parcel originally associated with the Historic Ramsey House.

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## Description of Work

Level III

Applicant is initiating the process to remove the HZ overlay on an approximately 5.77-acre parcel at the intersection of E. Gov. John Sevier Highway and Thorn Grove Pike. The parcel has an HZ overlay associated with the Ramsey House.

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## 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.
  5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
  8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
  9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
  10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
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## Comments

N/A

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## Staff Findings

1. The Ramsey House was listed on the National Register of Historic Places in 1969 and received a historic (HZ) overlay in 1988.
2. Review of the HZ overlay's removal by the Historic Zoning Commission is the first step in the process. The County HZC is charged with providing a recommendation to the Planning Commission to approve, approve with conditions, or deny the removal of the overlay. The Planning Commission is the body which will vote on the overlay's removal, along with any additional zoning changes. The HZC's purview is to evaluate how removing the historic overlay would affect the integrity of the Ramsey House overall (see Exhibit E: Definition of integrity).
3. The property is currently zoned A (agricultural). Per Section 5.80.01 of the Knox County Zoning Code, the HZ overlay does not regulate uses and does not prohibit development on the site. The HZ overlay is intended to "designate areas and structures of sufficient historical and cultural significance to warrant public protection" and "require that new construction ... be appropriate to their character."
4. Section 5.80.05 of the HZ code notes that "the historic zoning commission may recommend establishing a zone boundary around structures warranting public protection which includes adjoining property having a conspicuous visual relationship to the historic structure and which boundary may extend up to one-quarter mile from the property line of the land pertaining to any such historic structure." The zone boundary was not specifically referenced in the 1988 rezoning but is relevant to the discussion.
5. In 2014, the Historic Ramsey House board subdivided approximately 9.11 acres on the west side of the property into one 5.77-acre parcel and one 3.34-acre parcel (see Exhibit C, 2014 plat). The Historic Zoning Commission reviewed the removal of the overlay on the 3.34-acre parcel in April 2014 (see Exhibit D, HZC Minutes). The HZC recommended the HZ overlay be removed on the 3.34 parcel.
6. In May 2014, the Planning Commission reviewed the parcel's rezoning request from A/HZ to CA (General Business). Instead of the CA zoning, the Planning Commission approved PC (Planned Commercial) zoning, "because of the site's proximity to the Ramsey House and grounds" and because PC Zoning would allow the Planning Commission "to review a development plan for the site, at which time staff may recommend appropriate landscaping, lighting, access, and signage in order to remain compatible and functional with the Ramsey House property." The Planning Commission also removed the HZ overlay at this meeting. The site was ultimately developed by the buyer/current owner/seller of the parcel in question for a Dollar General. (See Exhibit F: Rezoning report)
7. The applicant for the HZ removal and the rezoning in 2014 was the APTA/Ramsey House. In 2014, the Ramsey House Board and APTA (Association for Preservation of Tennessee Antiquities) supported the removal of the HZ overlay and the rezoning request, as they were selling the property. The applicant for HZ removal in 2023 is the potential buyer of the property. Per a letter from the Historic Ramsey House current staff and Board of Directors, the Ramsey House does not support the removal of the HZ overlay.
8. There are no historic structures on the site. There is a 50' stream buffer on the east side of the parcel, along with a 3,441 sq. ft. recorded wetland area on the adjacent 3.34 acre parcel, at the center of the overall site. Per the 2014 HZC review, no archaeological resources have been found on the site, though details of any archaeological surveys were not submitted.
9. The NPS defines integrity by seven aspects, including setting (the character of the place where the historic

resource is located, including natural and manmade features such as vegetation, open space, and viewsheds); feeling (surviving physical features that express the site's historic character and help the visitor experience an awareness of its history); and association (the relationship between a historic event or person and the property, which "can occur only if the property's historic physical features, or character, survive"). [See Exhibit E: National Register 101: Seven Aspects of Integrity]

10. The HZC should determine if the parcel in question contributes to the setting, feeling, and association of the overall Ramsey House property. In the opinion of staff, the 2014 rezoning to PC and the development of the 3.34 acre parcel at the southwest corner of the property to a Dollar General detracts from the overall integrity of the Ramsey House, which was originally a large agricultural and residential property, with land both cleared and covered with trees. At present day, the existing vegetation buffer does provide a visual buffer between the Ramsey House property and development fronting E. Governor John Sevier Highway, though site clearing and additional impervious surface may affect the adjoining vegetation and wetlands.

11. At the date of the agenda posting (10/11/2023), the applicant and the Ramsey House Board have not actively communicated. Some compromise may be possible to retain the HZ overlay on the rear portion of the parcel, which features the wetlands and stream buffer and adjoins the Ramsey House property.

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## Staff Recommendation

Staff recommends the Historic Zoning Commission determine that removing the HZ overlay on the entire 5.77-acre parcel would have an adverse effect on the historic integrity of the Ramsey House property.



**Planning**  
KNOXVILLE | KNOX COUNTY

### DESIGN REVIEW REQUEST

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

Applicant WILLIAM DALE RHOYON

Date Filed 9/27/23 Meeting Date (if applicable) \_\_\_\_\_ File Number(s) 10-B-23-HZ

### CORRESPONDENCE

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

- Owner
- Contractor
- Engineer
- Architect/Landscape Architect

Name Wm. DALE RHOYON (KME DEVELOPMENT) Company

Address 4315 FRENCH RD. KNOX, TENN. 37920 City State Zip

Phone 865-660-3620 Email dale.rhoyon1951@gmail.com

### CURRENT PROPERTY INFO

Owner Name (if different from applicant) \_\_\_\_\_ Owner Address \_\_\_\_\_ Owner Phone \_\_\_\_\_

Property Address 3220 John Sevier Hwy. Parcel ID 5.77 ACRES # 096 11003

Neighborhood \_\_\_\_\_ Zoning CURRENT HZ/A

### AUTHORIZATION

Staff Signature Lindsay Crockett Please Print Lindsay Crockett Date 9/27/23

Applicant Signature Wm. Dale Rhoyn Please Print WILLIAM DALE RHOYON Date 9/27/23

# 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: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

<b>FEE 1:</b>		<b>TOTAL:</b>
250.00	250.00	
<b>FEE 2:</b>		
<b>FEE 3:</b>		

**From: Dale Rhoton** [dale.rhoton@icloud.com](mailto:dale.rhoton@icloud.com)  
**Subject: Letter of historic overlay removal from 3220 John sevier  
hwy . parcel # 096 11003 5.77 acres.**  
**Date: Aug 25, 2023 at 9:58:07 AM**  
**To: Mark Sledziewski (Ransey House)**  
[director@ramseyhouse.org](mailto:director@ramseyhouse.org)

**To whom it may concern:**

**KME development LLC and Wm. Dale Rhoton has an agreement that I represent them in the removal is this historic overlay of 5.77 acres parcel #096 11003 and be zoned CA . A letter from Ramsey House to the Knox County Historic Commission was issued for this proposal April 3, 2014 consisting of the 9 plus acres sold to KME Development. A copy if this letter and other information was given to Mark Sledziewski for the board to issue a current letter removing the historic overlay of this remaining 5.77 acres of this 9 plus acre parcel sold to KME Development.**

**If any questions concerning Knox Planning Commission: Historic Senior Planner:**

**Lindsay Crockett**

**865-215-3795**

**Lindsay.crockett@knoxplanning.org**

**Thank you**

**Dale Rhoton**

**865-660-3620**

**Sent from my iPhone**

From: **Angie Jackson** [angie.jackson@broadwaygroup.net](mailto:angie.jackson@broadwaygroup.net)  
Subject: **RE: Letter of historic overlay removal from 3220 John sevier hwy . parcel # 096 11003 5.77 acres.**  
Date: **Aug 30, 2023 at 9:23:37 AM**  
To: **Dale Rhoton** [dale.rhoton@icloud.com](mailto:dale.rhoton@icloud.com)

Mr. Rhoton,

The email below is worded appropriately and please let us know if you need anything else from our company to help facilitate the removal of the historical overlay zoning.

Thanks,

Angie Jackson  
Accountant  
**The Broadway Group, LLC**  
216 Westside Square  
Huntsville, AL 35801  
Phone [\(256\) 533-7287](tel:(256)533-7287)  
Fax (256) 533-7236  
Cell (256) 929-5877  
[angie.jackson@broadwaygroup.net](mailto:angie.jackson@broadwaygroup.net)

**From:** Dale Rhoton <[dale.rhoton@icloud.com](mailto:dale.rhoton@icloud.com)>  
**Sent:** Tuesday, August 29, 2023 3:00 PM  
**To:** Angie Jackson <[angie.jackson@broadwaygroup.net](mailto:angie.jackson@broadwaygroup.net)>  
**Subject:** Fwd: Letter of historic overlay removal from 3220 John sevier hwy . parcel # 096 11003 5.77 acres.

Sent from my iPhone

Begin forwarded message:

**From:** Dale Rhoton <[dale.rhoton@icloud.com](mailto:dale.rhoton@icloud.com)>  
**Date:** August 25, 2023 at 9:58:07 AM EDT  
**To:** "Mark Sledziewski (Ransey House)" <[director@ramseyhouse.org](mailto:director@ramseyhouse.org)>  
**Subject:** Letter of historic overlay removal from 3220 John sevier hwy . parcel # 096 11003 5.77 acres.



Ramsey House to the Knox County Historic Commission was issued for this proposal April 3, 2014 consisting of the 9 plus acres sold to KME Development. A copy if this letter and other information was given to Mark Sledziewski for the board to issue a current letter removing the historic overlay of this remaining 5.77 acres of this 9 plus acre parcel sold to KME Development. If any questions concerning Knox Planning Commission: Historic Senior Planner:

**Lindsay Crockett**

865-215-3795

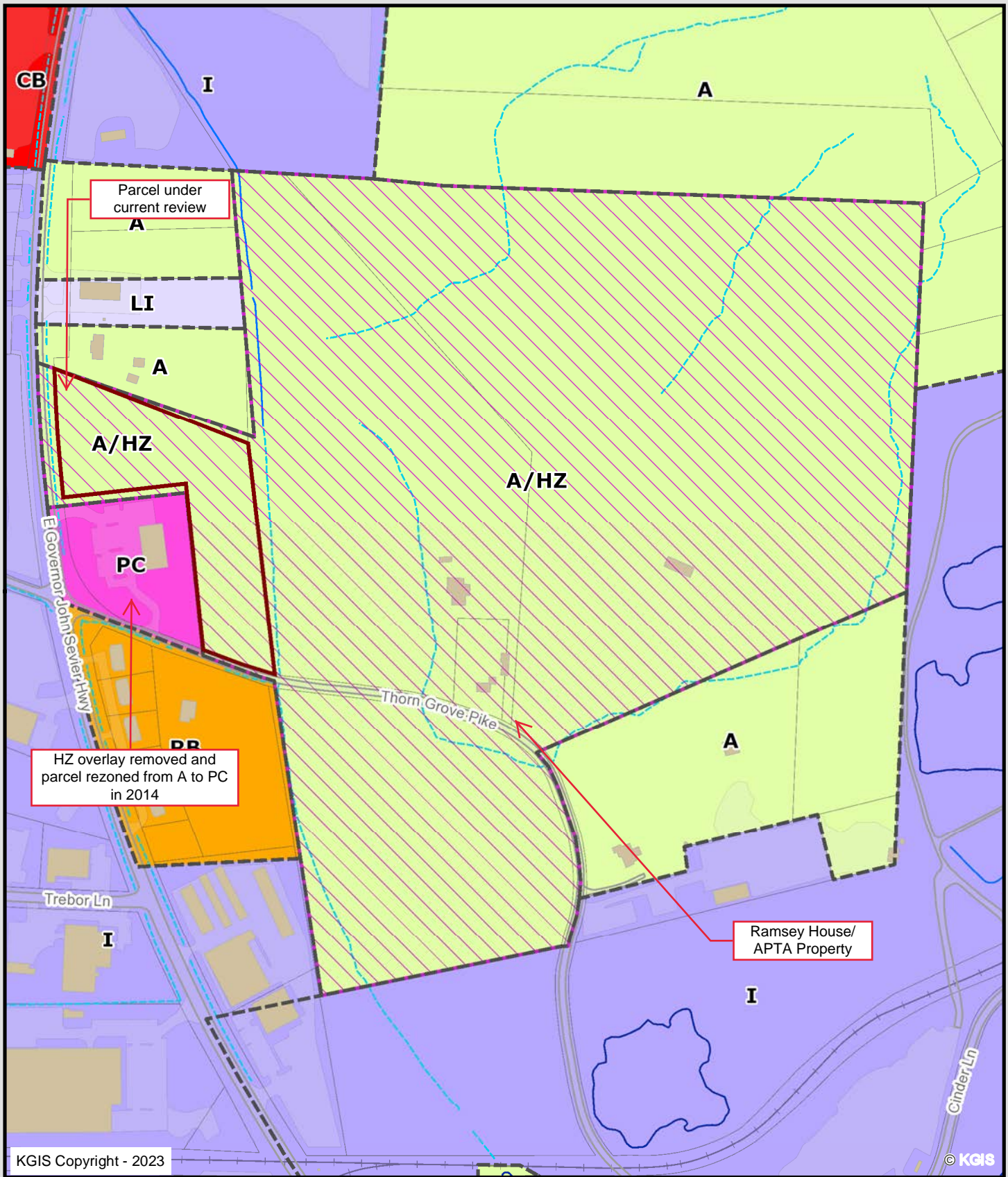
Lindsay.crockett@knoxplanning.org

**Thank you**

**Dale Rhoton**

865-660-3620

**Sent from my iPhone**



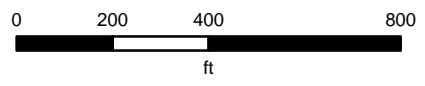
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### 10-B-23-HZ

Ramsey House zoning history

Printed: 10/11/2023 at 8:41:30 AM



Knoxville - Knox County - KUB Geographic Information System

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# Exhibit C: Plat

(I, WE) Association for the Preservation of Tennessee Antiquities, THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREIN, HEREBY ADOPT THIS AS (MY, OUR) PLAN OF SUBDIVISION AND DEDICATE THE STREETS AS SHOWN TO THE PUBLIC USE FOREVER AND HEREBY CERTIFY THAT (I AM, WE ARE) THE OWNER(S) IN FEE SIMPLE OF THE PROPERTY, AND AS PROPERTY OWNER(S) HAVE AN UNRESTRICTED RIGHT TO DEDICATE RIGHT-OF-WAY AND/OR GRANT EASEMENT AS SHOWN ON THIS PLAT.

SIGNATURE(S) W.D. 1902 pg. 805 Vice President

CERTIFICATE OF FINAL PLAT - CONSTRUCTION COMPLETE

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED TO PRACTICE SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION OR FOR VARIANCES FOR WHICH APPLICATION HAS BEEN FILED. THE INDICATED MONUMENTS WE IN PLACE ON THE

14th DAY OF October, 2014

REGISTERED LAND SURVEYOR

TENNESSEE CERTIFICATE NO. 2939

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:10,000

REGISTERED LAND SURVEYOR

TENNESSEE CERTIFICATE NO. 2939

CERTIFICATE OF APPROVAL FOR RECORDING - ADMINISTRATIVE PLAT

THIS IS TO CERTIFY THAT THE SUBDIVISION PLAT SHOWN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF KNOXVILLE AND KNOX COUNTY AND WITH EXISTING OFFICIAL PLANS, AND THE RECORD PLAT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE KNOX COUNTY REGISTER OF DEEDS.

SIGNED: Walt Dms. Libm 10/27/14

ZONING

ZONING DISTRICT(S) IN WHICH THE LAND BEING SUBDIVIDED IS LOCATED SHALL BE INDICATED AS SHOWN ON THE ZONING MAP BY THE PLANNING COMMISSION AS FOLLOWS: ZONING SHOWN ON OFFICIAL MAP Lot 1: PC Lot 2: A/H2

DATE: 10/27/2014

BY: W.D. 1902 pg. 805

ADDRESSING DEPARTMENT CERTIFICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE SUBDIVISION NAME AND ALL STREET NAMES CONFORM TO THE KNOXVILLE/KNOX COUNTY STREET NAMING AND ADDRESSING ORDINANCE, THE ADMINISTRATIVE RULES OF THE PLANNING COMMISSION, AND THESE REGULATIONS.

SIGNED: W.D. 1902 pg. 805

DATE: 27 Oct 14

KNOX COUNTY HEALTH DEPARTMENT CERTIFICATE

THIS IS TO CERTIFY THAT THIS SUBDIVISION IS GENERALLY SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS; AND THIS IS TO NOTIFY THAT ALL LOTS ARE SUBJECT TO SECTIONS 68-13-401 THRU 68-13-413 OF THE TENNESSEE CODE, ANNOTATED, AND THE REGULATIONS PROMULGATED THEREON.

DATE: 10-27-14

KNOX COUNTY HEALTH DEPARTMENT Ronnie Price

THIS IS TO CERTIFY THAT ALL PROPERTY TAXES AND ASSESSMENTS DUE ON THIS PROPERTY HAVE BEEN PAID.

SIGNED: W.D. 1902 pg. 805 DATE: 10/27/14

KNOX COUNTY TRUSTEE

EASEMENTS OF FIVE (5) FEET IN WIDTH, SITUATED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES IN A SUBDIVISION, SHALL BE DEDICATED TO THE PUBLIC AND TO APPROPRIATE UTILITIES AGENCIES. THESE REQUIRED EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES, INCLUDING ROAD RIGHT-OF-WAY LINES, WHERE THE ADJOINING LOT OR PROPERTY IS NOT SUBJECT TO A SIMILAR EASEMENT AT LEAST FIVE (5) FEET IN WIDTH. OTHER SPECIAL DRAINAGE AND UTILITY EASEMENTS MAY BE REQUIRED. SUCH DEDICATION SHALL BE NOTED ON THE FINAL PLAT.

MPC FILE# 10-H-14

## ABBREVIATIONS

CIPF	CAPPED IRON PIN FOUND
CIPS	CAPPED IRON PIN SET
CMF	CONCRETE MONUMENT FOUND
ESMT	EASEMENT
EX.	EXISTING
(M)	MEASURED
M.B.L.	MINIMUM BUILDING LINE
P.O.B.	POINT OF BEGINNING
ROW	RIGHT-OF-WAY
U & D	UTILITY & DRAINAGE

## LEGEND

□	CONCRETE MONUMENT FOUND
○	PROPERTY CORNER FOUND
●	PROPERTY CORNER SET CA451S
---	PROPERTY LINE
-x-x-	FENCE

LINES ON ORIGINAL

ZONING DISTRICT:

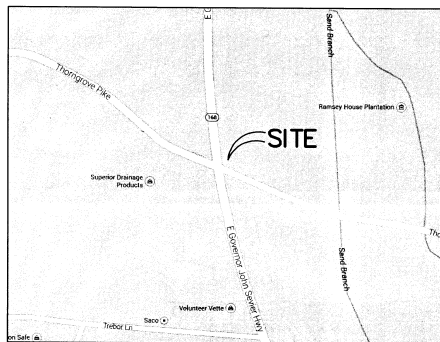
ZONE: PC  
 MAXIMUM HEIGHT: 35 FEET  
 MAXIMUM BUILDING COVERAGE: NONE  
 DISTRICT YARD SETBACK REQUIREMENTS PER ZONING:  
 FRONT YARD: 20 FT.  
 SIDE YARD: 5 FT.  
 REAR YARD: 16 FT.  
 PARKING REQUIREMENTS: 1 SPACE / 100 SF SALEABLE AREA = 7310/100 = 73 SPACES  
 LANDSCAPE REQUIREMENTS: NONE  
 ZONING AUTHORITY: KNOXVILLE COUNTY  
 PHONE NUMBER: (865) 215-4255

## LINE TABLE

NUMBER	LENGTH	DIRECTION
L1	38.26'	N 80°48'31" E
L2	29.00'	S 9°11'29" E
L3	24.48'	S 45°50'03" W
L4	178.77'	N 44°09'57" W
L5	144.88'	N 4°44'12" W
L6	164.28'	N 79°54'16" E
L7	224.17'	S 69°29'16" E
L8	397.76'	S 69°24'08" E
L9	123.07'	S 69°29'16" E
L10	107.40'	S 71°56'51" E
L11	113.61'	S 71°56'51" E
L12	11.20'	N 6°42'21" W

## CURVE TABLE

NUMBER	LENGTH	RADIUS	DELTA	CHORD	CHORD DIRECTION
C1	386.64'	4523.66'	4°53'49"	386.52'	S 3°50'09" E
C2	144.01'	4523.66'	1°49'26"	144.00'	S 7°11'47" E
C3	102.57'	4523.66'	1°17'57"	102.57'	S 8°45'28" E
C4	321.38'	300.00'	61°22'47"	306.23'	S 38°47'53" E



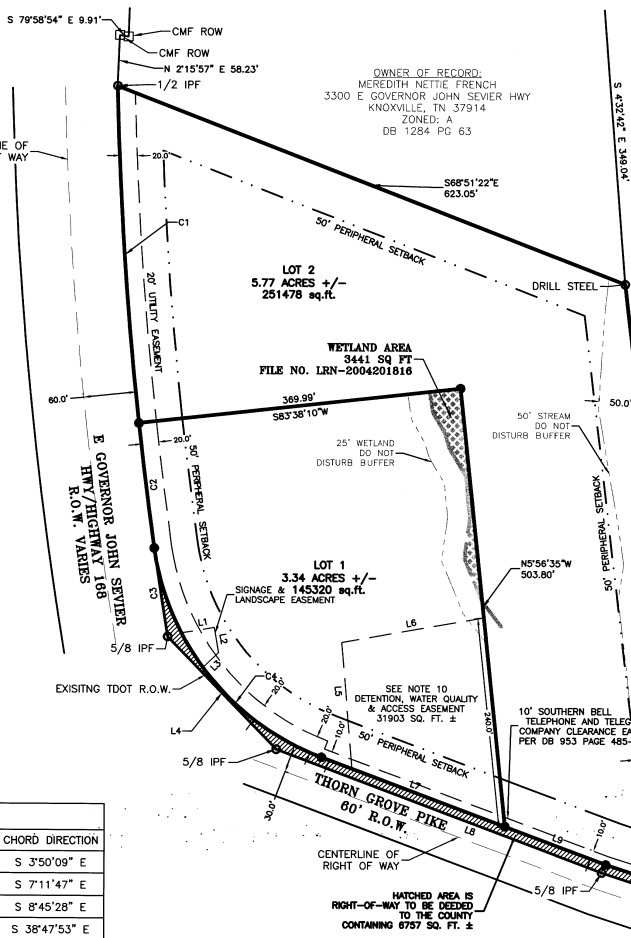
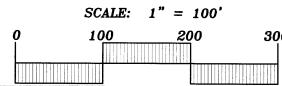
## VICINITY MAP

(NOT TO SCALE)



SEE NOTE 1

## FINAL PLAT



Knox County Page 1 of 1  
 REC'D FOR REC 10/27/2014 2:41:17PM  
 RECORDS FEE: \$17.00  
 1. TAX: \$0.00 T. TAX: \$0.00  
 201410270023583

OWNER OF RECORD:  
 ASSOCIATION FOR THE PRESERVATION  
 OF TENNESSEE ANTIQUITIES  
 KNOXVILLE CHAPTER  
 2614 THORN GROVE PIKE  
 KNOXVILLE, TN 37914  
 ZONED: A/H2  
 DB 1902 PG 805

TOP OF STREAM BANK  
 S6°42'21"E  
 702.20'

COUNTERSIGNED  
 KNOX COUNTY PROPERTY ASSESSOR

OCT 27 2014

BY: PHIL BALLARD

## GENERAL NOTES:

- NORTH ARROW AND COORDINATES AS SHOWN HEREON ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, NAD '83.
- ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS.
- SUBJECT TO ANY EASEMENTS, RESTRICTIONS OR RIGHTS-OF-WAY WHICH MAY OR MAY NOT BE OF RECORD. MINIMUM MPC R.O.W. SHOWN FOR INFORMATION ONLY. AREA BETWEEN MPC R.O.W. AND EXISTING TDOT R.O.W. NOT A PART OF THIS SUBDIVISION.
- THERE ARE NO PROPOSED STREETS FOR THIS SUBDIVISION.
- 9.11 ACRES INTO 2 LOTS.
- CLT MAP 096 PARCEL 110.01.
- SOURCES OF INFORMATION: DB 1902 PG 805 DB 1333 PG 222 DB 1284 PG 63
- NO WETLAND DELINEATION WAS DONE ON LOT 2 AT THE TIME OF THIS PLAT. ONE WILL BE REQUIRED PRIOR TO ANY CONSTRUCTION ON LOT 2.
- MAINTENANCE AGREEMENT FOR DETENTION FACILITIES PER INSTRUMENT# \_\_\_\_\_
- THE ACCESS EASEMENT IS LOCATED WITHIN THE DETENTION, WATER QUALITY & ACCESS EASEMENT AS SHOWN ON THE PLAT

OWNER: ASSOCIATION FOR THE PRESERVATION OF TENNESSEE ANTIQUITIES KNOXVILLE CHAPTER 2614 THORN GROVE PIKE KNOXVILLE, TN 37914 (615) 708-4716



land planning civil engineering land surveying landscape architecture

# ASITE INCORPORATED

7500 S. Memorial Pkwy., Ste. 209 • Huntsville, AL 35802  
 phone 256.539.1221 • fax 256.539.1220

http://www.4siteinc.biz

FINAL PLAT OF BROADWAY GROUP - THORN GROVE PIKE  
 KNOX COUNTY, TENNESSEE  
 8TH CIVIL DISTRICT

REVISIONS:  
 A EAST 300 FT. RADIUS ADDED 10/6/14  
 FIELD DATE: KNOX CNTY ENGR CMNT 10/6/14  
 OFFICE DATE: MPC COMMENTS 10/14/14  
 3-12-14  
 CHECKED BY: A MANARY  
 DWG. NO.: 14-028 KNOXVILLE, TN PLAT.DWG

JOB NO.: 14-028  
 SCALE: AS NOTED  
 SHT. NO. 1 OF 1



**MINUTES**  
**KNOXVILLE HISTORIC ZONING COMMISSION**  
**KNOX COUNTY HISTORIC ZONING COMMISSION**

**MEETING APRIL 17, 2014**

City HZC Present

Sean Bolen  
Scott Busby  
Steve Cotham  
Faris Eid  
Sandra Martin  
Lorie Matthews  
Melissa McAdams  
Andie Ray

County HZC Present

Bill Belser  
David Butler  
Bart Carey  
Mike Crowder  
Carol Montgomery

Others Present

Jerry Caldwell  
Art Clancy  
Helen Bryenton  
Connie Decker  
Wayne Decker  
John Lyle  
Gayle Mantler  
Fiona McAnally  
Rebecca Ridner

City HZC Absent

Jason Woodle

County HZC Absent

None

Staff Present

Dori Caron  
Crista Cuccaro  
Kaye Graybeal  
Melvin Wright

Comm. Chair Busby called the meeting to order and noted there was a quorum. He stated that the meeting was being televised and recorded. He also asked that speakers limit their presentations to 5 minutes and to sign in when they reached the podium. He also noted that any decisions can be taken to Chancery Court if appealed within 60 days. Comm. Chair Busby then swore in all visitors and Applicants that planned to speak on any Agenda item. Roll call was taken. There were no visitors to introduce. Comm. Chair Busby introduced and welcomed Steve Cotham as a newly seated Knoxville Historic Zoning Commissioner.

**Action: Knoxville Comm. Chair Busby handed the meeting over to the Knox County Comm. Chair David Butler.**

**Request for removal of HZ Overlay by Association for the Preservation of Tennessee Antiquities (APTA)**

Recommendation for Ramsey House property– (5-G-14-RZ)

**Discussion:** Ms. Graybeal reviewed the zoning history of the Ramsey House property. A 3.37 acre portion of the 9.41 acres is proposed to be rezoned to allow for potential commercial development, including removing the Historic overlay from this piece of the parcel as well the remainder of the 9.41 acres added in 1986. Maps were handed out to assist with visualizing the proposal. Ms. Graybeal read the proposed Findings of Fact into the record. The portion of the parcel proposed to be rezoned was clarified. A power point presentation was viewed assisting with the clarification. She noted there is nothing historic on the proposed parcel to be rezoned. Further she noted there was a vegetation buffer which would prevent being able to see the proposed commercial development, this buffer being owned by APTA thus them ensuring it would remain intact. The additional 9.41 acres was granted an historic overlay at the request of former board members to protect the Ramsey House context from inappropriate development. The concern is whether additional commercial development will further detract from the Ramsey property. The purview of the Commission today is to forward an opinion to the Knox County Commission on whether lifting the historic overlay will be a detriment to the historic integrity of the Ramsey property. Ms. Graybeal noted that staff identifies that there is already commercial development in the area. It was clarified that under the current HZ overlay, the exterior of any new construction would need to come before the HZC for review.

Wayne Decker, the president the Ramsey House Board, also the vice-president of APTA. He stated the APTA owns the Ramsey House facilities and noted their (APTA) Board has voted to approve the sale of this parcel. Mr. Decker gave a brief overview of the history of the Ramsey House. With the sale of this parcel, they can increase their endowment, the revenues from which will go a long way in support of their mission, the educational programs they provide as well as enhance the facilities. He touched on the tree line and also noted the buffer zone is wetlands upon which there can be no development, which they consider a benefit to their property. Gayle Mantler, representing the Broadway group, respectfully asked on their behalf that the Commission remove the historic overlay (HZ) on all 9+ acres if possible. She noted they only want the other zoning changes on the smaller parcel they want to subdivide (3.37 acres). Mr. Decker noted they did not realize the full future development ramifications of an HZ overlay. Mr. Decker noted that maintenance of the buffer and wetlands is part of their contract with the buyer as an additional level of protection. Ms. Graybeal noted that MPC planning staff found that commercial zoning of this proposed parcel was compatible with the surrounding area and current zoning there. Significant discussion regarding the opinion that retaining the HZ overlay would be very restrictive for most commercial development, as it would require a significantly more substantive process to obtain approvals and permitting for development.

Tim Morris, civil engineering and landscape architecture representative for the Applicant was also present. It was clarified that the design criteria for this parcel would be found in the Secretary of Interior Standards for Rehabilitation, which are overall less specific than local design guidelines, but would curtail most typical commercial development. Mr. Decker again stated the protection is there for the Ramsey House regardless of the historic overlay. He noted their Board would never do anything that would be detrimental to the Ramsey House. They feel this proposed subdividing and sale of the smaller parcel is

not an important part of the property.

Fiona McAnally, was Executive Director for Ramsey House from 2001 to 2004. Ms. McAnally also resided on the property. She is requesting that the Commission postpone any decision today until there can be further discussion about this community asset. She noted the property became the flagship of the newly formed Association for the Preservation of Tennessee Antiquities (APTA). She offered additional historic perspectives to bring the property to a total of 100 acres. She stated she drives through the intersection regularly and that the land around the area has many residences and described that in some detail. She thought initially that this proposal was due to financial hardship of the nonprofit overseeing the property. She again restated she would like to see organizations and entities that have donated to and supported this property be given times to explore alternative strategies. Elaine Clark, president of the French Broad Preservation Association, noted they oppose the zoning change for two reasons: the historic overlay is there to protect its visibility and the property itself and also the community has a sector plan (East County Sector Plan) in force which does not include the recommendation for commercial zoning.

Mr. Decker clarified their contract with the proposed buyer of the parcel contains language that the historic property signage in place be kept intact. Knox County Chair David Butler clarified the role of the Commission today was to determine if this parcel being sold affects the integrity of the Ramsey House as an historic property.

Dr. Charles Faulkner noted he had taught historical archeology at UT. He noted he had surveyed and performed archaeological excavations at the property over many years. Dr. Faulkner stated in his opinion was such that this parcel does not contain anything historically or architecturally relating to the Ramsey House.

Connie Wallace, Ramsey House Board member, reiterated that TDEC would not allow the buffer/wetland area to be developed. She stated they have no interest in ever clearing that area and the only value of this land to the Board and Ramsey House is its monetary value. Mr. Decker closed by noting that the Ramsey House is on a solid financial foundation.

**Action: Comm. Montgomery moved that the Commission recommend denial of lifting the A / HZ overlay but to allow the additional commercial overlay. The Motion failed due to lack of a Second.**

**Action: Comm. Belser moved to recommend that the HZ overlay be lifted on the 3.37 acre parcel only. The Motion was seconded by Comm. Chair Butler. The Motion carried unanimously.**

Staff member Kaye Graybeal noted the Commissioners had been given a copy of the Annual Report to the Mayor and invited feedback. There was no further business.

**Action: Comm. Montgomery moved to adjourn the meeting. The Motion was seconded by Comm. Carey. The Motion carried unanimously and the meeting was adjourned.**

From the

# LOUISIANA

State Historic Preservation Office

Office of Cultural Development,  
Department of Culture, Recreation and Tourism

## National Register 101

### Seven Aspects of Integrity

By Patricia L. Duncan  
National Register Coordinator, Division of Historic Preservation

A CANDIDATE MUST MEET three requirements to qualify for the National Register of Historic Places, as explained in the February issue of *Preservation in Print*. Two of these essentials — significance and age — were covered in that issue. The third qualification — integrity — is the topic of this and the following installments of National Register 101.

The National Register defines integrity as the ability of a property to convey its significance. However, “integrity” is a word generally used to describe a person’s honesty and sincerity. So, why is a word usually associated with humans used to designate a National Register eligibility requirement? The answer can be found in *Webster’s New World Dictionary*, which adds “completeness” to integrity’s definition. Under this broader explanation, buildings, structures, districts, sites and objects can also have integrity.

Of the three Register eligibility requirements, integrity is probably the most complicated and difficult to understand. To simplify things, the National Register staff sometimes tells applicants that integrity means the candidate still has to look historic. However, there are actually seven factors, or “aspects,” that must be evaluated to determine if that historic look survives. These aspects are location, setting, design, materials, workmanship, feeling and association.

**LOCATION** is the easiest element of integrity to understand. For National Register purposes, location is the particular point or position where the historic property was constructed, the significant person made his/her contribution, or the historic event occurred. Sometimes the relationship between a building and its history is lost if that building is moved from its original site. This is why it is harder to list moved properties on the National Register. To qualify moved candidates must be important to a broader region or group than those associated with the original site. The National Park Service consid-

ers original locations so important that it automatically delists (removes from the Register) properties moved to new sites subsequent to their listing.

**SETTING** refers to the character of the place where the historic resource is located. It includes natural and man-made features and how those features relate to the candidate. Items to consider include buildings, dependencies, roads, paths, fences, vegetation, open space, topographical characteristics and view sheds. The latter include the views from the candidate as well as of the candidate from nearby properties. For a setting to have integrity for National Register purposes, it should appear much as it did historically.



The tower on this Lake Charles Victorian residence is an important part of its design. Were it to be lost, the home’s National Register design integrity would be severely compromised.

**DESIGN** is broadly defined by the National Register as “the combination of elements that creates the form, plan, space, structure, and style of a property.” Elements the Register considers when evaluating design integrity include function, structural systems, other technologies, spatial organization, massing, proportion, scale, materials, color, texture and fenestration patterns. Design is not limited to the work of architects. Community planners, engineers and landscape architects have also created designs that might be Register-eligible. If enough of the resource’s original



Here, the setting (tombstones, paths, fences and trees) reinforces an observer’s sense that Grace Episcopal Church in St. Francisville is indeed historic.

design has been lost, the property will not meet this aspect of integrity.

**MATERIALS** are “the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.” This definition is complicated because it has to cover archaeological as well as architectural and historical candidates. For the purposes of nominating buildings, materials should be defined as the original wood, nails, shingles, tiles, glass, and/or other substances the builders used to create the historic resource. To have integrity, a property must retain its character-defining exterior materials. Sometimes interior integrity of material is needed as well.

**WORKMANSHIP** “is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory,” according to the Register. A craft is an occupation requiring special skill, and workmanship refers to the quality of the craftsman’s product. Extraordinary workmanship might be evident in tooling, carving, painting, graining, turning or joinery. It can be found in vernacular as well as high style resources and can include the product of one or multiple craftsmen. Finally, it can apply to an entire resource or any of its parts.

**FEELING** is a “property’s expression of the aesthetic or historic sense of a



The Ascension Parish home of 20th-century literary figure Robert Penn Warren has integrity of association because he lived there during what scholars regard as a critical period in his life and career.

particular period of time.” To have the aspect of feeling, a candidate must have surviving physical features that express its historic character and help the visitor experience an awareness of its history and importance.

**ASSOCIATION** is defined by the National Register as “the direct link between an important historic event or person and a historic property.” Association relies upon two factors. First, the site must be the actual place where something happened. Second, that relationship must be evident when a visitor observes the site. This connection can occur only if the property’s historic physical features, or character, survive.

Only when one understands the seven aspects of integrity can one determine if a candidate has enough integrity to qualify for Register listing. However, evaluating these factors is more complicated than their definitions might suggest. Next month’s article will discuss applying the aspects to conduct an integrity evaluation.

*Much of this article is based upon the National Register Bulletin titled “How to Apply the National Register Criteria for Evaluation,” which is available online at <http://www.nps.gov/history/nr/publications/bulletins/pdfs/nrb15.pdf>.*



This stained glass window is proof of the skill and talent of the craftsman who designed, assembled and installed it in Lake Charles’s Temple Sinai c. 1903. Since it is unaltered, it retains its integrity of workmanship.

Photo by Family Photography of Lake Charles, Louisiana

Photo by Donna Fricker

# CASE SUMMARY

**APPLICATION TYPE: REZONING**

**EAST COUNTY SECTOR PLAN AMENDMENT**

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

T E N N E S S E E

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

**File Number:** 5-G-14-RZ                      **Related File Number:** 5-D-14-SP  
**Application Filed:** 3/24/2014                      **Date of Revision:**  
**Applicant:** ASSOCIATION FOR THE PRESERVATION OF TENNESSEE ANTIQUITIES / RA

## PROPERTY INFORMATION

**General Location:** North side Thorn Grove Pike, east side E. Governor John Sevier Hwy.  
**Other Parcel Info.:**  
**Tax ID Number:** 96 PART OF 11001 OTHER: MAP ON FILE AT MPC                      **Jurisdiction:** County  
**Size of Tract:** 3.37 acres  
**Accessibility:**

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Retail store                      **Density:**  
**Sector Plan:** East County                      **Sector Plan Designation:** OS  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:**

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural) / HZ (Historic Overlay)  
**Former Zoning:**  
**Requested Zoning:** CA (General Business)  
**Previous Requests:** None noted  
**Extension of Zone:**  
**History of Zoning:**

## PLAN INFORMATION (where applicable)

**Current Plan Category:** OS (Other Open Space)  
**Requested Plan Category:** C (Commercial)





State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

**Action:** Approved **Meeting Date:** 5/8/2014

**Details of Action:**

**Summary of Action:** RECOMMEND that County Commission APPROVE PC (Planned Commercial) zoning.

**Date of Approval:** 5/8/2014 **Date of Denial:** **Postponements:**

**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

### **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knox County Commission

**Date of Legislative Action:** 6/23/2014

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Approved

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**

Exhibit G:  
Designation report,  
Ramsey House

## LOCAL DESIGNATION REPORT

Ramsey House  
(Swan Pond)

2700 Thorn Grove Pike

Designated by MPC: August 10, 1978  
Boundary Extended by MPC: September 8, 1988

Listed on the National Register: December 23, 1969

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM

(Type all entries -- complete applicable sections)

STATE: Tennessee	
COUNTY: KNOX	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

1. NAME

COMMON:  
Ramsey House

AND/OR HISTORIC:  
"Swan Pond"

2. LOCATION

STREET AND NUMBER:  
Thorngrove Pike

CITY OR TOWN:  
Knoxville

STATE: Tennessee      CODE: 37914      COUNTY: Knox      CODE: 093

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input type="checkbox"/> Occupied <input checked="" type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input checked="" type="checkbox"/> Museum	<input type="checkbox"/> Park <input type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____ <input type="checkbox"/> Comments _____ _____ _____

4. OWNER OF PROPERTY

OWNER'S NAME:  
Association for Preservation of Tennessee Antiquities

STREET AND NUMBER:

CITY OR TOWN:      STATE:      CODE:

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC:  
Register's Office

STREET AND NUMBER:

CITY OR TOWN:      STATE:      CODE:

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:

DATE OF SURVEY:       Federal     State     County     Local

DEPOSITORY FOR SURVEY RECORDS:

STREET AND NUMBER:

CITY OR TOWN:      STATE:      CODE:

SEE INSTRUCTIONS

STATE: Tennessee

COUNTY: Knox

FOR NPS USE ONLY

ENTRY NUMBER

DATE

7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input type="checkbox"/> Altered	<input checked="" type="checkbox"/> Unaltered		<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site	

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE.

This stone house was built in 1797 and was the first stone house in Knox County. The architect, Thomas Hope, was brought from Charleston, South Carolina. The two-story stone house has a stark dignity with its flat, unbroken facade and large chimneys that project out from the end walls. Architecturally, it is an early development of the hall-passage-parlor-type of construction, one room deep and two stories high. The central passage has double doors at each end which can be left open in the summer. The parlor and the hall to the left and to the right of the passage contain paneled shutters which fold back into the casements as protection from the Indians as well as the summer sun. The pendant scrolls under the cornices are reminiscent of the French influence which Hope found in South Carolina.

The main part of the house is a rectangle 42' x 24'; in addition to its two stories, it has a deep basement and an attic. The kitchen wing, without basement or attic, is on a lower floor level with three steps leading down to it from the hall or dining room. It was probably the last part of the house built and likely the first attached kitchen in East Tennessee. The main walls throughout the house are rough blocks of red marble, while the corners of the chimneys, and the belt course are quarried blue limestone, giving a variety to the masonry that is effective.

The inside of the house is restored to its original form. The small portico on the front was probably not original since it covers the keystone above the front door and will most likely be removed soon as more study is done by the Knox County Association for the Preservation of Tennessee Antiquities group.

SEE INSTRUCTIONS

SEE INSTRUCTIONS

3. SIGNIFICANCE			
PERIOD (Check One or More as Appropriate)			
<input type="checkbox"/> Pre-Columbian	<input type="checkbox"/> 16th Century	<input checked="" type="checkbox"/> 18th Century	<input type="checkbox"/> 20th Century
<input type="checkbox"/> 15th Century	<input type="checkbox"/> 17th Century	<input type="checkbox"/> 19th Century	
SPECIFIC DATE(S) (If Applicable and Known)			
AREAS OF SIGNIFICANCE (Check One or More as Appropriate)			
<input type="checkbox"/> Aboriginal	<input type="checkbox"/> Education	<input checked="" type="checkbox"/> Political	<input type="checkbox"/> Urban Planning
<input type="checkbox"/> Prehistoric	<input type="checkbox"/> Engineering	<input type="checkbox"/> Religion/Philosophy	<input type="checkbox"/> Other (Specify)
<input type="checkbox"/> Historic	<input type="checkbox"/> Industry	<input type="checkbox"/> Science	_____
<input type="checkbox"/> Agriculture	<input type="checkbox"/> Invention	<input type="checkbox"/> Sculpture	_____
<input checked="" type="checkbox"/> Architecture	<input type="checkbox"/> Landscape	<input type="checkbox"/> Social/Humanitarian	_____
<input type="checkbox"/> Art	<input type="checkbox"/> Literature	<input type="checkbox"/> Theater	_____
<input type="checkbox"/> Commerce	<input type="checkbox"/> Military	<input type="checkbox"/> Transportation	_____
<input type="checkbox"/> Communications	<input type="checkbox"/> Music		_____
<input type="checkbox"/> Conservation			_____
STATEMENT OF SIGNIFICANCE			
<p>This house was built by an important settler in Tennessee in 1797. Francis Alexander Ramsey was a pioneer citizen and a public official on the Tennessee frontier for 37 years. He was the father of the distinguished historian, Dr. James G. M. Ramsey and of Knoxville's first elected mayor, William B. A. Ramsey. F. A. Ramsey served as an official in the Washington County government, in the State of Franklin, in the territorial government and in the State of Tennessee. After building Ramsey House his family grew up there and became productive citizens as well. "Colonel" Ramsey served on the board of Blount College, later the University of Tennessee. When he died in 1820 he had just been appointed president of the Knoxville branch of the new state bank. Some of the Ramsey family continued to live there until the Civil War when Alexander, son of the builder, took the family to South Carolina for safety. Later the house was sold and changed hands until 1952 when the Association for the Preservation of Tennessee Antiquities acquired the property and began restoration.</p> <p>In addition to the significant family who built the house, Ramsey House marks a transitional period in Tennessee as an example of a fine home that replaced the log house in the latter part of the eighteenth century.</p>			

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Bowman, Elizabeth S. and Folmsbee, Stanley J. "The Ramsey House," Tennessee Historical Quarterly XXIV (1965), No. 3, pp. 203-218.  
 Bowman, Elizabeth S., "Swan Pond: Francis Alexander Ramsey's Stone House," in the East Tennessee Historical Society Publications No. 27, (1955.)  
 Ramsey, J. G. M. Annals of Tennessee, (Charleston, 1853).

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	° ' "	° ' "		35 ° 58 ' 03 "	83 ° 49 ' 40 "	
NE	° ' "	° ' "				
SE	° ' "	° ' "				
SW	° ' "	° ' "				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 10

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

11. FORM PREPARED BY

NAME AND TITLE: May Dean Coop

ORGANIZATION: Tennessee Historical Commission DATE: 6-18-69

STREET AND NUMBER: 403 7th Avenue, North

CITY OR TOWN: Nashville STATE: Tennessee 37219 CODE: 41

12. STATE LIAISON OFFICER CERTIFICATION

NATIONAL REGISTER VERIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National  State  Local

Name Sam B. Smith  
 Title Chairman  
Tennessee Historical Comm.  
 Date 6-18-69

I hereby certify that this property is included in the National Register.

Chief, Office of Archeology and Historic Preservation

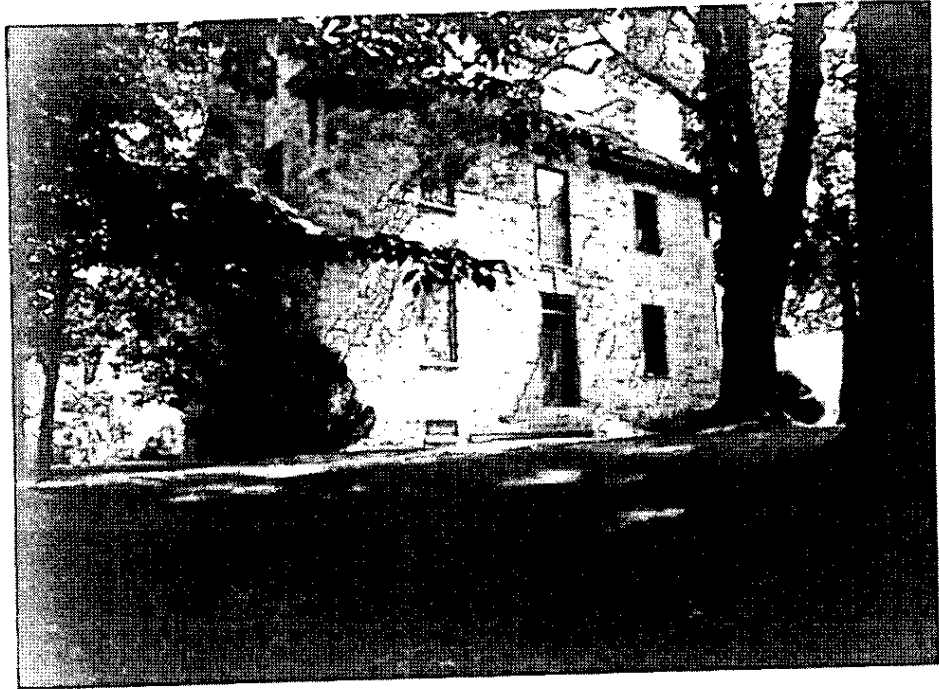
Date \_\_\_\_\_

ATTEST:

Keeper of The National Register

Date \_\_\_\_\_

SEE INSTRUCTIONS



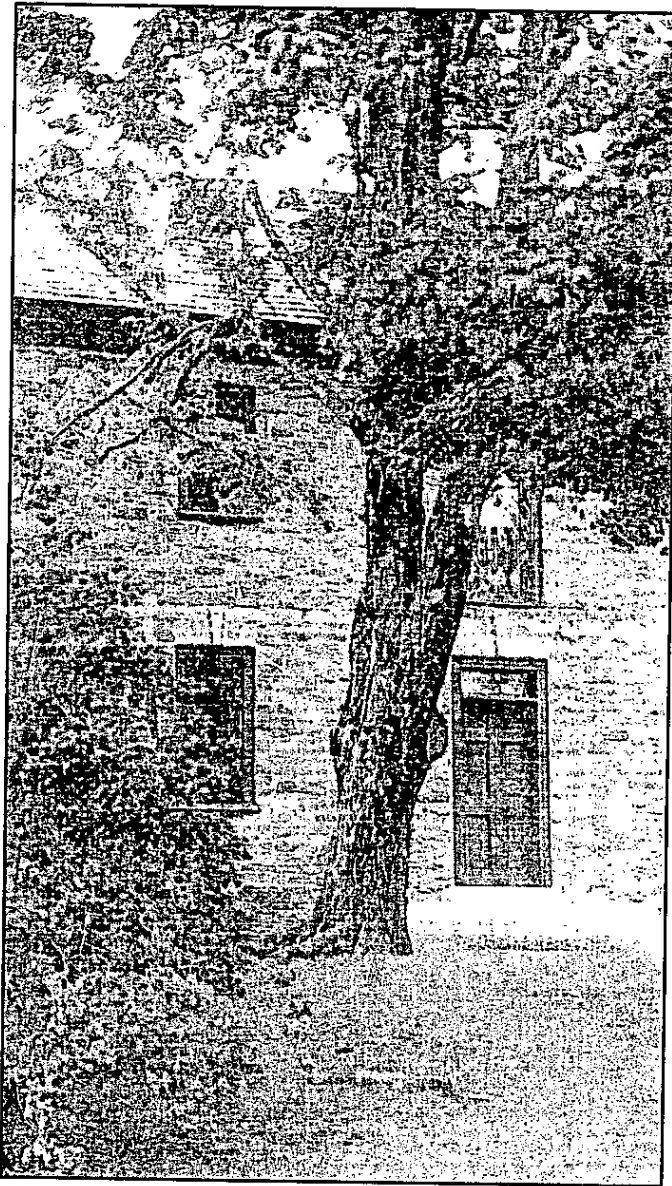


# HISTORIC KNOXVILLE

and KNOX COUNTY

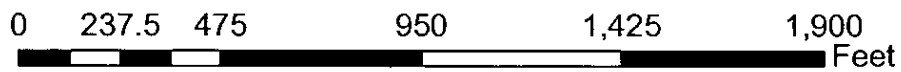
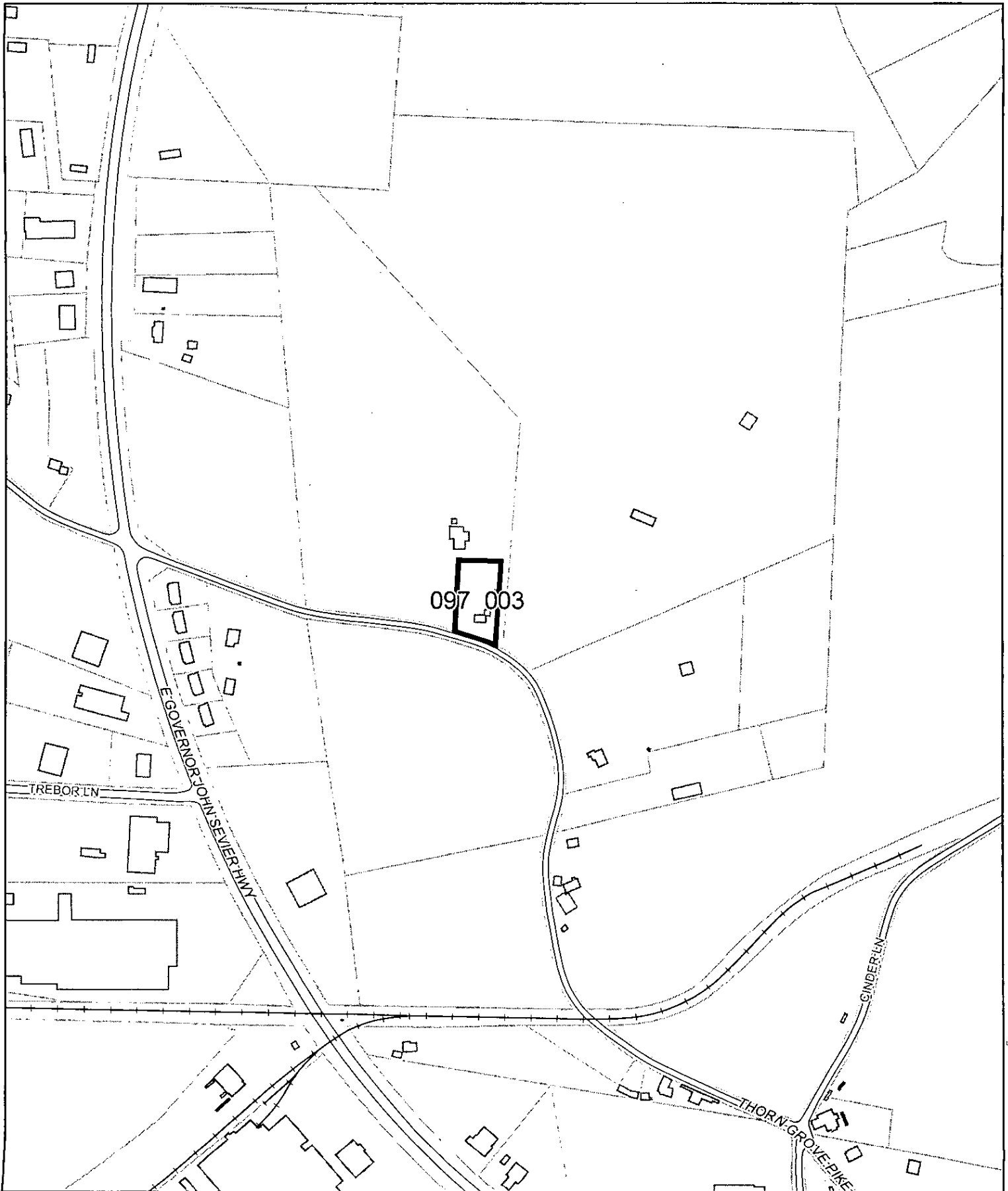
CITY CENTER, NEIGHBORHOODS, and PARKS

By Russ Manning and Sondra Jamieson



Ramsey House

# Ramsey House



Map printed 10/17/2006. Building footprints from 2003. Parcel number is labeled on map.

## Legend

- Parcels
- Building Footprints
- Parcels

(4)

REQUEST FOR REZONING

(Jurisdiction: CITY \_\_\_\_\_ COUNTY X)

NAME OF APPLICANT:

Miss Will Chapman Assoc. for the preservation of Tennessee Antiquities

FILE NO.

8-D-78

PROPERTY LOCATION:

Thompson Pike (See attached)

DATE FILED

11/28/78

FEE PAID

WAIVED

STREET ADDRESS IF AVAILABLE:

ZONING MAP NO.

96/97

COUNCILMANIC DIST.

DESCRIPTION OF PROPERTY:

CITY BLOCK 4 LOT(S) 10997

SIZE OF TRACT

Sq. Ft. 46.3 Ac.

CITY BLOCK D LOT(S) 1

NO. UNITS PROPOSED (Apts.)

NO. UNITS/ACRE

(apts.) (Subdivision)

OTHER: North side of Thompson Pike bearing 125' on western side of Rostlund's Survey shown on plat in attachment (See Attachment)

CHANGE REQUESTED:

I (WE) REQUEST THAT THE MPC, AFTER APPROPRIATE STUDY, RECOMMEND AN AMENDMENT TO THE OFFICIAL ZONING MAP TO CHANGE THE ZONING OF THE PROPERTY DESCRIBED ABOVE

FROM Agriculture TO Historic

THE PROPOSED AMENDMENT IS NECESSARY DUE TO THE FOLLOWING CHANGED OR CHANGING CONDITIONS:

PROPOSED USE OF PROPERTY (Be Specific) Historic Park to become part of Rousey House Property

OWNERS OF ALL PROPERTY INVOLVED MUST SIGN, OR NAMES BE LISTED

Signature:	Address:	Description of Property Owned:
_____	_____	_____
_____	_____	_____
_____	_____	_____

(If additional space is required, use back of form or attach signatures)

CERTIFICATION OF SIGNATURES:

Applicant: \_\_\_\_\_ Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

I hereby certify that owners of all property involved in this request have signed, or, are listed above.

LEGAL REPRESENTATIVE Mrs. Helen S. Eaton Firm - Title: \_\_\_\_\_ Telephone: \_\_\_\_\_

I hereby certify that I am the legal representative for all owners of property involved in this request.

ACCEPTED BY: KP

REZONINGMETROPOLITAN PLANNING COMMISSION REPORT

8-D-78

KNOXVILLE CHAPTER ASSOCIATION FOR FILE NO. \_\_\_\_\_  
THE PRESERVATION OF TENNESSEE ANTIQUITIES INC.

NAME OF APPLICANT: \_\_\_\_\_

JURISDICTION: (City) \_\_\_\_\_ (County) X MEETING DATE: August 10, 1978PRESENT ZONING: Agriculture zoneZONING REQUESTED: Historic ZoneSTREET/ROAD LOCATION: - THORNGROVE PIKEEXISTING LAND USE: Open space with a residenceSIZE OF TRACT: 46.3 acres EXTENSION OF ZONE: YesPROPOSED USE: To become a part of the Ramsey House Historic DistrictZONING HISTORY: No previous applications noted for this property.DESCRIPTION OF PROPERTY:

Fronting approx. 160' north east side Thorngrove Pike by a depth east side approx. 2359' west side depth approx. 1927' rear approx. 1685' being approx. 1380' east Gov. John Sevier Highway, all of parcel 187, County Map 58.

SURROUNDING LAND USE AND ZONING:

Property west of the site is zoned historic and is occupied by the Ramsey House Historic site. Property north of the site is Agriculture and is in open space use. Property south and south east of the site is zoned Agriculture and Industrial and is occupied by rock quarrying operations and open space.

ACCESSIBILITY:

Access to the site is via Thorngrove Pike, a collector facility with 34' ROW width and an 18' pavement width.

COMMUNITY FACILITIES:

Water - East Knox Utility District provides water via a 6" line in Thorngrove Pike ROW  
Sewer - On-site sewage disposal would be required  
Fire - Subscription fire service is available

STAFF RECOMMENDATION: APPROVE, because:

1. This would permit the addition of property to the present Ramsey House Historic Zone which was a part of the original Ramsey House Farm.



REPORT TO COUNTY COMMISSION  
August 25, 1978

KNOXVILLE CHAPTER ASSOCIATION FOR THE PRESERVATION OF TENNESSEE ANTIQUITIES  
File No. 8-D-78

MPC RECOMMENDATION: APPROVE

HEARING BY MPC ON: August 10, 1978  
PUBLISHED IN: News Sentinel on July 28, 1978

HEARING BY COUNTY COMMISSION ON: September 19, 1978  
PUBLISHED IN: News Sentinel on August 20, 1978

Mrs. Thomas Stone  
3530 Talahi Drive  
Knoxville, Tennessee 37919

KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION

REQUEST FOR REZONING

(Jurisdiction: City: \_\_\_\_\_: Councilmanic Dist. \_\_\_\_\_: County: X Commission Dist. 8)

ALL OWNERS OF ALL PROPERTY INVOLVED OR HOLDERS OF OPTION ON SAME MUST SIGN OR THEIR NAMES MUST BE LISTED WHETHER APPLICATION IS FILED BY LEGAL REPRESENTATIVE, HOLDER OF OPTIONS OR OWNER.

NAME OF APPLICANT: Ramsey House - APTA FILE NO. 9-B-SS-137

STREET ADDRESS IF AVAILABLE: \_\_\_\_\_ DATE FILED 8-3-88

GENERAL PROPERTY LOCATION: NORTHSIDE THORNGROVE PIKE EASTSIDE GOU. JOHN SEVIER HWY. FEE PAID N/A ZONING MAP NO. 96

SECTOR PLAN \_\_\_\_\_ Date App: NPC \_\_\_\_\_ Date App: C.C./Co. Com \_\_\_\_\_

SMALL AREA PLAN Ramsey Date App: NPC \_\_\_\_\_ Date App: C.C./Co. Com \_\_\_\_\_

PREVIOUS ZONING REQUESTS: \_\_\_\_\_ SIZE OF TRACT \_\_\_\_\_ SQ. FT. 94 AC

All of parcel 110.01

PROPERTY DESCRIPTION:

CITY BLOCK \_\_\_\_\_ LOT(S) \_\_\_\_\_ CITY BLOCK \_\_\_\_\_ LOT(S) \_\_\_\_\_ DENSITY PROPOSED \_\_\_\_\_/AC  
OTHER FRONTING APPROX 520' N/S THORNGROVE PIKE, FRONTS APPROX 620' EASTSIDE GOU JOHN SEVIER HWY BY A. DEPTH N/S APPROX 620' E/S APPROX 720'

CHANGE REQUESTED:

I (WE) REQUEST THAT THE NPC, AFTER APPROPRIATE STUDY, RECOMMEND AN AMENDMENT TO THE OFFICIAL ZONING MAP TO CHANGE THE ZONING OF THE PROPERTY DESCRIBED ABOVE.

FROM R-B TO HZ

THE PROPOSED AMENDMENT IS NECESSARY DUE TO THE FOLLOWING CHANGED OR CHANGING CONDITIONS:

PROPOSED USE OF PROPERTY (Be Specific) HISTORICAL

EXISTING LAND USE HISTORICAL

ALL OWNERS OF ALL PROPERTY INVOLVED OR HOLDERS OF OPTION ON SAME MUST SIGN, OR NAMES MUST BE LISTED

SIGNATURE: \_\_\_\_\_ ADDRESS: Thorngrove Pike Knoxville, TN 37919 OWNER: \_\_\_\_\_ HOLDER OF OPTION: \_\_\_\_\_

(If additional space is required, use back of form or attach signatures or list of names)

CERTIFICATION OF SIGNATURES:

APPLICANT: Joyce H. Fowler ADDRESS: \_\_\_\_\_ TELEPHONE: 525-6676

I hereby certify that all owners of all property involved in this request or holders of options on same have signed, or are listed above.

REPRESENTATIVE: \_\_\_\_\_ FIRM/TITLE: \_\_\_\_\_ TELEPHONE: \_\_\_\_\_

I hereby certify that \_\_\_\_\_ is the representative for all owners of property involved in this request and/or holders of option on same.

ACCEPTED BY: [Signature]

KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION

HISTORICAL OVERLAY ZONING APPLICATION

File No.: \_\_\_\_\_

Date Filed: \_\_\_\_\_

Historic Name: Panama House located on  
Tennessee Ave

Proposed: Structure   
Site  adjacent Parcel 115 of County of Knox  
District

Statement of Significance: This is a historic house built in  
1840s on property located in the center of the  
business district. The house is a fine example of  
the design period. The house is a  
historic property adjacent to the house built in  
1840s. It is the original house. It was  
recently improved by the addition of a porch.

Recent Improvement(s) to Property(ies): None

National Register Designation: Yes  No  Date of Designation: \_\_\_\_\_

Attachments: Required

- Location Map
- Boundary Map with Zoning Classifications
- Inventory: a) total number of structures/properties in district,  
b) historic (contributing) properties, number, design,  
architectural features, etc.
- Photographs (for single structures)
- Photographs of representative streetscape (for districts)

Optional

- Petitions and letters of support
- Photographs of all historic (contributing) structures
- Any additional information supporting application

Applicants: Wm. Lynn Taylor, 1451 Kansas St, Knoxville, TN 37912  
Name: \_\_\_\_\_ Address: \_\_\_\_\_





MPC REPORT

City Council

Appeal

County Commission

File No: 9-B-88-RZ RAMSEY HOUSE-APTA

Hearing by MPC on: October 13, 1988  
Published in: News Sentinel Sept. 29 '88

MPC RECOMMENDATION: Approve Agricultural and HZ, Historical Overlay Zones

MPC Vote Count: 13-0

APPLICANT'S REQUEST:

From: RESIDENTIAL B & HZ HISTORICAL OVERLAY ZONES

To: AGRICULTURAL AND HZ HISTORICAL OVERLAY ZONES

Location: N/S Thorngrove Pk., E/S Gov. John Sevier Hwy.

Acreege: 92 acres

Legislative Hearing on: November 21, 1988

Published in: News Sentinel October 19, 1988

Comments:

Address:  
Ramsey House  
c/o Joyce W. Fowler  
Thorngrove Pk.  
Knoxville, TN

KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
REZONING REPORT

Jurisdiction: City \_\_\_\_\_ Councilmanic Dist. \_\_\_\_\_ County II Commission Dist. 8

FILE NO. 9-B-88-RZ

MEETING DATE 9-8-88

NAME OF APPLICANT RAMSEY HOUSE - APTA

LOCATION North side Thorngrove Pk., east side Gov. John Sevier Hwy.

PRESENT ZONING Residential B & HZ Historical Overlay MAP NO. 96/97

ZONING REQUESTED Agricultural and HZ Historical Overlay Zones

EXISTING LAND USE Vacant

APPX. SIZE OF TRACT 92 acres EXTENSION OF ZONE Yes

PROPOSED USE Historic Ramsey house and grounds DENSITY PROPOSED NA

HISTORY OF ZONING None noted

DESCRIPTION OF PROPERTY: Fronting appx. 670' east side Gov. John Sevier Hwy.,  
fronting appx. 1510' north side and 1300' south side Thorngrove Pk. by an average  
depth north side appx. 1625', south side depth appx. 760', average width appx.  
2600', all of parcels 11.01, 4, 109, 3, 113.01, CLT Map 96, Ramsey Onall Area  
Plan.

SURROUNDING LAND USE AND ZONING Property in the area is zoned I industrial, CA  
and CB commercial, RB residential and A agricultural. Development in the area  
consists of multi-family units, single-family housing and highway oriented  
commercial activities and industrial uses.

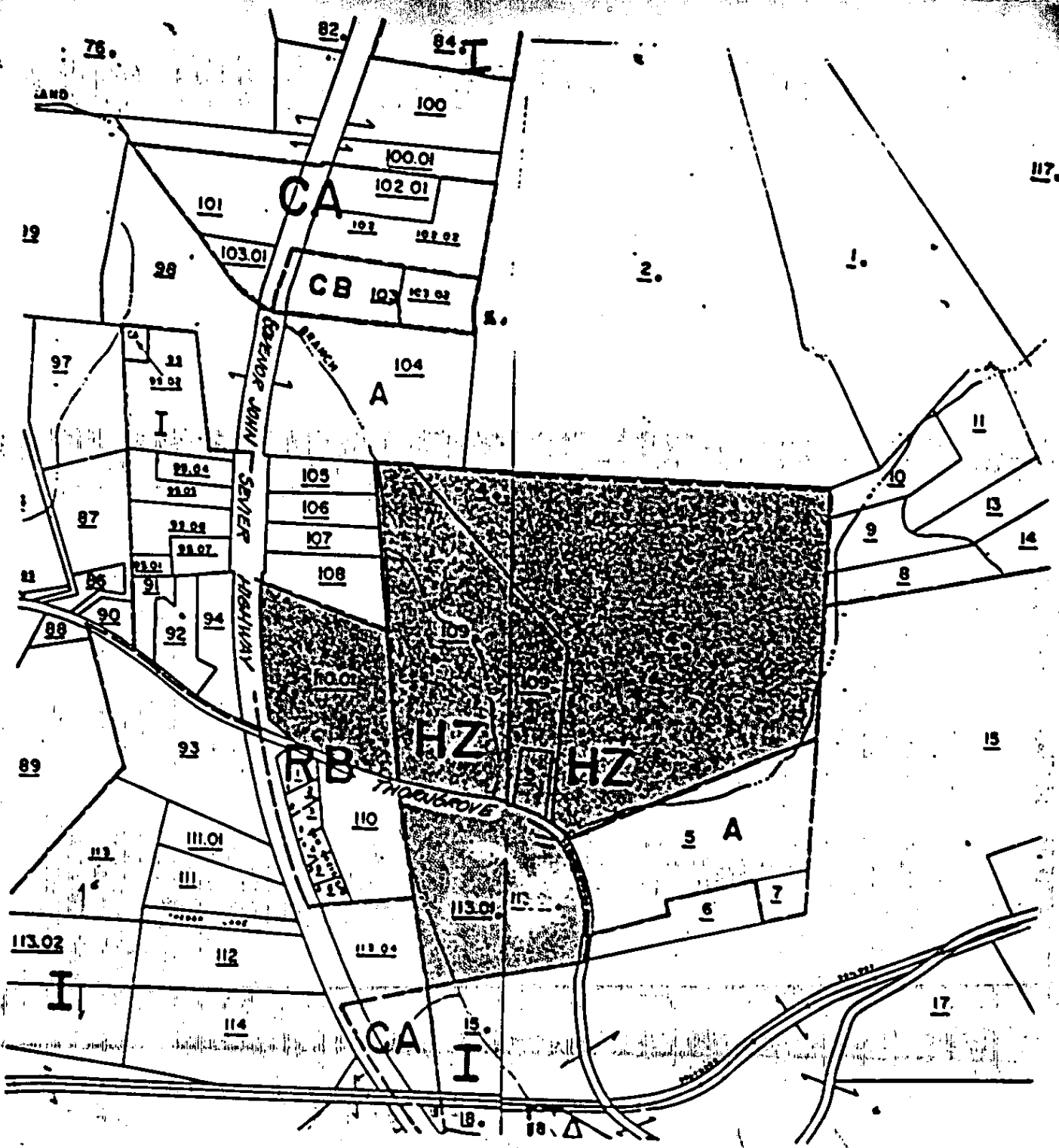
ACCESSIBILITY

Access is via Gov. John Sevier Hwy., an arterial facility with a 120' ROW

UTILITIES: Water Source Knox Chapman Utility Dist. Pipe Size 2"

Sewer Source Knox Chapman Utility Dist. Pipe Size 8"

STAFF RECOMMENDATION APPROVE because the request is consistent with the  
development of the property and protects historic structures of this community for  
future citizens to enjoy and appreciate.



**ZONING**  
PROPOSED USE

FROM RESIDENTIAL B AND HISTORICAL OVERLAY ZONES  
 TO AGRICULTURAL AND HISTORICAL OVERLAY ZONES

**JURISDICTION**

CITY \_\_\_\_\_

COUNTY \_\_\_\_\_

**Petitioner:**  
 RAMSEY HOUSE - APTA

**File No:** 9-8-88-82

**CLT-96**

0 400  
 Feet

N

MPC MINUTES

The Metropolitan Planning Commission met in regular session on October 13, 1988 at 1:30 p.m. in the Main Assembly Room of the City-County Building, Main Avenue, Knoxville, Tennessee. Members present were:

Mr. Jim Hubbs	Mr. Dott Baker
Mr. Ron Davis	Mr. William Knight
*Mark Margetts	Mrs. Elizabeth Henry
*Ms. Anna Dirl	Ms. Imogene King
Mrs. Marge Ervin	Mrs. Catherine Rogers
Mrs. Joan Allen	Mr. Richard Graf
Mr. Jeff Fletcher, Chairman	

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\*Arrived later in the meeting.  
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9-B-88-RZ - RAMSEY HOUSE-APTA - NORTH SIDE THORNGROVE PK., EAST SIDE GOV. JOHN SEVIER HWY. - Rezoning from Residential B Zone to Agricultural and HZ, Historical Overlay Zone. Fronting appx. 670' east side Gov. John Sevier Hwy., fronting appx. 1510' north side and 1300' south side Thorngrove Pk. by an average depth north side appx. 1625', south side depth appx. 760', average width appx. 2600', all of parcels 11.01, 4, 109, 3, & 113.01, CLT Map 96, Ramsey Small Area Plan.

STAFF RECOMMENDATION APPROVE because the request is consistent with the development of the property and protects historic structures of this community for future citizens to enjoy and appreciate.

MOTION AND SECOND WAS MADE TO APPROVE. MOTION CARRIED 13-0.  
PETITION APPROVED.

\* \* \* \* \*