





# Staff Report

Knoxville Historic Zoning Commission

File Number: 5-G-24-HZ

**Meeting:** 5/16/2024  
**Applicant:** Kevin Wells  
**Owner:** Ken Parent

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## Property Information

**Location:** 1043 Craigland Ct. **Parcel ID** 121 J C 00102  
**District:** Craiglen Individual H Landmark  
**Zoning:** RN-1 (Single-Family Residential Neighborhood)  
**Description:** Mediterranean Revival, c.1926  
See attached designation report.

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## Description of Work

Level II Construction of Addition or Outbuilding

New addition. L-shaped, one-story addition to extend from the rear of the right (east) side addition, towards the rear (north) side of the property. The main one-story, hipped roof massing is connected to the primary structure via a flat-roof, stucco-clad massing with a centrally located, 12' wide clerestory with metal windows. The addition features a hipped, 6/12 pitch roof clad in terra cotta barrel tiles, an exterior and foundation of stucco to match the primary house, and metal multi-light windows surrounded by stone trim. The roof features a sculpted stucco parapet. Some windows on the rear and side elevations of the addition are round-arched, full-height multi-light metal windows with stone trim; others are full-height rectangular windows with matching finishes.

On the façade, extending from the flat-roof connector portion, ten stone columns will support a timber pergola that extends towards the front of the house. On the rear (north) and left side (west) elevations, multi-light metal doors access a wrap-around deck with decorative stone railings and a stone balustrade.

Scope also includes a new in-ground pool and spa. The pool and spa will be located behind the addition's connector, towards the rear of the property, surrounded by a patio with stone steps and stone balustrades.

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## Applicable Design Guidelines

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

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.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
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. Craig Len is an individual historic landmark with a historic zoning overlay. The Mediterranean Revival house was designed by Charles Barber, featuring elaborate landscape design by landscape architect Charles Lester, and constructed in 1926. The property is also associated with East Tennessee's marble industry and its association with John James Craig III, the president of Candoro Marble Factory.
  2. The addition is proposed for the rear portion of the right side elevation and extends towards the rear of the property. The addition's placement makes it clearly secondary to the primary structure. The property is heavily landscaped and a one-story garage is located closer to the front property line, in front of the proposed addition, so the addition will be minimally visible from the right-of-way on the front. The new addition will not result in the removal of any character-defining features. Placement of the addition is appropriate.
  3. The main massing will be connected to the primary house via a flat-roof connector, which will serve to differentiate the original house from the new construction.
  4. The addition is compatible in scale with the primary house, as it is lower in height and smaller in overall massing. The addition uses materials compatible with the primary house, including terra cotta tile roof, the stucco exterior, and the multi-light windows. The windows, doors, and details are proportionate to those on the primary house.
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## Staff Recommendation

Staff recommends approval of Certificate 5-G-24-HZ as submitted.

Designation Report  
4 CraigGlen  
1083 Craigland Court  
June 2, 2003

Statement of Significance and Architectural Description

John James Craig, III, built Craiglen in 1926. Craig was at that time the president of Candoro Marble, having been associated with the marble business since the age of 19 like his father and grandfather before him. He intended that the house highlight and showcase the marble from the Craig quarries and marble imported by Candoro Marble Company from foreign sources. He assembled a tract of approximately 80 acres adjacent to his sister's home, Glen Craig, and hired Charles Barber to design the residence and Charles Lester to design the grounds.

Barber designed the house in the fifteenth century Florentine style generically called Mediterranean Revival. Two wings on either side of the courtyard flank a central courtyard of broken marble with radiant beams of Craig Pink marble. They are joined by a vaulted, arcaded loggia, which opens on one side to the courtyard, and on the other to a marble terrace with curving marble staircases leading to a lower terraced garden. The garden descends further into a large open area that was formerly a lake.

The house was constructed by B. T. Thomas Company of hollow tile stuccoed on the exterior, and a red clay tile roof from the Ludowici Tile Company. Entry to the house is through a gated arch, down steps of East Tennessee pink marble. Opposite the plank double front doors is a column of Verona marble of mottled orange and tan. The interior of the house, which is not regulated by this designation, further showcases the richness of the marble quarried and distributed by the Candoro Marble Company.

The house was completed on March 27, 1928. The final bill for construction of the residence was \$61,678.68. Craig also paid Candoro Marble Company \$15,353.20 for the marble used in the residence, with an additional \$6,500 for setting the marble and an additional \$1,491.00 for the light fixtures.

The collaboration of Barber and Charles Lester is also evident in the grounds outside the residence. Lester designed the gardens to complement the Italian house. A formal terraced garden is contained by semi-circular walled exedra with benches on axis with the loggia. Flanking stairways follow the curve of the wall on either side and lead to the next level, where a paved court is flanked by paths leaving through a planting on the hillside. Another stairway leads to an arcaded building resembling a grotto but contains dressing rooms for swimming. The bath house faced north on the lowest terrace, paved with flagstones and leading to the lake bordered by weeping willows and other romantic landscape plantings.

In constructing the residence, Craig also incurred site work including construction of a long drive with concrete curbs and gutters, bridges over Fourth Creek, construction of a sand beach at the lake, architectural fees to Barber & McMurry and to Charles Lester. Locks were also required to divert water from Fourth Creek to fill the lake below the residence.

Craig named his home Craighlen and lived in the residence from 1928 until his death in 1944. His widow Louise Craig lived there until 1971, when the house and surround property were acquired by developers with the intent of demolishing the residence and developing a subdivision. One of the developers moved into the house with his family on what was to be a temporary basis, but he stayed for twenty years, as a consequence of which the house was preserved. The remainder of the property was sold and developed into the Westlands and Westchase condominiums and the Craighland subdivision.

The significance of the Craighlen lies in its association with the marble industry in East Tennessee and its association with John James Craig, III during the time period when Candoro was at its most prosperous and noteworthy.

#### Design Guidelines

The design guidelines that should apply to any future changes are listed below, and are the Secretary of Interior's *Standards*.

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.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
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 shall 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.



**B. EFFECTS OF THE PROPOSAL**

1. Recognition of the historic significance of the building will have the positive effect of preserving an important part of Knoxville's heritage.

**C. CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

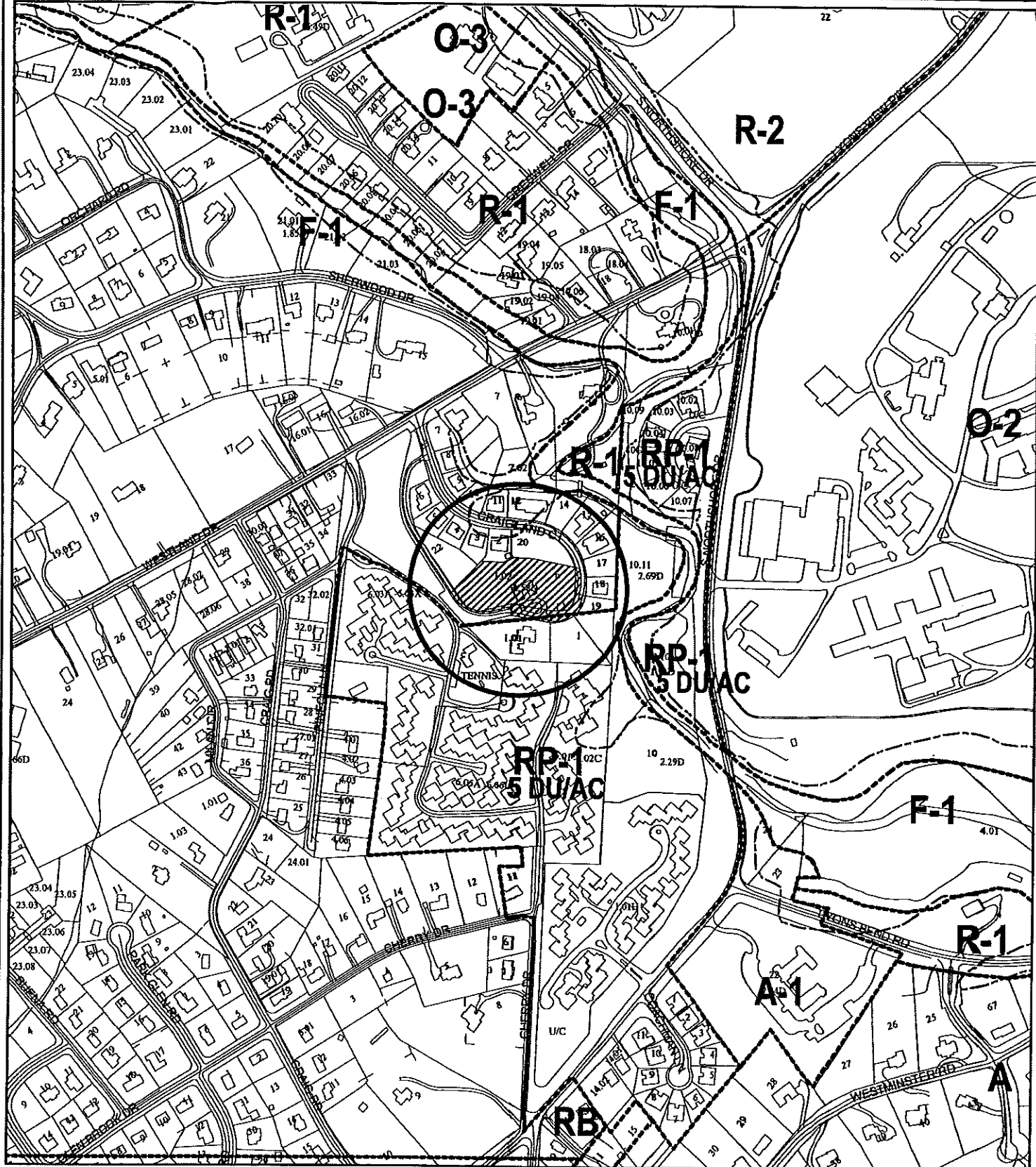
1. The General Plan recommends that significance historical and architectural buildings be designated through historic overlay, and protected.

2. Designation is consistent with the present residential use of the property and that of adjacent buildings.

3. The community as a whole benefits from the preservation of the buildings on this property, with their ties to the marble industry, to one of Knoxville's significant architects, and a significant local landscape architect.

4. The West City Sector Plan designates this property for low density residential use. Since historic overlay does not affect use, that designation will not be affected by H-1 overlay zoning..





**6-V-03-RZ  
REZONING**



From: R-1 (Single Family Residential)  
 To: R-1 (Single Family Residential)/H-1 (Historic Overlay) and Design Guidelines

Original Print Date: 05/29/03 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: City of Knoxville

Map No: 121

Jurisdiction: City





# DESIGN REVIEW REQUEST

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

Ken & Leslie Parent

Applicant

04/29/24

05/16/24

5-G-24-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

Kevin Wells

The Anderson Studio of Architecture and Design

Name

Company

20 Broadway Street,

Mount Pleasant

SC

29464

Address

City

State

Zip

661.433.3673

Kevin@theandersonstudio.com

Phone

Email

## CURRENT PROPERTY INFO

Ken Parent

1600 Rudder Ln Knoxville, TN 37919

865.805.0018

Owner Name (if different from applicant)

Owner Address

Owner Phone

1043 CRAIGLAND COURT KNOXVILLE, TN 37919

121JC00102 AND 121JC020

Property Address

Parcel ID

n/a

H Historic Overlay Zoning District RN-1

Neighborhood

Zoning

## AUTHORIZATION

*Lindsay Crockett*

Lindsay Crockett

4.29.24

Staff Signature

Please Print

Date

*[Signature]*

Kevin Wells

04/29/24

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: Addition | Pool | Spa | Pergola  
 \_\_\_\_\_  
 \_\_\_\_\_

## 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>
100.00	100.00
<b>FEE 2:</b>	
<b>FEE 3:</b>	

**SHEET INDEX**

- A-00 COVER SHEET
- A-01 HISTORIC, CONCEPTUAL & MATERIAL NARRATIVE
- A-02 SITE & NEIGHBORHOOD CONTEXT
- A-03 ARCHITECTURAL SITE PLAN
- A-04 EXISTING CONDITIONS
- A-05 EXISTING CONDITIONS
- A-06 EXISTING CONDITIONS
- A-07 CONCEPTUAL FLOOR & ROOF PLANS
- A-08 CONCEPTUAL ELEVATIONS
- A-09 CONCEPTUAL ELEVATIONS



*Craiglen, 2003*

**CRAIGLEN ESTATE**  
Level 02 - Addition to Existing Residence  
HZC Meeting date May 16th, 2024

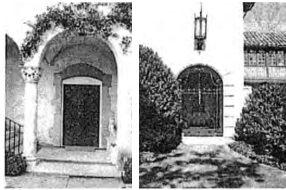


## Historic Narrative

In the celebrated year of 1926, amidst the spirited embrace of Knoxville's cultural renaissance, John J. Craig III, an heir of prominence within the city's esteemed circles, embarked upon a grand endeavor. His earnest ambition was to erect a residence that would stand as a testament to his esteemed stature within the community and serve as a resplendent showcase for the majestic marble hewn from the renowned Craig quarries. With unwavering resolve, he acquired a parcel of land encompassing approximately 80 acres, nestled adjacent to the familial abode of his sister, Glen Craig. Enlisting the architectural prowess of the esteemed Charles Barber to conceive the structure and the visionary ingenuity of Charles Lester to craft the surrounding environs, John J. Craig III set forth to realize his elegant vision.



The rear courtyard at Glen Craig, 2003



Craighlen front door and column of Verona marble

The entrance to Craighlen



Candoro Marble Company, Circa 1924, from Architecture Magazine

Drawing inspiration from the opulent palazzos of 15th-century Florence, Charles Barber meticulously fashioned the edifice in the likeness of a Tuscan villa. The heart of the residence, a central courtyard bedecked with fragments of illustrious marble, radiated with the ethereal luminescence of Craig Pink marble. Connecting the wings of the residence, a vaulted loggia adorned with arches of timeless elegance unfolded onto the marble terrace. Twin staircases, sinuously curving in graceful arcs, descended to a lower garden, an oasis of verdant tranquility. This verdant haven, encompassing a walled exedra and a once-glimmering lake, bore witness to the harmonious union of nature and human artistry.

The construction of this architectural marvel was entrusted to the skilled hands of the B.T. Thomas Company, who employed hollow tiles enveloped in stucco for the exterior facade. Crowning the structure with regal splendor, a roof of crimson clay tiles sourced from the venerable Ludowici Tile Company graced the edifice. Access to this bastion of opulence was granted through a gated arch, leading visitors down a fleeting descent of Tennessee pink marble steps. Opposite the double doors, hewn from sturdy planks, stood a column of Verona marble, its mottled hues of orange and tan an ode to the earth's enduring artistry.

Dubbed Craighlen by its esteemed proprietor, the manor became a sanctuary of familial bliss for John J. Craig III and his beloved wife, Louise Craig, from its completion in 1928 until his passing in 1944. Following his demise, Louise Craig remained the custodian of their cherished abode until 1971. In that fateful year, the specter of modern development loomed large as developers sought to raze the venerable estate, envisioning in its stead a suburban enclave. Yet, fate intervened in the guise of one of the developers, who, upon temporary residence within the hallowed halls of Craighlen, found himself enraptured by its timeless allure. Thus, against all odds, the house was spared from the relentless march of time, becoming a bastion of preservation amidst the encroaching tide of change. While the surrounding lands were parcelled and developed into the Westlands and Westchase condominiums, and the Craigland subdivision, Craighlen endured as a beacon of heritage and legacy.

The saga of the Craigs, intertwined with the illustrious Tennessee Marble, remains etched in history, a testament to the enduring legacy of their contributions to the American marble industry. Beyond the shores of their homeland, the illustrious marble of the Candoro Marble Company found its place of honor in esteemed institutions such as the Smithsonian's Museum of History and Technology, the AFL/CIO Headquarters, and the Australian Chancery. Indeed, the legacy of the Craigs and the Candoro Marble Company remains an enduring testament to the transcendent power of artistry and innovation.

Source: Marble Halls: The Story of the Craigs And Candoro Marble Company, Compiled 2003, Revised 2008 Thomas N. McAdams

## Proposed Scope of Work

Pool | Spa - Belvedere architecture, sited to overlook the fine gardens  
Kitchen Pergola | Addition - Contemporary outdoor and indoor living

## Conceptual & Rehabilitation Narrative

### Introduction:

Our proposal to add to the historic Craighlen residence in Knoxville, Tennessee, respects the property's rich heritage. We aim to seamlessly integrate a new addition with the original structure, enriching its livability while safeguarding its historical essence. The client's aspiration to open Craighlen's doors to the local community underscores our commitment to preserving its legacy.

### Retention of Historic Character:

Our approach is centered on preserving Craighlen's unique identity. We are committed to protecting its original materials, features, and spatial relationships while ensuring that any modifications maintain its historical integrity. The new addition lightly touches the existing east facade. The addition's unbundled massing gives the impression that the series of buildings may have been built over time.

### New Additions and Construction:

The proposed addition is designed to harmonize with Craighlen's architectural style while introducing contemporary building strategies that complements the Tuscan character of the existing structures. With attention to detail, the new construction enhances the property's functionality without overshadowing its historic prominence. The proposed design composes our interpretation of Italian Classical Architecture, specifically Italian Renaissance from the early 15th and 16th centuries, in Florence and Venice.

We have carefully considered the original structure's scale, proportion, and materials to ensure the addition remains complementary yet distinctive. By respecting the historic building's context and surroundings, our design aims to enrich the community's historic residential fabric while preserving Craighlen's integrity.

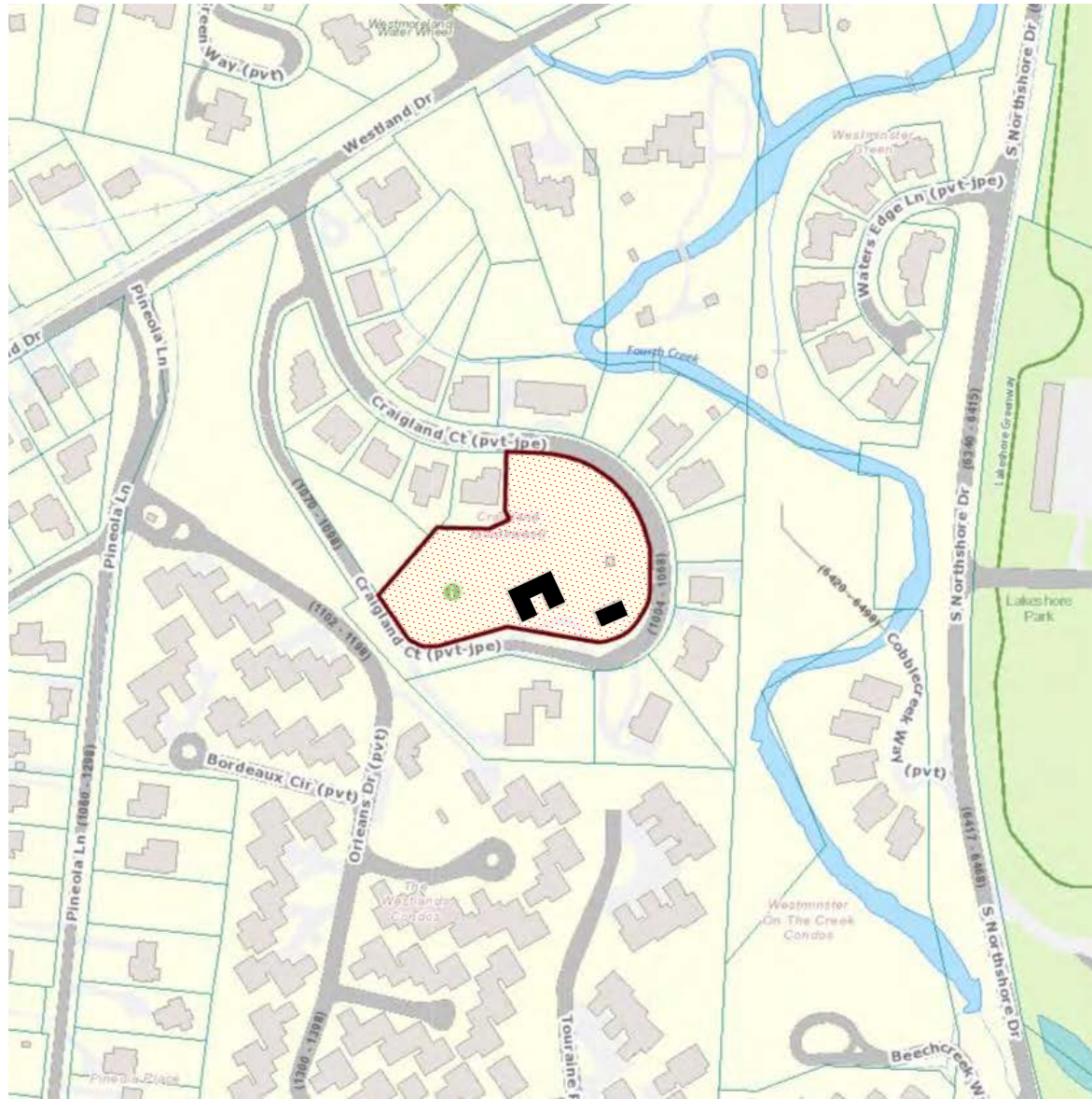
### Preservation of Integrity:

Our commitment to preserving Craighlen's integrity extends beyond the present. Every aspect of the addition is conceived with the understanding that future removal should not compromise the property's essential form and character. Through thoughtful design and meticulous execution, we ensure the Craighlen estate story will be "architecturally impactful" and continues to serve as a testament to Knoxville's architectural heritage.

The exterior of the existing residence references classic Tuscan architecture, while its interior references refined Florentine Renaissance architecture. Rehabilitation offers a practical solution to expand the historic residence while maintaining its architectural styles and using existing interior marble from the local Craig quarries, along with foreign sourcing through the Candoro Marble Company. By adopting this method, we address the project's specific needs and respect the heritage of the Craighlen residence. It's essential to remember that rehabilitation isn't just about adding new elements; it's about ensuring that these additions blend seamlessly with the existing structure, preserving its unique character. With careful planning, we can achieve an integration that honors the past while meeting modern requirements.

In conclusion, our proposal for the addition represents a harmonious blend of tradition and contemporary living. By adhering to the Standards for Rehabilitation and embracing the spirit of stewardship, we aim to enhance Craighlen's legacy, inviting the Knoxville community to appreciate this timeless beauty.



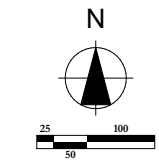


PARENT RESIDENCE  
1043 CRAIGLAND COURT, KNOXVILLE, TN  
CRAIGLEN

PROJECT NUMBER 224

ANDERSON STUDIO  
OF ARCHITECTURE AND DESIGN

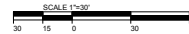
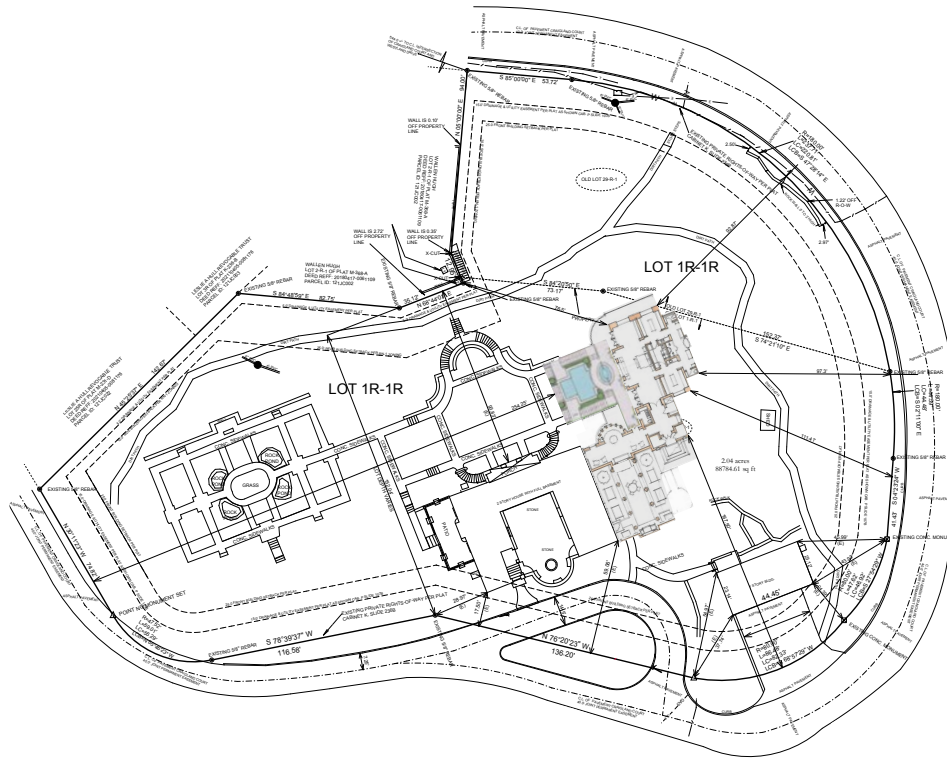
20 Rowland Street • PO Box 101 • Knoxville, TN 37914 • 863.927.0001 • [info@andersonstudio.com](mailto:info@andersonstudio.com)



Knoxville Historic Zoning  
Submission - Level 2  
4/29/24

A-02

PRIVATE RESIDENCE • February 20, 2024 • 4/29/24



PARENT RESIDENCE  
1043 CRAIGLAND COURT, KNOXVILLE, TN  
CRAIGLEN

PROJECT NUMBER 2204

ANDERSON STUDIO  
OF ARCHITECTURE AND DESIGN



20 Brewster Street • PO Box 25464 • Knoxville, TN 37924-0024 • andersonstudio.com

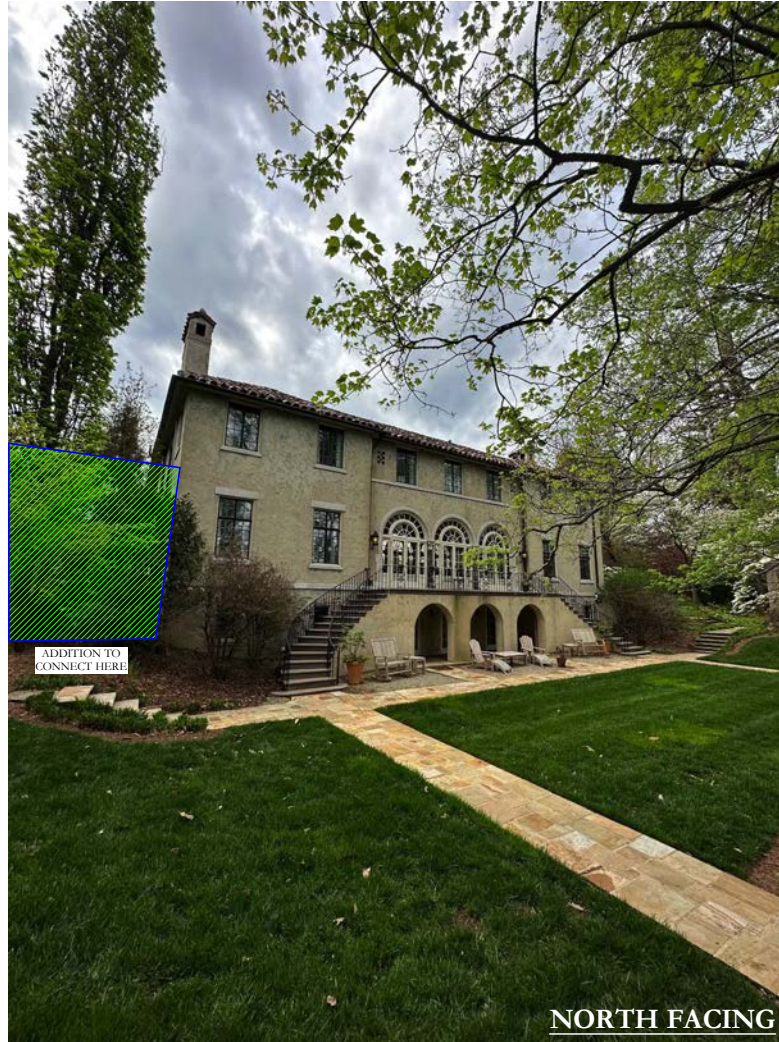
Knoxville Historic Zoning  
Submission - Level 2  
4/29/24

A-03

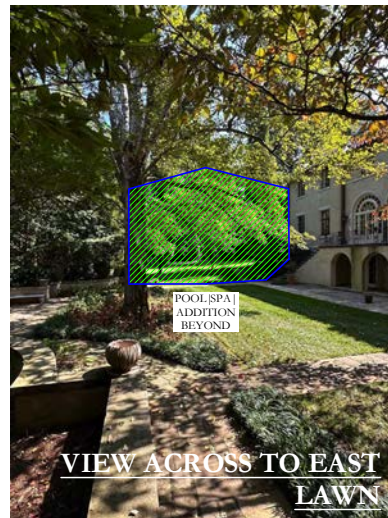


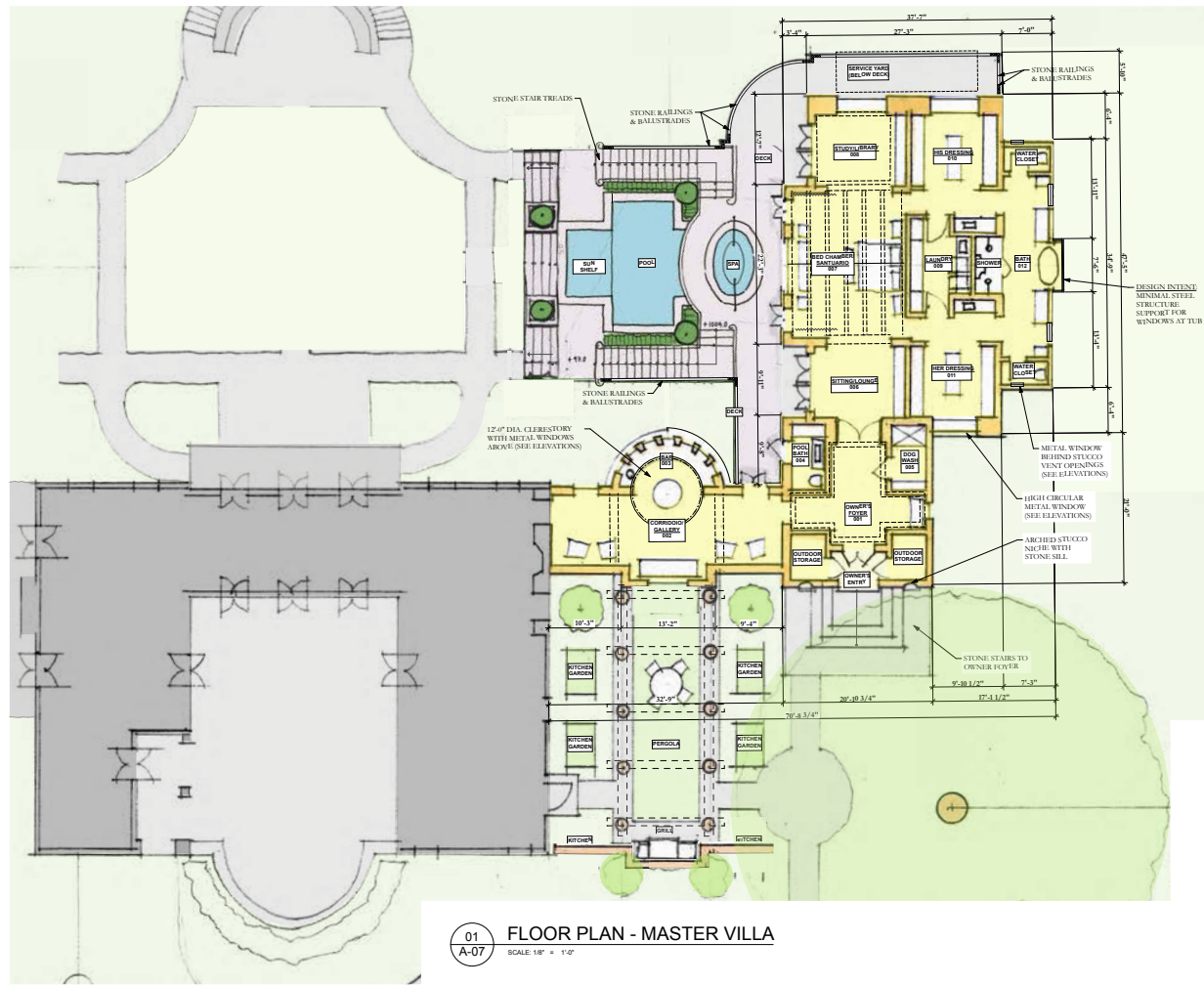




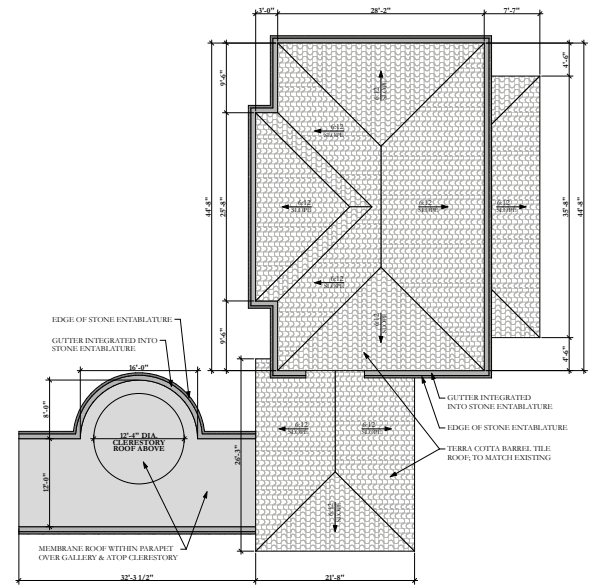








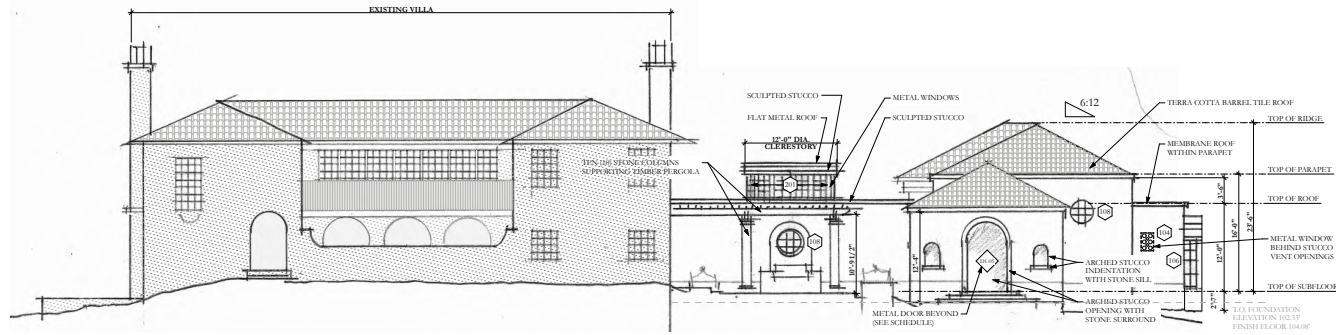
**01**  
**A-07** FLOOR PLAN - MASTER VILLA  
SCALE: 1/8" = 1'-0"



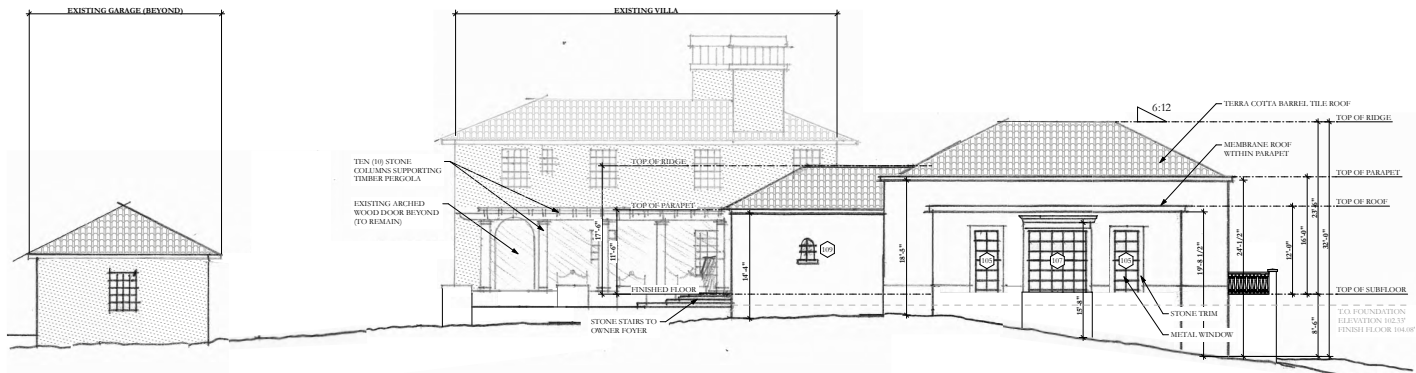
**02**  
**A-07** ROOF PLAN - MASTER VILLA  
SCALE: 1/8" = 1'-0"

PRIVATE RESIDENCE • February/April 20, 2024 • 4/29/24

PRIVATE RESIDENCE • Historic/Arch. 20, 2024 • 4/11/24



**01 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**02 WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

WINDOW SCHEDULE	101	102	103	104	105	106	107	108	109	110
GLASS	1	1	2	1	2	2	1	1	1	1
WIDTH	2'-0"	2'-0"	4'-0"	4'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"
HEIGHT	3'-0"	3'-0"	11'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"
sill HEIGHT FROM FINISHED FLOOR	3'-0"	3'-0"	0"	3'-0"	3'-0"	3'-0"	3'-0"	4'-4 1/2"	4'-0"	10'-4"
HEAD HEIGHT FROM FINISHED FLOOR	9'-0"	11'-0"	11'-0"	11'-0"	9'-0"	9'-0"	9'-0"	7'-10 1/2"	12'-0"	10'-4"
MATERIAL	METAL	METAL	METAL	METAL	METAL	METAL	METAL	METAL	METAL	METAL
LOCATION	GALLERY	POOL BATH	BED CHAMBER	BED CHAMBER	BED CHAMBER	BATH WARDROBE	BATH	BATH	WINE DISPLAY	OWNER FOYER
MANUFACTURER	18.0	18.0	18.0	18.0	18.0	18.0	18.0	18.0	18.0	18.0
REMARKS				ARCHED TRANSOM						

PARENT RESIDENCE  
1043 CRAIGLAND COURT, KNOXVILLE, TN  
CRAIGLEN

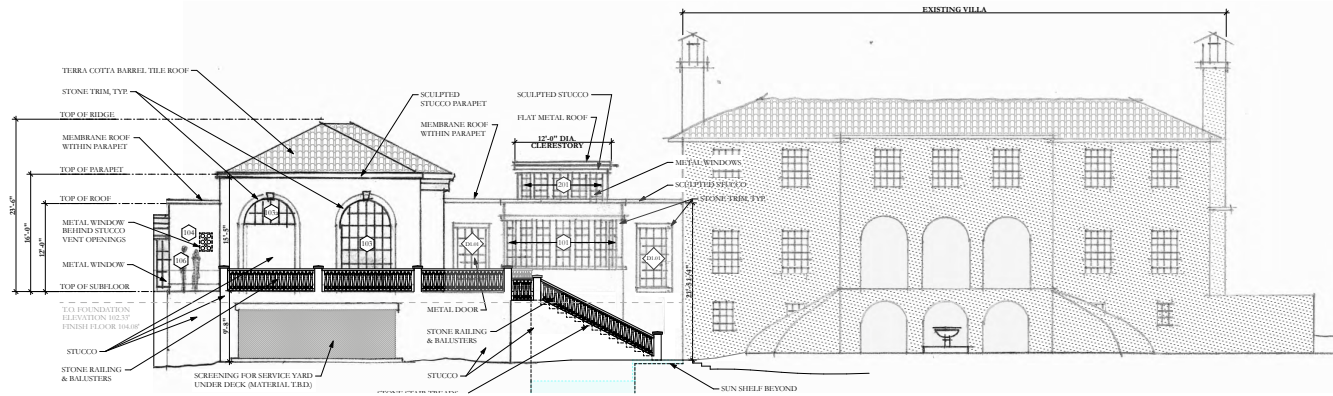
**ANDERSON STUDIO**  
OF ARCHITECTURE AND DESIGN

Knoxville Historic Zoning  
Submission - Level 2  
4/29/24

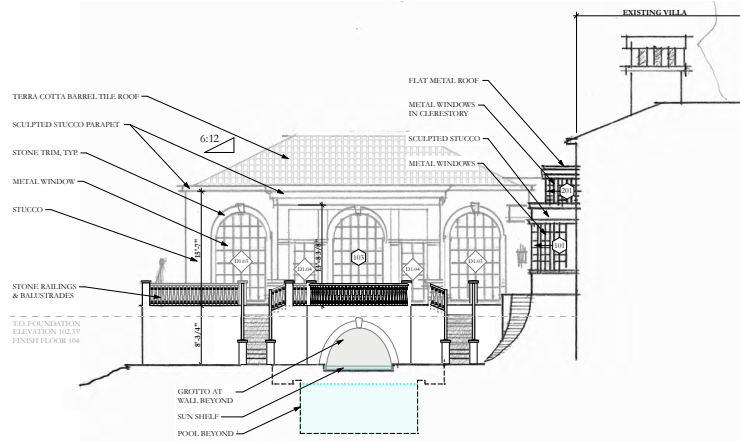
A-08



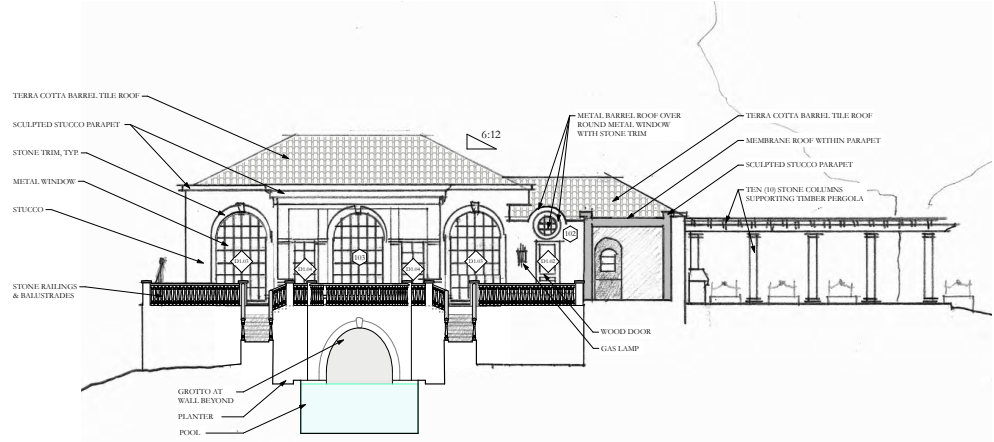
PRIVATE RESIDENCE • February 20, 2024 • 4511 PPS



**01 SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**02 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**03 EAST ELEVATION / SECTION**  
SCALE: 1/8" = 1'-0"

WINDOW ID	101	102	103	104	105	106	107	108	109	110
GLASSY	1	1	2	1	2	2	1	1	1	1
SHE SID	WIDTH	2'-0"	2'-0"	4'-0"	4'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"
	HEIGHT	3'-0"	3'-0"	11'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"
GL HEIGHT FROM FIN FLOOR	3'-0"	3'-0"	0"	3'-0"	3'-0"	0"	0"	4'-4 1/2"	3'-0"	10'-0"
HEAD HEIGHT FROM FIN FLOOR	7'-0"	11'-0"	11'-0"	11'-0"	8'-0"	8'-0"	8'-0"	7'-10 1/2"	12'-0"	10'-0"
MATERIAL	METAL	METAL	METAL	METAL	METAL	METAL	METAL	METAL	METAL	METAL
LOCATION	GALLERY	POOL BATH	BED CHAMBER	BED CHAMBER	BED CHAMBER	WATER CLOSET	BATH WARE	BATH	BATH	WINE DISPLAY
DATE TYP	FIBED	FIBED	FIBED	FIBED	FIBED	FIBED	FIBED	FIBED	FIBED	FIBED
MANUFACTURER	18.0	18.0	18.0	18.0	18.0	18.0	18.0	18.0	18.0	18.0
REMARKS				ARCHED TRANSOM						

PARENT RESIDENCE  
1043 CRAIGLAND COURT, KNOXVILLE, TN  
CRAIGLEN  
PROJECT NUMBER 204

ANDERSON STUDIO  
OF ARCHITECTURE AND DESIGN  
20 Brewster Street • PO Box 2544 • Knoxville, TN 37924 • andersonstudio.com

Knoxville Historic Zoning  
Submission - Level 2  
4/29/24

A-09