



Staff Report

Knoxville Historic Zoning Commission

File Number: 12-H-25-HZ

Meeting: 12/18/2025
Applicant: Joey Devlin, Demo Dudes LLC
Owner: John Hoag

Property Information

Location: 1110 Gratz St. **Parcel ID** 81 M F 021
District: Fourth and Gill H
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: c.1980
Non-historic multi-family building.

Staff Recommendation

Staff recommends approval of Certificate 12-H-25-HZ as submitted.

Description of Work

Level II Demolition/Relocation of Noncontributing Structure
Proposed demolition of fire-damaged, non-historic, multi-family building.

Comments

1. 1110 Gratz Street is a non-contributing resource to the Fourth and Gill National Register Historic District and local overlay. The building is a multi-family structure constructed in approximately 1980.
 2. The building was substantially damaged by fire in September 2025.
 3. The guidelines note that demolition may be considered if the building does not contribute to the historical or architectural character of the district. The building does not belong to the district's period of significance and does not contribute to the district's architectural character on an individual or district basis.
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Applicable Design Guidelines

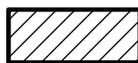
Fourth and Gill Design Guidelines, adopted by the Knoxville City Council on April 20, 1999 and June 29, 1999. Demolition creates a permanent change in the historic district, removing part of the neighborhood's historic and architectural significance. Demolition should only be considered when all other opportunities have been discounted.

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



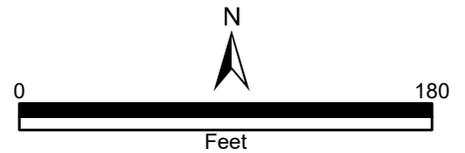
12-H-25-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



1110 Gratz St. 37917
Fourth and Gill H

Original Print Date: 12/5/2025
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Joey Devlin, Demo Dudes LLC



REQUEST

DOWNTOWN DESIGN

Level 1:

- Signs Alteration of an existing building/structure

Level 2:

- Addition to an existing building/structure

Level 3:

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

See required Downtown Design attachment for more details.

Brief description of work: _____

HISTORIC ZONING

Level 1:

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

Level 2:

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

Level 3:

- Construction of a new primary building

Level 4:

- Relocation of a contributing structure Demolition of a contributing structure

See required Historic Zoning attachment for more details.

Brief description of work: Demolition after fire _____

INFILL HOUSING

Level 1:

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

Level 2:

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

Level 3:

- New primary structure
 Site built Modular Multi-Sectional

See required Infill Housing attachment for more details.

Brief description of work: _____

STAFF USE ONLY

ATTACHMENTS

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

ADDITIONAL REQUIREMENTS

- Property Owners / Option Holders

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

FEE 1:	\$100	TOTAL: \$100.00
FEE 2:		
FEE 3:		
		Pd. 12/02/2025, SG

