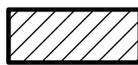


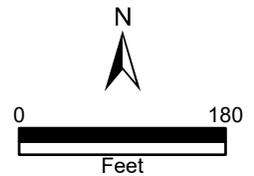
1-E-26-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



6114 Asheville Hwy. 37924
Moses Armstrong House Individual HZ
Landmark

Original Print Date: 1/6/2026
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Benjamin C. Mullins





Staff Report

Knox County Historic Zoning Commission

File Number: 1-E-26-HZ

Meeting: 1/15/2026
Applicant: Benjamin C. Mullins
Owner: RBL, LLC

Property Information

Location: 6114 Asheville Hwy. **Parcel ID:** 71 E C 001 071EC00101
District: Moses Armstrong House Individual HZ Landmark
Zoning: CA (General Business)

Description: East Tennessee Vernacular form, Federal influences, c.1805

See attached architectural description in designation report. Two-story, three-bay, brick masonry house with a central passage plan built in 1805. The house is characterized by historic masonry, laid in Flemish bond on the main massing and common bond on the c.1840 addition, with a side-gable roof clad in terracotta tile. Mid-twentieth-century additions are located on the right side and rear, with a c.1950 garage on the left side. The roof features two interior brick chimneys. A two-story porch supported by square wood columns on brick piers, dating to the early- to mid- twentieth century, is located on the façade.

Staff Recommendation

Staff recommends: 1) preliminary approval of the proposed relocation and 2) preliminary approval of the reduced HZ overlay.

Approval of the relocation is subject to the following conditions:

- a) detailed moving plan to be provided to staff for approval;
- b) retention or reconstruction of front porch addition, unless additional research is presented to the HZC defining a later date of construction OR a clear period of significance associated with the house's history and architecture;
- c) current and proposed floor plans and architectural elevations of the house, including foundation design and details, to be submitted to the HZC prior to relocation;
- d) landscaping plan, site design, and additional repair and rehabilitation/restoration scopes to be reviewed after the relocation;

Approval of the reduced HZ overlay is subject to the condition: 1) final legislative approval of the rezoning should not be issued until the house is relocated.

Description of Work

Level IV Demolition/Relocation of Contributing Structure

Proposed relocation of primary structure. Relocation includes the proposed demolition of an existing non-historic garage, side and rear addition, and front porch. Primary structure is proposed to be relocated approximately 500' to the southeast, recessed to a rear corner of the property, adjacent to the Holston River. The provided estimate to move the house also includes the removal of the house from its existing foundation, and the construction of a new

foundation.

Proposed revision to historic zoning (HZ) overlay. Existing HZ overlay will be reduced to approximately 1.3 acres at the southern corner of the property.

Comments

HZ AND NRHP DESIGNATION

1. The Moses Armstrong House is an individual historic (HZ) overlay property. The intent of the HZ overlay “is to protect such structures in their present location or to provide for their moving to a special HZ, Historical Overlay Zone, location, and to require that new construction, alteration, or use shall be appropriate to their character.” The HZC has the purview to review rehabilitation, relocation, and/or demolition. The applicable design guidelines are the Secretary of the Interiors Standards for Rehabilitation, which are federal standards associated with the National Register of Historic Places.

2. The application proposes to reduce the existing HZ boundary to surround the house and the immediate vicinity. The revised HZ boundary is approximately 1.3 acres. Retaining the historic zoning overlay on the house and surrounding property will allow the HZC to review all work on the house and any associated outbuildings or site improvements.

The HZC will make a recommendation to the Planning Commission on the reduced historic zoning overlay as part of this review. Formal rezoning to reduce the historic zoning overlay to the rear corner of the property prior to the actual relocation of the house would remove the house’s protection. Staff recommends that the final legislative approval of the rezoning should not occur prior to the house’s relocation.

3. The National Register of Historic Places is an honorary federal designation that documents a site’s history and may qualify the property for federal grants or tax credits. There are no additional requirements for the property owner. Review of rehabilitation, relocation, and/or demolition is required by local zoning, which the house currently has and will retain. Local zoning is the most protective tool for a historic property.

4. Tennessee Historical Commission (THC) National Register staff provided a letter on 12/11/2025 [see Appendix 4] evaluating the house’s current eligibility. The Moses Armstrong House is currently eligible for the National Register of Historic Places under Criterion C for Architecture, representing an “evolved house” within Knoxville’s architectural context which was “originally built in the Federal style [and] expanded and changed to suit the owners’ new needs and style preferences.”

5. THC staff also note that ambiguities about the additions and their construction date “make it difficult to identify the best end for the property’s period of significance,” and “any additions more than fifty years old and communicate the Armstrong House’s architectural significance as an evolved property would be included in the Period of Significance.” To retain NRHP eligibility, THC recommends additional research on the building’s additions to inform any future rehabilitation work.

6. Properties that have been moved are typically not eligible for listing on the National Register of Historic Places (NRHP). Moved properties that are significant under Criterion C for Architecture must retain enough historic features to convey its architectural values and retain integrity of design, materials, workmanship, feeling, and association. To remain eligible for the NRHP, THC staff urge that “every effort should be made to reestablish its historic orientation, immediate setting, and general environment.”

7. Federal historic preservation guidance recommends that moving a historic house should be considered the last resort alternative to demolition. The application does not explore other alternatives to moving the house. The house is proposed to be relocated to accommodate a new proposed convenience store/gas station. The

construction of a convenience store (including gas pumps, a parking lot, and a utility building) approximately 60 feet away from the historic house (if the house remained in its current location) would also have a detrimental effect on the house's setting, feeling, and association, and could structurally impact the house. Relocation of a historic house is preferable to the house's demolition. Relocating the Moses Armstrong House within the same property will allow the house to continue to reflect early Knoxville history, construction techniques, and architectural styles.

SITE

8. The house is proposed to be moved approximately 500 feet to the south/southeast, to a corner of the property adjacent to the river. Moving a house within its original property is preferable to moving a house to a completely new site, which would fully sever the house from its context and historic association.
9. The overall setting of the historic resource is already significantly compromised. The proposed site features vegetation and trees to the south, east, and west, with an existing field (former c.1950 drive-in movie theater) to the north. The house's new setting will be similar to the existing setting, and the setting when the house was locally designated in 1993. THC staff noted that the setting of the house has already "changed drastically," particularly from the construction of the drive-in movie theater that levelled the riverbank from which the ferry departed. The house will now face the amphitheater area.
10. The house is significant for its association with Armstrong's (and later Ruggle's) Ferry across the Holston River. The house faced the road leading to the ferry, with the façade approximately 45' from the road. The road (an extension of present-day Ruggles Ferry Pike) is no longer extant, and both the current and proposed placements are recessed significantly from Asheville Highway. The house's proposed placement will maintain its association with the river.
11. The house is proposed to retain a similar orientation to the original, with the original façade facing north (towards the road) and the right side facing the river. Site plans show the house rotated slightly; all efforts should be taken to relocate the house in an orientation identical to the original.
12. The house is proposed to be located immediately adjacent to the 500-year flood zone. Knox County Codes staff have noted that the house would need to be placed at an elevation of 839.0' or over to be outside of the flood plain. This is currently reflected on the site plan but should be verified in the field and depicted on all final drawings. The Commission should discuss the proposed placement with regard to the floodplain and adjacent river.

MOVING

13. The contractor to complete the relocation has submitted a work write-up, including the demolition of the additions and porch, bracing the house, and an engineered inspection of the new foundation. See Appendix 3 for description of relocation work, including a unified jacking system and wood bracing. The application cites some experience with moving houses, primarily several dating to the twentieth century.
14. Additional information is necessary regarding the actual relocation work. The contractor should provide: a detailed plan indicating in which order and how additions will be removed, information on how materials will be secured (such as glass windows), a plan to navigate the adjacent power lines, information on how the new site will be graded and prepared (including any grading necessary for the route on which the house will be transported), details on supporting (or removing and reconstructing) the rear ell (and any other additions to be retained) during the relocation process, and specifics on interior and exterior shoring. These details should be submitted to staff for review.
15. The house most likely rests on a significant subterranean limestone foundation; additional information on the foundation is not included in the application. The contractor or a structural engineer should evaluate the existing foundation and provide details, along with how the house will be separated from the foundation and supported during the process. These details should be submitted to staff for review.

HOUSE

16. The house is architecturally significant as an example of early nineteenth-century East Tennessee Vernacular house with Federal detailing. The core of the house is a c.1805, two-story, brick masonry structure with a rear ell massing from approximately 1840. The front porch dates to approximately 1920, based on the designation report. The addition on the rear and right side, and the garage, date to the mid-twentieth century. The additions' chronology is largely based on visual assessment of materials and construction techniques and personal interviews with the property owner in the 1990s.

17. A period of significance is identified for listing on the NRHP and new local overlays. The local overlay designation report, dating to 1993, does not identify a specific period of significance. The historic statement focuses on associations with Moses Armstrong, the original owner who operated the ferry. The architectural description details the c.1805 core, c.1840 rear ell, the c. 1920 porch, and a mid-twentieth-century porch enclosure and addition. Further research could assist in identifying a specific period of significance associated with the house's early history.

18. The application proposes to remove all additions from the twentieth century— including the rear additions, right side addition, front porch, and attached garage— and to relocate the c.1805 core of the building with the ell added in approximately 1840. The application effectively requests the “restoration” approach detailed in the SOI Standards. Restoration and relocation together would most likely remove NRHP eligibility. Restoration would also require any new elements (windows, stoops or porches, etc) to reflect early 1800s materials and designs.

19. Federal preservation principles (reflected in the SOI Standards for Rehabilitation, the property's adopted design guidelines, and THC's determination of NRHP eligibility) recommend that changes that have acquired historic significance in their own right should be retained and preserved. THC describes the house as representative of an “evolved house” within Knoxville's architectural context and, without a specific period of significance, would consider any additions more than fifty years old as contributing for purposes of the NRHP.

20. With a local overlay, the HZC has the purview to determine the most appropriate approach: restoration to the 1805/1840 era or recognition of the house's evolution within a broader period of significance. The HZC may determine which additions are contributing to the house.

21. In the opinion of staff, the mid-twentieth century additions (including the garage, the right side addition, and the rear addition) do not contribute to the house's architectural integrity. The garage and right side/rear addition date to the late 1940s or 1950s, when the house's integrity of setting was compromised by the construction of the drive-in theater.

22. In the opinion of staff, a c.1920 front porch addition is a character-defining feature of the house. Many historic houses in Knoxville, from landmark examples to modest single-family houses in historic neighborhoods, feature front porches added in the early twentieth century. However, the porch's materials (brick piers and foundation, stone veneer flooring, thin wood-wrapped posts) may align with an even later date of construction; more information on the house's evolution and history could assist in designating the front porch as non-contributing and allowing for demolition.

23. Removal of the additions will necessitate new masonry infill, windows, and doors. Architectural drawings of all proposed elevations of the house, whether restored to its earliest period or with selected additions removed, should be submitted with a new application to the HZC for approval prior to the house's relocation. This application should also include information on the foundation, including the visible foundation height above the final grade and exterior finish of the new foundation. The application should also include specs for new masonry infill to be included. The application should also include current floor plan drawings to document the current house and multiple additions.

24. Additional necessary post-relocation repair and rehabilitation scopes (window replacement, roof work, masonry work, new stairs or stoops) could be submitted to the HZC or staff at a later date. The HZC should also review landscape design surrounding the site, including the design of the driveway and turnaround.

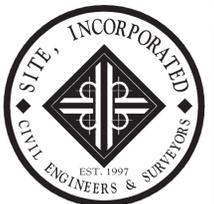
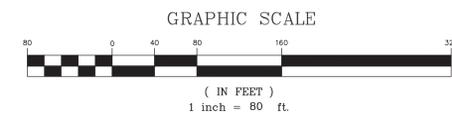
25. Masonry repair to the rear ell and any tuckpointing repairs to the main house should meet the standards in NPS Preservation Brief 2, with brick infill and mortar details to be submitted to staff for approval in a later phase.

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.
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. 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.
7. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
8. 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.
9. 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.
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.

APPENDIX 1: SITE MAP



10215 Technology Drive, Suite 304
 Knoxville, TN 37932
 Phone: (865) 777-4160
 www.site-incorporated.com

EXHIBIT

Exhibit
Historic Home Relocation
 Asheville Highway
 Knoxville, TN

REVISIONS

NO.	DATE	COMMENTS

ORIGINAL ISSUE: 01/06/2026

SITE PROJECT #: 300

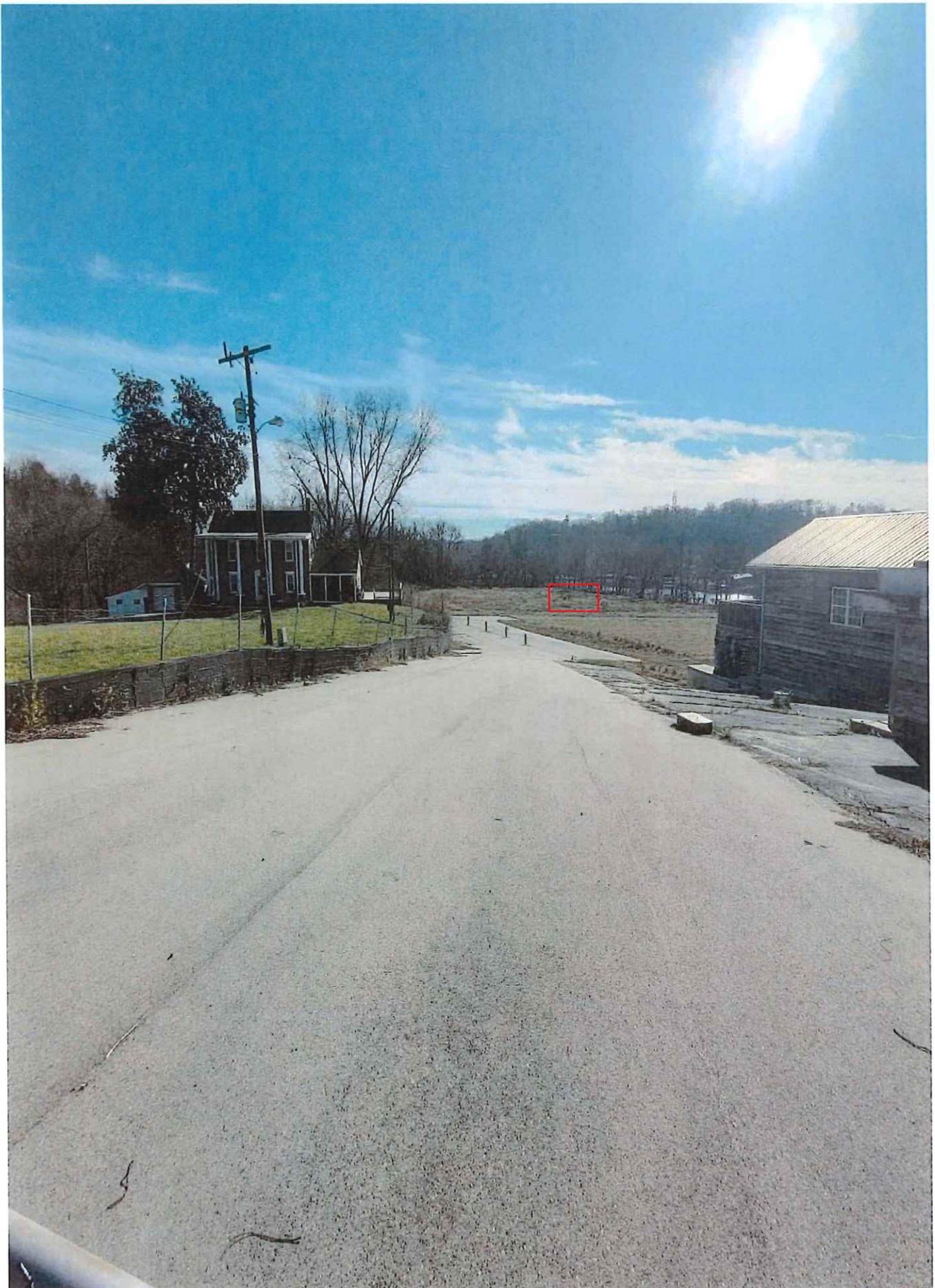
FILE: _____

EX-1

View from gate showing new elevation



VIEW FROM GATE SHOWING CURRENT LOCATION AND NEW LOCATION



FRONT ELEVATION



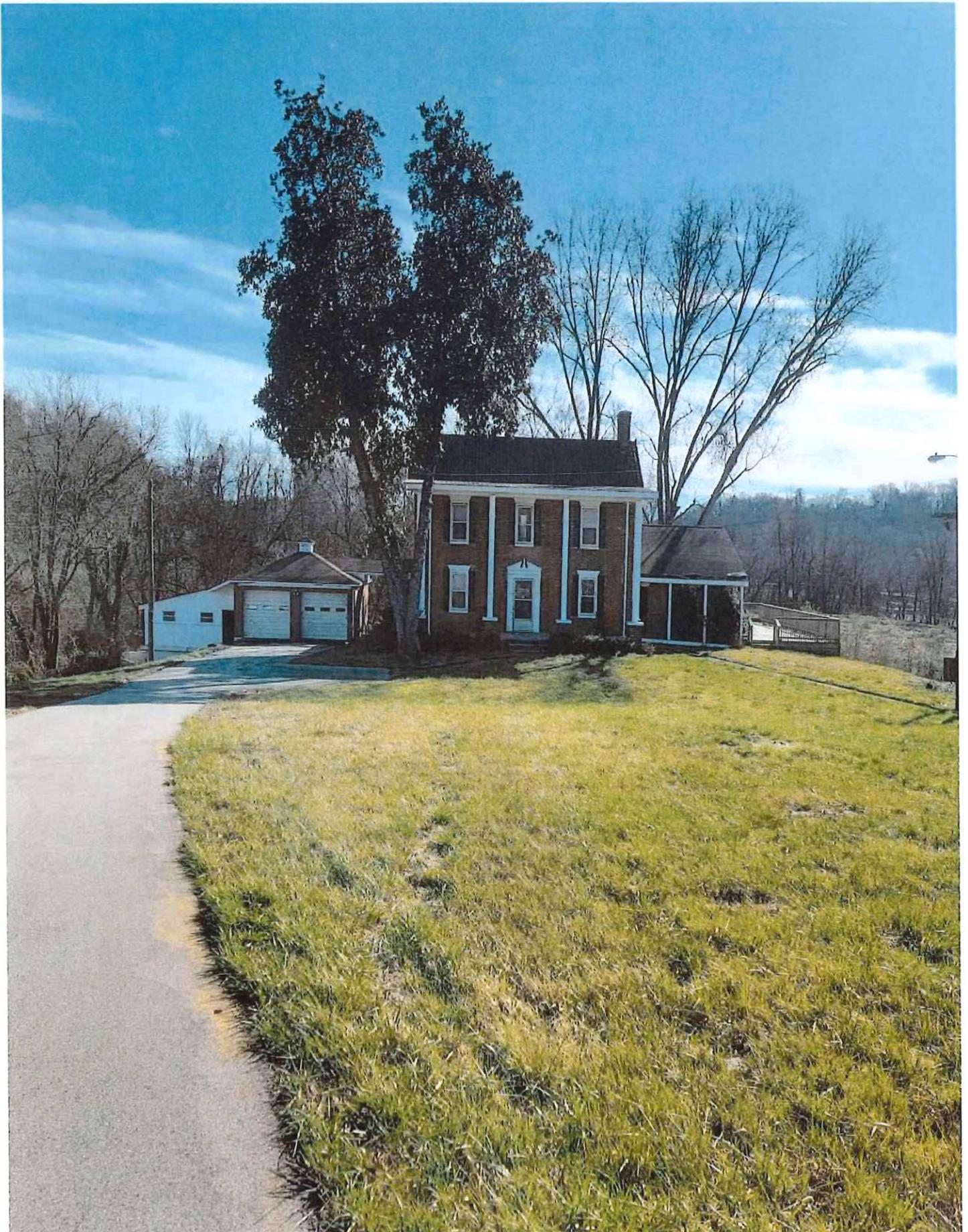
EVIDENCE OF RECENT BREAK-IN



SIDE ELEVATION



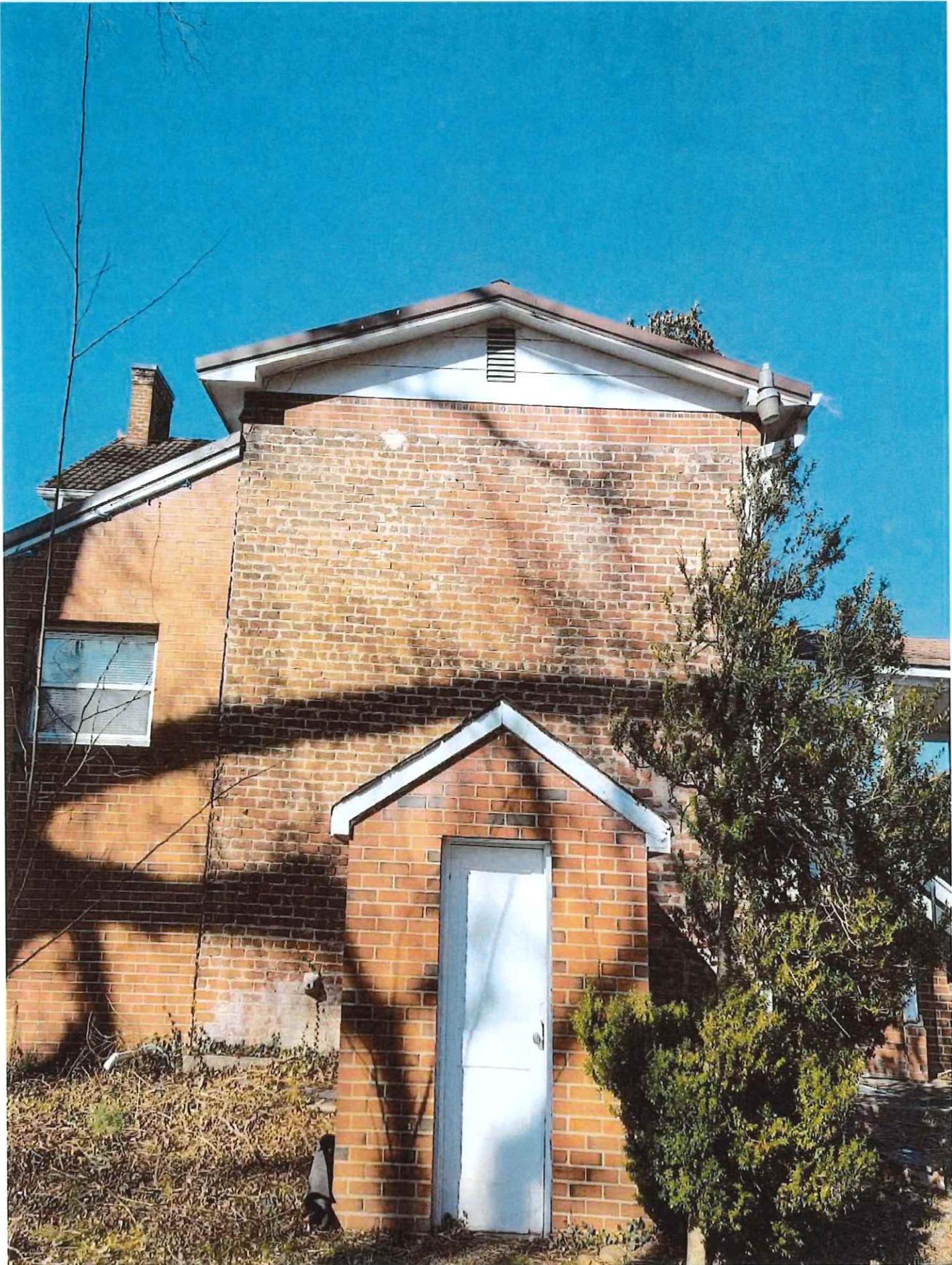
FRONT ELEVATION



ANTEBELLUM ADDITION REQUIRING POINTING



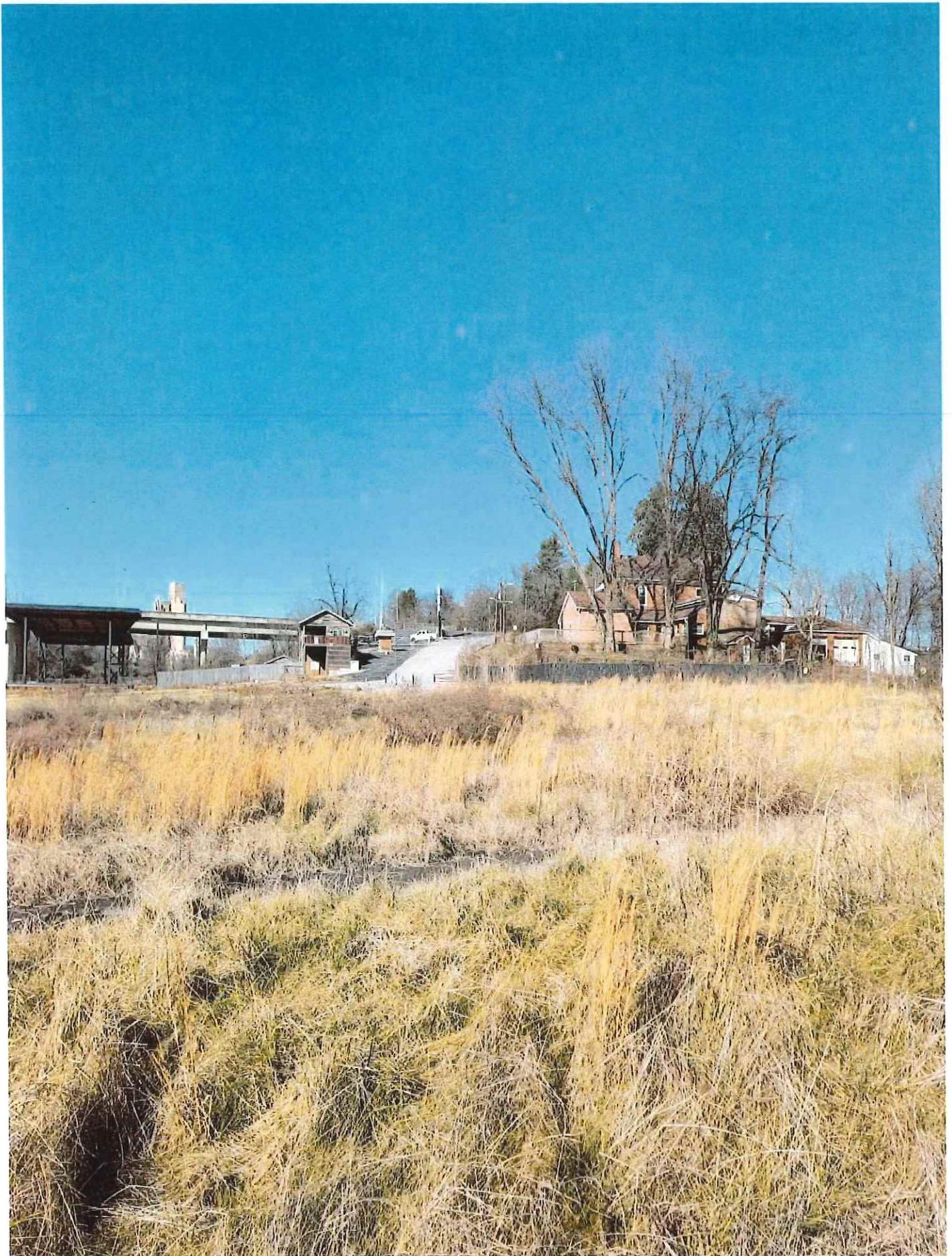
BACK ELEVATION CONTRIBUTORY VS. NON-CONTRIBUTORY BRICK CONSTRUCT



VIEW FROM BACK OF HOUSE TOWARD NEW LOCATION



VIEW TOWARD ASHEVILLE HWY FROM FRONT OF PROPOSED HOUSE LOCATION



NORTHEAST VIEW FROM SITE PROPOSED FOR NEW LOCATION



VIEW TOWARDS HOLSTON FROM SITE PROPOSED FOR NEW LOCATION



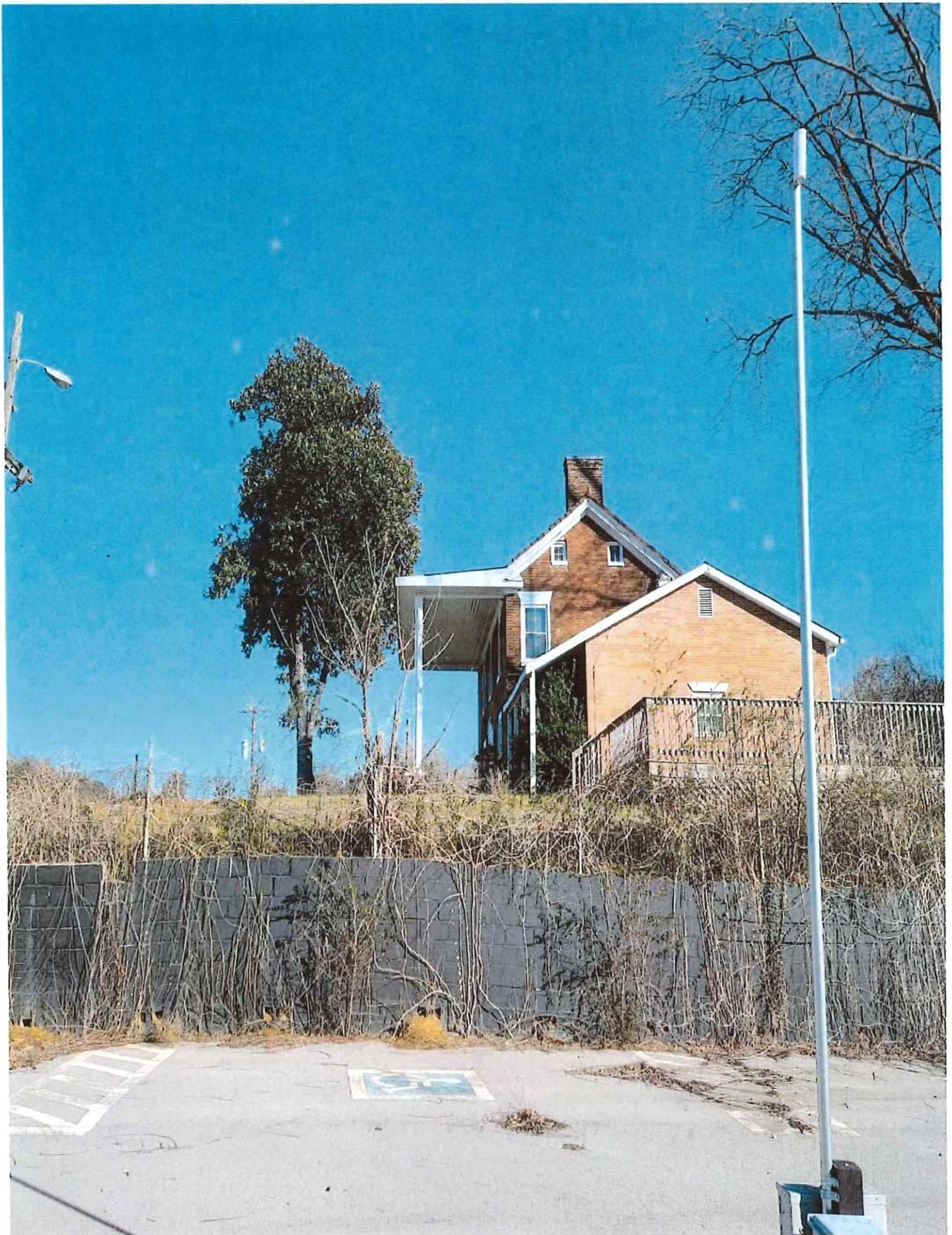
VIEW FROM EDGE OF PARKING LOT BACK TO NEW LOCATION



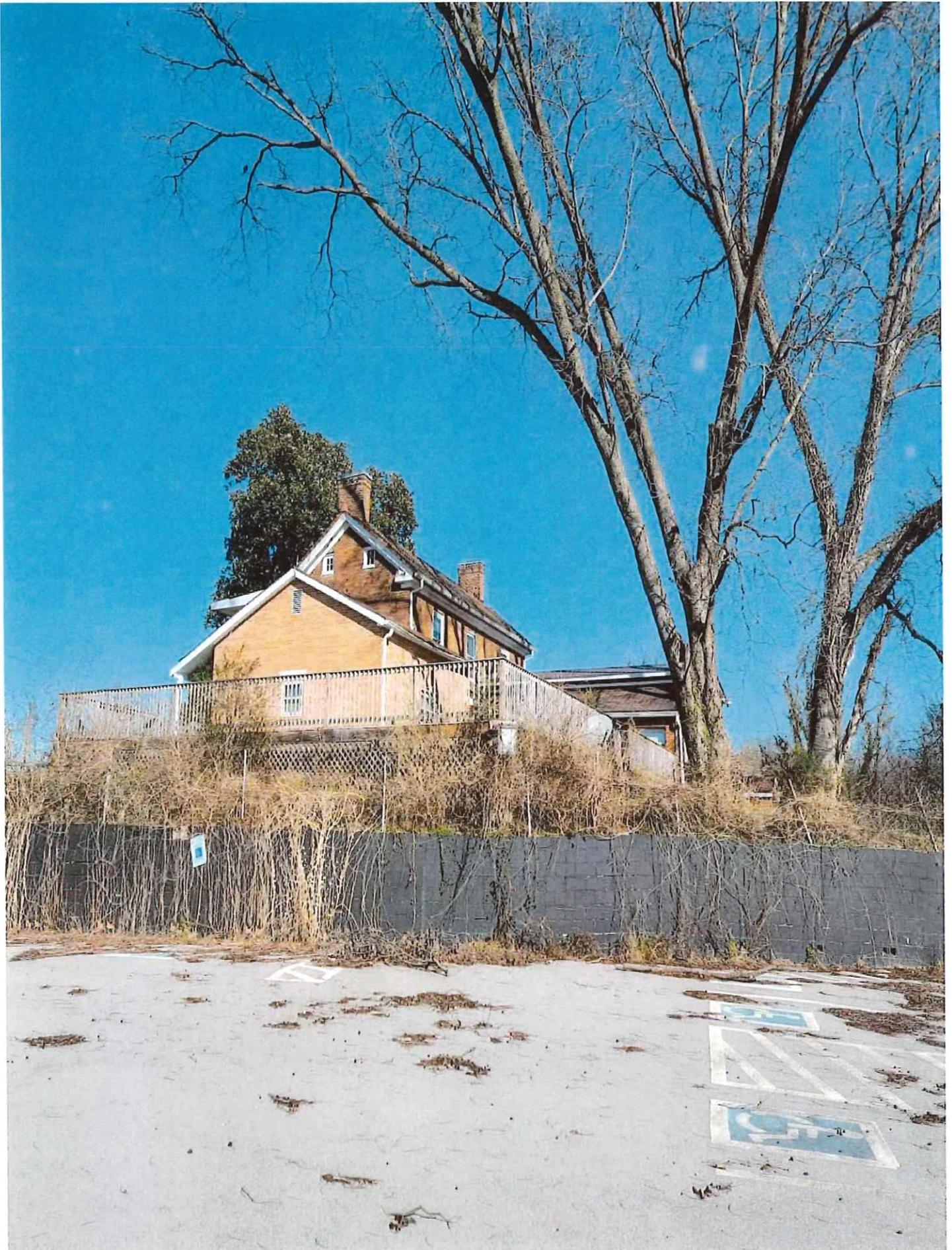
SOUTHEAST ELEVATION



EAST SIDE ELEVATIONS



EAST SIDE/REAR ELEVATION (NON-CONTRIBUTORY STRUCTURES)



Johnson's Service, LLC

Estimate

ADDRESS

.

ESTIMATE # 042127

DATE 12/16/2025

ACTIVITY	QTY	RATE	AMOUNT
Structual Moving Structual Moving of Historical Home Located at 6110 Asheville Hwy. Knoxville, TN 37924. Itemized Estimate: Materials: \$118,000.00 Interior Franing & Bracing:\$7,600.00 Exterior Rigging & Bracing:\$6,800.00 House Foundation Preparation for Move Including Digging, Jackhammering:\$6,300.00 Labor, Structual Jacking, Rigging, Moving to New Foundation:\$82,500.00 New Foundation Including Digging, Rebar, Concrete, Block, Labor:\$62,200.00	1	283,400.00	283,400.00
TOTAL			\$283,400.00

Accepted By

Accepted Date

Regarding the relocation company, the relocation quotation does include the demolition and removal of the non-contributing elements, bracing of the home, and an engineered inspection of the new foundation. The mover has limited experience moving structure of any significant age but was involved in the successful relocation of the Magnet Mills home in Clinton TN (1906) and other homes cir. 1930s.

The attached photo is a home that shows the method of relocation and bracing that will be employed here. Here is a verbatim explanation I received from the mover on the bracing:

We plan to place steel girders on all corners of the exterior of the structure. After the steel girders are in place, we will use chains and binders to basically "band" the whole outside of the structure (think of putting a belt around it). Interior wise, the walls will have 2x4 framing shoring up the 2nd floor. We will access the house when movement begins and if necessary we will also add wood "X" braces on the interior walls, or other bracing on the exterior. It really is a "play it by ear" process, and we will be prepared to accommodate what is needed. We also have a unified jacking system that will let us keep the structure level no matter the weight or terrain, that will help keep the house stable as much as possible, but like I said before, there just simply is no 100% guarantee.

If you need any additional information for consideration on the 15th, then please let me know. I am working on a draft charter, bylaws, and charitable donation agreement between RBL, LLC, LKM Properties, LLC and the yet-to-be-incorporated non-profit but those are not ready to share yet.





TENNESSEE HISTORICAL COMMISSION
STATE HISTORIC PRESERVATION OFFICE
2941 LEBANON PIKE
NASHVILLE, TENNESSEE 37214
E-mail: Rebecca.Schmitt@tn.gov
(615) 818-4476

December 11, 2025

Dan Brown
browndan@bellsouth.net

Dear Mr. Brown:

Thank you very much for submitting information on the Robert Moses Armstrong House in Knoxville, Knox County. We understand the determination of eligibility has been requested as part of the planning process for its preservation. We appreciate the opportunity to provide advisory guidance on the property's eligibility.

National Register eligibility requires three elements: age (at least 50 years old); significance in history, design, or archaeology; and integrity, meaning that enough physical characteristics have been retained to convey why the property is important. Integrity is based on significance, meaning that different reasons for significance may require different elements of integrity to be intact.

After reviewing the information, we found that there was potential significance under Criterion A and Criterion C. Under Criterion A, the information indicates the Armstrong House was significant in local settlement history. The house was constructed ca. 1805 by early European American settler Robert Moses Armstrong who operated a nearby ferry. While the house appears to be important for these reasons, the house has experienced numerous changes since its original construction. The house has been expanded with multiple additions and has a prominent porch. Additionally, the setting of the house has changed drastically with a drive-in movie theater built in the 1950s. For these reasons, we have determined that the Armstrong House does not retain sufficient integrity to convey its significance in local settlement. Therefore, the Armstrong House is not eligible under Criterion A.

Under Criterion C, the Armstrong House is significant as an evolved house. Originally built in the Federal style, the house has been expanded and changed to suit the owners' new needs and style preferences. The house is a good example of this evolution within Knoxville's architectural context. Therefore, the Armstrong House is eligible under Criterion C.

There are many uncertainties about the additions and their construction dates. These ambiguities make it difficult to identify the best end for the property's period of significance. Any additions that are more than fifty years old and communicate the Armstrong House's architectural significance as an evolved property would be included in the Period of Significance. We recommend additional research into the history of the house and the additions to better understand

how the house has changed and evolved over time. This additional information will also be useful for making appropriate decisions regarding proposed work to the property moving forward.

We understand there have been discussions about moving the Armstrong house. Federal preservation guidance indicates that all efforts should be made to preserve a property at its original location. Moving a property should only be undertaken when all other efforts fail and moving is the only option to ensure its preservation. Moved properties are typically not eligible for listing in the National Register of Historic Places. If the property is moved, every effort should be made to reestablish its historic orientation, immediate setting, and general environment. If the property is moved, then eligibility must be reevaluated. Additional requirements known as Criteria Consideration B would apply in such cases. These requirements are often difficult to meet.

We hope this information is helpful as planning continues. If I can be of further assistance, please let me know.

Sincerely,

A handwritten signature in cursive script that reads "Rebecca Schmitt". The signature is written in black ink and is positioned below the word "Sincerely,".

Rebecca Schmitt, Ph.D.
National Register of Historic Places Program Co-Coordinator

Feasibility of Moving c. 1805 Moses Armstrong House, Knox Co. TN

Report prepared by Dan Brown, November 2025

The core of this structure is a three bay, two story brick masonry building. The original style is Federal, a traditional I-building with center hall. The bricks are early molded bricks, "Flemish bond" and most probably local. The core is also composed of a traditional ell perpendicular to the main structure façade and is a different "common bond" masonry with early molded bricks as well - highly suggestive of an antebellum addition. The junction of the two structures is delineated and clearly indicative that the ell was added later, especially with the different bond and probably in the 1830-40 timeframe. There is an added front porch that, based on style and construction materials, was possibly added post bellum and possibly late 19th century (could be earlier) and is not well proportioned to the core structures. Early Federal style I-house owners often added to their structures to mimic the monumental Greek revival and Italianate mansion styles that were popular prior to the Civil War, and to provide some shade to the bare Georgian style. The overall structure also contains multiple oddly positioned and stylistically inappropriate added brick structures that includes a modern two door garage, covered walkway, plywood storage structure, and a modern deck at the rear of the building, probably added in the later third of the 20th century. This mish-mash of buildings and structures added for modern convenience very negatively impact the historic physical integrity of the core structures and is possibly what has limited this structure from National Register eligibility in the past. The two core structures, however, are historically significant for their relationship to transportation and commerce with the nearby Armstrong Ferry and the local significance of their early owner.

I was requested to professionally provide a limited general assessment of the structure and the general feasibility of possible nearby relocation, of a few hundred feet, to allow for the imminent development of the house site. As I understand, the new construction will be undertaken relatively soon, and the owners prefer to save the house by relocating it nearby. The owners are committed to funding the relocation and the future of this historic structure as an active historic community resource. Without the relocation the house faces imminent demolition.

I have over twenty-five years of hands-on experience with 18th and 19th century historic structures involving evaluation, repairs, rehabilitation, and general contracting in both government and private industry, and as a business owner. My graduate degree in Preservation is from the Tulane School of Architecture.

I visited the site and fully inspected the interiors and exteriors of all structures. It is recommended that all of the late twentieth century additions be removed. They do not

contribute to the architectural integrity of the historic structure. All of these additions do not appear to have any historical significance or relation to any significant historical figure.

The structural integrity of the core structures appears to be excellent. There is minor cracking in the brick exteriors and no deflections (walls bowing, etc.) observed in the interior and exterior. The fenestration throughout the structures (window and door openings) all appear to be true and the original window and door jambs appear to be existing. The window sashes appear to have been replaced in the latter 20th century but future historic based replacements would be convenient with the historic jambs, casings, stools, and sills in place. One early "9 over 6" historic window with irregular glass was found in-place in the historic ell and could easily provide guidance for future window sash reconstructions. Nothing is necessary at this point with the windows. I was not able to do any destructive testing on either the interiors or exteriors but there were no visible interior cracks in the walls, etc. The roof is of terra cotta tile construction (possibly early to mid-20th century) and is complete and is providing excellent protection. No interior water damage or spotting etc. was noted anywhere throughout the structure.

The interior of the historic structures is intact in most areas. Fully intact enclosed closeted cabinetry exists in the rooms adjacent to the fireplaces and are true and operational. The wood appears to be early dense grain heart pine most probably from old growth trees. It is early mortise and tenon construction. Wainscoting is throughout the house and also appears to be of the same materials and quality as the cabinets. The floors throughout the historic cores are wide plank old growth and are in excellent condition. The current stairs in the center hall appear to be a high-quality mid-18th century replacement, again to mimic the emerging fashions of the pre-Civil War mansions. Most doors and hardware throughout the structure appear original. The existing front door is a high-quality mid-18th century Italianate addition, again to mimic current fashion. The mantles throughout the structures appear original with the replacement with an ornate Victorian Mantle in the main parlor obviously in keeping with historic mimicking. There is also a high-quality Italianate style, functional set of pocket doors added to the parlor as well, possibly when the mantle was added.

The mortar in the historic bricks is in excellent condition. It appears to be original to both core structures and is lime based with local sand. I have rarely seen mortar this early appearing this structurally sound. There are very few modern repairs to the exterior mortar, done inappropriately with Portland mortar, which is unusual for structures this old. Any repairs can easily be done with commercially available historically based replacement mortar applied under National Park Service, Secretary of the Interior (SOI) guidelines as outlined in *Preservation Brief #2 Repointing Mortar Joints in Historic Masonry Buildings*.

I did not notice any structural tie rods in either core building - a testament to its structural integrity. An in-depth engineering evaluation before the building is moved may suggest that they be added to stabilize the structure to prepare for its relocation.

My current analysis is based on my education, knowledge, and experience with structures of this age and construction. In my experience, these structures appear to be excellent candidates for successful relocation especially for a few hundred feet. The move may also preserve the structures relationship to the Armstrong ferry.

As I understand, the owner is interested in having the historic structures listed in the National Register after they are moved. Most moved structures are not eligible for National Register inclusion but there are some rare exceptions that have involved short moves and the retention of the original historic setting of the structure. Most importantly this eligibility would have to be addressed and clarified with the National Register Committee with the Tennessee Historical Commission *before* the structures are moved.

With any move, either historic or non-historic, a formal engineering analysis is essential before any work commences. I would recommend an engineer familiar with historic structures and archaic assemblies and a moving company thoroughly familiar and experienced with moving historic structures of this age and construction. The psi of historic mortar is substantially less than modern mortars and much, much more fragile and prone to structural damage when moved. Most often the structure will need stabilization possibly with tie rods, internal bracing, and possible exterior banding among other methods. The front porch could be evaluated at this time to determine if it should be retained or removed. I am familiar with these types of professionals and will be glad to assist with the preparation and move if you care to involve me.

Thank you for the opportunity to be involved with preserving such an important and significant structure and its possible development as a public resource and living history.

Perspectives on Moses Armstrong House Relocation

January 4, 2026

By Dan Brown

At the request of the owners and other local Knoxville area preservationists, I applied to the Tennessee Historical Commission's National Register staff to determine the current structure's National Register Eligibility (NRE). The THC's NR staff sent a positive determination letter on 12/11/25 establishing NRE under Criteria C (architecture) for the Moses Armstrong House. Any determination of NRE status for any and all structures considered for NRE status can only be determined for a structure as it currently exists. Any alteration or relocation of any current NRE structure will always require a reapplication and reevaluation once the structure is relocated and stable for reconsideration. THC staff were fully aware of this during the application period and the determination letter from THC clearly addresses this. They pointedly commented on the necessity for reapplication for this and any other structure after relocation. They discussed the move and did not restrict the relocated structure from consideration for NRE.

In the eligibility letter from THC they also address the current ambiguity over the official "period of significance" (POS) for the structure which will determine what elements of the current structure could possibly be retained in a relocation as a contributing element to the NR status of the structure. All additions to an original structure over fifty years old are potentially "eligible" for NRE or NR status but not required. The garage, shed, covered walkway, and possibly even the deck may possibly meet this qualification, but these and the other 20th century structures are questionable historically important additions to the structure.

The current eligibility for the Moses Armstrong House as based on Criteria C for architecture and is based on the structure as an example of an evolved house in Knoxville.

THC staff did not elaborate or suggest to any extent what added elements they might consider or recommend be removed or retained, or what they considered to be "significant" under their possible current or future review after relocation. Based on their formal process and Secretary of Interior regulations and standards they cannot formally comment on any potential or future existence of a structure but only on an existing structure.

The original c. 1805 structure and c. 1840 added ell are unquestionably 19th century structures and unquestionably fall within any period of significance. The appropriate period of significance clearly seems to be the 19th century and possibly a decade or so into the 20th century.

All of the rooms and elements added after the 19th century main structure and the ell all appear to be, based on historical input from records, latter 3/4 of the 20th century, which include the shed, garage, deck, covered walkway, rear and side structures, and the porch. Retaining the main structure and early ell addition would still be an example of an evolved structure and often are what most houses of this style, typology, and period have retained over time. The quality, integrity, and significance of the 20th century additions are questionable at best, lacking physical material and design quality, and seem to lack historical

significance. The story of the Moses Armstrong House and its important and significant aspects architecturally and historically seem strongly and overwhelmingly embodied in its main structure and early ell addition.

It seems reasonable when relocating the structure to remove all of the 20th century structures and to only retain the main structure and early ell. How that may affect the NRE considerations once relocated are unknowable at this point. Even if the structure and all of its additions were relocated “in toto” it is still questionable that this, or any structure for that matter can retain NR or NRE status as reiterated and discussed in the THC approval letter of 12/11/25.

NR status does not formally “protect” any structure. Local zoning does that and Knoxville has done that with this structure with your historic zoning. Even once relocated, it has local zoning protection something the NR designation can never do. NR status is ultimately honorary more than anything else and as can be seen from the recent application highly technical and academic. This structure is potentially eligible to be included in the NR, but if for some reason it is not eventually included in the NR, as it is potentially eligible to be, that in no way diminishes its importance and significance to Knoxville and the community at large. Developing and interpreting this structure as planned for public access after relocation is the important, significant, and most relevant preservation and communication of its important and significant relation to the community.

Dan Brown

Architectural Historian



Knoxville-Knox County Planning
400 Main Street, Suite 403
Knoxville, TN 37902

RE: The Armstrong House

Dear Knoxville Planners,

This letter is intended to echo reinforce the professional perspectives already provided regarding the Armstrong House and to underscore a central and unavoidable conclusion: relocation represents the only viable means by which this historically significant structure can be preserved.

The Armstrong House has been determined eligible for the National Register of Historic Places under Criterion C for architecture, based on its significance as an evolved nineteenth-century residence. As has been articulated, any determination of eligibility applies solely to the structure in its current condition and location, and relocation necessarily requires subsequent reevaluation. That procedural reality, however, should not obscure the broader preservation imperative facing this property.

The present circumstances leave no realistic alternative to relocation if the house is to survive. Absent relocation, the structure faces irreversible loss. Preservation practice has long recognized that, while relocation is not ideal, it is both appropriate and justified when it represents the only feasible option to save a historic resource from destruction. This is also reflected in the criteria for National Register eligibility.

It is also important to emphasize that National Register listing, while valuable, is not the sole measure of a property's historical worth. The Register is an honorary designation that does not, in itself, guarantee protection. The architectural, historical, and community significance of the Armstrong House exists independent of its ultimate listing status. Even if the house were not to be listed following relocation, preserving the structure would remain a meaningful and worthwhile act of stewardship and will enrich the Forks of River area of Knoxville immeasurably.

Saving the Armstrong House ensures the survival of a rare early nineteenth-century building that embodies Knoxville's architectural and historical development. Relocation allows the most significant portions of the structure (the original core and early antebellum addition) to be preserved, interpreted, and made accessible to the public. This outcome serves the broader goals of historic preservation far more effectively than allowing the building to be lost in place.

Preservation is, at its core, about sustaining tangible connections to the past for present and future communities. In this instance, relocation offers the only path forward that aligns with that mission. The choice is not between perfect preservation and compromise, but between preservation and loss. Under those circumstances, relocation is not only reasonable, it is responsible.

Respectfully yours,

A handwritten signature in black ink, appearing to read 'A. Warren Dockter', with a long horizontal flourish extending to the right.

Dr. A. Warren Dockter
President/CEO
East Tennessee Historical Society

November 25, 2025

Malynda Wollert
Assistant Planner
Historic Zoning Commission
Knoxville-Knox Planning
400 Main Street, Suite 403
Knoxville, TN 37902

Knox Heritage is writing to express our support for the proposed relocation of the Moses Armstrong House at 6110 Asheville Highway. After careful review, we believe relocation is the only viable and responsible option to ensure the long-term preservation of this significant historic resource.

Constructed around 1805, this two-story brick dwelling stands along the banks of the Holston River and holds exceptional historical value, particularly for its association with the Armstrong Ferry. Moses Armstrong (1787–1857), a farmer and the owner of the ferry, played an important role in early regional transportation and settlement patterns, making the site an invaluable link to East Tennessee’s formative history.

The proposed move will shift the structure only a short distance, allowing the house to remain within its historic setting. Its orientation to Asheville Highway and its close relationship to the Holston River will be preserved, maintaining the contextual integrity that contributes to its significance.

The Moses Armstrong House is a vital piece of Knoxville’s architectural and cultural history. Its connections to the Armstrong family and their associated landmark properties – Westwood, Bleak House, and Crescent Bend – underscore its prominence in local history. Regionally, the home is an outstanding example of Federal-style architecture and is recognized as the oldest surviving brick structure in Knox County. Remarkably, it remains in excellent condition despite its age.

Given its importance under National Register Criterion B (association with significant persons) and Criterion C (architectural value), along with Criteria Consideration B for moved properties, the Moses Armstrong House still retains potential National Register listing even after relocation. Regardless of formal designation, the structure remains an irreplaceable historic asset worthy of rigorous preservation.

As part of the relocation plan, the house and approximately one acre of surrounding land will be deeded to a nonprofit organization, ensuring proper stewardship, ongoing maintenance, and opportunities for public education and interpretation.

3425 KINGSTON PIKE
KNOXVILLE TN 37919



**KNOX
HERITAGE**

TEL/FAX (865) 523-8008
INFO@ KNOXHERITAGE.ORG

For these reasons, Knox Heritage fully supports this relocation effort as a thoughtful, preservation-minded solution that safeguards one of Knox County's most important historic resources. We appreciate your consideration of this proposal and your commitment to protecting our region's architectural and cultural heritage.

Please do not hesitate to contact us if additional information or assistance is needed.

Sincerely,

A handwritten signature in black ink, appearing to read 'Hollie Cook', with a long, sweeping flourish extending to the right.

Hollie Cook
Director of Preservation Services
Knox Heritage, Inc.

November 22, 2025

To whom it may concern, regarding the relocation and preservation of the 1805 Moses Armstrong brick home:

As an educator and a local historian of the Fork, the Knox County lands between the French Broad and Holston rivers, I fully support the proposed project of moving and preserving the 1805 Moses Armstrong house as a museum. I am a native of the area



and am well acquainted with the history and significance of this structure, which is located near what is now called Governor John Sevier Highway on the south bank of the Holston River, below what is known today as the Asheville Highway Bridge. Moses Armstrong's ferry ran beside his home on what is considered the south bank of the Holston to the north side at the end of what is now called Holston Drive, and the house's preservation is needed to help tell the meaningful history of the area.

The book *The Future of Our Past: Historic Sites Survey and Cultural Resources Plan for Knoxville and Knox County Tennessee* (prepared by the Knoxville/Knox County Metropolitan Planning Commission and accepted by the Knox County Commission and Knoxville City Council in 1988) identifies the Moses Armstrong house (#296) as included in the Thematic District. Inclusion in this category is based on a "common subject," such as "the use for which they were developed, or a facet of history which they all represent." The

Moses Armstrong house was included in the category of Early River Settlement because of its significance in the development of the area.

Moses Armstrong was a twin son born on August 3, 1787, to Margaret (Cunningham) and Robert Armstrong II, the Revolutionary War veteran who is listed as "First Lieutenant of the 1st South Carolina Regiment, June 17, 1775" in *Heltman's Historical Record of the Revolution*. Tennessee historian James Gettys McGready ("J.G.M.") Ramsey states in his *Annals of Tennessee* (1853) that in 1787, Robert II planted a crop of corn in the Fork on his 200-acre plantation, which was located just above where Swan Pond Creek empties into the Holston. Throughout the years, the Armstrong holdings stretched along the river bottom lands adjacent to what is now Governor John Sevier Highway from about Strawberry Plains Pike to the present Asheville Highway. The Armstrong lands also included islands.

Moses' father, Robert Armstrong II, served as surveyor for North Carolina, the failed State of Franklin, and then the state of Tennessee. However, he died in 1796, just as Tennessee became a state, and was buried at the family cemetery on Summit Hill, near Holston River Road off Governor John Sevier Highway. His widow, Margaret, lived to be 96 and had been a faithful member of Lebanon-in-the-Fork Presbyterian Church that was begun by Rev. Samuel Carrick, considered the first president of what became the University of Tennessee. Margaret died in 1873 and was buried beside her husband. The family's ties to their relatives' historic homes (Westwood, Bleak House, and Crescent Bend) in West Knoxville reflect the significance of the Armstrong legacy.

Moses' younger brother, Robert III, who ran a wool-carding business and lived across the Holston upstream at an area he called Woodville (near what is now the Cemex Knoxville Cement Plant), was a partner in the Armstrong Ferry operation until Moses took over completely in the 1820s. The roads leading to the ferry on both sides of the Holston River were known as Armstrong Ferry Pike, until the Fork side was later changed to the current Ruggles Ferry Pike, due to a later ferry change in ownership. The Knoxville side became Holston Drive. The route along the Holston River in the Fork during that time was called Holston River Road (which ran between Strawberry Plains Pike and the Armstrong Ferry), portions of which still exist along Governor John Sevier Highway.

The presence of Native Americans in the area was documented by early historian John Haywood, who recorded details of six mounds located on what became Robert Armstrong III's Woodville property. Haywood also described the images found on the 100-foot-high "Paint Rock" limestone bluff and its two caves on the south bank directly across from the mounds, just around the bend upriver from where Moses' ferry was later located. Fish weirs, too, were identified in the Holston along the farmlands claimed by Robert Armstrong II.

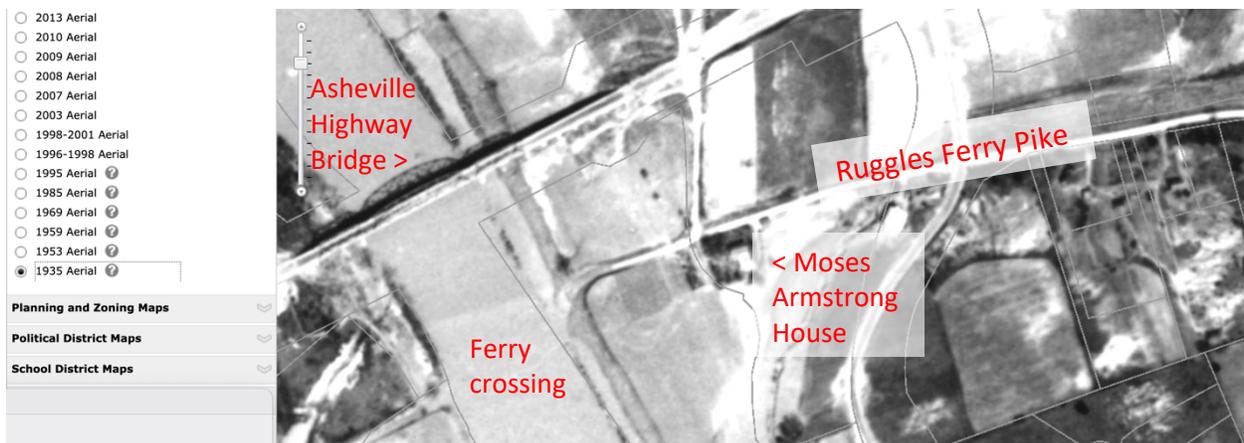
In 1833, Moses' twin brother, Aaron, received permission from the General Assembly to create a mill dam on the Holston, extending from the east bank across a small sluice to the upper end of Armstrong Island, about half a mile below the ferry. The mill was

constructed in 1835 on the upstream end of the island and powered by an undershot wheel. The I-40 bridge over the Holston now spans across that location.

A 1910 genealogical profile of the prolific Armstrong family states that Moses and his wife Amelia (Morrow) had ten children. Newspaper ads show that their son James N. Armstrong put the ferry up for sale in 1878. Elizabeth (Morrow) and James Ruggles bought the farm and ferry, and the site was commonly called Ruggles Ferry by the late 1890s. In 1898, however, the Ruggles sold it to their daughter Kate, who married A. Burt Armstrong, son of Moses' brother Aaron. That same year, the county took over the operation and approved for a new ferry boat to be built for \$50. Besides paying for ferrying across the Holston, people of the area forded the river at Armstrong's Mill. Moses' great-niece Jennie, granddaughter of his brother Aaron and Betsy (Bounds) and the daughter of Martha (Carter) and Etheldred ("Shed") W. Armstrong, married William Bice, who owned the ferry and Moses' brick house in 1910.

According to Armstrong genealogist Tommye Jordan, the Armstrong mill, just half a mile downstream from the ferry, was accidentally burned by fishermen in 1929, and the stones were later used as fill dirt when Governor John Sevier Highway was widened. Many descendants of Robert Armstrong II continue to live on his original lands along the river.

The county did not charge for ferry use during the day but did charge a small fee at night. Deliberations concerning a traffic bridge next to the ferry site began as early as 1928, when property for the bridge had already been acquired. The 838-foot-long bridge, shown in the KGIS 1935 image below, was completed in 1933, providing a more direct route through the Fork toward the newly established Smoky Mountains National Park and on to Asheville, North Carolina. The construction of the Asheville Highway Bridge and other bridges to the Fork helped to end the age of local ferries, the last of which ran on the French Broad in the 1960s.



The River Breeze Drive-In, shown below in the KGIS 1959 map, opened at the ferry location in July of 1950. The screen was located next to the river bridge, and arcs of parking spaces spread across the old ferry access beside Moses' brick house. By 1981, because of the limited season and costly repairs, the drive-in had been reduced to a

flea market site. The River Breeze Flea Mart closed in 2001. Despite the investments of subsequent owners, Moses' fine home has stood empty for years but is in amazing condition. However, neglect and future development threatens the house's existence.



As a local historian committed to telling the stories of the Fork, I fully recommend the plan to preserve the Moses Armstrong house and approximately one acre of surrounding land under the auspices of a nonprofit organization dedicated to the ongoing preservation, maintenance, education, and interpretation of the house and property. Under National Register Criterion B, because of its association with the influential Armstrong family, and Criterion C, which relates to its architectural value, as well as Criteria Consideration B for moved properties, the Moses Armstrong House can be considered for listing on the National Register of Historic Places even when relocated. Although the Fork includes several significant antebellum structures and the Historic Riverdale District, where James White lived before establishing his fort at what is now Knoxville, little has been done to preserve and share this area's meaningful history with the public. The Moses Armstrong house and grounds offer a prime location for a museum that would ensure this significant history is not lost.

With appreciation for your consideration,

Jan Loveday Dickens
6428 Norwood Drive
Knoxville, TN 37914
865-274-0087
ForgottenInTheFork@gmail.com



MARBLE SPRINGS

Home of John Sevier

STATE HISTORIC SITE

Knoxville, Tennessee

1220 W. GOV. JOHN SEVIER HWY • MAIL TO: PO BOX 20195, KNOXVILLE, TN 37940 • 865-573-5508 • MARBLESPRINGS@GMAIL.COM • MARBLESPRINGS.NET

For the consideration of our community,

I am submitting this letter of support for the efforts and preservation of the Moses Armstrong house, found on the banks of the Holston River off Asheville Highway in Knoxville, Tennessee.

I have been in the museum field for over 10 years across the United States, and the Executive Director of Marble Springs State Historic Site for over 6 years; I am well acquainted with the historic preservation community in the local area. Knoxville has an extraordinary history of preserving its historic landmarks, a task that has not been taken lightly. These efforts, thanks to the diligent work of Knoxville's community and perhaps with a touch of providence, have secured and preserved many of Knoxville's treasured sites of historic significance. Look no further than Knoxville's own museum community; a strong and collaborative relationship between multiple organizations that serve Knoxville and maintain historic and sometimes hallowed grounds of great local, regional, and even national importance. Akin to many natural resources, these historic dwellings and sites are a finite resource, and are often lost to urban sprawl and expansion, natural disaster, or apathy. Without the call to action, these resources crumble to dust, no longer able to share their cultured stories and impart their wisdom. The Moses Armstrong house is in its critical hour for such action and is worthy of preservation. Its current situation, involving the purchase of the property to be developed now, threatens its existence. Fortunately, this developer is cut from the cloth of historic preservationists, and is motivated to not only save the structure, but to relocate it at their own cost, including donating a fund for its continued maintenance; an exceptional offer that rarely presents itself from a developer, I assure you. The structure and approximately 1 acre of surrounding land are planned to be deeded to a non-profit organization to ensure its continued maintenance and interpretation. Although many may balk at the idea of moving a historic structure from its original location, it has been proposed to move the structure just a few hundred feet, maintaining the context and relationship with the river. It is in my professional opinion, weighing the offers and conditions of the home, that relocating this structure is the only viable way to save this structure. Without the acceptance of this proposal, another historic resource is destined to dust, its fate inevitable. With such an exquisite offer from this developer, I believe we must strike while the iron is hot to ensure the house's survival! Without support, apathy will be the demise of this great testament to Knoxville's history. Let us now consider the Moses Armstrong house worthy of our efforts and save another piece of Knoxville's story.

Despite the proposed relocation, the Moses Armstrong house will remain an incredibly viable candidate for historic preservation. The building remains in optimal condition to be relocated, and many of its architectural features, exterior and interior,



MARBLE SPRINGS

Home of John Sevier

STATE HISTORIC SITE

Knoxville, Tennessee

1220 W. GOV. JOHN SEVIER HWY • MAIL TO: PO BOX 20195, KNOXVILLE, TN 37940 • 865-573-5508 • MARBLESPRINGS@GMAIL.COM • MARBLESPRINGS.NET

remain intact. The history of the structure, which many in the community can attest to, is still alive in many of its architectural features, and the location on which it will sit strengthens the contextual integrity of the property. Whilst the structure is not currently listed on the National Register, the importance of the house's function as a ferry house and its proximity to the river show an incredibly unique experience of Tennessee migration, transportation, and waterways. The influence of the owners and the Armstrong family is undeniable, with connections to other historic structures in Knoxville, including Westwood, Bleak House, and Crescent Bend. The structure itself reigns as the oldest surviving brick structure in Knox County, adding to its prospects of being included on the National Register.

The proposal, including the relocation of the Moses Armstrong house, has my full support. Let it once again be the duty and the privilege of Knoxville's citizens to rescue a historic treasure from its destruction. From cabins to stately manors, from politicians and soldiers to artists, let us now welcome the Moses Armstrong house into Knoxville's ranks of our beloved historic sites and cement its legacy and story within our community. I recommend the approval of these proposals and implore those of like minds to vocalize their consensus.

Kyle Dickson

LOCAL DESIGNATION REPORT

MOSES ARMSTRONG HOUSE
6110 Asheville Highway

Designated by MPC: February 11, 1993

DESIGNATION REPORT
MOSES ARMSTRONG HOUSE – 6110 ASHEVILLE HIGHWAY
KNOX COUNTY HISTORIC ZONING COMMISSION

Statement of Significance

The Moses Armstrong House is significant for its association with early settlement along the Holston River and as a notable example of an early 19th century East Tennessee Vernacular-style house with Federal detailing.

The house was built c. 1805 by Moses Armstrong. Typical of brick structures built in Knox County between 1800 and 1830, the front façade features a brick pattern of Flemish bond while the side and rear facades feature American Common Bond. Later additions include a brick rear ell added c. 1910 in addition to an enclosed rear porch and side wing constructed in 1945. A tile roof that was added c. 1920 covers original wood shingles, and a Neoclassical front porch added c. 1920 replaces a previous one story stoop.

Moses Armstrong was the son of Revolutionary War Veteran Robert Armstrong II. Robert Armstrong II received a land grant from the State of North Carolina in recognition of his service as a first lieutenant in the First South Carolina Regiment during the Revolutionary War. In 1784, Armstrong moved from Orangeburg, South Carolina to Washington County, Tennessee. He lived there until 1787, when he moved to the territory now known as Knox County, the location of his land grant. It was on this original grant, east of the Holston River, that Moses Armstrong built his house c. 1805.

Armstrong was a farmer. He owned the ferry known as Armstrong's (later Ruggle's) Ferry and owned the lands on the south side of the Holston River in the neighborhood of the ferry. Ruggle bought the farm in later years and operated the ferry. Ruggle's daughter Kate married an Armstrong and made her home on the farm until it was sold to William Bice and his wife, who was a granddaughter of Moses' twin Brother, Aaron. Other owners were Foglesong and Charles Sharp. Sharp sold the estate to Ben Maloy in 1945.

The Moses Armstrong House is one of the oldest brick homes still standing in Knox County. Located on the banks of the Holston River, its location illustrates early settlement patterns in Knox County. The Holston River Valley served as a primary transportation corridor for early pioneers migrating south and west from Virginia and the Mid-Atlantic coastal regions and it exerted a profound impact on the history of Knox County and the State of Tennessee. In the late 18th and early 19th centuries, the river was a highway, at least until completion of a wagon road located near present-day Asheville Highway. Armstrong Ferry provided the first east to west access across the Holston River, and was indispensable to early travelers.

Architectural Description

The Moses Armstrong House is a two-story, brick, three bay, central passage plan, East Tennessee Vernacular in style with a strong Federal influence. The house has two interior brick chimneys and a tile covered gable roof that was originally covered in wood shingles. The front façade is flanked by square wood pilasters and is laid in Flemish Bond. Side and rear facades are laid in American Common bond. On the main (north) façade is a marble floored, two story porch added c. 1920. The porch has square, wood columns on brick piers and a cornice decorated with dentils. The main entrance has Victorian-era double doors and a surround with broken pediment and pendant. Windows are c. 1910, two over two frame rectangular sashes with wood sills and brick lintels. An original twelve over twelve window remains along the east façade of the house.

At the rear is an original one story gable roof brick ell consisting of a kitchen and dining room. The ell features c. 1910 two over two sash windows and two original doors of four panels crowned by a four pane fanlight located on the east and west facades of the kitchen. An original brick chimney between the kitchen and dining room has been removed. On the west façade of the ell is a side porch which was enclosed with brick c. 1945. Connected to the side porch, to the west of the house, is a one story c. 1945 brick wing laid in running bond and covered with a gable roof of asphalt shingles. On the main (north) façade of the wing is a one story porch with three square wood columns.

Original interior features include the central passage design of the two story section, a central staircase with square newel posts and balusters, horizontal board wainscoting, Federal influence mantles with Doric pilasters, wide plank floors, plaster walls and ceilings and built-in closets with six panel doors. Original exterior doors with four panels and four pane fanlights remain downstairs. Upstairs doors are six panel doors. A Victorian-era arch with sliding six panel wood doors opens into the front parlor, which features a Victorian-era wood mantel with marble columns and backboard.

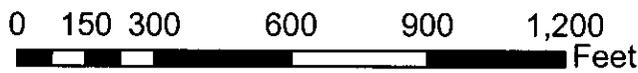
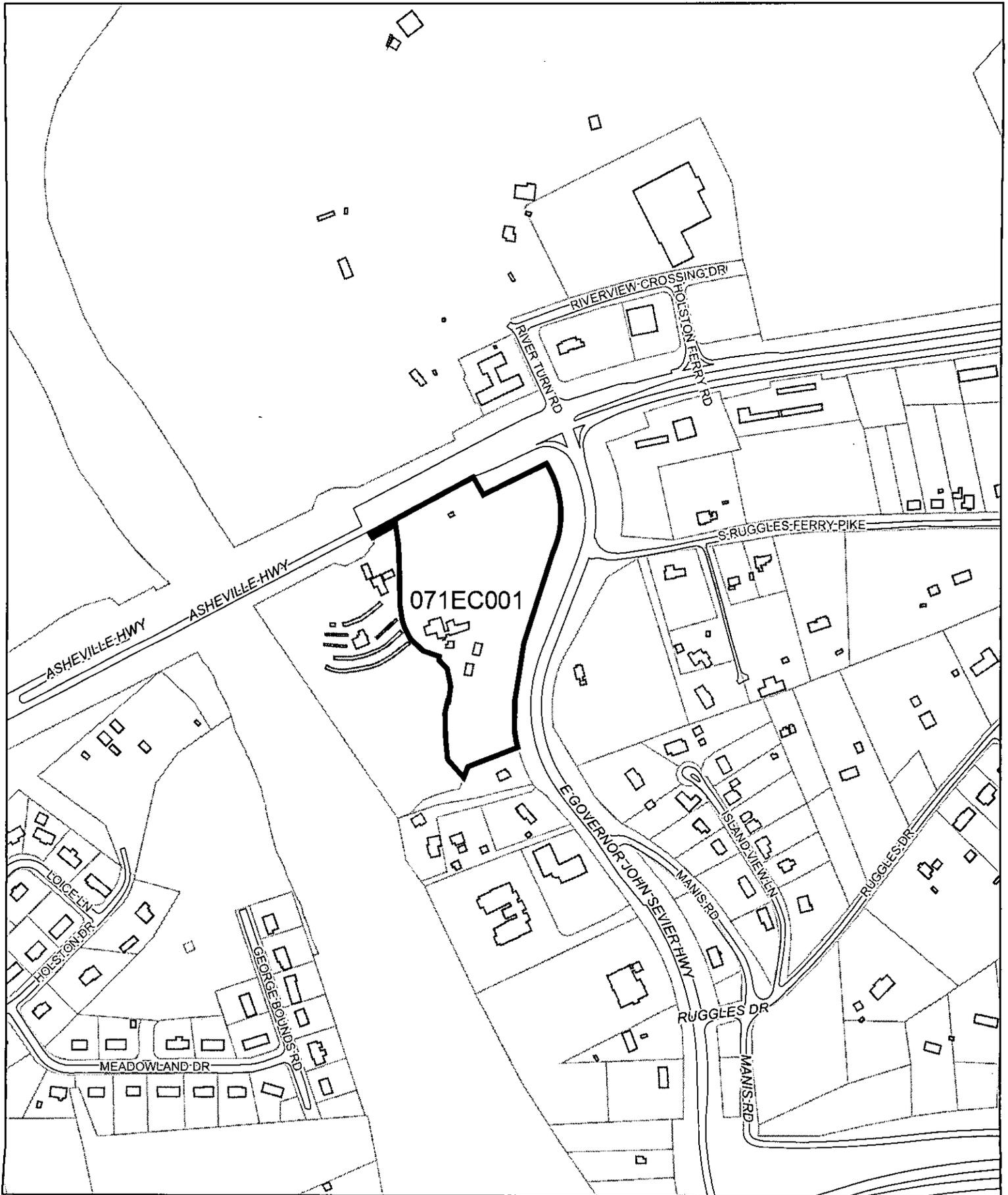
Design Guidelines

These Design Guidelines should apply to any future changes to the Moses Armstrong House under the review process created by the HZ Historic Overlay. The guidelines 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. 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.
7. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
8. 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.
9. 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.
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.

Moses Armstrong House



Legend	
	Parcels
	Building Footprints
	Parcels

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

KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
REZONING REPORT

MEETING DATE: 2/11/93 ▶ FILE NO. 2-D-93-RZ

APPLICANT: SARA MALOY

JURISDICTION: City__ Council District__ County X Commission District 8

▶ LOCATION: South side Asheville Hwy., west side E. Gov. John Sevier Hwy.

▶ APPX. SIZE OF TRACT: 10.5 acres

CLT MAP & PARCEL NO: 71/parcel 1

SECTOR PLAN: East County

ACCESSIBILITY: Access is via Asheville Hwy., an arterial facility with a 200' ROW

UTILITIES: Water Source: KUB 6"
Sewer Source: KUB 8"

▶ PRESENT ZONING: RB General Residential Zone

▶ ZONING REQUESTED: CA General Business Zone and HZ Historic Overlay

EXISTING LAND USE: Residence and part of fleamarket (formerly drive-in theater)

▶ PROPOSED USE: Any use permitted by a CA General Business Zone and protection for historic residence

EXTENSION OF ZONE: Yes for CA; no for historic overlay

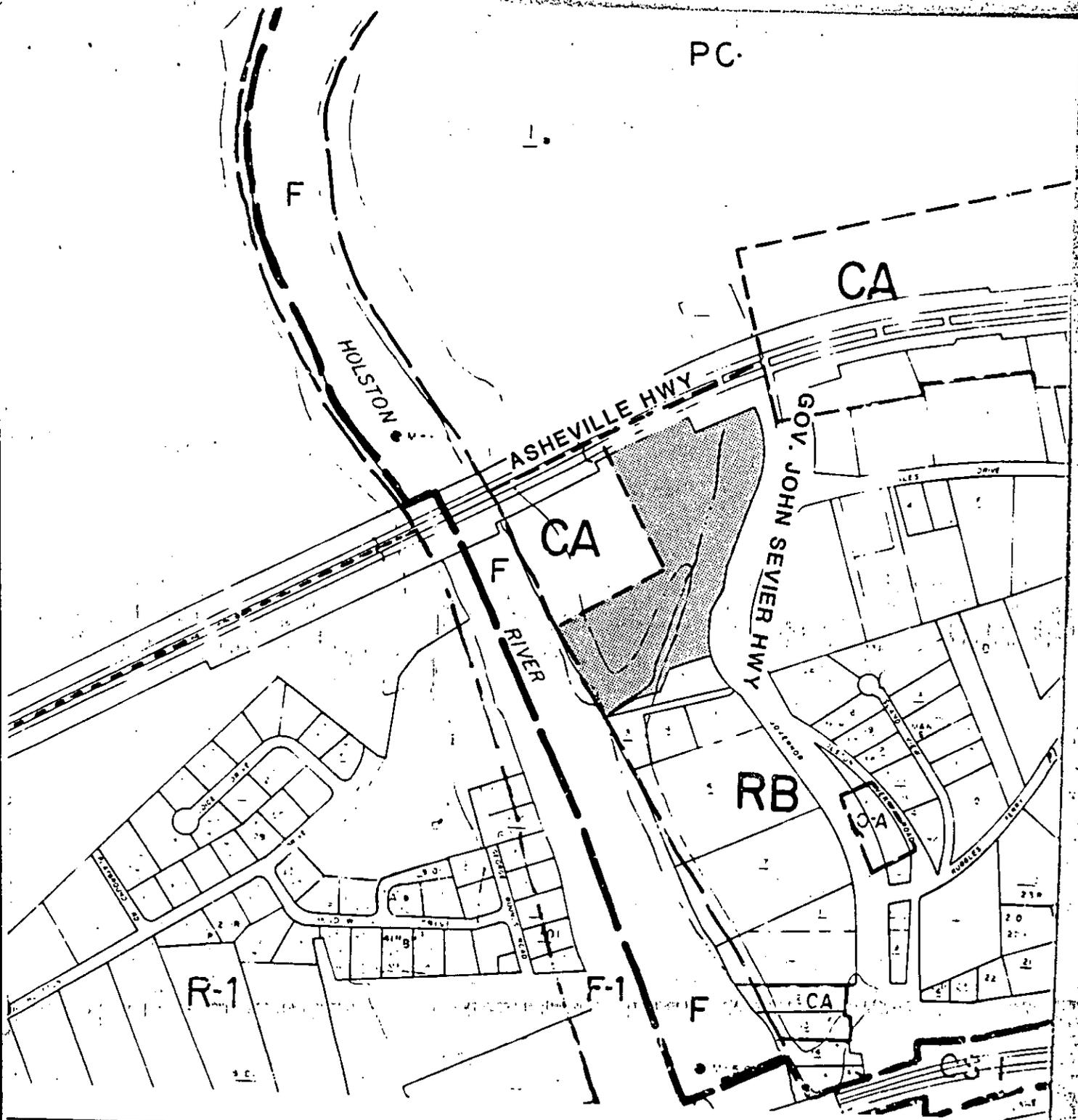
HISTORY OF ZONING: None noted

SURROUNDING LAND USE & ZONING: This gently rolling depressed site is surrounded by property zoned CA & PC Commercial, RB Residential, OA Office and F Floodway. Development consists of single-family housing and retail businesses.

▶ STAFF RECOMMENDATION: APPROVE extension of the CA General Commercial Zone and addition of the HZ Historic Overlay Zone to this site.

The adopted East Sector Plan policies support community serving centers at intersections of arterials and collector streets as infill to existing linear commercial development as identified along this section of Asheville Hwy.

The historic overlay will protect an identified historic residence located on the property from incompatible architectural development.



REZONING

PROPOSED USE

FROM RB GENERAL RESIDENTIAL ZONE TO CA
 GENERAL BUSINESS ZONE & H-1 HISTORICAL ZONE

JURISDICTION
 CITY _____
 COUNTY X

PETITIONER: SARA MALOY
 FILE NO: 2-D-93-RZ
 CLT NO: 71



THE METROPOLITAN PLANNING COMMISSION

MINUTES FOR FEBRUARY 11, 1993

IN THE MAIN ASSEMBLY ROOM, CITY/COUNTY BUILDING

The Metropolitan Planning Commission met in regular session on February 11, 1993 at 1:30 p.m. in the Main Assembly Room, City/County Building, Main Street, Knoxville, Tennessee. Members present were:

Ms. Cindy Bradley
*Mr. Bob Bowers
Mrs. Joan Allen
Mr. Dick Graf
Mr. Jim Hubbs
Mr. Jack Roberts

*Mr. Larry Bailey
*Mr. Ron Davis
Dr. Jack Reese
Mr. Jeff Wilkins
Mr. Mark Margetts
Mrs. Cathy Rogers
Chairperson

*Arrived later in the meeting.

2-D-93-RZ -

SARA MALOY - SOUTHEAST SIDE ASHEVILLE HWY., WEST SIDE E. GOV. JOHN SEVIER HWY. - Rezoning from RB General Residential Zone to CA General Business Zone & HZ Historical Zone. Fronting appx. 600' southeast side Asheville Hwy., fronting appx. 980' west side Gov. John Sevier Hwy., fronting appx. 480' east side Holston River by a depth south side appx. 500', part of parcel 1, CLT Map 71, East County Sector Plan, 8th Commission District.

STAFF RECOMMENDATION:

APPROVE extension of the CA General Commercial Zone and addition of the HZ Historic Overlay Zone to this site.

The adopted East Sector Plan policies support community serving centers at intersections of arterials and collector streets as infill to existing linear commercial development as identified along this section of Asheville Hwy.

The historic overlay will protect an identified historic residence located on the property from incompatible architectural development.

MOTION (DAVIS) AND SECOND (BAILEY) WERE MADE TO APPROVE THE STAFF RECOMMENDATION. MOTION CARRIED 12-0. PETITION APPROVED.

**METROPOLITAN PLANNING COMMISSION
REPORT OF RECOMMENDATION**

FILE NUMBER: 2-D-93-RZ

APPLICANT: SARA MALOY

MPC RECOMMENDATION: Approve CA General Business Zone & HZ Historical Zone

MPC VOTE COUNT: 12-0

APPLICANT'S REQUEST: Rezoning

FROM: RB General Residential Zone

TO: CA General Business Zone & HZ Historical Zone

LOCATION: Southeast side Asheville Hwy., west side E. Gov. John Sevier Hwy.

ACREAGE: 10.5 acres

MPC HEARING ON: February 11, 1993

PUBLISHED IN: News Sentinel

DATE PUBLISHED: January 29, 1993

LEGISLATIVE HEARING ON: March 22, 1993

PUBLISHED IN: News Sentinel

DATE PUBLISHED: February 20, 1993

APPLICANT'S ADDRESS: John W. Brewer
6014 Gov. John Sevier Hwy.
Knoxville, TN 37914

LEGISLATIVE BODY: County Commission

Moses Armstrong House: Staff Photos

Taken at 11/20/25 Workshop



Façade



Current Site



Victorian era front door
with plaque stating "This
historic American home
was built in 1805"

Moses Armstrong House: Staff Photos

Taken at 11/20/25 Workshop



Façade and Left Elevation: original 1805 house, c.1830s rear ell addition, 20th century front porch

Top: Connection to 20th century garage from rear ell, brick damage

Below: Brick bond differences between rear ell and original house



Moses Armstrong House: Staff Photos

Taken at 11/20/25 Workshop



Façade view of 20th century side wing addition, entrance to side deck

Rear elevation: 20th century addition on interior of rear ell, rear view of side wing addition, wood shingles visible near partial cornice return, original gable window



Moses Armstrong House: Staff Photos

Taken at 11/20/25 Workshop



View of site of proposed relocation from rear deck



Existing site features of River Breeze Event Center



c. 1950s ticket booth and snack bar
from previous River Breeze Drive-In

Moses Armstrong House: Staff Photos

Taken at 11/20/25 Workshop



c.1830s significant interior features: door and transom window, built-in cabinet in kitchen



c.1805 significant interior features: wood wainscoting, Federal mantel, built-in cabinets

Moses Armstrong House: Staff Photos

Taken at 11/20/25 Workshop



Historic interior windows from additions



Significant Victorian-era interior features: pocket doors and arched architrave, marble fireplace, central staircase

