

▶ **FILE #:** 2-H-06-RZ **AGENDA ITEM #:** 57
 POSTPONEMENT(S): 2/9/2006 **AGENDA DATE:** 3/9/2006

▶ **APPLICANT:** KNOXVILLE CITY COUNCIL (CHARLES SWANSON)

OWNER(S): SEE MAIN FILE

TAX ID NUMBER: 107 L F 018-023 121DK001; 121DM003; 121DA003, 012, 014, 015.01;

JURISDICTION: City Council District 2

▶ **LOCATION:** **South side Kingston Pike along east & west sides of Scenic. Parcels: 107LC001.01 & 024-025.01; 107LE001, 001.01, 023-26; 107MD017-022; 121DC026-043 & 044-045; 107ME001 & 037-042; 107MF001-018, 019.01, & 021; 121DD001-013; 121DE001-002;**

▶ **APPX. SIZE OF TRACT:** 98 acres

SECTOR PLAN: West City

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY:

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

▶ **PRESENT ZONING:** R-1 (Single Family Residential)

▶ **ZONING REQUESTED:** R-1 (Single Family Residential)/NC-1 (Neighborhood Conservation Overlay) and Approve Design Guidelines

▶ **EXISTING LAND USE:** Single family residential

▶ **PROPOSED USE:** Same

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Single family residential/R-1

South: Single family residential/R-1

East: Single family residential/R-1

West: Single family residential/R-1 and Lake Fort Loudon/F-1

NEIGHBORHOOD CONTEXT: Properties are located primarily along Scenic Drive in the Sequoyah Hills neighborhood, surrounded by single family residential uses, with Ft. Loudon Lake on the southwest.

STAFF RECOMMENDATION:

▶ **APPROVE Scenic Drive NC-1 (Neighborhood Conservation Overlay) and Design Guidelines.**

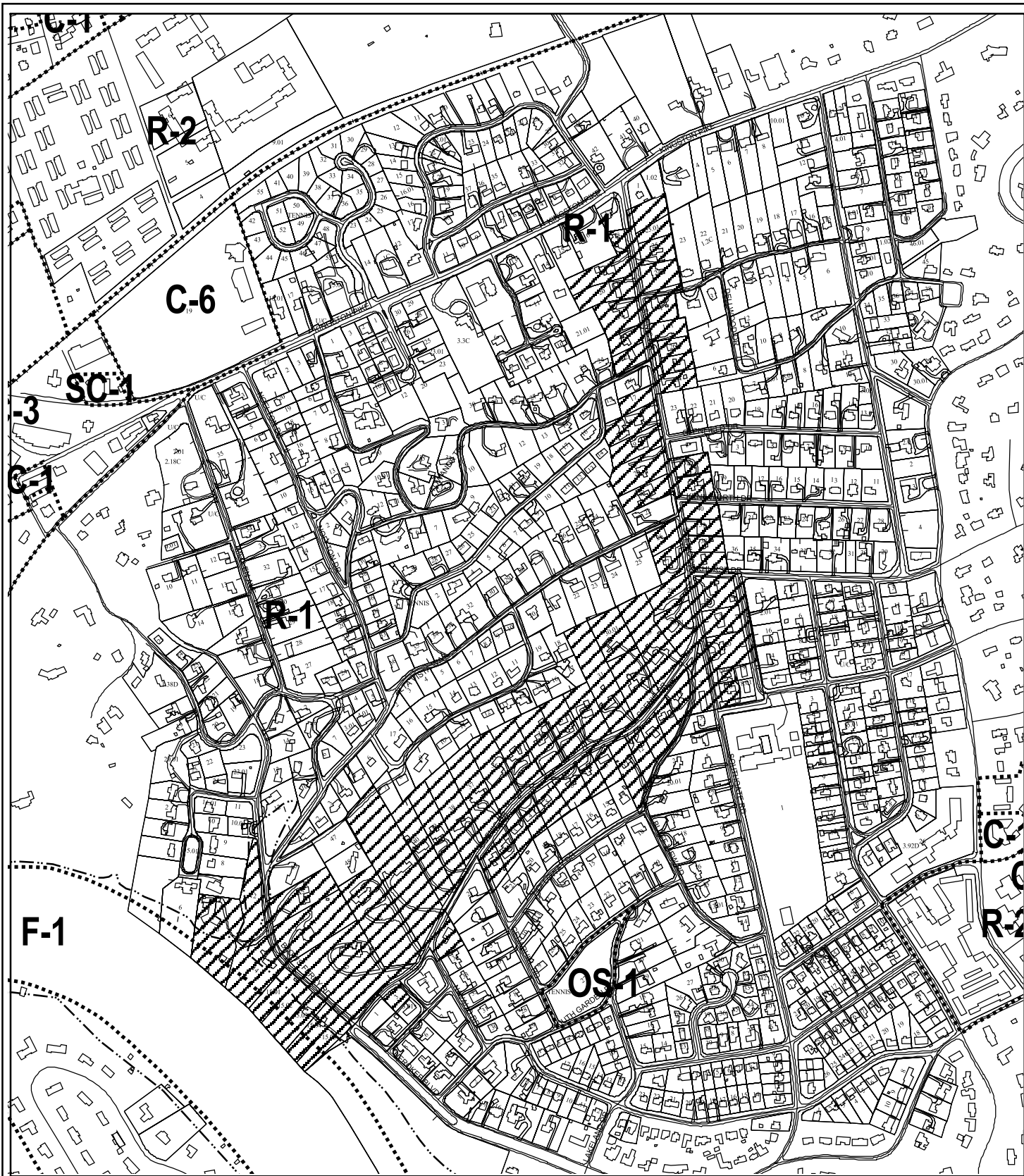
The Scenic Drive area of Sequoyah Hills neighborhood has been approved by the Knoxville Historic Zoning Commission as an area of historical and architectural significance. The Historic Zoning Commission (HZC) review was requested by Knoxville City Council.

COMMENTS:

Scenic Drive residents have been working with HZC staff to research the history and construct design guidelines to protect this unique area. Scenic Drive's architectural styles, dating from the 19th century through the mid-1950s, will be protected by the design guidelines, which also set a design framework for new construction on vacant lots. The HZC approved this request and the design guidelines on January 19, 2006.

The matter was postponed at the February 9, 2006, MPC meeting to allow time to correct misinformation about the designation. Scenic Drive residents met with staff and HZC Chairman Nic Arning on February 20, to answer questions and assess the support for the nomination. Residents at the meeting showed strong support for proceeding with the designation.

If approved, this item will be forwarded to Knoxville City Council for action on 4/11/2006 and 4/25/2006. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.




**2-H-06-RZ
GOVERNMENTAL REZONING**

Petitioner: Knoxville City Council
(Charles Swanson)

Map No: 107

Jurisdiction: City

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

Original Print Date: 01/20/06 Revised: 02/01/06
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



DRAFT
DESIGNATION REPORT AND DESIGN GUIDELINES
SCENIC DRIVE AREA OF SEQUOYAH HILLS NEIGHBORHOOD
NEIGHBORHOOD CONSERVATION OVERLAY (NC-1)
AS APPROVED BY KNOXVILLE HISTORIC ZONING COMMISSION
JANUARY 19, 2006

INTRODUCTION

Scenic Drive is a distinctive corridor in the Sequoyah Hills neighborhood. The area included in the Scenic Drive section of the Sequoyah Hills Design Guidelines includes Scenic Drive, Southgate north of Sagwa and Blows Ferry south of Alta Vista. The area was initially several different subdivisions which were developed beginning the mid-1920. Although the individual buildings along Scenic were developed at different times, and reflect some variations in architecture, the buildings are unified by the overall setting, lot coverage, setbacks, roof shapes, landscaping, and other design features that make them distinctive. The topographic relief along Scenic Drive is very pronounced, making issues of drainage and lot coverage particularly important; these design guidelines reflect that concern. In addition, the heavily forested and park like appearance of the neighborhood is a hallmark of Earle S. Draper, the pioneering landscape architect who designed Sequoyah Hills and other prominent neighborhoods throughout the country. Lawns, plantings, and semi-wooded areas are essential to maintaining this appearance. They are the unifying factors that tie this district together. Asphalt and concrete detract from this appearance.

The purpose of the Neighborhood Conservation Overlay (NC-1) for the Scenic Drive corridor of Sequoyah Hills is to maintain the setting of the area, minimizing changes to the neighborhood, its architectural heritage and its setting.

Design guidelines do not regulate how a designated property may be used; regulation of use is a function of the *Knoxville Zoning Ordinance*. The guidelines are also limited in their application, applying only to 1) the addition of space to an existing building, 2) the construction of new buildings, or 3) the demolition of existing buildings.

When property owners plan to make an addition to existing buildings, construct new buildings or demolish all or part of existing buildings, they must apply to the Knoxville Historic Zoning Commission for a Certificate of Appropriateness. No building permits can be issued for property in designated areas unless the application is accompanied by a Certificate of Appropriateness. To obtain a Certificate of Appropriateness, the property owner should first contact the Knoxville Historic Zoning Commission staff. Staff will review the application and may issue a Certificate of Appropriateness, or may refer the application to the Knoxville Historic Zoning Commission. In the case of new construction of primary buildings or demolition of all or part of a contributing building, the review of the Knoxville Historic Zoning Commission is required.

The Scenic Drive (Sequoyah Hills) Conservation District will be asked to appoint a contact person who is available to consult with the Historic Zoning Commission on applications for properties included in the district. The responsibility of the contact person is 1) to provide information about the district to the Historic Zoning Commission, and 2) to offer neighborhood opinions about applications for Certificates of Appropriateness.

STATEMENT OF SIGNIFICANCE

Scenic Drive is a main entrance into Sequoyah Hills. Until about 1920, it was known as Logan Road. Sequoyah Hills and other properties in East Tennessee were ceded to the United States in 1791.

In 1796, land near the Tennessee River was transferred by a “Deed of Indenture” from Robert King of Hawkins County to Moses Looney, Sr. for 115 British pounds. At the time of transfer, Looney was purchasing about 500 acres along the Holston River. King had acquired the property as a land grant from the state of North Carolina, but there is no evidence that King ever lived on the property. When he acquired King’s 500 acres, Looney also received a grant from North Carolina for an additional 200 acres.

Looney sold the northern portion of the property along Scenic to Christian Rhodes in 1798; it was then transferred to James and William Park in 1804. James Park bought his brother William’s share in 1814. Park’s son-in-law George White, a grandson of Knoxville founder James White, married Sophia Moody Park and built a white frame houses in the vicinity of Woodhill Drive. Remnants of the barn foundation that accompanied that house can still be seen at the southwest corner of present-day 538 Scenic. Much of this portion of the property was sold to the Knoxville Real Estate Company in 1887.

The west side of Scenic near Kingston Pike was purchased by Drury Armstrong from Hanna-Poindexter of Baltimore, Maryland in 1846 and given to Robert Houston Armstrong. Hanna-Poindexter had purchased part of the property from James Park in 1842; he acquired some of the property from Christian Rhodes and Thomas Brown. Most of the property was purchased by the Knoxville Real Estate Company in 1887.

The oldest house still standing in Sequoyah Hills, at 715 Scenic Drive, was part of the Armstrong property. It is thought to have been built in the mid to late 1850s, probably as a tenant house. The 23 acre tract that included this house changed ownership several times. Allen Johnson (1808-1898) and his family lived in a larger house, adjacent to 715 Scenic, that was known as the plantation. That house was passed to his son, John L. Johnson (1840-1925) who was married to Moses Looney’s daughter, Nancy. The Towle family bought the 23 acres and 2 houses from the John L. Johnson’s in 1899. Sometime after that, the larger house was destroyed. William L. Towle was given this property by his mother, Julia Elizabeth Bates Towle; he farmed the land until he sold it to N. E. Logan in 1923. Mr. Logan, who was a prominent developer, never lived on Scenic Drive. He sold the property to W. R. Bradley in 1923.

Moses Looney (1750-1817) retained the acreage on the west end of Scenic at the southern end of Blow’s Ferry and the northern end of Southgate Road. Looney’s sons Absalom and Alexander, inherited the property from their father. One of the sons sold 129 acres to Andrew and Sinia Zachary Sharp about 1850. Pauline Sharp, daughter of Andrew and Sinai, married Captain Jacob Lonas in 1871. Lonas bought the interests of

the other Sharp heirs and on May 6, 1890. the Lonas' sold their property along the river (129 acres) to Francis Huger.

Huger was Superintendent for the East Tennessee, Virginia and Georgia Railroad. Acting as trustee for other investors he purchased a total of 452 acres with the intent of moving a steel mill from New Jersey and locating it on the property in order to develop more business for the railroad. The 1893 depression diminished the demand for steel and the assets of the railroad were taken by the Southern Railroad in 1894, and the acreage was divided between investors by court order in 1908, with three tracts (and eventually 6) being formed. The depression of 1893 had saved Sequoyah Hills from industrial development.

Suburban Knoxville continued to grow, as people moved away from the congested inner city. In 1917, the city annexed 22 square miles of Knox County including the area that would become Sequoyah Hills.

The Knoxville City Directory first listed Scenic as a street in 1921. There were seven residents on the street, three of whom were farmers. By 1923, those residents were gone with the exception of R. C. Matthews, a Professor of Drawing at the University of Tennessee and William L. Towle, who farmed the 23 acres at 715 Scenic. In 1921, S. D. Coykendall, President of Regal manufacturing, commissioned Barber and McMurry to design a house at 502 Scenic that was to be the first of the modern day houses along Scenic Drive. The development and subdivision of Scenic Drive Addition in 1925, Cherokee Hills in 1927 and Shawnee Wood in 1929 opened the door for additional building.

By 1924, there were houses at 927 (McMurry), 901 (Thompson) and 919 (Snipe). Scenic was still a dirt road. By 1930, there were 19 houses on Scenic Drive. Southgate Road extended southward off Scenic at the triangle called Lutz Park. It provided access for the Maulney-D'Armand House and the farmland along the river. Southgate Road ended at the D'Armand property where Bluff View intersects Southgate and where there was a gate called the "south gate" which gave rise to the name of the street. Southgate was first listed as a street in the 1925 City Directory. Southgate was extended past Bluff View after World War II. In the fall of 1929, Sequoyah School was opened.

Little is known about the history of Blow's Ferry and when it was established as a road. It was probably initially an extension of Arrowhead Trail, formerly known as Looney Road, and gave access to the old cemetery said to have graves of both Civil War soldiers and slaves, as well as early settlers from the area. It also provided access to the river landing where there was always a boat to "set folks over the river". The two story log Sharp house stood opposite the Peter Blow House across the river and around a curve from the river landing, and was built before the Civil War. Peter Blow had moved his family to a farm across the river around 1910. That farm was reached by a ferry operated by a system of ropes and pulleys. The house was torn down in the early 1950's after being vacant and in disrepair for many years. Speedwell, an historic East Tennessee house, was moved to the site of the Peter Blow House and reused the columns that

remained from the Blow house. Folklore says these hollow columns were floated down the river from Cincinnati to the site of the Peter Blow House.

Other sites of early houses include the Sanford House (1155 Scenic), built in 1967 on the site of the 1911 Robert and Virginia Matthews House and on land that once belonged to George Hawkins, who owned acreage on both sides of the river and had rights to the Blows Ferry. 1209 Scenic contains the Gaut House, built in 1926; that property was once a much larger tract that extended to the river. Blows Ferry traverses that property today, but was not listed as a separate city street until 1936, and was probably named for the ferry.

Many prominent Knoxvilleians have had an association with Scenic Drive. A listing of some of them is included below.

- Arthur Evan Mitchell (1883-1956), Lawyer, Jurist. He and his wife Joan McDougall, a native of Scotland who was on the music faculty at Maryville College built the home at 720 Scenic Drive and lived there from 1932-56.
- George R. Dempster (1887-1964), Industrialist, Inventory, City Manager, Mayor of Knoxville from 1952-55, Democratic Party Leader, Humanitarian. Dempster was the inventor and manufacturer of the Dempster Dumpster and lived at 806 Scenic from 1959-62.
- Amelia Corkland Strauss (1908-76), Lawyer, Civic and Religious leader. She and her husband Harry lived at 925 Southgate from 1967-81.
- James Edward Thompson (1880-1976). Widely known for his photography, he was an official photographer for The Great Smoky Mountains Conservation Association, whose photos of the Smokies influenced the designation of the area as a National Park. Thompson and his family built the house at 907 Scenic Drive and lived there from 1924-76.
- Peter Blow (1854-1945), Industrialist, Knox County Road Commissioner, operated the ferry to South Knoxville for which Blows Ferry Road was named.
- N.E. Logan, lawyer, Real Estate Broker and Developer. Logan was instrumental in the development of the area and was commended for the preservation of its natural surroundings. In 1928, he was listed as a resident in the home of the Hobart Dunlaps at 934 Scenic Drive. In 1923, he held title to the house and acreage at 715 Scenic, although he did not live there.
- Edwin R. Lutz (1891-1945), was President of the Kingston Pike Land Company, which at one time owned much of Scenic Drive. He is the namesake of the Lutz Park, at the intersection of Scenic, Bluff View and Southgate.
- Sara Buckner O'Mearer, co-founder of Childhelp USA along with Yvonne Feddersen, nominated this year for the Nobel Peace Prize. She lived at 951 Scenic from 1944-46.
- Benjamin Andrew Morton, Mayor of Knoxville from 1923-27, who lived at 515 Scenic Drive from 1931-1940.
- Edward I. Chavannes, Mayor of Knoxville from 1946-47, who lived at Southgate Road from 1949-52.

- William Haslam, current Mayor of Knoxville since 2003, whose family lived at 1039 Scenic from 1956-1974.
- James Park, Sr., Mayor of Knoxville from 1818-1821 and again from 1824-26, who owned property at the northeast end of Scenic in the last half of the 19th century.

ARCHITECTURAL DESCRIPTIONS

The Scenic Drive Neighborhood Conservation Overlay (NC-1) area includes properties on Blows Ferry Road, Southgate Road, and Scenic Drive, and vacant lots on Kingston Pike and Kenilworth. These lots front Scenic, which will be impacted by future construction on those lots. The architecture on Scenic Drive ranges from the first quarter of the 20th century to present day. Seventy-six properties are included in the district, with ten vacant lots and 13 non-contributing structures. Significant architectural styles include Georgian Revival, Tudor Revival and, unique in Knoxville, an Art Moderne home. The street contains a Gunnison Home, a noteworthy prefabricated home prominent in the years immediately after World War II. Significant architects include the Barber and McMurry firm and the principals of that firm, Baumann and Baumann, and Francis Keally, known nationally and internationally for his architectural designs. A list of the included properties and their descriptions can be found in the last section of this report.

DESIGN GUIDELINES

The design guidelines are derived from the Secretary of the *Interior's Standards for Rehabilitation* (1990). The Secretary's *Standards* are used by the Historic Zoning Commission as the basis for determining the appropriateness of new construction. A summary of the *Standards* appears below. While the adopted design guidelines are not as inclusive as the Secretary's *Standards*, since they govern only new construction and demolition, property owners in the Scenic Drive district who wish to preserve their historic architecture should consider following all the recommendations contained in the *Standards*.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the buildings and its site or environment.
2. The historic character of all property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall 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 architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest methods possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New addition, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall 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.

The owners of properties along Scenic Drive own a piece of history that is important now and will become more important over time, and that speaks to the architecture of the mid-twentieth century and to suburban expansion and development in Knoxville. Many of the neighborhood's buildings are older than the people who own them. With care for the buildings and their setting, the unique characteristics of the buildings and their neighborhood will survive. As property owners consider making changes to their buildings, they should be aware that those changes will either enhance the history of the neighborhood, or destroy it. The Guidelines are an attempt to introduce a consistent standard for new construction and demolition; that consistency will allow the fabric of the whole neighborhood to be maintained, while enhancing each of the individual buildings included in the District.

Owners of Scenic Drive property should be aware that many of the changes they wish to make to their property are not reviewed by the Knoxville Historic Zoning Commission. Interior alterations, wiring, plumbing, painting, the addition of artificial siding or roofing, although they may require a building permit, will not require a Certificate of Appropriateness. There are also landscaping requirements included in these guidelines which will apply only in the cases were they are reviewed, involving new construction.

GUIDELINES GOVERNING NEW CONSTRUCTION (ADDITIONS TO EXISTING BUILDINGS AND NEW BUILDINGS).

Setting

This section of the Sequoyah Hills Design Guidelines builds on the distinctive individual features of Scenic Drive and provides a guide for new construction, so that it will reinforce the distinctive appearance of this section of the Sequoyah Hills neighborhood.

Scenic Drive from Kingston Pike south to its intersection with Southgate is classified as a minor collector, and serves both Sequoyah Hills Elementary School and the Sequoyah Hills branch of the Knox County Public Library. Frequent intersecting streets in this section of Scenic are locations for corner houses that turn their sides to Scenic Drive, and are interspersed with houses fronting on Scenic that, while taking topographic relief into account, have relatively deep (50 to 80 feet) setbacks from Scenic Drive. West of the intersection with Southgate, the character of Scenic changes slightly. Houses on the north and south sides of Scenic are again sited to take advantage of topographic relief, with those on the south side of the street having relatively limited setbacks (30 to 60 feet). On the north side of Scenic, west of Southgate, the lots and houses are much larger, and the front setbacks range from 50 to over 400 feet, providing an estate-like setting and allowing for the siting of the homes at the top of a ridge line that is set back to the north of Scenic Drive. These varying setbacks are important to the setting of houses built in this section of Sequoyah Hills; if new houses are built on Scenic, their placement should respect the setbacks of neighboring homes. The character of the estate sized lots on the north side of Scenic Drive should be preserved.

1. The minimum frontage for a new lot shall be no less than the average of the 3 adjacent lots on either side of the new lot. New lots are defined as lots that are created by subdivision after the adoption of the Scenic Drive NC-1 Neighborhood Conservation Overlay.
2. New houses on vacant lots within already existing built-up areas shall be set back within 5 feet of the average set back of contributing buildings on the block. The average set back shall be determined by the distance contributing structures are away from the center line of the street at the time the overlay district is created. The main portion of structures (not wings or bays) shall be the basis of the measurements. The historic façade lines of the streetscapes and rhythm of the houses should be maintained by not placing new buildings in front of or behind the historic setback line. A new building should reinforce the horizontal and vertical connection between contributing houses on the street.
3. If other buildings do not exist on adjacent lots, the new construction must respect the provisions of the *Knoxville Zoning Ordinance* in effect at the time of designation.

New Construction – Primary Buildings, Additions and Accessory Buildings

1. A Description of Properties Inventory describing existing architectural designs and their features found in the Neighborhood is included in these Guidelines. An eclectic mix of styles is apparent. New designs are encouraged to interpret one of the design types identified as a "contributing" (C) structure, with size and features generally drawn from the design and appropriate to that style, although the same design cannot be repeated on another lot.
2. In constructing new buildings, the materials to be used should be appropriate for the style of house that is being constructed. The styles are described in the Properties Inventory, and are summarized in these design guidelines.
3. Materials commonly in use in the existing neighborhood houses are preferred. The following modern wall cladding material should not be used on primary building or on permanent accessory structures.
 - T-111 plywood or similar products
 - Vinyl or aluminum siding
 - Exposed concrete blocks.
4. The maximum lot coverage for the footprint of a house and accessory buildings shall not exceed 30% of the lot. Pavement in front and/or side yards visible from public streets shall be minimized, so that the landscaping and plantings convey the impression of a residential setting. The desirable maximum lot coverage for all impermeable surfaces including the primary structure, accessory buildings, driveway, pool, patio, tennis court and other features on the lot is 50% of the lot. Impermeable surfaces on lots should not exceed 65%.
5. Side and rear setbacks of primary buildings constructed in the Scenic Drive District, or of contributing primary buildings combined with their new additions, shall respect the lot placement of existing historic buildings. In no case shall the side yards be less than 8 feet for a single story or 12 feet for a multi-story building, with a combined side yard measurement for both sides of the building of not less than twenty feet. The minimum rear yard for new primary buildings or buildings with new additions shall not be less than 25 feet.
6. New additions and constructions shall conform to the prevailing widths and heights of typical facades of adjacent houses. The footprint of new additions and constructions should be in character and proportion with contributing neighboring houses, even if originally platted lots have been combined into larger lots. Detached accessory buildings shall be proportional to the house in height and size.

7. Carports and garage doors should not face the street except in cases where there is no reasonable alternative. If they do face the street garage entrances should be designed to be consistent with the home's architectural features.
8. The design of detached garages and carports and the materials of which they are constructed should be consistent with the character of the main structure.
9. The recommended location for additions is to the rear or side of existing buildings. Additions to the front of buildings are strongly discouraged because they obscure the original architectural designs. Front additions are not appropriate for contributing structures. If additions are to be made to the side elevations of existing buildings, they should be located at least five feet behind the front facade of the existing building.
10. Detached accessory buildings, including carports and detached garages, should be located at least fifteen feet to the rear of the front facade line and no nearer than five feet to a side or rear lot line. In size, they should not exceed the building footprint of the principal building and should be consistent in scale with the primary building on the lot.
11. The design of additions, accessory buildings, including carports, and modifications, in particular the front facade of the house, should be consistent with the character of the main structure.
12. If an addition or modification is made to an existing house, the wall cladding material should match or complement those on the existing house. Traditional combinations such as wood clapboard or wood shingle siding additions on brick or stone primary structures are acceptable if matching materials cannot be secured. The roofing material for additions and modifications should match the existing roofing material.
13. All construction plans shall assess and take into account the impact of drainage on both the subject property and neighboring properties.

Roof Form and Coverings

The houses in the District are diverse in their architectural designs and trim, with roof variations formed by flat roofs, offsetting gables or hips, telescoping gables and dormers. Wings extend from the main body of the building and porches or porticos add further diversity. In constructing new buildings, additions and modifications:

1. The minimum roof pitch should be appropriate for the style of house or addition that is being constructed as described in the Properties Inventory.

2. Houses should have complex roof shapes or roof shapes that are consistent with the architectural forms of the District.
3. Several existing contributing buildings have terra cotta tile or slate roofs. These heavier roof materials are encouraged on new constructions and additions where appropriate to the style of the house, as they contribute significantly to the overall neighborhood character.

Front Entries, Porches, Stoops and Porticos

1. Stoops, porticos or front porches in keeping with the historic look of the neighborhood are encouraged for new buildings.
2. Houses that front on streets in the Scenic Drive section of Sequoyah Hills have strong front entries that orient the houses to the street and its neighborhood. A formal entry, facing the primary street except in the case of corner lots, should be included in any new designs that are constructed on vacant lots in this area, and should be retained on existing buildings.
3. Many houses in the Scenic Drive District have side porches that are screened or glassed in. Side porches are appropriate additions to existing houses and appropriate design features for new construction.
4. Existing porches visible from the street may be enclosed with glass provided the original existing architectural elements such as support posts, columns, eaves and other features which define the porch space are preserved.

New Construction on Corner Lots

Corner houses that have side or rear lot lines bordering a street are encouraged to incorporate or add architectural details and/or landscaping to create an attractive view from the side street.

1. Redesigns of existing houses on corner lots, or the construction of new buildings, may want to incorporate a formal entry that recognizes the corner location of the building.
2. Houses built on corner lots should include in the design of their side facades elements that reinforce a consistent design theme for each of the streets where they will be visible.

Foundation, Roof, and Building Heights

1. The average foundation height of new buildings *should not be less than* the average height of contributing buildings on adjacent lots.

2. The height of newly constructed buildings from the first floor to the top of the first story should replicate the height of neighboring buildings with no house over 2 ½ stories or 35 feet tall on the elevations that are visible from public streets.

Windows

1. The size of window openings on the front and any visible side facades should be consistent with the design of the new building and with other houses of similar architectural design.
2. High quality fixed grid windows should be used. Snap-in grid windows should not be used. Simulated divided light windows with fixed external muntins or mullions are encouraged.
3. Proportion and style of windows shall be appropriate to the design type. Replacement windows are encouraged to duplicate the look and quality of the original. Palladium style windows should not be used unless in keeping with the original character of the house.

Site Design

1. New buildings and additions shall be designed to set into the landscape with a minimum of reshaping to the topography and loss of mature trees.
2. Parking pads and circular driveways should not be placed in the front yard except in extraordinary cases where a driveway to the rear of the property is impractical or unsafe. In those cases, a small parking area may be constructed; pervious paving material is encouraged and landscaping should conceal the parking area from the street.
3. When a previously existing garage or carport is enclosed, a buffer strip of grass and/or plantings should be installed to separate the driveway from the new part of the house. If the driveway is no longer in use, it should be removed and the area returned to lawn.
4. Because the streets of the Neighborhood are routinely used by residents for recreational and community purposes, on-street parking should be avoided. In planning all construction, parking commensurate with potential occupancy needs to be considered, so that it is sized adequately for the number of occupants anticipated for residency of the house.
5. The maximum lot coverage of impermeable features such as paving, roofs, pools, patios, and other features shall be minimized as much as possible, in order not to create excessive run-off.

6. When driveways are constructed, they should be as narrow as possible.
7. Site plans for new construction must map mature trees and describe the measures that will be to conserve them, minimizing the loss of mature trees.
8. New construction should provide for large, native trees that will reach at least 50 feet in height at maturity. At least two trees of this type should be placed in each of the front and rear yards; existing trees may be included in this amount.
9. At least two ornamental trees such as a dogwood or redbud should be shown in the front and rear yards of each building being submitted for approval for new construction.
10. Foundation plantings with low ornamental shrubs should be installed with new construction.

GUIDELINES GOVERNING DEMOLITION

Demolition

Demolitions are regulated by the NC-1 designation and these guidelines. A property owner may not receive a demolition permit without review and approval by the Knoxville Historic Zoning Commission. Staff may grant permission to demolish structures that are noted in the property inventory as "non-contributing" (NC). Requests to demolish contributing structures will be referred to the Knoxville Historic Zoning Commission for review. The non-contributing designation means that the building has lost historic architectural integrity that cannot, in the Commission's view, be reasonably reestablished. The properties in the district and their contributing or non-contributing status are the last section of this report. The Knoxville Historic Zoning Commission may also allow demolition if fire, flooding, winds or other disaster has substantially damaged a building. The decision of the Commission shall be informed by an assessment by a licensed structural engineer or architect.

SUGGESTIONS FOR ENHANCING THE SCENIC DRIVE DISTRICT

Public Improvements

Public improvements are not regulated by the Knoxville Historic Zoning Commission. However, the changes made in public improvements have a substantial impact on the historic district as witnessed by the loss of curbs in repaving and subsequent drainage problems from run-off. Replacement curbs and curbs on new houses are encouraged. Street lighting can also have a significant impact on the district. Modern lighting with high intensity fixtures on tall poles is not appropriate to the historic district and is often intrusive by directing light into the house especially on the second stories. A long range goal would be to duplicate the historic light fixtures in the "Talahi" district in this area.

Every attempt should be made to retain the pedestrian character through the building and maintenance of sidewalks. The active use of the neighborhood by its residents adds to its character and makes retaining its pedestrian scale a part of its continued enhancement.

Street Signs

Replacement street signs should follow the historic design approved by the Knoxville Historic Zoning Commission.

Signs

The proliferation of signs mars the landscape for residents and visitors. There should be no sign advertising services or products with the following exceptions:

- Real estate "For Sale" or "For Rent" signs- one to each property; and,
- Election signs, to be removed promptly after Election Day.

Lawn and landscaping companies, etc. with ongoing contracts shall not put up signs.

Landscaping, Drainage, Walls and Fencing and Parking Provisions

Although an overlay cannot regulate many landscaping and natural features in the neighborhood, these factors form the setting for historic houses in the neighborhood. They include driveways and mature trees. While the visual images affect the setting, they also impact drainage issues. The amount of impermeable features on a lot such as paving, patios, concrete decks and roofs has a direct effect on the amount of runoff and the degree of flooding that can occur in the area. Additional mature trees and landscaping will reduce immediate runoff and moderate the effects of intense rainfall.

- The maximum lot coverage of impermeable features such as paving and roofs on any lot shall be minimized as much as possible, in order not to create excessive run-off.

- When driveways are constructed they should be as narrow as possible.
- Parking of vehicles owned by residents of neighborhood homes should be within paved areas on each lot, except in the case of campers or other very large vehicles; if possible, those should be parked in rear yards.
- The character of the Scenic Drive neighborhood is defined by the mature landscaping on each lot. Oaks, hemlocks, dogwoods and other large and small hardwoods, evergreens and ornamentals make the neighborhood unique. Elements of that mature landscaping should be upheld and sustained. As the landscaping reaches maturity, residents should begin to plant a new generation of landscaping of similar species or growth pattern, so there is an already maturing substitute for declining landscaping elements. As new trees are planted that will be large at maturity, residents should allow adequate space for the mature tree size to protect the buildings and utilities on site that might be negatively impacted by mature trees. The leafy canopy along Scenic Drive sets it apart from other neighborhoods in the city and is worthy of maintenance and replacement.
- Maintain landscaping in keeping with the historic nature of the Neighborhood. Shrubs that would have been popular in the 1920s and 1930s are encouraged. Examples include forsythia, boxwood, spirea, peonies, etc.
- The front and rear yards of new houses should provide for large, native trees that will reach at least 50 feet in height at maturity. At least two large trees should be placed in each of the front and rear yards. Examples of these include oaks, maples, sweet gums, sycamores and other native trees that are suited to the environment and soils of the Neighborhood. Existing trees may be included. At least two ornamental trees such as a dogwoods or redbuds should also be planted in the front and rear yards of each house.
- Privacy fences, hedges and freestanding walls over 30 inches tall shall not be constructed so as to prevent viewing the front facade of a house. Chain link fences are strongly discouraged and are not to be placed across the front of the house nor along lot lines which are in front of the plane of the main house façade. When placed in the rear or side back, they should be concealed by shrubbery. Painting dark green or black also helps to conceal them.
- Preserve and protect meaningful historical features such as ornamental iron and pillars at Glenfield, Kenilworth, Towanda, and Oakhurst.
- All landscaping decisions, including installation of automatic sprinkler systems, shall consider drainage issues on subject and adjacent properties.

Distinctive Architectural Features

There are distinctive architectural features on homes throughout the Scenic Drive area. An NC-1 does not regulate maintenance of existing features; however, they are so important to the continuing architectural significance of the neighborhood that they are included here. While no Certificate of Appropriateness will be required, and no review by the Knoxville Historic Zoning Commission will take place in connection with these features, the Historic Zoning Commission wishes to enumerate them so that property owners will realize the significance of maintaining them.

Roof features

Many of the roofs on existing homes are finished with decorative tile or shingles that add to the neighborhood's architectural significance. Maintenance of such existing roofs is strongly encouraged and residents are encouraged to consult with owners of similar roofs as to sources for repair materials, contractor referrals, etc. If matching materials are not available, intact historical roofing materials should be used on the visible elevations, with similar materials used at the rear or a less visible section of the roof.

Windows and entries

The historic architecture of the existing homes includes windows of a distinctive design, and entry features and doors that add to the appearance of the neighborhood. Repair and retention of these features contributes to the architectural significance of the neighborhood, and should be continued if possible.

LIST OF CONTRIBUTING (C) AND NON-CONTRIBUTING PROPERTIES

705 Blows Ferry Road (121DA013). Neoelectic. (1961) Irregularly shaped modern building. Complex roof shape. Bricks used in the house construction were from the demolished Staub Theater on Gay Street. (NC)

710 Blows Ferry Road (121DC045). Neoelectic with Tudor influence (1954). Two story frame with stucco wall covering. Cross gable roof with Flemish gable front dormers and slate roof covering. Multipaned windows. One story full front porch with shed roof. Three stone chimneys, two interior offset and one exterior front, heavily corbelled. Irregular plan. Additions to north elevation. (C)

800 Blows Ferry Road (121DC044). Georgian Revival. (1952). Two story frame with brick veneer wall covering. Side gable roof with asphalt shingle covering. Eight over eight double hung windows. One story, one bay front porch with gabled roof and square columns. Transom at front entry. Exterior end brick chimneys. One story wings on each side elevation. Brick foundation. Rectangular plan. (C)

805 Blows Ferry Road (121DA014). Georgian Revival (1950). One and one-half story frame with wood shingle wall covering. Side gable roof with asphalt shingle covering. Six over six double hung windows. Centered front door with unroofed stoop, entablature over door and transom. Two telescoping gable roofed sections on west elevation. Interior central brick chimney. Raised brick foundation. Rectangular plan. (C)

811 Blows Ferry Road (121DA01501). Vacant lot.

819 Blows Ferry Road (121DA01502). Vacant lot.

827 Blows Ferry Road (121DA01503). Vacant lot.

833 Blows Ferry Road (121DA01504). Vacant lot.

837 Blows Ferry Road (121DA01505). Vacant lot.

957 Bluff View Drive (121DD013) Ranch (1952). One story frame with wood shingle and vertical wood siding wall covering. Cross gable roof with asphalt shingle roof covering. Multipaned windows. Bay window on north side of front elevation. Exterior end brick chimney. Raised brick foundation. Shed roofed carport on north elevation. Rear elevation on Scenic. (C)

3940 Kenilworth (107ME040). Vacant lot.

0 Kingston Pike (107LC00102) – Vacant lot

423 Scenic Drive (107LF018) – Neoclassical (1939). One and one-half story frame with wood shingle siding. Eight over eight and six over six double hung windows, side gable roof with flanking gabled front dormers, slate roof. Flanking one story gable roof ells. Gabled portico with arched ceiling, partial cornice returns, and round wood Doric columns. Center brick chimney. Brick foundation. Entablature at front entry with shuttered door. Irregular plan. (C)

424 Scenic Drive (107LC02501) – Vacant lot.

428 Scenic Drive (107LC025) – Neoclassical (1948). One and one-half story frame with brick veneer wall covering. Eight over eight double hung windows. Side gable roof with asbestos shingles and recessed, gabled roof, side ell. Three gabled dormers, two on primary section and one on ell. Exterior end brick chimney. Arcaded porch with wood columns on side ell. Gabled portico with wrought iron posts at entry porch centered on main section of house. Brick foundation. Irregular plan. (C)

433 Scenic Drive (107LF019) – Neoclassical (1932). Two story frame with brick veneer. Bellcast hipped roof with straight barrel Mission tile roof covering, front gablet. One story flanking gabled ell on south elevation with brick veneer, paired six over six double hung windows. One story porte cochere on north elevation with square brick columns,

corbelled at top, sawn wood stepped brackets and sawn wood railing; projecting rounded monumental one story portico centered on front façade with flanking unroofed porches with wrought iron railing, flanked by eight over eight double hung windows, and highlighting a ¾ view front entry with sidelights and arched transom. Six over six double hung windows on second story. Two brick chimneys, one exterior end on north elevation and one interior off-center rear. Cast concrete or stone sills and lintels. Brick foundation. Irregular plan. (C)

438 Scenic Drive (107LC024) – Neoclassical (1948). One story frame with weatherboard wall covering. Eight over eight double hung windows. Side gable roof with flanking side gabled ells. Two brick chimneys, one interior central and one exterior end. Projecting square bay on front elevation flanking front entry with entablature, both in central section. Small casement windows between front entry and bay in central section, and on flanking southern ell. Brick foundation. Rectangular plan. (C)

445 Scenic Drive (107LF020) – Colonial Revival (1942) One and one-half story frame with weatherboard siding. End gable roof with slate covering, gabled dormers, paired on central section and single on ell. Central section flanked by ells and containing front entry and unroofed front stoop. Eight over eight double hung windows. Interior off-center corbelled brick chimney. Brick foundation. Rectangular plan. (C)

502 Scenic Drive (107LE001) – Colonial Revival (1922). Two story frame with brick veneer wall covering. Eight over twelve double hung windows with entablature at first story. Through-eaves gabled dormer windows on second story with six over six double hung windows. End gable roof with asphalt shingle covering. Centered front entry with gabled portico with inset arched embellishment, wrought iron railings and posts, sidelights at front entry. Recessed end section with unroofed porch, casement windows with transoms flanking French door at secondary entry. Interior offset brick chimney. Brick foundation. Rectangular plan. Designed by Barber & McMurry.(C)

505 Scenic Drive (107LF021) – Tudor Revival (1930). Two story frame with brick veneer first story and weatherboard wall covering on second. Six over six double hung windows with six light casement on façade. Hip and cross gable roof with asphalt shingle covering, through-eaves gabled dormers on facade. Side porch in one story ell on south elevation. Recessed front entry with eight light sidelights and paneled bottom half under front gable, which has elongated, sweeping side line. Tripartite window flanking front entry under front gable, topped by paired six over six double hung windows. Interior off-center brick chimney. Brick foundation. Irregular plan. (C)

515 Scenic Drive (107LF022). – Tudor Revival (1929). Two story frame with brick veneer wall covering. Hip and cross gable roof with front dormer with calmes. Four over four and six over six double hung windows, tripled on projecting front gabled section, which has sweeping gable highlighting front entry. Projecting gabled front entry with arched opening. Bay window with four over four double hung windows adjacent to front entry. Projecting gabled portico on north elevation. Two brick chimneys, one interior front side and one interior end. Brick foundation. Irregular plan. (C)

516 Scenic Drive (107LE00101). (2002). (NC)

522 Scenic Drive (107LE026). Tudor Revival (1936). One story frame with stucco wall covering. Side gable roof with asphalt shingle covering. Projecting gabled portico containing from entry, square wood columns and sawn wood side railings. Four over four double hung windows, tripled on façade. Brick exterior end chimney. Brick foundation. Rectangular plan. (C)

523 Scenic Drive (107LF023) Tudor Revival (1929). One and one half story frame with brick veneer wall covering. Cross gable roof with gabled front dormer. Stuccoed wall covering on gabled dormer and front gable, both with applied half-timbering. Six over six double hung windows, paired on façade. Exterior front brick chimney. Brick foundation. Irregular plan. (C)

530 Scenic Drive (107LE025) Ranch (1951). One story frame with weatherboard wall covering. Hip roof with intersecting hips and gables, asphalt shingle roof covering. Six over six double hung windows, some paired and tripled, and picture window. Central front entry. Massive interior central brick chimney. Brick foundation. U-shaped plan. (C)

538 Scenic Drive (107LE024). Neoclassical (1927). Two story frame with brick veneer wall covering. Side gable roof with three gabled dormers on façade and asphalt shingle covering. Six over six double hung windows. One story shed roof extension on south elevation. Interior off center brick chimney. Brick foundation. Rectangular plan. (C)

609 Scenic Drive (107MD017). Vacant lot.

611 Scenic Drive (107MD018). Neoclassical (1969). Two story frame with brick veneer wall covering. Hip roof with asphalt shingle covering and lower cross gable forming two story entry porch supported by round fluted columns and square engaged pilasters with Scamozzi capitals, dentil molding, and octagonal window vent. Eight over eight double hung windows, with arched window above front entry with entablature. One story flat roofed ell on south elevation with railing. Irregular plan. (NC)

621 Scenic Drive (107MD019). Neoclassical (1935). Two story frame with brick veneer wall covering. Side gable roof with slate roof covering. Eight over eight double hung windows with arched window above front entry. Front entry stoop with door surrounded by stone entablature with arched top, dentil molding. Exterior end brick chimneys. Brick foundation. Rectangular plan. Charles Rutherford, Architect. (C)

631 Scenic Drive (107MD020). Tudor Revival with Neoclassical. (1927). Two story brick, dentiled cornice. Side gable roof with three hip roofed dormers with three light paired casements on second story, quadrupled casements on first story flanking entry with oversize corbelled lintels, slate covering. Central front entry with oversize stylized gooseneck pediment, round engaged pilasters, brackets. One story ell on south elevation.

Two corbelled exterior end chimneys. Irregular plan. Baumann and Baumann, architects. (C)

634 Scenic Drive (107ME042). Neoclassical (1929). Two story frame with brick veneer wall covering. Hip roof with straight barrel Mission tile. Six over six double hung windows. Central front entry portico with entablature, square wood columns with Doric capitals. Front entry with four light and paneled sidelights, eight light transom. One story flat roofed ell on south elevation, balanced by one story porte cochere on north elevation. Interior end brick chimney. Rectangular plan. (C)

641 Scenic Drive (107MD021). Neoclassical (1925). Two story frame with weatherboard wall covering. Side gable roof with three gabled dormers with six over six double hung windows and partial cornice returns, dentil molding, wood shingle roof covering. Six over six double hung windows. One story rounded central portico with round wood columns with Doric capitals, sawn wood railing at second story. Front entry with sidelights and fanlight. Flanking one and one-half story ells with arcaded facades, each featuring two sets of paired ten light French doors with fan lights. Two interior end corbelled brick chimneys. Brick foundation. Rectangular plan with extensions. Rhyno and Brackney, Architects. Used as a boarding house from the 1940s until 1979, with one of the units rented to one of the Everly Brothers. (C)

642 Scenic Drive (107ME041). Tudor Revival (1940). One and one-half story frame with brick veneer wall covering. Cross gable roof with paired shed roofed dormers on façade, slate roof covering. Thirty pane metal windows incorporating transoms, sidelights, and paired casement windows. Front entry under multi-gabled front gable with stucco and applied half-timbering at gable, rusticated stone quoins and rusticated, segmental arched stone surround at entry. Exterior end brick chimney with rusticated stone inserts. One story gable roofed ell on south elevation. Brick foundation. Irregular plan. Stuart Fonde, Builder. House said to be first house to be electrically heated in Knoxville with electric coils wall units. Slate for the walkways and porches came from the Panther Creek Quarry in what is now the Great Smoky Mountain National Park.(C)

710 Scenic Drive (107ME040). Neoeclectic/Neocolonial (1956). One and one-half story frame with brick veneer wall covering. Broken cross gable roof with three exaggerated eyebrow dormers with small paned large windows, asphalt shingle covering. Recessed central bay with front entry, supported by turned wood columns. Small paned picture windows on façade. Brick foundation. Irregular plan. (C)

715 Scenic Drive (121DC026). Queen Anne with Craftsman influence (c.1850; c.1880; c.1910) One and one half story frame with weatherboard wall covering. Roof shapes include elements of a hip with lower cross gables, gabled dormers, and an enclosed front porch with a shed roof, covered in oversize asphalt shingles in a diamond pattern. One over one and three over one double hung windows. Gable roofed portico with sawn wood posts and brackets. Brick foundation. Irregular plan. Ante-bellum wrought iron fencing at house was brought there by Mrs. Effie McGaughey and had belonged to her grandmother. (C)

720 Scenic Drive. (107ME038) Neoclassical (1932). Two story frame with brick veneer wall covering. Side gable roof with two story side ell. Six over six double hung windows, paired on façade. Central entry gabled portico with partial cornice returns, round wood columns with Doric capitals, flanked by extended unroofed porches and highlighted by engaged brick piers topped by urns. Interior off center brick chimney. (C)

726 Scenic Drive. (107ME037). Minimal Traditional (1950). One story prefabricated house composed of wall panels of wood. Side gable roof. Six paned operating windows flanked by three light sidelights. Two brick chimneys, one exterior off center front and one interior off center rear. Brick foundation. Rectangular plan. Full basement. This house is a Gunnison Home, a nationally based manufacturer of prefab homes that were so prevalent after World War II. The house has had very few changes to its original construction materials and plans, and presents as intact an example of Gunnison Homes as exists in Knoxville.(C)

727 Scenic Drive. (121DC027). Ranch (1960). One story frame with brick veneer on raised basement. Hip roof with asphalt shingle covering. Six over six double hung windows, tripled on façade. Interior off center brick chimney. Front entry on façade at top of flight of concrete steps with wrought iron railing. Brick foundation. Rectangular plan. (NC)

805 Scenic Drive. (121DC008) Contemporary (2003) (NC)

806 Scenic Drive. (107MF001). Tudor Revival (1931). Two story frame with brick veneer. Hip roof, slate roof covering. On first floor, paired four over four double hung windows on segmental arched openings; second floor, tripled four over four double hung windows, with paired six light casements above front entry. Central front entry portico with exaggerated gable roof with curvilinear and straight sawn wood trims and supports. Two interior end chimneys. Brick foundation. One story ell on north façade. Irregular plan. Baumann and Baumann, Architects. (C)

814 Scenic Drive (107MF021). Ranch (1965). One story frame with brick veneer. Hip roof with lower cross gables. Eight over eight double hung windows. Recessed central entry porch supported by wrought iron columns. Interior off center brick chimney. Slab foundation. Irregular plan. (NC)

901 Scenic Drive (121DC02801). Prairie (1924) Two story frame with brick veneer wall covering and flanking flat roofed one story wings. Hipped roof with central gablet, barrel vaulted tile roof covering. Multi-paned over one double hung windows, tripled in side wings. Central entry with sidelights, brick stairs and curved portico roof. Exterior end corbelled brick chimney. Brick foundation. Rectangular plan. (C)

919 Scenic Drive. (121DC019). Tudor Revival (1924). One and one-half story frame with stone veneer of square cut, uncoursed, Ashlared stone. Cross gable roof with two

gabled dormers on façade, covered with slate. One story glassed porch with flat roof and sawn wood balustrade on side elevation. Unroofed stoop under front gable to access front entry, with upper story window. Interior off center stone chimney. Stone foundation. Irregular plan. (C)

924 Scenic Drive. (121DD011). Tudor Revival (1930). One and one-half story frame with rough-cut uncoursed Crab Orchard stone façade. Steeply pitched side gable roof with one story gabled ell and through-eave gabled front dormer with casement window, with terra cotta French tile roof covering. Front entry, flanked by small windows, through segmental arched opening and plank door. Exterior off center façade massive stone chimney. Originally rough sawn weatherboard in eaves. Stone foundation. Irregular plan. (C)

925 Scenic Drive (121DC03001) Ranch (1956) Designed by Ben McMurry, Jr.

934 Scenic Drive (121DD010). Tudor Revival (1928). One and one-half story frame with stucco wall covering. Steeply pitched cross gable roof with gabled dormer on façade, slate covering. Eight over eight double hung windows. Front entry under elongated gable, plank door. Exterior, off center façade corbelled brick chimney. Brick foundation. Irregular plan. Separate one story gabled garage. Designed by Elizabeth W. Dunlap, a landscape architect. Designed by Elizabeth W. Dunlap, a landscape architect. (C)

937 Scenic Drive (121DC030). Neoclassical (1924). Two story frame with wood shingle wall covering. Side gable roof with slate covering, one story side ell including recessed porch, square wood posts. Ten light second story windows, twelve over twelve first story window. Front entry under gabled portico with arched ceiling, dentil molding, partial cornice returns, fluted square columns with Doric capitals. Fanlight above front entry. Two exterior end stone chimneys. Brick foundation. Rectangular plan. Major addition made recently. Designed by Barber & McMurry. (C)

942 Scenic Drive (121DD009). Georgian Revival (1929) Two story frame with weatherboard wall covering. Side gable roof with slate roof covering. Six over six double hung windows. Gabled portico with arched ceiling, Doric pilasters, dentil molding and fanlight. Exterior end brick chimney. Brick foundation. Rectangular plan. Built by Peckinpugh. Stone benches at the home were formerly pavers on Gay Street in downtown Knoxville. (C)

950 Scenic Drive (121DD012) Contemporary (1981). One story frame with stucco wall covering. Projecting front central garage with oriental influence in roof braces. Intersecting gable roof with shingle roof covering. End brick chimneys. Y-shaped plan. Temporary home of Charles Frazier, Commissioner of the 1982 World's Fair. (NC)

951 Scenic Drive (121C031) Italian Renaissance (1921). Two story frame with stucco wall covering. Jerkin head low pitched hip roof with terra cotta Roman tile roof covering, wide overhanging eaves supported by decorative brackets. Five bay façade

with paired six over six double hung windows, topped by full-arch inset into stucco on first story. Centered portico with balcony with iron railing at front entry. Paired front entry doors. Portico supported by round columns and rounded pilasters. Two interior end brick chimneys. Stuccoed free-standing one story wall at each end of façade with full-arched opening. Rectangular plan. (C)

1003 Scenic Drive (121DC032) Colonial Revival (1929). Two story frame with brick veneer wall covering. Low pitched hip and cross gable roof with slate roof covering. Five bay façade with central entry highlighted by front porch with tripled round wood columns at front corners and engaged pilasters at rear supporting second story balcony, sawn wood rail. First story front entry with fanlight and sidelights. Second story porch entry through paired ten light French doors. Six over six double hung wood windows. Interior side brick chimney. Extended one story brick wall on north elevation with arched entry. Brick foundation. Irregular plan. (C)

1006 Scenic Drive (121DK016). Ranch (1957). One story frame with brick veneer and wood wall covering. Side gable roof with asphalt shingle covering. One over one double hung windows. Central front entry. Attached, enclosed garage at end of façade. Slab foundation. Rectangular plan. (NC)

1015 Scenic Drive (121DC033). Colonial Revival (1963) One story frame with brick veneer wall covering. End gable roof with slate shingle roof covering, copper gutters and dentil molding at eaves. Front gable extended portico supported by square wood columns. Front entry with transom. Eight over twelve double hung windows. Set back ell on east elevation. Brick foundation. Architect – Francis Painter. (NC)

1018 Scenic Drive (121DD017). Colonial Revival (1931). Two story frame with brick veneer wall covering. End gable roof with asbestos tile roof covering. One story side ells at each side of building. One story portico with elaborate entablature, round wood columns and front entry with transom. Eight over eight double hung windows. Brick foundation. Irregular plan. (C)

1024 Scenic Drive (121DD006) Tudor Revival (1944). Two story frame with brick veneer and frame wall covering. Steep pitched cross gable roof with elongated front telescoping gables at front entry stoop. Asphalt shingle roof covering and wood louvered attic vents. Six over six paired double hung windows. One story gable roofed ell on north elevation with nine over nine double hung windows. Two story addition on south elevation. Exterior end brick chimney. Brick foundation. Irregular plan. (C)

1029 Scenic Drive (121DC034). Neoclassical (1930). Two story frame with brick veneer wall covering and one story ells on north and south elevations. End gable roof with slate roof covering. Two story flat roof gable front porch with sawn wood chinserie railing, square wood columns with Doric capitals. Central front entry with wood inset elliptical entablature and sidelights. Twelve over twelve double hung windows with through eave gabled dormers with eight over eight double hung windows

on ells. Two exterior end brick chimneys. Brick foundation. Cruciform plan. Designed by Barber & McMurry, Architects. (C)

1039 Scenic Drive (121DC035). Ranch (1951). One story frame with brick veneer wall covering. Gable roof with asphalt shingle roof covering. One story extended front porch with turned wood columns. Six over six double hung windows. Exterior end brick chimney. Front facing end garage. Brick foundation. U-shaped plan. (C)

1040 Scenic Drive (121DD005). Ranch (1952). One story frame with brick veneer wall covering. Hip roof with asphalt shingle covering. Six over six double hung windows. Interior central brick chimney. Brick foundation with raised basement containing carport. L-shaped plan. (C)

1049 Scenic Drive. (121DC036). Ranch (1954). One story frame with brick veneer wall covering and one and one-half central section. End gable roof with asphalt shingle roof covering. Gabled dormers with six over six double hung windows and partial cornice returns on central section. Twelve over twelve double hung windows on remainder of house. Central recessed entry with three light sidelights flanked by bay windows with five six over six double hung elongated windows. Brick foundation. Two interior side brick chimneys. Brick foundation. Rectangular plan. (C)

1050 Scenic Drive. (121DD004). Ranch (1952). One story frame with brick veneer wall covering. Cross gable roof with asphalt shingle roof covering and second cross gable topping bay window. Six over six and eight over eight double hung windows. Central recessed entry under stoop. Interior offset brick chimney. Irregular plan. Recent addition of stone to front elevation. (C)

1058 Scenic Drive (121DD003). Ranch. (1954). One story frame with wood shingle wall covering. Side gable roof with asphalt shingle covering. Recessed front porch with replacement metal column and balustrade. Eight over eight double hung windows. Interior offset side brick chimney. Brick foundation. Rectangular plan. (C)

1065 Scenic Drive (121DC037). Neoclassical (1931). Two story frame with brick veneer wall covering. End gable roof with slate roof covering. Six over six double hung windows. Two story front porch with two story round columns with Doric capitals, gabled roof with full entablature, dentil molding and demi-lune window. Broken pediment above front entry, flanked with half view paneled recessed sidelights; central double hung window about front entry with sidelights. Two exterior end brick chimneys. Brick foundation. Irregular plan. Architect: Baumann and Baumann. Scene of broadcast by Willard Scott as part of the NBC Today Show coverage of the Dogwood Arts Festival. Guest house in rear yard is a log cabin moved from Jefferson Co. by the first owners (Locketts) (C)

1066 Scenic Drive. (121DD002). Tudor Revival (1944). Two story frame with slate wall covering, one story side ell. Twelve over twelve double hung windows. Steeply pitched side gable roof with through roof gabled dormers with eight over eight double

hung windows. One story one bay recessed front porch with square wood corner column. Brick foundation. Irregular plan. (C)

1074 Scenic Drive (121DD001). Ranch (1956). One story frame with brick veneer and weatherboard wall covering. Cross gable roof with metal roof covering. Interior offset brick chimney. One story rear gabled addition. One over one metal windows. Raised poured foundation with basement garage. Irregular plan. (C)

1079 Scenic Drive (121DC038). Art Moderne (1935). Two story frame with brick veneer wall covering. Flat roof atop corbelled cornice. Paired eight over eight and one over one double hung and casement windows. Central front entry stoop flanked by curved six section bay windows with transoms. Façade divided into three sections with projecting central section. Brick foundation. Irregular plan. Designed by Elizabeth W. Dunlap, a landscape architect.(C)

1105 Scenic Drive. (121DC039). Ranch (1955). One story frame with brick veneer wall covering. Hip and cross gable roof with asphalt shingle roof covering. One story garage on south elevation. Six over nine double hung windows. Exterior front brick chimney. Irregular plan. Designed by Elizabeth W. Dunlap, a landscape architect. (C)

1111 Scenic Drive. (121DC040) Neoelectic with Tudor influence. (1948). One story frame with brick veneer wall covering. Side gable roof with shed and gabled dormers on façade and asphalt shingle roof covering. Eight over eight double hung windows. Front entry marked by covered stoop and containing transom and sidelights, flanked by cottage window. Paired French doors also on front elevation. Two exterior end brick chimneys. Brick foundation. Irregular plan. (C)

1119 Scenic Drive. (121DC041). Tudor Revival (1940). One and one-half story Crab Orchard stone building. Side gable roof with lower side gable roof on wings on north and slate shingle roof covering, shed roof dormers on front elevation. Eight over eight double hung windows. Recent addition on south elevation. Interior central brick chimney. Designed by Francis Keally, who also designed the Brooklyn Public Library, the Oregon State Capitol, the Iranian Embassy in Washington, D.C., the 1939 World's Fair Communication Building and the American Cemetery in Luxembourg. Interior basement room is a copy of the Ipswich Room in the Metropolitan Museum of art in New York. (C)

1132 Scenic Drive. (121DK001) Ranch (1958). One story frame with brick veneer wall covering. Side gable roof with asphalt shingle roof covering. One over one and picture windows. Recessed front entry stoop. Interior off center brick chimney. Slab foundation. Rectangular plan. (NC)

1155 Scenic Drive (121DC042) Neoelectic with Georgian influence (1967). Two story frame with brick veneer wall covering. Hip roof with lower hip roof wing on north elevation and slate shingle roof covering. Broken pediment at centered front entry. Two story semi-circular front porch with round wood columns with Doric capitals. Standing

seam copper roofed flanking bay windows. Six over six double hung windows. Two corbelled brick chimneys, one exterior end and one interior offset. Brick foundation. Irregular plan. (NC)

1200 Scenic Drive (121DM003). Vacant lot.

1209 Scenic Drive. (121DC043). Georgian Revival. (1926). Two story frame with brick veneer wall covering. Hip roof with shed roof dormers on front elevation, bracketed eaves and asphalt shingle roof covering. Arched pediment at front entry. Paired and tripled six over six double hung windows. Interior off center brick chimney. Brick foundation. Irregular plan. Designed by Peoples and Ferguson, Architects of Norfolk, VA., with Whisman as Builder. The former owner, Mrs. Emma Gaut, was an accomplished gardener and particularly proud of her extensive collection of red poppies. They were so prolific that a World War II era flyover prompted an FBI investigation.(C)

SOUTHGATE DRIVE

904 Southgate Drive (107MF020). Ranch (1947) One story frame with brick veneer wall covering. Hip roof with asphalt shingle roof covering. Unroofed front stoop. Four over four double hung windows. Interior off center brick chimney. Brick foundation. Irregular plan. Reportedly a Barber & McMurry design.(C)

916 Southgate Drive (107MF01901). Craftsman. (1927) One and one-half story frame with weatherboard wall covering. Side gable roof with asphalt shingle covering and shed roofed central dormer. One story full front porch with square wood columns. Sidelights at central front entry. One over one double hung windows and multi-paned casement windows. Brick foundation. Reportedly moved from another location, but in place in 1927. (C)

924 Southgate Drive (107MF019) Craftsman (1924) One and one half story frame with weatherboard wall covering. Front gable roof with shed roofed dormers. Front gable one-quarter front porch with square wood posts on brick piers. Double hung one over one windows. Brick foundation. Irregular plan. (C)

925 Southgate Drive (121DE002) Contemporary (1958). One story frame with brick veneer and vertical wood siding. Side gable roof with central gable section and asphalt shingle covering. Paired double hung and casement windows. Unroofed stoop at front entry. Raised basement with garage. Brick foundation. Rectangular plan. (NC)

ACKNOWLEDGEMENT

The Designation Report and Design guidelines for the Scenic Drive Area of Sequoyah Hills Neighborhood were prepared with a great deal of assistance and cooperation from the residents of the owners. Of special assistance in this process were Nancy Bills, Lisa Gammeltoft , Kirby Bell, Robin Porter, and Kay Stoneking. Photography was provided by the Sequoyah Hills Neighborhood Association.

As I work outside of the area I may not be able to attend the upcoming meeting and wished to have my opinion known to the board.

As a member of the neighborhood and the KPSHA neighborhood association I wholeheartedly support the conservation overlay application. Having had to "fight" business and intrusive changes to the neighborhood in the past I feel this overlay will help maintain the integrity of one of the biggest assets Knoxville has going for it. Sequoyah hills and the older established neighborhoods.

As it is, building codes are often overlooked or misinterpreted so it would be nice to have a second layer of support for neighborhood preservation. Examples of such inattentiveness to detail are density rules being overlooked and setbacks negotiated outside of ordinance or just downright ignored by owners, builders and city government.

Please help us preserve what makes Knoxville unique, it's charming, economically and socially desirable "older" neighborhoods.

Beth Schultheis
bcs4040@yahoo.com
865 546 1600
4040 Forest Glen Drive
Knoxville, TN 37919

PLEASE PRINT A COPY OF THIS EMAIL FOR EACH MPC MEMBER TO REVIEW

March 1, 2006

Dear Metropolitan Planning Commissioner,

Please, please, please support the Scenic Drive Area Neighborhood Conservation Overlay (MPC File No. 2-H-06-RZ) scheduled to come before you on March 9.

We have only lived in this beautiful neighborhood for three years but we love it the way it is and would hate to see any massive changes to the uniqueness of the neighborhood. How often can you see such diversity and individualism in a neighborhood?

I am in support of placing guidelines into our neighborhood zoning laws to preserve our wonderful area. As with other Knoxville neighborhoods, we just love it the way it is!

Thank you for all of your hard work that often goes unrecognized. We all very much support the job that you do!

Sincerely,
Debbie and Collin Cope
1608 Agawela Avenue
Knoxville, TN 37919
865-524-1146
CopeKnoxTN@aol.com

From: "Tam Martin" <mart8315@bellsouth.net>
To: <contact@knoxmpc.org>
Date: 2/27/2006 6:12:32 PM
Subject: SCENIC DRIVE AREA NEIGHBORHOOD CONSERVATION OVERLAY

PLEASE PRINT A COPY OF THIS E-MAIL FOR EACH MPC COMMISSIONER TO REVIEW:

Dear Metropolitan Planning Commissioner,

Please support the Scenic Drive Area Neighborhood Conservation Overlay (MPC File no. 2-H-06-RZ) that is scheduled to come before you on March 9th.

My husband and I have lived in Knoxville for 30 years, raising our children in the Sequoyah Hills area. We live on Scenic Drive, and our hope is that the neighborhood can be preserved with all its present charm.

We wish to have the growth in Sequoyah Hills overseen by your committee, and the Historic Zoning Commission, in order to enable future growth that will preserve and enhance our unique neighborhood.

Thank you so much for your consideration

Sincerely,

Tam Martin

1029 Scenic Drive

From: Betty Jo Mahan
Subject: Re:

PLEASE PRINT A COPY OF THIS E-MAIL FOR EACH MPC MEMBER TO REVIEW.

Dear Metropolitan Planning Commissioner,

I am writing to ask for your consideration and your support of the Scenic Drive Area Neighborhood Conservation Overlay(MPC File No. 2-H-06-RZ) scheduled to come before you on March 9.

I grew up in Knoxville and after 20 years away moved back three years ago.

When my husband, a native of Sequoyah Hills, and I returned to Knoxville, we only looked at buying our home in Sequoyah Hills. Besides Knoxville, we have lived in Nashville, Atlanta and Houston. All are wonderful cities with beautiful neighborhoods, but they do not have a Sequoyah Hills. While living in the other cities, we witnessed first hand how quickly even old established neighborhoods can change their look and charm in the absence of guidelines. Once large and beautiful lawns gave way to subdivision and overcrowding.

I am not against growth in our neighborhood, but my wishes are to have the growth in Sequoyah Hills overseen by your committee and the Historic Zoning Commission to enable this growth to preserve and enhance this beautiful, charming and unique neighborhood.

Sincerely,

Kirby Bell

1119 Scenic Dr.

>>> "Rik Norris" <RNorris@cope-associates.com> 2/27/2006 7:59:40 AM >>>

Dear Commissioners:

My home address is 438 Scenic Drive and I have lived there for 13 years. I'm very supportive of the Neighborhood Conservative Overlay proposed. Please approve this action. It is my opinion that the vast majority of my neighbors also support this action.

Thank you.

rik norris

richard a. norris, aia

cope associates architecture

tyson place, suite 5

2607 kingston pike

knoxville, tennessee 37919

p: 865.694.9000

f: 865.584.1860

e: rnorris@cope-associates.com

From: theff <theff@utk.edu>
To: <contact@knoxmpc.org>
Date: 2/14/2006 3:23:51 PM
Subject: Conservation Overlay for Scenic Drive.

"MPC File No. 2-H-06-RZ",
MPC Agenda "Knoxville City Council (Charles Swanson)".

February 11, 2006
Dear MPC Member:

I wish to thank you for the time you give to my brief letter. I have lived on Scenic Drive for thirty years. I love my neighborhood and the sense of community, I have been blessed to find here. We raised our children here. I live in a modest home which is approximately 150 years old. My home was built before the Civil War, before there was a Sequoyah Hills. I suppose the only things older than our home are the great oaks that still grow on my block.

Those oaks and the land they inhabit is part of my concern. Scenic Drive has a wonderful character that depends on the landscape and the way the homes are situated on the lots. The lots are large and the landscape plantings are typically quite old. It is not a landscape that can be duplicated. It is, however, one that can be easily destroyed through the break up and subdividing of the lots; through ignoring the set backs for the homes, etc.

As long-standing homeowners my wife and I would urge you to support the Neighborhood Conservation Overlay for Scenic Drive. I would be happy to answer any questions which you might have and would like to thank you again for your consideration of our petition. I can assure you that the majority of the folks that live here favor this. Very Truly Yours,

Thomas & Judith Heffernan
P.S. I have also sent this letter as an attachment.

Dr. Thomas J. Heffernan
The Kenneth Curry Professor in the Humanities

Departments of English and Religious Studies

Please distribute this message to members of the MPC before the meeting scheduled for March 9, 2006. Thank you,

Anne McIntyre
4211 Taliluna Avenue
Knoxville, TN 37919

Dear Council Members:

Please approve a Neighborhood Conservation Overlay for the SCenic Drive area.

I support Neighborhood Conservation Overlays. They enhance neighborhood responsibility and commitment. Neighborhoods are important to the high quality of life available in Knoxville and Knox County.

I support a Neighborhood Conservation Overlay for the Scenic Drive area. This neighborhood is an irreplaceable asset to our city and county. The spaciousness of this neighborhood is also important for rain absorption during heavy storms; it limits the problems experienced by properties and streets downhill from it and in the city park and our river at its base.

Your approval for rezoning the Scenic Drive area as a Neighborhood Conservation area is important to us all.

Sincerely,
Anne McIntyre
4211 Taliluna Avenue
Knoxville, TN 37919

PLEASE PRINT A COPY OF THIS E-MAIL FOR EACH MPC MEMBER TO REVIEW Dear Metropolitan Planning Commissioner: Please consider supporting the Scenic Drive Area Neighborhood Conservation Overlay scheduled to come to you on March 9. File #2-H-06-RZ
Sincerely,
Bob Griffith, 705 Blow"s Ferry Road

Dear MCP Board,

We are in favor of the neighborhood conservation overlay mpc file No. 2-H-06-RZ.

Sincerely,
Brian and Miriam Slack
4115 Forest Glen Dr.
Knoxville, TN 37919

I have lived at 4146 Forest Glen Drive since October of 1988. I am in favor of the neighborhood conservation overlay mpc file No. 2-H-06-RZ.

Sincerely,
Virginia Bond Browning

Re: MPC File 2-H-06-RZ - Overlay

From: <Mgrieve1125@aol.com>
To: <contact@knoxmpc.org>
Date: 3/9/2006 12:46 AM
Subject: Re: MPC File 2-H-06-RZ - Overlay

To all Members of the Metropolitan Planning Committee:

My husband and I urge you to **support** approval of the Neighborhood Conservation Overlay for Scenic Drive in Sequoyah Hills.

This Overlay is critically needed to preserve the integrity and historic character of this area of Knoxville and will set an important precedent for the neighborhood in helping to maintain standards for preservation in the future.

Thank you for looking at the "big picture" in this issue and, by your vote, reaffirming the benefits of preserving historic neighborhoods in the city of Knoxville.

Marsha Grieve

MPC File No. 2-H-06-RZ

From: "Melinda Ethier" <msethier@comcast.net>
To: <contact@knoxmpc.org>
Date: 3/6/2006 12:53 PM
Subject: MPC File No. 2-H-06-RZ

Dear MPC Members,

I would like to express my and my husband's **total support** for the Scenic Drive Area Neighborhood Conservation Overlay. This issue is scheduled to be heard at the MPC meeting on Thursday, March 9th; File No. 2-H-06-RZ.\

As 13 year residents of Sequoyah Hills we cannot urge you enough to **approve** our neighborhood's conservation overlay. Our neighborhood must work constantly to maintain the unique qualities that make Sequoyah Hills a special place to live and raise our families. This conservation overlay will provide us with a wonderful tool to help insure the future of Sequoyah Hills.

Thank you for your attention to this important issue.

Sincerely,

Melinda and Jim Ethier
821 Woodland Court
Knoxville, TN 37919

--

No virus found in this outgoing message.

Checked by AVG Free Edition.

Version: 7.1.375 / Virus Database: 268.2.0/275 - Release Date: 3/6/2006

Scenic Drive Area Neighborhood Conservation Overlay

From: "RBacon" <reneeandrleigh@bellsouth.net>
To: <contact@knoxmpc.org>
Date: 3/6/2006 11:45 PM
Subject: Scenic Drive Area Neighborhood Conservation Overlay
CC: "Nancy Bills" <nbills@bellsouth.net>, "Jim Bletner" <jbletner@utk.edu>, <mayor@cityofknoxville.org>

To All MPC Members:

I am writing to ask you to support the Scenic Drive Area Neighborhood Conservation Overlay this Thursday, March 9. I feel your support on this issue will allow our neighborhood to continue to develop a vision for the future. A vision toward how growth and change can be accommodated without sacrificing the character and long-term stability of the neighborhood. And more importantly giving the residents, rather speculative developers control of the neighborhood's destiny.

Growing up in Holston Hills I learned to appreciate the charm of early 20th century neighborhoods. I have only lived in Sequoyah Hills for a few years yet during this time I have witnessed violations of height and setback limits, the potential erection of a cell tower and the creation of sub-divided lots which do not conform to City codes. Your support of this overlay would go far toward eliminating issues such as these in the future via the HZC review process included in the overlay guidelines.

The opposition to this overlay has been primarily mounted by a relatively small group of residents and is unfortunately been propagated by an inaccurate account of the guidelines by one individual who I am sure will appear before you on Thursday. Otherwise the vast majority of residents support the overlay and I hope you do as well.

Thank you for your consideration in this matter.

Raleigh Bacon
921 Kenesaw Ave.
Knoxville, TN 37919

3-08-06

Please remove my name from the petition favoring
the petition overlay.

Thank you,

Susan Wasusick
1050 Scenic Dr.

**PETITION - NEIGHBORHOOD CONSERVATION (NC-1) OVERLAY ZONING
SCENIC DRIVE AREA**

I am a property owner or resident in the Scenic Drive area of Sequoyah Hills. I am interested in securing the Neighborhood Conservation (NC-1) overlay designation for my property in order to protect its historical and architectural integrity. I understand that designation will mean the adoption of design guidelines that regulate demolition of existing buildings, the construction of new buildings, and the building additions. I support the designation of the Scenic Drive area of Sequoyah Hills.

NAME

ADDRESS

DATE

Marion Goodpastor	634 Scenic Dr	3/7/06
D. W. Goodpastor	634 Scenic Dr.	3/7/06

March 4, 2006



TO: Knox County Metropolitan Planning Commission

RE: March 9, 2006 Meeting, Agenda Item #57, File No 2-H-06-RZ
Scenic Drive Area Rezoning to R-1 NC-1 & Approval of Design Guidelines

Dear Commissioner,

I am both a resident and property owner on Scenic Drive in Sequoyah Hills. I live in my home at 720 Scenic Drive, where I have resided for nearly 30 years, and where my husband and I have raised our children. This home, built in 1929, was lovingly restored over a period of many years by my husband, Dr. Jerry E. Stoneking, who was Dean of the College of Engineering at the University of Tennessee until his sudden and untimely death in 2001.

In addition to our home at 720 Scenic Drive, I also own the home next door at 726 Scenic Drive, where my son Jeff Stoneking now resides. I am currently in the process of renovating and restoring this 1948 Gunnison Home, which has been identified by a national expert on Gunnison Homes as one of only a few almost completely original Gunnison Homes now left in the entire nation. As such, it is of considerable interest to historic preservationists, and it has been visited by state and national representatives of the National Trust who feel that this residence is worthy of being nominated for listing on the National Registry of Historic Homes.

Consequently, as the owner of both 720 Scenic Drive and 726 Scenic Drive, I represent two of the approximately 75 individual properties covered by the requested rezoning of the Scenic Drive Area from R-1 to R-1 NC-1. I have not only a considerable financial interest in the future stability and welfare of this Sequoyah Hills neighborhood, but also a keen personal and aesthetic interest as well.

My husband and I originally chose Sequoyah Hills as our home when we moved to Knoxville in 1975 because of its great natural beauty and tree-lined streets, its special and unique quality as an established neighborhood of traditional and lovely vintage homes, the friendliness and strong sense of community evinced by its residents, and the closeness and convenience of the Sequoyah Hills neighborhood to my husband's work at the University of Tennessee. It was these same reasons which led me to stay on in my home following my husband's death in 2001 and even to make a further investment in the Sequoyah Hills neighborhood through my purchase of 726 Scenic Drive in 2003.

Now, however, I must tell you that I am very concerned that the special qualities of the Sequoyah Hills neighborhood which I have long valued and loved are being increasingly threatened by the kind of untrammelled development which can occur in older neighborhoods NOT protected by neighborhood overlays. Consequently, I am writing to you today to express my STRONG SUPPORT for the Scenic Drive Rezoning Request (from R-1 to R-1/NC-1) which is Item #57, MPC File No. 2-H-06-RZ, on the Agenda for the March 9, 2006 MPC meeting.

Both of my children, my daughter Jennifer Stoneking-Stewart and my son Jeff Stoneking, who will one day be heirs to the two Scenic Drive properties I currently own, also strongly support the requested Neighborhood

Conservation Overlay. Consequently, all three of us sincerely request and urge you to VOTE TO APPROVE the crucial NC-1 rezoning request for the Scenic Drive area in Sequoyah Hills.

Since Sequoyah Hills is an older neighborhood, it currently has NONE of the protective subdivision restrictions which are now standard with all new subdivisions. Consequently it is now particularly vulnerable to the encroachment of undesirable development and to the kind of urban tear-down phenomenon which journalist Matt Edens recently described in the February 16th edition of the "Metro Pulse" in a commentary entitled "Making Room for McMansions", an article which I strongly urge you to read if you have not already done so. (I have enclosed a copy of this article with this letter.) Mr. Edens' article clearly shows the kind of disastrous transformation which can occur in neighborhoods like Sequoyah Hills if they are NOT protected by up-to-date subdivision restrictions or a neighborhood conservation overlays like the one for the Scenic Drive area which is before you for approval

Sequoyah Hills has long been one of Knoxville's premier neighborhoods specifically because of the beauty of its natural setting, its tree-lined streets and mature landscape plantings, and its high quality and architecturally diverse older homes. With its parks and boulevards, which are frequented by non-residents as well as residents, and with its draw as a scenic attraction to tourists who come to drive its beautiful Dogwood Trails in springtime, Sequoyah Hills is also an important community-wide resource for both the City of Knoxville and the surrounding Knox County. The loss of the qualities which have long made the Sequoyah Hills neighborhood unique and special would be a tragedy not only for its residents, but also for the Knoxville-Knox County community at large.

The NC-1 Overlay efforts now underway in Sequoyah Hills generally, and on Scenic Drive in particular, represent a wonderful opportunity to save the beautiful and historic Sequoyah Hills neighborhood for future generations of Knoxvilleians. The proposed Scenic Drive Area Guidelines which are before you for approval represent the culmination of over two years of public effort by a volunteer Scenic Drive neighborhood committee and have the strong support of a large majority of Scenic Drive property owners. Especially telling, I think, is the fact that ALMOST ALL of the Scenic Area property owners who ACTUALLY RESIDE in the properties they own STRONGLY FAVOR the approval of the NC-1 Overlay and guidelines. (While most properties within the Overlay area are owner-occupied residences, there are some vacant lots and a few are residences which are owned by absentee landlords who live elsewhere and rent their properties out.)

Over a two-year period, the Scenic Drive Area neighborhood committee has worked in public view and has taken the following steps to develop and gain neighborhood approval for the NC-1 Overlay effort:

- 1) Sent out written surveys to each property owner and further solicited the input and views of residents through personal contacts and phone calls
- 2) Using neighborhood input, worked out an initial draft of proposed NC-1 Guidelines for the Scenic Drive Area
- 3) Held neighborhood meetings to discuss the initial draft of the proposed Guidelines
- 4) Further revised and rewrote the Guidelines based on neighborhood input
- 5) Sent and/or hand-delivered copies of the completed guidelines to ALL Scenic Area property owners for their perusal and comment
- 6) Circulated a neighborhood petition requesting an NC-1 Overlay designation, a petition which was signed by a majority of property owners and by ALMOST ALL owners who ACTUALLY RESIDE in the neighborhood,
- 7) Presented a copy of the signed petition to Historic Zoning at MPC

- 8) Through the offices of MPC, sent two letters out to each property owner, one by regular mail and one by Certified Mail, stating the times and places of a January neighborhood meeting for final public discussion and revision of the Guidelines, as well as the dates and times at which the proposed Overlay Request was scheduled to be heard by Historic Zoning and MPC.
- 9) Held a subsequent neighborhood meeting at which any concerns could be aired and any final revisions of the Overlay Guidelines could be made.
- 10) Presented the finalized NC-1 Overlay Request and Guidelines to the Historic Zoning Commission at its January meeting, where they were UNANIMOUSLY APPROVED with NO OPPOSITION.
- 11) Sent the NC-1 Overlay Request and Guidelines to MPC for review, where they have been RECOMMENDED FOR APPROVAL by the MPC Staff Report
- 12) Put the complete text of the proposed Scenic Drive Area NC-1 Overlay guidelines on the MPC website so that anyone anywhere can read and review them.
- 13) Put up NC-1 Rezoning signs in the Scenic Drive Area.
- 14) Held a final neighborhood meeting on February 20th to answer questions, explain the need for the Overlay, and to attempt to resolve any final opposition
- 15) And, finally, has now requested MPC approval for the Scenic Drive Area NC-1 Overlay and Guidelines, Agenda Item #57 at its March 9th meeting.

Consequently, the Scenic Drive Rezoning Request which is on your Agenda for Thursday's meeting has been developed over a lengthy period of time in which the comments and suggestions of all residents affected have been personally and publicly solicited and listened to by the neighborhood committee. Committee members have worked diligently to resolve any conflicts or opposition and have made various revisions in the Guidelines in order to do so. The proposed Rezoning Request and Design Guidelines have received very strong neighborhood support and were COMPLETELY UNOPPOSED at the Historic Zoning Commission Meeting. They have been RECOMMENDED FOR APPROVAL by the MPC Staff itself.

The only opposition effort to the Scenic Drive Area Neighborhood Overlay has come suddenly and quite late in time from Ken Hall, who currently resides at 641 Scenic Drive, and this opposition seems to be obstructionist rather than altruistic in nature. Mr. Hall seems to object to ANY restrictions of ANY SORT being placed on Sequoyah properties, even when the purpose of such restrictions is to protect and improve the overall stability of our neighborhood. His basic rationale seems to be that "Nobody should be able to tell me ANYTHING about what I can or can't do with property that I own." Despite this view, Mr. Hall nonetheless never raised any objections or concerns during the above two-year period of time in which the neighborhood committee held public meetings and solicited public comment concerning the proposed NC-1 Overlay.

Given the open and public way that the Scenic Drive Area neighborhood committee has proceeded over the past two years, one wonders why Mr. Hall has waited until such a late and inopportune date to develop a passion for beating down the NC-1 Overlay desired by the majority of the Scenic Drive Area residents. This seems even more mystifying given the fact that Mr. Hall presently has his own property at 641 Scenic Drive ON THE MARKET FOR SALE and has stated publicly that he intends to move away from Scenic Drive. Under the circumstances, one would think that it should be the residents who have a continuing long-term interest in the future welfare of the Scenic Drive neighborhood, rather than someone who is simply "passing through", who should be able to determine what is in the long-term best interests of the neighborhood as a whole.

I, as well as many of my neighbors, also find it very troubling that Mr. Hall has been going door-to-door on Scenic Drive seeking to gain adherents through a campaign of innuendo and "disinformation", in which he is making statements about what the NC-1 Overlay Guidelines actually would and would not do which are clearly

inaccurate and untruthful. I feel I can make such a statement only because I have experienced FIRSTHAND the kinds of things which Mr. Hall has been telling Scenic Drive residents about the Overlay and have been able to hear the actual misrepresentations for myself. Mr. Hall personally knocked on my door a couple weeks ago, and I stood on my front porch and listened for over an hour to what he had to say. In our "conversation", if one can truly call it that, Mr. Hall was clearly NOT interested in hearing any contrary points of view or any facts which would refute misrepresentations which he made to me personally about how the Overlay had been developed and about what it would actually do

Mr. Hall came to my door with an agenda to advance and, as far as I could determine, had no interest in any reasoned or reasonable discussion of the pros or cons about the issues involved. Since I am personally knowledgeable about what the Scenic Drive Area Overlay Guidelines actually say, and since I have worked to some extent with the neighborhood committee which developed them and understand the need and purpose for them, it was easy for me to recognize the misleading and deceptive nature of many of Mr. Hall's statements concerning the Overlay. At the same time, however, I could also see that someone who was NOT well informed about what specific Overlay provisions would actually do could in fact have been easily misled by Mr. Hall's slanted and deceptive statements and could well have been brought to feel that his or her property rights would indeed be threatened by the protective Neighborhood Conservation Overlay

I also attended the Scenic Drive Area neighborhood meeting which was held on February 20th specifically for the purpose of publicly addressing and attempting to resolve Mr. Hall's rather late opposition to the Overlay effort, and I again listened to Mr. Hall talk. At this meeting, I was profoundly shocked, and indeed quite incensed, to have Mr. Hall stand before the group and state publicly and FALSELY in my presence that I had personally told him that the NC-1 Overlay Guidelines would "prevent me" from doing what I wanted with my property at 726 Scenic Drive. He attempted to twist what I had said in order to falsely make it appear that I was an opponent rather than a supporter of the Overlay effort, as he full well knew me to be. I PUBLICLY REFUTED Mr. Hall's imputations about my views before the group attending the neighborhood meeting, but of course have no opportunity to take such action if such statements are made behind my back and out of my hearing

At the February 20th meeting, Mr. Hall also claimed to have garnered signatures on an opposition petition from 80% of Scenic Area residents contacted. However, when asked at the meeting by Jim Bletner, Head of the Kingston Pike-Sequoyah Hills Association, to present his petition publicly so that signatures could be authenticated, Mr. Hall REFUSED. He stated that his petition would be revealed at the March 9th MPC hearing, a venue in which there will of course be NO opportunity for signatures to be checked or authenticated

When asked to explain what specific provisions of the Overlay Guidelines he actually objected to, Mr. Hall packed up his bag and abruptly left the meeting, refusing any specific discussion with Scenic Drive residents who had listened to his statements of opposition for more than thirty minutes. It was quite apparent to all who attended this meeting that Mr. Hall had no desire to find any accommodation with the great majority of his neighbors who have long supported the NC-1 Overlay effort but nonetheless wished to be conciliatory and win over opposition if at all possible.

Besides Mr. Hall, only one other person who stated that he had signed Mr. Hall's petition came to the February 20th neighborhood meeting. Mr. Hall's public explanation for the absence of other supporters at that meeting was that "All of these people have ASKED ME to represent them and their interests." One wonders whether others who may have been persuaded to sign Mr. Hall's petition might have been intentionally discouraged from attending this meeting since actually hearing a public discussion of the issues involved could

have revealed to them the misleading and deceptive nature of many of the statements which Mr Hall has made in his effort to defeat the Neighborhood Conservation Overlay.

It is one thing to have an issue or a proposal fail because it cannot win sufficient adherents on its actual merits. It is another thing entirely, however, to see a proposal fail because of falsehoods which have been promulgated about it.

Unfortunately, not everyone is willing or able to inform themselves about neighborhood issues and/or to come to meetings to hear these issues publicly discussed,. Such uninformed individuals may well be susceptible to demagoguery which uses innuendo and misrepresentation to frighten them into thinking that their property rights will somehow be threatened and undermined if the NC-1 Overlay is approved. What might represent the long-term best interests of both Scenic Drive and the entire Sequoyah Hills neighborhood then becomes lost, and the individuals worried about their INDIVIDUAL property rights don't stop to think about all the things that can happen that will have a harmful impact on their properties and their personal enjoyment of their property rights if the NC-1 Overlay is NOT approved.

I too am a very strong believer in "individual property rights" and see this as one of the key foundations of America's prosperous and happy way of life. I too have no particular wish to have "somebody else tell me what I can and can't do on my own property."

Unlike Mr. Hall, however, I believe that it is far better to relinquish a very small amount of individual control in order to secure a MUCH GREATER GOOD for my entire neighborhood and for the Knoxville community as a whole, which surely will also suffer a loss if what has made Sequoyah Hills unique and desirable as a neighborhood for so many years should be allowed to fall before the bulldozers, the subdivision developers, and the MacMansions. I believe in fact that the greatest threat to individual property rights in Sequoyah Hills today is from the kind of untrammled and disastrously inappropriate development which can occur all around us and totally transform the character of our neighborhood if Sequoyah Hills is NOT protected by a NC-1 Overlay.

The proposed Scenic Drive NC-1 Guidelines have been developed with an immense amount of thought and care and public input over a two-year period of time by neighborhood residents who acted at the request of other neighborhood residents and volunteered their time to work on the Scenic Drive Area NC-1 Overlay effort. The Scenic Drive Area NC-1 Overlay Request is STRONGLY SUPPORTED by the majority of property owners and most especially by the continuing residents who, unlike Mr Hall, are NOT selling their Scenic Drive residences and moving elsewhere. It was approved unanimously by the Historic Zoning Commission, and has been recommended for approval by the MPC Staff.

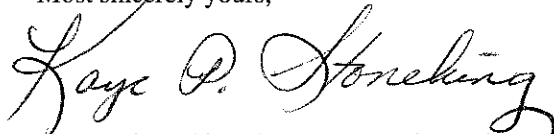
I believe that having Overlay protection will actually increase property values and the marketability of Scenic Drive area homes since neighborhood stability will be assured and prospective residents can have confidence that the properties next door to them, or across the street from them, will not suddenly be demolished and replaced by new development which negatively impacts their peaceful enjoyment of their own homes. It has been true historically that other neighborhoods which have previously added protective NC-1 or H-1 neighborhood overlays have enjoyed increases in their property values, and I believe that this will also be true for Sequoyah Hills as well. In this case, I have indeed "put my money where my mouth is" with my continuing investment in two Scenic Drive properties and my strong support for the NC-1 Overlay.

The NC-1 Overlay efforts now underway in Sequoyah Hills generally, and on Scenic Drive in particular, represent the best possibility we are likely ever to have to save the beautiful and historic Sequoyah Hills neighborhood from becoming just another bland and treeless "new" subdivision of humongous lot-line-to-lot-line houses. The Overlay Guidelines would provide a level of property rights PROTECTION which this neighborhood has not previously had, and which it may NEVER have if the present Scenic Drive Area NC-1 Overlay Request is not approved by MPC

Consequently, my two children and I sincerely request and deeply urge that you cast your vote as an MPC member to support the long-term best interests of the Sequoyah Hills neighborhood as a whole and the Scenic Drive Area in particular by voting TO APPROVE the Scenic Drive Area NC-1 Overlay and Guidelines, which are Agenda Item #57 for the MPC Meeting this coming Thursday

Both present residents and future generations of Knoxvilleians will be forever in your debt for your much appreciated help in protecting and saving the special qualities which have long made the Sequoyah Hills neighborhood uniquely desirable both as a place of residence and as a community resource used and appreciated by much of the population of the greater Knoxville-Knox County area. The same will also be true for the thousands of visitors who come each spring to tour Knoxville's Dogwood Trails and to enjoy the breathtaking and ethereal beauty of long established dogwoods and azaleas in full bloom along Scenic Drive and the other streets which compose the Sequoyah Hills Dogwood Trail. The property owners and residents of the Scenic Drive Area are counting on you to protect and preserve the wonderful neighborhood which we have immensely appreciated and loved for as long as we have been here.

Most sincerely yours,



Kaye P. Stoneking (Mrs. Jerry E. Stoneking)
865-523-4953

Enclosed: Copy of "Making Room for McMansions", Metro Pulse article, February 16, 2006

Making Room for McMansions

Teardown is a relatively new urban phenomenon

You may have missed it amidst all the worry that a couple of Danish cartoonists may have kicked off World War III, but closer to home the mayor of Atlanta stirred up her own hornet's nest recently when she issued, at first glance, a fatwa against something many people in the Georgia metropolis hold as sacred as Mohammed.

Dubbed the "McMansion Ban" by the press, the headlines earned Mayor Shirley Franklin props from people who see the titanic tract houses as totems of suburban sprawl. But those who bothered to read the fine print may have noticed that the mayor's moratorium on new building permits in four older, upscale Atlanta neighborhoods had very little to do with stopping sprawl, unless a city can sprawl inward. While the "McMansion Ban" made for snappy headlines, the moratorium (since overturned by the city's zoning board) actually concerned what are typically known in the real estate business as "teardowns."

The term is pretty self-explanatory: A teardown occurs when someone buys an older, smaller home and, rather than remodel it, just shoves the place over and starts from scratch. While such drastic renovations somewhat rarely occur here, in Atlanta they've become run of the mill as the city's infamous traffic congestion continues to make living inside the I-285 beltway more and more desirable (for the first time in decades, according to the 2000 census, more people are actually moving into central Atlanta than out).

Downtown lofts and inner-city gentrification account for some of the migration, but the teardown phenomenon plays its part, too, principally targeting the city's older inner suburbs with a desirable address and expensive real estate. Toward Buckhead, in neighborhoods such as Morningside and Lennox Park, developers are snapping up small, 1930s vintage brick cottages for nearly a half-million dollars and then replacing the two bedroom, one bath homes with much bigger houses—with as much as 5,000 square feet, priced at more than a million.

The trend puts smart-growth advocates and historic preservationists—areas of interest that often overlap—in the unenviable position of trying to decide which is better: building the big house in town or telling the developer to take

it to the greenfields 20 miles away? Further complicating things is the fact that, while some of the new Atlanta houses are truly tacky, others have Arts and Crafts detailing and designs that hardly fit the mental image the term "McMansion" typically conjures up.

Other than in Sequoyah Hills, there have been few teardowns in Knoxville to date. But, with I-40 a constant construction zone and proximity to downtown becoming more desirable, the trend could take hold. Already, over the past decade, development has rapidly claimed most of the remaining vacant land in and around the upscale areas of 37919. And, with empty lots becoming scarce and costly commodities, it may be increasingly tempting to fire up the bulldozer and create some

commentary

BY MATT EDENS

Currently, in Sequoyah, Westmoreland, Westwood, Forest Heights or any of 37919's half-dozen older areas, there would be little the neighbors could do if a developer did decide to knock down the place next door and put up something new (particularly if the developer doesn't attempt to subdivide the resulting lot). Unlike older, and increasingly upscale inner-city neighborhoods such as Fourth and Gill and Old North Knoxville, none of 37919's caché communities has any sort of historic or conservation zoning (with the sole, controversial exception of a small section of Lyons View Pike surrounding what was once the J Allen Smith House).

The situation, in some ways, isn't all that different from Atlanta. While all were old enough to be eligible, none of the neighborhoods covered by the "McMansion Ban" benefited from any sort of historic zoning or designation, either. The reason was quite simple—few residents saw any need for it. Unlike inner-city neighborhoods bootstrapping their way back from blight, homeowners in older, pricier subdivisions often see their property values as sufficient protection. Typically they're right: Encroaching commercial development or slumlords seeking to subdivide houses into rental property primarily seek out the softest real estate markets, not the strongest.

Teardowns, however, transform a market's strength from a protection to a potential threat. If people will pay \$200,000 or more for a tiny, two-bedroom Cape Cod, how much would they pay for a brand new house five times its size on the same lot? ☺