



Agenda Items: 7 & 8

TO: Metropolitan Planning Commissioners

FROM: Jeff Welch, MPC Interim Executive Director

PREPARED BY: Dave Hill, MPC Deputy Director
Kaye Graybeal, Historic Preservation Planner

DATE: April 9, 2015

SUBJECT: *City of Knoxville Code Amendments:
Demolition Delay Building Code and Zoning Ordinance Amendments*

SUMMARY

Two separate actions are requested of the MPC Commissioners:

1. **ITEM 4-B-15-0A:** Consider recommending adoption of an ordinance of the Council of the City of Knoxville to amend the City of Knoxville Code of Ordinances, Chapter 6, "Buildings and Building Regulations", Article II, Section 6-32 by adding subsection 105.5.5 related to delay and issuance of permits issuance for historically significant structures.
2. **ITEM 4-C-15-0A:** Consider recommending adoption of an ordinance of the Council of the City of Knoxville to amend the City of Knoxville Code of Ordinances, known and cited as the "Zoning Ordinance of the City of Knoxville, Tennessee," amending Article II, "Definitions," Article IV, Section 5.1, "H-1 Historic overlay district," Article IV, Section 5.2, "NC-1 Neighborhood conservation overlay district," and Article V, "Supplementary regulations applying to a specific, to several, or to all districts," related to Tenn. Code Ann. § 7-51-1201.

BACKGROUND

On September 2, 2014, the Knoxville City Council approved Resolution R-303-2014 titled "*A Resolution of the Council of the City of Knoxville respectfully requesting the Metropolitan Planning Commission to consider and make a recommendation to the City Council on amendments to the Zoning Code and Building Code regarding review of the demolition of residential structures built before 1865 and a demolition delay.*"

The stated purposes of the proposed amendments to the Zoning Code and Building Code are (1) to encourage owners to seek alternatives to demolition of historic structures (i.e., preservation, rehabilitation, restoration), and (2) to establish a demolition delay period to provide an opportunity for the negotiation of a preservation solution.

MPC staff conducted research and prepared a report as requested by City Council, which was completed on January 22, 2015, and discussed at a City Council Workshop on February 12, 2015. The research looked at other cities' ordinances, with Nashville, Tennessee being the most comparable, reviewed state law requirements related to demolition review procedures for residential structures originally constructed before 1865 (Tenn. Code Ann. §

7-51-1201), suggested an appropriate administrative process to implement the proposed amendments, and provided a series of lists containing historic structures that could potentially be affected by the demolition delay.

During the Council workshop and subsequent discussions, a concern was expressed that, due to the age of the most recent historic inventory (2006), several historic structures might not be protected by the demolition delay requirements. The proposed amendments have been changed to allow the MPC Historic Preservation Planner to delay demolition of “structures of local historic significance” in addition to those either National Register listed or eligible. An updated inventory, if conducted, will provide further recommendations and justification for local designations. The MPC Historic Preservation Planner will make determinations of local historic significance for individual structures only (and not make any district designations), and will use the National Register Criteria for Evaluation, provided below, to make such decisions. Some criteria will not be applicable since they do not address structures (i.e. – cemeteries).

U.S. Department of the Interior, National Park Service

II. NATIONAL REGISTER CRITERIA FOR EVALUATION

Criteria for Evaluation

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of significant persons in or past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded or may be likely to yield, information important in history or prehistory.

Criteria Considerations

Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties *will qualify* if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- b. A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life; or
- d. A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- g. A property achieving significance within the past 50 years if it is of exceptional importance.

[Source: http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_2.htm]

Furthermore, the MPC Historic Preservation Planner will also use the 60-page National Register Bulletin, “How to Apply the National Register Criteria for Evaluation,” 1997 Edition, for more specific guidance when making determinations of local historic significance. This publication is not included as an attachment, but may be found online at <http://www.nps.gov/NR/PUBLICATIONS/bulletins/pdfs/nrb15.pdf>.

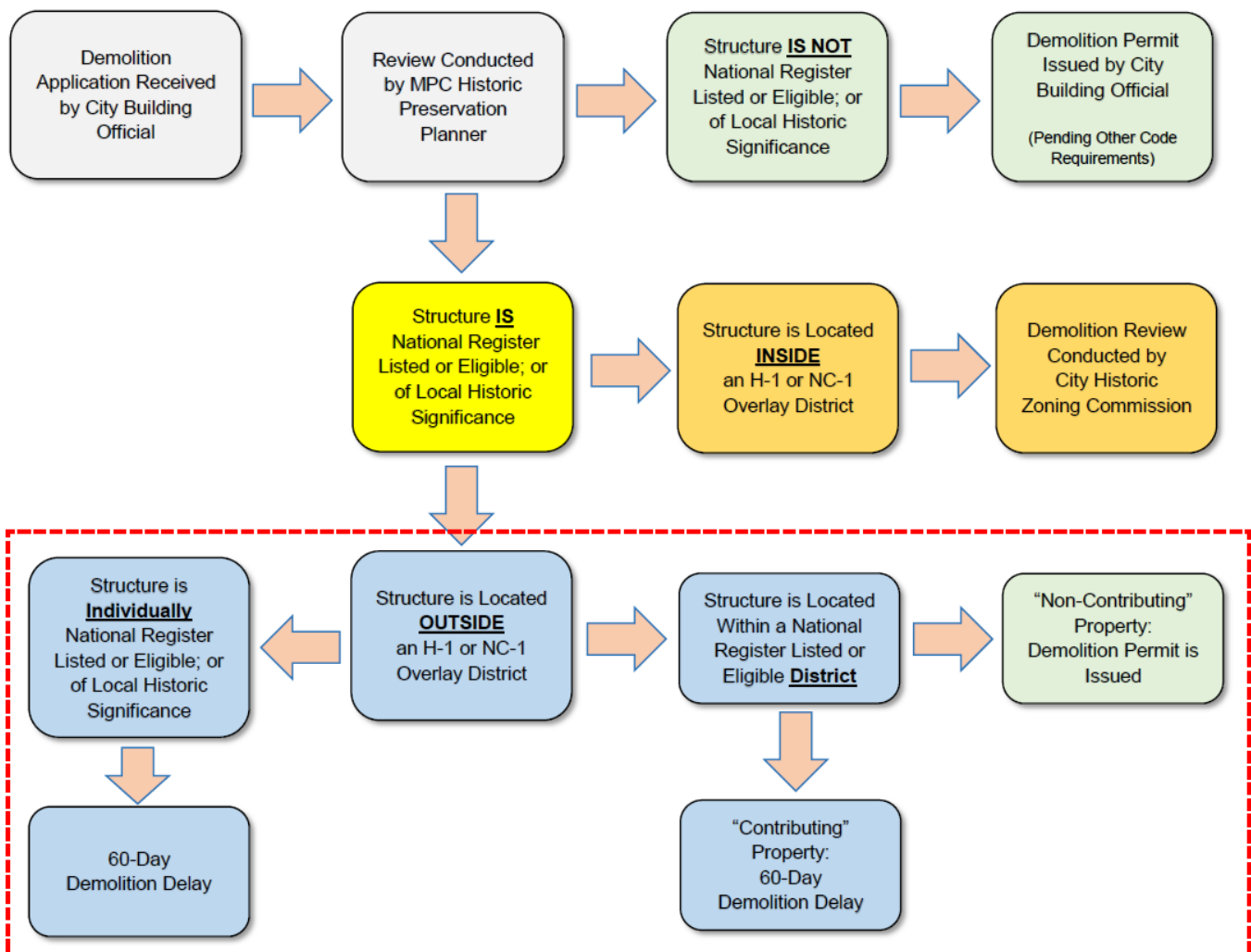
PROPOSED CODE AMENDMENTS

A summary of the specific amendments proposed include:

- A 60-day demolition delay for historic properties;
- Creation of a defined “Historic Structures Inventory” list that identifies known structures potentially affected by the demolition delay requirements;
- Acknowledgement of Tenn. Code Ann. § 7-51-1201, which prescribes procedural requirements for review of pre-1865 residential structures; and
- Corrections needed regarding Historic Zoning Commission appeals.

ANALYSIS

The primary purpose of the proposed amendments is to enact a 60-day demolition delay for historically significant structures that would not otherwise be reviewed by the City Historic Zoning Commission. The flowchart below illustrates the process – proposed changes are outlined in the dashed box.



PRIOR ACTION / REVIEW

The Metropolitan Planning Commission has not reviewed the proposed amendments previously, although several Commissioners attended the February 12, 2015 City Council workshop.

REVIEW SCHEDULE

Historic Zoning Commission

Work Session Briefing Wednesday, March 4th, 8:30 AM
Small Assembly Room, City-County Building, 400 Main Street
Public Hearing & Recommendation Thursday, April 16th, 8:30 AM
Small Assembly Room, City-County Building, 400 Main Street

Metropolitan Planning Commission

Agenda Review Meeting Briefing..... Tuesday, April 7th, 12:00 PM
Small Assembly Room, City-County Building, 400 Main Street
Public Hearing & Recommendation Thursday, April 9th, 1:30 PM
Main Assembly Room, City-County Building, 400 Main Street

Knoxville City Council

Work Session Briefing Thursday, February 12th, 6:00 PM
Main Assembly Room, City-County Building, 400 Main Street
Public Hearing & Consideration of Adoption on 1st Reading Tuesday, May 12th, 7:00 PM
Main Assembly Room, City-County Building, 400 Main Street
Public Hearing & Consideration of Adoption on 2nd Reading Tuesday, May 26th, 7:00 PM
Main Assembly Room, City-County Building, 400 Main Street

OPTIONS

1. Approve as per staff recommendation.
2. Approve with amendments.
3. Postpone for further review and revisions.

STAFF RECOMMENDATION

Staff recommends approval of the proposed amendments. The Metropolitan Planning Commission is asked to consider the amendments as two separate items, with two separate votes.

ATTACHMENTS

Draft Ordinances

Current Historic Structures Inventory

MPC Staff Report, "Resolution R-303-2014 Analysis and Recommendations" (by reference) – available online at <http://knoxmpc.org/zoning/pending/Historic%20Demo%20Delay.pdf> and to be referenced as part of the public record.

ORDINANCE

ORDINANCE NO. _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF KNOXVILLE TO AMEND THE CITY OF KNOXVILLE CODE OF ORDINANCES, KNOWN AND CITED AS "THE ZONING ORDINANCE OF THE CITY OF KNOXVILLE, TENNESSEE," AMENDING ARTICLE II, "DEFINITIONS," ARTICLE IV, SECTION 5.1, "H-1 HISTORIC OVERLAY DISTRICT," ARTICLE IV, SECTION 5.2, "NC-1 NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT," AND ARTICLE V, "SUPPLEMENTARY REGULATIONS APPLYING TO A SPECIFIC, TO SEVERAL, OR TO ALL DISTRICTS," RELATED TO TENN. CODE ANN. § 7-51-1201.

ORDINANCE NO: _____

REQUESTED BY: MPC

PREPARED BY: Law

APPROVED ON 1ST

READING: _____

APPROVED ON 2ND

READING: _____

APPROVED AS AN EMERGENCY

MEASURE: _____

MINUTE BOOK: _____ PAGE _____

WHEREAS, historically significant structures are considered communities assets of profound importance in the City of Knoxville that cannot be replaced once they are demolished, and the City of Knoxville is committed to the preservation and protection of historically significant buildings and sites within its boundaries that reflect distinctive features of the architectural, cultural, economic, political, or social history of the City; and

WHEREAS, Tenn. Code Ann. § 7-51-1201 requires review for the demolition of specific residential structures built before 1865, and the City desires to include provisions

and procedures for the review of structures under Tenn. Code Ann. § 7-51-1201, *et seq.* in its Zoning Code; and

WHEREAS, on September 2, 2014, the Knoxville City Council approved Resolution R-303-2014 titled “A Resolution of the Council of the City of Knoxville respectfully requesting the Metropolitan Planning Commission to consider and make a recommendation to the City Council on amendments to the Zoning Code and Building Code regarding review of the demolition of residential structures built before 1865 and a demolition delay;” and

WHEREAS, Knoxville-Knox Metropolitan Planning Commission staff conducted considerable research and submitted a report titled “Resolution R-303-2014 Analysis and Recommendations,” dated January 22, 2015, to the Knoxville City Council; and

WHEREAS, the Knoxville City Council held a Work Session on February 12, 2015 to receive a briefing from Knoxville-Knox Metropolitan Planning Commission staff and to hear comments from interested parties; and

WHEREAS, public notice on the proposed amendments for the Knoxville-Knox Metropolitan Planning Commission meeting on April 9, 2015 was published in the *Knoxville News Sentinel* on March __, 2015, public notice on the proposed amendments for the City of Knoxville Historic Zoning Commission meeting on April 16, 2015 was published in the *Knoxville News Sentinel* on March __, 2015, and public notice for the City Council meetings on May 12, 2015 and May 26, 2015 was published in the *Knoxville News Sentinel* on March __, 2015.

WHEREAS, at its April 9, 2015 meeting, the Knoxville-Knox Metropolitan Planning Commission recommended approval to the Council of the City of Knoxville of the amendments to the City’s Zoning Code; and

WHEREAS, the City Council finds it is in the public interest for the aforementioned reasons to enact an ordinance to amend the City’s Zoning Code to provide for the review of demolition of residential structures built before 1865 pursuant to Tenn. Code Ann. § 7-51-1201, *et seq.*

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF KNOXVILLE:

SECTION 1: That the “Zoning Ordinance of the City of Knoxville, Tennessee,” Article II, “Definitions,” be and the same is hereby amended, so as to add the following definitions in the proper alphabetic order:

Historic Structures Inventory: Current list maintained by the Knoxville-Knox County Metropolitan Planning Commission Historic Preservation Planner, which includes structures and districts listed by the Keeper of the National Register of Historic Places, National Park Service, structures and districts considered eligible for National Register listing by the Tennessee State Historic Preservation Office, and individual structures deemed to be of local historic significance.

Contributing Historic Structure: A structure listed or eligible for listing on the Historic Structures Inventory that has been identified as making a contribution to the historical and/or architectural significance of an overall district. Non-contributing structures are identified as not making this contribution.

SECTION 2: That the “Zoning Ordinance of the City of Knoxville, Tennessee,” Article IV, Section 5.1, “H-1 Historic Overlay District,” be and the same is hereby amended by adding the following sentence immediately after the first sentence in Section 5.1.E:

The historic zoning commission shall also have the jurisdiction and authority to determine whether a structure meets the criteria set forth in Tennessee Code Annotated § 7-51-1201, as set forth in Appendix B, Article V, Section 24 of this Code.

SECTION 3: That the “Zoning Ordinance of the City of Knoxville, Tennessee,” Article IV, Section 5.1, “H-1 Historic Overlay District,” be and the same is hereby amended

by deleting the sentence in Section 5.1.K in its entirety and substituting in lieu thereof the following sentence:

Anyone who may be aggrieved by any final order or judgment of the historic zoning commission may have such order or judgment reviewed by the courts as provided by law.

SECTION 4: That the “Zoning Ordinance of the City of Knoxville, Tennessee,” Article IV, Section 5.2, “NC-1 Neighborhood Conservation Overlay District,” be and the same is hereby amended, by deleting the sentence in Section 5.1.G in its entirety and substituting in lieu thereof the following sentence:

Anyone who may be aggrieved by any final order or judgment of the historic zoning commission may have such order or judgment reviewed by the courts as provided by law.

SECTION 5: That the “Zoning Ordinance of the City of Knoxville, Tennessee,” Article V, “Supplementary Regulations Applying to a Specific, to Several, or to All Districts,” be and the same is hereby amended, by adding the following language as a new Section 24, entitled “Demolition Permits for Residential Structures Originally Constructed before 1865”:

Section 24. Demolition Permits for Residential Structures Originally Constructed before 1865

- A. Procedure for Demolition Review under Tenn. Code Ann. § 7-51-1201.** The following requirements shall be satisfied prior to the issuance of a demolition permit for a residential structure located in the City of Knoxville limits that was originally constructed before 1865:
1. *Application for Permit.* The property owner or the property owner’s agent applying for a demolition permit for a residential structure that was originally constructed before 1865 shall, with the application for the permit, present to the building official and the Historic Preservation Planner of the Knoxville-Knox County Metropolitan Planning Commission at least two reports, each prepared by a qualified historic restoration consultant, stating the following:
 - a. The name and qualifications of the person making the report;
 - b. The condition of structural elements of the building proposed to be demolished. Such report should include an assessment of damage or decay, if any, to foundations, flooring, floor supports, walls and other vertical supports, ceilings, roofs and their support systems and other horizontal elements, fireplace, chimneys, exterior cladding and other

- exterior elements that may affect structural integrity, windows, window frames and doors and/or any fault, defect or condition that might affect the structural integrity or the water-tightness of the building;
- c. An estimated cost of repair for those item(s) identified in the structural report as damaged or decayed and which affect the structural integrity of the structure; and
 - d. A valuation for a qualified historic properties real estate appraiser of the building(s) proposed to be demolished.
2. *Applicable Definitions.* For purposes of subsection (a) above, the following definitions shall apply:
- a. *Qualified historic restoration consultant.* A professionally licensed architect or general contractor with a specialty in historic buildings, i.e., one who has worked directly on the rehabilitation or restoration of historic buildings for a minimum of ten years and/or a minimum of 15 long-term (lasting six months or more) historic building projects. The consultant shall provide a list of qualifying historic projects, detailing their scope, budget, the consultant's scope of involvement, specific historic issues / challenges, date of completion, and client contact information. The Historic Preservation Planner will determine whether the consultant meets these criteria.
 - b. *Qualified historic properties real estate appraiser.* An individual who has a minimum of five years of professional experience working as a real estate appraiser, specifically including the valuation of historic property, buildings, and their appurtenances. For these purposes, "historic" shall be defined as 100 years old and older. The appraiser shall provide a list of historic properties evaluated, with the accompanying date of service and client contact information. The Historic Preservation Planner will determine whether the consultant meets these established criteria.
3. *Hearing on Demolition Application.* Upon receipt of the demolition permit application for a residential structure that was originally constructed before 1865, the Historic Zoning Commission shall, at a scheduled public hearing, make a recommendation to the Knoxville City Council as to whether the structure meets the criteria of Tenn. Code Ann. § 7-51-1201. The historic zoning commission shall also initiate legislation for Knoxville City Council consideration to approve or disapprove the demolition in accordance with Tenn. Code Ann. § 7-51-1201, *et seq.*
4. *Appeal of historic zoning commission decisions.* Anyone who may be aggrieved by any final order or judgment of the historic zoning commission regarding Tenn. Code Ann. § 7-51-1201 may have such order or judgment reviewed by the courts as provided by law.

SECTION 6: The following Knoxville-Knox Metropolitan Planning Commission documents are attached as Collective Exhibit 1 to this Ordinance and made a part hereof by reference: The Knoxville-Knox County Metropolitan Planning Commission Staff Report, an

excerpt from the Minutes of the Knoxville-Knox Metropolitan Planning Commission meeting of April 9, 2015, and Public Notices.

SECTION 7: This Ordinance shall take effect seventeen (17) days from and after its passage, the welfare of the City requiring it.

Presiding Officer of the Council

Recorder

The **Historic Structures Inventory** is defined in the City of Knoxville Zoning Ordinance (Appendix A, Article 3) as:

“Current list maintained by the Metropolitan Planning Commission Historic Preservation Planner, which includes structures and districts listed by the Keeper of the National Register of Historic Places, National Park Service, structures and districts considered eligible for National Register listing by the National Register of Historic Places or the Tennessee State Historic Preservation Office, and individual structures deemed to be of local historic significance.”

The Historic Structures Inventory consists of four (4) Sub-Lists:

- | | |
|--|--|
| 1. National Register Listed Structures & Districts | 3. Pre-1865 Residential Structures |
| 2. National Register Eligible Structures & Districts | 4. Locally Significant Historic Structures |

Sub-Lists #1 and #2 may change when the status of a structure has been changed by the National Register of Historic Places or the Tennessee State Historic Preservation Office. Sub-List #3 is governed by TN State Law, TN Code Ann. § 7-51-1201.

For Sub-List #4, the MPC Historic Preservation Planner will make determinations of local historic significance for individual structures only (and not make any local district determinations), and will use applicable sections of the National Register Criteria for Evaluation, provided below, to make such decisions. Some criteria will not be applicable since they do not address structures (i.e. – cemeteries, archeology).

U.S. Department of the Interior, National Park Service

II. NATIONAL REGISTER CRITERIA FOR EVALUATION

Criteria for Evaluation

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- c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life; or
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- e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- g. A property achieving significance within the past 50 years if it is of exceptional importance.

[Source: http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_2.htm]

The National Register Bulletin, “How to Apply the National Register Criteria for Evaluation,” will also be used when determinations of local historic significance are made. This publication may be found online at <http://www.nps.gov/NR/PUBLICATIONS/bulletins/pdfs/nrb15.pdf>.

CITY OF KNOXVILLE HISTORIC STRUCTURES INVENTORY

1. National Register Listed Structures & Districts

#	Reference Number	Resource Name	Address	Primary Certification Date	National Register District	Local Overlay District	Pre-1865 Residential
1	94001136	Adair Gardens Historic District	Roughly bounded by Adair, Rose and Coile Drs.	19940923	X	H-1	
2	12000466	Ayres Hall	1403 Circle Dr., University of Tennessee	20120801		H-1	
3	84000369	Bleak House	3148 Kingston Pike	19841108		H-1	
4	66000726	Blount, William, Mansion (1792)	200 W. Hill Ave.	19661015		H-1	X
5	75001761	Buffat, Alfred, Homestead (1867)	1 mi N of Knoxville on Love Creek Rd.	19750401			
6	82003979	Burwell Building Tennessee Theater	600 S. Gay St.	19820401		H-1	
7	73001800	Camp House	1306 Broadway, NE	19730424			
8	96001399	Candoro Marble Works	681 Maryville Pike	20050722		H-1	
9	05001225	Central United Methodist Church	201 E. Third Ave.	20051109		H-1	
10	97000242	Christenberry Club Room	Jct. of Henegar and Shamrock Aves., SW corner	19970314			
11	09000115	Church Street Methodist Church	913 Henley St.	20090310			
12	11000457	Contractor's Supply, Inc.	1909 Schofield St.	20110713			
13	84003566	Cowan, McClung and Company Building	500-504 Gay St.	19840712			
14	73001801	Craighead-Jackson House (1818)	1000 State St.	19730320		H-1	X
15	98000240	Daniel House	2701 Woodson Dr.	19980319			
16	09000956	Daylight Building	501-517 Union Ave.	20091125			
17	74002265	Dulin, H. L., House	3100 Kingston Pike	19741015			
18	94001259	Emory Place Historic District	Roughly bounded by Broadway, N. Central, Emory, 5th, E. 4th and King Sts.	19941110	X		
19	78002602	Fire Station No. 5	419 Arthur St., NW	19781102		H-1	
20	97000223	First Baptist Church	510 Main Ave.	19970308			
21	96001400	First Presbyterian Church Cemetery	Adjacent to 620 State St.	19961204			
22	92000350	Forest Hills Boulevard Historic District	500--709 Forest Hills Blvd.	19920414	X		
23	80003839	Fort Sanders Historic District	Roughly bounded by White and Grand aves., 11th and 19th Sts.	19800916	X	NC-1	
24	85000948	Fourth and Gill Historic District	Roughly bounded by I-40, Broadway, Central and 5th Ave.	19850429	X	H-1	
25	86002912	Gay Street Commercial Historic District	Roughly along Gay St. from Summit Hill Dr. to Church Ave.	19861104	X		
26	88000174	General Building	625 Market St.	19880308			
27	00001354	Gibbs Drive Historic District	Gibbs Dr.	20001108	X		
28	79002446	Holston National Bank	531 S. Gay St.	19791002			
29	12000137	Hopecote	1820 Melrose Ave.	20120320			
30	10000086	Hotpoint Living-Conditioned Home	509 West Hills Rd.	20100315			

31	94001260	Island Home Park Historic District	Bounded by Island Home Blvd., Fisher and Spence Pls. and Maplewood	19941110	X		
32	73001802	Jackson Avenue Warehouse District	Jackson Ave.	19730411	X	121-129 W. & 112-116 E. Jackson	
33	75002148	Jackson Avenue Warehouse District Extension	120-124 Jackson Ave.	19750310	X		
34	80003840	Johnson, Andrew, Hotel	912 S. Gay St.	19800709			
35	97001440	Keener, Leroy, House	3506 Woodlawn School Rd.	19971113			
36	96001404	Kingston Pike Historic District	Roughly 2728-3151, 3201, 3219, 3401, 3425, and 3643 Kingston Pike	19961204	X		
37	75001762	Knollwood	6411 Kingston Pike	19750512		H-1	X
38	73001803	Knox County Courthouse	Main Ave. and Gay St.	19730424		H-1	
39	83003042	Knoxville Business College	209 W. Church St.	19830127			
40	80003841	Knoxville College Historic District	901 College St., NW	19800501	X		
41	82003980	Knoxville Iron Foundry Complex-Nail Factory and Warehouse	715 Western Ave., NW	19820325			
42	96000966	Knoxville National Cemetery	939 Tyson St., NW	19960912			
43	84003567	Knoxville Post Office	501 Main St.	19840531		H-1	
44	83004256	Knoxville YMCA Building	605 Clinch Ave.	19831117			
45	75001763	Lamar House Hotel (Bijou)	803 Gay St., SW.	19751204		H-1	
46	05000695	Lincoln Park United Methodist Church	3120 Pershing St.	20050714			
47	94001261	Lindbergh Forest Historic District	Along Chamberlain, Druid, Glenhurst, Southwood, Winslow and Woodlawn	19980210	X		
48	82003981	Louisville and Nashville Freight Depot	700 Western Ave., NW	19820325			
49	82003982	Louisville and Nashville Passenger Station	700 Western Ave., NW	19820325			
50	89001974	Mabry, Joseph Alexander, Jr., House (1858)	1711 Dandridge Ave.	19891113			X
51	82003983	Mall Building	1--5 Market St.	19820826			
52	84001138	Market Square Commercial Historic District	Mkt Sq. Mall bounded by Union Ave. & Wall St.	19841220	X	H-1	
53	99001446	Maxwell-Kirby House	8671 Northshore Dr.	19991130			
54	84003571	McCammon, Samuel, House	1715 Riverside Dr.	19840301			X
55	83003043	Mechanics' Bank and Trust Company Building	612 S. Gay St.	19830127			
56	80003842	Mechanicsville Historic District	Off TN 62 - Western Ave.	19800718	X	H-1	
57	84003573	Medical Arts Building	603 Main St.	19840524			
58	74001920	Middlebrook	4001 Middlebrook Pike	19740618			X
59	10001046	Minvilla	447 N Broadway	20101220			
60	04001233	Morton, Benjamin, House	4084 Kingston Pike	20041110			
61	08000677	North Hills Historic District	Roughly bounded by North Hills Blvd., North Park Blvd., Fountain Park Blvd.	20080725	X		
62	96001402	Old Grey Cemetery	543 N. Broadway	19961204	X	H-1	
63	72001241	Old Knoxville City Hall	601 Summit Hill Dr.	19720531			
64	92000506	Old North Knoxville Historic District	Roughly bounded by E. Woodland, Bluff, Armstrong, E. Baxter and Central Aves.	19920514	X	H-1	
65	73001804	Old Post Office Building	Clinch and Market Sts.	19730320		H-1	
66	85000620	Ossoli Circle Clubhouse	2511 W. Cumberland Ave.	19850321			

67	90001578	Park City Historic District	Roughly bounded by Washington Ave., Cherry St., Woodbine Ave., Beaman St., Magnolia Ave. and Winona St.	19901025	X	Partial	
68	83003045	Park City Junior High School	523 Bertrand St.	19830630			
69	72001242	Park, James, House (1812)	422 W. Cumberland Ave.	19721018			X
70	99000364	Peters House	1319 Grainger Ave.	19990331			
71	02000810	Racheff, Ivan, House	1943 Tennessee Ave.	20020717		H-1	
72	97001230	Savage House and Garden	3237 Garden Dr.	19971017			
73	96001403	South Market Historic District	707, 709 and 713 Market St. and 404 and 406 Church Ave.	19961204	X		
74	85002909	Southern Terminal and Warehouse Historic District	Roughly bounded by Depot Ave., N. Central Ave. and Sullivan St. and S. Central Ave., Vine Ave., and N. and S. Gay St.	19851118	X	Partial	
75	04000153	Southern Terminal and Warehouse Historic District (Boundary Increase)	100 N Broadway and 525 W. Jackson Ave.	20040310	X		
76	85000700	St. John's Lutheran Church	544 Broadway, NW	19850404			
77	73001805	Statesview	400 S. Peters Rd.	19730424			
78	09000536	Stratford	809 Dry Gap Pike	20090716			
79	79002447	Talahi Improvements	1034 Cherokee Blvd.	19791226			
80	96001401	Tennessee School for the Deaf Historic District	2725 Island Home Blvd.	19961204	X		
81	82003984	Trinity Methodist Episcopal Church	416 Lovenia Ave.	19820826			
82	98000821	Tyson Junior High School	2607 Kingston Pike	19980701			
83	12000467	Tyson, Gen. Lawrence D., House	1609 Melrose Ave., University of Tennessee	20120801			
84	78002603	U. T. Agriculture Farm Mound	Address Restricted	19780330			
85	84000366	Westwood	3425 Kingston Pike	19841108		H-1	
86	13000949	Westmoreland Waterwheel	NE & NW corners of intersection of Sherwood Dr. and Westland Ave.	20131218			
87	97001463	Wilder, Gen. John T., House	2027 Riverside Dr.	19971124			
88	80003843	Williams, Col. John, House (1825)	2325 Dandridge Ave.	19801203			X
90		Confederate and Catholic Cemeteries (c. 1863)	Bethel Ave.				

2. National Register-Eligible Structures & Districts

#	Resource Name	Address	Zoning Overlay District	Pre-1865 Residential	Date of Construction
1	Brownlow Section/Peters-Kilgore	Grainger & Leonard Place	H-1	X	c.1855-1920
2	Candy Factory	913 Clinch			1925
3	Fairmont Park Historic District	Emoriland and Fairmont, Broadway to Clearview	NC-1		1924-1945
4	Fourth & Gill District Extension	North of existing district along Glenwood			c.1910-1925
5	Garden Drive Historic District	Garden, Brief to Rosebay			c.1900-1930
6	Highland-Maple Historic District	Highland, Maple and Fair			1890-1935
7	Hill Avenue Historic District	614-623 Hill Avenue	H-1		1895-1925
8	Holston Hills Historic District	Holston Hills Neighborhood			1925-1955
9	Lyons Bend Historic District	Lyons Bend Road south of Northshore			c.1920s
10	Lyons View Pike Historic District	Lyons View Pike from Kingston Pike to Northshore	H-1		c.1915-1950
11	Masonic Court/Kendrick Place Row Houses	600-612 Union Avenue; 601-613 Kendrick Place			1916
12	North Hills Historic District	North Hills, Fountain Park & North Hills Blvds.			1927-1950
13	Oakwood-Lincoln Park Historic District	Woodland, Broadway & Sharps Ridge			1880-1950
14	Old North Knoxville District Extension	Broadway, Woodland & Central			c.1880-1920
15	Sequoyah Hill Historic District/Talahi	Sequoyah Hills neighborhood, including Talahi & Kingston Pike		X	1834-1950s
16	Sherrod Road Historic District	Sherrod Rd from Millers Ave south			c.1900-1950
17		1811 Riverside			1905
18		2921 Broadway			c.1900
19	Blount (Willie) House	3105 Davenport		X	c.1790
20	Christenberry House	Kingston Pike			1907
21	Emory Home	1517 Emoriland Boulevard			1927
22	Graf-Cullum House	325 Woodlawn Pike			1923
23	Knott-York House	4810 Middlebrook Pike	H-1	X	c.1845
24	Lones-Dowell House	6341 Middlebrook Pike		X	c.1857-59
25	Oakhurst	2633 Kingston Pike	?		c.1910
26	Depot/N. Fifth Warehouse District	E. Depot, N. Fifth			1910-1950
27	Emory Place Extension	Broadway, Central			c.1890-1925
28	Kern's Bakery Building	2110 Chapman Highway	H-1		1931
29	Mark B. Whitaker Water Plant	2000 Riverside Drive			1926
30	Northshore Hospital	6320 Waters Edge Lane			c.1880
31	Pryor Brown Parking Garage	314 W. Church Avenue			1925
32	YWCA	420 Clinch Avenue			1925
33	Brownlow Elementary School	1305 Luttrell	H-1		1913, 1926
34	Gresham Middle School	500 Gresham Road	County-owned		c.1925
35	Oakwood School	239 E. Churchwell Avenue			1914
36	Peabody School	311 Morgan Street			1874
37	Immaculate Conception Catholic Church	414 W. Vine Avenue			c.1885
38	Shannondale Presbyterian Church	4600 Tazewell Pike			c.1891
39	Fort Dickerson	Chapman Hwy., Cherokee Trail	H-1	X	c.1863
40	Sequoyah Hills Mound	Off Cherokee Boulevard		X	c. 1000
41	Temple Beth-El Cemetery	Linden east of Harriett Tubmann	H-1	X	c.1850

3. Pre-1865 Residential Structures

#	Reference Number	Resource Name	Address	National Register Listed	Date Listed	Zoning Overlay District
1		Baker-Peters House (c. 1830)	9000 Kingston Pike			H-1
2	84000369	Bleak House	3148 Kingston Pike	X	1984118	H-1
3	66000726	Blount, William, Mansion (1792)	200 W. Hill Avenue	X	19661015	H-1
4	73001801	Craighead-Jackson House (1818)	1000 State Street	X	19730320	H-1
5		Crawford, William House	4115 Tazewell Pike			NC-1
6	96001404	Crescent Bend (Armstrong-Lockett House) (1834)	2728 Kingston Pike	X	1996124	H-1
7	00000094	Kennedy-Baker-Walker-Sherrill House (c. 1840)	9320 Kingston Pike	Pending		H-1
8	75001762	Knollwood	6411 Kingston Pike	X	19750512	H-1
9	12415 & A	Knott-York House (c. 1840)	4810 Middlebrook Pike	deteriorated		H-1
10		Knoxville Iron Foundry Complex	747 Worlds Fair Park Drive			
11		Lamar, Alexander	803 S. Gay Street			H-1
12		Lones- Dowell House (1858)	6341 Middlebrook Pike			
13	89001974	Mabry, Joseph Alexander, Jr, House (1858)	1711 Dandridge Avenue	X	19891113	H-1
14	84003571	McCammon, Samuel, House	1715 Riverside Drive	X	19840301	
15		Middlebrook	4001 Middlebrook Pike			H-1
16	72001242	Park, James, House (1812)	422 W. Cumberland Avenue	X	19721018	H-1
17	80003843	Williams, Col. John C., House (1825)	2333 Dandridge Avenue	X	19801203	
18		Williams-Richard House (John C. J. Williams) (Colonial Hall) (1842)	2225 Riverside Drive	deteriorated		
19			4317 Washington Pike			
20			9404 S. Northshore Drive			
21			129 West Ford Valley Road			

4. Locally Significant Historic Structures**

#	Reference Number	Resource Name	Address	Determination Date
1				
2				
3				
4				
5				

** No Structures have been added to Sub-List #4 as of March 19, 2015