

▶ **FILE #:** 6-E-18-RZ

AGENDA ITEM #: 38

AGENDA DATE: 6/14/2018

▶ **APPLICANT:** HUGH B. NYSTROM COUNTY COMMISSIONER

OWNER(S): Everette Lyde

TAX ID NUMBER: 134 B C PART OF 009 MAP ON FILE AT MPC [View map on KGIS](#)
 (1.26 AC)

JURISDICTION: County Commission District 4

STREET ADDRESS: 1623 Cove Creek Ln

▶ **LOCATION:** South side Glenmary Rd., east of Duncan Rd, north of Cove Creek Ln.

▶ **APPX. SIZE OF TRACT:** 1.26 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Property is accessible from 6000 Glenmary Road or from 1625 Cove Creek Lane. Both are local streets with varying pavement widths and rights-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

▶ **PRESENT ZONING:** A (Agricultural)

▶ **ZONING REQUESTED:** A (Agricultural) / HZ (Historic Overlay)

▶ **EXISTING LAND USE:** Residential - 1 dwelling unit and related accessory structures

▶ **PROPOSED USE:** Residence

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Vacant land / A (Agricultural)

South: Vacant land / A (Agricultural)

East: Vacant land / A (Agricultural)

West: Vacant land / A (Agricultural)

NEIGHBORHOOD CONTEXT: Wooded area bounded on two sides by Bearden's Creek

STAFF RECOMMENDATION:

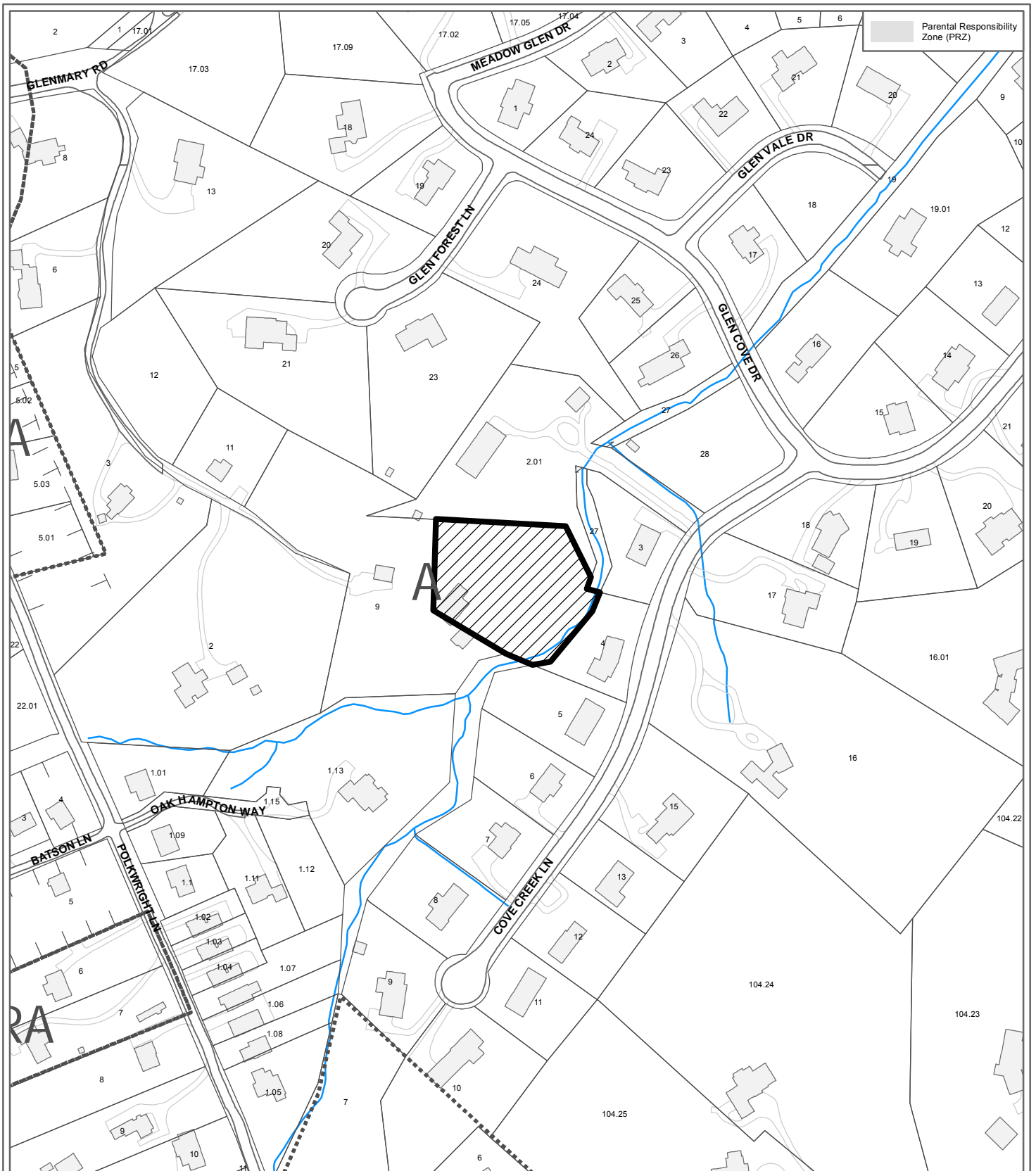
▶ **APPROVE A (Agricultural) / HZ (Historic Overlay) zoning with design guidelines for the portion of the property to that includes the log structure in its entirety, as indicated on the attached zoning map.**

The Donelson-Sterling-Barger House is a rare, intact example of a pre-1800s log house in Knox County. Dating to c. 1796, it represents early settlement patterns and log construction techniques in Knox County.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 7/23/2018. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**6-E-18-RZ
REZONING**

From: A (Agricultural)
To: A (Agricultural) / HZ (Historic Overlay)



Petitioner: Nystrom, Hugh B., County Commissioner

Map No: 134
Jurisdiction: County

Original Print Date: 5/14/2018
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



Statement of Significance for the Donelson-Sterling Cabin

The Donelson-Sterling Cabin is located at 1623 Cove Creek Lane, hidden away in the heart of the thriving Bearden Community of Knoxville, where it has existed and provided shelter for its many stewards since 1796. Today it sits on the last vestiges of a once 300+ acre-land grant that was passed from family to family, steward to steward, with the construction of the cabin being by Stockley Donelson, brother-in-law to President Andrew Jackson. In present day, the plot is bound on two sides by Bearden Branches of Fourth Creek and it straddles the two neighborhoods that were built around it, with its physical address connecting it to Cove Creek Lane in the Glen Cove subdivision. To the north, its original land access from Glenmary Road or old Farmbridge Road (where a section of the original wagon trail that was never paved) is still visible. Today, occupants of the cabin enjoy many of the same advantages that lead to its first construction on this spot. These location and construction benefits include but are not limited to: a feel of isolation and privacy while still being a short commute -then by creek, now by bike or car- to the nearby Bearden or greater Knoxville community, protection from storms by the hill into which it is built, and the almost true east/west orientation of the cabin to angle against the most common storm direction and to utilize the greatest amount of natural heat and light. With roughly 50% of the lot wooded, the property has an entirely rural-feeling atmosphere, while in truth is still proximal to all the comforts of a mid-size metropolitan area.

Information about the history of this cabin and its inhabitants comes from a number of sources. Of primary significance is the analysis and copies of each available land deed or tax record pertaining to the property dating back to 1796. These were collected and interpreted in "Stewards of the Croft," composed in the 1990s by the late Dr. Samuel E. Wallace, published author and professor of Sociology at the University of Tennessee of over 30 years, who specialized in analysis of spatial history and most importantly, was a steward and admirer of the cabin for nearly four decades. These official records are supplemented by the recollections and personal knowledge from previous owners as recounted in "Stewards of the Croft" as well as from Dr. Wallace's partner Everette Lyde, both from interaction with former occupants and from first-hand knowledge of and contribution to the historic renovations completed in the late 1970s/early 1980s. And finally, extensive inspection of existing features and evidentiary markings also contributed to the historical/architectural analysis.

In the exploration of this cabin and its history, one will find stewards of all sorts of backgrounds, occupations, eccentricities, some just happening to pass through and others staying long enough to imbue the cabin with some of their character long after they moved on. What they have in common, is the investment to their best means, whatever that might have meant for each steward, in the preservation of this cabin and its continued functionality as a modern home. Its early history can best be characterized as a homestead, with its initial high quality construction performed by Stockley Donelson (?-1796), the next 27 years under the stewardship of John Sterling and son (1796-1823), and another 64 years of belonging to the Barger family (1855-1919). In its second century, like modern life itself, the cabin's history moved at a much faster pace and hosted a diverse tenureship.

While less is known about the periods leading up the 1960s, among its notable occupants was great Knoxville socialite, Eva Miller (1931-49), who is said to have greatly beautified the property and entertained many of the Knoxville elite. Following her tenure, the cabin went through a period as a rental property providing accommodations for all types, from the widow Mrs. Brooks and her three daughters moving from the Secret City of Oak Ridge to start a new life after the war, to a notorious hippie commune connected with a sensational murder trial that riveted Knoxville in the 1960s, further stirring the paranoia of rising crime in Knoxville and the south. It was shortly after this point, however, that the story of the cabin almost ended.

After these years with frequent owner change and growing disrepair, the cabin fell vacant for a time, primarily serving as a haunted house for the neighborhood children to spend their afternoons and imaginations. At many turns, this cabin was nearly slated for demolition and its remaining 3.76 acres of land almost subdivided, yet as one of the developers of the Glen Cove subdivision shared with Dr. Samuel Wallace in his research, for some reason he just couldn't bring himself to tear down that old cabin. The cabin survived long enough for one of those neighborhood children to grow up, namely Samuel "Sandy" Beale. Enchanted by its ruin and their family's connection to the Donelson family he made the cabin his first home before going on to found the restaurant chain "Ruby Tuesdays." Yet, while the cabin was far from "out of the woods" figuratively, Beale kept the cabin intact until Dr. Samuel Wallace purchased the property in 1976 and became its steward for the next 40 years.

The logs for the cabin were locally felled, likely old growth pine trees and are fashioned together with beautifully seamed, hand carved, dovetail joints that are visible in several places throughout the house. Beneath the wooden floor, the 8-inch diameter and 24-inch on-center joists, composed of single piece (practically full-tree), are visible from the earthen cellar space below. Finished exposed log beams also line the underside of the loft in the main/living cabin and indentions in the wall remain where the beams once extended the length of the second floor. Between the logs in all but the outermost cabin wall there exists Tennessee clay with horsehair and corncob mud daubing, ideal materials for filler and insulation. As this material solidified over time and became less stable, the mud daubing or clay chinking was reinforced with a layer of stucco over the top.

The foundation underlying the cabin consists of local stone and mortar mixture, consistent with the construction style and materials of the original stone and mortar chimney that stands attached to the northern cabin wall. Prior to the construction of the log kitchen, the cooking was done over the fire in the original stone and mortar fireplace which is still equipped with an iron cooking arm attached to its inside face. The cabin also retains a number of other original or very early features, specifically a multiple-inch thick original plank wood door and two pre-Colonial wooden double-hung muntin-barred windows. A vertical groove in the original logs extending between the first and second floors suggests the presence of a ladder to access the second floor before the stairs were constructed or when the loft was cropped back to its current form sometime before 1940. Another distinctive feature of the cabin is the boxed-in staircase

which replaced the ladder leading up to the loft, which displays a twisted wrought iron handrail on the first curvature, followed by a more modest, sturdy wooden one.

The overall house structure includes another log cabin to the rear (west side) which served as a summer or seasonal kitchen beginning c.1855. Beginning c. 1919, the front and rear cabins were connected by a frame structure. Extensive renovations were completed to kitchen cabin over the years. This cabin is not included in the historic overlay nomination since it does not retain its original historic character. However, of note, a cistern which was likely dug in the late 19th century, first manually operated and then powered by electric pump the 1930s, exists beneath the floor on the west side. Understanding this evolution explains the structure that exists today and illustrates how more than two centuries of occupants have been adapting and repurposing this same space with changing needs over time.

Donelson-Sterling Cabin Reference List

List of main research documents for the Statement of Significance and chain of ownership (housed at Knox County Register of Deeds)

5/24/2018

1. April 1st and 2nd - 1795 ownership document
2. July 12th_ 1817 ownership document, IX, p. 78
3. Second 1817 ownership document
 - a. Includes site description -QI, p. 12
4. August 20, 1823 document- XIV, p.38
 - a. Also has site description
5. 1836 deed Frederick Barger to Daniel McMullen C, Vol. 4, p.58

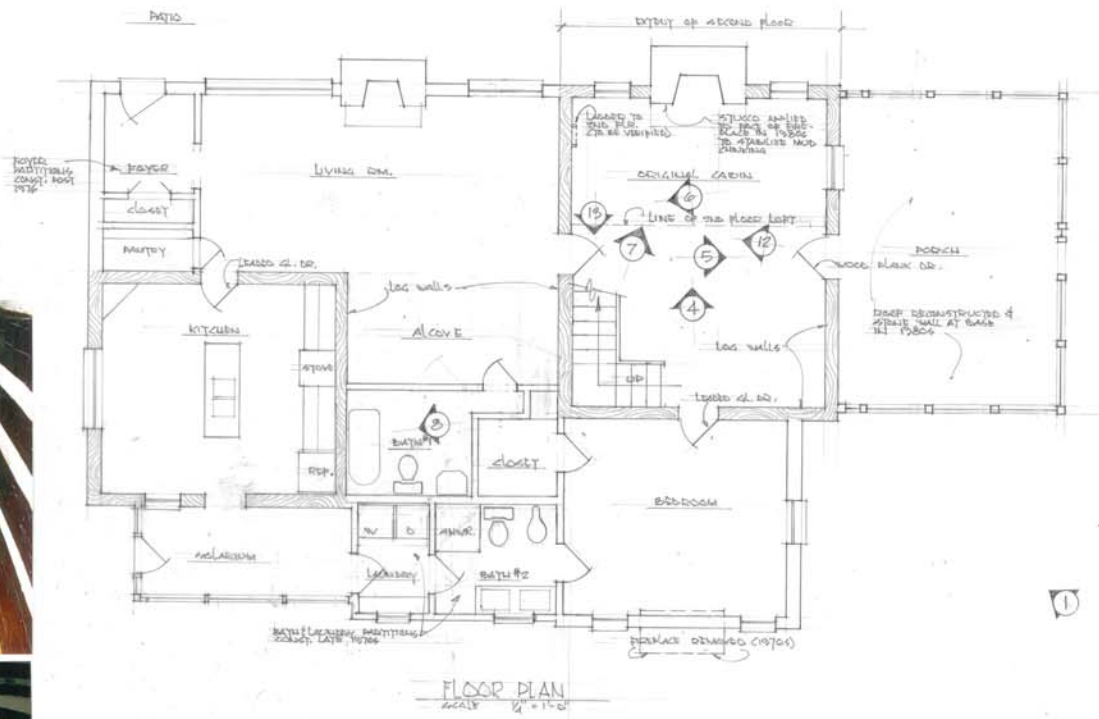
1623 Cove Creek Lane



03/04/2018

MPC June 14, 2018

Agenda Item # 38



DONELSON HOMESTEAD AND RESIDENCE OF EVELLETTE & MIA LYBE			
DATE: 8/14/17	DRAWN BY: ZOE BURD, AIA, AIAE	SCALE: AS SHOWN	
1605 COVE ZEDLIK LANE KNOXVILLE, TN 37919			
BASED ON PLAN BY HORACE MEDVIN 12/25/1978			PROJECT NUMBER 2017-1



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REZONING

Date Filed: 4/27/2018

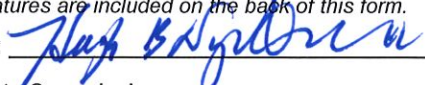
Name of Applicant: HUGH B. NYSTROM COUNTY COMMISSIONER

Meeting Date: 6/14/2018

Application Accepted By: Kaye Graybeal

Rezoning File Number: 6-E-18-RZ

Plan Amendment File Number:

<p style="text-align: center;">PROPERTY INFORMATION</p> <p>Street Address: 1623 Cove Creek Ln</p> <p>General Location: South side Glenmary Rd., east of Duncan Rd, north of Cove Creek Ln.</p> <p>Tract Size: 1.26 acres</p> <p>Parcel ID: 134 B C PART OF 009 MAP ON FILE AT MPC (1.2</p> <p>Existing Land Use: Residential - 1 dwelling unit and related accessory structures</p> <p>Planning Sector: Southwest County</p> <p>Growth Plan: Rural Area</p> <p>Census Tract(s): 57.01</p> <p>Traffic Zone(s): 162</p> <p>Jurisdiction: County Commission District 4</p>	<p style="text-align: center;">PROPERTY OWNER/OPTION HOLDER</p> <p>Everette Lyde 1623 Cove Creek Ln Knoxville, TN 37919 Telephone: _____ Fax: _____ Email: everettelyde@gmail.com</p>
<p style="text-align: center;">APPROVAL REQUESTED</p> <p style="text-align: center;">Rezoning</p> <p>FROM: A (Agricultural)</p> <p>TO: A (Agricultural) / HZ (Historic Overlay)</p> <p style="text-align: center;">Plan Amendment</p>	<p style="text-align: center;">APPLICATION CORRESPONDENCE</p> <p><i>All correspondence relating to this application should be sent to:</i></p> <p>Everette Lyde 1623 Cove Creek Ln Knoxville, TN 37919 Telephone: _____ Fax: _____ Email: everettelyde@gmail.com</p>
<p style="text-align: center;">PROPOSED USE OF PROPERTY</p> <p>Residence</p> <p>Density Proposed:</p> <p>Previous Rezoning Requests: None noted</p>	<p style="text-align: center;">APPLICATION AUTHORIZATION</p> <p><i>I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.</i></p> <p>Signature:  _____</p> <p>Knox County Commission 400 Main St City County Building Knoxville, TN 37902 Telephone: 865-215-2534 Fax: 865-215-2038 Email: Hugh.nystrom@knoxcounty.org</p>