

REZONING REPORT

▶ **FILE #:** 5-A-19-RZ

AGENDA ITEM #: 21

AGENDA DATE: 5/9/2019

▶ **APPLICANT:** REBECCA C. SCARLETT

OWNER(S): Rebecca Scarlett

TAX ID NUMBER: 94 N K 009

[View map on KGIS](#)

JURISDICTION: City Council District 1

STREET ADDRESS: 509 Eighteenth St

▶ **LOCATION:** **West side of Eighteenth St, between Laurel Ave and Clinch Ave.**

▶ **APPX. SIZE OF TRACT:** **6000 square feet**

SECTOR PLAN: Central City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Eighteenth St, a local street with a pavement width of 28' within a right-of-way width of 54'.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **PRESENT ZONING:** **R-2 (General Residential)**

▶ **ZONING REQUESTED:** **R-2 (General Residential) / H-1(Historic Overlay)**

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

▶ **PROPOSED USE:** **Single family residential**

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Office, residential / R-2 (General Residential)

South: Office / O-1 (Office, Medical and Related Services) with NC-1 (Neighborhood Conservation Overlay)

East: Eighteenth St, mutli-family residential / R-2 (General Residential) & O-1 (Office, Medical and Related Services) with NC-1 (Neighborhood Conservation Overlay)

West: Hospital / O-1 (Office, Medical and Related Services)

NEIGHBORHOOD CONTEXT: This site is located in the Fort Sanders neighborhood, adjacent to the Fort Sanders Hospital, and office and residential uses under the O-1, O-2, and R-2 zoning. The properties to the south and east are also within the NC-1 overlay district.

STAFF RECOMMENDATION:

▶ **RECOMMEND that City Council APPROVE R-2 (General Residential) / H-1 (Historic Overlay) and Design Guidelines.**

Staff recommends approval of H-1 (Historic Overlay) district for this property because the c. 1920's house embodies the distinctive characteristics of this period and a method of construction. The Design Guidelines for the property will be the Secretary of the Interior's Standards for Rehabilitation from the National Park Service

(see Exhibit A). The Historic Zoning Commission (HZC) unanimously recommended approval for an H-1 zoning overlay for 509 Eighteenth Street at their April 11, 2019 meeting (see Exhibit B).

COMMENTS:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. The property is adjacent to the Fort Sanders National Register Historic District and properties within the Fort Sanders Neighborhood Conservation (NC-1) Overlay District. It is unknown why this house was excluded from the national register historic district when it was designated. The owner has requested the H-1 overlay district to protect home from inappropriate modifications and demolition without review by the Historic Zoning Commission.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The intent of the H-1 zone is to preserve and protect historic structures and areas which serve as visible reminders of the history and cultural heritage of the City of Knoxville, State of Tennessee and the United States of America. This district is also intended to assist in stabilizing and improving property values in historic areas by encouraging rehabilitation or new construction harmonious with the historic area. Through this district, historic structures and areas of sufficient historical or architectural significance are designated for public protection. It is the intent of this district to regulate the construction, repair, alteration, rehabilitation, relocation or demolition of any building or other structure which is located or proposed to be located in an H-1 historic overlay district. This district is not intended, however, to regulate the use of land, buildings or structures.

2. The subject site is adjacent to the Fort Sanders (National Register) Historic District. There are two houses on the adjacent 1700 block of Laurel Avenue that are of similar design and are listed as contributing structures within the historic district.

3. The properties to the south and east are located within the Fort Sanders Neighborhood Conservation (NC-1) Overlay District which is also reviewed by the Historic Zoning Commission.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. The H-1 overlay district is for the subject property only and will not have any adverse effects on nearby properties.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Central City Sector Plan and City One Year Plan propose a mix of office, high density residential, and other land uses that support the needs of the medical facilities (MU-CC22 Fort Sanders Medical District). The H-1 overlay is permitted zone within all zone districts and land use classifications.

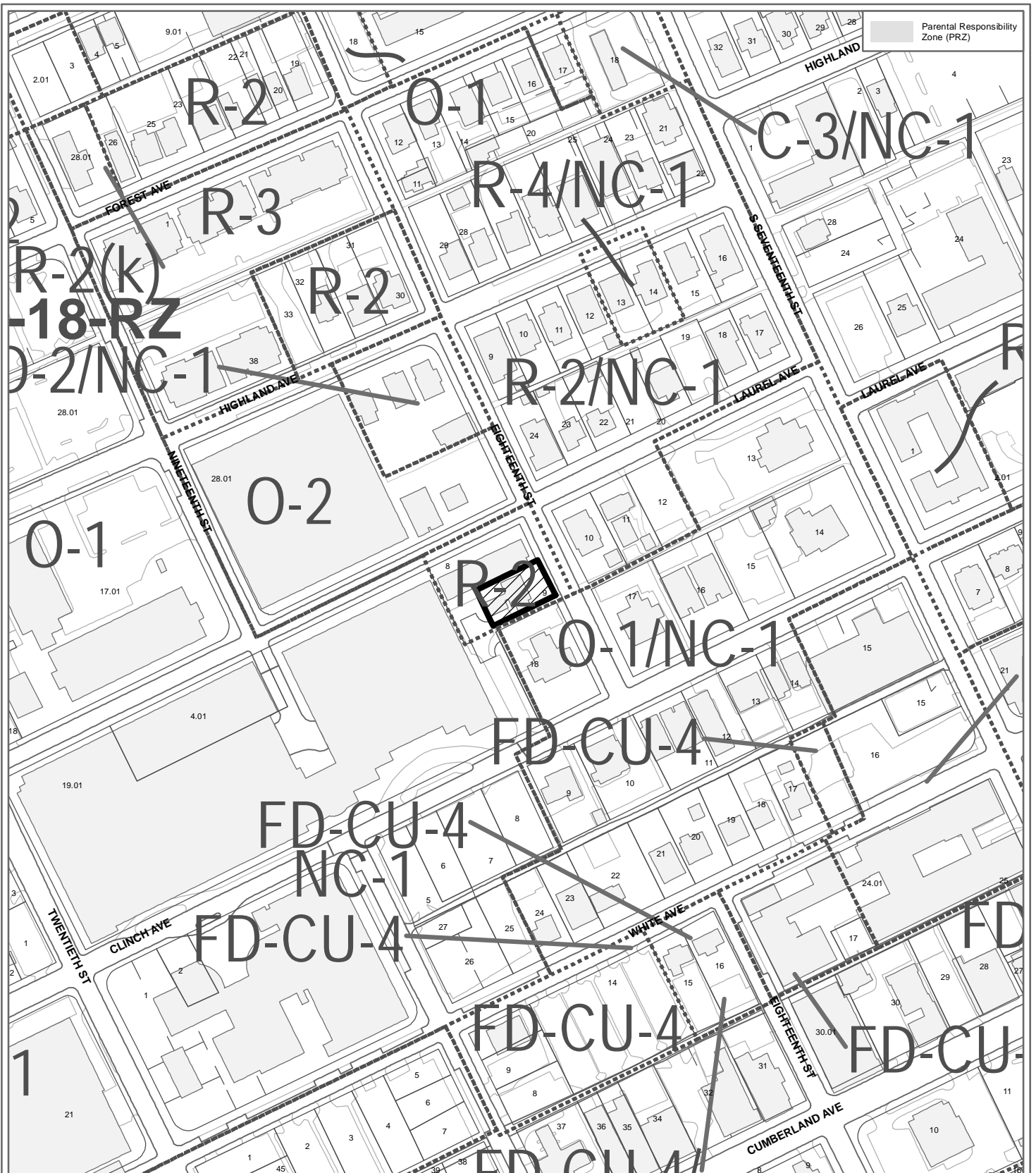
2. The sector plan in general recommends using the H-1 overlay district to protect historic resources.

3. This proposal does not present any apparent conflicts with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

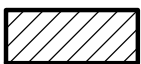
If approved, this item will be forwarded to Knoxville City Council for action on 6/4/2019 and 6/18/2019. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



**5-A-19-RZ
REZONING**

From: R-2 (General Residential)

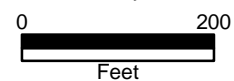
To: R-2 (General Residential)/ H-1(Historic Overlay)



Petitioner: Scarlett, Rebecca C.

Map No: 94

Jurisdiction: City



Original Print Date: 4/17/2019
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Applicable Design Guidelines for 509 Eighteenth Street 5-A-19-RZ

Secretary's Standards for Rehabilitation

The following Standards for Rehabilitation are the criteria used to determine if a rehabilitation project qualifies as a certified rehabilitation. The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards **also encompass related landscape features and the building's site and environment, as well as** attached, adjacent, or related new construction. To be certified, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s) and, where applicable, the district in which it is located. The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

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 building and its site and environment.
2. The historic character of a 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 historic 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 in 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 means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, 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.

Guidelines for Rehabilitating Historic Buildings

The [Guidelines](#) assist in applying the Standards to rehabilitation projects in general; consequently, they are not meant to give case-specific advice or address exceptions or rare instances. For example, they cannot tell a building owner which features of an historic building are important in defining the historic character and must be preserved or which features could be altered, if necessary, for the new use. Careful case-by-case decision-making is best accomplished by seeking assistance from qualified historic preservation professionals in the planning stage of the project. Such professionals include architects, architectural historians, historians, archeologists, and others who are skilled in the preservation, rehabilitation, and restoration of the historic properties. These Guidelines are also available in [PDF format](#). The [Guidelines on Sustainability for Rehabilitating Historic Buildings](#) stress the inherent **sustainability of historic buildings and offer specific guidance on “recommended” rehabilitation treatments and “not recommended” treatments, which could negatively impact a building’s** historic character. These Guidelines are also available as an [interactive web feature](#).

MINUTES (DRAFT)

**KNOX COUNTY HISTORIC ZONING COMMISSION
KNOXVILLE HISTORIC ZONING COMMISSION**

APRIL 18, 2019

Knox County Historic Zoning Commission				
Commissioner	Present	Absent	Excused	Arrived
Bill Belser			X	
Mike Crowder	X			
George Ewart, Chair			X	
Kim Isenberg	X			
Scott Smith, Vice-Chair	X			

Staff/Others Present	Affiliation
Daniel & Laura Benner	Applicant

Staff Reports

Gerald Green reported the Level 1 Certificates approved since the last meeting.

Reports to Commission

There was no report to Commission.

KNOX COUNTY CERTIFICATES OF APPROPRIATENESS

Village of Concord HZ

Construction of a new house and detached garage (4-G-19-HZ)

Discussion: Gerald Green reviewed the staff report and staff recommendation of approval.

Action: Comm. Crowder moved that the application submitted for 4-G-19-HZ be approved per staff recommendation. The Motion was seconded by Comm. Isenberg. The Motion carried unanimously.

Result: Approved.

Other Business

None

Action: Comm. Scott moved to adjourn the Knox County Historic Zoning Commission meeting at 8:38 A.M. The Motion was seconded by Comm. Crowder. The Motion carried unanimously and the meeting was adjourned.

Knoxville Historic Zoning Commission				
Commissioner	Present	Absent	Excused	Arrived
Rick Blackburn	X			
Bart Carey, Chair	X			
Steve Cotham	X			
Faris Eid	X			
Dasha Lundy	X			
Lorie Matthews			X	
Dationa Mitchell, Vice-Chair	X			
Sandi Swilley				X
Stanton Webster	X			

Staff/Others Present	Affiliation
Christina Magrans	City Law Department
Gerald Green	Knoxville-Knox County Planning
Laura Edmonds	Knoxville-Knox County Planning
Scott Elder	City Plans Review and Building Inspections
DeAnn Bogus	City Plans Review and Building Inspections
Peter Ahrens	City Plans Review and Building Inspections
John Holmes	Applicant
Rebecca Scarlett	Applicant
Arin Streeter	Fourth & Gill Neighborhood Representative

Knoxville Historic Zoning Comm. Chair Bart Carey called the meeting to order at 8:40 a.m. Roll call was taken and it was noted there was a quorum. Comm. Carey stated that the meeting is being televised and recorded. He also asked that speakers limit their presentations to five minutes and to sign in when they reach the podium. Applicants or members of the public who wished to speak on an Agenda Item were sworn in. He further noted that any appeals to Commission decisions can be taken to Chancery Court if appealed within 60 days.

Approval of Minutes

Action: Comm. Blackburn moved to approve the March 21, 2019 Knoxville Historic Zoning Commission Minutes. The Motion was seconded by Comm. Cotham. The Motion carried unanimously.

Result: Approved.

Staff Reports

Gerald Green reported the Level 1 Certificates approved since the last meeting.

Reports to Commission

There were no reports to Commission.

KNOXVILLE CERTIFICATES OF APPROPRIATENESS

Ft. Sanders NC-1

1616 Forest Avenue – Rear addition (4-D-19-HZ)

Discussion: Gerald Green reviewed the staff report and staff recommendation of approval.

John Holmes, 5914 Gray Gables Drive, was present and made himself available for any questions or comments the Commission may have.

Action: Comm. Blackburn moved that the application submitted for 1616 Forest Avenue be approved based on staff recommendation. The Motion was seconded by Comm. Eid. The Motion carried unanimously.

Result: Approved.

Ft. Sanders NC-1

1614 Forest Avenue – Rear addition (4-E-19-HZ)

Discussion: Gerald Green reviewed the staff report and staff recommendation of approval.

John Holmes, 5914 Gray Gables Drive, was present to discuss the application for review.

Action: Comm. Eid moved that the application submitted for 1614 Forest Avenue be approved based on staff recommendation. The Motion was seconded by Comm. Mitchell. The Motion carried unanimously.

Result: Approved.

Other Business

509 18th Street – Baker-Grant House – H-1 Overlay Designation Request

Discussion: Gerald Green reviewed the staff report and staff recommendation of approval.

Rebecca Scarlett, 509 Eighteenth Street, was present to discuss the application for review.

Action: Comm. Eid moved that the application submitted for H-1 Overlay Designation for property located at 509 18th Street be approved based on staff recommendation. The Motion was seconded by Comm. Webster. The Motion carried unanimously.

Result: Approved.

1910 Prospect Place – Lawhon Cottage – National Register Nomination

Arin Streeter, 925 Eleanor Street, was present to discuss the application for review.

Action: Comm. Eid moved that the application submitted for a National Register Nomination for property located at 1910 Prospect Place be approved based on staff recommendation. The Motion was seconded by Comm. Cotham. The Motion carried unanimously.

Result: Approved.

Action: Comm. Cotham moved to adjourn the Knoxville Historic Zoning Commission meeting at 8:55 A.M. The Motion was seconded by Comm. Eid. The Motion carried unanimously and the meeting was adjourned.



MEMORANDUM

Date: April 11, 2019
To: Historic Zoning Commission
From: Gerald Green, AICP, Executive Director
Subject: **H-1 Designation – 509 18th Street Baker Grant House**

A request has been submitted by the property owner for a H-1 designation for 509 18th Street. You have been provided a copy of property owner's request and a description of the property. The owner's request provides a detailed description of the property, describing the architecture and condition of the property with emphasis on architecturally unique elements such as the unique brickwork.

The house at 509 18th Street is of the Colonial Revival style typical of the mid- to late-1920's. This house is adjacent to but not included within the Fort Sanders National Register Historic District for unknown reasons. There are two Colonial Revival houses of similar design (circa 1925) less than a block away that are listed as contributing structures within the historic district and located within the NC-1 overlay (1723 & 1724 Laurel Avenue).

Staff has reviewed the applicants request for a H-1 designation and recommends that the Historic Zoning Commission recommend approval of the H-1 designation based on the following:

- The architecture of the property is significant in that it embodies the distinctive characteristics of a period mid-1920's and a method of construction.

If you have any questions, comments, or would like additional information, please feel free to contact me by email at gerald.green@knoxplanning.org or by phone at 215-3758.



**APPLICATION for DESIGNATION
HISTORIC OVERLAY (H-1 OR HZ)
NEIGHBORHOOD CONSERVATION OVERLAY (NC-1)**

Request: H-1 or HZ Historic Overlay or NC-1 Neighborhood Conservation Overlay

Date submitted: 3/14/19

Historic Name of Property: Baker/Grant/Scarlett House

Common Name of Property: _____

Address of Property: 509 Eighteenth St.

Tax Parcel ID Number 094NK009 Base Zoning: R-2

Is the property listed on the National Register of Historic Places? Yes No

Applicant's Name (please print): Rebecca C. Scarlett

Applicant's Signature: Rebecca C. Scarlett

Address: 509 Eighteenth St., Knoxville, TN
37916

Telephone Number (s): 865-522-8256, 865-216-1861

Application Accepted By: Kaye Graylock

NOTE: AN APPLICATION FOR REZONING MUST BE FILED WITH THIS APPLICATION FOR HISTORIC OVERLAY ZONING.

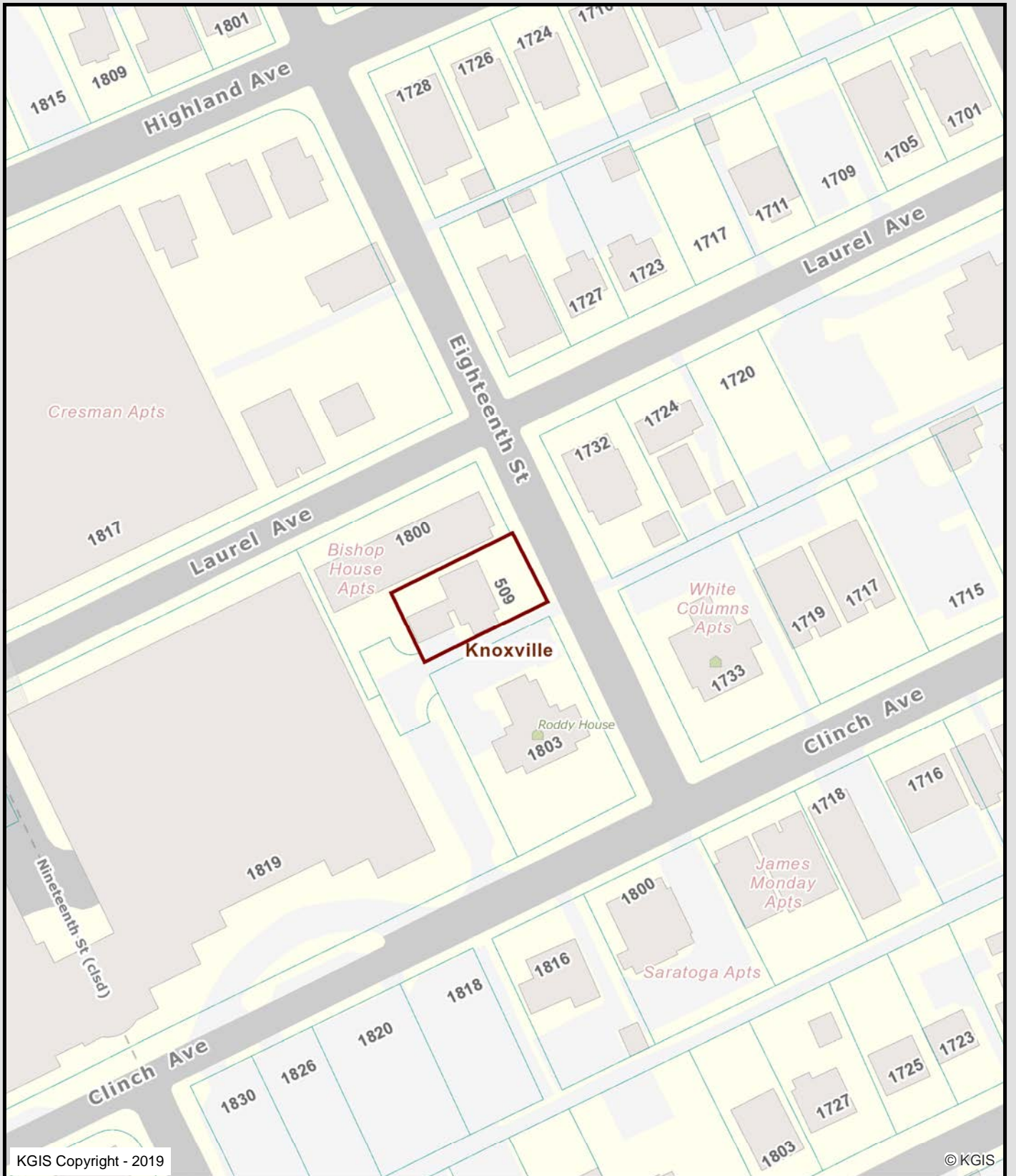
(See Page 2 for required documentation.)



APPLICATION INFORMATION:

To be submitted for review by the
Historic Zoning Commission:

- ❑ **Statement of Significance:** This documentation must include the age of each building, site, or structure, a notation of the former residents or users as well as the architect or builder, and any historical events associated with the property if applicable.
- ❑ **Architectural Description:** Include information about the type of building, site, structure, or district. If a district is proposed, describe each property to be included. Buildings within a district must be labeled as contributing or non-contributing. Noteworthy site features such as fences, walls, outbuildings, walkways and signs or landscaping must also be described and noted on a site plan. The description must note the original appearance together with any alterations that have been made to the exterior of the property.
- ❑ **Location map and site plan:** Maps may be obtained from the Knoxville Geographic Information System website: <http://www.kgis.org/kgismaps/Map.htm>
- ❑ **Surveyed boundary map.**
- ❑ **Photographs:** For a single property, include a photograph of all elevations (sides) and the immediately surrounding context of the property. For a district, the front elevation of each property, together with representative streetscapes that include noteworthy site features should be included. The photographs must be submitted digitally or on a compact disk. The name, address, and location of the property or district and the date of each photograph must be noted.
- ❑ **Property owner listing:** A list of all property owners and their addresses must be provided. In the case of a district, this information must be correlated to the addresses of each property included in the district.
- ❑ **Supplemental documentation:** Any additional information available that supports the nomination. The Historic Zoning Commission or staff may request additional documentation.



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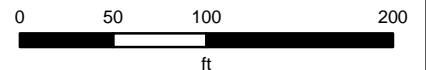
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509 18th Street

Baker/Grant/Scarlett House
Proposed H-1 Zoning Overlay



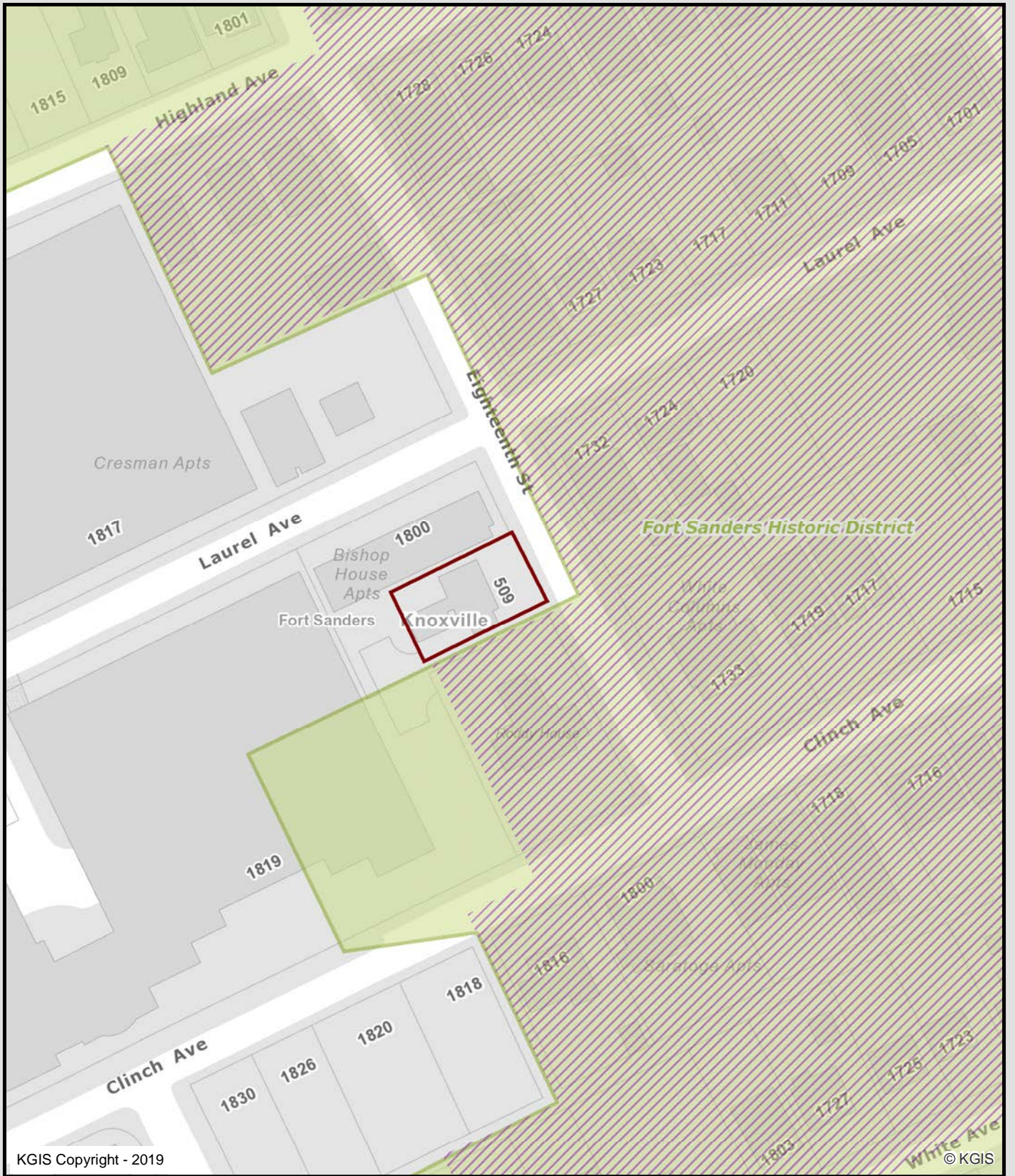
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Knoxville - Knox County - KUB Geographic Information System

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509 18th St. - Side view



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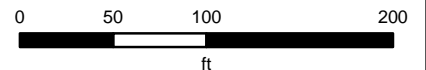
509 18th Street

Baker/Grant/Scarlett House
Proposed H-1 Zoning Overlay

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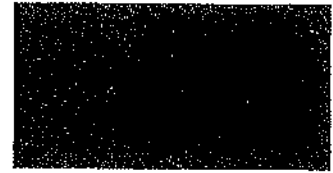
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509 18th St. - Side view

FHR-9-200 (11-74)

United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places
Inventory—Nomination Form



1520

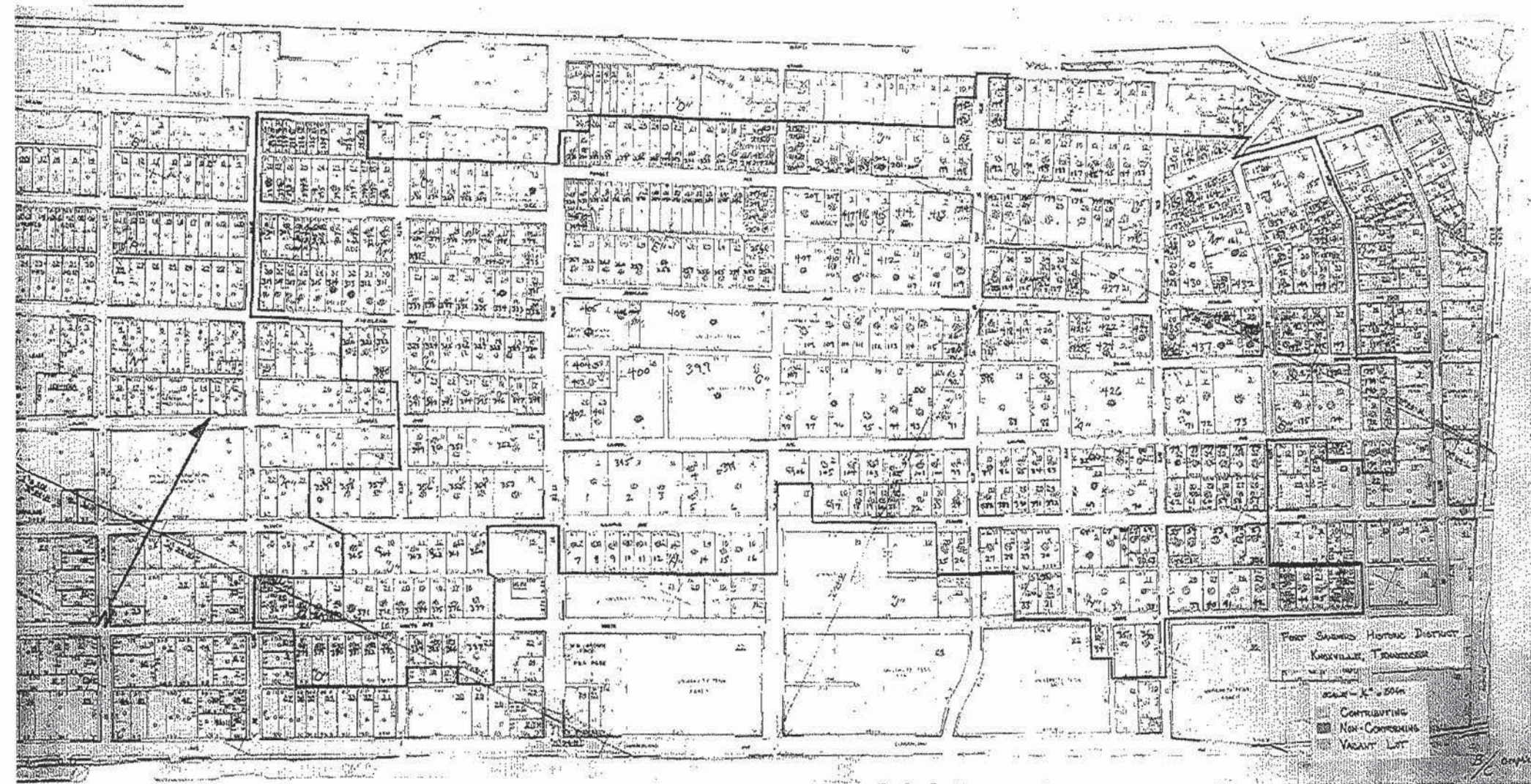
Continuation sheet

Item number 7

Page 21

343. 1723 Laurel Avenue (1925) Two story, brick with wood trim, one story, added portico, medium gable slate roof, glass main door with wood mullions.
345. 1717 Laurel Avenue (1925) Two story, brick with wood trim, porch with brick columns, medium hip roof (terra cotta), shed dormer, glass main door with wood mullions.
- 347?
348. 1701 Laurel Avenue (1925) One and a half story, brick with wood trim, veranda with plain columns, decorated main door, shed dormer.
349. 1732 Laurel Avenue (1927) Two story brick, bay window.
350. 1724 Laurel Avenue (1925) Two story, brick, porch with wood columns, side patio with latticework.
- 352?
P 353. 1705 Clinch Avenue (1903) Two and a half story, brick apartment building with stone trim, hip roof with cross gables, leaded transom and sidelights, octagonal corner bay projecting above roof, belt course, one-story portico with roof balustrade.
355. 1717 Clinch Avenue (1930) Two story brick, recessed entrance with bracketed gables over door between rectangular, projecting gabled bays, wood trim, dormer.
356. 1733 Clinch Avenue (1915) Two and a half story, Georgian Revival, brick with wood and smooth stone trim, gable dormer with return, main door with sidelights, arch window, radiating voussoirs with keystone.
- P 357. 1803 Clinch Avenue (1918) Two and a half story brick, Georgia Revival, decorative segmental pediments and pilasters around entrance, three dormers, enclosed side porch with shed roof, belt course, open shed roof side porch.
358. 1805 Clinch Avenue (1923) Three story brick and stone apartment building, compound portal arch doorway, curvilinear front gable.
359. 1817 Clinch Avenue (1923) Two story brick, carved woodwork over door, cross gable slate roof.
360. 1712 Clinch Avenue (1925) Two story, brick with wood trim, one story flat-roofed porch with flared posts on brick pedestals, wood railing porch roof, medium gable roof with returns.
361. 1716 Clinch Avenue (1926) Two story, brick with wood trim, porch with panel posts and trim, gable roof, transom and sidelights at main door.
363. 1734 Clinch Avenue (1928) Two story brick with wood trim, first story arcaded porch, second story porch with square brick columns, hip roof with exposed rafters.
364. 1800 Clinch Avenue (1915) Two and a half story brick with wood trim, porch, medium hip roof, shed dormer.

EXHIBIT B



509 18th St. - Side view

Baker-Grant House

509 Eighteenth Street

Architectural Description & History

The two-story side-gabled brick Colonial Revival house features a half-round portico features with a roof supported by two classical Doric-style wood columns. The original six-over-one-light double-hung windows flank the portico.

The address for the house first appears in the 1929 Knoxville City Directories which indicate that the house was owned by William G. Baker to 1935. In December of 1939, the house was conveyed to Lucille M. Grant from William G. Baker and wife Belle S. Baker. The warranty deed indicates that the house was conveyed from Lucille M. Grant to William P. Scarlett and Dinah P. Clark in July 1975. (Check deed for wording)

The house is significant for its unique brickwork. The brick dimensions are 8 ½" long x 2 7/8" x 4" and the visible portion of the brick utilized for the facade is the 4-inch side, as the brick is turned up on its side. This same type of brick-laying pattern was utilized during this era on at least two other houses, now demolished, in the Fort Sanders neighborhood. One fronted on Clinch Avenue west of Eighteenth Street and the other fronted on Laurel Avenue at Eighteenth Street.

The south facade of the house (adjacent to the alley) has a wide, ample side porch with a roof supported by square brick columns. There are two original prairie-style ¾-light doors that open out on either side of the chimney on the side porch.

The north facade of the house has a twin set of six-over-one windows closer to Eighteenth Street and three original double-hung six-light windows toward the rear of the house.

509 18th St.

The two story brick house with a half-round portico faces east onto 18th Street. The portico has a half-round roof supported by two round wood columns. There are 6 over 1 pane windows on either side of the front portico.

The south side of the house (fronting on the alley between it and the Roddy house) has a wide, ample side porch with a roof supported by large brick columns. There are two doors (see drawing p. 2) that open out on either side of the chimney for the fireplace on that porch.

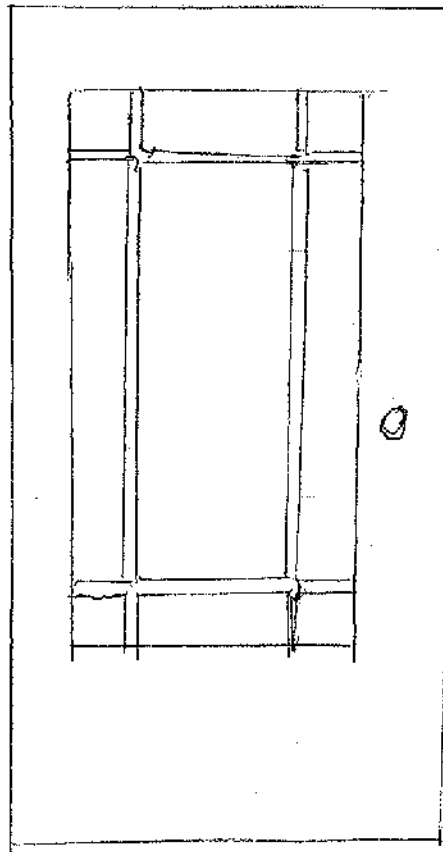
The north side of the house next to the Fellowship Center has a double six over one windows closer to 18th and 3 6-pane windows right together toward the rear.

The unique brickwork of 509 Eighteenth described on p. 2 was used on two other houses in the Fort that I know of. One faced on Clinch Ave. west of 18th and the other faced on Laurel Ave. at 18th. They were both torn down by the hospital, I believe.

The Warranty Deed indicates that the house was bought by William P. Scarlett and Dinah Lee Clark July 1975 from Lucille M. Grant. December 23, 1939, she purchased the house from William G. Baker and Belle S. Baker.

The Directories from 1935 back to 1929 show the house owned by W. G. Baker.

Side Porch doors
 Sorry, I don't know what you call
 this design of doors.



The 4 squares and 5 elongated pieces being glass.

Brick dimensions:

$8\frac{1}{2}$ " long x $2\frac{1}{8}$ " x 4"

The visible portion of the brick on 509 18th St.
 is the $8\frac{1}{2}$ " x 4 inch surface of the brick. In other
 words, the brick is turned on its side.

Usually, what is showing is the shorter side of the
 brick - so the brick is laid flat.

509 18th St. was not shown in several
Directories prior to 1929.

Prepared by:

John M. Armistead
500 Park Bank Tower
Knoxville, TN 37901

WARRANTY DEED

THIS INDENTURE, made this.....day of.....July,....., A. D., 1975.,
between

Lucile M. Grant, Single,

of Knox County, Tennessee, First Parties, and

William P. Scarlett, Jr. and Dinah Lee Clark, as joint
tenants with right of survivorship, of Knox County, Tennessee, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of

One Dollars (\$ 1.00)

to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

and other good and valuable consideration

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey
unto the said Second Parties the following described premises, to wit: Situated in District
No. 4 and in the 10th Ward of the City of Knoxville, Knox County,
Tennessee. and more particularly described as follows:

BEGINNING at a stake in the western line of 18th Street a
distance of 60 feet in a southerly direction from a corner
intersection of the southern line of Laurel Avenue and the
western line of 18th Street (formerly 10th Street); thence
in a southerly direction and with the western line of 18th
Street, 60 feet to a stake in the northern line of a 10 foot
alley; thence in a westerly direction and with the north
line of said alley, 100 feet to a stake; thence in a northerly
direction and parallel with 18th Street, 60 feet to a stake;
thence in an easterly direction and parallel with Laurel
Avenue 100 feet to the point of beginning.

BEING the same property conveyed to Lucile M. Grant by deed
dated the 23rd day of December 1939, from William G. Baker
and wife, Belle S. Baker, of KNOX County, Tennessee, of record
in Deed Book 29, Page 437, in the Register's Office for Knox
County, Tennessee.

Responsible Taxpayer:

State of Tenn., County of _____ I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is \$ _____, which amount equals or exceeds that which the property transferred would command at a fair, voluntary sale. _____ subscribed and sworn to before me this the _____ day of _____, 19____ comm. exp: _____ _____ NOTARY PUBLIC

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all incumbrances except

1975 Knox County Realty Taxes which have been pro rated and will be paid by Second Party

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

The designation of the parties to this instrument in either the plural or singular shall be applied to, and mean, either number and whenever a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

.....(L.S.)(L.S.)
(L.S.) Lucile M. Grant(L.S.)

STATE OF TENNESSEE, } ss.
 KNOX COUNTY

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Lucile M. Grant, Single,

the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, in Knox County, this.....day of....., 19.....

My Commission expires..... Notary Public

STATE OF..... } ss.
 COUNTY OF.....

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State.....

the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, in.....County, this.....day of.....19.....

My Commission expires..... Notary Public



Baker-Grant House, 509 Eighteenth Street, Fort Sanders NC-1 expansion proposal



509 18th St. - Side view



509 18th St. - Portico



509 18th St. - Front door



509 18th St. - West side view



509 18th St. - Rear view



509 18th St. - Chimney and quarter round windows



509 18th St. - Original six-over-one light double-hung windows



509 18th St. - Triple windows



REZONING



Date Filed: 3/14/2019

Name of Applicant: REBECCA C. SCARLETT

Meeting Date: 5/10/2019⁹

Application Accepted By: Kaye Gray

Rezoning File Number: 5-A-19-RZ

Plan Amendment File Number:

400 Main Street, Suite 403
Knoxville, Tennessee 37902
865-215-2500
www.knoxplanning.org

PROPERTY INFORMATION

Street Address:
509 18th St

General Location:
Between Clinch and Laurel avenues

Tract Size: 6000 square feet
Parcel ID: 94 N K 009
Existing Land Use:
SFR

Planning Sector: Central City
Growth Plan:
Census Tract(s): 69
Traffic Zone(s): 60
Jurisdiction: City Council District 1

PROPERTY OWNER/OPTION HOLDER

Rebecca Scarlett
509 Eighteenth St
Knoxville, TN 37916
Telephone: 865-522-8256 Fax:
Email:

APPROVAL REQUESTED

Rezoning

FROM:
R-2 (General Residential)

TO:
R-2 (General Residential)/ H-1(Historic Overlay)

Plan Amendment

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

Rebecca Scarlett
509 Eighteenth St
Knoxville, TN 37916
Telephone: 865-522-8256 Fax:
Email:

APPLICATION AUTHORIZATION

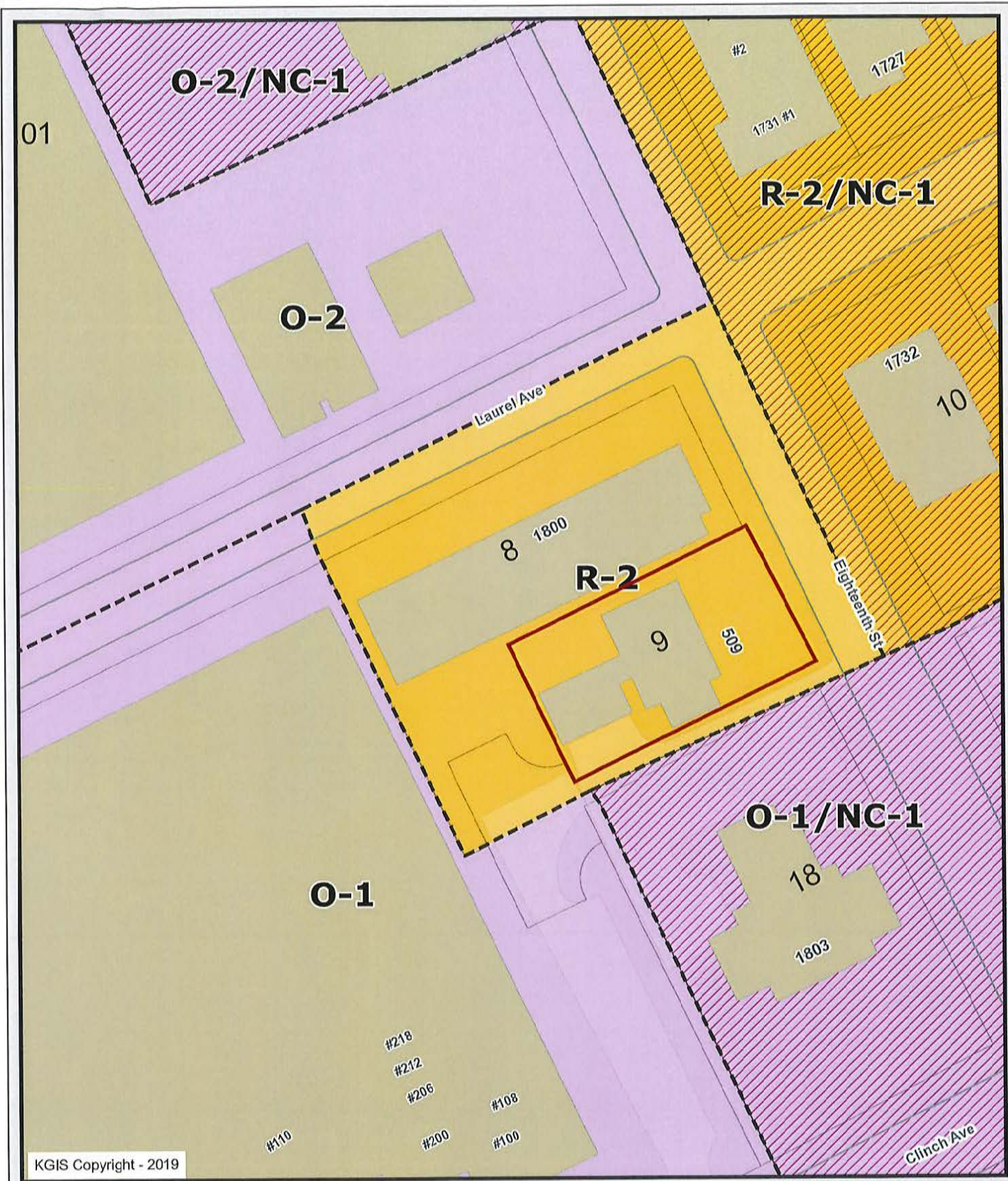
I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: Rebecca C. Scarlett

Rebecca Scarlett
509 Eighteenth St
Knoxville, TN 37916
Telephone: 865-522-8256 Fax:
Email:

PROPOSED USE OF PROPERTY

Density Proposed: 1
Previous Rezoning Requests:



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Knoxville - Knox County - KUB Geographic Information System



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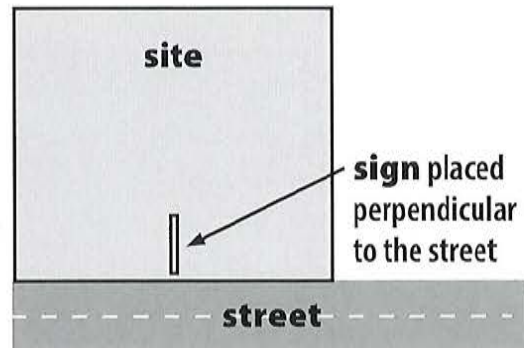
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted Administrative Rules and Procedures.

At the time of application, staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the Planning offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.



TIMING

The sign(s) must be posted 15 days before the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next Planning Commission meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

April 24th (Wed) and May 10th (Fri)
(15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

X Signature: Rebecca C. Scarlett

Printed Name: Rebecca C. Scarlett

Phone: 865-522-8256 Email: _____

Date: 3-14-19

File Number: 5-A-19-RZ