

REZONING REPORT

▶ **FILE #:** 3-H-26-RZ **AGENDA ITEM #:** 24
 POSTPONEMENT(S): 3/5/26 **AGENDA DATE:** 5/14/2026
 ▶ **APPLICANT:** BENJAMIN C. MULLINS
 OWNER(S): RBL, LLC

TAX ID NUMBER: 71 E C 001, 00101 (PARTIAL) [View map on KGIS](#)
 JURISDICTION: County Commission District 8
 STREET ADDRESS: 6110 ASHEVILLE HWY (6114 ASHEVILLE HWY)
 ▶ **LOCATION:** South side of Asheville Hwy, east side of E Governor John Sevier Hwy
 ▶ **APPX. SIZE OF TRACT:** 8.9 acres
 GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)
 ACCESSIBILITY: Access is via Asheville Highway, a major arterial with a pavement width of 23 ft within a right-of-way which varies from 150 ft to 250 ft.
 UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board
 FIRE DISTRICT: Rural Metro Fire
 WATERSHED: Holston River and French Broad River

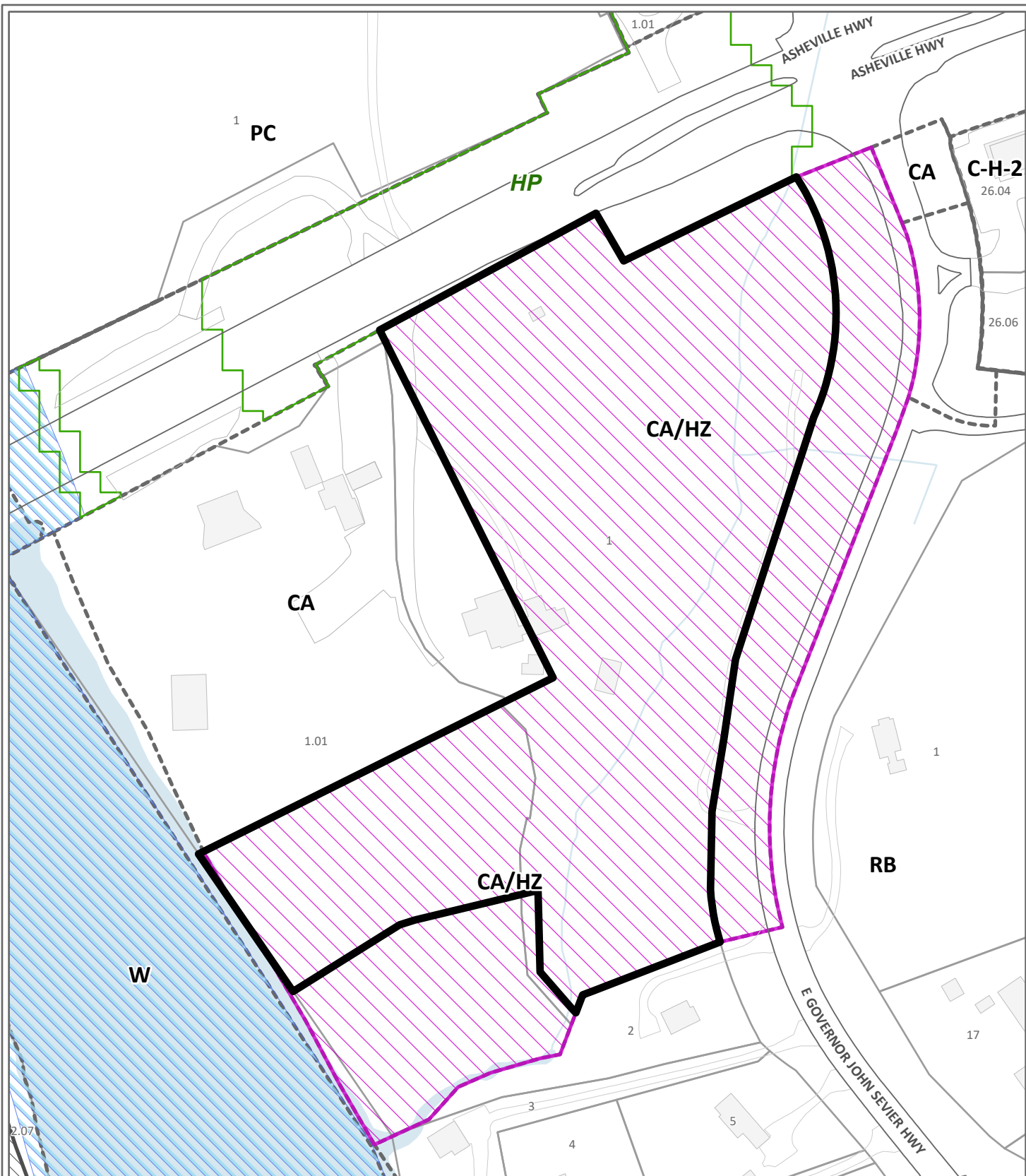
▶ **CURRENT ZONING:** CA (General Business), HZ (Historical Overlay)
 ▶ **REQUESTED ZONING:** CA (General Business)
 ▶ **EXISTING LAND USE:** Water, Commercial
 ▶
 EXTENSION OF ZONING: No, this would not be an extension.
 HISTORY OF ZONING: The subject property was rezoned from RB (General Residential) to CA (General Business), HZ (Historic Overlay) in 1993 (2-D-93-RZ).
 SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant land, commercial - PC (Planned Commercial)
 South: Single family residential - RB (General Residential)
 East: Rural residential, commercial - RB (General Residential), CA (General Business) in the County, C-H-2 (Highway Commercial) in the City
 West: Water, commercial - F (Floodway), CA (General Business)
 NEIGHBORHOOD CONTEXT: This area is comprised of single family dwellings and multifamily developments. An outdoor event center is located adjacent to the property and a large sports field development is planned directly to the north. There are commercial and office uses concentrated along Asheville Highway.

STAFF RECOMMENDATION:
 ▶ Table the application as requested by the applicant.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 6/15/2026. If denied, Knoxville-Knox County Planning Commission'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 a Planning Commission decision in the County.



REZONING

3-H-26-RZ

Petitioner: Benjamin C. Mullins

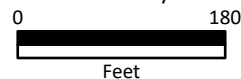


From: CA (General Business), HZ (Historical Overlay)

To: CA (General Business);HZ (Historical Overlay)

Map No: 71

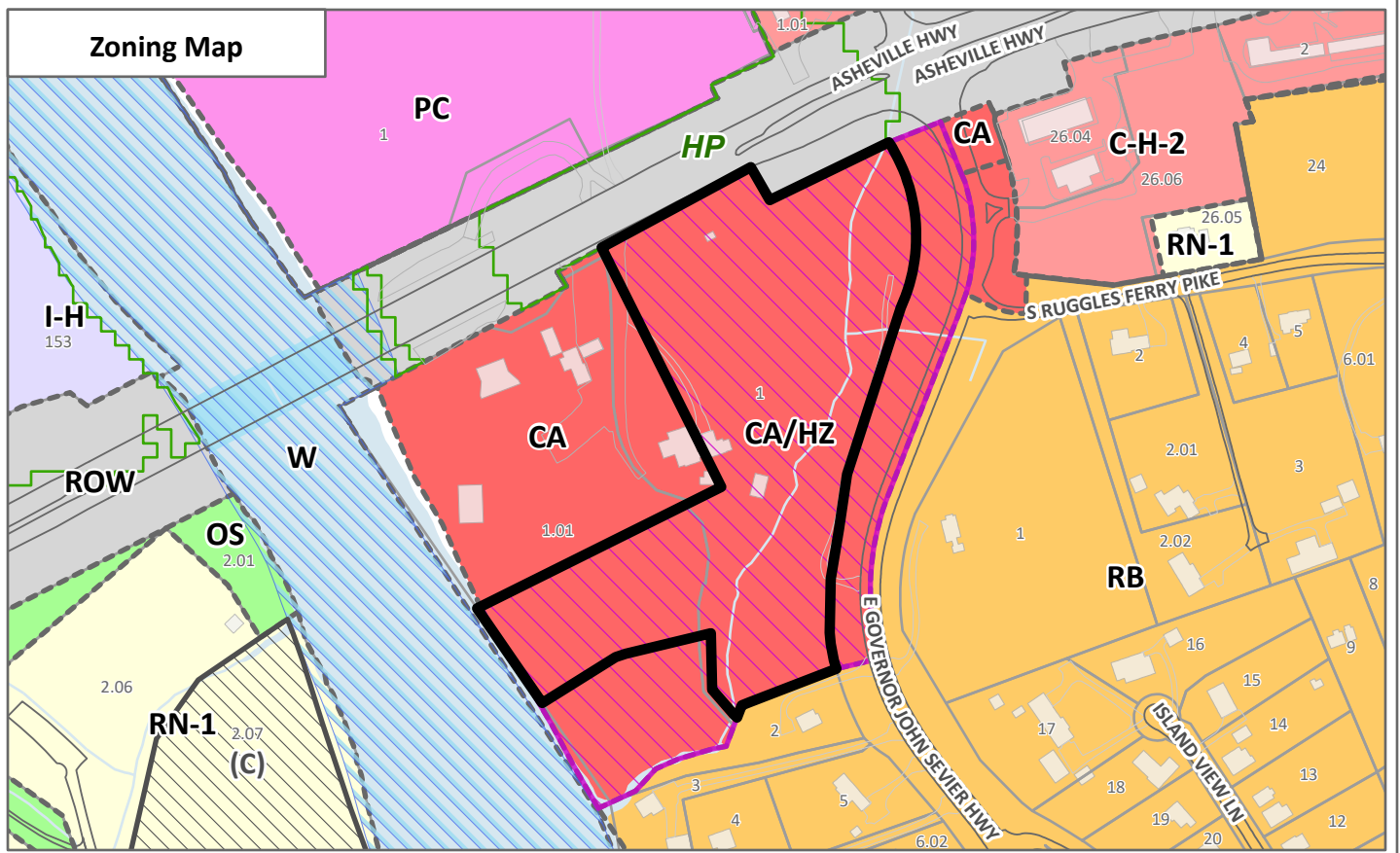
Jurisdiction: County



Original Print Date: 1/27/2026

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Zoning Map



Comprehensive Plan Map

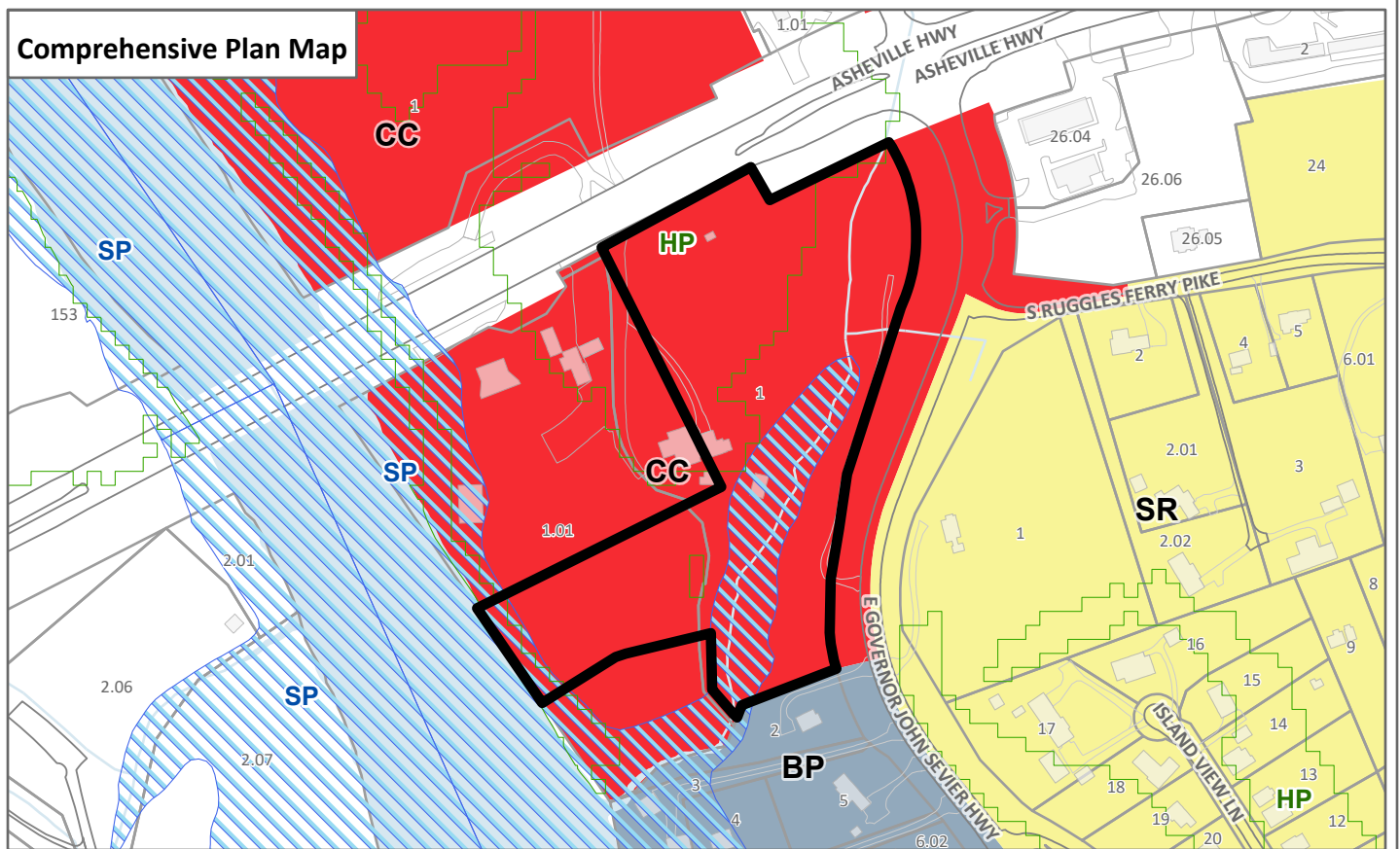


EXHIBIT A, CONTEXTUAL MAPS

3-H-26-RZ



Case boundary



Existing Land Use Map

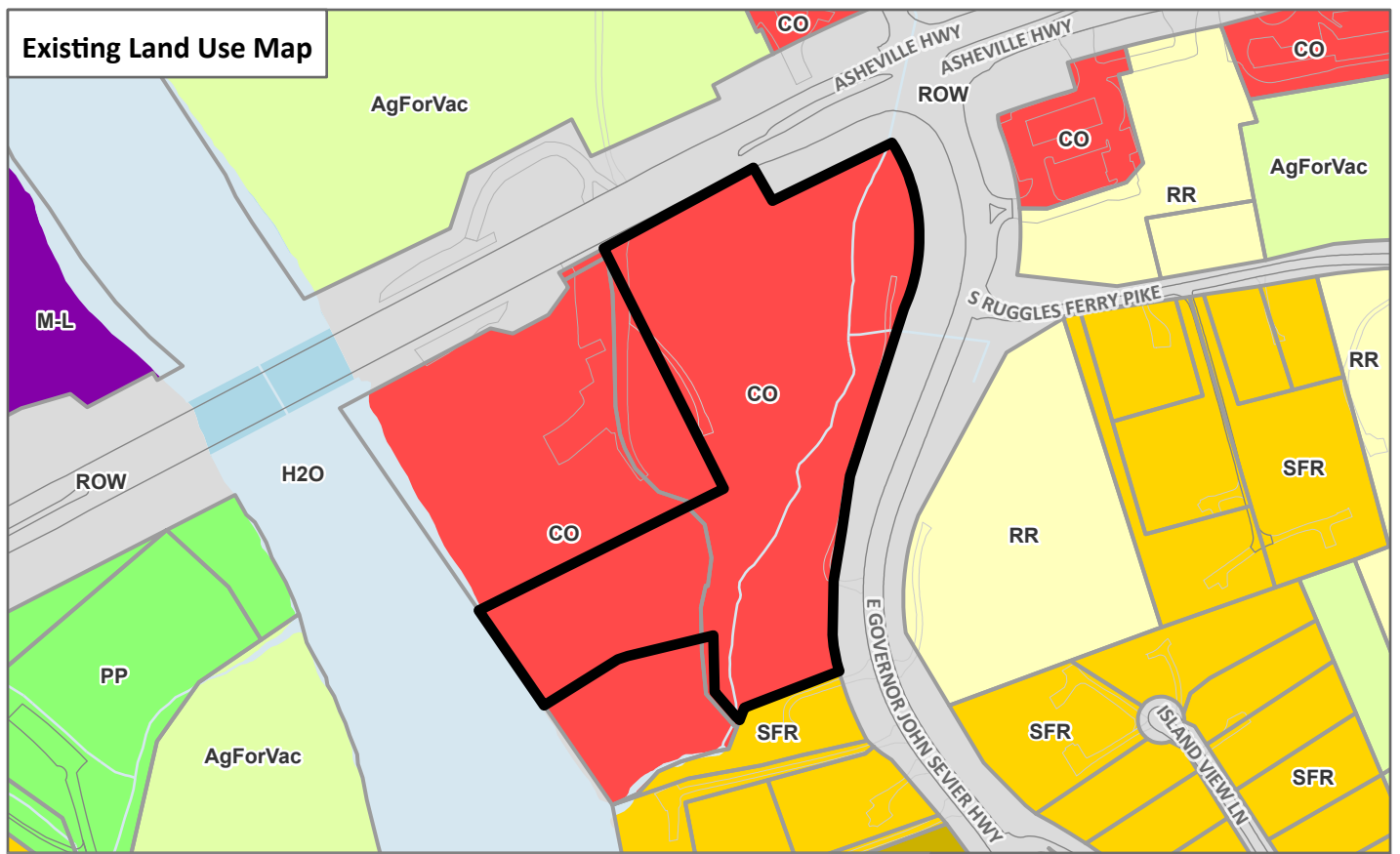


EXHIBIT A, CONTEXTUAL MAPS

3-H-26-RZ



Case boundary

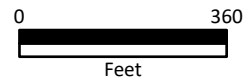
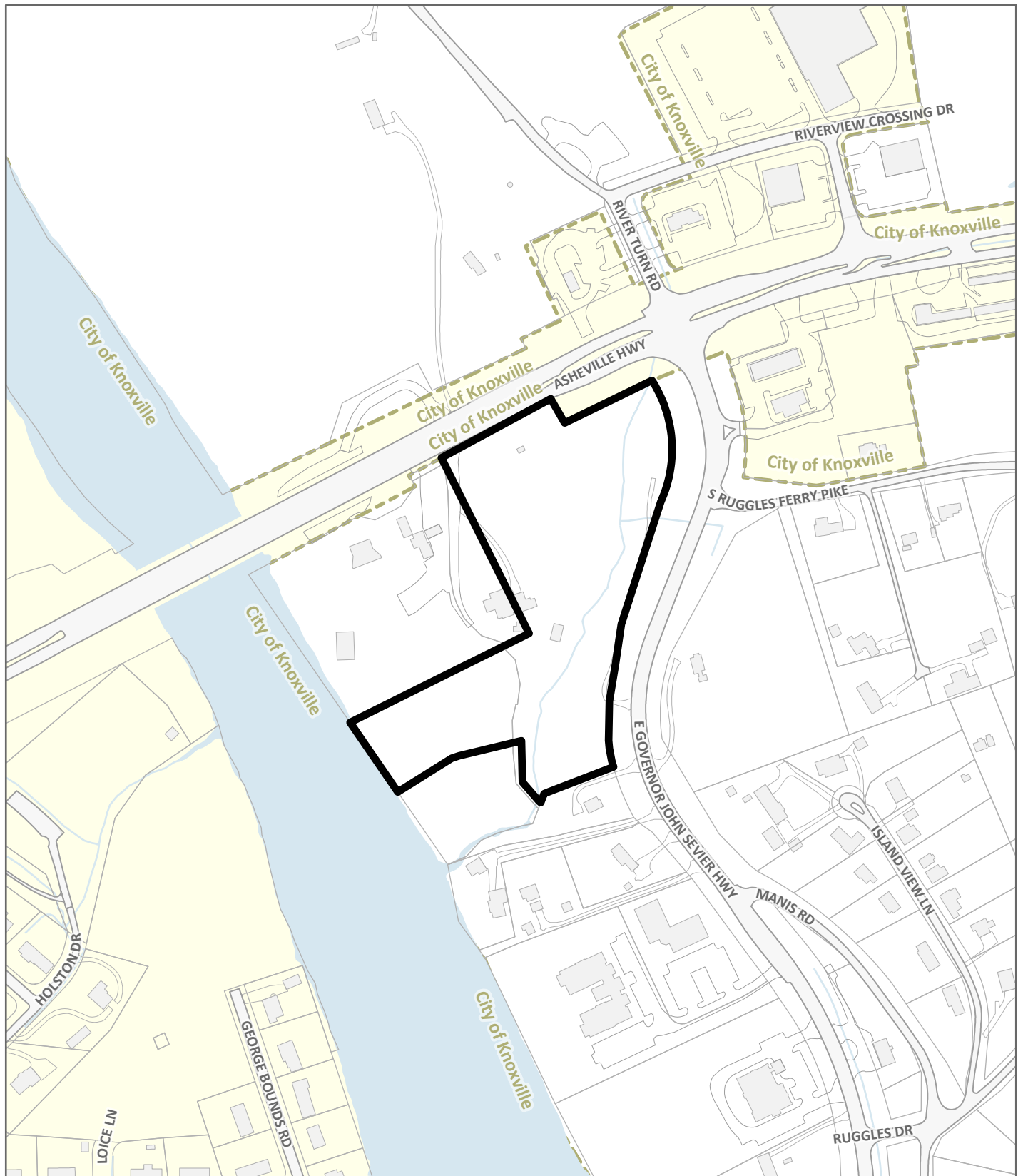


Exhibit A. Contextual Images



LOCATION MAP

3-H-26-RZ



Case boundary



Exhibit A. Contextual Images



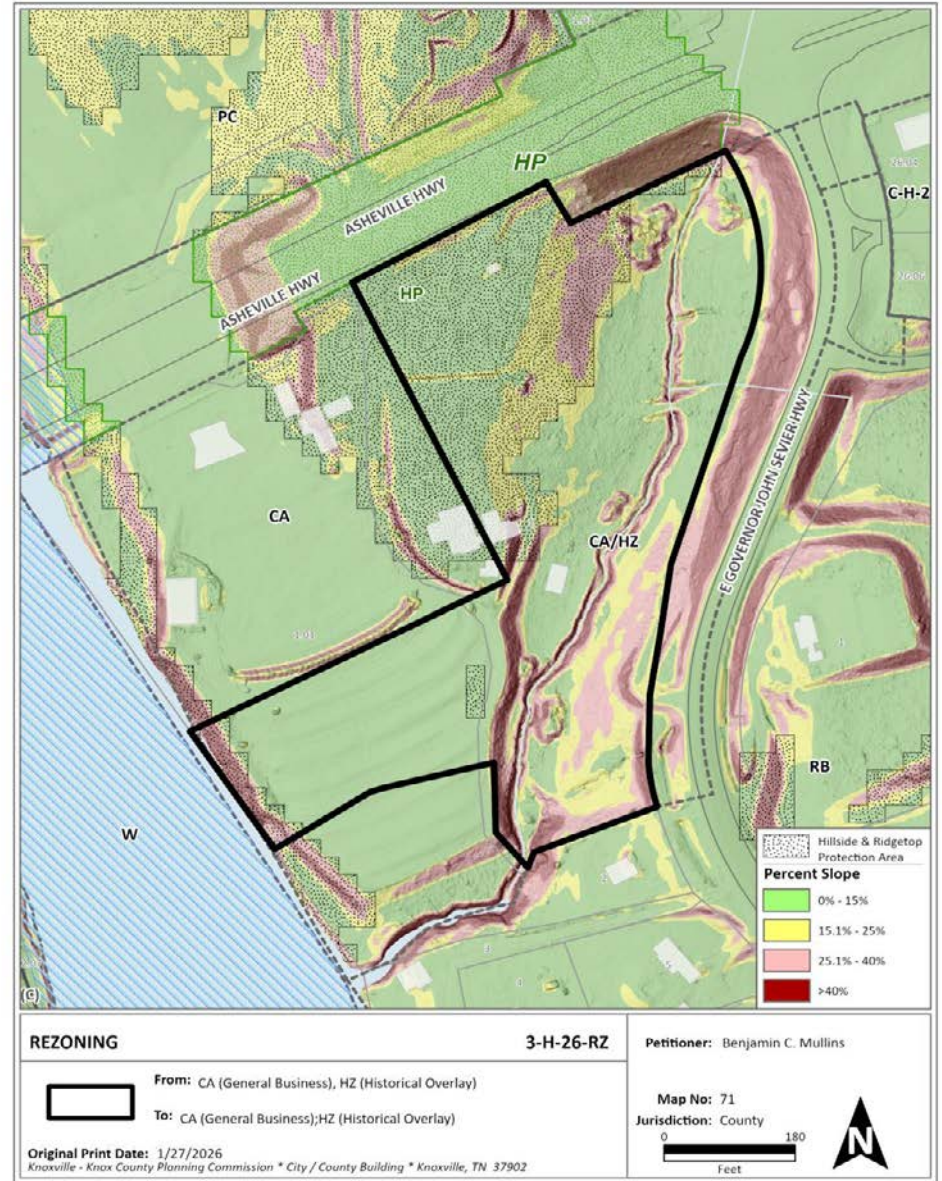
AERIAL MAP



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	8.90		
Non-Hillside	6.15	N/A	
0-15% Slope	1.46	100%	1.46
15-25% Slope	0.76	50%	0.38
25-40% Slope	0.39	20%	0.08
Greater than 40% Slope	0.14	10%	0.01
Ridgetops			
Hillside Protection (HP) Area	2.75	Recommended disturbance budget within HP Area (acres)	1.94
		Percent of HP Area	70.3%





Memorandum

TO: Knoxville-Knox County Planning Commission
FROM: Lindsay Lanois, AICP | Principal Planner
DATE: February 24, 2026
SUBJECT: Historic Zoning Commission action, 1-E-26-HZ

On January 15, 2026, the Knox County Historic Zoning Commission (HZC) reviewed a request to relocate the c.1805 Moses Armstrong House at 6114 Asheville Highway and reduce the historic zoning (HZ) overlay boundary. The HZC provided a preliminary approval of the relocation and the reduced HZ overlay, subject to the below conditions. The HZC requested the follow-up information be presented to the Commission within 120 days, or by the closest meeting (May 21, 2026). The [relevant case file](#) includes a staff report and supporting documentation.

Approval of the relocation was subject to the following conditions:

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

Approval of the reduced HZ overlay was subject to the condition:

- a) final legislative approval of the rezoning should not be issued until the house is relocated.





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

December 11, 2025

Dan Brown
browndan@bellsouth.net

Dear Mr. Brown:

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

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

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

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

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

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

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

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

Sincerely,

A handwritten signature in cursive script that reads "Rebecca Schmitt". The signature is written in black ink and is positioned to the left of the typed name.

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

Moses Armstrong House: Staff Photos

Taken at 11/20/25 Workshop



Façade



Current Site



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

Moses Armstrong House: Staff Photos

Taken at 11/20/25 Workshop



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



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



Below: Brick bond differences between rear ell and original house

Moses Armstrong House: Staff Photos

Taken at 11/20/25 Workshop



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

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



Moses Armstrong House: Staff Photos

Taken at 11/20/25 Workshop



View of site of proposed relocation from rear deck



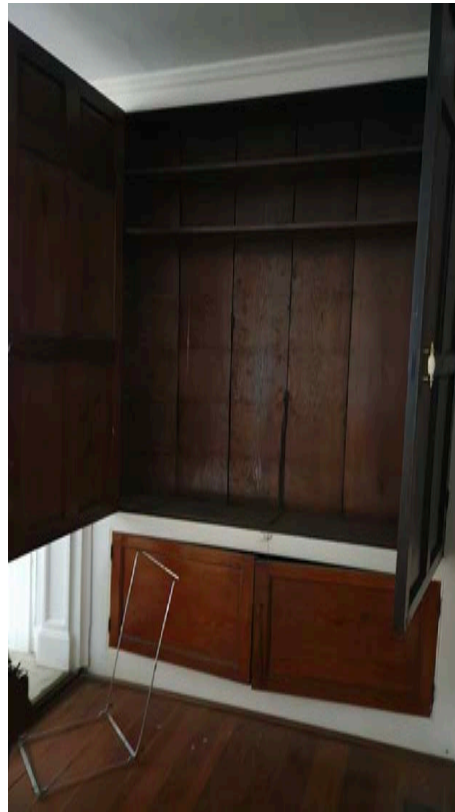
Existing site features of River Breeze Event Center



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

Moses Armstrong House: Staff Photos

Taken at 11/20/25 Workshop



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



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

Moses Armstrong House: Staff Photos

Taken at 11/20/25 Workshop



Historic interior windows from additions



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



Public Notice and Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). The contact information you provide in your application may be used for that purpose. We require applicants to acknowledge their role in this process.

Sign Posting and Removal

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission.

Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

Location and Visibility

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, 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 not less than 12 days prior to 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 not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

02/20/2026

Date to be Posted

03/06/2026

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

Yes No

No, but I plan to prior to the Planning Commission meeting

Applicant Signature

Benjamin C. Mullins

Applicant Name

Date