

A KINGSTON HILLS & KINGSTON WOODS HISTORY

The Luxmore Woods Story

*How neighbors stopped an apartment complex in
1997, and the City bought the woods for a park.*

Compiled by a Kingston Hills neighbor from public records and 1997 news coverage. Not an official City or association publication. [About this page](#)

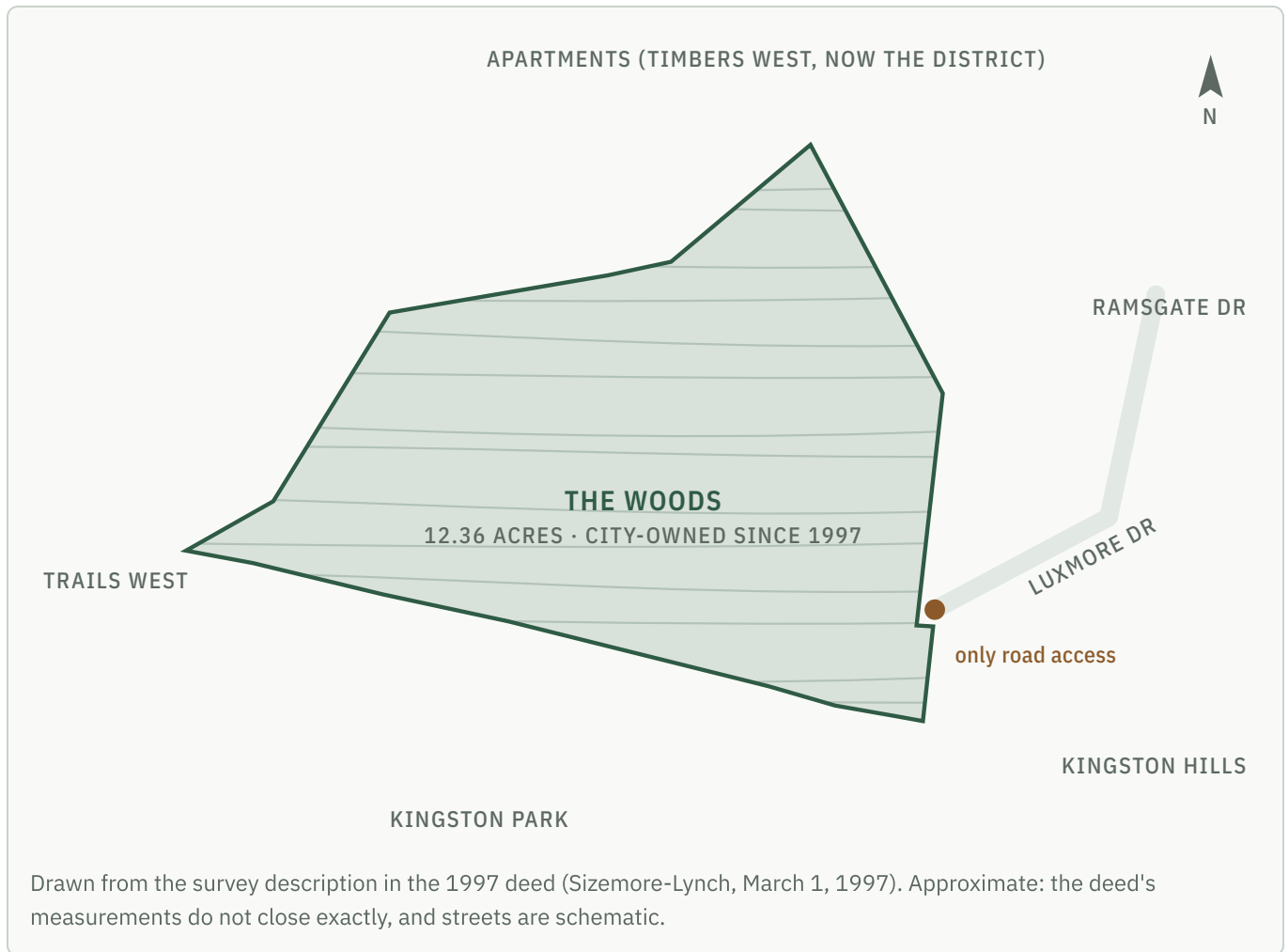


The woods from above, outlined: before the clearing (1996–98), cleared (1998–2001), and growing back (2003). KGIS aerial imagery.

The woods before 1997

The 12 acres at the end of Luxmore Drive were never part of the neighborhood around them. In 1975 the Ohio company connected to the apartment complex below the woods passed the tract to a group that included Oliver Smith Jr. and Dr. John Montgomery Sr. and Jr., developers of West Town Mall. By 1993 Dr. John L. Montgomery Jr. owned it alone.

Knox County had zoned the land “RB,” general residential. At the time that meant apartments could be built there next to single-family homes without any public hearing. The land is steep, and its only road connection is the dead end of Luxmore Drive, with the apartment complex below on the other side.



Spring 1997: the apartment plan

In March 1997 the woods were surveyed. In April the Montgomery family formed a company, Montcarl, LLC, and moved the land into it. Then, as a homeowner later told the paper, “bulldozers showed up one weekend.”

Dr. Montgomery and Mike Carlton planned about 100 small apartments, and every car would have come and gone through Kingston Hills on Luxmore. On May 27 a paid notice in the News-Sentinel called on neighbors to pack that night's County Commission meeting.

APARTMENTS TO INVADE NEIGHBORHOOD!

Dr. John Montgomery & Mike Carlton plan to build dozens of small apartments HERE!

The neighbors organize

Residents of Kingston Hills and Kingston Woods went to the Commission “en masse,” but their complaint was postponed. A committee then asked Dr. Montgomery his price for the land. He asked \$640,000, and, by one account, had been offered \$125,000 a year earlier. “We raised \$250,000 in three days,” one of them later said. “But we couldn't negotiate the price down. So we had to find a buyer with some money.”

Joining the city

The neighbors turned to the City of Knoxville with an offer: annex our homes, and the new city property taxes will pay for the woods. A petition drew about 290 signatures in a few days. On August 11, 1997, City Council held a special meeting in a yard in the middle of Kingston Woods and voted to annex the neighborhood and buy the tract. Mayor Victor Ashe told residents the apartments would have played “havoc with your neighborhood,” and said the majority of homeowners agreeing to join the city made the purchase cost-effective.

At the final vote on August 26, residents spoke only in favor and every vote was unanimous. The plan the City adopted for the annexed area says “a greenspace area of about 16 acres will be set aside within the community.” Annexation took effect at midnight on September 26, and that day KUB began putting up the neighborhood's first street lights, starting at Ramsgate and Luxmore. Homes whose owners did not sign stayed in the county, leaving what the paper called a checkerboard; in all, 278 homes came in that fall.

The City buys the woods

On October 9, 1997 the City bought the woods from Montcarl for \$523,188 through its Parks and Recreation department, and the next day began stabilizing the bulldozed ground. City officials said they planned “to restore the land to a passive green area.” The deed itself carries no park restriction.

Since then

The cleared slope has grown back into woods. The City has treated the land as a park: it rezoned it as a “City park” in 2003, listed it among its parks in 2010, and named it a Nature Conservation Park in its 2026 parks master plan. No trails or facilities have been built, and the City's one-year land-use map still shows the parcel as residential.

Some 1997 records are still being requested from the City, including a memo on the proposed “Kingston Woods Park” written the week before the final vote. The timeline below lays out every step with its source, and the documents are linked at the bottom of the page.

\$523,188	~290	12.36 ac	16 acres
City purchase, Oct 9, 1997	homeowners asked to be annexed	parcel 120PB016	of greenspace promised in 1997

What each record means today

A neighbor asked a good question: how can the woods be a conservation park when the City's land-use map says residential? The answer is that different documents do different jobs, and only one of them controls what can be built today.

RECORD	WHAT IT SAYS	WHAT IT DOES	WHAT IT DOES NOT DO
Zoning	NA, Natural Areas. The City rezoned the woods to open space as a "City park" in 2003.	Controls what can be built today. Housing would need the land rezoned, which goes through a Planning Commission hearing and a City Council vote.	It is not permanent. Council can rezone land.

RECORD	WHAT IT SAYS	WHAT IT DOES	WHAT IT DOES NOT DO
One Year Plan land-use map	Medium density residential.	A planning guide that planners check a rezoning request against.	It does not allow anything to be built by itself. The 2003 rezoning report said it would be changed to show the site as public land; it has not been.
2026 parks master plan	Nature Conservation Park #6 and Significant Natural Area #7.	Sets how the parks department plans for the land.	It is policy, not a legal protection, and it lists no project or budget.
1997 annexation plan of services	"A greenspace area of about 16 acres will be set aside within the community."	The City's written commitment when it annexed the neighborhood.	It does not name the parcel. Whether it can be enforced today is a legal question.
1997 deed	The City of Knoxville owns the woods, bought through Parks and Recreation.	Establishes ownership.	It carries no park restriction, so it does not by itself prevent a sale or other use.

Questions neighbors can ask the City

- Will the land-use map be updated to match the zoning, as the 2003 report said it would?
- Does the City consider the 1997 greenspace commitment to apply to these woods?
- What public process would come before any change to how the woods are used?

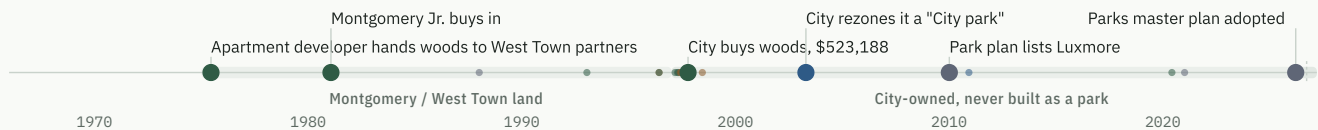
This summary describes what each document says. For how much legal weight each one carries, Knoxville-Knox County Planning or an attorney can confirm.

Timeline

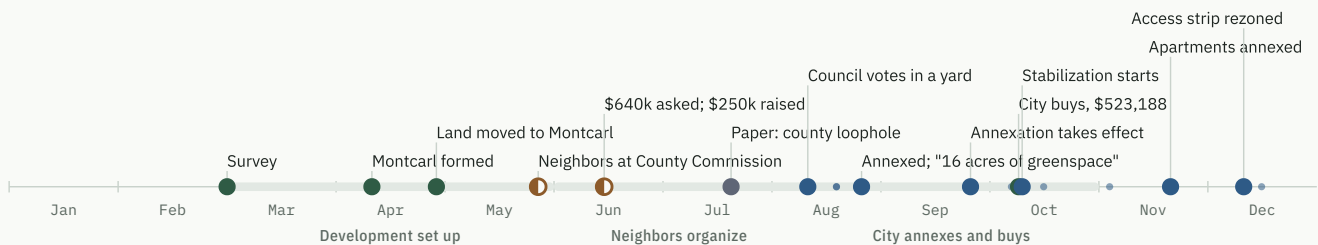
Each entry says where it comes from and links to the document when there is one. Quotes from the 1997–98 Knoxville News-Sentinel appear on the day they ran; the full pages are in the paper's archive, free with a Knox County Public Library card.

SOURCE ● Public record ● News or third-party ○ Said at a meeting / oral history ↻ Requested, not yet seen

The long view



1997, month by month



Before 1997 1966–1996

1975 ○

Jun 12, 1975 ●

The woods pass to the West Town partners

The Ohio company connected to the apartments below the woods transfers the tract to a group that includes Oliver Smith Jr., Dr. John Montgomery Sr., Dr. John Montgomery Jr. and Roy Huskey. Smith and the Montgomerys were among the developers of West Town Mall, which opened in 1972.

Public record **Source:** Recital in Deed Book 1726 p. 621 citing Book 1557 p. 692

[Deed Book 1726, p. 621 \(Jan 23, 1981\)](#)

<https://luxmorewoods.org/docs/deed-1726-621-1981-01-23.pdf>

1981

Jan 23, 1981

Dr. John Montgomery Jr. buys a share

Roy and Ruth Huskey sell their share to Dr. John Montgomery Jr. for \$63,333. The remaining partners' shares follow over the next decade.

Public record **Source:** Deed Book 1726 p. 621; owner card

[Deed Book 1726, p. 621 \(Jan 23, 1981\)](#)

<https://luxmorewoods.org/docs/deed-1726-621-1981-01-23.pdf>

[Property Assessor ownership card, 120PB016](#)

<https://luxmorewoods.org/docs/ownership-card-120PB016.pdf>

1988

1988–2003

Victor Ashe is mayor

The annexation and the City's purchase of the woods happen during his time as mayor. Longtime neighbors recall him promising a passive park.

Public record **Source:** City of Knoxville list of mayors; Longtime neighbors' accounts, 2026

1993

Jan 15, 1993

Montgomery Jr. becomes the sole owner

The Smith family's trust releases its remaining interest, leaving Montgomery Jr. as the only owner of the woods.

Public record **Source:** Deed Book 2096 p. 345

[Deed Book 2096, p. 345 \(Jan 15, 1993\)](#)

<https://luxmorewoods.org/docs/deed-2096-345-1993-01-15.pdf>

Date unknown

One neighborhood association for both subdivisions

Longtime neighbors recall that the Kingston Woods Neighborhood Association represented both Kingston Woods and Kingston Hills at the time of the annexation and split afterward. The City's 1997 records call the whole area "Kingston Woods Subdivision."

Said at a meeting / oral history

Source: Neighbor accounts; City Council minutes Aug 26, 1997; KGIS gazetteer

[City Council minutes, Aug 26, 1997](#)

<https://luxmorewoods.org/docs/1997-08-26-council-minutes.pdf>

1996

About 1996



An earlier offer for the woods

A neighbor later told the paper that about a year before the 1997 fight, Montgomery had been offered \$125,000 for the woods. Who made the offer is not known.

News or third-party **Source:** Knoxville News-Sentinel, Jun 10, 1998, p. 48

1997: the apartment fight, the annexation, the purchase Mar-Dec 1997

1997

Mar 1, 1997



The woods are surveyed

Sizemore-Lynch, Surveyors, measure the tract at 12.361 acres (Project #2529). The same description appears in the April 1997 deeds and the City's October deed.

Public record **Source:** Deed Books 2248 pp. 200, 203, 206 and 2265 p. 400

[Deed Book 2248, p. 200 \(Apr 1997\)](#)

<https://luxmorewoods.org/docs/deed-2248-200-1997-04.pdf>

Apr 11, 1997



The Montgomery family forms Montcarl, LLC

Dr. Montgomery Jr. is the registered agent. Montcarl later sells the woods to the City; Mike Carlton signs that deed as its chief manager.

Public record **Source:** TN Secretary of State, control no. 000328842

Apr 29, 1997



The land is transferred to Montcarl

Dr. Montgomery Sr. and Dr. Montgomery Jr. sign the woods over to Montcarl in two deeds a week apart. Both are recorded May 1, 1997.

Public record **Source:** Deed Book 2248 p. 206

[Deed Book 2248, p. 206 \(Apr 29, 1997\)](#)

<https://luxmorewoods.org/docs/deed-2248-206-1997-04-29.pdf>

May 27, 1997



"Stop the madness": neighbors rally against the apartments

A paid notice in the News-Sentinel names Dr. John Montgomery and Mike Carlton as the builders and urges neighbors to that evening's County Commission meeting. Residents go en masse, but their complaint is postponed. Bulldozers had already cleared part of the 12 acres.

News or third-party

Source: Knoxville News-Sentinel, May 27, 1997, p. 11; Aug 12, 1997, p. 4; Oct 10, 1997, p. 95

May 27, 1997



"APARTMENTS TO INVADE NEIGHBORHOOD! Dr. John Montgomery & Mike Carlton plan to build dozens of small apartments HERE!"

Paid notice · Knoxville News-Sentinel, May 27, 1997, p. 11

Late spring
1997



Neighbors try to buy the land themselves, then turn to the City

A neighbors' committee asks Montgomery his price: \$640,000. They pledge \$250,000 but cannot close the gap. They propose instead that the City annex the neighborhood and buy the woods, with the new city property taxes paying for the land. A petition gets more than half the residents' signatures in a few days. Date approximate.

News or third-party

Source: Knoxville News-Sentinel, Jun 10, 1998, p. 48; Sep 21, 1997, p. 27

Jul 20, 1997



The county looks at the zoning rule behind the fight

A front-page story reports that the County Commission is weighing a review requirement for apartments in RB zones, which then allowed them next to single-family subdivisions by right. It cites Kingston Hills' request to be annexed. Commissioner Bee DeSelm: "If people have to be asked to be annexed to avoid development, that says a lot."

Public record

Source: Knoxville News-Sentinel, "Huge zoning change eyed," Jul 20, 1997, p. 1

Jul 20, 1997

“

"...Kingston Hills requested to be annexed after an unwanted apartment project was proposed adjacent to that West Knox County subdivision."

Huge zoning change eyed · Knoxville News-Sentinel, Jul 20, 1997, p. 1

Aug 11, 1997

●

Council meets in a Kingston Woods yard and gives first approval

About 260 homeowners had asked to be annexed to block the apartments. Council votes to annex the neighborhood and buy the 12-acre tract for \$522,000, where county zoning would have allowed a 100-unit complex reached only from Luxmore Drive. Mayor Ashe ties the purchase to most homeowners agreeing to join the city. The petition had 290 signatures from Kingston Woods and three smaller subdivisions.

Public record

Source: Knoxville News-Sentinel, "Residents happily annexed," Aug 12, 1997, p. 4; Council minutes Aug 12, 1997; Knoxville News-Sentinel, Sep 21, 1997, p. 27

[City Council minutes, Aug 12, 1997](#)

<https://luxmorewoods.org/docs/1997-08-12-council-minutes.pdf>

Aug 12–19,
1997

●

Plan of service published for public review

State law requires a "plan of services" listing what the City will provide an annexed area. It is published Aug 12, available at Lawson McGhee Library and the City-County Building, and approved by the Planning Commission Aug 14.

Public record **Source:** Resolution R-327-97

[Resolution R-327-97 and the Plan of Service](#)

<https://luxmorewoods.org/docs/1997-plan-of-service-R-327-97.pdf>

Aug 12, 1997

“

"The council also voted to annex, and then buy for \$522,000, the 12-acre tract on which the proposed 100-unit complex would have been allowed..." "City officials plan to restore the land to a passive green area."

Residents happily annexed · Knoxville News-Sentinel, Aug 12, 1997, p. 4

Aug 19, 1997



City memo on the proposed Kingston Woods 'Park' · open

Indexed as "Memo concerning research to the proposed Kingston Woods Park." Same date as Council's public hearing on the plan of service. Requested Sep 21.

Requested, not yet seen **Source:** City Block 46242 index, Block File (microfiche)

[Resolution R-327-97 and the Plan of Service](#)

<https://luxmorewoods.org/docs/1997-plan-of-service-R-327-97.pdf>

[City Engineering index, City Block 46242](#)

<https://luxmorewoods.org/docs/city-block-46242-index.pdf>

Aug 19, 1997



Council holds public hearing on the plan of service

The public hearing on the plan of services, required before the final vote.

Public record **Source:** Resolution R-327-97

[Resolution R-327-97 and the Plan of Service](#)

<https://luxmorewoods.org/docs/1997-plan-of-service-R-327-97.pdf>

Aug 26, 1997



Final vote: annexation and a promise of greenspace

Council gives final approval to annexing the Kingston Woods area in six ordinances; the woods are in Ordinance O-355-97, and Ramsgate, Luxmore and Sabre are in a companion ordinance passed the same night. The plan of services adopted with it says "a greenspace area of about 16 acres will be set aside within the community." Residents speak only in favor, and every vote is unanimous.

Public record **Source:** Council minutes Aug 26, 1997; O-355-97; R-327-97

[Resolution R-327-97 and the Plan of Service](#)

<https://luxmorewoods.org/docs/1997-plan-of-service-R-327-97.pdf>

[Ordinance O-355-97](#)

<https://luxmorewoods.org/docs/1997-ordinance-O-355-97.pdf>

[City Council minutes, Aug 26, 1997](#)

<https://luxmorewoods.org/docs/1997-08-26-council-minutes.pdf>

Aug 27, 1997



"...buying property that was going to be developed into apartments. A park will be built there instead."

Council roundup · Knoxville News-Sentinel, Aug 27, 1997, p. 3

Aug 31, 1997

“

"...the city promises to spend \$500,000 to buy a potential apartment complex site and turn it into a park, as the city plans to do in Kingston Woods."

Knoxville Calling column · Knoxville News-Sentinel, Aug 31, 1997, p. 73

Sep 21, 1997

“

"A petition requesting annexation was signed by 290 homeowners." "In May, residents had protested the development before County Commission and been put on hold."

Pattern of annexation in Kingston Woods will look like checkerboard · Knoxville News-Sentinel, Sep 21, 1997, pp. 21, 27

Sep 26, 1997



Annexation takes effect

The annexation takes effect at midnight. KUB begins installing 178 street lights, the first at Ramsgate and Luxmore. The News-Sentinel maps about 261 annexed homes in a "checkerboard," because homeowners who did not sign stayed in the county.

Public record

Source: KGIS parcel record 'ANX 9/26/97 ORD 0-355-97'; Knoxville News-Sentinel, Sep 21, 1997, p. 21, and Sep 27, 1997, p. 3

Property Assessor ownership card, [120PB016](#)

<https://luxmorewoods.org/docs/ownership-card-120PB016.pdf>

Sep 27, 1997

“

"...the first of 178 street lights in the Kingston Woods neighborhood..." installed at Ramsgate and Luxmore.

Newly annexed neighborhood lighting up · Knoxville News-Sentinel, Sep 27, 1997, p. 3

Oct 5, 1997

“

"...we were able to be annexed to the city of Knoxville along with somewhat fewer than 300 home owners in Kingston Woods."

Letter: Annexation has benefits · Knoxville News-Sentinel, Oct 5, 1997, p. 65

Oct 7, 1997



Council annexes 20 more homes, total 278

Twenty more Kingston Woods and Kingston Hills homes join, bringing the total to 278. (About 290 homeowners had signed the petition; some names were dropped before the first vote.)

Public record **Source:** Knoxville News-Sentinel, Oct 8, 1997, p. 4

Oct 8, 1997



"The annexations began because residents wanted to thwart an apartment complex development..."

Council roundup · Knoxville News-Sentinel, Oct 8, 1997, p. 4

Oct 9, 1997



City buys the woods for \$523,188

The City's Parks and Recreation department buys the 12.361 acres from Montcarl, LLC. The deed has no park clause or use restriction; the City's own purchase file records it as a Parks and Recreation acquisition.

Public record

Source: City Real Property Inventory sheet; Warranty Deed Book 2265 p. 400, Instr. 24789

[City purchase file: deed, closing memo, inventory sheet](#)

<https://luxmorewoods.org/docs/1997-10-09-city-purchase-deed-and-inventory.pdf>

Oct 10, 1997



City starts site stabilization

City Engineering opens a "Luxmore Drive Site Stabilization" project the day after the purchase, as the annexation plan promised. Much of the land had been cleared and bulldozed for the apartment project.

Public record **Source:** City Block 46242 index

[City Engineering index, City Block 46242](#)

<https://luxmorewoods.org/docs/city-block-46242-index.pdf>

Oct 10, 1997



Neighbors' fight wins a crime-prevention essay prize

A homeowner, Robert Burgess, wins a City essay contest by describing how "the community rose up, organized, and decided to do something about it" when apartments threatened the neighborhood.

News or third-party **Source:** Knoxville News-Sentinel, Oct 10, 1997, p. 95

Oct 10, 1997

“

"...it all started when bulldozers showed up one weekend at a vacant 12-acre piece of property in the neighborhood."

Best essay: Creative solutions to crime · Knoxville News-Sentinel, Oct 10, 1997, p. 95



The woods from above, outlined: before the clearing (1996-98), cleared (1998-2001), and growing back (2003). KGIS aerial imagery.

Oct 16, 1997



City real estate office reports the closing

The City's real estate officer reports closing "the purchase of 12.361 acres in the Kingston Woods Subdivision," with copies to Parks and Recreation, Law and Finance.

Public record **Source:** Routing memo attached to the deed

[City purchase file: deed, closing memo, inventory sheet](#)

<https://luxmorewoods.org/docs/1997-10-09-city-purchase-deed-and-inventory.pdf>

Nov 4, 1997



About 300 newly annexed residents vote in the city election

Residents of the Kingston Woods and Kingston Hills areas vote at Bearden High School.

News or third-party **Source:** Knoxville News-Sentinel, Nov 4, 1997, p. 4

Nov 21, 1997



City annexes the apartment tract north of the woods

The apartment complex below the woods (then Timbers West) is annexed separately, six weeks after the City bought the woods.

Public record **Source:** KGIS parcel data for 120PB015

Dec 1997

The apartments' strip to Luxmore is zoned single-family

The apartment property includes a 25-foot strip that reaches the Luxmore Drive dead end along the woods' east side. It had county apartment zoning; the City zones it single-family.

Public record

Source: Knox Planning case 12-PP-97-RZ; 2022 apartment deed calls; KGIS parcel map

[Case 12-PP-97-RZ \(1997\)](#)

<https://luxmorewoods.org/docs/case-12-PP-97-RZ-1997-access-strip.pdf>

Dec 16, 1997

The annexed neighborhood gets city single-family zoning

The City gives the newly annexed Luxmore area single-family zoning (60.7 acres).

Public record **Source:** Knox Planning case 11-E-97-RZ

[Case 11-E-97-RZ \(1997\)](#) <https://luxmorewoods.org/docs/case-11-E-97-RZ-1997.pdf>

City ownership 1998–2025

1998

Jun 10, 1998



A neighbor is honored for the effort

Kingston Woods resident Phil Guthe receives the News-Sentinel's first West Knox Community Cornerstone Award. Photo caption: "Guthe worked to stop development of a steep, hilly piece of property behind Timbers West Apartments."

News or third-party **Source:** Knoxville News-Sentinel, Jun 10, 1998, p. 48

Jun 10, 1998



"We raised \$250,000 in three days. But we couldn't negotiate the price down. So we had to find a buyer with some money."

'Fueled fire' gets Guthe going · Knoxville News-Sentinel, Jun 10, 1998, p. 48

2003 ○

Mar-Apr 2003 ●

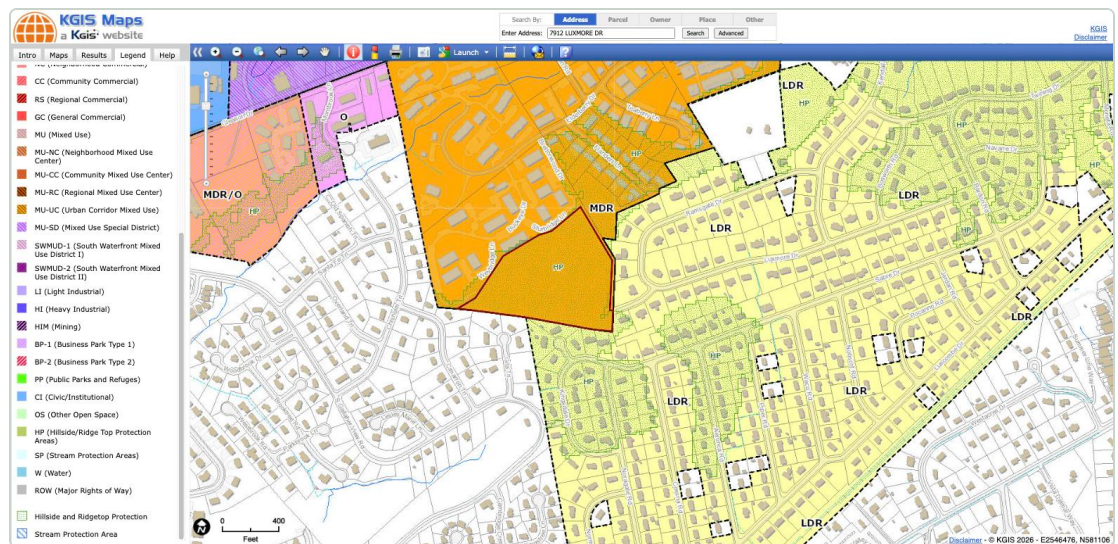
The City rezones the woods as a "City park"

The City applies to rezone the woods from single-family to open space (OS-1) as a "City park." The Planning Commission approves 13-0, and Council passes it. The staff report says the City's land-use plan would be changed to show the site as public land; it still shows medium-density residential.

Public record **Source:** Knox Planning case 3-Y-03-RZ

[Case 3-Y-03-RZ \(2003\)](#)

<https://luxmorewoods.org/docs/case-3-Y-03-RZ-2003-city-park.pdf>



The City's One Year Plan map still shades the woods as Medium Density Residential, although the 2003 rezoning report said it would be changed to Public.

2010 ○

2010 ●

The 2010 park plan lists the woods

The Knoxville-Knox County Park, Recreation and Greenways Plan lists "Luxmore Dr Natural Area" in the West City sector.

Public record

[Knoxville-Knox County park plan \(2010\), Luxmore page](#)

<https://luxmorewoods.org/docs/2010-park-plan-luxmore-page.pdf>

2010

● The City's 2010 park zoning review includes the woods

A citywide review of park zoning lists "Luxmore Drive Natural Area, 12 ac" as already zoned open space.

Public record **Source:** Knox Planning case 12-D-10-RZ

[Case 12-D-10-RZ \(2010\)](#)

<https://luxmorewoods.org/docs/case-12-D-10-RZ-2010-park-list.pdf>

2020 ○

About 2020

○ Neighbors cut informal trails

Neighbors recall user-made trails that fade out, and a bench and wooden post at the entrance.

Said at a meeting / oral history **Source:** Longtime neighbors' accounts, 2026

2021 ○

Jan 5, 2021

● City calls the parcel "more of a conservation area"

The City's parks and greenways coordinator describes it as "more of a conservation area" with no built trails.

News or third-party **Source:** Knox News / Shopper News, 2021-01-05

2026 to date

2026 ○

Mar 17, 2026

● The 2026 parks master plan names the woods a conservation park

The master plan Council adopts lists Luxmore as Nature Conservation Park #6 and Significant Natural Area #7, with no project or budget. It recommends conservation easements, legal protections that keep land natural, for natural areas.

Public record **Source:** Play Knoxville parks master plan (2026), pp. 68, 70, 80, 171

[Play Knoxville parks master plan \(2026\), Luxmore pages](#)

<https://luxmorewoods.org/docs/2026-parks-master-plan-luxmore-pages.pdf>

Documents

Every file is a public record. The tag under each one says who holds the original and how it was obtained. KGIS is the Knoxville-Knox County online property map, which links recorded deeds and planning cases. A few terms: a *quitclaim* deed hands over whatever interest the signer has; an *ordinance* is a City law and a *resolution* a formal Council decision; *RB*, *R-1* and *OS-1* are zoning categories (county general residential, city single-family, city open space).

1997 ANNEXATION

Resolution R-327-97 and the Plan of Service

Adopted Aug 26, 1997. The Recreation page promises "a greenspace area of about 16 acres will be set aside within the community."

[PDF](#)

City Recorder · records request

<https://luxmorewoods.org/docs/1997-plan-of-service-R-327-97.pdf>

Ordinance O-355-97

The annexation ordinance that brought the woods (parcel 120PB016) into the city with the western Kingston Woods streets.

[PDF](#)

City Recorder · records request

<https://luxmorewoods.org/docs/1997-ordinance-O-355-97.pdf>

City Council minutes, Aug 26, 1997

Final passage of the Kingston Woods annexation ordinances and plans of service; three residents speak in favor.

[PDF](#)

City Recorder · records request

<https://luxmorewoods.org/docs/1997-08-26-council-minutes.pdf>

City Council minutes, Aug 12, 1997

The mayor recaps the Aug 11 special meeting on annexing Kingston Woods.

[PDF](#)

City Recorder · records request

<https://luxmorewoods.org/docs/1997-08-12-council-minutes.pdf>

THE PURCHASE AND THE DEEDS

City purchase file: deed, closing memo, inventory sheet

The City's copy of the Oct 9, 1997 deed with its closing memo and Real Property Inventory sheet: a Parks and Recreation purchase, \$523,188.

[PDF](#)

City Recorder · records request

<https://luxmorewoods.org/docs/1997-10-09-city-purchase-deed-and-inventory.pdf>

Deed Book 2248, p. 203 (Apr 22, 1997)

Montgomery Sr. quitclaims to Montcarl, LLC.

[PDF](#)

Knox County Register of Deeds · via KGIS

<https://luxmorewoods.org/docs/deed-2248-203-1997-04-22.pdf>

Deed Book 2248, p. 206 (Apr 29, 1997)

Montgomery Jr. quitclaims to Montcarl, LLC; signed "to satisfy title insurance requirements."

[PDF](#)

Knox County Register of Deeds · via KGIS

<https://luxmorewoods.org/docs/deed-2248-206-1997-04-29.pdf>

Deed Book 2248, p. 200 (Apr 1997)

Clears up an earlier interest before the transfer to Montcarl.

[PDF](#)

Knox County Register of Deeds · via KGIS

<https://luxmorewoods.org/docs/deed-2248-200-1997-04.pdf>

Deed Book 2096, p. 345 (Jan 15, 1993)

The Smith trust releases its interest to Montgomery Jr.

[PDF](#)

Knox County Register of Deeds · via KGIS

<https://luxmorewoods.org/docs/deed-2096-345-1993-01-15.pdf>

Deed Book 1726, p. 621 (Jan 23, 1981)

Roy and Ruth Huskey to Montgomery Jr.; recites the 1975 transfer from the apartment developer.

[PDF](#)

Knox County Register of Deeds · via KGIS

<https://luxmorewoods.org/docs/deed-1726-621-1981-01-23.pdf>

Deed Book 1749, p. 883 (Dec 1981)

Transfer among the co-owners.

[PDF](#)

Knox County Register of Deeds · via KGIS

<https://luxmorewoods.org/docs/deed-1749-883-1981-12.pdf>

Deed Book 1751, p. 564 (Dec 31, 1981)

Transfer among the co-owners.

[PDF](#)

Knox County Register of Deeds · via KGIS

<https://luxmorewoods.org/docs/deed-1751-564-1981-12-31.pdf>

Deed Book 1751, p. 568 (Jan 30, 1982)

Transfer among the co-owners.

[PDF](#)

Knox County Register of Deeds · via KGIS

<https://luxmorewoods.org/docs/deed-1751-568-1982-01-30.pdf>

Property Assessor ownership card, 120PB016

Every recorded owner from 1981 to the City, with deed book and page.

[PDF](#)

Knox County Property Assessor · via KGIS

<https://luxmorewoods.org/docs/ownership-card-120PB016.pdf>

ZONING AND PLANNING**Case 3-Y-03-RZ (2003)**

The City rezones the woods to open space as a "City park."

[PDF](#)

Knoxville-Knox County Planning · via KGIS

<https://luxmorewoods.org/docs/case-3-Y-03-RZ-2003-city-park.pdf>

Case 12-D-10-RZ (2010)

Citywide park zoning review; lists "Luxmore Drive Natural Area, 12 ac, OS-1 to stay OS-1."

[PDF](#)

Knoxville-Knox County Planning · via KGIS

<https://luxmorewoods.org/docs/case-12-D-10-RZ-2010-park-list.pdf>

Case 11-E-97-RZ (1997)

The City zones the annexed Luxmore area single-family.

[PDF](#)

Knoxville-Knox County Planning · via KGIS

<https://luxmorewoods.org/docs/case-11-E-97-RZ-1997.pdf>

Case 12-PP-97-RZ (1997)

The apartments' 25-ft access strip to the Luxmore dead end is zoned single-family.

[PDF](#)

Knoxville-Knox County Planning · via KGIS

<https://luxmorewoods.org/docs/case-12-PP-97-RZ-1997-access-strip.pdf>

City Engineering index, City Block 46242

Lists the Aug 19, 1997 "Memo concerning research to the proposed Kingston Woods 'Park'" and the 1997 site stabilization project.

PDF

City Engineering · via KGIS

<https://luxmorewoods.org/docs/city-block-46242-index.pdf>

Play Knoxville parks master plan (2026), Luxmore pages

Nature Conservation Park #6 and Significant Natural Area #7. Pages 66–70, 80–81, 84 and 171 of the plan Council adopted Mar 17, 2026.

PDF

City of Knoxville Parks & Recreation

<https://luxmorewoods.org/docs/2026-parks-master-plan-luxmore-pages.pdf>

Knoxville-Knox County park plan (2010), Luxmore page

Lists "Luxmore Dr Natural Area."

PDF

Knoxville-Knox County Planning

<https://luxmorewoods.org/docs/2010-park-plan-luxmore-page.pdf>

MAPS AND AERIAL PHOTOS

One Year Plan map (KGIS)

The City's land-use plan still marks the woods Medium Density Residential.

JPG

Knoxville-Knox County Planning · via KGIS

<https://luxmorewoods.org/docs/one-year-plan-map.jpg>

Aerial photos, 1953–1985

The woods before any development.

JPG

KGIS aerial imagery

<https://luxmorewoods.org/docs/aerials-1953-1985.jpg>

Aerial photos, 1985–2001

Before and after the 1997 clearing.

JPG

KGIS aerial imagery

<https://luxmorewoods.org/docs/aerials-1985-2001.jpg>

Aerial photos, 2003–2019

The woods growing back.

JPG

KGIS aerial imagery

<https://luxmorewoods.org/docs/aerials-2003-2019.jpg>

Still unknown

1. What the City's Aug 19, 1997 memo on the proposed "Kingston Woods Park" says. Requested from the City.
2. Minutes of the Aug 11, 1997 special Council meeting held in a Kingston Woods yard. Requested from the City.

About this page

Who made it. A Kingston Hills neighbor put this together in September 2026 to collect the history of the Luxmore woods in one place. It is not a publication of the City of Knoxville or of any neighborhood association.

Why. The woods are being discussed again, and many neighbors arrived after 1997. This page sets out what the records show so neighbors can see the history for themselves. It takes no position on current proposals.

Where it comes from. City of Knoxville records obtained by public records request; deeds and ownership records from the Knox County Register of Deeds through KGIS; Knoxville-Knox County Planning case files; City park plans; and the 1997 Knoxville News-Sentinel, read through the Knox County Public Library. Each timeline entry names its source and links to the document when there is one. A few entries record what longtime neighbors remember, and are marked that way.

Corrections. If you have a document, a date, or a memory to add, or see something wrong, please use the [form at the bottom of this page](#). Last updated 2026-09-21.