CASE SUMMARY

APPLICATION TYPE: GOVERNMENTAL REZONING

File Number: 1-A-03-RZ Related File Number:

Application Filed: 11/12/2002 Date of Revision:

Applicant: MAYOR VICTOR ASHE

Owner:



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

PROPERTY INFORMATION

General Location: Southwest corner of intersection of N. Broadway and W. Fifth Avenue

Other Parcel Info.:

Tax ID Number: 94 E N 016 Jurisdiction: City

Size of Tract: 36000 square feet

Access ibility: Access is via N. Broadway, a four lane major arterial street.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant motel

Surrounding Land Use:

Proposed Use: Motel Density:

Sector Plan: Central City Sector Plan Designation: Commercial

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This developed site is part of the downtown commercial core of Knoxville that has developed under C-2

and C-3 zones

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 447 N Broadway

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-2 (Central Business District)

Former Zoning:

Requested Zoning: C-2 (Central Business District) / H-1 (Historic Overlay) and design guidelines

Previous Requests: None noted

Extension of Zone: No

History of Zoning: Property was zoned C-2 with adjacent property in 1990's

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

1/31/2007 12:12 PM Page 1 of 3

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE C-2 (Central Business District) / H-1 (Historic Overlay) zoning.

APPROVE design guidelines.

Staff Recomm. (Full): The Minvilla (Fifth Avenue Motel) is significant for the example it presents of early 20th century

rowhouse development, its original architecture, and its significant location as a highly visible link between downtown commercial buildings and the streetcar suburban development of the late 19th and

early 20th centuries.

Comments: The Minvilla was recommended for H-1 Historic Overlay designation by the Knoxville Historic Zoning

Commission at its December 19, 2002, meeting. The Historic Zoning Commission also adopted as Design Guidelines for the property the Secretary of Interior's "Standards." The "Standards" will be followed by future owners intending to complete a rehabilitation using the preservation tax incentives.

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. Designation of this site with an H-1 overlay will help to stabilize this section of N. Broadway through the protection of an historically significant, 20th Century structure.
- 2. Other historically significant structures in the Central Business District and nearby neighborhoods have been designated with an H-1 overlay, thus reaffirming the community's commitment to preserve its historic heritage.
- 3. The property was rezoned to C-2 in the 1990's. Other properties to the south are also zoned C-2.

THE EFFECTS OF THE PROPOSAL

- 1. This rezoning will result in no additional demands being placed on utilities, streets, or area schools.
- 2. The H-1 overlay will have a positive impact on adjacent and nearby properties because any rehabilitation of the structure must follow the adopted Design Guidelines and be reviewed for compliance by the Knoxville Historic Zoning Commission.
- 3. Preservation of this historic resource will help to encourage other efforts to preserve older structures, especially in and near the Central Business District.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. Since the H-1 overlay will not affect the property's current or future use, this request will be compatible with proposed street, sewer and water service plans.
- 2. This request conforms with the General Plan, which calls for the preservation of historically significant structures and sites (pages 54 56). This request is also consistent with the policies of the One Year Plan for consideration of H-1 overlay designations (pages 15 and 32). The Knoxville Historic Zoning Commission approved this request on December 19, 2002.
- 3. The H-1 overlay designation for this property should have a positive impact on abutting properties and properties in the surrounding area as redevelopment in the area along the north end of the Central Business Distirct continues.
- 4. Other H-1 properties in this area include the Old Gray Cemetery and the old Central High School building.

MPC Action: Approved MPC Meeting Date: 1/9/2003

Details of MPC action:

Summary of MPC action: APPROVE C-2 (Central Business District) / H-1 (Historic Overlay) and design guidelines

Date of MPC Approval: 1/9/2003 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?:

Action Appealed?:

1/31/2007 12:12 PM Page 2 of 3

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: City Council

Date of Legislative Action: 2/4/2003 Date of Legislative Action, Second Reading: 2/18/2003

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

1/31/2007 12:12 PM Page 3 of 3