

CASE SUMMARY

APPLICATION TYPE: REZONING

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N
T E N N E S S E E

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www.knoxmpc.org

File Number: 1-B-02-RZ **Related File Number:**
Application Filed: 12/18/2001 **Date of Revision:**
Applicant: BENNITA & DONALD ROULEAU
Owner:

PROPERTY INFORMATION

General Location: South side of Kingston Pike, west of Concord St.
Other Parcel Info.:
Tax ID Number: 108 G A 003 **Jurisdiction:** City
Size of Tract: 0.5 acre
Accessibility: Access is via Kingston Pike, a major arterial with a 42' pavement width in an 88' right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Same
Surrounding Land Use:
Proposed Use: Single family residence **Density:**
Sector Plan: West City **Sector Plan Designation:**
Growth Policy Plan:
Neighborhood Context: The McIntire-Rouleau House is located in a residential area along Kingston Pike, with single family residences and churches that line the street. The house is part of the Kingston Pike Historic District, which has been listed on the National Register of Historic Places.

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

Street: 3004 Kingston Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Single Family Residential)
Former Zoning:
Requested Zoning: R-1 (Single Family Residential)/H-1 (Historic Overlay)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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: Ann Bennett

Staff Recomm. (Abbr.): APPROVE R-1(Single Family Residential)/(H-1 (Historic Overlay) zoning.
APPROVE the "Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" as design guidelines for this designation.

Staff Recomm. (Full): The proposed rezoning recognizes the historic character and architectural significance of this residence, while retaining the underlying base zone.

Comments: The McIntire-Rouleau House illustrates the history of suburban expansion in Knoxville from 1890-1950, the evolution of architectural design during that time period, and the use of indigenous East Tennessee marble in the design and construction of Knoxville's residences. Designation of the property was approved by the Knoxville Historic Zoning Commission at their December 20, 2001 meeting.

MPC Action: Approved MPC Meeting Date: 1/10/2002

Details of MPC action:

Summary of MPC action: APPROVE R-1(Single Family Residential)/(H-1 (Historic Overlay) and design guidelines

Date of MPC Approval: 1/10/2002 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: City Council

Date of Legislative Action: 2/5/2002 Date of Legislative Action, Second Reading: 2/19/2002

Ordinance Number: Other Ordinance Number References:

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

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance: