

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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File Number: 1-D-03-RZ **Related File Number:**
Application Filed: 12/2/2002 **Date of Revision:**
Applicant: SAMUEL J. FURROW
Owner:

PROPERTY INFORMATION

General Location: Block bounded by Walnut, Locust, Main and Cumberland
Other Parcel Info.:
Tax ID Number: 94 M D 003 **Jurisdiction:** City
Size of Tract: 90000 square feet
Accessibility: Access is via Walnut and Locust Streets both local streets with 32' pavements within 50 rights-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Offices, post office
Surrounding Land Use:
Proposed Use: Office use, Post Office and Tennessee Supreme Court **Density:**
Sector Plan: Central City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This building is located in the Central Business District, Knoxville's governmental, financial and cultural center. Other properties in the CBD are zoned C-2, the primary zoning district for this area.

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

Street: 501 Main St
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: 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: Ken Pruitt

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

Staff Recomm. (Full): The Knoxville Post Office and Federal Building is listed on the National Register of Historic Places and is significant for its architectural design, the use of East Tennessee marble in the building, and its historical significance as the ceremonial location of the Federal government since its construction in 1932.

Comments: The Knoxville Post Office and Federal Building was designed by the Baumann and Baumann architectural firm in the Art Deco and Modern styles, and retains its original architectural integrity. A rehabilitation is planned which will follow the "Secretary of Interior's Standards," preserving unique architectural features while continuing the building's prominence in downtown Knoxville.

The Knoxville Post Office and Federal Building was recommended for H-1 Historic Overlay Zoning by the Knoxville Historic Zoning Commission at its December 16, 2002, meeting. Design guidelines based on the Secretary of Interior's "Standards" were also approved.

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The requested H-1 overlay designation will help to maintain this property, which is listed on the National Register of Historic Places, as a focal point in Downtown Knoxville. Preservation of this structure will be a contributing factor in the ongoing revitalization of the Central Business District.
2. Other properties in the downtown area have been designated with an H-1 overlay, including Market Square, the Lamar House/Bijou Theater and Blount Mansion. Additional properties may be considered in the future for designation because of their significance to Knoxville's history.
3. This property as part of the Central Business District has been zoned C-2 for many years.

THE EFFECTS OF THE PROPOSAL

1. An H-1 overlay for this property will not result in any additional demands being placed on public utilities, streets, or 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. This will ensure that the post office building will retain its historic character.
3. The ongoing revitalization of the downtown area will be strengthened with the preservation of this and other historically significant properties in 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 preservation of historically significant structures and sites (pages 54-56). The request also is 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 should have a positive impact on abutting properties and properties in the surrounding area as revitalization of the Central Business District continues.

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?:

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":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: