# **CASE SUMMARY**

**APPLICATION TYPE: REZONING** 

File Number: 1-F-02-RZ **Related File Number: Application Filed:** 12/4/2001 Date of Revision: TENNESSEE FEDERATION OF GARDEN CLUBS Applicant:

KNOXVILLE·KNOX COUNTY METROPOLITAN PLANNING COMMISSION N N E S S E Е Е Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0

FAX•215•2068

www•knoxmpc•org

**Owner:** 

#### PROPERTY INFORMATION

General Location:	Northwest side Tennessee Ave., northeast of Schofield St.		
Other Parcel Info.:			
Tax ID Number:	94 A B 025	Jurisdiction:	City
Size of Tract:	3.5 acre		
Accessibility:	Access to the property is via Tennessee Avenue, a minor collector with a 36.5' pavement width in a 50' right of way.		

GENERAL LAND USE INFORMATION			
Existing Land Use:	Garden and office	building	
Surrounding Land Use:			
Proposed Use:	Garden and office building		Density:
Sector Plan:	Central City	Sector Plan Designation:	
Growth Policy Plan:			
Neighborhood Context:	The Racheff Gardens and Office are located adjacent to AmeriSteel, and were initially part of the land utilized by the industry. The houses across the street are buffered by the gardens from the industrial use.		

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)			
Street:	1943 Tennessee Ave		
Location:			

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

#### ZONING INFORMATION (where applicable)

Current Zoning:	I-4 (Heavy Industrial)
Former Zoning:	
Requested Zoning:	I-4 (Heavy Industrial)/H-1 (Historic Overlay)
Previous Requests:	None noted
Extension of Zone:	No
History of Zoning:	None noted.

#### PLAN INFORMATION (where applicable)

**Current Plan Category:** 

### SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed:

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 "The Se	vy Industrial)/H-1 (Historic Overlay) zonii cretary of Interior's Standards for Rehabi is the design guidelines to accompany th	ilitation and Guidelines for Rehabilitating
Staff Recomm. (Full):		nd Office is an outstanding example of Vi neff's commitment to social and environm	1 0 /
Comments:	Racheff owned Tennessee Iron Company. He established Racheff Gardens on land that had been a dumping ground for the industry. His residence was in the second floor of the office building. He instituted social outreach programs for his employees and the surrounding neighborhood. He deeded the land and office to the Tennessee Federation of Garden Clubs, so the garden would be preserved and would not revert to untended industrial land. The Knoxville Historic Zoning Commission approved this request at its December 20, 2001, meeting.		
MPC Action:	Approved		MPC Meeting Date: 1/10/2002
Details of MPC action:			
Summary of MPC action:	APPROVE I-4 (Hea	vy Industrial)/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?:

No. of Lots Approved: 0

#### 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:		