

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 1-F-11-RZ **Related File Number:**
Application Filed: 12/2/2010 **Date of Revision:**
Applicant: CITY OF KNOXVILLE

PROPERTY INFORMATION

General Location: South side Western Ave., west side Henley St., east side Worlds Fair Park Dr.
Other Parcel Info.:
Tax ID Number: 94 L B 031.02 **Jurisdiction:** City
Size of Tract: 2.52 acres
Accessibility: Access is via Worlds Fair Park Dr., a local street with 28' of pavement width within 45' of right-of-way. This right-of-way is located within City of Knoxville owned property.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial and office uses
Surrounding Land Use:
Proposed Use: School **Density:**
Sector Plan: Central City **Sector Plan Designation:** Mixed Use
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This property is located within the Worlds Fair Park and Knoxville Convention Center area between downtown and the University of Tennessee campus, zoned C-2 or C-2/D-1.

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

Street: 800 Worlds Fair Park Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-2 (Central Business District) / D-1 (Downtown Design Overlay)
Former Zoning:
Requested Zoning: C-2 (Central Business District) / H-1 (Historic Overlay) with design guidelines
Previous Requests: None noted.
Extension of Zone: No
History of Zoning: D-1 overlay was established in 2007 (2-P-07-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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.): RECOMMEND that City Council APPROVE C-2 (Central Business District) / H-1 (Historical Overlay) zoning with attached design guidelines.

Staff Recomm. (Full): Adding the H-1 overlay with the design guidelines to this property is appropriate based on the assessment by MPC's historic preservation planner, whose designation report is attached. This rezoning application to add the H-1 overlay was approved by the Historic Zoning Commission on December 30, 2010. The Knoxville Historic Zoning Commission uses design guidelines that are based on the Secretary of Interior's Standards for Rehabilitating Historic Buildings. The guidelines for the L&N Station and Freight Depot H-1 Historic Overlay District are attached.

Comments: This rezoning application to add the H-1 overlay was approved by the Historic Zoning Commission on December 30, 2010, with design guidelines, as listed below.

The Knoxville Historic Zoning Commission uses design guidelines that are based on the Secretary of Interior's Standards for Rehabilitating Historic Buildings. The guidelines for the L&N Station and Freight Depot H-1 Historic Overlay District are stated below.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the buildings and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures should be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials, features and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Action: Approved

Meeting Date: 1/13/2011

Details of Action:

Summary of Action: C-2 (Central Business District) / H-1 (Historical Overlay) zoning along with design guidelines

Date of Approval: 1/13/2011

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 2/8/2011

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 2/22/2011

Other Ordinance Number References:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: