

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 1-F-16-RZ **Related File Number:**
Application Filed: 12/9/2015 **Date of Revision:**
Applicant: CITY OF KNOXVILLE MAYOR MADELINE ROGERO

PROPERTY INFORMATION

General Location: West side State St., south side W. Summit Hill Dr.
Other Parcel Info.:
Tax ID Number: 95 I A PT OF 004 **OTHER:** AND TO CENTERLINE OF ADJ **Jurisdiction:** City
Size of Tract: 0.4 acres
Accessibility: Access is via State St., a local, one-way north street with 24' of pavement width within 45' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant -former clothing factory
Surrounding Land Use:
Proposed Use: To be determined **Density:**
Sector Plan: Central City **Sector Plan Designation:** MU-RC
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: Located within the Downtown Design Overlay and the Gay Street National Register Historic District. Surrounded by predominately office uses but with Marble Alley MF development to the east across State Street.

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

Street: 301 State St
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) and Design Guidelines
Previous Requests: None noted
Extension of Zone: Not an extension of H-1 overlay
History of Zoning: None noted

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:

Kaye Graybeal

Staff Recomm. (Abbr.):

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

Staff Recomm. (Full):

The 1898 Cal Johnson Building is significant because it is the only existing commercial/industrial building within the central business district constructed by a former slave. Cal Johnson is a significant figure in Knoxville History as a prominent business man and philanthropist. The building is also significant for its architecture as a simple Vernacular Commercial structure that contributes to the significance of the Gay Street National Register Historic District.

Comments:

The design guidelines proposed to be adopted with this rezoning/designation request are those of the Downtown Knoxville Design Guidelines. These guidelines comprise specific recommendations for historic buildings and include the National Park Service's Secretary of Interiors Standards. The guidelines and standards provide best practices for restoration and rehabilitation of only the exterior of buildings so as to retain their historic character.

Action:

Denied

Meeting Date: 4/14/2016

Details of Action:

DENY C-2 (Central Business) / H-1 (Historic Overlay) zoning.

Summary of Action:

Date of Approval:

Date of Denial: 4/14/2016

Postponements: 1/14/2016,
2/11/2016

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?: 4/29/2016

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knoxville City Council

Date of Legislative Action: 5/24/2016

Date of Legislative Action, Second Reading: 7/5/2016

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Postponed

Disposition of Case, Second Reading:

appeal upheld

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: