# **CASE SUMMARY**

APPLICATION TYPE: REZONING

File Number: 1-R-01-RZ Related File Number:

**Application Filed:** 12/18/2000 **Date of Revision:** 

Applicant: KNOX HERITAGE, INC.

Owner:



Suite 403  $\bullet$  City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5  $\bullet$  2 1 5  $\bullet$  2 5 0 0 F A X  $\bullet$  2 1 5  $\bullet$  2 0 6 8 w w w  $\bullet$  k n o x m p c  $\bullet$  o r g

### **PROPERTY INFORMATION**

**General Location:** North side Middlebrook Pike, west of Weisgarber Rd.

Other Parcel Info.:

Tax ID Number: 106 D A 8.11 Jurisdiction: City

Size of Tract: 1.7 acres

Accessibility: Access is via Middlebrook Pike, a four lane divided major arterial road.

### GENERAL LAND USE INFORMATION

Existing Land Use: Vacant historic house

**Surrounding Land Use:** 

Proposed Use: Unknown Density:

Sector Plan: Northwest County Sector Plan Designation:

**Growth Policy Plan:** 

**Neighborhood Context:** This historic building is surrounded by land being developed as part of the Dowell Springs

office/commercial complex on the north and west: to the south is vacant land and to the east is an office

development.

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

Street: 6341 Middlebrook Pike

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

### **ZONING INFORMATION (where applicable)**

Current Zoning: PC-1 (Retail and Office Park)

Former Zoning:

Requested Zoning: PC-1 (Retail and Office Park)/H-1 (Historic Overlay), including design guidelines

Previous Requests: Parcel is part of a rezoning recently granted to Dowell Springs, LLC

Extension of Zone: No

**History of Zoning:** This property is part of a recent rezoning to PC-1.

# PLAN INFORMATION (where applicable)

**Current Plan Category:** 

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**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: akb

Staff Recomm. (Abbr.): APPROVE PC-1 (Retail and Office Park)/H-1 (Historic Overlay) and design guidelines

Staff Recomm. (Full): The Lones-Dowell House is a significant historic building dated from the 1850's, and the site of the

building is also significant to historic development in west Knox County and Bearden. The developers of Dowell Springs, recognizing this historic significance, have made arrangements to donate the building and the parcel on which it is located to Knox Heritage, Inc., so that proper means can be taken

to preserve the house.

**Comments:** The Knoxville Historic Zoning Commission approved this proposed designation at its December, 2000

meeting.

MPC Action: Approved MPC Meeting Date: 1/11/2001

**Details of MPC action:** 

Summary of MPC action: APPROVE PC-1 (Retail and Office Park)/H-1 (Historic Overlay) and design guidelines

Date of MPC Approval: 1/11/2001 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: 2/6/2001 Date of Legislative Action, Second Reading: 2/20/2001

Ordinance Number: Other Ordinance Number References:

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

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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