CASE SUMMARY

APPLICATION TYPE: GOVERNMENTAL REZONING

File Number: 1-T-04-RZ Related File Number:

Application Filed: 12/9/2003 Date of Revision:

Applicant: MAYOR VICTOR ASHE, CITY OF KNOXVILLE

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: South side University Ave., east of College St.

Other Parcel Info.:

Tax ID Number: 94 F M 003 Jurisdiction: City

Size of Tract: 4000 square feet

Accessibility: Access is via University Ave., a major collector street with 32' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant commercial building

Surrounding Land Use:

Proposed Use: Mixed use commercial and residential Density:

Sector Plan: Central City Sector Plan Designation:

Growth Policy Plan:

Neighborhood Context: This building is located in a c.1920 commercial area which developed to serve adjacent residential

neighborhoods. As part of the KCDC-sponsored redevelopment of the College Homes site and adjacent properties, new and rehabilitated residential development will again rely on the commercial

area along University for neighborhood commercial needs.

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

Street: 1518 University Ave

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: TND-1 (Traditional Neighborhood Development)

Former Zoning:

Requested Zoning: TND-1 (Traditional Neighborhood Development)/H-1(Historic Overlay) and Design Guidelines

Previous Requests: None noted

Extension of Zone: No

History of Zoning: Included in TND zoning achieved by KCDC

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: Ann Bennett

Staff Recomm. (Abbr.): APPROVE TND-1 (Traditional Neighborhood Development)/H-1 (Historic Overlay)

APPROVE Secretary of Interior's Standards for Rehabilitation as Design Guidelines.

Staff Recomm. (Full): The Cansler Building is significant as the legacy of Charles Warner Cansler, prominent Knoxville

African-American educator, civic leader and member of a distinguished family, who had the structure built as part of a thriving business community located in the Mechanicsville section of Knoxville. The building is also important as a representation of the last surviving commercial area built in the early 20th

century by African-Americans and intended to serve that community.

Comments: The Knoxville Historic Zoning Commission will hear this request at their January 15, 2004 meeting.

MPC Action: Approved MPC Meeting Date: 1/8/2004

Details of MPC action:

Summary of MPC action: APPROVE TND-1 (Traditional Neighborhood Development)/H-1 (Historic Overlay) and Design

Guidelines

Date of MPC Approval: 1/8/2004 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; 2/3/2004 Date of Legislative Action, Second Reading: 2/17/2004

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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