CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 10-B-02-RZ Related File Number:

Application Filed: 7/18/2002 **Date of Revision:**

Applicant: FAIRMONT-EMORILAND NEIGHBORHOOD ASSOC. STEVE COTHAM

Owner:



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

PROPERTY INFORMATION

General Location: Fairmont Boulevard, 1600-2221 and Emoriland Boulevard, 1517 - 2231

Other Parcel Info.: 69MD002, 003, 059 & 060; 69LF001-009; 69LE001-004; 69LH017-69LH001; 69LC048-69LC034;

69LC023-69LC028; 69MB002-69MB016.01; 69LG049-69LG026; 69LG001; 69MH001-69MH005;

69MC017-69MC043.

Tax ID Number: 69 L F 001 (ETC) OTHER: (MAP ON FILE) Jurisdiction: City

Size of Tract: 49 acres

Accessibility: Access is via North Broadway, major arterial with a 100 foot right of way, Fairmont Boulevard, a major

collector with a pavement width ranging from 27' to 36' in a 60 foot right of way and Emoriland

Boulevard, a local street with two 18' travel lanes and a 10' landscaped median in a 50 foot right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family residential

Surrounding Land Use:

Proposed Use: Same Density:

Sector Plan: East City Sector Plan Designation: LDR & GC

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: Emoriland and Fairmont Boulevards comprise the original subdivision by Charles M. Emory, Sr., with a

mixture of single family and four plexes, with additional single family housing to the south and east. To the west and along a portion of the northern edge are commercial buildings along Broadway and Walker Boulevard, while the remainder of the northern boundary is developed with single family housing.

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1, R1-A, F-1, F-1/H-1, C-3/H-1

Former Zoning:

Requested Zoning: Add NC-1 (Neighborhood Conservation Overlay) to existing zones, retaining C-3/H-1 and F-1/H-1

unchanged

Previous Requests: None noted

Extension of Zone: No

History of Zoning: None noted

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PLAN INFORMATION (where applicable)

Current Plan Category:

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 R-1/NC-1 Overlay, F-1/NC-1 Overlay and R-1A/NC-1 Overlay with the exception of parcels

69LH17-18,69LG26-30 and 69LE1-4.

APPROVE Design Guidelines for Fairmont-Emoriland Boulevards (Fairmont Park) attached as Exhibit A.

Staff Recomm. (Full): The Knoxville Historic Zoning Commission at its September 19, 2002, meeting, recommended a NC-1

Neighborhood Conservation Overlay, and adopted the Design Guidelines for Fairmont-Emoriland Boulevards (Fairmont Park). The Commission recommended that parcels 69LH17-18 be excluded because they are currently designed under an H-1 Historic Overlay that the owner does not wish to relinquish. The Historic Zoning Commission also recommended that parcels 69LG26-30 and 69LE1-4 be excluded because they are at the edge of the neighborhood, their owners do not wish to be designated, and their omission will not harm the integrity of the proposed Neighborhood Conservation

Overlay District.

Comments: The Fairmont-Emoriland NC-1 District presents a nearly intact picture of a Knoxville development in the

first half of the 20th century. Charles M. Emory, Sr., who had farmed the land, determined that the expansion of streetcar system and the increase in taxes caused by annexation made developing a residential subdivision the only feasible alternative. The historic district was developed between 1924 and 1926 and contains a unique mixture of the "revival" styles of architecture, including Spanish Colonial Revival, Dutch Colonial Revival, Georgian and Colonial Revival. The buildings that make up the district remain relatively unchanged; the unique placement of houses on the neighborhood lots and the materials and styles used in their construction combine to make this an excellent example of

residential expansion.

There are a number of vacant lots in the area proposed for designation. Several years ago, new single family houses were built on some of those vacant lots. The side yard setbacks of those buildings are not consistent with historic setbacks, and vehicular access was not provided to the rear yards. The placement of the houses on the lots, and the construction of parking in the front yards, means that the houses do not fit in the neighborhood. Additional residences that are not consistent with the overall design can occur on the vacant lots in the neighborhood unless an NC-1 Neighborhood Conservation Overlay is adopted, and the proposed design guidelines are available to guide new construction. Designation of the Fairmont-Emoriland Boulevard NC-1 will help to conserve a unique part of

Knoxville's built environment and history. The designation will not alter the uses currently permitted by the underlying zoning

the underlying zonin

MPC Action: Approved MPC Meeting Date: 10/10/2002

Details of MPC action:

Summary of MPC action: APPROVE R-1/NC-1, F-1/NC-1 and R-1A/NC-1, with the exception of parcels 69LH17-18, 69LG26-30

and 69LE1-4 and APPROVE Design Guidelines

Date of MPC Approval: 10/10/2002 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?:

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LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: City Council

Date of Legislative Action: 11/12/2002 Date of Legislative Action, Second Reading: 11/26/2002

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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