# CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 10-F-00-RZ Related File Number:

**Application Filed:** 9/18/2000 **Date of Revision:** 

Applicant: JAMIE S. ROWE

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: North and south sides of Tazewell Pike between Oakland Rd. and Shannondale Rd., including property

fronting Tazewell Pike in Wards 34 & 35, City Blocks 34840, 34800, 34900, 35850, 35900, 35930,

35950 & 35730.

Other Parcel Info.: Ward 34, City Blocks 34840, 34800, 34900 and Ward 35, City Blocks 35850, 35900, 35930, 35950 and

35730.

Tax ID Number: 59 H C PROPERTIES ON TAZEWELL PK OTHER: BETW Jurisdiction: City

Size of Tract: 100.8 acres

Accessibility: Access is via Tazewell Pike, a minor arterial street with 26' of pavement within a 40' right-of-way.

#### **GENERAL LAND USE INFORMATION**

**Existing Land Use:** Single family dwellings, vacant land and a church.

**Surrounding Land Use:** 

Proposed Use: Uses permitted by current R-1 base zone with proposed overlay. Density:

Sector Plan: North City Sector Plan Designation:

**Growth Policy Plan:** 

Neighborhood Context: The area included in the proposed NC-1 district is bisected by Tazewell Pike, with single family houses

and one church on large lots that were developed in response to the transportation importance of Tazewell Pike beginning before the Civil War. One 1860 dwelling, several late 19th century homes, and a large number of houses developed before 1950 are included in the proposed district. All have large

setbacks and mature landscaping that unites the varying architectural styles.

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

Street:

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

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

Current Zoning: R-1 (Single Family Residential)

Former Zoning:

Requested Zoning: R-1 (Single Family Residential)/ NC-1 (Neighborhood Conservation Overlay), including design

quidelines

**Previous Requests:** 

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: akb

Staff Recomm. (Abbr.): APPROVE R-1(Single Family Residential)/NC-1 (Neighborhood Conservation Overlay) and the design

guidelines

Staff Recomm. (Full): Approval of the Tazewell Pike Neighborhood Conservation District with the associated design

guidelines will help preserve the open character and architectural diversity of this portion of Tazewell

Pike.

**Comments:** At the October meeting, staff explained that the design guidelines needed further development to

address the design issues present in this neighborhood. The revised guidelines address the need for deep setbacks from Tazewell Pike, the importance of introducing architectural diversity in any new construction, and the landscaping necessary to preserve the setting so important to this section of Tazewell Pike. The design guidelines were approved by the Knoxville Historic Zoning Commission at its December 21, 2000 meeting. A meeting was held with neighborhood residents on October 30, 2000. The revised guidelines were supported by most of the neighborhood residents who attended the

meeting.

As explained in the attached memorandum, the MPC staff has prepared amendments to the Knoxville Zoning Ordinance that will permit consideration of greater setbacks on properties with either an H-1 or

NC-1 overlay. These amendments will be considered at the January 11, 2001, MPC meeting.

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

**Details of MPC action:** 

Summary of MPC action: APPROVE R-1(Single Family Residential)/NC-1 (Neighborhood Conservation Overlay) and the design

guidelines

**Date of MPC Approval:** 1/11/2001 **Date of Denial: Postponements:** 10/12/00 - 12/14/00

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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