

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

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www.knoxmpc.org

File Number: 11-X-03-RZ **Related File Number:**
Application Filed: 10/28/2003 **Date of Revision:**
Applicant: CITY OF KNOXVILLE
Owner:

PROPERTY INFORMATION

General Location: Northeast side Eleventh St., northwest side Clinch Ave., southwest side Worlds Fair Park Dr.
Other Parcel Info.:
Tax ID Number: 94 L L 00402 OTHER: PORTION WITH NC-1 OVERLAY **Jurisdiction:** City
Size of Tract: 1.33 acres
Accessibility: Access is via Eleventh St. a minor collector street with 32' of pavement within a 40 right-of-way, and Clinch Ave. and World's Fair Park Dr., both local streets with 32' pavement widths within 50' rights-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Residential structures
Surrounding Land Use:
Proposed Use: Residential structures **Density:** N/A
Sector Plan: Central City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: These properties, known as the "Seven Victorian Houses" were acquired and rehabilitated as part of the 1982 World Fair facilities. They have continued in commercial use since that time, and were included as part of the Fort Sanders Neighborhood Conservation Overlay.

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

Street: 1011 Eleventh St.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-2 (Central Business District)/NC-1 (Neighborhood Conservation Overlay)
Former Zoning: C-2 (Central Business District)
Requested Zoning: C-2 (Central Business District)/H-1 (Historic Overlay) and Design Guidelines
Previous Requests:
Extension of Zone: No
History of Zoning: Part of Fort Sanders NC-1 put in place in 1999.

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 C-2 Central Business District/H-1 Historic Overlay.
APPROVE the "Secretary of Interior's Standards" as design guidelines.

Staff Recomm. (Full): The buildings are included as part of the Fort Sanders National Register Historic District. Their elaborate exterior Victorian-era styling is better protected by H-1 Historic Overlay designation than by NC-1 Neighborhood Conversation Overlay since NC-1 design guidelines do not protect the individual design details of the buildings.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL:
1. These are some of the most appropriately rehabilitated houses in Fort Sanders, with intact exterior details from their original architectural style. Protecting them with an H-1 Historic Overlay will assure that the Knoxville Historic Zoning Commission is able to comment on any proposed exterior changes.

EFFECT OF THE PROPOSAL:
1. The H-1 Historic Overlay does not regulate use, which is regulated by the underlying base zone. The underlying C-2 Central Business District zoning can be compatible with H-1 Historic Overlay.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS:
1. The request is consistent with policies in the adopted General Plan and Central Sector Plan which designates this site for Public Institutional

ARCHITECTURAL DESCRIPTIONS

402 11th Street (circa 1885)

Two story, Queen Anne, asphalt shingles with wood trim, porch with turned bracketed columns and spindled frieze, cross gables with bay window.

404 11th Street (circa 1885)

Two story, Queen Anne, asphalt shingles with wood trim, porch with turned bracketed columns and spindled frieze, cross gables with bay window.

406 11th Street (circa 1885)

Two story, Queen Anne, clapboard, covered with shingles, wood trim, porch on first story with Ionic columns, carved woodwork, rectangular bay window, with dentils, second story porch with turned posts, spindled balusters and spindled frieze, cross gable roof.

414 11th Street (circa 1880)

Two story, clapboard, wood trim, porch with square columns, cross gable roof, bracketed bay window, semi-circular window, decorated gable end.

1011 Laurel Avenue (circa 1898)

Two story, clapboard, porch

1012 Laurel Avenue (circa 1888)

Two story, clapboard, veranda, hip roof with cross gables.

1016 Laurel Avenue (circa 1888)

Two story, clapboard, encircling veranda with bracketed turned post and spindle frieze, medium hip roof.

MPC Action: Approved

MPC Meeting Date: 11/13/2003

Details of MPC action:

Summary of MPC action: APPROVE C-2 (Central Business District)/H-1 (Historic Overlay) and Design Guidelines

Date of MPC Approval: 11/13/2003

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: 12/9/2003

Date of Legislative Action, Second Reading: 12/23/2003

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: