

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

PROPERTY INFORMATION

General Location: Northwest side Clinch Ave. northeast side Worlds Fair Park Dr.
Other Parcel Info.:
Tax ID Number: 94 L L 00403 **Jurisdiction:** City
Size of Tract: 0.61 acres
Accessibility: Access is via 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: Office/retail
Surrounding Land Use:
Proposed Use: Same as existing **Density:**
Sector Plan: Central City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The Candy Factory is central in the World's Fair Park, with surrounding public uses.

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

Street: 1060 World's Fair Park Dr.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-2 (Central Business District)
Former Zoning:
Requested Zoning: C-2 (Central Business District)/H-1 (Historic Overlay) and Design Guidelines
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted

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 Candy Factory is significant historically, as a symbol of Knoxville's regional prominence, and is also significant in the development of the World's Fair Site. The "Secretary of Interior's Standards" will serve to protect the historic architecture of the building's exterior.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL:
1. Extending historic overlay protection to the Candy Factory will recognize the building's architectural and historical significance, and 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.

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: