# **CASE SUMMARY**

APPLICATION TYPE: REZONING

File Number: 12-F-06-RZ Related File Number:

**Application Filed:** 10/25/2006 **Date of Revision:** 

Applicant: KNOX HERITAGE, INC. KIM TRENT, EXECUTIVE DIRECTOR

Owner:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

### PROPERTY INFORMATION

**General Location:** South side E. Glenwood Ave., west of N. Fourth Ave.

Other Parcel Info.:

Tax ID Number: 81 L J 013 Jurisdiction: City

Size of Tract: 10000 square feet

Accessibility: Access is via E. Glenwood Avenue, a minor arterial street with 25' of pavement width within a 60' right

of way.

#### GENERAL LAND USE INFORMATION

Existing Land Use: Detached dwelling

Surrounding Land Use:

Proposed Use: Detached dwelling Density: N/A

Sector Plan: Central City Sector Plan Designation: LDR

Growth Policy Plan: Urban Growth Area

Neighborhood Context: The house is located on the eastern edge of the I-40 boundary, which is east of the Fourth & Gill

historic neighborhood, and was disconnected from the Fourth & Gill Historic District when the expressway was originally constructed. The result of Knox Heritage's moving the house to face East Glenwood was not only to preserve the house, but also to form a visual connection across I-40 and to

the Fourth & Gill Historic District.

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

Street: 214 E Glenwood Ave

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: R-1A (Low Density Residential)

Former Zoning:

Requested Zoning: R-1A (Low Density Residential) / H-1 (Historic Overlay) and Design Guidelines

Previous Requests: None noted

Extension of Zone: Yes

History of Zoning: None noted

#### PLAN INFORMATION (where applicable)

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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-1A/H-1 (Low Density Residential/Historic Overlay) zoning.

APPROVE Fourth & Gill Design Guidelines, adopted by Knoxville City Council 4/20/1999 and 6/29/1999.

Staff Recomm. (Full): Approving the R-1A/H-1 Historic Overlay Zoning to the property at 214 E. Glenwood will serve to

protect the house, which has been rehabilitated by Knox Heritage. It will also reassert the connections

to the neighborhood that were severed by the construction of I-40.

The architecture of this building is consistent with the scale and styles of properties in the Fourth & Gill neighborhood, as is its developmental history. The Knoxville Historic Zoning Commission reviewed and approved this designation and the Fourth & Gill Design Guidelines at its November 16, 2006 meeting.

Comments:

MPC Action: Approved MPC Meeting Date: 12/14/2006

**Details of MPC action:** 

Summary of MPC action: R-1A/H-1 (Low Density Residential/Historic Overlay) and approve Fourth & Gill Design Guidelines,

adopted by Knoxville City Council 4/20/1999 and 6/29/1999

Date of MPC Approval: 12/14/2006 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: 

Action Appealed?:

## LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 1/16/2007 Date of Legislative Action, Second Reading: 1/30/2007

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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