

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 2-C-20-RZ **Related File Number:**
Application Filed: 12/26/2019 **Date of Revision:**
Applicant: DOUG WHITE / MAAD PROPERTIES, LLC

PROPERTY INFORMATION

General Location: West side of Old Broadway, north of I-640, at corner of Prime Way
Other Parcel Info.: parcel is in the Stream Protection Area
Tax ID Number: 69 D A 006 **Jurisdiction:** City
Size of Tract: 0.9 acres
Accessibility: Old Broadway is a minor arterial with a pavement width of approximately 45 feet and a right-of-way width of approximately 81 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Office designation, vacant building
Surrounding Land Use:
Proposed Use: Showroom for classic cars or an event space **Density:** N/A
Sector Plan: North City **Sector Plan Designation:** GC (General Commercial)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This is a commercial node with a mix of business types in the area including office, commercial, and industrial uses. I-640 is one parcel to the south and the interchange is on N. Broadway Avenue, one block to the east.

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

Street: 4683 Old Broadway
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-G-2 (General Commercial)
Former Zoning:
Requested Zoning: C-G-2 (General Commercial) / H (Historic Overlay)
Previous Requests: None noted for this property
Extension of Zone: No, the H overlay requested is not an extension
History of Zoning: None noted for this property

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Michelle Portier

Staff Recomm. (Abbr.): Approve the H Historic Overlay addition to the base zoning because it meets the criteria for an H Overlay District and will help protect the historical integrity of the building in potential future renovations.

Staff Recomm. (Full):

Comments: STAFF COMMENTS FROM THE HISTORIC ZONING COMMISSION MEETING:

"Based on the following documentation provided by the applicant, staff recommends that the property meets criteria for an H Landmark Overlay zoning.

The site is eligible for its representation of local history and post-war commerce, specifically, the rapid development of major arterial roads outside of downtown Knoxville as commercial corridors in the late 1940s and early 1950s. The "greenway" portion of Broadway was developed as a commercial hub between Fountain City and Knoxville in the period following World War II. The site can also be considered for its modest representation of midcentury commercial architecture, including the increasing use of steel lintels on storefronts, allowing for full, plate glass display windows. A sensitive exterior rehabilitation project will remove non-historic exterior cladding, restore the storefront windows, repair or replace in-kind south elevation multi-light windows, and reconstruct the parapet wall separating the front and rear sections.

The period of significance for the property begins in 1951, when the building was constructed, and extends to the 50-year mark, 1970. In 1970, the Hull-Dobbs company consolidated their Knoxville locations at 835 N. Central Street and closed the Fountain City Store. Drawing from the period of significance, the H Landmark name would be the Hull-Dobbs Ford, Fountain City. While the period of significance ends at 1970, the building has held a variety of automotive businesses to the present day.

Evaluating the property using the National Register of Historic Places "seven aspects of integrity," the building retains integrity of location, as it has remained its original location despite major changes to the adjacent roads and the construction of a nearby interstate. The building also retains integrity of setting, flanked by similar midcentury commercial buildings, alongside a rock face of Sharps Ridge on a major road connecting Knoxville and Fountain City. While the exterior design is compromised, most of the c.1970-1980 exterior alterations are surface-level, and the proposed rehabilitation would restore the exterior to full integrity of design. The interior retains integrity of design, namely, the large central showroom space with a 24' vaulted ceiling and original steel ceiling trusses. Workmanship is evident in the interior steel trusses. Integrity of materials is somewhat compromised by the surface-level alterations to the exterior, but removal of the non-historic shingle siding would allow for repair or in-kind replacement of the characteristic steel framing and windows. The site retains integrity of feeling and association as a midcentury automotive shop located on a busy commercial corridor."

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. The façade renovations in 1980 resulted in a deterioration of the building's historical integrity, and the building is in a state of disrepair such that it is unusable. The applicant has an interest in restoring

it to more closely resemble the original building and return it to use.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The H (Historic Overlay) Zoning District is intended, as provided in Tenn. Code Ann. §13-7-401 et seq., to preserve and protect historic structures and areas which serve as visible reminders of the history and cultural heritage of the City of Knoxville, State of Tennessee, and the United States of America. The H Overlay District is also intended to assist in stabilizing and improving property values in historic areas by guiding rehabilitation or new construction that is compatible with the character of the historic area. Through this district, historic structures and areas of sufficient historical or architectural significance are designated for public protection. It is the intent of this district to regulate the construction, repair, alteration, rehabilitation, relocation or demolition of any building or other structure that is located or proposed to be located in an H Overlay District. This district is not intended, however, to regulate the use of land, buildings or structures.
2. Criteria for Selection as H Overlay District: The designation of historic districts subject to regulations to be applied under the H Overlay District are based on the standard of a geographically definable area that possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects that are united by past events or aesthetically by plan or physical development, and meet one or more specified criteria. The criteria with which this application complies (as described in the Historic Zoning Commission staff comments above) are:
 - a. That it contains structures or groups of structures that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components lack individual distinction.
 - b. That it is associated with an event that has made a significant contribution to local, state, or national history.
3. Creation of H Overlay District: The Historic Zoning Commission and the Knoxville-Knox County Planning Commission must submit written recommendations to the City Council regarding any application for the creation of an H Overlay District in accordance with the Criteria for Selection section (as summarized above).

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. The applicant would be required to meet the Historic Zoning standards for any renovation work.
2. The historic overlay would protect the historic integrity of the structure with any further future renovations.
3. The property is located in a FEMA designated 100-year flood plain. The Historic Overlay zone offers some protections to historic structures, in that they do not have to meet the floodplain management requirements of the NFIP (National Flood Insurance Program) as long as they maintain their historic structure designation. The applicant is aware of mitigation measures he should employ to protect the building from flooding.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The applicant is not requesting to change to C-G-2 base zone, so the zoning is in compliance with the GC land use designation of both the sector plan and One Year Plan.
2. The request is in compliance with all other plans.

Action: Approved **Meeting Date:** 2/13/2020

Details of Action:

Summary of Action: The Planning Commission approved the H Historic Overlay addition to the base zoning because it meets the criteria for an H Overlay District and will help protect the historical integrity of the building in potential future renovations.

Date of Approval: 2/13/2020 **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: 3/10/2020 **Date of Legislative Action, Second Reading:** 3/24/2020

Ordinance Number:
Disposition of Case: Approved
If "Other":
Amendments:
Date of Legislative Appeal:

Other Ordinance Number References: O-50-2020
Disposition of Case, Second Reading: Approved
If "Other":
Amendments:
Effective Date of Ordinance: