# CASE SUMMARY

APPLICATION TYPE: REZONING



Related File Number: Date of Revision:



FAX•215•2068

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Owner:

#### PROPERTY INFORMATION

General Location:	North side Laurel Ave., west of Twelfth St.		
Other Parcel Info.:			
Tax ID Number:	94 M B 2	Jurisdiction:	City
Size of Tract:	10000 square feet		
Accessibility:	Access is via Laurel Avenue, a local street with a 27 foot paver Bridge Avenue, a local street with a 31 foot pavement width in		

### GENERAL LAND USE INFORMATION

Existing Land Use:	Apartments	
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 Frost-Shagan House, although its front façade retains historic architectural design dating from the 1890's, is typical of other historic residential structures in Ft. Sanders. It was converted to student-related housing over 80 years ago, and has a large two story rear addition which has acquired historic significance. The owner, having rehabilitated the building, has requested historic overlay status. There are other historic houses in the immediate area of this building. They intermingle, as does this house, with apartment buildings of more recent vintage and design. The Ft. Sanders Plan designates this	

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

property for medium/high density residential uses.

Street:

1213 Laurel Ave.

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

#### ZONING INFORMATION (where applicable)

Current Zoning:	R-3 (High Density Residential)/NC-1 (Neighborhood Conservation)
Former Zoning:	
Requested Zoning:	R-3 (High Density Residential)/H-1 (Historic Overlay), including design guidelines
Previous Requests:	This property is part of the NC-1 recently placed on properties in Ft. Sanders.
Extension of Zone:	No
History of Zoning:	Property is part of the area in Ft. Sanders designated as a Neighborhood Conservation Overlay (NC-1) last fall.

## PLAN INFORMATION (where applicable)

Current Plan Category:

**Requested Plan Category:** 

Subdivision Name:	MATION (where applicable)
Surveyor:	
No. of Lots Proposed:	No. of Lots Approved: 0
Variances Requested:	
S/D Name Change:	
Other Bus./Ord. Amend.:	MPC ACTION AND DISPOSITION
Planner In Charge:	akb
Staff Recomm. (Abbr.):	APPROVE R-3 High Density Residential/H-1 Historic Overlay, including design guidelines.
Staff Recomm. (Full):	Approval of the H-1 Historic Overlay will help to preserve the historic and architectural significance of this structure in the Ft. Sanders neighborhood.

Comments:The Knowlie Fistoric Zohing Commission supports the designation of this property in recognition of the<br/>building's remaining architectural features and as a recognition of its representative role in the history of<br/>the Ft. Sanders neighborhood. The Knoxville Historic Zoning Commission adopted the Secretary of the<br/>Interior's Standards as design guidelines for future exterior renovations of this building. The Historic Ft.<br/>Sanders Neighborhood Association supports this designation, and is hopeful that other property owners<br/>in this area will seek voluntary H-1 status.MPC Action:ApprovedMPC Meeting Date: 2/8/2001Details of MPC action:Commission adopted the Secretary of the<br/>Interior's Standards as design guidelines for future exterior renovations of this building. The Historic Ft.<br/>Sanders Neighborhood Association supports this designation, and is hopeful that other property owners<br/>in this area will seek voluntary H-1 status.

Details of Mil O detion.			
Summary of MPC action:	APPROVE R-3 (High Density Residential)/H-1 (Historic Overlay), including design guidelines		
Date of MPC Approval:	2/8/2001	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:	3/6/2001	Date of Legislative Action, Second Reading: 3/20/2001	
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:	