

CASE SUMMARY

APPLICATION TYPE: GENERAL 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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 2-H-14-RZ
Application Filed: 1/6/2014
Applicant: KNOXVILLE CITY COUNCIL

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: East side Chapman Hwy., south of Mimosa Ave.
Other Parcel Info.:
Tax ID Number: 109 A K 014 **Jurisdiction:** City
Size of Tract: 2.7 acres
Accessibility: Access is via Chapman Hwy., a major arterial street with 4 lanes and a center turn lane within 65' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Former Kern's bakery building
Surrounding Land Use:
Proposed Use: Unknown **Density:**
Sector Plan: South City **Sector Plan Designation:** MU-SD (SC-1)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is located along Chapman Hwy., just south of the former Baptist Hospital. It is surrounded by commercial and office uses under the South Waterfront form based SW-6 zoning district.

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

Street: 2110 Chapman Hwy
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: SW-6 (Henley Gateway)
Former Zoning:
Requested Zoning: SW-6 (Henley Gateway) / H-1 (Historic Overlay)
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:

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:** Kaye Graybeal**Staff Recomm. (Abbr.):** RECOMMEND that City Council APPROVE SW-6 (Henley Gateway) / H-1 (Historic Overlay) zoning, with attached design guidelines.**Staff Recomm. (Full):** Based on the comments below, the subject property and the structure located on it are appropriate and eligible for an H-1 overlay with design guidelines.**Comments:** Historical and Architectural Significance

The building's history begins with Peter Kern, who founded the original bakery business. Born in Germany in 1836, he moved to America. In the fall of 1863, Kern was en route from his home in Georgia to Virginia to join the front lines of the Civil War as a confederate. As he was waiting for a train connection in Knoxville, he was captured by Union forces. After he was released, he decided to remain in Knoxville and establish a bakery.

In 1925, Greer, Kuhlman, and Brown jumped at the opportunity to purchase Kerns bakery. The business remained at its earlier location at 1 Market Square from 1925 until 1930. Toward the end of 1930, Brown-Greer & Company, Inc. purchased a large tract of land on the south side of the river, close to the Henley Street Bridge (under construction at this time).

The current Kerns Bakery building at 2110 Chapman Highway was built in 1931 as the new home of the successful business, and over the years became known regionally. Providing architectural distinction to the gateway of south Knoxville, its design is Art Deco influenced. One of the most distinctive features of the building is the sign that crowns the building. When operational, the sign display moves through its cycles and appears to stack slices of bread as they fall out of the wrapper.

Although the building is no longer utilized as a bakery, its architectural prominence in south Knoxville renders it a significant and recognizable feature of the city's industrial past.

Action: Approved**Meeting Date:** 2/13/2014**Details of Action:****Summary of Action:** SW-6 (Henley Gateway) / H-1 (Historic Overlay) zoning, with guidelines.**Date of Approval:** 2/13/2014**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:** 3/4/2014**Date of Legislative Action, Second Reading:** 3/18/2014**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:**