CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 2-L-05-RZ Related File Number:

Application Filed: 1/20/2005 **Date of Revision:**

Applicant: CHARLES SWANSON KNOXVILLE CITY COUNCIL

Owner:



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

PROPERTY INFORMATION

General Location: South side of Kingston Pike, east of Cherokee Blvd.

Other Parcel Info.:

Tax ID Number: 108 H C 007 Jurisdiction: City

Size of Tract: 2.1 acre

Accessibility: Access is via Kingston Pike, a four lane, major arterial street.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence

Surrounding Land Use:

Proposed Use: Residence Density: N/A

Sector Plan: West City Sector Plan Designation:

Growth Policy Plan:

Neighborhood Context: This residential lot is part of a well established residential neighborhood that has been established

along both sides of Kingston Pike in this area within R-1 zoning. Many of the residential structures are

historically significant.

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

Street: 3128 Kingston Pike

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Single Family Residential)

Former Zoning:

Requested Zoning: R-1 (Single Family Residential)/H-1 (Historic Overlay) with Design Guidelines

Previous Requests: None noted

Extension of Zone: No

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

1/31/2007 12:31 PM Page 1 of 2

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 an H-1 (Historic Overlay) with Design Guidelines for this site.

Staff Recomm. (Full): This property is listed on the National Register of Historic Places as part of the Kingston Pike National

Historic District; the Knoxville Historic Zoning Commission (HZC) reviewed and recommended the placement of an H-1 Historic Overlay on this property at its February 17, 2005 meeting. The HZC also

recommended the attached design guidelines.

Comments: The property is noted as eligible for listing in the adopted Cultural Resources Plan. At the time of

February Knoxville Historic Zoning Commission meeting, there was a pending contract of sale. The prospective purchaser attended the February HZC meeting and has reviewed the proposed design guidelines. The design guidelines are based on the Secretary of Interior's Standards; staff has worked with the prospective owner to incorporate language that will enable him to make the exterior changes he intends to make. It should be noted that although this property is listed on the National Register, that listing offers no protection for privately funded undertakings. The house, and other Kingston Pike buildings, are an active concern of the Sequoyah Hills Neighborhood, which contacted City Council requesting the nomination. There are other individual properties on Kingston Pike listed under an H-1

Historic Overlay.

MPC Action: Approved MPC Meeting Date: 3/10/2005

Details of MPC action:

Summary of MPC action: APPROVE R-1 (Single Family Residential)/H-1 (Historic Overlay) with Design Guidelines

Date of MPC Approval: 3/10/2005 Date of Denial: Postponements: 2/10/2005

Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 4/12/2005 Date of Legislative Action, Second Reading: 4/26/2005

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:

1/31/2007 12:31 PM Page 2 of 2