

# CASE SUMMARY

## APPLICATION TYPE: 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

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**File Number:** 3-A-02-RZ                      **Related File Number:**  
**Application Filed:** 1/16/2002              **Date of Revision:**  
**Applicant:** CITY OF KNOXVILLE  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Northwest and southeast sides Lyons View Pike, southwest of Colony Street.  
**Other Parcel Info.:**  
**Tax ID Number:** 121 B D 002    OTHER: 121CA021, 121CA022                      **Jurisdiction:** City  
**Size of Tract:** 219000 square feet  
**Accessibility:** Access is via Lyons View Dr., a major collector street with 20' of pavement within a 40' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residential  
**Surrounding Land Use:**  
**Proposed Use:** Residential    **Density:**  
**Sector Plan:** West City                      **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This residential district is part of the residential and related uses found along Lyons View Dr., zoned R-1, and OS-1.

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

**Street:** Lyons View 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) and design guidelines  
**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:

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-1/H-1 (Historic Overlay) and Design Guidelines because:

Staff Recomm. (Full):                      1) The structures at 5220, 5308 and 5305 Lyons View Pike are architecturally and historically significant and their significance should be maintained with overlay protection. 2) The streetscape along this section of Lyons View is relatively intact; demolitions would weaken the architectural significance of the potential Lyons View Pike Historic District. 3) The J. Allen Smith House, which is owned by Cherokee Country Club, is in good structural condition, as studies for its reuse have confirmed. 4) Additional parking for Cherokee Country Club, as proposed for 5305 Lyons View Pike, can be provided in other locations.

The proposed H-1 Historic Overlay is consistent with "The Future of Our Past," and with the West City Sector Plan.

### **Comments:**

The buildings on this section of Lyons View Pike were surveyed in 1982-84 and recommended for designation because of their architectural and historic significance. These properties were designed by Charles I. Barber, regionally significant Knoxville architect known for his interpretation of the revival styles (Tudor Revival, Georgian Revival and Italian Renaissance Revival) present in this designation. The development of Lyons View Pike is significant historically, and the buildings in this designation represent suburban expansion begun as a response to rubber tire trolleys and expanded when the automobile became prominent. The proposed Lyons View Pike Historic District illustrates the social and economic history of Knoxville and of the prominent families building these houses. (See attached copy of a Draft Designation Report for a Potential Lyons View Pike Historic District, marked Exhibit A.)

All of the buildings included in this designation are in good structural condition. The Logan House (5220 Lyons View Pike) and Mebane House (5308 Lyons View Pike) are both occupied single family dwellings. The J. Allen Smith House (5305 Lyons View Pike), although it is unoccupied at the present time, is still in good repair and can be renovated. Some architectural details have been removed from the dwelling, but its original design was so architecturally rich that these deletions do not affect its significance or condition. In addition, the design of these original features is well known and can be easily reproduced if the original mantels, light fixtures and other features are no longer available. The J. Allen Smith House has also been the subject of architectural studies by L. Duane Grieve, FAIA, of Grieve Associates Architects, who has determined that the building lends itself well to rehabilitation and adaptive reuse for country club purposes, although such uses are not allowed under the current base zoning. Studies by Michael Fowler, landscape architect, of the Ross Fowler firm, have provided alternatives that would enable a reuse of the J. Allen Smith House while providing alternative sites for parking and other functions for Cherokee Country Club.

This section of Lyons View Pike is still relatively intact architecturally. Cherokee Country Club has demolished a house adjacent to 5220 Lyons View Pike, replacing it with parking and a building, but the grandeur of the J. Allen Smith House and others contained in this nomination makes that intrusion minimal. Additional demolitions, however, would seriously weaken the architectural and historical significance of this section of Knoxville.

The proposed design guidelines that accompany this H-1 designation request (see copy of Design Guidelines for a Potential Lyons View Pike Historic District, marked Exhibit B) are "The Secretary of Interior's Standards for Rehabilitation of Historic Buildings" as provided in the H-1 Historic Overlay section of the Knoxville Zoning Ordinance.

MPC Action:                                      Approved

MPC Meeting Date: 3/14/2002

Details of MPC action:

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

**Date of MPC Approval:** 3/14/2002

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:** 4/1/2002

### ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** City Council

**Date of Legislative Action:** 4/30/2002

**Date of Legislative Action, Second Reading:** 7/9/2002

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Approved rezoning

**Disposition of Case, Second Reading:** Approved

**If "Other":** postponed 4/30

**If "Other":** Approved R-1/H-1

**Amendments:**

**Amendments:**

Appeal postponed until 7/9/2002

Appeal of MPC decision not to postponed was Denied.

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**