

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

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

File Number: 3-N-02-RZ **Related File Number:**
Application Filed: 2/20/2002 **Date of Revision:**
Applicant: CITY OF KNOXVILLE, BY MAYOR VICTOR ASHE
Owner:

PROPERTY INFORMATION

General Location: Southeast corner of the intersection of Union Avenue and Walnut Street (420-430 Union)
Other Parcel Info.:
Tax ID Number: 94 L F 021 **Jurisdiction:** City
Size of Tract: 14800 square feet
Accessibility: Access is via Walnut Street, a one-way northbound street with a paved width of 23 feet and Union Avenue, with a paved width of 28 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial building
Surrounding Land Use:
Proposed Use: Commercial building **Density:**
Sector Plan: Central City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This property is located within the central business district of Knoxville and zoned C-2.

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

Street: 420 Union Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-2 (Central Business District)
Former Zoning:
Requested Zoning: C-2 (Central Business District)/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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE C-2 (Central Business District)/H-1(Historic Overlay) zoning and design guidelines.

Staff Recomm. (Full): 1) The Sprankle Flats and 420 Union Building are architecturally significant and should be preserved with historic designation. 2) These two buildings are a significant part of the downtown streetscape along Union Avenue, where other historic residential, office and commercial properties are located. 3) The two buildings appear to be structurally sound and can be rehabilitated for future use.

Comments: The Sprankle Flats Building was designed in the Neoclassical style c. 1904, and the 420 Union Building c.1920. The buildings were initially designed for a mixture of residential, office and commercial uses, as were other buildings still remaining on Union Avenue. The residential uses remained for a number of years, although the original apartments were originally subdivided and tenants became less prominent as affluent Knoxvilleians moved to the city's suburbs. The Sprankle Flats and 420 Union Building are significant for their individual architecture and history and their contribution to the character of Union Avenue.

The proposed design guidelines that accompany this H-1 designation request are "The Secretary of Interior's Standards for Rehabilitation of Historic Buildings." These guidelines have to be followed for any rehabilitation projects that intend to use the preservation tax incentives allowed income-producing properties listed on the National Register of Historic Places. (See the attached Designation Report for this request marked Exhibit A. This exhibit sets out the design guidelines that will govern any rehabilitation of this property.)

The attorney representing the property owner requested in March, April and May 2002 that this item be postponed. The applicant, the City of Knoxville, has requested postponement every month since then.

If approved, this item will be forwarded to Knoxville City Council for action on May 11 and 25, 2004. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.

MPC Action: Denied (Withdrawn)

MPC Meeting Date: 4/8/2004

Details of MPC action:

Summary of MPC action:

Date of MPC Approval: Date of Denial: Postponements: 3/14/02-9/12/02-1/8/04

Date of Withdrawal: 4/8/2004 Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: