CASE SUMMARY

APPLICATION TYPE: GOVERNMENTAL REZONING

KNOXVILLE·KNOX COUNTY
MPC
METROPOLITAN PLANNING COMMISSION
TENNESSEE
Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865•215•2500
FAX•215•2068
www•knoxmpc•org

File Number: 4-B-03-RZ **Related File Number:**

Application Filed: 2/20/2003 **Date of Revision:**

Applicant: MAYOR VICTOR ASHE

Owner:

PROPERTY INFORMATION

General Location: North and south sides of W. Hill Ave. east of Henley St., including 614, 615 and 623 W. Hill Ave.

Other Parcel Info.:

Tax ID Number: 94 M D 016 OTHER: 94MD014, 94MD030 **Jurisdiction:** City

Size of Tract: 23700 square feet

Accessibility: Access is from Hill Avenue, a local street with a 50 right of way and from Henley Street, a divided four lane minor arterial with a 100 right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residential and restaurant

Surrounding Land Use:

Proposed Use: Same **Density:**

Sector Plan: Central City **Sector Plan Designation:**

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: The three buildings are located at the eastern edge of Henley Street one block south of Main Street, with the building on the south side having a view of Neyland Drive and the Tennessee River.

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

Street: 615 W Hill Ave

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-3 (High Density Residential) &C-2 (Central Business District)

Former Zoning: N/A

Requested Zoning: R-3 (High Density Residential)/H-1 (Historic Overlay) & C-2 (Central Business District)/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:

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-3 (High Density Residential)/H-1 (Historic Overlay) & C-2 (Central Business District)/H-1 (Historic Overlay);
APPROVE the Secretary of Interior's Standards as design guidelines.

Staff Recomm. (Full): The buildings are remnants of a residential area developed in the early 20th and late 19th centuries, and are examples of the history of the downtown residential patterns of that era. They are also associated with individuals significant to Knoxville's history. The Knoxville Historic Zoning Commission approved the designation of these properties and the adoption of the design guidelines unanimously at their March 20, 2003, meeting.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The historic overlay designation serves to protect these significant buildings as redevelopment plans are formulated for adjacent land to the north (proposed Convention Center Hotel) and to the east (proposed office building).
2. Redevelopment schemes for the area will receive notice that adaptive reuse for the designated buildings should be considered.
3. Rezoning to accommodate proposed reuses might be necessary for these properties and others in the immediate area, but no other rezoning has been proposed.

THE EFFECTS OF THE PROPOSAL:
1. Placing these buildings under an H-1 Historic Overlay will not affect proposals that have thus far been made for adjacent properties.
2. An H-1 Historic Overlay for these properties will recognize their significance to the community.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS:
1. The first county-wide preservation plan, The Future of Our Past, recognized the significance of these buildings and recommended them for designation when it was adopted in 1987. The revised preservation plan, adopted in 1992, reaffirmed that recommendation.
2. The General Plan and the Central City Sector Plan both recommend that designations for eligible historic properties continue to be implemented.
3. Designation of these properties will not prevent development on adjacent sites, but can offer an opportunity to enhance those projects and to incorporate these significant structures in an overall development scheme.

MPC Action: Approved **MPC Meeting Date:** 4/10/2003

Details of MPC action:

Summary of MPC action: APPROVE R-3 (High Density Residential)/H-1 (Historic Overlay), C-2 (Central Business District)/H-1 (Historic Overlay) and design guidelines

Date of MPC Approval: 4/10/2003 **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: 5/13/2003 **Date of Legislative Action, Second Reading:** 5/27/2003

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: