

# 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:** 4-B-10-RZ                      **Related File Number:**  
**Application Filed:** 2/1/2010              **Date of Revision:**  
**Applicant:** JOHN M. COTHAM

### PROPERTY INFORMATION

**General Location:** Southeast side Emoriland Blvd., southwest of Kuhlman St.  
**Other Parcel Info.:**  
**Tax ID Number:** 69 M B 009                      **Jurisdiction:** City  
**Size of Tract:** 9000 square feet  
**Accessibility:** Access from Emoriland Blvd., a divided local street within 65 ft. of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** Residence                      **Density:** N/A  
**Sector Plan:** East City                      **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** The property is in a neighborhood that has been designated NC-1 (Neighborhood Conservation Overlay), with houses of like vintage and architectural design from the second quarter of the 20th century; a majority of those houses are also single dwellings on individual lots.

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

**Street:** 1716 Emoriland Blvd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** R-1 (Low Density Residential) / NC-1 (Neighborhood Conservation)  
**Former Zoning:**  
**Requested Zoning:** R-1 (Low Density Residential) / H-1 (Historic Overlay) and Design Guidelines  
**Previous Requests:** NC-1 overlay was approved in 2002 (10-B-02-RZ).  
**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:

Ann Bennett

Staff Recomm. (Abbr.):

RECOMMEND that City Council APPROVE R-1 (Low Density Residential) / H-1 (Historic Overlay) zoning.

Staff Recomm. (Full):

This request for designation was made because the applicant desires to protect the architectural features found on the building's exterior, which is not allowed under the existing NC-1 overlay.

Comments:

The Knoxville Historic Zoning Commission heard the request for H-1 (Historic Overlay) at its regular monthly meeting held February 18, 2010, and voted unanimously to approve the requested change. The building possesses a high degree of architectural significance as a result of its ornate Craftsman detailing, and has historical associations with the Emory family that initially developed the neighborhood.

Action:

Approved

Meeting Date: 4/8/2010

Details of Action:

Summary of Action:

Approve R-1 (Low Density Residential) / H-1 (Historic Overlay) zoning with accompanying design guidelines

Date of Approval:

4/8/2010

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: 5/4/2010

Date of Legislative Action, Second Reading: 5/18/2010

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: