

CASE SUMMARY

APPLICATION TYPE: GOVERNMENTAL 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
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

File Number: 4-F-03-RZ **Related File Number:**
Application Filed: 3/3/2003 **Date of Revision:**
Applicant: MAYOR VICTOR ASHE, CITY OF KNOXVILLE
Owner:

PROPERTY INFORMATION

General Location: Northwest corner of Gay St. and Union Ave.
Other Parcel Info.:
Tax ID Number: 94 L E 9 OTHER: 94LE9.01,94LE9.02,94LE9.03,94LE9.04, **Jurisdiction:** City
Size of Tract: 24500 square feet
Accessibility: Accessibility is from Gay Street, with a minor arterial with a 70' right of way, and Union Avenue, with a local road with a 50' right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Office Building
Surrounding Land Use:
Proposed Use: Same **Density:**
Sector Plan: Central City **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area
Neighborhood Context: The Millers Building is recently rehabilitated, and houses uses typical of the Central Business District, as do other buildings in the area.

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

Street: 445 S Gay St
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-2 (Central Business District)
Former Zoning: N/A
Requested Zoning: 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 C-2 (Central Business District)/H-1 (Historic Overlay) Zoning;
Approve the Secretary of Interior's Standards as design guidelines.

Staff Recomm. (Full): The Miller's Building underwent an intensive rehabilitation several years ago, with the City of Knoxville taking the lead in instigating and funding the rehabilitation. The building, restored to its original appearance, is now the office of Knoxville Utilities Board, and has become a symbol of historic preservation in downtown. The Knoxville Historic Zoning Commission unanimously approved the designation of the Miller's Building and the design guidelines at its March 20, 2003, meeting.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The Miller's Building, in addition to being returned to its exterior historic appearance, has sparked reinvestment in the rehabilitation and preservation of other historic buildings on Gay Street.
2. The building was redeveloped for office use, which is the predominant use on this section of Gay Street.

EFFECTS OF THE PROPOSAL

1. The building's use is not altered from uses present the last time the building was occupied, and is consistent with adjacent Gay Street buildings.
2. The effect of instituting H-1 Historic Overlay zoning on this Gay Street building should be to encourage the preservation and reuse of adjacent buildings on the street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

The first county-wide preservation plan, The Future of Our Past, recognized the significance of this building and recommended it be designated 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 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":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: