

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 4-N-19-RZ
Application Filed: 2/25/2019
Applicant: TODD MORGAN

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: North side of Highland Avenue, East of Nineteenth Street, West of Eighteenth Street
Other Parcel Info.:
Tax ID Number: 94 N M 033 **Jurisdiction:** City
Size of Tract: 0.16 acres
Accessibility: Access is via Highland Ave., a minor collector street with 35' of pavement width within 50' of right-of-way, and the unnamed alley to the rear of the property.

GENERAL LAND USE INFORMATION

Existing Land Use: House
Surrounding Land Use:
Proposed Use: House **Density:**
Sector Plan: Central City **Sector Plan Designation:** MU-SD, MU -CC18
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The property is located within the Fort Sanders National Register Historic District. Fort Sanders NC-1 zoning is located to the south across Highland Avenue. Parking deck for Covenant Health is also located to the south across Highland Avenue.

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

Street: 1815 Highland Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-3 (High Density Residential)
Former Zoning:
Requested Zoning: R-3 (High Density Residential) / H-1 (Historic Overlay)
Previous Requests:
Extension of Zone: No
History of Zoning:

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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Kaye Graybeal

Staff Recomm. (Abbr.):

RECOMMEND that City Council APPROVE R-3 (High Density Residential) / H-1 (Historic Overlay) and Design Guidelines.

Staff Recomm. (Full):

Staff recommends approval of H-1 (Historic Overlay) district for this property because the c. 1900 house is significant in that it exemplifies a working class Queen Ann cottage that was very typical in the Fort Sanders neighborhood. The inhabitants included a clerk, foreman, an engineer, superintendent, an engineer, and a railroad employee. The Design Guidelines for the property will be the Secretary of the Interior's Standards for Rehabilitation from the National Park Service. The Historic Zoning Commission (HZC) unanimously recommended approval for an H-1 zoning overlay for 1815 Highland Avenue at their December 20, 2018 meeting.

Comments:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. The property is located within a National Register Historic District and the owner moved a historic house onto this property. The owner has requested the H-1 overlay district to protect home from inappropriate modifications and demolition without review by the HZC.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The intent of the H-1 zone is to preserve and protect historic structures and areas which serve as visible reminders of the history and cultural heritage of the City of Knoxville, State of Tennessee and the United States of America. This district is also intended to assist in stabilizing and improving property values in historic areas by encouraging rehabilitation or new construction harmonious with the historic area. Through this district, historic structures and areas of sufficient historical or architectural significance are designated for public protection. It is the intent of this district to regulate the construction, repair, alteration, rehabilitation, relocation or demolition of any building or other structure which is located or proposed to be located in an H-1 historic overlay district. This district is not intended, however, to regulate the use of land, buildings or structures.

2. The subject site is located within the Fort Sanders (National Register) Historic District, meeting the intent of the H-1 overlay district.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. The H-1 overlay district is for this subject property only and will not have any adverse effects on nearby properties.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Central City Sector Plan and City One Year Plan proposes a Mixed Use Special District which recommends high density, medium density, and traditional neighborhood residential uses, and office uses. The current R-3 zone is a permitted zone within this district.

2. The sector plan in general recommends using the H-1 overlay district to protect historic resources.

3. This proposal does not present any apparent conflicts with any other adopted plans.

Action: Approved **Meeting Date:** 4/11/2019

Details of Action:

Summary of Action: RECOMMEND that City Council APPROVE R-3 (High Density Residential) / H-1 (Historic Overlay) and Design Guidelines.

Date of Approval: 4/11/2019 **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: 5/7/2019 **Date of Legislative Action, Second Reading:** 5/21/2019

Ordinance Number: **Other Ordinance Number References:** O-76-2019

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

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**