

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-O-16-RZ **Related File Number:**
Application Filed: 2/26/2016 **Date of Revision:**
Applicant: CITY OF KNOXVILLE COMMUNITY DEVELOPMENT DEPARTMENT KEN MCMA

PROPERTY INFORMATION

General Location: South side Baker Ave., west side E. Moody Ave.
Other Parcel Info.:
Tax ID Number: 109 G B 15.02 AND 15.04 **Jurisdiction:** City
Size of Tract: 2.54 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Paved parking, drive aisles, and playground
Surrounding Land Use:
Proposed Use: City of Knoxville Community Development Department will send out a Request for Proposals for adaptive re-use **Density:**
Sector Plan: South City **Sector Plan Designation:** PP
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: Surrounded by residential zoning that includes recreational (park), school (Dogwood elementary) , and commercial (nursery) uses to the west

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

Street: 923 Baker Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: OS-2 (Park and Open Space)
Former Zoning:
Requested Zoning: OS-2 (Park and Open Space) / H-1 (Historic Overlay) and Design Guidelines
Previous Requests: None noted
Extension of Zone: Extension of H-1 Overlay
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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Kaye Graybeal

Staff Recomm. (Abbr.): Approval

Staff Recomm. (Full): Applying H-1 zoning will create a consistent regulatory overlay for the parcels 15.02 and 15.04 and 15.05 which will be replatted as one lot. The existing base zones will be retained. The City intends to auction off the parcels with a target date of June for the request for proposals for adaptive reuse of the former South High School building. Once the approved future use is determined, the owner may choose to apply to change the base zoning as appropriate. Under H-1 zoning, changes to the subject properties will be reviewed by the Historic Zoning Commission as with the abutting school building and property on parcel 15.05. The Secretary of Interior's Standards are the recommended design guidelines to be adopted with this rezoning.

Comments: The Knoxville Historic Zoning Commission unanimously recommended approval of the H-1 Overlay extension at their regular meeting on March 17, 2016.

Action: Approved**Meeting Date:** 4/14/2016**Details of Action:****Summary of Action:** Approve OS-2 (Park and Open Space) / H-1 (Historic Overlay) and Design Guidelines**Date of Approval:** 4/14/2016**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:** 5/10/2016**Date of Legislative Action, Second Reading:****Ordinance Number:****Other Ordinance Number References:****Disposition of Case:** Approved (Emergency)**Disposition of Case, Second Reading:****If "Other":****If "Other":****Amendments:****Amendments:****Date of Legislative Appeal:****Effective Date of Ordinance:**