

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 5-A-19-RZ

Related File Number:

Application Filed: 3/14/2019

Date of Revision:

Applicant: REBECCA C. SCARLETT

PROPERTY INFORMATION

General Location: West side of Eighteenth St, between Laurel Ave and Clinch Ave.

Other Parcel Info.:

Tax ID Number: 94 N K 009

Jurisdiction: City

Size of Tract: 6000 square feet

Accessibility: Access is via Eighteenth St, a local street with a pavement width of 28' within a right-of-way width of 54'.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family residential

Surrounding Land Use:

Proposed Use: Single family residential

Density:

Sector Plan: Central City

Sector Plan Designation: MU-SD

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

Neighborhood Context: This site is located in the Fort Sanders neighborhood, adjacent to the Fort Sanders Hospital, and office and residential uses under the O-1, O-2, and R-2 zoning. The properties to the south and east are also within the NC-1 overlay district.

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

Street: 509 Eighteenth St

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential)

Former Zoning:

Requested Zoning: R-2 (General Residential) / H-1(Historic Overlay)

Previous Requests:

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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): RECOMMEND that City Council APPROVE R-2 (General 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. 1920's house embodies the distinctive characteristics of this period and a method of construction. The Design Guidelines for the property will be the Secretary of the Interior's Standards for Rehabilitation from the National Park Service (see Exhibit A). The Historic Zoning Commission (HZC) unanimously recommended approval for an H-1 zoning overlay for 509 Eighteenth Street at their April 11, 2019 meeting (see Exhibit B).

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 adjacent to the Fort Sanders National Register Historic District and properties within the Fort Sanders Neighborhood Conservation (NC-1) Overlay District. It is unknown why this house was excluded from the national register historic district when it was designated. The owner has requested the H-1 overlay district to protect home from inappropriate modifications and demolition without review by the Historic Zoning Commission.

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 adjacent to the Fort Sanders (National Register) Historic District. There are two houses on the adjacent 1700 block of Laurel Avenue that are of similar design and are listed as contributing structures within the historic district.

3. The properties to the south and east are located within the Fort Sanders Neighborhood Conservation (NC-1) Overlay District which is also reviewed by the Historic Zoning Commission.

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 the 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 propose a mix of office, high density residential, and other land uses that support the needs of the medical facilities (MU-CC22 Fort Sanders Medical District). The H-1 overlay is permitted zone within all zone districts and land use classifications.
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: 5/9/2019

Details of Action:

Summary of Action: RECOMMEND that City Council APPROVE R-2 (General Residential) / H-1 (Historic Overlay) and Design Guidelines.

Date of Approval: 5/9/2019

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: 6/4/2019

Date of Legislative Action, Second Reading: 6/18/2019

Ordinance Number:

Other Ordinance Number References: O-94-2019

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: