# **CASE SUMMARY**

APPLICATION TYPE: REZONING

File Number: 5-C-06-RZ Related File Number:

**Application Filed:** 3/14/2006 **Date of Revision:** 

Applicant: STERNBERG & STEPHENS PROPERTIES, LLC

Owner:



Suite 403  $\bullet$  City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5  $\bullet$  2 1 5  $\bullet$  2 5 0 0 F A X  $\bullet$  2 1 5  $\bullet$  2 0 6 8 w w w  $\bullet$  k n o x m p c  $\bullet$  o r g

# PROPERTY INFORMATION

General Location: Southeast side W. Emory Rd., northeast of Gill Rd.

Other Parcel Info.:

Tax ID Number: 56 122.01 Jurisdiction: County

Size of Tract: 31200 square feet

Access is via W. Emory Road, a major arterial.

#### GENERAL LAND USE INFORMATION

**Existing Land Use:** Office in rehabilitated historic house

**Surrounding Land Use:** 

Proposed Use: Same Density: N/A

Sector Plan: North County Sector Plan Designation: Mixed Uses

Growth Policy Plan: Planned Growth Area

**Neighborhood Context:** The property is in a rapidly changing section of Powell. The applicant's willingness to reuse the historic

house and complete its rehabilitation insures a continuing residential appearance on this section of

West Emory Road.

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

Street: 528 W Emory Rd

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

#### **ZONING INFORMATION (where applicable)**

Current Zoning: TC (Town Center)

Former Zoning:

Requested Zoning: TC (Town Center) / HZ (Historic Overlay)

Previous Requests: Property was rezoned TC in 2005

Extension of Zone: No

History of Zoning: The most recent zoning request involved the enactment of Town Center zoning for this and adjacent

parcels.

# PLAN INFORMATION (where applicable)

**Current Plan Category:** 

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**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 TC (Town Center)/HZ (Historic Overlay) and design guidelines

Staff Recomm. (Full): The Knox County Historic Zoning Commission found the Alvin Boyd Bell House significant for its

architecture and its association with the Bell family. Design Guidelines are based on the Secretary of

Interior's Standards for Rehabilitation, tailored to the property.

Comments: Preservation of the Alvin Boyd Bell House is important in retaining the architectural history of the Powell

area, and is consistent with the future development of Town Center zoning contemplated by the house's owners. The house was designed by Charles Barber in the Colonial Revival style; Barber is a Knoxville architect noted for his sensitive interpretation of revival styles popular in the 1920s and 1930s. The Bell family, prominent in Powell, is associated with and commemorated by the house itself, and by the name

of the proposed Town Center development.

MPC Action: Approved MPC Meeting Date: 5/11/2006

**Details of MPC action:** 

Summary of MPC action: APPROVE TC (Town Center)/HZ (Historic Overlay) and design guidelines.

Date of MPC Approval: 5/11/2006 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?:

# LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 6/26/2006 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

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

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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