

# 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

**File Number:** 5-T-02-RZ                      **Related File Number:**  
**Application Filed:** 4/19/2002              **Date of Revision:**  
**Applicant:** BIJOU THEATRE BOARD OF DIRECTORS  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Southwest side of S. Gay St., southeast of Cumberland Ave.  
**Other Parcel Info.:**  
**Tax ID Number:** 95 P A 6                      **Jurisdiction:** City  
**Size of Tract:** 15000 square feet  
**Accessibility:** Access is via Gay Street, a four lane, minor arterial street within a 80' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Theatre  
**Surrounding Land Use:**  
**Proposed Use:** Theatre                      **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** The Lamar House Hotel-Bijou Theater is located in downtown Knoxville.

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

**Street:** 803 S Gay St  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** C-2 (Central Business District)  
**Former Zoning:**  
**Requested Zoning:** C-2 (Central Business District) / H-1 (Historical Overlay) and Design Guidelines  
**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); APPROVE Design Guidelines.

Staff Recomm. (Full):                      The Lamar House Hotel - Bijou Theatre is significant for its architecture, with reflections of early Federal and Georgian Revival design and early twentieth century revival styles. The building has played an important role as a symbol of East Tennessee's cultural, political, economic, and social history, and is listed on the National Register of Historical Places. The Central City Sector Plan designates this property for commercial development.

The proposed design guidelines that accompany this H-1 designation request are the "Secretary of Interior's Standards for Rehabilitating Historic Buildings."

Comments:                                      The Lamar House Hotel-Bijou Theatre has served as an entertainment and business address for institutions unique to Knoxville throughout its history. Built before 1816, the changes to the building's architecture and design reflect its unique historical role. Throughout its history, the Lamar House Hotel-Bijou Theatre has provided East Tennessee with a place to celebrate itself, its culture and its heritage.

The guidelines customarily recommended by the Historic Zoning Commission are the "Secretary of Interior's Standards for Rehabilitating Historic Buildings." They are the guidelines used for monitoring Federal preservation grants such as the Bijou has received in the past, and for any rehabilitation projects that will use preservation tax incentives. The Historic Zoning Commission customarily recommends them for designations with only a few properties.

MPC Action:                                      Approved                                      MPC Meeting Date: 5/9/2002

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:                      5/9/2002                                      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:                      6/11/2002                                      Date of Legislative Action, Second Reading: 6/25/2002

Ordinance Number:                                      Other Ordinance Number References:

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

If "Other":    If "Other":

Amendments:    Amendments:

Date of Legislative Appeal:                                      Effective Date of Ordinance: