

# CASE SUMMARY

## APPLICATION TYPE: GOVERNMENTAL 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:** 6-E-04-RZ                      **Related File Number:**  
**Application Filed:** 4/28/2004              **Date of Revision:**  
**Applicant:** KNOXVILLE CITY COUNCIL - CHARLES W. SWANSON  
**Owner:**

### PROPERTY INFORMATION

**General Location:** South side of S. Middlebrook Pk, east of Knott Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 93 O A PART OF 021    **OTHER:** MAP ON FILE AT MPC              **Jurisdiction:** City  
**Size of Tract:** 18750 square feet  
**Accessibility:** Access is via the westbound two lane portion of Middlebrook Pike.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Office  
**Surrounding Land Use:**  
**Proposed Use:** unknown    **Density:**  
**Sector Plan:** Northwest City              **Sector Plan Designation:** Commercial  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** Historic house located on tract that was zoned A-1 General Agricultural until recently, and is in an industrialized section of Middlebrook Pike.

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

**Street:** 4810 Middlebrook Pike  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** C-6 (General Commercial Park)  
**Former Zoning:**  
**Requested Zoning:** C-6 (General Commercial Park)/H-1 (Historic Overlay) and design guidelines  
**Previous Requests:** Property was approved for rezoning from A-1 to C-6 by City Council on 4/27/04  
**Extension of Zone:** No  
**History of Zoning:** Property is a portion of a parcel that was recently approved as C-6 Planned Commercial by the Knoxville City Council, which filed this application for H-1 Historic Overlay.

### 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-6 (General Commercial Park)/H-1 (Historic Overlay) and design guidelines

Staff Recomm. (Full):

Proposed H-1 Historic Overlay is appropriate for this historically and architecturally significant building. The Knott-York House was identified as eligible for designation in the Historic Sites Survey of Knoxville and Knox County prepared in 1982-1984, and in the ensuing Cultural Resources Plan, and its 1994 update.

Comments:

This historic building lends itself to an adaptive reuse which preserves the building while allowing commercial development in character with the commercial development anticipated on the adjacent land.

MPC Action:

Approved

MPC Meeting Date: 6/10/2004

Details of MPC action:

Summary of MPC action:

APPROVE C-6 (General Commercial Park)/H-1 (Historic Overlay) and design guidelines

Date of MPC Approval:

6/10/2004

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:

7/6/2004

Date of Legislative Action, Second Reading: 7/20/2004

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: