

# 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:** 6-F-01-RZ                      **Related File Number:**  
**Application Filed:** 5/14/2001              **Date of Revision:**  
**Applicant:** HISTORIC MARKET SQUARE ASSOCIATION  
**Owner:**

### PROPERTY INFORMATION

**General Location:** East and west side Market Square, south side Wall Ave., north side Union Ave, including public right of way of Market Square.  
**Other Parcel Info.:**  
**Tax ID Number:** 94 L E 1,30-45    OTHER: 094LF2-19                      **Jurisdiction:** City  
**Size of Tract:** 4.09 acres  
**Accessibility:** Access is via Wall Ave., and Union Ave., both local streets, with 32' of pavement within 50' rights-of-way

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Commercial buildings and Market Square open space.  
**Surrounding Land Use:**  
**Proposed Use:** Same as existing.                      **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** These properties are part of the central business district of Knoxville that is zoned C-2.

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** C-2 (Central Business)  
**Former Zoning:**  
**Requested Zoning:** C-2 (Central Business)/H-1(Historic Overlay) including Design Guidelines  
**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:

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: KP

Staff Recomm. (Abbr.): APPROVE C-2 (Central Business)/ H-1 (Historic Overlay) District and Design Guidelines

Staff Recomm. (Full): Historic overlay designation of this area will reinforce efforts to revitalize the square. The sector plan designates this area for commercial use. The Market Square Design Guidelines & Designation Report is included as a separate item to the agenda package.

Comments: Market Square has been a center of local commerce since the property in the center of the Square was given to Knoxville as a marketplace in 1856. Some of the earliest buildings that surround the site of the demolished Market House date from the 1870's. Market Square has been listed on the National Register since 1985. Designation should reinforce the current efforts to revitalize the Square.

The Market Square Association has held several meetings with property owners, three-quarters of whom support designation. The City of Knoxville has voiced support for the designation, which has been endorsed by the Knoxville Historic Zoning Commission and Knox Heritage, Inc. Included with this rezoning is the approval of Design Guidelines as required by the Knoxville Zoning Ordinance.

MPC Action: Approved

MPC Meeting Date: 6/14/2001

Details of MPC action:

Summary of MPC action: APPROVE C-2 (Central Business)/ H-1 (Historic Overlay) District and Design Guidelines

Date of MPC Approval: 6/14/2001

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: 7/10/2001

Date of Legislative Action, Second Reading: 7/24/2001

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: