

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
F A X • 215 • 2068
www.knoxmpc.org

File Number: 6-L-03-RZ **Related File Number:**
Application Filed: 5/21/2003 **Date of Revision:**
Applicant: CITY OF KNOXVILLE
Owner:

PROPERTY INFORMATION

General Location: Northeast side S. Gay St., southeast side Clinch Ave.
Other Parcel Info.:
Tax ID Number: 95 I F 001,2,3 **Jurisdiction:** City
Size of Tract: 0.7 acre
Accessibility: Access is via S. Gay St. a local street with 36' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Theater, office and retail
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: The Burwell Building/Tennessee Theater is located in the heart of downtown Knoxville, and surrounded by mid-rise office buildings, with an established downtown church and Knoxville's first cemetery to the east.

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

Street: 602 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 (Historic 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 Secretary of Interior's Standards for Rehabilitating Buildings as the Design Guidelines.

Staff Recomm. (Full):

The Burwell Building/Tennessee Theater has, since its construction, been a focal point for Knoxville and its surrounding region; designation through the Historic Overlay will recognize its significance and help to protect it in the future.

Comments:

A. NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The Tennessee Theater is one of Knoxville's most significant buildings. It should be recognized and protected through the local historic designation process.

B. EFFECTS OF THE PROPOSAL

1. Local protection through historic overlay can be helpful to the Tennessee Theater Foundation in its current efforts to rehabilitate and preserve this significant building, and to create enhanced recognition for the role of downtown Knoxville and its significant architecture and history.

2. Historic Overlay designation for this property can serve to encourage designations for other historically and architecturally significant buildings in downtown.

C. CONFORMITY TO APPROVED PLANS

1. Designation of historically significant buildings in order to enhance and protect them is a stated goal in Knoxville's General Plan 2003, as well as the adopted Downtown Plan and recent efforts at downtown revitalization.

2. The Central City Sector Plan designates this property for commercial use. Since historic overlay designation does not affect use, that designation will not be affected by H-1 designation.

MPC Action:

Approved

MPC Meeting Date: 6/12/2003

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:

6/12/2003

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:

7/8/2003

Date of Legislative Action, Second Reading: 7/22/2003

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: