CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 6-M-03-RZ Related File Number:

Application Filed: 5/21/2003 Date of Revision:

Applicant: CITY OF KNOXVILLE

Owner:



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

PROPERTY INFORMATION

General Location: Southeast side W. Cumberland Ave., northeast side Walnut St.

Other Parcel Info.:

Tax ID Number: 95 P A 001 Jurisdiction: City

Size of Tract: 0.33 acres

Accessibility: Access is via W. Cumberland Ave., a local street with 36' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant building, formerly Knoxville Academy of Medicine

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 James Park House, with significant ties to Knoxville's early historical figures and architecture, is

one of the few remaining load-bearing brick houses in Knox County; its residential appearance blends with the landscaping and plazas that are part of the surrounding offices and church, presenting a unique

remnant of an earlier version of downtown Knoxville.

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

Street: 422 W Cumberland Ave

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:

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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 C-2 (Central Business District) / H-1 (Historic Overlay)

APPROVE Secretary of Interior's Standards for Rehabilitating Historic Buildings as the Design

Guidelines.

The history associated with this building, and its significant early 19th century architecture, are Staff Recomm. (Full):

important reasons for protecting the building and designating it to guide its anticipated rehabilitation

under undetermined new ownership.

A. NEED AND JUSTIFICATION FOR THE PROPOSAL Comments:

> 1. Downtown Knoxville, and Knox County as a whole, have few remaining examples of this type of construction. The house is under new ownership, and subject to rehabilitation; protection of the original

building is important in preserving part of Knoxville's history.

B. EFFECTS OF THE PROPOSAL

Designation will provide a measure of protection for the James Park House, and will recognize its local

historic and architectural significance.

C. CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. Knoxville's General Plan 2003, as well as downtown planning initiatives, recognize the need to place

significant historic buildings under local historic overlay designations.

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: MPC Meeting Date: 6/12/2003 Approved

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:

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