

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

### 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:**

