

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

PROPERTY INFORMATION

General Location: Southeast side Clinch Ave., northeast side Market St.
Other Parcel Info.:
Tax ID Number: 95 I E 001 **Jurisdiction:** City
Size of Tract: 0.45 acres
Accessibility: Access is via Market St., a local street with 36' of pavement within a 50' right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Historic archives and museum
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 Customs House, a significant representation of Knoxville's historical and architectural development, is surrounded by downtown commercial activities as it was when constructed.

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

Street: 314 Clinch 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:
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 Rehabilitation as Design Guidelines.

Staff Recomm. (Full): The U.S. Customs House and Post Office (East Tennessee Historical Center) is a significant downtown landmark; historic overlay designation can extend recognition and protection to this distinctive building.

Comments: A. NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The U. S. Customs House and Post Office is a distinctive architectural landmark in downtown Knoxville and is one of the few mid-19th century buildings retaining much of its original design. Historic overlay protection can assure that the historic architecture is protected in the future; the designation is appropriate for this property.

B. EFFECTS OF THE PROPOSAL

1. The designation of the building will serve to protect its exterior appearance, as well as to encourage overlay designations for other historically and architecturally significant downtown buildings.
2. Construction is underway for an addition to this building. Although the addition will not be reviewed by the Historic Zoning Commission, since work on it has already begun, it does conform to the proposed Design Guidelines.

C. CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The U.S. Customs House and Post Office is recommended for designation in the Cultural Resources Plan, and the General Plan 2003 and the Central Sector Plan both recommend that buildings eligible for designation be designated.
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:

