

# 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  
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Knoxville, Tennessee 37902  
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**File Number:** 6-O-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 Main St., southwest side S. Gay St.  
**Other Parcel Info.:**  
**Tax ID Number:** 95 P A 017                      **Jurisdiction:** City  
**Size of Tract:** 1.97 acres  
**Accessibility:** Access is via Main St a major collector street with 40' of pavement within a 50' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** County Courthouse  
**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 Knox County Courthouse is located in downtown Knoxville and surrounded by office and other governmental uses.

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

**Street:** 300 Main St.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** O-2 (Civic and Institutional)  
**Former Zoning:**  
**Requested Zoning:** O-2 (Civic and Institutional) / 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 O-2 (Civic and Institutional) / H-1 (Historic Overlay)  
APPROVE Secretary of Interior's Standards for Rehabilitation as Design Guidelines.

Staff Recomm. (Full): The Knox County Courthouse, as the remaining historic center of Knox County government, is an important symbol of the history of Knox County. Designation through an historic overlay recognizes the building's architectural and historic significance.

Comments: The Knox County Courthouse has been listed on the National Register of Historic Places for a number of years; local designation extends protection to the exterior of the building.

A. NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The Knox County Courthouse, with its distinctive masonry and belltower, makes an important statement of Knox County's government and its history.

B. EFFECTS OF THE PROPOSAL

1. Historic designation for the Knox County Courthouse will extend a measure of protection to the building and assure that future changes to the exterior will be reviewed.

C. CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Knox County Courthouse 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 O-2 (Civic and Institutional)/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: