

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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www.knoxmpc.org

File Number: 6-P-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., northwest side W. Hill Ave.
Other Parcel Info.:
Tax ID Number: 95 I D 003 **Jurisdiction:** City
Size of Tract: 0.63 acres
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: School board offices
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 Andrew Johnson Hotel is located at the south end of Gay Street, with office, governmental and other typical downtown uses in three sides, and a museum house on the fourth.

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

Street: 912 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)
Previous Requests: None noted
Extension of Zone: Yes
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 Andrew Johnson Hotel, now converted to office use, is a significant piece of Knoxville history.

Comments: A. NEED AND JUSTIFICATION FOR PROPOSAL

The Andrew Johnson Hotel is a well-known historical building in downtown Knoxville, and should be protected by historic overlay designation.

B. EFFECTS OF THE PROPOSAL

Designation of the Andrew Johnson Hotel will assure that any future changes to the building take into account preservation standards.

C. CONFORMITY TO ADOPTED PLANS

The Cultural Resources Plan for Knoxville and Knox County recommends designation of the Andrew Johnson. The Central City Sector Plan and the General Plan 2003 also recommend designation of buildings that are eligible for listing.

MPC Action: Denied (Withdrawn)

MPC Meeting Date: 6/12/2003

Details of MPC action:

Summary of MPC action:

Date of MPC Approval:

Date of Denial:

Postponements:

Date of Withdrawal: 5/23/2003

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: