

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-V-03-RZ **Related File Number:**
Application Filed: 5/23/2003 **Date of Revision:**
Applicant: CITY OF KNOXVILLE
Owner:

PROPERTY INFORMATION

General Location: North side Craigland Ct. south of Westland Dr.
Other Parcel Info.:
Tax ID Number: 121 J C 001.02 **Jurisdiction:** City
Size of Tract: 1.58 acres
Accessibility: Access is via Craigland Ct. a local street with 26' of pavement within a 50' right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Residence **Density:**
Sector Plan: West City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is part of a stable low density residential neighborhood developed under R-1 and RP-1 zoning.

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

Street: 1053 Craigland Ct.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Single Family Residential)
Former Zoning:
Requested Zoning: R-1 (Single Family Residential)/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 R-1 (Single Family Residential)/H-1 (Historic Overlay).
APPROVE Secretary of Interior's Standards for Rehabilitation as Design Guidelines.

Staff Recomm. (Full): Designation with H-1 Historic Overlay will protect Craiglen, John J. Craig III's 1926 home, which was designed by Charles Barber with a Charles Lester landscape design.

Comments: Historic overlay designation is not only appropriate for the property, but also consistent with its history and with the character of the surrounding neighborhood.

A. NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The site contains Craiglen, the house designed by Charles Barber for John J. Craig, III as a showcase for marble from the Craig quarries and imported by Candoro Marble Company. Included on the site are elaborate gardens designed by Charles Lester.
2. Including this property in a historic overlay will recognize the significance of prior owners of the property, the work of Charles Barber's architectural firm, and the important portion of Knoxville's history embodied in the site and its improvements.

B. EFFECTS OF THE PROPOSAL

1. Recognition of the historic significance of the building will have the positive effect of preserving an important part of Knoxville's heritage.

C. CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The General Plan recommends that significant historical and architectural buildings be designated through historic overlay, and protected.
2. Designation is consistent with the present residential use of the property and that of adjacent buildings.
3. The community as a whole benefits from the preservation of the buildings on this property, with their ties to the marble industry, to one of Knoxville's significant architects, and a significant local landscape architect.
4. The West City Sector Plan designates this property for low density residential use. Since historic overlay does not affect use, that designation will not be affected by H-1 overlay zoning.

MPC Action: Approved

MPC Meeting Date: 6/12/2003

Details of MPC action:

Summary of MPC action: APPROVE R-1 (Single Family Residential)/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:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: