CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 6-W-03-RZ Related File Number:

Application Filed: 5/23/2003 Date of Revision:

Applicant: CITY OF KNOXVILLE

Owner:



Suite 403 \bullet City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 \bullet 2 1 5 \bullet 2 5 0 0 F A X \bullet 2 1 5 \bullet 2 0 6 8 w w w \bullet k n o x m p c \bullet o r g

PROPERTY INFORMATION

General Location: Northeast side Candora Ave., northwest side Maryville Pike

Other Parcel Info.:

Tax ID Number: 123 A A 3.01 Jurisdiction: City

Size of Tract: 1.1 acres

Access is via Candora Ave., a local street with 20' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Office

Surrounding Land Use:

Proposed Use: Office Density:

Sector Plan: South City Sector Plan Designation:

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: Candoro Marble Company Showroom, in its nearly original architectural appearance, was built as the

centerpiece for the marble company; most of the development surrounding it was dependent on marble processing workers and their families. Small-scale marble-related industries, other industrial and commercial uses and older houses originally built for workers in those industries surround the building.

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

Street: 4450 Candora Ave.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-4 (Heavy Industrial)

Former Zoning:

Requested Zoning: I-4 (Heavy Industrial)/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:

1/31/2007 01:54 PM Page 1 of 3

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 I-4 (Heavy Industrial)/H-1 (Historic Overlay).

APPROVE Secretary of Interior's Standards as Design Guidelines

Staff Recomm. (Full): Historic Overlay zoning will recognize the unique architectural character of the Candoro Building and

the significant role of East Tennessee marble in the development of public architecture throughout the

U.S.

Comments: A. NEED AND JUSTIRICATION FOR THE PROPPOSAL

1. Candoro Marble Showroom is the symbol of the mining and finishing of East Tennessee marble for use across the United States. The marble that was finished and sold through this showroom can be found in local and national buildings. East Tennessee Marble was used in the national monuments such as the Washington Monument and Lincoln and Taft Memorials, the U.S. Capital, the Smithsonian's Museum of History and Technology, the National Gallery of Art, nearly every state capitol in the U.S. including the Tennessee State Capitol., the interior of Grand Central Station in New York City and many other stations, and banks, hotels, office buildings, libraries, hospitals, and private homes throughout the country. Even the lions guarding the entrance to the New York Public Library are made of East

Tennessee marble.

B. THE EFFECTS OF THE PROPOSAL.

1. The effect of designating this building, and extending public recognition to its significance and the efforts of the non-profit organization formed to oversee its reuse, should enhance their position in applying for funding and staging events, calling attention to the significance of the building. A reused building can spawn vitality in adjacent buildings over time.

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. The South City Sector Plan calls for light industrial use of this property. Since historic overlay designation does not specify use, the proposed historic overlay is not inconsistent with this proposed

use.

MPC Action: Approved MPC Meeting Date: 6/12/2003

Details of MPC action:

Summary of MPC action: APPROVE I-4 (Heavy Industrial)/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, Second Reading: 7/22/2003

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

1/31/2007 01:54 PM Page 2 of 3

If "Other":	If "Other":
if "Otner":	it "Oth

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

1/31/2007 01:54 PM Page 3 of 3