CASE SUMMARY

APPLICATION TYPE: REZONING

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

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

Applicant: CITY OF KNOXVILLE

Owner:



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

PROPERTY INFORMATION

General Location: South side Westland Dr., northeast of Craigland Ct.

Other Parcel Info.:

Tax ID Number: 121 O A 009 Jurisdiction: City

Size of Tract: 4.44 acres

Accessibility: Access is via Westland Dr., a minor collector street with 24' 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: The residence is located in an area of single family homes and condominiums with a branch of Fourth

Creek flowing through the back of the large lot. Although it is one of the earliest homes in the area,

neighboring residences are comparable in size and character to it.

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

Street: 6304 Westland Dr.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Single Family Residential) & F-1 (Floodway)

Former Zoning:

Requested Zoning: R-1 (Single Family Residential), F-1 (Floodway)/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:

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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, F-1 Floodway and H-1 Historic Overlay.

APPROVE design guidelines for property based on the Secretary of Interior's Standards for

Rehabilitating Historic Properties.

Staff Recomm. (Full): Historic overlay zoning will recognize the unique architectural character and history of this residence,

built by John J. Craig as a summer home and originally known as Glen Craig. It was remodeled in 1926

by Charles Barber of Barber and McMurray, with a landscape by Charles Lester.

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 Glen Craig, a spring house, the original weir dam and mill pond that supplied the Lyon mill, which operated before construction of the house, and the Lyon log cabin, moved to the site over 100 years ago.

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 buildings.

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 to the earliest settlement in the area, that of William Lyons.

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.

Approved MPC Meeting Date: 6/12/2003

Details of MPC action:

MPC Action:

Summary of MPC action: APPROVE R-1 (Single Family Residential), F-1 (Floodway) with 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

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Ordinance Number: Other Ordinance Number References:

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

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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