

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: 7-A-13-RZ **Related File Number:**
Application Filed: 6/6/2013 **Date of Revision:**
Applicant: KNOX HERITAGE, INC.

PROPERTY INFORMATION

General Location: Northwest side of Kingston Pk., northeast of Cherokee Blvd.
Other Parcel Info.:
Tax ID Number: 108 H B 025 **Jurisdiction:** City
Size of Tract: 3.25 acres
Accessibility: Access is via Kingston Pike, a 4-lane, major arterial street with 40' of pavement width within 65' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Dwelling
Surrounding Land Use:
Proposed Use: Museum & office for non-profit organization **Density:**
Sector Plan: Central City **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This stretch of Kingston Pike through Sequoyah Hills is primarily developed with residential uses and churches under R-1 zoning.

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

Street: 3425 Kingston Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density Residential) & F-1 (Floodway)
Former Zoning:
Requested Zoning: R-1 (Low Density Residential) / H-1 (Historic Overlay) & F-1 (Floodway)
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:

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:

Kaye Graybeal

Staff Recomm. (Abbr.):

RECOMMEND that City Council APPROVE R-1 (Low Density Residential) / H-1 (Historic Overlay) & F-1 (Floodway) zoning with accompanying design guidelines.

Staff Recomm. (Full):

The Knoxville Historic Zoning Commission heard the request by Knox Heritage for an H-1 (Historic Overlay) at its regular meeting on June 20, 2013, and voted unanimously to recommend approval. The Queen Anne/Richardsonian Romanesque house has architectural significance having been designed by the locally renown Baumann Brothers Architects, and historical significance as the home and studio of one of the first-known accomplished female artists in Tennessee, Adelia Armstrong Lutz.

Comments:

The Knoxville Historic Zoning Commission heard the request by Knox Heritage for an H-1 (Historic Overlay) at its regular meeting on June 20, 2013, and voted unanimously to recommend approval. The Queen Anne/Richardsonian Romanesque house has architectural significance having been designed by the locally renown Baumann Brothers Architects, and historical significance as the home and studio of one of the first-known accomplished female artists in Tennessee, Adelia Armstrong Lutz.

DESIGN GUIDELINES

The Secretary of Interior's Standards for Rehabilitating Historic Buildings shall govern the issuance of Certificates of Appropriateness for alterations to the exterior of Westwood. The serpentine brick wall along Kingston Pike and the land surrounding the house within the proposed H-1 boundaries are to be protected by the designation and design guidelines. The Standards are listed below:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

11. In addition to the Secretary of Interior's Standards listed above, any future development of the site shall be limited by the maintenance of a view shed running from the house to Kingston Pike and preserving views of the house façade from Kingston Pike. The area between the house and the north curb of Kingston Pike may be the site of ground improvements, such as roads or drives, retention ponds or other site improvements; however, those improvements shall not restrict the view of the house. Paved areas located in the view shed shall be screened by low landscaping that softens the appearance of paved areas but does not block the view of the front façade of the house.

12. A one-story brick garage, added between 1924 and 1930, is currently located on the rear section of the west elevation back of the porte-cochere. It is in poor condition and will be removed, and the exterior wall of the house will be restored.

Action: Approved **Meeting Date:** 7/11/2013

Details of Action:

Summary of Action: R-1 (Low Density Residential) / H-1 (Historic Overlay) & F-1 (Floodway) zoning with accompanying design guidelines.

Date of Approval: 7/11/2013 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 8/6/2013 **Date of Legislative Action, Second Reading:** 8/20/2013

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:**

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