

# 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

**File Number:** 8-F-14-RZ                      **Related File Number:**  
**Application Filed:** 6/30/2014              **Date of Revision:**  
**Applicant:** FAITH AND DOUGLAS MCDANIEL

### PROPERTY INFORMATION

**General Location:** North side E. Glenwood Ave., east of N. Broadway  
**Other Parcel Info.:**  
**Tax ID Number:** 81 L F 013                      **Jurisdiction:** City  
**Size of Tract:** 9750 square feet  
**Accessibility:** Access is via E. Glenwood Ave., a minor collector street with 26' of pavement width within 60' of right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** One detached dwelling  
**Surrounding Land Use:**  
**Proposed Use:** Two room bed and breakfast                      **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:** LDR  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This short section of E. Glenwood Ave. is primarily developed with low to medium density residential uses under R-2 and R-2/H-1. Commercial uses are located to the west at the intersection with N. Broadway, zoned C-3.

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

**Street:** 125 E Glenwood Ave  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** R-2 (General Residential)  
**Former Zoning:**  
**Requested Zoning:** R-2 (General Residential) / H-1 (Historic Overlay)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes, extension of R-2/H-1 from the south  
**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-2 (General Residential) / H-1 (Historic Overlay) zoning, with attached design guidelines.

**Staff Recomm. (Full):** Based on the comments below, the subject property and the structure located on it are appropriate and eligible for an H-1 overlay with design guidelines (See attached 'Exhibit A', Secretary of Interior Standards). The house is significant for both its architecture and its association with locally significant persons.

**Comments:**

**ARCHITECTURAL SIGNIFICANCE**

The Buffat-Bailey House is significant as an example of a high-styled Arts and Crafts Knoxville home of the early 20th century. Unique and eclectic in style, it is one of the best examples of the restrained Craftsman style of house that contrasts with the elaborate, mail-order Victorian homes by George F. Barber of the same period. The architect, Martin E. Parmalee, was once Barber's business partner and superintendent. The Buffat-Bailey House is significant as an example of high-style Arts and Crafts design that is rare in Knoxville.

**ASSOCIATION WITH SIGNIFICANT PERSONS**

Samuel T. Buffat was an executive with the noted H. T. Hackney Company, a wholesale dry goods supplier established in Knoxville in 1891 and currently one of the largest grocery wholesalers in the United States.

Daniel Bailey was a bluegrass and gospel musician and radio announcer in Knoxville's early radio days. He and the Happy Valley Boys appeared on radio station WSM in Nashville for several years. In the 1940's, Danny was the youngest leader of any act appearing at the Grand Ole Opry.

In addition to the subject property, it would be desirable to consider the H-1 zoning overlay for the rest of the houses along E. Glenwood Ave., between N. Broadway and the bridge over Hall of Fame Dr. in the future. The remaining six R-2 zoned houses without the H-1 overlay all appear to have been built in the same general time period as homes in the Historic Old North Knoxville and Fourth and Gill neighborhoods in the area. The Brownlow Lofts development on the south side of E. Glenwood Ave. already has the H-1 zoning overlay in place.

**Action:** Approved

**Meeting Date:** 8/14/2014

**Details of Action:**

**Summary of Action:** R-2 (General Residential) / H-1 (Historic Overlay) zoning, with attached design guidelines.

**Date of Approval:** 8/14/2014

**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:** 9/16/2014

**Date of Legislative Action, Second Reading:** 9/30/2014

**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:**