

CASE SUMMARY

APPLICATION TYPE: ORDINANCE AMENDMENT

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
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

File Number: 9-A-17-OA

Related File Number: 9-L-17-RZ

Application Filed: 8/8/2017

Date of Revision:

Applicant: KNOXVILLE HISTORIC ZONING COMMISSION

PROPERTY INFORMATION

General Location:

Other Parcel Info.:

Tax ID Number: 999 999

Jurisdiction:

Size of Tract:

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use:

Density:

Sector Plan:

Sector Plan Designation:

Growth Policy Plan:

Neighborhood Context:

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason: Update of Historic District Design Guidelines for existing Edgewood-Park City Historic District Zoning Overlay (H-1)

ZONING INFORMATION (where applicable)

Current Zoning:

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

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.: Update of Historic District Design Guidelines for existing Edgewood-Park City Historic District Zoning Overlay (H-1)

MPC ACTION AND DISPOSITION

Planner In Charge: Kaye Graybeal

Staff Recomm. (Abbr.): Approve the Edgewood-Park City Design Guidelines as approved by the Historic Zoning Commission

Staff Recomm. (Full): Approve the Edgewood-Park City Design Guidelines as approved by the Historic Zoning Commission

Comments: At their September 21st meeting, the Historic Zoning Commission (HZA) recommended approval, with certain revisions, of the draft design guidelines that would apply to the existing Edgewood-Park City H-1 historic zoning overlay as well as the expansion area. The revisions, listed below, were based on public input during both the August 17th and the September 21st HZA meetings. The MPC and HZA recommendations on the design guidelines will be forwarded to the City Council for consideration of adoption during the same meeting at which the H-1 overlay expansion will be considered

- o Clarifying that fiber cement board siding exposure (width) should be historically appropriate (p. 20)
- o Removed "extensive scaffolding being erected for chimney repair" as a threshold in determining the feasibility of chimney repair (p. 22)
- o Allow pressure-treated wood in the form of tongue-and-groove porch flooring for front porches and those viewable from the public right-of-way (p. 25)
- o Include the pre-application review process in the guidelines appendix
- o Include a map of the district in the guidelines
- o Further clarify that the economic hardship provision is based on the assessed value of the property (p. 3)
- o Add wording in the materials section, and in each section on materials clarifying that in instances where there is a unique material that there be more specific language to allow for consideration of alternative materials that are compatible yet more available and feasible to utilize (throughout, and p. 6 & 17)
- o Eliminate review of window air conditioning units (p. 32)
- o Eliminate review of gutters (p. 23)
- o Clarify the use of the word "may" vs. "can" throughout the document
- o Add the words "where possible" to "Locate ramps and other means of access along secondary elevations" p. 33)

Action: Approved

Meeting Date: 10/12/2017

Details of Action:

Summary of Action: Approve the Edgewood-Park City Design Guidelines as approved by the Historic Zoning Commission

Date of Approval: 10/12/2017

Date of Denial:

Postponements: 9/14/2017

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 11/7/2017

Date of Legislative Action, Second Reading: 5/22/2018

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Postponed

Disposition of Case, Second Reading: Denied

If "Other": Postponed to 5-22-18

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: