

# CASE SUMMARY

**APPLICATION TYPE: GENERAL 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  
FAX • 215 • 2068  
www.knoxmpc.org

**File Number:** 9-L-17-RZ                      **Related File Number:**  
**Application Filed:** 8/8/2017              **Date of Revision:**  
**Applicant:** METROPOLITAN PLANNING COMMISSION

## PROPERTY INFORMATION

**General Location:** E. Glenwood Ave. from I-40 to Spruce St.; Washington Ave. from the Standard Knitting Mill Complex to N. Chestnut St.; Jefferson, Woodbine, and E. Fifth Ave. and from the Standard Knitting Mill Complex to N. Cherry St.

**Other Parcel Info.:**

**Tax ID Number:** 999 999                      **Jurisdiction:** City

**Size of Tract:** 126.34 acres

**Accessibility:**

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Mostly detached residential along with a mix of other uses

**Surrounding Land Use:**

**Proposed Use:** No change                      **Density:** No change

**Sector Plan:** Central City                      **Sector Plan Designation:** LDR

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

**Neighborhood Context:** Residential - National Register Historic District

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

**Street:**

**Location:**

**Proposed Street Name:**

**Department-Utility Report:**

**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** Multiple zoning districts

**Former Zoning:**

**Requested Zoning:** Multiple zoning districts with H-1 (Historic Overlay) and Design Guidelines

**Previous Requests:** None noted

**Extension of Zone:**

**History of Zoning:** Existing Edgewood-Park City H-1 Overlay established in 1997

## 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.): Approve historic district overlay (H-1) expansion as indicated by the staff recommendation map. Approve updates to the design guidelines to apply to the existing Edgewood-Park City Historic District (H-1) and the proposed expansion area.

Staff Recomm. (Full): The subject area is significant because the majority of structures within it feature intact architectural styles dating from the turn-of-the-century to 1947. Collectively, these resources create a cohesive historic district of which portions exemplify streetcar suburbs during the first half of the twentieth century. The majority of the area was recognized in 1990 by the National Park Service as a National Register Historic District.

Comments:

Action: Approved

Meeting Date: 10/12/2017

Details of Action:

Summary of Action: Approve historic district overlay (H-1) expansion and updated design guidelines as indicated by the MPC recommendation map

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":

If "Other":

Amendments:

Amendments:

postponed 6 month till 5-22-18

Rejected by Operation of Law

Date of Legislative Appeal:

Effective Date of Ordinance: