

▶ **FILE #:** 12-D-06-RZ

AGENDA ITEM #: 65

AGENDA DATE: 12/14/2006

▶ **APPLICANT:** KAREN BAILEY NOLT

OWNER(S): NOLT JOHN E & KAREN B

TAX ID NUMBER: 109 D C 008.02, 008.03

JURISDICTION: City Council District 1

▶ **LOCATION:** Southeast side Bafford Place, south of Island Home Ave.

▶ **APPX. SIZE OF TRACT:** 1.76 acres

SECTOR PLAN: South City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Bafford Place, a local street with 16' of pavement width within 40' of right of way.

UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board

▶ **PRESENT ZONING:** R-1 (Low Density Residential)

▶ **ZONING REQUESTED:** RP-1 (Planned Residential) / H-1 (Historical Overlay)

▶ **EXISTING LAND USE:** Single detached dwelling

▶ **PROPOSED USE:** Between 4 to 6 condominium units with common areas

DENSITY PROPOSED: 3 du/ac

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING:
 North: Dwellings / R-1 (Low Density Residential)
 South: Vacant land and dwelling / R-1 (Low Density Residential)
 East: Vacant land / R-1 (Low Density Residential)
 West: Dwellings / R-1 (Low Density Residential)

NEIGHBORHOOD CONTEXT: This area is developed with low density residential uses under R-1 zoning. Ijams Nature Center is located to the east, zoned OS-1, and the Tennessee School for the Deaf is located to the northwest of the site, zoned R-1.

STAFF RECOMMENDATION:

- ▶ **APPROVE RP-1 (Planned Residential) / H-1 (Historic Overlay) zoning.**
- APPROVE a density of up to 3 du/ac.**
- APPROVE the attached design guidelines for the Meade School H-1 overlay.**

The RP-1 zoning at the recommended density, with the additional H-1 overlay protection, will allow the historic school to be preserved and reused for multiple dwellings, subject to MPC and Historic Zoning Commission (HZA) plan reviews and approvals.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. RP-1 zoning at up to 3 du/ac will allow this existing 7,700 square foot historic school building to be reused for up to 5 dwelling units.
2. The developed density in the adjacent detached residential R-1 neighborhoods ranges from 1 to 5 du/ac.

The requested RP-1 zoning allows consideration of the proposed multiple dwellings within the school building, whereas the current R-1 only permits detached units. The proposed density for this 1.76 acre site is compatible with surrounding development and zoning.

3. RP-1 zoning will require MPC use on review approval of site plans prior to multiple dwelling units being established within the existing structure. During this review, potential issues such as parking, landscaping, layout and other concerns can be addressed. Additionally, the H-1 overlay will require HZC approval of plans prior to adding dwelling units.

4. Approval of this request designates Meade School as an H-1 Historic Overlay with design guidelines. Meade School represents the significance of the PWA and WPA programs of the 1930s in constructing schools in Knoxville, and is one of the few surviving buildings attributed to Alfred Gredig, a Knoxville architect of that era. The historic and architectural significance of Meade School merits its designation, which is consistent with the recently revised Knoxville portion of the Cultural Resources Plan, "The Future of Knoxville's Past."

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve this site.

2. At the recommended density, up to 5 dwelling units could be proposed in the structure. Attached residential use would add approximately 45 vehicle trips per day to the street system and about 2 children under the age of 18 to the school system.

3. The site is located at the end of Bafford Place, about 600 feet south of its intersection with Island Home Ave., a minor collector street. Sight distance appears to be adequate at this intersection.

4. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties will be minimized during the use on review process. The RP-1 zone requires a 25 foot peripheral building setback, which already exists along the entire periphery of the site.

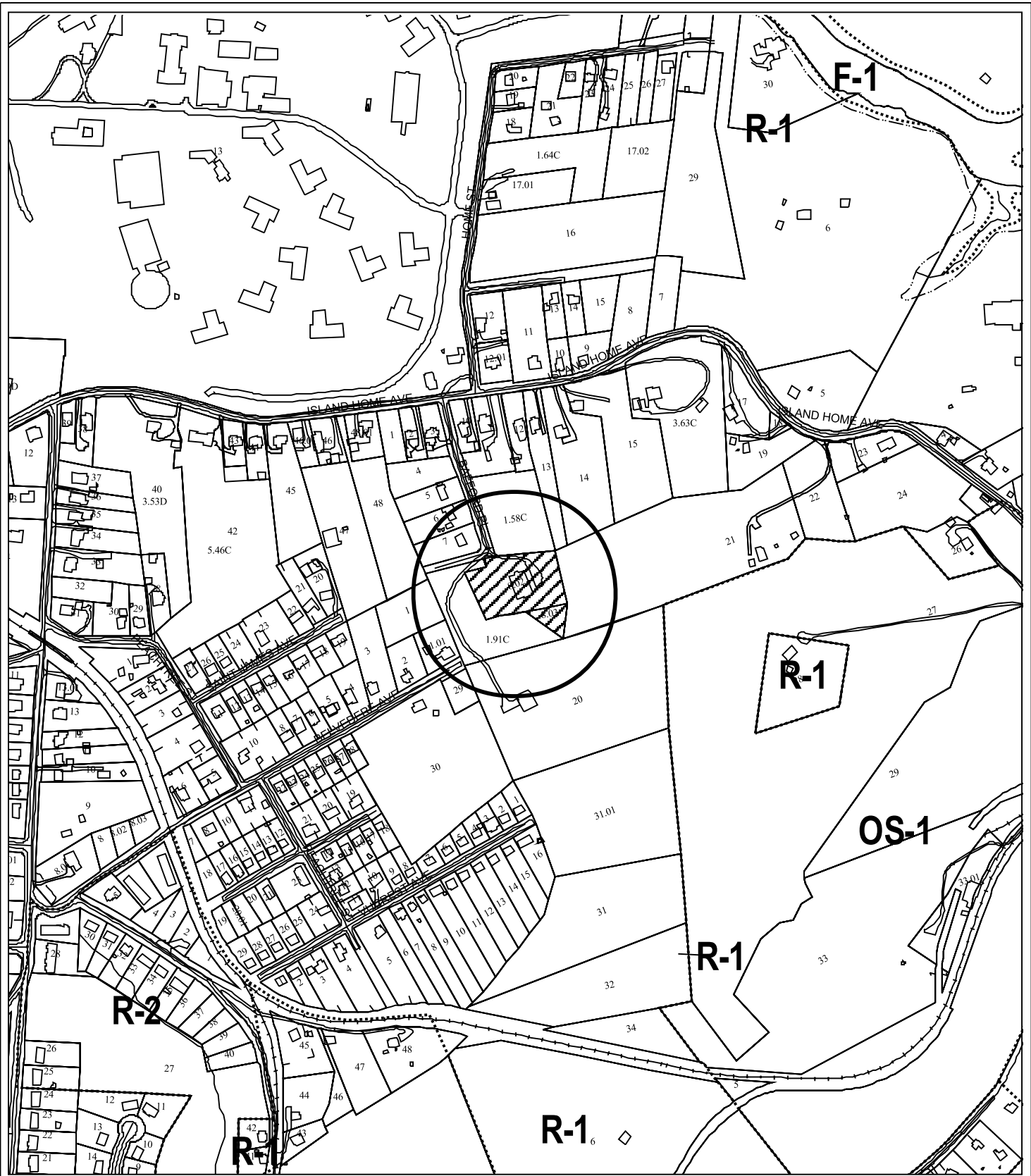
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South City Sector Plan and One Year Plan both propose low density residential use for this site, consistent with this proposal.

2. This request is unlikely to generate similar requests for RP-1 zoning in this area in the future because this is a unique situation that warrants consideration in order to maintain a viable use for the historic school building. Most of the surrounding R-1 neighborhoods are established and unlikely to be requested for zoning changes.

Upon final approval of the rezoning, the developer will be required to submit a concept plan/use on review development plan prior to the property's development. The plan will show the property's proposed lot pattern and street network and will also identify the types of residential units that may be constructed. Grading and drainage plans may also be required at this stage, if deemed necessary by the City of Knoxville Engineering Department and MPC staff.

If approved, this item will be forwarded to Knoxville City Council for action on 1/16/2007 and 1/30/2007. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.




**12-D-06-RZ
REZONING**

Petitioner: Karen Bailey Nolt

Map No: 109

Jurisdiction: City

 From: R-1 (Low Density Residential)
 To: RP-1 (Planned Residential) / H-1 (Historical Overlay)
 Original Print Date: 11/20/06 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



DESIGNATION REPORT
MEAD SCHOOL/ISLAND HOME SCHOOL
2647 BAFFORD PLACE, KNOXVILLE, TN
KNOXVILLE HISTORIC ZONING COMMISSION
NOVEMBER 16, 2006

Statement of Significance

Meade Elementary School sits on a fairly isolated tract at the end of Bafford Place in South Knoxville. For the first seven years it operated (1937-43) it carried the name of the Meade family, in common with Meade's Quarry, a marble quarry that operated in the area. The one story brick building incorporates elements of Georgian Revival styling and boasts an inlaid tile "M" on its prominent brick chimney.

Plans to build Meade School were begun in 1935. A request was made of the Public Works Administration to secure funding for the school. Plans were presented to the Knoxville City Council in November of 1935 and a site, on the Giffin property off Island Home Pike, was selected by Dr. Christenberry in December 1935. Several false starts occurred in the next few months, but by March 9, 1936, the funding for the new Meade School, \$20,270.00 was secured through the Works Progress Administration. The school was apparently opened in the fall of 1937.

The property selected for Meade School was originally a 25 acre tract that was sold by the Giffin family for \$500.00. Folk history recounts that the much larger tract it was originally associated with was given to a Union spy after the Civil War; this history is undocumented.

Meade School's name was changed to Island Home Elementary on September 14, 1943, and operated until 1957, although operation of the school was transferred between Knoxville and Knox County several times during that period. In 1957, Knox County returned the building then known as Island Home School to the Knoxville School Board. Students from the school were transferred to nearby city and county school.

In April of 1960, parents in the area requested that Island Home School be re-opened, but it was never reopened. The Knoxville School Board on November 13, 1972, apparently approved the sale of the Island Home School. However, that sale was not consummated, and in 1976, the property was appraised and a second approval for its sale was adopted on November 8, 1976. The property was sold to the Knoxville Firefighters Local #1367 for \$15,500.00 on December 12, 1977, with the City Council approving the sale.

The Knoxville Firefighters Local apparently decided to sell the property, which was part of a controversial rezoning request in 1984. When that application, designed to rezone the school and surrounding land for apartments, was unsuccessful, Meade School and the remaining land associated with it were sold for \$20,000, and purchased by Karen Nolt

and her husband; Karen Nolt now lives in the building.

The Meade Elementary School reflects the expansion of public schools in Knox County during the 1930's. Funding was made available for construction of several schools through the Federal government as part of the recovery efforts associated with the Great Depression. Folk history surrounding the school indicates that it commanded strong community support. For example, the school's basement was used as a cafeteria, with meals prepared in parents' homes and delivered to the school at lunch time. In addition to the basement cafeteria, the school contains four large classrooms divided by a central hall; one of those classrooms also holds a stage.

Meade School was designed by Albert Gredig, a Knoxville architect. Gredig was born September 18, 1873, in Knoxville. He attended Knoxville schools and Knoxville Business College. In 1893 he entered to the office of George F. Barber, where he remained until 1901. He then joined L. C. Waters until 1908, was part of the Gredig and Lynn firm from 1909 to 1910, practiced as Gredig and Iams in 1913 and in 1914 operated with Charles G. Mitchell in Johnson City. In the intervening years, and after 1914, he practiced alone. His designs included residences, apartment buildings, stores, warehouses and schools. The Riverside Apartments, c.1908 (811 Maplehurst Court), The Glencoe and Elliott Apartments on Church and State (1909), residences on West Cumberland and Circle Park (since demolished) and various other buildings are credited to his design talents.

Meade Elementary (Island Home Elementary) is significant for its prominent position in the South Knoxville community, its representation of the growing emphasis on education in the 20th century, and for its association with Albert Gredig, the architect credited with designing the school. It is one of a very few surviving schools that were funded through the Public Works Administration and the Works Progress Administration, both Federal programs assisting localities in recovering from the Depression of 1929.

Architectural Description

Meade Elementary School was built in 1937, as a WPA-funded project of the Knox County School Board. The building sits midway on a parcel with a rising elevation from north to south. The large lot is fairly isolated and located at the end of Bafford Place, a dead-end road that turns at the driveway leading up to the school and ends at its western property line.

The parcel that contains Meade Elementary School still bears the marks of the era when it functioned as an elementary school. A drive from the end of Bafford Place travels uphill to a parking area on the east side of the building. A play area is located to the west of the building; this area was initially used as a baseball diamond. Walkways lead from the parking and play areas to the front and rear doors. Landscaping was always minimal; screening plants provide privacy for the play area, and a small area that surrounds the building is a mown lawn. Plantings exist on the north (front) side of the façade, where a

brick paved area and retaining wall highlight the front entry. The remainder of the site has not been landscaped.

Meade Elementary School is a one story brick building with one foot thick bearing brick walls on an 18" poured concrete foundation, raised on the east elevation and shaped to form a water table where it meets the brick wall. The building is topped by a hipped roof framed with timber trusses, with a lower cross gable highlighting the north elevation where the front entry is located, and an asphalt shingle covering.

The centered formal entry to the building is through paired, horizontally paneled, half view wood doors protected by an extended, shed roofed portico supported by oversize sawn wood brackets. A four light transom tops the paired entry doors, which are reached by a set of concrete stairs leading to a concrete stoop.

At the exposed basement level, on the east elevation, there are two flat metal entry doors into the basement area. Paired two over two wood windows appear in the area between the metal doors. The poured concrete wall on this elevation appears to have been scored originally to resemble courses of brick. Topping the raised basement wall is brick veneer, punctuated by paired one over one double hung windows with concrete sills.

The rear entry is centered on the south façade, and is accessible through concrete steps leading to an unroofed stoop. The west elevation duplicates the details on the east side, first floor of the building. The other remarkable feature on the building is a tall brick smokestack, located on the interior central rear, which contains a series of light-colored bricks or tiles forming the letter "M."

The boundaries of this nomination contain the remaining contiguous undeveloped property originally associated with Meade School.

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 the Meade Elementary/Island Home Elementary School. 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.