

▶ **FILE #:** 7-C-10-RZ

AGENDA ITEM # 33

AGENDA DATE: 7/8/2010

▶ **APPLICANT:** SUE C. HOWARD

OWNER(S): SUE C. HOWARD

TAX ID NUMBER: 121 D C 043

JURISDICTION: City Council District 2

▶ **LOCATION:** Northwest side Scenic Dr., northeast side Blows Ferry Rd.

▶ **APPX. SIZE OF TRACT:** 3.6 acres

SECTOR PLAN: West City

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

ACCESSIBILITY: Access is via Scenic Drive, a local street with 20' of pavement width within 50' of right-of-way, or via Blows Ferry Road, a minor collector street with 17' of pavement width within 35' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fort Loudon Lake

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

▶ **ZONING REQUESTED:** R-1 (Low Density Residential) & NC-1 (Neighborhood Conservation Overlay)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Residence

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: Originally included in the NC-1 designation for Scenic Drive, and removed at the request of the owner.

SURROUNDING LAND USE AND ZONING: North: Residence / R-1 (Low Density Residential) / NC-1 (Neighborhood Conservation Overlay)

South: Scenic Dr. - Detached residences / R-1 (Low Density Residential)

East: Residence / R-1 (Low Density Residential)

West: Blows Ferry Rd. - Houses and vacant land / R-1 (Low Density Residential) and F-1 (Floodway)

NEIGHBORHOOD CONTEXT: This circa 1925 home sits on a large lot overlooking Fort Loudon Lake, and is surrounded by other detached houses. This area is composed mainly of large lot residential development.

STAFF RECOMMENDATION:

▶ **APPROVE R-1 (Low Density Residential) / NC-1 (Neighborhood Conservation Overlay) zoning with Scenic Drive NC-1 Design Guidelines.**

The architecture at this residence is consistent with other historic architecture on Scenic Drive, and provisions for its preservation are contained in the Scenic Drive Design Guidelines approved for the remainder of the NC-1 district.

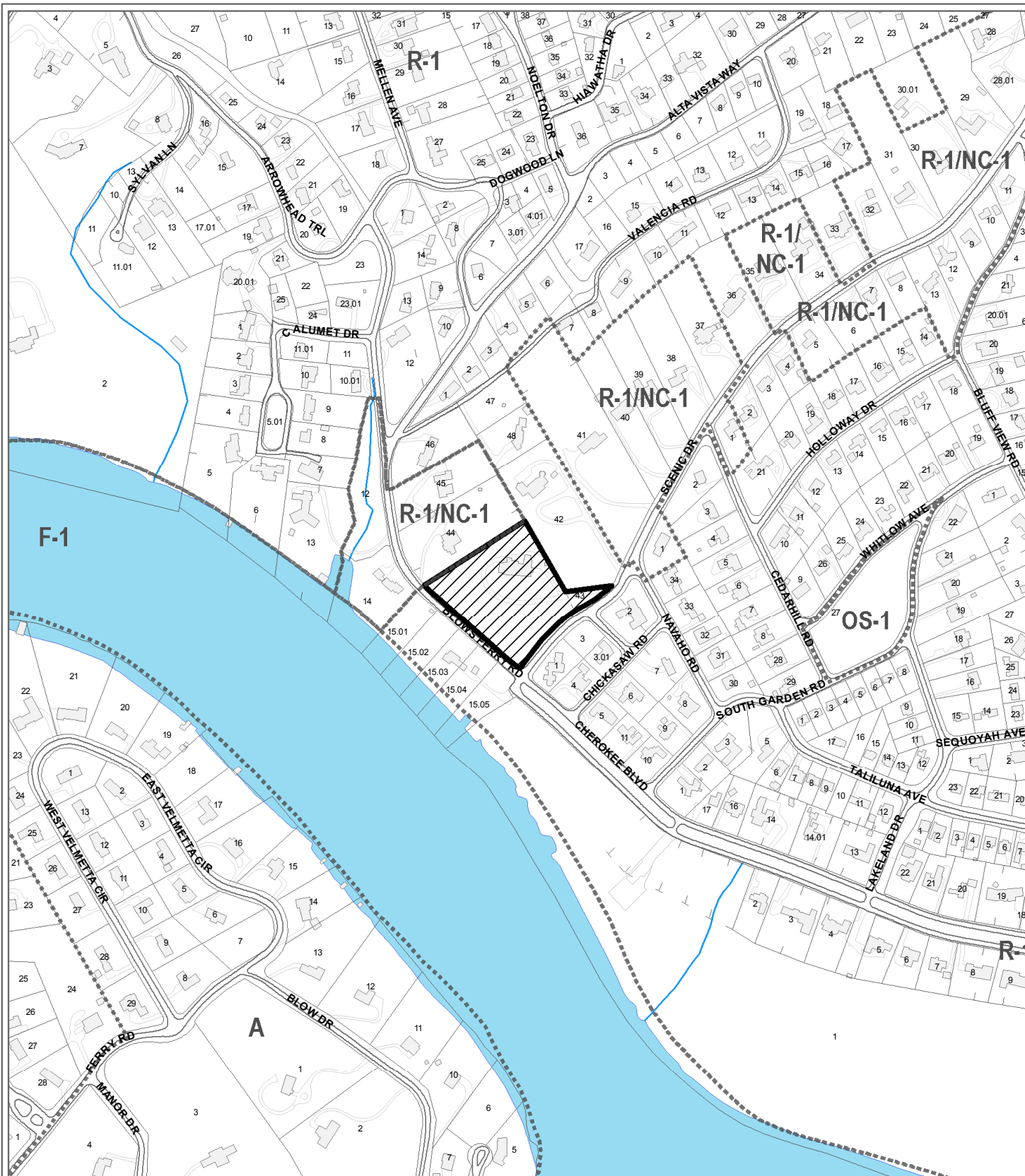
COMMENTS:

The house was originally included in the designation request for Scenic Drive. It abuts other properties that are part of the NC-1. The owner was initially concerned about the designation, but having observed its administration since the original designation, feels comfortable with the restrictions contained in the design guidelines and wishes reassurance that the house will be preserved.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

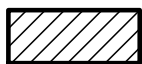
If approved, this item will be forwarded to Knoxville City Council for action on 8/10/2010 and 8/24/2010. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**7-C-10-RZ
REZONING**

From: R-1 (Low Density Residential)

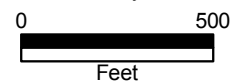
To: R-1 (Low Density Residential) / NC-1 (Neighborhood Conservation Overlay)



Petitioner: Howard, Sue C.

Map No: 121

Jurisdiction: City



Original Print Date: 6/23/2010 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



Suite 403 City County Building; 400 Main Street; Knoxville, Tennessee 37902 865 215-2500 ann.bennett@knoxmpc.org

MEMORANDUM

TO: Mike Brusseau, MPC
FROM: Ann Bennett, MPC
RE: 7-C-10-RZ. Application to be included in the Scenic Drive NC-1
Neighborhood Conservation Overlay zone
DATE: June 1, 2010

The Knoxville Historic Zoning Commission at its regular monthly meeting held on June 17, 2010, voted unanimously to recommend the inclusion of this house in the Scenic Drive NC-1 Neighborhood Conservation Overlay zone, and to approve the use of the Scenic Drive Design Guidelines for the property.

DESIGNATION REPORT
1209 SCENIC DRIVE (CLT121DC043)
Addition to Scenic Drive NC-1
June 17, 2010

History of Request:

At the time of designation of Scenic Drive, the owner of this property requested that the property be excluded from the Neighborhood Conservation Overlay. Since that time, she has become aware that the designation would provide protection to the house and its large parcel, and is now requesting a rezoning from R-1 Low Density Residential to R-1 Low Density Residential/NC-1 Neighborhood Conservation Overlay.

Architecture:

The house is consistent with the architecture in the Scenic Drive NC-1. A two story masonry structure in the Colonial Revival style (c.1925), the house has a hipped roof with dormers and asphalt shingles, an attached garage and rear ell, multi-paned windows, and a three bay façade with an entry portico in the central bay. Terraces are located on each of the side elevations, and two interior offcenter brick chimneys are prominent features.

Design Guidelines:

The Scenic Drive Design Guidelines adopted at the time of the Scenic Drive designation should be used to guide exterior alterations that accompany the demolition or addition of space.



7-C-10-RZ-cor-Scenic Dr



924 Scenic Drive

Knoxville, TN

June 9, 2010

Historic Zoning Commission

400 Main Street

Knoxville, TN 37902

To Whom It May Concern:

It is exciting that Mrs. Turner Howard has requested that her house, 1209 Scenic Drive, be included in the Scenic Drive NC-1. Such a lovely house needs to be preserved for future generations. The Scenic Drive overlay committee supports it's inclusion wholeheartedly.

Sincerely,

Nancy Bills

Scenic Drive NC-1

Representative

7-C-10-RZ-cor-KPSHA



P.O. Box 11762
Knoxville, TN 37939

June 9, 2010

Metropolitan Planning Commmision

400 Main Street

Knoxville, TN 37902

To Whom It May Concern:

At the monthly meeting of the Kingston Pike Sequoyah Hills Association Board on June 7, 2010, the announcement was made that Mrs. Turner Howard, 1209 Scenic Drive, had requested that her house be included in the Scenic Drive Conservation Overlay (NC-1). This news was received with much enthusiasm as this is one of Sequoyah's most beautiful old houses and sits on an imposing large lot. It is reassuring to know that it will not be demolished and possibly subdivided in the future.

Sincerely,

Nancy Bills

Overlay Chairman

KPSHA