

▶ **FILE #:** 8-F-14-RZ

AGENDA ITEM #: 41

AGENDA DATE: 8/14/2014

▶ **APPLICANT:** FAITH AND DOUGLAS MCDANIEL

OWNER(S): Faith and Douglas McDaniel

TAX ID NUMBER: 81 L F 013

JURISDICTION: City Council District 4

STREET ADDRESS: 125 E Glenwood Ave

▶ **LOCATION:** North side E. Glenwood Ave., east of N. Broadway

▶ **APPX. SIZE OF TRACT:** 9750 square feet

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via E. Glenwood Ave., a minor collector street with 26' of pavement width within 60' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

▶ **PRESENT ZONING:** R-2 (General Residential)

▶ **ZONING REQUESTED:** R-2 (General Residential) / H-1 (Historic Overlay)

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

▶ **PROPOSED USE:** Two room bed and breakfast

EXTENSION OF ZONE: Yes, extension of R-2/H-1 from the south

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Hall of Fame Dr. right-of-way / R-2 (General Residential)

South: E. Glenwood Ave. - Brownlow Lofts multi dwelling residential / R-2 (General Residential)/H-1 (Historic Overlay)

East: House / R-2 (General Residential)

West: House / R-2 (General Residential)

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.

STAFF RECOMMENDATION:

▶ **RECOMMEND that City Council APPROVE R-2 (General Residential) / H-1 (Historic Overlay) zoning, with attached design guidelines.**

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.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 9/16/2014 and 9/30/2014. 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.



**8-F-14-RZ
REZONING**

From: R-2 (General Residential)

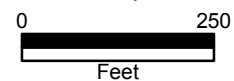
To: R-2 (General Residential) / H-1 (Historic Overlay)



Petitioner: McDaniel, Faith and Douglas

Map No: 81

Jurisdiction: City



Original Print Date: 7/16/2014

Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

SECRETARY OF INTERIORS STANDARDS FOR REHABILITATING HISTORIC BUILDINGS

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old design, color, texture, and other visual qualities and, where possible, materials. Replacement or missing features shall be substantiated by documentary, physical or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures should be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. Wherever possible, new additions or alterations to a structure shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would not be impaired.