



MEMORANDUM

TO: Metropolitan Planning Commission
FROM: Buz Johnson
Mike Reynolds
DATE: February 7, 2014
SUBJECT: Amendments to the Downtown Design Guidelines regarding the removal of guidelines related to the demolition and removal of buildings, building features and non-contributing buildings (2-A-14-OB)

REQUEST

At the request of the City of Knoxville Law Department, the MPC staff has prepared the attached amendments to the Downtown Design Guidelines removing the guidelines related to the removal of buildings, building features and non-contributing building. These are companion changes to the proposed amendments to the City of Knoxville Zoning Ordinance related to the removal of a certificate of appropriateness for demolition within the D-1 (Downtown Design Overlay) District. The zoning ordinance amendments appear in this agenda under **Ordinance Amendments, at Item #7.**

BACKGROUND AND ANALYSIS

Removal of this section from the Downtown Design Guidelines follows the recommended approval of the changes to the zoning ordinance, as described under Item #7 in this agenda. A complete review of the background of this requested change and an analysis of the implications of the proposal, including an analysis of the amendments to the zoning ordinance, is provided in the cover memo to that item.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission recommend to Knoxville City Council approval of the amendments to Downtown Design Guidelines, as presented in Exhibit A.

EXHIBIT

Exhibit A.

AMENDMENTS TO THE DOWNTOWN DESIGN GUIDELINES REGARDING DEMOLITION.

~~8. DEMOLITION AND REMOVAL OF BUILDINGS OR BUILDING FEATURES~~

~~The demolition of buildings in areas of downtown outside Historic Overlay Districts and National Register Districts, or properties listed individually on the National Register of Historic Places, may be appropriate when in compliance with the guidelines. Also, the removal of building features may be approved with appropriate facade treatment.~~

GUIDELINES:

~~8a. If a building is demolished, all visible unutilized building material must be removed and the site must be vegetated or otherwise brought into compliance with the guidelines.~~

~~8b. Any building features facing a publicly-oriented space (not including alleys) shall not be removed/demolished without a Certificate of Appropriateness.~~

~~8c. See Section 1. C: Historic Resources for guidance on demolition and removal of building features in National Register Districts.~~

12. NON-CONTRIBUTING BUILDINGS

~~The purpose of creating historic districts is to protect historic building stock and to encourage maintenance, repair and restoration. There may be very rare situations where demolition is acceptable if a building does not contribute to the architectural significance of the district, or may be damaged or altered beyond any reasonable means of restoration or repair.~~

GUIDELINE:

~~12a. Allow demolition of existing buildings or additions that do not contribute to the district, evaluating on a case-by-case basis.~~