

▶ **FILE #:** 4-O-16-RZ

AGENDA ITEM #: 48

AGENDA DATE: 4/14/2016

▶ **APPLICANT:** CITY OF KNOXVILLE COMMUNITY DEVELOPMENT DEPARTMENT
 KEN MCMAHON

OWNER(S): City of Knoxville

TAX ID NUMBER: 109 G B 15.02 AND 15.04

[View map on KGIS](#)

JURISDICTION: City Council District 1

STREET ADDRESS: 923 Baker Ave

▶ **LOCATION:** South side Baker Ave., west side E. Moody Ave.

▶ **APPX. SIZE OF TRACT:** 2.54 acres

SECTOR PLAN: South City

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

ACCESSIBILITY:

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Baker Creek

▶ **PRESENT ZONING:** OS-2 (Park and Open Space)

▶ **ZONING REQUESTED:** OS-2 (Park and Open Space) / H-1 (Historic Overlay) and Design Guidelines

▶ **EXISTING LAND USE:** Paved parking, drive aisles, and playground

▶ **PROPOSED USE:** City of Knoxville Community Development Department will send out a Request for Proposals for adaptive re-use

EXTENSION OF ZONE: Extension of H-1 Overlay

HISTORY OF ZONING:

SURROUNDING LAND USE AND ZONING: North: R-2 - Commercial nursery

South: R-1 - Public-Quasi-Public- school

East: R-1 - Single-Family Residential

West: R-1 - Public-Quasi-Public- school

NEIGHBORHOOD CONTEXT: Surrounded by residential zoning that includes recreational (park), school (Dogwood elementary) , and commercial (nursery) uses to the west

STAFF RECOMMENDATION:

▶ **Approve OS-2 (Park and Open Space) / H-1 (Historic Overlay) and Design Guidelines**

Applying H-1 zoning will create a consistent regulatory overlay for the parcels 15.02 and 15.04 and 15.05 which will be replatted as one lot. The existing base zones will be retained. The City intends to auction off the parcels with a target date of June for the request for proposals for adaptive reuse of the former South High School building. Once the approved future use is determined, the owner may choose to apply to change the base zoning as appropriate. Under H-1 zoning, changes to the subject properties will be reviewed by the Historic Zoning Commission as with the abutting school building building and property on parcel 15.05. The Secretary of Interior's Standards are the recommended design guidelines to be adopted with this rezoning.

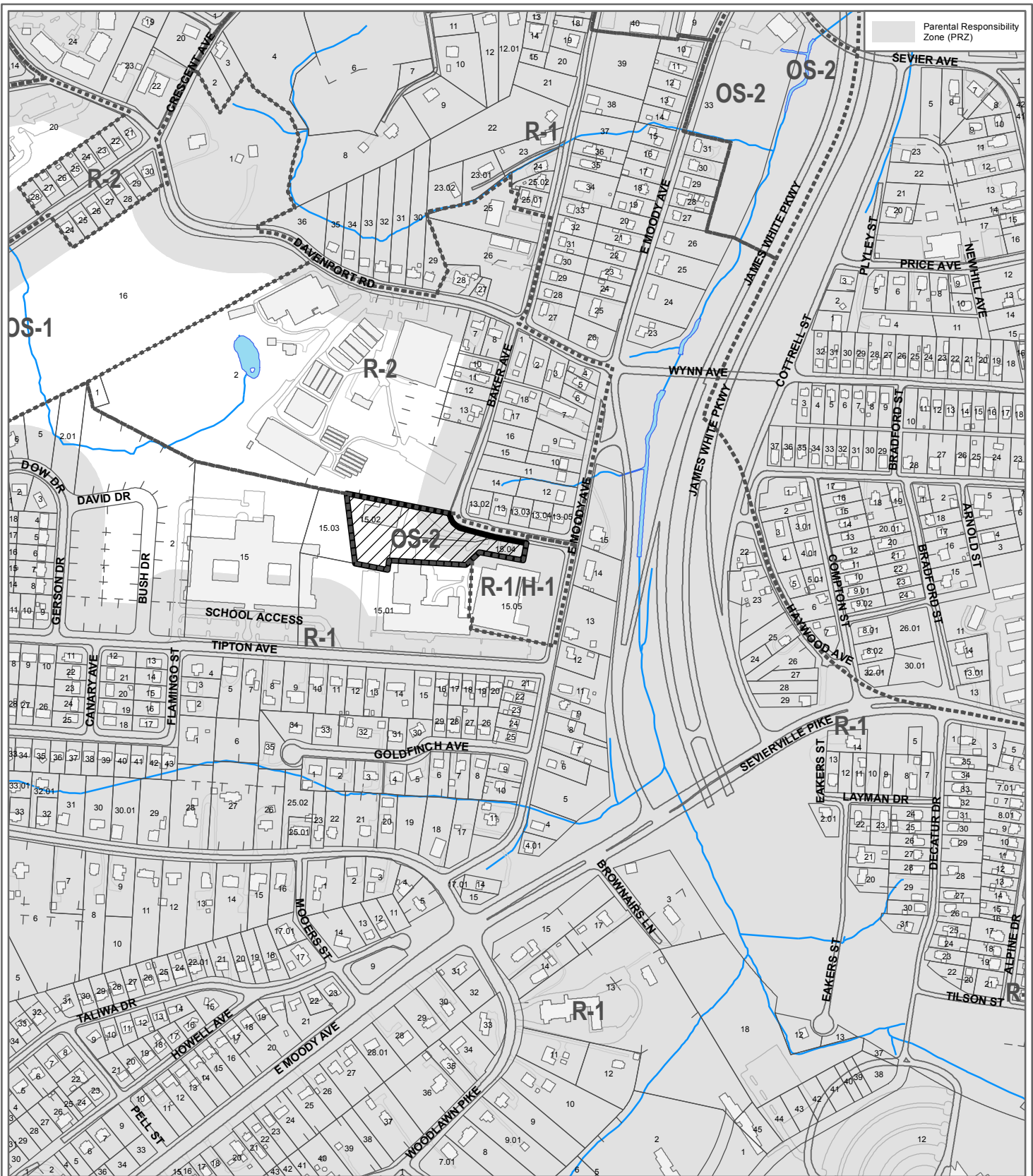
COMMENTS:

The Knoxville Historic Zoning Commission unanimously recommended approval of the H-1 Overlay extension at their regular meeting on March 17, 2016.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 5/10/2016 and 5/24/2016. 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.



**4-O-16-RZ
REZONING**

From: OS-2 (Park and Open Space)

To: OS-2 (Park and Open Space) / H-1 (Historic Overlay) and Design Guidelines



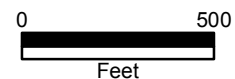
Petitioner: City of Knoxville Community Development, Ken McMahon

Map No: 109

Jurisdiction: City

Original Print Date: 3/21/2016
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:



Design Guidelines for 923 Baker Avenue, Parcels 15.02 and 15.04
4/14/2016

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 environmental 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.