

# KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION REZONING REPORT

► **FILE #:** 9-L-17-RZ **AGENDA ITEM #:** 9  
**POSTPONEMENT(S):** 9/14/2017 **AGENDA DATE:** 10/12/2017

► **APPLICANT:** METROPOLITAN PLANNING COMMISSION  
**OWNER(S):** Various owners

**TAX ID NUMBER:** 999 999 [View map on KGIS](#)  
**JURISDICTION:** City Council District 6  
**STREET ADDRESS:**

► **LOCATION:** E. Glenwood Ave. from I-40 to Spruce St.; Washington Ave. from the Standard Knitting Mill Complex to N. Chestnut St.; Jefferson, Woodbine, and E. Fifth Ave. and from the Standard Knitting Mill Complex to N. Cherry St.

► **APPX. SIZE OF TRACT:** 126.34 acres  
**SECTOR PLAN:** Central City  
**GROWTH POLICY PLAN:** Urban Growth Area (Inside City Limits)  
**ACCESSIBILITY:**  
**UTILITIES:** Water Source:  
 Sewer Source:  
**WATERSHED:**

► **PRESENT ZONING:** Multiple zoning districts  
 ► **ZONING REQUESTED:** Multiple zoning districts with H-1 (Historic Overlay) and Design Guidelines  
 ► **EXISTING LAND USE:** Mostly detached residential along with a mix of other uses  
 ► **PROPOSED USE:** No change  
**DENSITY PROPOSED:** No change  
**EXTENSION OF ZONE:**  
**HISTORY OF ZONING:** Existing Edgewood-Park City H-1 Overlay established in 1997  
**SURROUNDING LAND USE AND ZONING:** North:  
 South:  
 East:  
 West:  
**NEIGHBORHOOD CONTEXT:** Residential - National Register Historic District

## STAFF RECOMMENDATION:

- **Approve historic district overlay (H-1) expansion as indicated by the staff recommendation map. Approve updates to the design guidelines to apply to the existing Edgewood-Park City Historic District (H-1) and the proposed expansion area.**

The subject area is significant because the majority of structures within it feature intact architectural styles dating from the turn-of-the-century to 1947. Collectively, these resources create a cohesive historic district of which portions exemplify streetcar suburbs during the first half of the twentieth century. The majority of the area was recognized in 1990 by the National Park Service as a National Register Historic District.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 11/7/2017 and 11/21/2017. If denied, MPC's recommendation will be forwarded to the Knoxville City Council which will review the recommendation and take final action on the item.

*Knoxville Historic Register; creation of H-1 historic overlay districts.*

1.

The city council of the city or the mayor or the owner of the subject property shall have the authority to initiate applications for H-1 historic overlay designation or the removal of properties from an H-1 historic overlay designation. The historic zoning commission shall review requests for designation or removal of designation and shall advise city council of their recommendations concerning designation or removal of designation for H-1 historic overlay. In the case of a request for designation, the city historic zoning commission shall review the request based on the criteria for selection contained in article IV, section 5.1.F of this ordinance. In making recommendations for removal of designation, the historic zoning commission shall likewise base its recommendations on the criteria contained in article IV, section 5.1.F of this ordinance, and the impact of removal on the remainder of the district. An applicant for removal of a property from an H-1 historic overlay district shall provide evidence of consultation with the historic district liaison prior to consideration of the request for removal by the historic zoning commission. The city council shall have authority to make final determination of designation or removal of designation after reviewing both the recommendations of the historic zoning commission and the metropolitan planning commission. The city council shall notify the historic zoning commission, the metropolitan planning commission and the building official of the city of their approval or rejection of each proposed H-1 historic overlay district designation or the removal of designation within thirty (30) days following such decision. All H-1 historic overlay districts created or modified by the action of the city council shall be listed on the historic register of the city.

2.

The historic zoning commission shall have the authority to submit recommendations to the city council of the city regarding the creation of historic overlay districts in accordance with the criteria for selection contained in this historic zoning ordinance and shall likewise review requests for designation made by individuals, organizations or other governmental bodies. The historic zoning commission shall submit their recommendations regarding such designations in writing to the city council of the city.

3.

The historic zoning commission and the metropolitan planning commission shall each submit written recommendations to the city council regarding the creation or the removal of properties from historic overlay districts.