

# REZONING REPORT

► **FILE #:** 2-C-20-RZ

**AGENDA ITEM #:** 11

**AGENDA DATE:** 2/13/2020

► **APPLICANT:** DOUG WHITE / MAAD PROPERTIES, LLC

OWNER(S): Doug White / MAAD Properties, LLC

TAX ID NUMBER: 69 D A 006

[View map on KGIS](#)

JURISDICTION: City Council District 5

STREET ADDRESS: 4683 Old Broadway

► **LOCATION:** West side of Old Broadway, north of I-640, at corner of Prime Way

► **APPX. SIZE OF TRACT:** 0.9 acres

SECTOR PLAN: North City

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

ACCESSIBILITY: Old Broadway is a minor arterial with a pavement width of approximately 45 feet and a right-of-way width of approximately 81 feet.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

► **PRESENT ZONING:** C-G-2 (General Commercial)

► **ZONING REQUESTED:** C-G-2 (General Commercial) / H (Historic Overlay)

► **EXISTING LAND USE:** Office designation, vacant building

► **DENSITY PROPOSED:** N/A

EXTENSION OF ZONE: No, the H overlay requested is not an extension

HISTORY OF ZONING: None noted for this property

SURROUNDING LAND USE AND ZONING: North: Wholesale - C-G-2 (General Commercial) zoning district

South: Transportation/Communication/Utilities - C-G-2 (General Commercial) and I-MU (Industrial Mixed Use) zoning districts

East: Commercial - C-G-2 (General Commercial) zoning district

West: Office - I-G (General Commercial) zoning district

NEIGHBORHOOD CONTEXT: This is a commercial node with a mix of business types in the area including office, commercial, and industrial uses. I-640 is one parcel to the south and the interchange is on N. Broadway Avenue, one block to the east.

## STAFF RECOMMENDATION:

► **Approve the H Historic Overlay addition to the base zoning because it meets the criteria for an H Overlay District and will help protect the historical integrity of the building in potential future renovations.**

## COMMENTS:

## STAFF COMMENTS FROM THE HISTORIC ZONING COMMISSION MEETING:

"Based on the following documentation provided by the applicant, staff recommends that the property meets criteria for an H Landmark Overlay zoning.

The site is eligible for its representation of local history and post-war commerce, specifically, the rapid development of major arterial roads outside of downtown Knoxville as commercial corridors in the late 1940s and early 1950s. The "greenway" portion of Broadway was developed as a commercial hub between Fountain City and Knoxville in the period following World War II. The site can also be considered for its modest representation of midcentury commercial architecture, including the increasing use of steel lintels on storefronts, allowing for full, plate glass display windows. A sensitive exterior rehabilitation project will remove non-historic exterior cladding, restore the storefront windows, repair or replace in-kind south elevation multi-light windows, and reconstruct the parapet wall separating the front and rear sections.

The period of significance for the property begins in 1951, when the building was constructed, and extends to the 50-year mark, 1970. In 1970, the Hull-Dobbs company consolidated their Knoxville locations at 835 N. Central Street and closed the Fountain City Store. Drawing from the period of significance, the H Landmark name would be the Hull-Dobbs Ford, Fountain City. While the period of significance ends at 1970, the building has held a variety of automotive businesses to the present day.

Evaluating the property using the National Register of Historic Places "seven aspects of integrity," the building retains integrity of location, as it has remained its original location despite major changes to the adjacent roads and the construction of a nearby interstate. The building also retains integrity of setting, flanked by similar midcentury commercial buildings, alongside a rock face of Sharps Ridge on a major road connecting Knoxville and Fountain City. While the exterior design is compromised, most of the c.1970-1980 exterior alterations are surface-level, and the proposed rehabilitation would restore the exterior to full integrity of design. The interior retains integrity of design, namely, the large central showroom space with a 24' vaulted ceiling and original steel ceiling trusses. Workmanship is evident in the interior steel trusses. Integrity of materials is somewhat compromised by the surface-level alterations to the exterior, but removal of the non-historic shingle siding would allow for repair or in-kind replacement of the characteristic steel framing and windows. The site retains integrity of feeling and association as a midcentury automotive shop located on a busy commercial corridor."

## REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. The façade renovations in 1980 resulted in a deterioration of the building's historical integrity, and the building is in a state of disrepair such that it is unusable. The applicant has an interest in restoring it to more closely resemble the original building and return it to use.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The H (Historic Overlay) Zoning District is intended, as provided in Tenn. Code Ann. §13-7-401 et seq., to preserve and protect historic structures and areas which serve as visible reminders of the history and cultural heritage of the City of Knoxville, State of Tennessee, and the United States of America. The H Overlay District is also intended to assist in stabilizing and improving property values in historic areas by guiding rehabilitation or new construction that is compatible with the character of the historic area. Through this district, historic structures and areas of sufficient historical or architectural significance are designated for public protection. It is the intent of this district to regulate the construction, repair, alteration, rehabilitation, relocation or demolition of any building or other structure that is located or proposed to be located in an H Overlay District. This district is not intended, however, to regulate the use of land, buildings or structures.

2. Criteria for Selection as H Overlay District: The designation of historic districts subject to regulations to be applied under the H Overlay District are based on the standard of a geographically definable area that possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects that are united by past events or aesthetically by plan or physical development, and meet one or more specified criteria. The criteria with which this application complies (as described in the Historic Zoning Commission staff comments above) are:

- a. That it contains structures or groups of structures that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components lack individual distinction.

- b. That it is associated with an event that has made a significant contribution to local, state, or national history.
3. Creation of H Overlay District: The Historic Zoning Commission and the Knoxville-Knox County Planning Commission must submit written recommendations to the City Council regarding any application for the creation of an H Overlay District in accordance with the Criteria for Selection section (as summarized above).

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. The applicant would be required to meet the Historic Zoning standards for any renovation work.
2. The historic overlay would protect the historic integrity of the structure with any further future renovations.
3. The property is located in a FEMA designated 100-year flood plain. The Historic Overlay zone offers some protections to historic structures, in that they do not have to meet the floodplain management requirements of the NFIP (National Flood Insurance Program) as long as they maintain their historic structure designation. The applicant is aware of mitigation measures he should employ to protect the building from flooding.

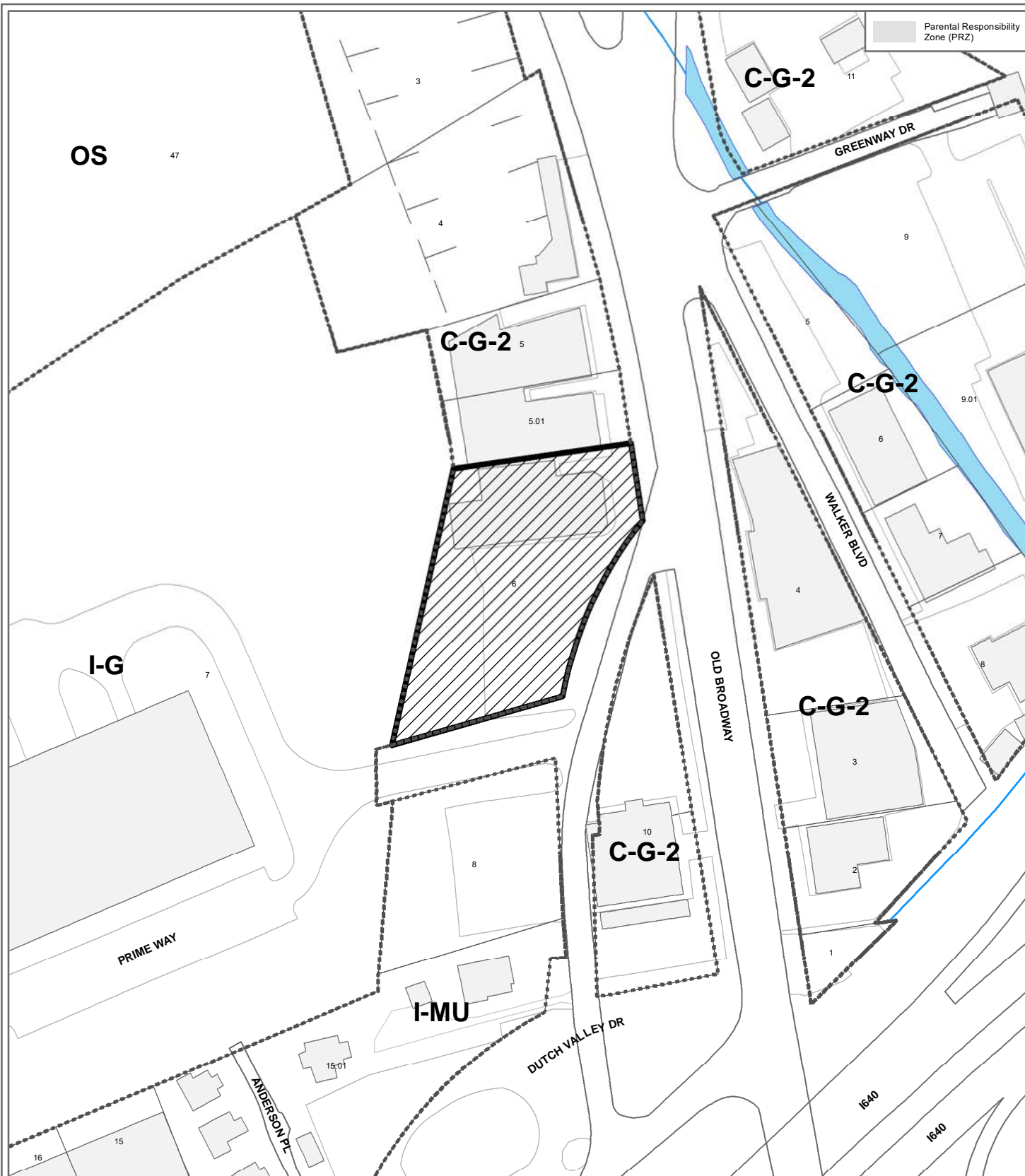
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The applicant is not requesting to change to C-G-2 base zone, so the zoning is in compliance with the GC land use designation of both the sector plan and One Year Plan.
2. The request is in compliance with all other plans.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

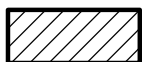
If approved, this item will be forwarded to Knoxville City Council for action on 3/10/2020 and 3/24/2020. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



### 2-C-20-RZ REZONING

From: C-G-2 (General Commercial)

To: C-G-2 (General Commercial) / H (Historic Overlay)



Original Print Date: 1/13/2020  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: White / MAAD Properties, LLC,  
Doug

Map No: 69

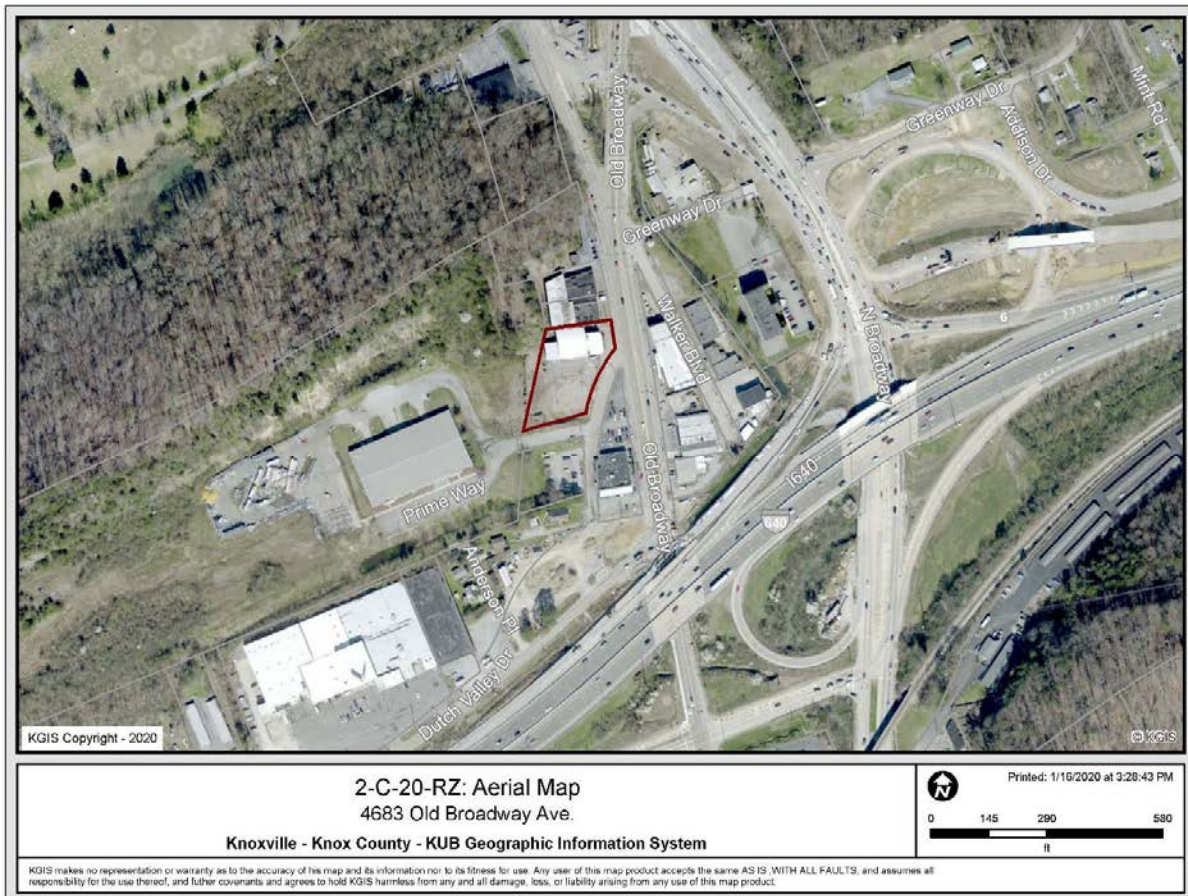
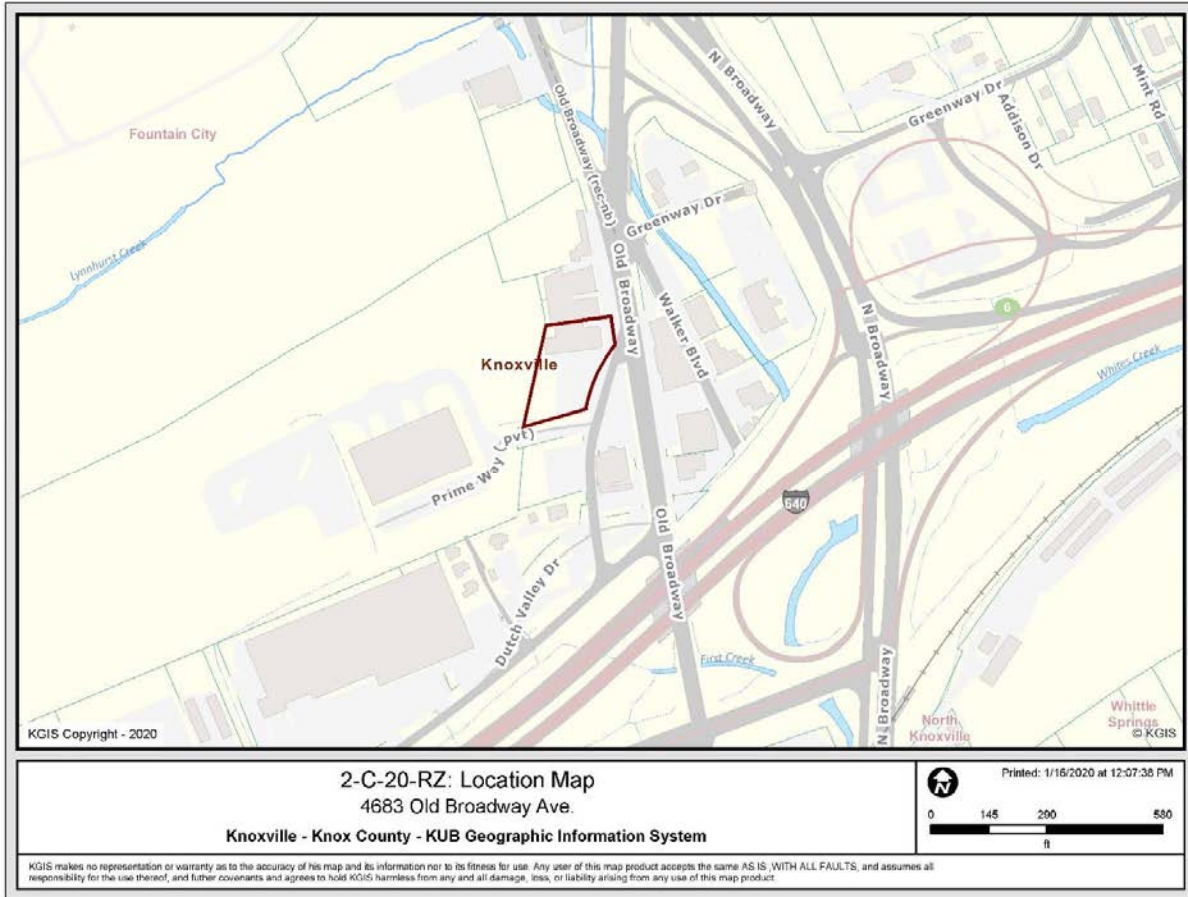
Jurisdiction: City

0 125  
Feet



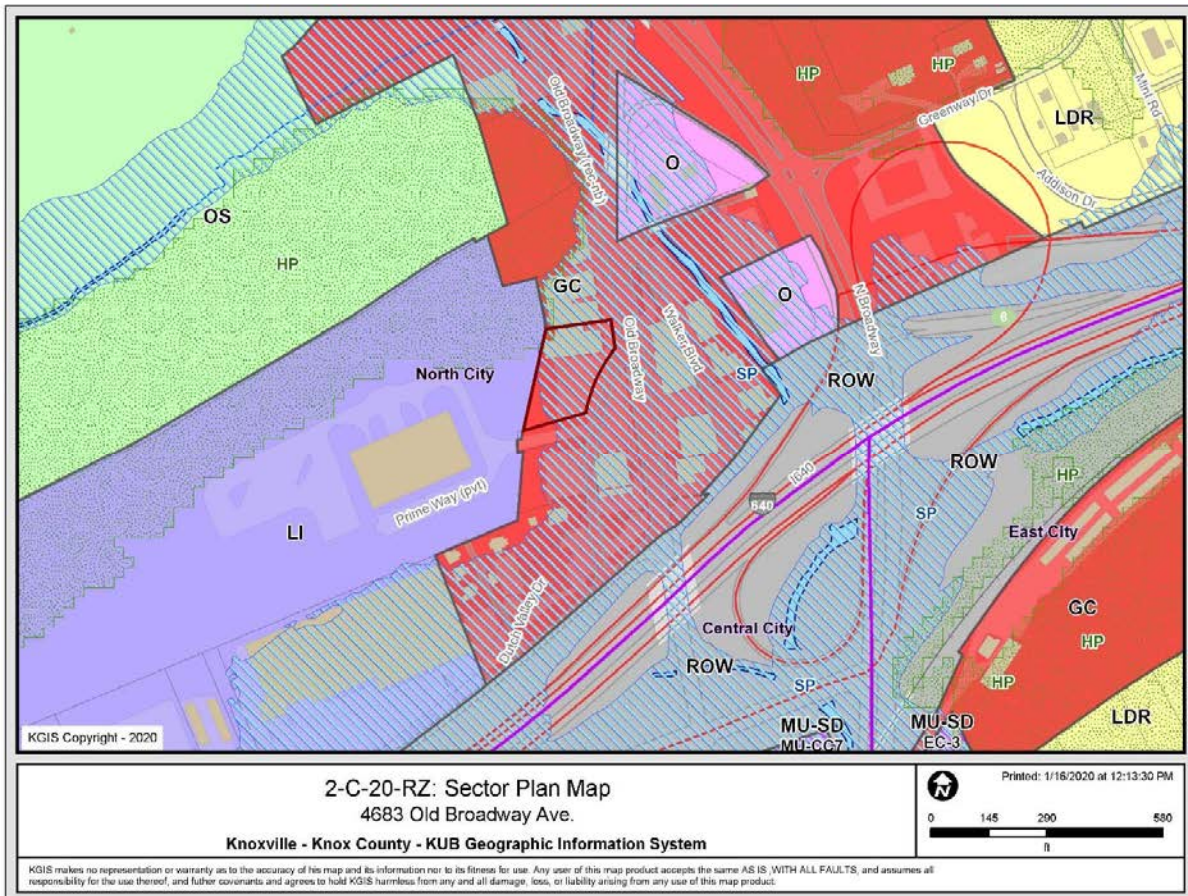
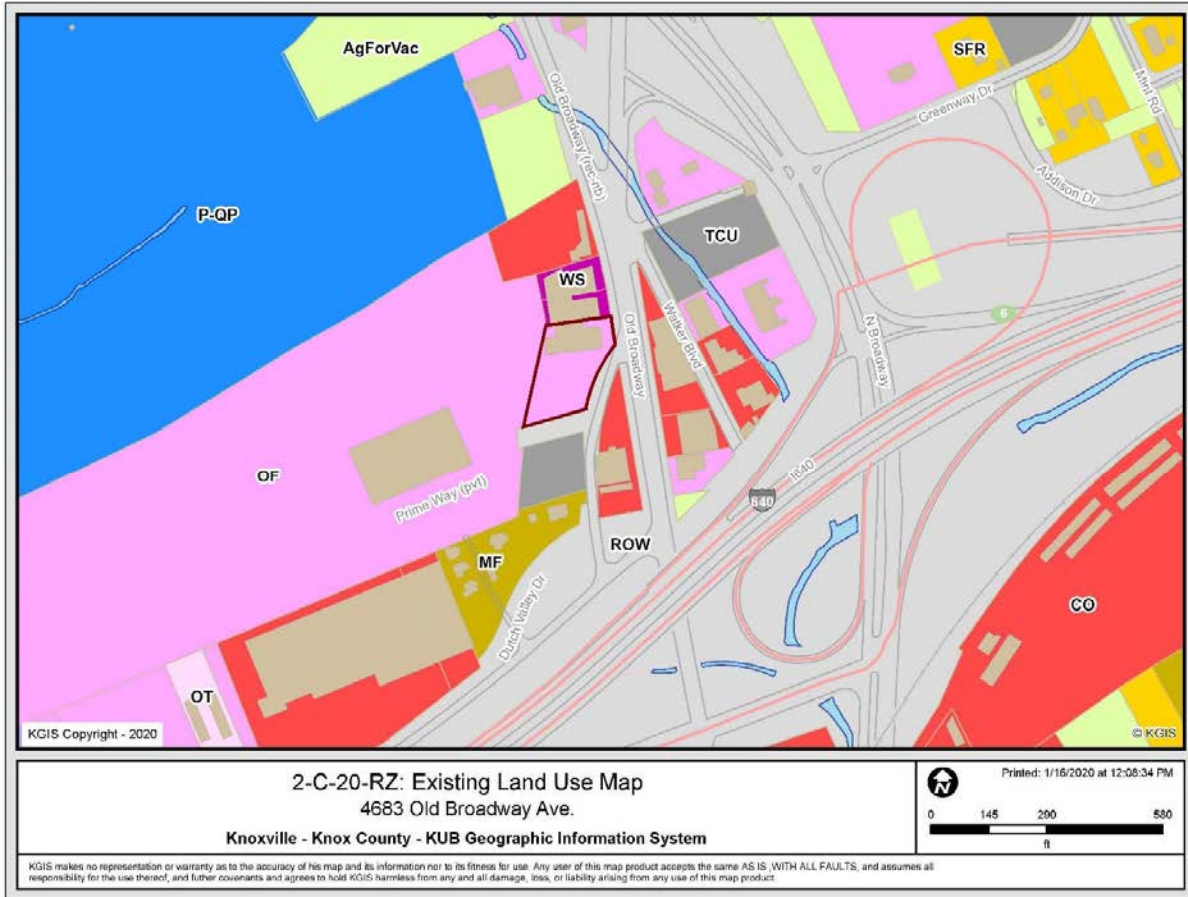


2-C-20-RZ  
EXHIBIT A. Contextual Images





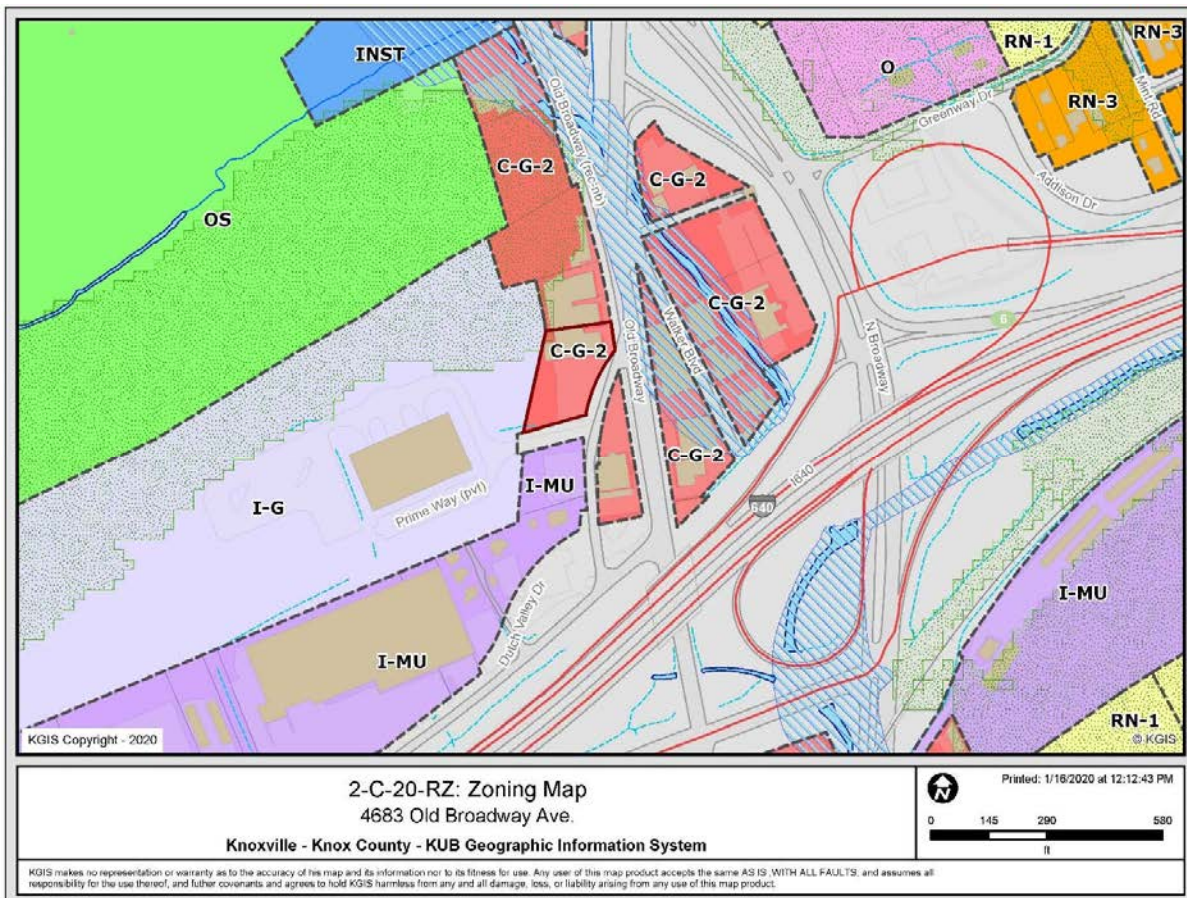
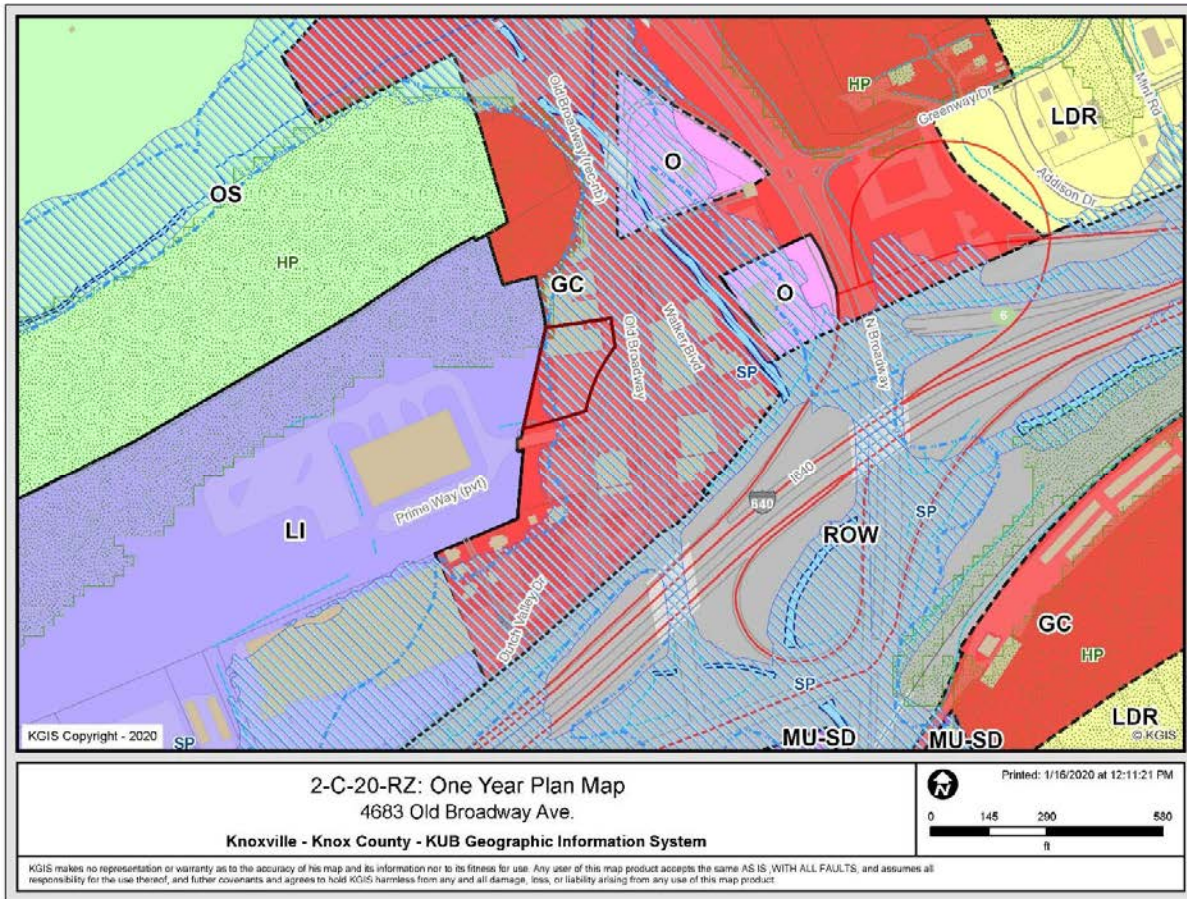
2-C-20-RZ  
EXHIBIT A. Contextual Images





## 2-C-20-RZ

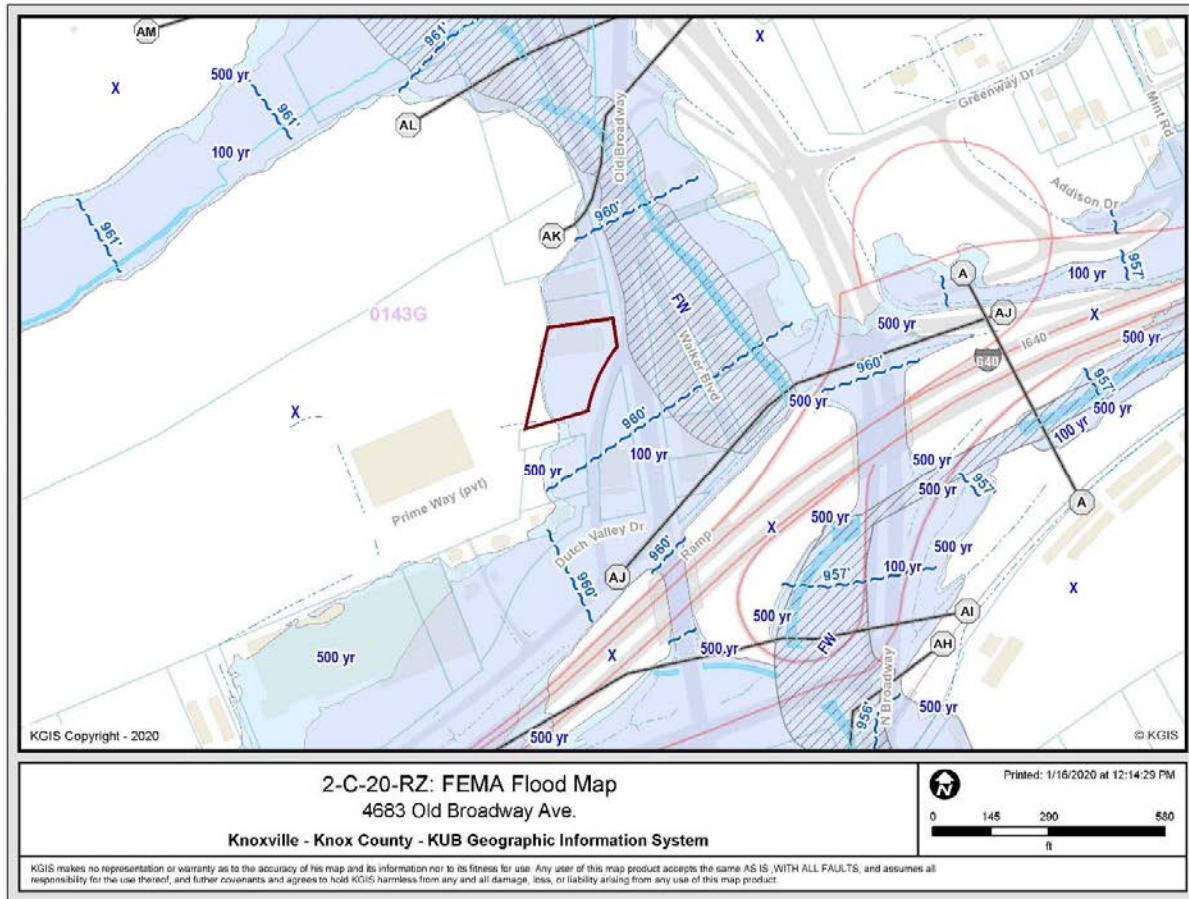
### EXHIBIT A. Contextual Images





## 2-C-20-RZ

### EXHIBIT A. Contextual Images



*Street view of existing conditions – 1980's renovation covered original storefront with superficial materials, which would be removed as part of the renovation process*



2-C-20-RZ

EXHIBIT A. Contextual Images

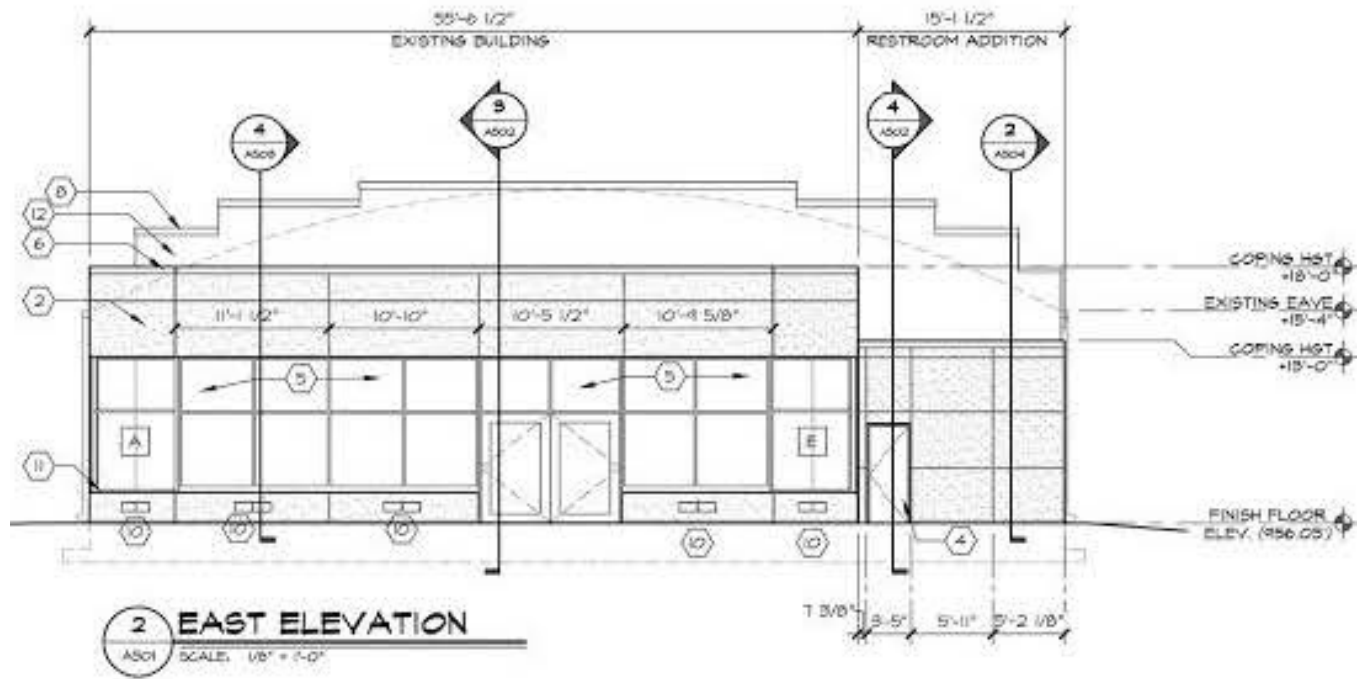


*Hull-Dobbs building, 1953*

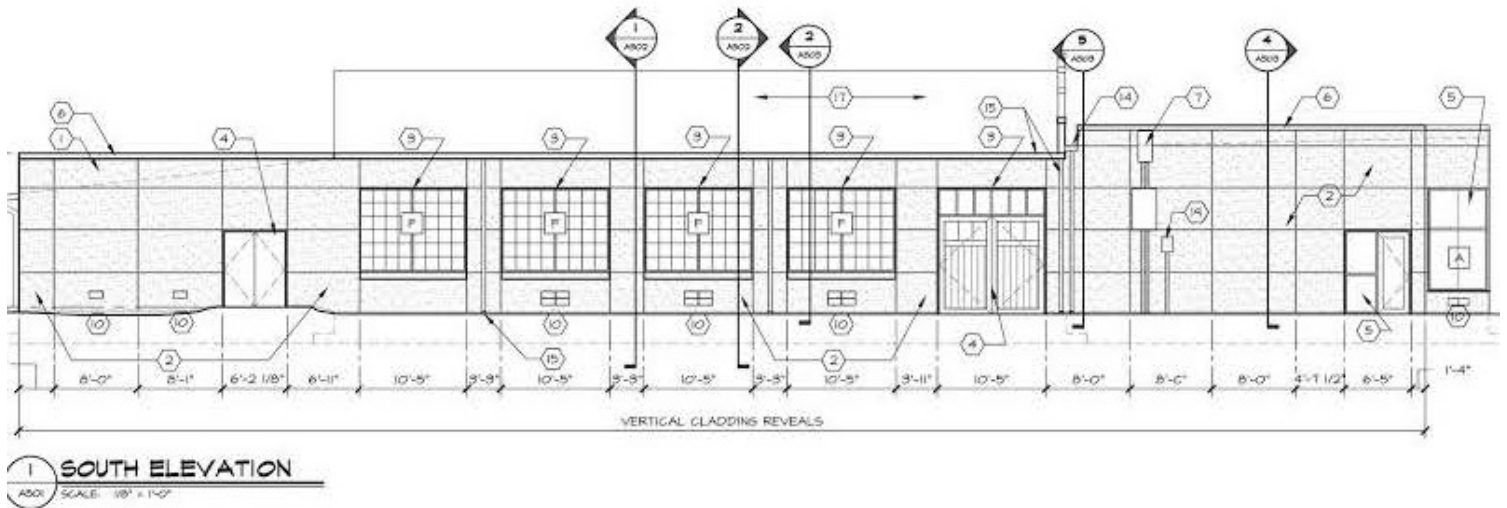


*Rendering of proposed front and side facades*

**2-C-20-RZ**  
**EXHIBIT A. Contextual Images**



*Front elevation facing Old Broadway*



*Side elevation facing Prime Way*





## DEVELOPMENT REQUEST

### DEVELOPMENT

- ☐ Development Plan  
☐ Planned Development  
☐ Use on Review / Special Use

### SUBDIVISION

- ☐ Concept Plan  
☐ Final Plat

### ZONING

- ☐ Plan Amendment  
☒ Rezoning

RECEIVED

DEC 26 2019

Knoxville, TN  
Knox County  
Planning

Applicant Name Doug White MAAD Properties LLC. OWNER Affiliation  
Date Filed 12-26-19 Meeting Date (if applicable) 2-13-19 File Number(s) 2-C-20-RZ

### CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☒ Applicant ☐ Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Name Doug White Company  
Address 3610 CAPTAINS WAY City KNOXVILLE State TN Zip 37922  
Phone 865-740-5500 Email dwhite55@gmail.com

### CURRENT PROPERTY INFO

MAAD 4683 Old Broadway Owner Name (if different) Owner Address Owner Phone  
Property Address 4683 Old Broadway Parcel ID 069DA006  
General Location W of Walker Blvd. - corner of Prime Way Tract Size .9 acres  
Jurisdiction (specify district above) 5 ☒ City ☐ County Zoning District NORTH City C-3  
Planning Sector North City Sector Plan Land Use Classification GC (Stream Protection Area) Growth Policy Plan Designation N/A  
Existing Land Use OF Septic (Y/N) N Sewer Provider KUB Water Provider KUB

# REQUEST

DEVELOPMENT

☐ Development Plan ☐ Use on Review / Special Use

☐ Residential ☐ Non-Residential

☐ Home Occupation (specify): \_\_\_\_\_

☐ Other (specify): \_\_\_\_\_

SUBDIVISION

☐ Proposed Subdivision Name \_\_\_\_\_ Unit / Phase Number \_\_\_\_\_

☐ Parcel Change

☐ Combine Parcels ☐ Divide Parcel Total Number of Lots Created: \_\_\_\_\_

☐ Other (specify): \_\_\_\_\_

☐ Attachments / Additional Requirements

ZONING

☐ Zoning Change: CG2 - H  
Proposed Zoning

☐ Plan Amendment Change: \_\_\_\_\_  
Proposed Plan Designation(s)

☐ Proposed Property Use (specify) \_\_\_\_\_ Proposed Density (units/acre) \_\_\_\_\_ Previous Rezoning Requests \_\_\_\_\_

☐ Other (specify): \_\_\_\_\_

STAFF USE ONLY

## PLAT TYPE

☐ Staff Review ☐ Planning Commission

## ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request

## ADDITIONAL REQUIREMENTS

☐ Design Plan Certification (Final Plat only)

☐ Use on Review / Special Use (Concept Plan only)

☐ Traffic Impact Study

FEE 1:

0326 | 1000.00

FEE 2:

FEE 3:

TOTAL:

\$1000.00

## AUTHORIZATION

By signing below, I certify I am the property owner, applicant or the owners authorized representative.

Applicant Signature

Please Print

Date

Phone Number

Email

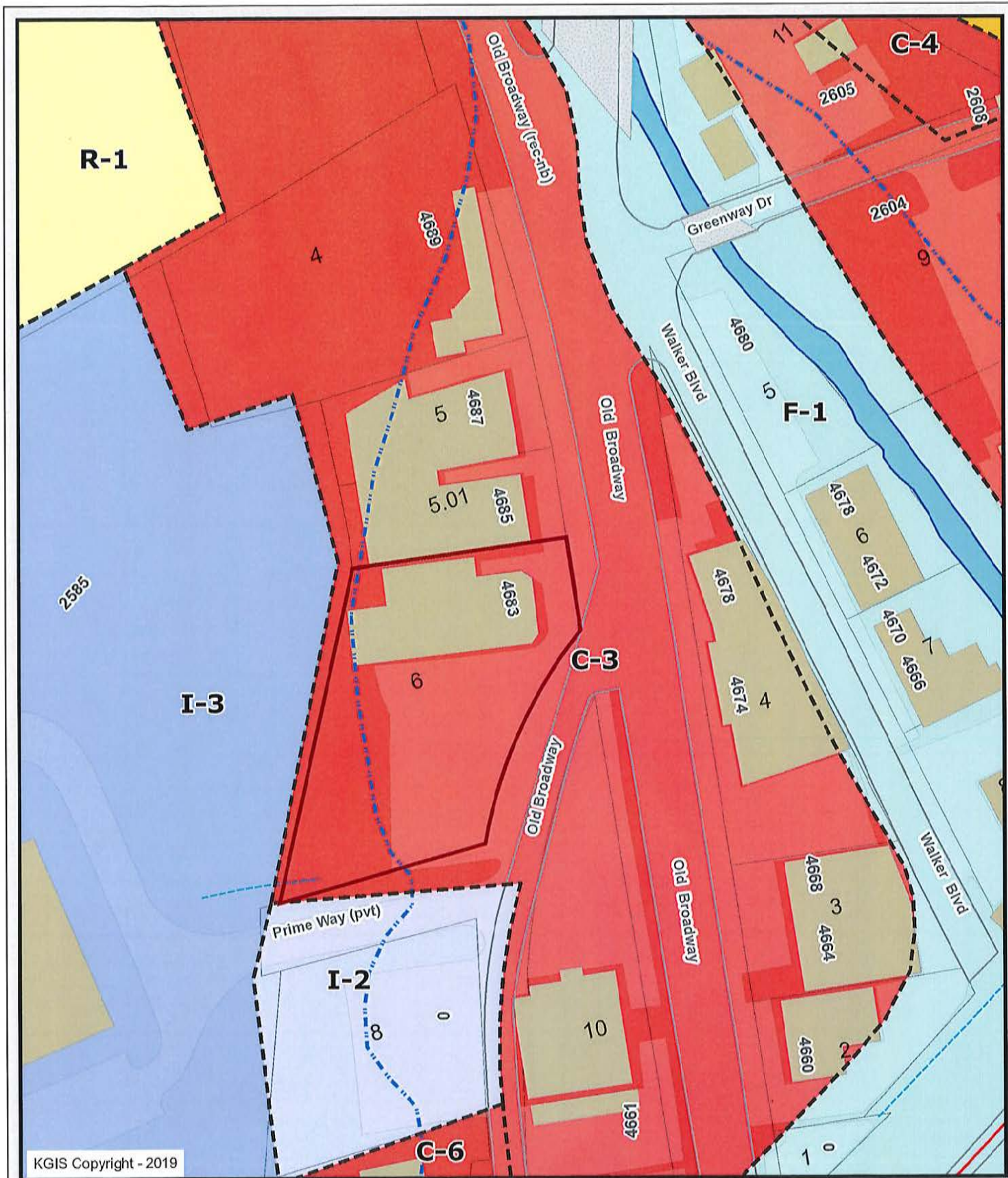
Date

Staff Signature

Please Print

Date





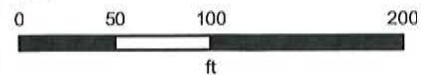
4683 Old Broadway

Knoxville - Knox County - KUB Geographic Information System

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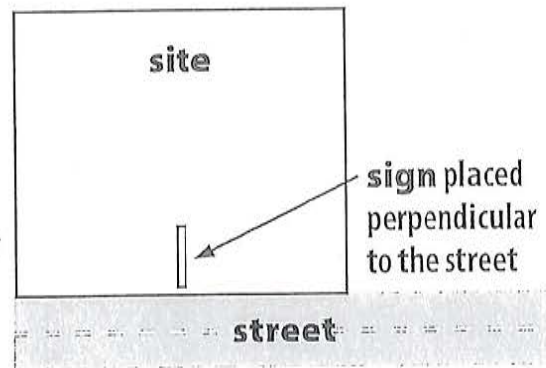
## REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted Administrative Rules and Procedures.

At the time of application, staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the Planning offices. The applicant will be charged a fee of \$10 for each replacement sign.

### LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.



### TIMING

The sign(s) must be posted 15 days before the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next Planning Commission meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

Jan 29 (Wed) and Feb 14th (Fri)  
(15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: 

Printed Name: Doug White

Phone: 865-740-5500 Email: dwhite55@gmail.com

Date: 12-26-19

File Number: 2-C-20-RZ