

▶ **FILE #:** 5-B-11-RZ

**AGENDA ITEM #** 28

**AGENDA DATE:** 5/12/2011

▶ **APPLICANT:** KNOXVILLE CITY COUNCIL - COUNCILMAN NICK PAVLIS

**OWNER(S):** Parisa Kadkhoda

**TAX ID NUMBER:** 109 G B 001505

**JURISDICTION:** City Council District 1

▶ **LOCATION:** West side E. Moody Ave., north side Tipton Ave.

▶ **APPX. SIZE OF TRACT:** 2.28 acres

**SECTOR PLAN:** South City

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

**ACCESSIBILITY:** Primary access is via E. Moody Ave., a local street with 26' of pavement width within 50' of right-of-way, or Baker Ave., a local street with 25' of pavement width within 55' of right-of-way.

**UTILITIES:** Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

**WATERSHED:** Baker Creek

▶ **PRESENT ZONING:** R-1 (Low Density Residential)

▶ **ZONING REQUESTED:** R-1 (Low Density Residential) / H-1 (Historic Overlay) and Design Guidelines

▶ **EXISTING LAND USE:** Vacant school

▶ **PROPOSED USE:** Residential

**EXTENSION OF ZONE:** No

**HISTORY OF ZONING:** None noted

**SURROUNDING LAND USE AND ZONING:** North: Baker Ave. - Residences / R-2 (General Residential)

South: Tipton Ave. - Residences / R-1 (Low Density Residential)

East: E. Moody Ave. - Residences / R-1 (Low Density Residential)

West: Sarah Simpson Professional Development Technical Center / R-1 (Low Density Residential)

**NEIGHBORHOOD CONTEXT:** This area is developed with residences, parks and educational facilities under R-1, R-2 and OS-2 zoning.

**STAFF RECOMMENDATION:**

▶ **RECOMMEND that City Council APPROVE R-1 (Low Density Residential) / H-1 (Historical Overlay) zoning with attached design guidelines.**

Adding the H-1 overlay with the design guidelines to this property is appropriate based on the assessment by MPC's historic preservation planner, whose designation report is attached. This rezoning application to add the H-1 overlay is scheduled to be heard by the Historic Zoning Commission on May 19, 2011. The Knoxville Historic Zoning Commission uses design guidelines that are based on the Secretary of Interior's Standards for Rehabilitating Historic Buildings. The guidelines for the South High School H-1 Historic Overlay District are attached.

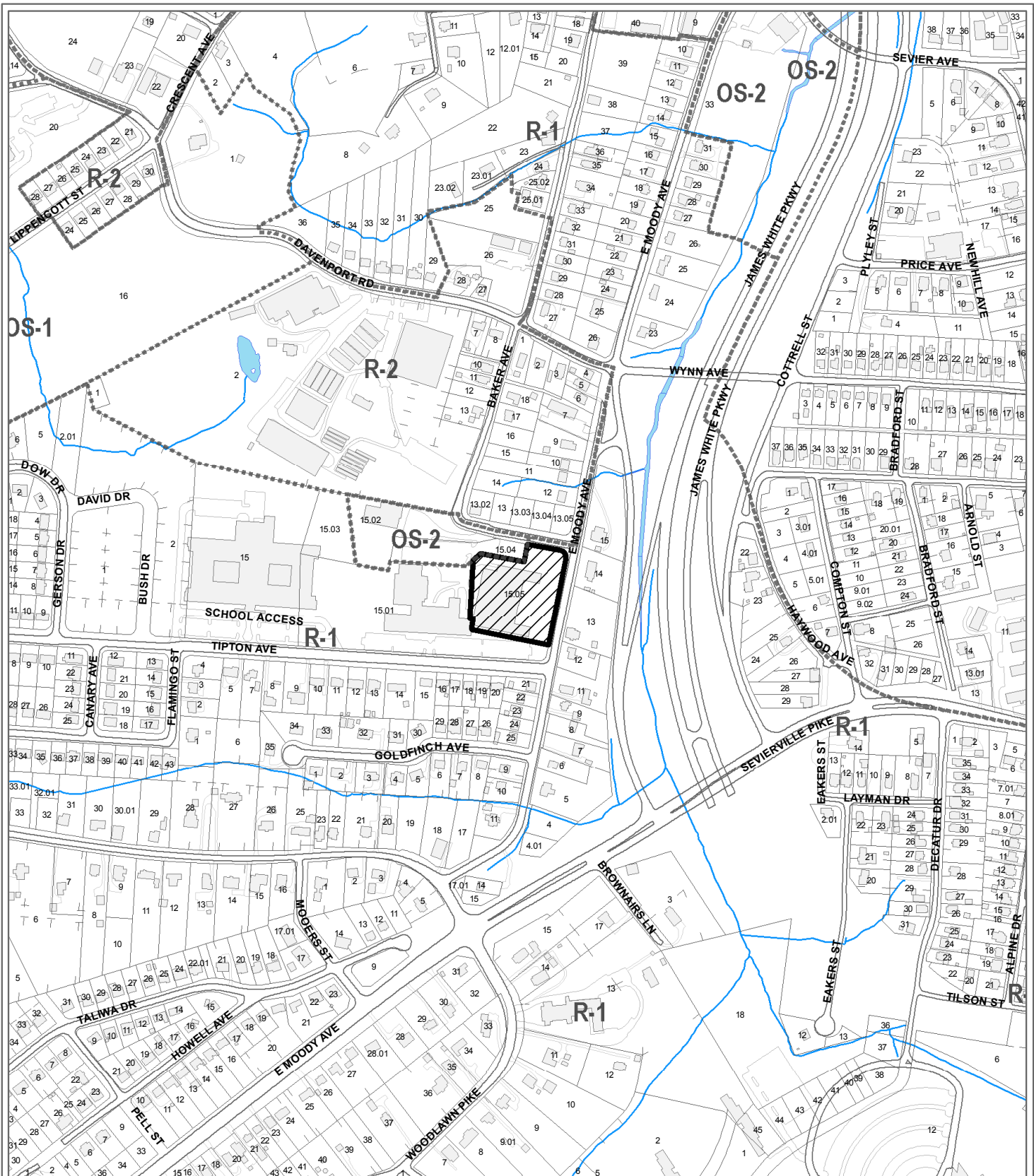
**COMMENTS:**

The current owner of the subject property was notified by postcard that it has been proposed for rezoning to add the H-1 overlay. (see attached copy of postcard and mailing label.)

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

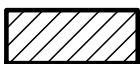
If approved, this item will be forwarded to Knoxville City Council for action on 6/14/2011 and 6/28/2011. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the City.



**5-B-11-RZ  
REZONING**

From: R-1 (Low Density Residential)

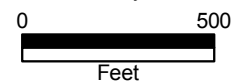
To: R-1 (Low Density Residential) / H-1 (Historic Overlay) and Design Guidelines



Petitioner: Knoxville City Council -  
Councilman Nick Pavlis

Map No: 109

Jurisdiction: City



Original Print Date: 4/25/2011  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

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

KNOXVILLE HISTORIC ZONING COMMISSION  
DESIGNATION REPORT  
SOUTH HIGH SCHOOL - 801 Tipton Avenue/953 E. Moody Avenue – CLT #109GB01505  
April 29, 2011

Statement of Significance

South High School was designed by local architect Charles Barber and built in 1935-36. It was known as South Knoxville Junior High School when it opened, in 1937. The red brick building with Neoclassical design elements is typical of Barber's sensitive rendering of the revival-era styles so popular in that time period. He drew from the revival era styles to design both residential and public buildings, and was the primary architect of at least fourteen schools in Knox County prior to 1940.

The building served as a junior high school, and then a senior high school for almost forty years, until its last graduating class in 1976. Following that time, the building was used as storage by the school board, but was declared surplus property in 2004. It was vacant at the time it was declared surplus property, but had been used prior to that as storage by the Knox County School Board.

Preservationists and residents of South Knoxville have made the vacant building the subject of preservation efforts since 2002, and were instrumental in having the building declared surplus in 2004, in hopes that the building could be redeveloped as a community asset. The Knox County Commission auctioned the school to the highest bidder at a June 2008 auction.

South High School is significant for its representation of the Charles Barber's design work, and for its association with the South Knoxville community and the memories it holds for many of its residents.

Architectural Description

South High School is a Neoclassical design, one story red brick building with a raised basement. Constructed in a U-shaped plan, the building faces east with the formal entry centered on the east elevation of the building, at the base of the U-shape. The central entry is marked by an entablature with a full cornice return, with three doors flanked by engaged brick pilasters with Doric cast stone capitals resting on cast stone plinths. The entry doors throughout the structure are half view doors topped by transoms.

Twelve over twelve double hung wood windows with brick sills are found throughout the remainder of the building. The building is topped by a shingled roof, hipped at each end of the wings that form the "legs" of the U-shape. Dentil molding appears at the cornice line.

The northernmost leg of the U-shape on the east elevation is marked by three windows that are twelve over twelve, divided by engaged brick pilasters with stone capitals in a Doric design and by squared plinths that rest on a stone beltcourse. The southern leg is also divided by identical brick pilasters, but has brick panels without the windows that mark the rest of the building.

Centered on the south elevation is an unroofed concrete stoop that leads to a single entry door, recessed, and topped by a small light transom. On the north elevation is a similar centered entry, reached by a single flight of stairs from the sloping ground level terrain. There is also a single door entry at ground level on the north elevation, accompanied by smaller eight over eight double hung windows that lead into the basement of the primary building.

A one story brick addition at the rear (west elevation) of the building originally housed a workshop; although the roof has collapsed on this addition, the walls and window openings are still intact.

On the rear of the building, visible primarily from the south elevation, is a two story building constructed approximately 40 years old. Although this building is joined to the original, historic building, it is minimally joined through a single hall; severing the historic building from the newer building to the west would render the original building plan intact. The present owner, who acquired the building at auction in 2008, has replaced a portion of the deteriorated roof on the primary part of the structure. The rear portion of the structure remains unroofed and unprotected.

### Design Guidelines

Guidelines for alteration to the exterior of South High School shall be the Secretary of Interior's *Standards for Rehabilitating Historic Buildings* summarized below.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.,
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
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 of 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. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



03.21.2011



MPC May 12, 2011

Agenda Item # 28

03.21.2011



03.21.2011



GENERAL REZONING  
5-B-11-RZ

ALEXANDER LUCILLE W  
960 MOODY AVE  
KNOXVILLE, TN 37920  
5-B-11-RZ

B & J INVESTMENT GROUP LLC  
314 HERTAGE RD  
KNOXVILLE, TN 37920  
5-B-11-RZ

BRANTLEY VERNON DOYLE & TENNA  
4520 W BEAVERCREEK  
POWELL, TN 37849  
5-B-11-RZ

CITY OF KNOXVILLE  
400 MAIN ST  
KNOXVILLE, TN 37901  
5-B-11-RZ

CLINE JEANIA  
1115 EAST MOODY AVE  
KNOXVILLE, TN 37920  
5-B-11-RZ

DAVENPORT J C & ANNA S  
844 AILEY CHURCH LN  
SEVIERVILLE, TN 37879  
5-B-11-RZ

GREGORY CARL LAYTON  
973 EAST MOODY AVE  
KNOXVILLE, TN 37920  
5-B-11-RZ

GREGORY CARL LAYTON  
973 EAST MOODY AVENUE  
KNOXVILLE, TN 37920  
5-B-11-RZ

GREGORY JESSE W & SUSAN  
824 TIPTON AV  
KNOXVILLE, TN 37920  
5-B-11-RZ

GRUBB MARGARET  
7712 DERBY GATE RD  
KNOXVILLE, TN 37920  
5-B-11-RZ

JOHNSON JOHNNY M & TERRI LEIGH  
1100 MOODY RD SE  
KNOXVILLE, TN 37920  
5-B-11-RZ

KADKHODA PARISA  
1808 TANAGER LN  
KNOXVILLE, TN 37919  
5-B-11-RZ

*\*owner*

KANIPE JEFFREY ALAN  
PO BOX 20864  
KNOXVILLE, TN 37940  
5-B-11-RZ

NELSON KATHRYN SCOTT  
3335 TIPTON STATION RD  
KNOXVILLE, TN 37920  
5-B-11-RZ

PAPPAS JOYCE STAIR (LIFE EST) & SCHMITT  
1000 LITCHFIELD RD  
BALTIMORE, MD 21239  
5-B-11-RZ

PAYETTE JENNY & SUSAN SHURE & JAMES  
946 EAST MOODY  
KNOXVILLE, TN 37920  
5-B-11-RZ

STANLEY CHARLES M & MARY KATHERINE  
3105 DAVENPORT RD  
KNOXVILLE, TN 37920  
5-B-11-RZ

SWANN ROBERT L & BERTIE L  
836 TIPTON AVE  
KNOXVILLE, TN 37920  
5-B-11-RZ

TANT RICHARD A & DOREEN L  
954 E MOODY RD  
KNOXVILLE, TN 37920  
5-B-11-RZ

ZIADEH JOHN & FIDAH  
828 TIPTON AVE  
KNOXVILLE, TN 37920  
5-B-11-RZ

## NOTICE OF PUBLIC HEARING

The Knoxville/Knox County Metropolitan Planning Commission will hold a public hearing on May 12, 2011 at 1:30 p.m. The hearing will be in the Main Assembly Room of the City/County Building, 400 Main Street, in downtown Knoxville.

*The following General Rezoning application for your property will be considered at the MPC public hearing.*

<b>File Number:</b>	5-B-11-RZ (KNOXVILLE CITY COUNCIL - COUNCILMAN NICK PAVLIS)
<b>Application Type:</b>	GENERAL REZONING
<b>Current Zoning:</b>	R-1 (Low Density Residential)
<b>Requested Zoning:</b>	R-1 (Low Density Residential) / H-1 (Historic Overlay) and Design Guidelines
<b>Proposed Use:</b>	Residential
<b>Location:</b>	West side E Moody Ave north side Tipton Ave
<b>Applicant/Rep.:</b>	Knoxville City Council (215-2075)

Post card  
mailed  
to address  
list.

Check for automatic postponement of this item by calling 215-3830.

Questions? Call Ann Bennett at MPC (215-2500) or visit [www.knoxmpc.org](http://www.knoxmpc.org) and review

**From:** Betty Jo Mahan  
**To:** Ann Bennett  
**Subject:** Re: Fwd: Old South High School

>>> <[mwstan@comcast.net](mailto:mwstan@comcast.net)> 5/4/2011 9:54 AM >>>

Please approve the rezoning of the Old South High School from R-1 to R-1/H-1 with Historic overlay and Design guidelines.\* The school was designed by famous local architect, Charles Barber, in 1935.\* Although neglected and abandoned since the 1970's, the 'bones' of the building are still intact and have great potential for restoration.\* The building has the possibility to become an asset to the community instead of a liability - aka Tyson Junior High and Park Junior High - as well as another revenue tax source for the city.

\*\*\*\*\* Thanks for your consideration,

\*\*\*\*\* Monte Stanley

\*\*\*Could you please pass this on to the MPC Commissioners - Thanks

May 4, 2011

MPC Commissioners:

We are writing this letter in support of the H-1 Overlay for old South High School, item 28 on your May 12 agenda. And H-1 Overlay will prevent the demolition of this building without the consent of the Historic Zoning Commission.

South Knoxvilleians and others interested in historic preservation have been trying to save this building since 2004, when the School Board first proposed its demolition. That year, Knox Heritage received a grant for a feasibility study for adaptive reuse of the building, volunteers made temporary repairs to its roof, and the School Board was persuaded to surplus the building to Knox County. In 2005, the County looked for a buyer for the school through the bid process. A winning bid was selected, but then Commissioner Paul Pinkston, over the objections of the community, persuaded Commission that the school could bring a higher price, and that the bid process should be redone. The subsequent bid process resulted in no bids, and the school was finally sold at auction several years ago to its current owner. The owner promised to rehab the school, but other than putting a new roof on it has done nothing. Now he has applied for a demolition permit.

Generations of south Knoxvilleians treasure this building as the place where they went to high school or junior high school. In addition, it was designed by renowned Knoxville architect Charles Barber (the founder of Barber McMurray), so it is both historically and architecturally significant.

We are grateful to City Councilman Nick Pavlis for initiating the H-1 process, and we urge you to vote in favor of the H-1 Overlay.

Sincerely,

Greg Congleton, President  
Island Home Park Neighborhood Association Board of Governors