



AGENDA ITEM #: 50

MEMORANDUM

TO: Metropolitan Planning Commission
FROM: Dan Kelly, Development Services Manager
DATE: Wednesday, November 05, 2014
SUBJECT: Appealing the decision of the MPC staff requiring a tenant address to change (suite number) due to moving office location to second floor in the same multi-tenant building.
11-A-14-OB

STAFF RECOMMENDATION:

DENY the request of the appellants to maintain 249 N. Peters Rd., Suite 101 as their mailing address because they have moved from the first floor to the second floor of a three story building which triggers the need for a new suite number

BACKGROUND:

The appellant is objecting to the decision of the MPC addressing staff to require them to change their address from 249 N. Peters Rd., Suite 101 to 249 N. Peters Rd., Suite 201. This matter began after staff received a copy of a certified letter the U.S. Postal Service had sent to the building owner. The letter from the Postal Service stated that tenant suite numbers were arbitrarily changed without review and approval of the MPC addressing personnel. At that time, a new tenant had moved into the building that had previously been occupied by the appellant. The appellant had moved to the second floor of the building and continued to use the suite number (101) that had been assigned their first floor location. The Postal Service informed the building owner that they will not change the point of delivery for the address in question without review and approval by the addressing staff.

Shortly thereafter Mr. Stephen Jaquish, representing the building owner, contacted the addressing staff requesting assistance with this matter. Ms. Donna Hill of the MPC addressing staff reviewed the request and provided the Mr. Jaquish with a list of revised addresses for all the existing tenant spaces in the building. These revised addresses included the appellant's office location. At that time the appellant's new address would have been 251 N. Peters Rd., Suite 201. In a letter dated August 19, 2014, the appellant requested that they be permitted to maintain 249 N. Peters Rd., Suite 101 as their address. After conducting a field review, the addressing staff agreed that the base address of 249 N. Peters Rd. would be acceptable. However, the staff informed the appellant on September 3, that the suite number would have to be changed from 101 to 201. As result, this appeal was filed so the matter could be heard by MPC as permitted by the Street Naming and Addressing Ordinance.

The assignment of addresses in Knoxville and Knox County is the responsibility MPC addressing staff. The authority to assign addresses comes from the adopted Uniform Street Naming and Addressing System Ordinances (Knoxville O-280-90 & Knox County O-91-1-102). In addition, MPC's Administrative Rules (Appendix A) provide further guidance to staff when assigning addresses. Attachments A is contained in the

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Administrative Rules and Attachment B illustrates the information contained in the Administrative Rules. You will note that suite numbers in an office building are assigned according to floor. MPC addressing staff assigned the appropriate suite number to the appellant's office based on the guidelines that have been adopted by MPC. Since this matter came up, staff has asked the staff of E-911 if they had an opinion regarding this suite number assignment. Amy Myers of the E-911 staff said that first responders would look for suite 101 on the first floor because all telephone numbers tied to 249 N. Peters Rd., Suite 101 are tied to a first floor location in the E-911 data base.. If that is what happens during an emergency, a longer response time would be required in order to sort out the exact location of the emergency.

Staff is requiring the appellant to change their address because it conforms to the addressing standards and it will eliminate any possible confusion during an emergency.

Attachment A

#50

1. Address Number
2. Unit Number or Suite Number

	<u>Address Number</u>	<u>Unit/Suite Number</u>
Example	800	# 12
Example	3058	201 (2d floor)
Example	10008	105 (1 st Floor)

The address number is required. A unit or suite number may not be necessary, but it must be shown with the base number if assigned by the MPC Addressing Department.

The unit or suite number represents a unit in a business complex, office suite, an apartment, condominium, loft, penthouse, or mobile home/trailer pad. It can consist of up to four (4) numeric characters.

Multifamily residential or multi-tenant commercial unit/suite numbers are assigned upon review of a site plan. (See Section 3-D)

No half numbers (1/2) are allowed.

Characters of the alphabet (A, B, C,) are used only for utilities and telecommunications towers.

The address number must be in sequence and consist of a numeric value between 100 and 99999; a single alphabetic letter may be appended to the numeric value if no other solution is available.

B. Method of Numbering

Knox County is divided into four quadrants for address numbering purposes as follows:

1. North-South - The north-south division line is Heiskell Road, Central Avenue Pike, N. Central Street, S. Central Street, and Chapman Highway.
2. East-West - The east-west division line is Asheville Highway, Martin Luther King Jr. Avenue, McCalla Avenue, Jackson Avenue, Southern Railway and Kingston Pike.
3. Street Address Master Plan - A master plan of street addresses has been prepared assigning block numbers for Knox County beginning at the intersection of Central Street and Jackson Avenue. The first block beginning at this intersection and proceeding north, south, east, or west, has been designated the 100 block, each succeeding block is numbered consecutively to the county line.
 - a. Block numbers are assigned to road sections that, ideally, extend from one intersection or endpoint to another. A block range should never extend beyond 1000 feet.

ASSIGNING INTERIOR ADDRESSES

50

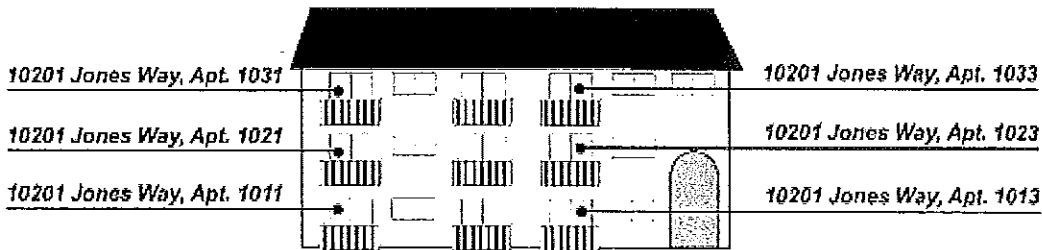
Buildings with apartments, suites (offices), and retail space have interior addresses as well as a street address.

How are interior addresses assigned?

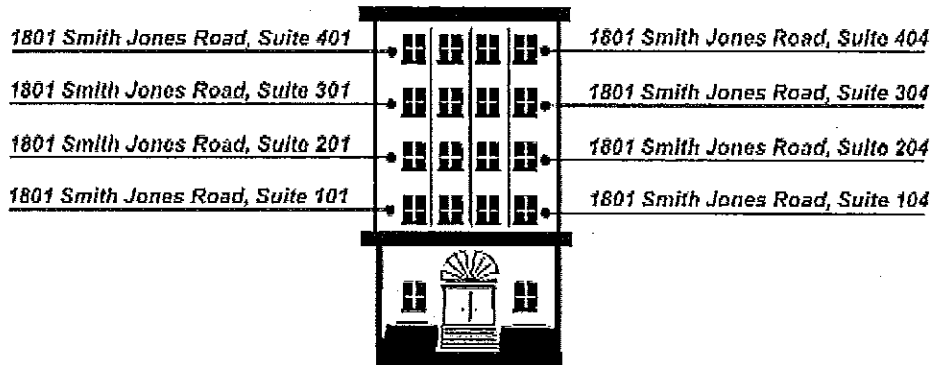
Addresses for such buildings are assigned by the MPC addressing staff. An applicant must submit two copies of a site plan including the building layout and map identification number. The site plan should be the same one that was submitted for a building permit. If the building has several floors, the layout must show the number of apartments, suites, or stores on each level, whether created by new construction or remodeling.

The MPC addressing staff will review the site plan and decide whether any private drives in the development require names and whether any addresses currently in use need to be changed. The staff then will assign addresses.

Sample Addresses: Apartment Complex

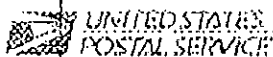


Sample Addresses: Office Building



Are there special requirements for an interior address?

- Addresses are assigned from low to high number, and must be used in the order assigned.
- Alphabet characters such as A, B, C are not allowed for suites or apartments; they are used only for utilities and cellular towers.
- Partial numbers such as 1/2 are not allowed.



May 30, 2014

cert # 7014 0510 0000 22131632

To whom it may concern,

It has come to our attention, again, that addressing within the address of 249 N. Peters Rd is being altered beyond the current point of delivery and or suite numbers within the facility

This notice is to inform the prospective owners or managers of 249 N. Peters Rd that the postal service cannot deliver to arbitrary addresses within a facility that is not designated for such addresses/suites as determined by the approval of MPC (Metropolitan Planning Commission); nor can we deliver beyond the point of original delivery. Multiple items are coming in without suites numbers as these items are deemed undeliverable as addressed. The postal service goes to great lengths to service all of its customers timely and efficiently, however with unknown addresses and improperly addressed letters, as well as items to suites that may or may not exist is very time consuming.

It is unfortunate that it cannot be decided by the postal service on where your tenants may or may not be, nor can we change the original point of delivery, therefore the mails received in question will be handled accordingly as UAA -- Undeliverable as Addressed or IA -- Insufficient Address

You may correct these deficiencies by calling the MPC (Metropolitan Planning Commission) 865-215-2500 (ask for the addressing department), the agent there will be happy to assist in the layout and planning of the property suite numbers in question

At this point, it is requested that centralized delivery be established on the property to facilitate proper separations, once the addressing and suites are finalized

Please feel free to call the station manager, David McGill should you have any questions in response to this notice. 865-693-4751 Cedar Bluff Station, 9039 Cross Park Dr Knoxville, TN 37923

Thank you in advance for your cooperation.

David McGill

David McGill

cc: Property Owner / Manager & MPC

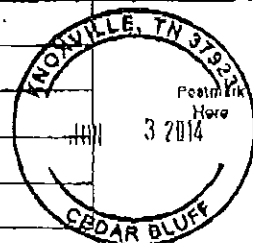
U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

2591 ET22 0000 0150 4707

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$



Sent To: *Manager / Property Owner*
 Street, Apt. No. or PO Box No.: *249 N. Peters Rd.*
 City, State, ZIP+4: *Knox TN 37923*



Site Layout for addressing

Addressing

Stephen Jaquish <sjaquish@citnatbank.com>

Mon, Jun 30, 2014 at 4:06 PM

To: addressing@knoxmpc.org

Hello I am needing some assistance with addressing.

Address is 249 North Peters Road, Knoxville.

We have 1 existing tenant whose address is:

Lacy Price & Wagoner

249 N Peters Road

Suite 101

1 new tenant that needs an assigned address listed as

Wealth Management

249 N Peters Road

Suite?

And to further complicate things, Lacy, Price, & Wagoner have moved to the 2nd floor of this building

Please let me know what further info may be needed to resolve this issue

Thanks

Stephen Jaquish

Chief Operating Officer

Citizens National Bank

Athens, TN

423 745 0261

Disclaimer For Citizens National Bank

"The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you received this message in error, please contact the sender and delete the material from all computers."

This original email was sent to the internet for delivery at 30 Jun 2014 16:06:09 -0400

Donna Hill <donna.hill@knoxmpc.org>
To: Stephen Jaquish <sjaquish@citnatbank.com>

Tue, Jul 1, 2014 at 11:05 AM

We need a Site Layout of the building and tenants names

[Quoted text hidden]

—
Donna Hill

MPC Addressing Dept

GIS Specialist

Office 215 3872

Fax 215 2237

Stephen Jaquish <sjaquish@citnatbank.com>
To: Donna Hill <donna.hill@knoxmpc.org>

Tue, Jul 1, 2014 at 1:42 PM


From: Donna Hill [mailto:donna.hill@knoxmpc.org]

Sent: Tuesday, July 1, 2014 11:06 AM

To: Stephen Jaquish

Subject: Re: Site Layout for addressing

[Quoted text hidden]

 **CNB20140701142549.pdf**
22K

Donna Hill <donna.hill@knoxmpc.org>
To: Stephen Jaquish <sjaquish@citnatbank.com>

Mon, Jul 7, 2014 at 4:31 PM

Please look at map and check to see if North arrow is correct and street is drawn in correctly

[Quoted text hidden]

 **N Peters Rd 251_map.pdf**
11K

Stephen Jaquish <sjaquish@citnatbank.com>
To: Donna Hill <donna.hill@knoxmpc.org>

Mon, Jul 7, 2014 at 4:50 PM

I am not 100% on the North direction. Swofford financial door in drawing faces north peters road.

From: Donna Hill [mailto:donna.hill@knoxmpc.org]
Sent: Monday, July 7, 2014 4:32 PM

[Quoted text hidden]

[Quoted text hidden]


Donna Hill <donna.hill@knoxmpc.org>
To: Stephen Jaquish <sjaquish@citnatbank.com>


Tue, Jul 8, 2014 at 11:22 AM


Base address for building will be 251 N Peters Rd
[Quoted text hidden]

4 attachments

 **251 N Peters Rd_map.pdf**
13K

 **Peters Rd N 251_ste 101-signed.pdf**
291K

 **Peters Rd N 251_ste 102-signed.pdf**
292K

 **Peters Rd N 251_ste 201.pdf**
21K



LACY
PRICE +
WAGNER

TELEPHONE 865-246-0800
FAX 865-690-8199

LACY, PRICE & WAGNER, P.C.
ATTORNEYS & COUNSELORS AT LAW
249 NORTH PETERS ROAD, SUITE 101
KNOXVILLE, TENNESSEE 37923
WWW.LPWPC.COM

August 19, 2014

CHADWICK B. TINDELL
(865) 246-0800

email address:
ctindell@lpwpc.com

First Class Mail

Ms. Donna Hill
Knoxville/Knox County Metropolitan Planning
Commission, Addressing Dept.
Suite 403, City-County Building
400 Main Avenue
Knoxville, TN 37902

Re: 249 N. Peters Road, Suite 101

Dear Ms. Hill,

Thank you for your help last week with identifying potential issues with the above address. It is my understanding the United States Post Office has lodged a complaint concerning the suite number utilized for our law offices. I have reviewed the City of Knoxville Ordinance and the MPC Administrative Rules concerning the assignment of addresses and evaluation of alleged problems.

It is my understanding that the alleged problem with our current address is that we utilize "Suite 101" for our offices which are now located on the second floor. According to the MPC Administrative Rules, there are three primary criteria in evaluating existing problems. Those are:

- A. The problem's negative impact on the delivery of emergency services;
- B. Public complaints concerning the problem; and
- C. The likelihood that the problem would impair governmental or non-governmental services.

I expect that there have been no public complaints concerning the designation of our suite number. The potential "problem" could be the delivery of emergency services or governmental or non-governmental services, including delivery of mail.

Buildings are required to have the designation of the street number in a certain size print. Though in some instances suite numbers in the 100's coincide with first floor units within a building, that is not always the case and is not a requirement within the City of Knoxville Ordinance or MPC Rules.

Emergency and governmental services (including the post office) find an address by using the street number and suite number. Those are posted on the exterior of the building. It is our intention to properly note in the required type size the street address as well as the suite number where our offices are located. Any emergency or governmental services would be able to locate our offices the exact same way that they locate the street address, with proper signs. Given there will be no negative impact on the delivery of emergency or governmental services, it appears there is nothing to prohibit using 249 N. Peters Road, Suite 101 for the current location of our offices.

As noted, we are tenants in the building which is owned by Citizens National Bank. Based on our conversations with the owner, Citizens National Bank has no objection whatsoever to us continuing to use the designation of Suite 101. In fact, our lease provides that we can continue to use Suite 101 for our address. Clearly, the Bank has no problem with it. The Bank has moved into the former location of our offices on the first floor and intends to use a different numerical suite number.

It is my understanding that a representative of the MPC/Addressing Department will visit our office building sometime within the next couple of weeks. I will be happy to speak with them if you can let me know in advance when they intend to visit. Obviously we do not want to spend money on new signs, etc. until this matter is resolved. We will be glad to give you proper notice concerning the new signs proposed above to make certain they match our agreement concerning the continued use of Suite 101 at 249 N. Peters Road.

Please give me written notice of any decision concerning this matter. It is my understanding that if we do not agree with the decision we would have the opportunity to appeal the decision to the full commission for consideration. We certainly hope that is not necessary and that this matter can be resolved according to the above proposal. Thank you again for your time and attention to this matter.

Sincerely,
LACY, PRICE & WAGNER, PC



Chad B. Tindell

CBT:jcf

Memo to Dan August 29, 2014

Based on James field review I have added back the address of 249

N Peters Rd as it is on the East side of the building but the suite number of

201 will remain if they are located on the 2nd floor for safety

I spoke with the E911 data specialist (Amy) about it and have added a note

To the address which she can now see with the new software they are getting

James stated the mail carrier no longer travels the building and required the tenants to have one drop basket at the door for mail delivery

Donna



Address Change Notification

Date: August 29 2014

To: E911, U.S. Postal Service, Utility Districts, et. al.

From: Addressing Department

In compliance with the Knoxville/Knox County Street Naming and Addressing Ordinance, the following address(es) have been assigned or reassigned:

Invalid - Old Address	Official - New Address
251 N Peters Rd	251 N Peters Rd suite 100
	Swofford Financial
249 N Peters Rd suite 101	249 N Peters Rd suite 201
	Lacy, Price & Wagner
	Moved to the 2 nd floor

Comments:

Concerns from the United States Postal Service
 Reassigned from the Site Plan submitted by owner
 Citizens National Bank Athens, TN
 Contact information on file

MPC CONTACT INFORMATION

Name: Donna Hill
 Phone: 215 3872 / 215 2507
 Fax: 215 2237
 e-mail: donna.hill@knoxmpc.org

Addressing Department
 Suite 403 • City County Building
 400 Main Street
 Knoxville, Tennessee 37902
 865 • 215 • 3258
 FAX • 215 • 2237
 www.knoxmpc.org

ADDRESS ASSIGNMENT

Metropolitan Planning Commission
Suite 403, City County Building Phone: 865-215-2507
400 Main St Fax: 865-215-2237
Knoxville, TN 37902 addressing@knoxmpc.org
www.knoxmpc.org/addressing/

APPLICANT INFORMATION

Applicant Name: Stephen Jaquish	Company: Citizens National Bank
Primary Phone: 423.745.0261	Fax:
Secondary Phone:	Email: sjaquish@citizensnabank.com


SITE INFORMATION

ADDRESS INFORMATION				
Address Type: BUSINESS		Site Name: LACY PRICE & WAGNER		
PARCEL INFORMATION				
Map Number: 119	Parcel Insert:	Parcel Group:	Parcel: 29.04	Full Parcel ID: 119 02904
Owner: CITIZENS NATIONAL BANK				
SUBDIVISION INFORMATION				
Subdivision Name: CEDAR BLUFF CENTER		Unit:	Phase:	
Block:	Lot: 11R	Scanned Site Plan	Submitted by owner	

Comments:

Lacy, Price & Wagner moved to the 2nd floor still using suite 101. Note sent to the E911 Data Office

CERTIFIED ADDRESS

Address Number: 249	Street / Road: N PETERS RD	Unit: 201	
Certified By: Donna Hill	Phone: (865) 215-3872	Certificate Date: 8/29/2014 2:59:31 PM	Certificate Number: 8371
Please note: <i>Existing addresses may have to be reassigned to meet current regulations.</i> <i>MPC does reserve the right to modify these assignments as new information comes to our attention such as Field Reivews, Site Plan Submissions, Plat Revisions or Street Name Changes.</i> <i>Applicant may be required to submit a site plan</i>		 <i>Donna Hill</i>	

ADDRESS ASSIGNMENT

Metropolitan Planning Commission
 Suite 403, City County Building Phone: 865-215-2507
 400 Main St Fax: 865-215-2237
 Knoxville, TN 37902 addressing@knoxmpc.org
 www.knoxmpc.org/addressing/

APPLICANT INFORMATION

Applicant Name: Stephen Jaquish	Company: Citizens National Bank
Primary Phone: 423.745.0261	Fax:
Secondary Phone:	Email: sjaquish@citizensnabank.com

SITE INFORMATION

ADDRESS INFORMATION

Address Type: **BUSINESS** Site Name: **SWOFFORD FINANCIAL**

PARCEL INFORMATION

Map Number:	Parcel Insert:	Parcel Group:	Parcel:	Full Parcel ID:	Owner: CITIZENS NATIONAL BANK
119			29.04	119 02904	

SUBDIVISION INFORMATION

Subdivision Name: **CEDAR BLUFF CENTER** Unit: Phase:
 Block: Lot: **11R** Scanned Site Plan **Submitted by owner**

Comments:
Address assignment revised from July 8 2014 based on Field Review

CERTIFIED ADDRESS

Address Number:	Street / Road:	Unit
251	N PETERS RD	100

Certified By: **Donna Hill**
 Phone: **(865) 215-3872** Certificate Date: **8/29/2014 2:54:06 PM** Certificate Number: **8370**

Please note:

Existing addresses may have to be reassigned to meet current regulations.

MPC does reserve the right to modify these assignments as new information comes to our attention such as Field Reivews, Site Plan Submisssions, Plat Revisions or Street Name Changes.

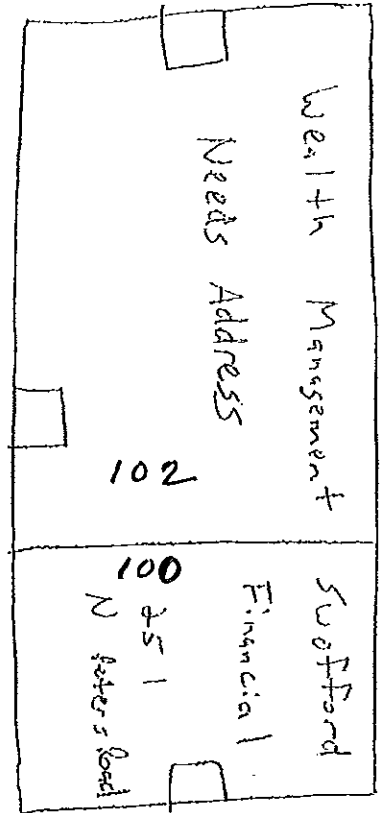
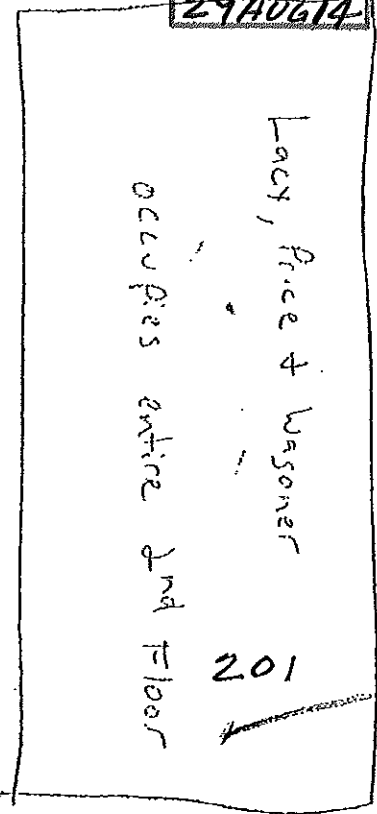
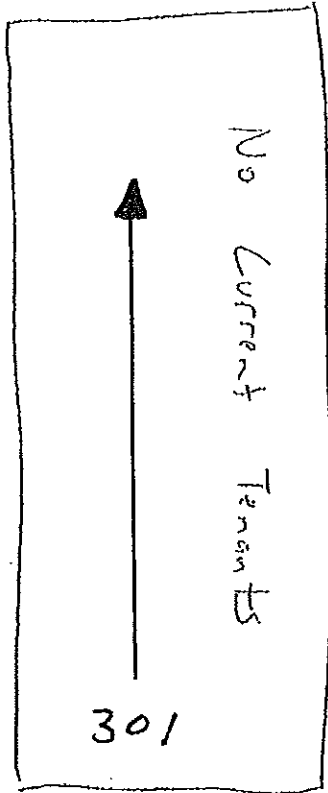
Applicant may be required to submit a site plan



Donna Hill

REVISED

29 AUG 14



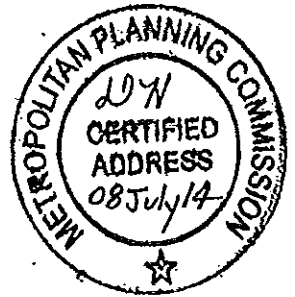
Floor 1

Base Address
249 East Side Door
251 Front Door

N Peters Rd

N Peter's Rd

Floor 1





LACY
PRICE +
WAGNER

TELEPHONE 865-246-0800
FAX 865-690-8199

LACY, PRICE & WAGNER, P.C.
ATTORNEYS & COUNSELORS AT LAW
249 NORTH PETERS ROAD, SUITE 101
KNOXVILLE, TENNESSEE 37923
WWW.LPWPC.COM

September 2, 2014

CHADWICK B. TINDELL
(865) 246-0800

email address:
ctindell@lpwpc.com

First Class Mail

Ms. Donna Hill
Knoxville/Knox County Metropolitan Planning
Commission, Addressing Dept.
Suite 403, City-County Building
400 Main Avenue
Knoxville, TN 37902

Re: 249 N. Peters Road, Suite 101

Dear Ms. Hill,

Enclosed please find copies of two change of address notices which we recently found in our mail. You will note these are dated July 7, 2014. We have had a number of discussions about this matter since that time. In addition, I provided you with a somewhat lengthy letter outlining our concerns. And, James Read from your office came and met with me on Friday, August 29, 2014. I was glad to outline our concerns and proposed action with Mr. Read.

I would also note on the enclosed "Change of Address" and "Address Assignment" that the street numbers have also been changed which does not match the existing street number assignments made by your office. Specifically, it states that our office as well as the bank's proposed office is at "251 N. Peters Road". That is incorrect. That entrance to this building has always been, pursuant to the assigned address from your office, "249 N. Peters Road". Our dispute involves the assignment of the suite numbers. We have proposed a reasonable solution that matches the Metropolitan Planning Commission guidelines of assignment for street addresses.

Thank you for your attention to this matter. I look forward to hearing from you and/or Mr. Read.

Sincerely,
LACY, PRICE & WAGNER, PC

Chad B. Tindell

CBT:jef

Cc: James H. Price, Esq.

CHANGE OF ADDRESS

Metropolitan Planning Commission

400 Main St
Suite 403
Knoxville, TN 37902

Phone 865 215 2507
Fax 865 215 2237

www.addressing@knoxmpc.org

CUSTOMER INFORMATION

Applicant Stephen Jaquish	Company		
Phone 423 745 0261	Fax or email		
Information Requested			
Request Taken By		Date Requested:	

ADDRESS CHANGE INFORMATION

ADDRESS ASSIGNMENT			
<input checked="" type="checkbox"/>	Change of Address	From: 249 N Peters Rd (suite 101) 1 st floor	
		To: 251 N Peters Rd (suite 201) 2 nd floor	
ADDRESS TYPE (check one)			
<input type="checkbox"/>	Residential / Single Family	<input checked="" type="checkbox"/>	Business
<input type="checkbox"/>	Duplex	<input type="checkbox"/>	School
<input type="checkbox"/>	Apartment	<input type="checkbox"/>	Church
<input type="checkbox"/>	Condominium	<input type="checkbox"/>	Pool/Recreation
<input type="checkbox"/>	Mobile Home	<input type="checkbox"/>	Boat Dock
<input type="checkbox"/>		<input type="checkbox"/>	Utility
<input type="checkbox"/>		<input type="checkbox"/>	Cellular Tower
<input type="checkbox"/>		<input type="checkbox"/>	Other (specify)

MAPPING INFORMATION www.kgis.org			
Map Number	119	Group	Parcel Number 29.04

SUBDIVISION INFORMATION			
S/d Site Name	Lacy, Price & Wagner	Unit or Phase	
Comments	Tenant moved to the 2 nd floor per Site Plan	Lot or Unit #	Block
Status	Scanned Site Plan	Yes	Corner Flag
			Date Entered

CERTIFIED CHANGE OF ADDRESS

✓ 251	N Peters Rd (suite 201) 2 nd floor
House Number	Street / Road Name
Certified By	donna.hill@knoxmpc.org 215 3872
Date Certified	07 July 14

Owner or tenant must notify all Utilities, Post Office Phone Co. especially if you have a landline phone. Cable Co. Property Assessor, Mortgage Co Driver License etc. New address numbers should be placed on the structure and mail box

Applicant may have to submit a Site Plan



ADDRESS ASSIGNMENT

Metropolitan Planning Commission

400 Main St
Suite 403
Knoxville, TN 37902

Phone 865 215 2507
Fax 865 215 2237
addressing@knoxmpc.org

CUSTOMER INFORMATION

Applicant Steve Jacquish		Company Citizens National Bank	
Phone 423 745 0261		Fax or email sjaquish@citnabank.com	
Information Requested			
Request Taken By		Date Requested:	

ADDRESS INFORMATION

ADDRESS ASSIGNMENT (check one)			
<input checked="" type="checkbox"/>	New Address	<input checked="" type="checkbox"/>	Verify Address
	Change of Address	From:	
		To:	
ADDRESS TYPE (check one)			
<input type="checkbox"/>	Residential / Single Family	<input checked="" type="checkbox"/>	Business
<input type="checkbox"/>	Duplex	<input type="checkbox"/>	School
<input type="checkbox"/>	Apartment	<input type="checkbox"/>	Church
<input type="checkbox"/>	Condominium	<input type="checkbox"/>	Pool/Recreation
<input type="checkbox"/>	Mobile Home	<input type="checkbox"/>	Boat Dock
<input type="checkbox"/>		<input type="checkbox"/>	Utility
<input type="checkbox"/>		<input type="checkbox"/>	Cellular Tower
<input type="checkbox"/>		<input type="checkbox"/>	Other (specify)

MAPPING INFORMATION www.kgis.org			
Map Number	119	Group	Parcel Number 29.04

SUBDIVISION INFORMATION			
Sid	✓ Wealth Management	Unit or Phase	
Site Name		Block	
Comments		Lot, Unit or Suite	
Status	Scanned Site Plan	Corner Flag	
			Date Entered

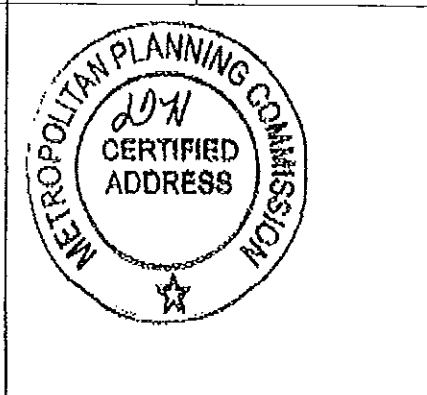
CERTIFIED ADDRESS

<input checked="" type="checkbox"/> 251	N Peters Rd (suite 102)
House Number	Street / Road Name
Certified By	donna.hill@knoxmpc.org 215 3872
Date Certified	07July14 Mon

Please note

Existing addresses may have to be reassigned to meet current regulations.

Applicant may have to submit a Site Plan





Donna Hill <donna.hill@knoxmpc.org>

N Peters Rd Revised

3 messages


Donna Hill <donna.hill@knoxmpc.org>

Wed, Sep 3, 2014 at 11:03 AM

To: Stephen Jaquish <sjaquish@citnatbank.com>, ctindell@lpwpc.com

Revised per field review on Aug 29, 2014 and phone call from owner on Sept 3 2014

—
Donna Hill
MPC Addressing Dept
GIS Specialist
Office 215 3872
Fax 215 2237

 **N Peters Rd_249_251_revised.pdf**
135K

Chad Tindell <ctindell@lpwpc.com>

Wed, Sep 3, 2014 at 11:19 AM

To: Donna Hill <donna.hill@knoxmpc.org>, Stephen Jaquish <sjaquish@citnatbank.com>

Cc: Jim Price <jprice@lpwpc.com>, Ray Lacy <rlacy@lpwpc.com>, "Cindy L. Wagner" <clwagner@lpwpc.com>

Donna,

I want to confirm my understanding of this notice. As of today, September 3, 2014, MPC has assigned the following addresses:

Lacy, Price and Wagner

249 N. Peters Road, Suite 201

Wealth Management (CNB)

249 N. Peters Road, Suite 102

Swofford Financial

251 N. Peters Road

Is this correct? And, my understanding is that an appeal of this decision may be filed and heard by the full

MPC November 13, 2014

Agenda Item # 50

(MPC) Commission. Can you send me that appeal form or do I need to pick up a copy at your office? And, please tell me the deadline to file that appeal. I will go back and look at the regulations, but thought I would ask these questions to confirm. Thank you.

CBT



Chad B. Tindell, Esq.

Lacy, Price & Wagner, P.C.

Attorneys and Counselors at Law

249 North Peters Road, Suite 200

Knoxville, Tennessee 37923

865-246-0800 (Office)

865-690-8199 (Fax)

ctindell@lpwpc.com

From: Donna Hill [mailto:donna.hill@knoxmpc.org]
Sent: Wednesday, September 03, 2014 11:03 AM
To: Stephen Jaquish; Chad Tindell
Subject: N Peters Rd Revised

[Quoted text hidden]

Donna Hill <donna.hill@knoxmpc.org>
To: Dan Kelly <dan.kelly@knoxmpc.org>

Wed, Sep 3, 2014 at 1:09 PM

[Quoted text hidden]

APPEAL OF DECISION

(Please Note: Original application and staff report are made a part of this application.)



Type: One Year Plan Amendment Sector Plan Amendment Rezoning Variance
 Use on Review Street Name Change Right-of-Way Closure
 Certificate of Appropriateness Other: Street Address Change 11-A-14-OB

Decision by: MPC BZA Other: _____ Date of Decision: 08/29/2014

Jurisdiction: City 2 Councilmanic District County _____ Commission District

Original Applicant Name: Stephen Jaquish, Citizens National Bank Original File Number: 8371 (Cert. No.)

Name of Owner of Subject Property: Citizens National Bank

Description of Subject Property (Include city block and parcel number or lot number): Map 119, Parcel 29.04, Lot 11R

Zoning map of all property within 300 feet of the subject property is attached.

DECISION BEING APPEALED

Street address change from 249 N. Peters Rd., Suite 101 to 249 N. Peters Rd., Suite 201

REASON FOR THE APPEAL

Attach additional pages, if necessary.

Owner and tenant agree to designation of leased space as 101. Tenant leases and uses first floor lobby.

Appropriate signage will be placed for all emergency and governmental (postal) services

PETITIONER INFORMATION

Name of Petitioner: Lacy, Price & Wagner, P.C. (tenant) AND Citizens National Bank (owner)

Petitioner's Interest in the Matter (Include a description of affected property owned by Petitioner): _____

Building tenant and building owner

Application Authorization: I hereby certify that I am the applicant/authorized representative for the above named petitioner.

Signature: [Handwritten Signature]

All correspondence should be sent to: Name (Print): Chad B. Tindell, for Lacy, Price & Wagner, P.C.; Meredith Wilson for CNB

249 N. Peters Rd, Suite 101 Knoxville TN 37923
 Street Address City State Zip

Phone: 865-246-0800 Fax: 865-690-8199 E-mail: ctindell@lpwpc.com

For MPC Staff Use Only

Application Accepted by MPC Staff Member: [Handwritten Signature]

Appeal Fee Amount: \$200 Date Appeal Received: 9/26/14

BODY WHO WILL HEAR THE APPEAL & MEETING DATE OF THE APPEAL

<input type="checkbox"/> City Council - 7 p.m. _____ Month • Date • Year	<input type="checkbox"/> County Commission - 5 p.m. _____ Month • Date • Year	<input type="checkbox"/> City BZA - 4 p.m. _____ Month • Date • Year	<input checked="" type="checkbox"/> MPC - 1:30 p.m. <u>Nov 13, 2014</u> Month • Date • Year
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September 2012

Exhibit A

SITUATED in District No. Six (6) of Knox County, Tennessee, and within the 46th Ward of the City of Knoxville, Tennessee, and being known and designated as Lot 11-R in the Resub of Lot 11 in Cedar Bluff Center Subdivision, a resubdivision to Knox County, Tennessee as depicted by map of record in Plat Cabinet L, Slide 134-D, in the Knox County Register's Office, said lot being more particularly bounded and described as shown by map aforesaid, to which map specific reference is hereby made for a more particular description and comprising approximately .85 acres improved with a commercial building.

Tax Parcel Identification Number of Demised Premises: 119-02904

1. **Leased Premises Description.** Landlord agrees to lease to Tenant and Tenant agrees to lease from Landlord the real property, hereinafter referred to as the Leased Premises and being more particularly described as follows:

The entire second floor, to be known as Suite 101, (4,251.8 square feet of rentable square footage according to the appraisal of Charles M. Smith), together with parking spaces not utilized by other tenants but in no event less than 20 spaces, plus storage usage of the eaves on the third floor. Tenant shall also have the right of ingress and egress through the lobby and the front (east side staircase and elevator). Tenant shall continue to have the right for usage of the lobby area on the first floor for client reception and client waiting room, as well as mail receipt and pick-up.

ADDRESS ASSIGNMENT

Metropolitan Planning Commission
 Suite 403, City County Building Phone: 865-215-2507
 400 Main St Fax: 865-215-2237
 Knoxville, TN 37902 addressing@knoxmpc.org
 www.knoxmpc.org/addressing/

APPLICANT INFORMATION


Applicant Name: Stephen Jaquish	Company: Citizens National Bank
Primary Phone: 423.745.0261	Fax:
Secondary Phone:	Email: sjaquish@citizensnabank.com

SITE INFORMATION

ADDRESS INFORMATION			
Address Type: BUSINESS		Site Name: LACY PRICE & WAGNER	
PARCEL INFORMATION			
Map Number: 119	Parcel Insert: 29.04	Parcel Group: 29.04	Full Parcel ID: 119 02904
			Owner: CITIZENS NATIONAL BANK
SUBMISSION INFORMATION			
Subdivision Name: CEDAR BLUFF CENTER		Unit:	Phase:
Block:	Lot: 11R	Scanned Site Plan	Submitted by owner

Comments:
Lacy, Price & Wagner moved to the 2nd floor still using suite 101. Note sent to the E911 Data Office

CERTIFIED ADDRESS

Address Number: 249	Street Name: N PETERS RD	Unit: 201
Certified By: Donna Hill		
Phone: (865) 215-3872	Certificate Date: 8/29/2014 2:59:31 PM	Certificate Number: 8374
Please note: <i>Existing addresses may have to be reassigned to meet current regulations.</i> <i>MPC does reserve the right to modify these assignments as new information comes to our attention such as Field Reivews, Site Plan Submissions, Plat Revisions or Street Name Changes.</i> <i>Applicant may be required to submit a site plan</i>		 <i>Donna Hill</i>