

## KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION USE ON REVIEW REPORT

► **FILE #:** 6-I-18-UR **AGENDA ITEM #:** 51  
**POSTPONEMENT(S):** 6/14/18-7/12/18-9/13/18 **AGENDA DATE:** 10/11/2018

► **APPLICANT:** JIM ODLE  
**OWNER(S):** Refco Supply

**TAX ID NUMBER:** 81 M S 006 [View map on KGIS](#)

**JURISDICTION:** City Council District 4

**STREET ADDRESS:** 933 N Broadway

► **LOCATION:** West side of N Broadway, north side of Silver Pl.

► **APPX. SIZE OF TRACT:** 0.283 acres

**SECTOR PLAN:** Central City

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

**ACCESSIBILITY:** Access is via N Broadway, a major arterial street with a 35' three lane pavement section within a 50' right-of-way.

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

Sewer Source: Knoxville Utilities Board

**WATERSHED:** Second Creek

► **ZONING:** C-3 (General Commercial)

► **EXISTING LAND USE:** Car lot

► **PROPOSED USE:** Mixed use commercial and residential

**HISTORY OF ZONING:** The property was rezoned from C-4 (Highway and Arterial Commercial) to C-3 (General Commercial) by Knoxville City Council on May 22, 2018.

**SURROUNDING LAND USE AND ZONING:**  
North: Mixed commercial - C-3 (General Commercial)  
South: KCDC offices - O-1 (Office, Medical, and Related Services)  
East: Flooring business - C-4 (Highway and Arterial Commercial)  
West: Residences - O-1 (Office, Medical, and Related Services)

**NEIGHBORHOOD CONTEXT:** This site is located just north of downtown along N. Broadway, in an area developed with office and commercial uses under O-1, C-3 and C-4 zoning.

### STAFF RECOMMENDATION:

► **POSTPONE** until the December 13, 2018 MPC meeting as requested by the applicant.

The applicant has requested postponement to allow additional time to address staff comments.

### COMMENTS:

The applicant is proposing a mixed use development on this site located at the northwest corner of the intersection of N Broadway and Silver Place. The proposed building will include a ground floor with approximately 4050 square feet of commercial space and four dwelling units on the second floor.

ESTIMATED TRAFFIC IMPACT: 218 (average daily vehicle trips)

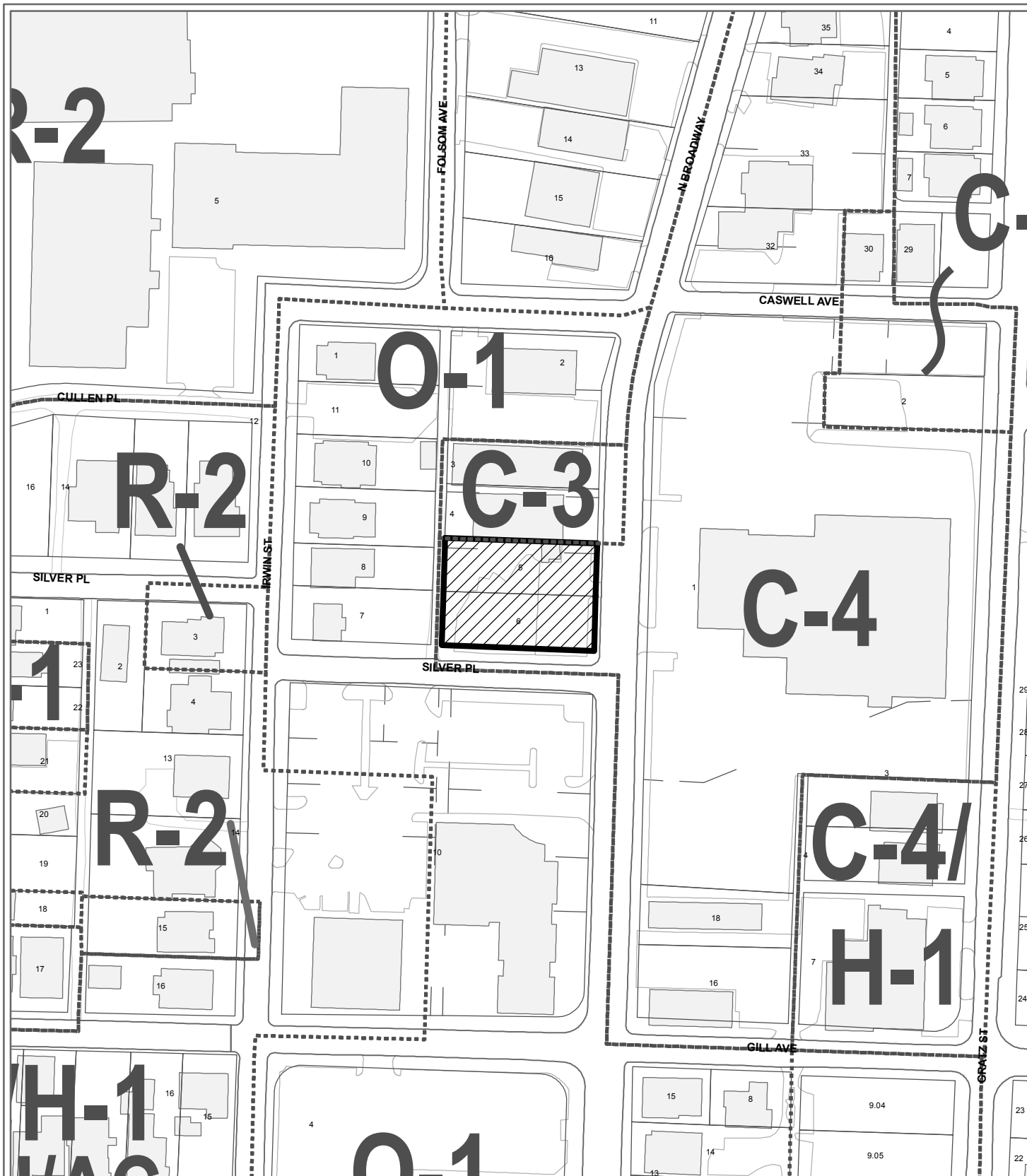
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 0 (public school children, ages 5-18 years)

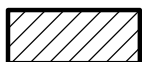
Schools affected by this proposal: Beaumont Magnet, Vine Middle Magnet, and Fulton High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**6-I-18-UR  
USE ON REVIEW**



Mixed use commercial and residential in C-3 (General Commercial)  
pending

Original Print Date: 5/14/2018 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Odle, Jim

Map No: 81  
Jurisdiction: City

0 125  
Feet



6-I-18-UR-PP-10-11-18



Tom Brechko <tom.brechko@knoxmpc.org>

933-935 North Broadway (6-1-18-UR)

1 message

Jim Odle <jim@oysk3architects.com>

To: Tom Brechko <tom.brechko@knoxmpc.org>



- 60 days -

Mon, Oct 1, 2018 at 6:26 PM

Please postpone the use on review for the above referenced project until the December meeting.

Thank you. JIM

---

Jim Odle, Principal



865/803-4237 cell

# OWNER

Frank Tumazeh  
2509 Mitchell Street  
Knoxville, Tennessee 37917  
CONTACT: Frank (Frank) Tumazeh  
PHONE: -  
FAX: -  
CELLULAR: -

# ARCHITECT

oysk3 architects  
1545 Western Avenue, Suite 100  
Knoxville, Tennessee 37912  
CONTACT: Jim Ode  
PHONE: (865) 523-8200  
FAX: (865) 523-8266  
E-MAIL: jim@oysk3architects.com

# Site Development for 933 & 935 N Broadway North Broadway Knoxville, Tennessee 37917

# DRAWING INDEX

6001 Project Information  
6002 Proposed Plans & Elevations



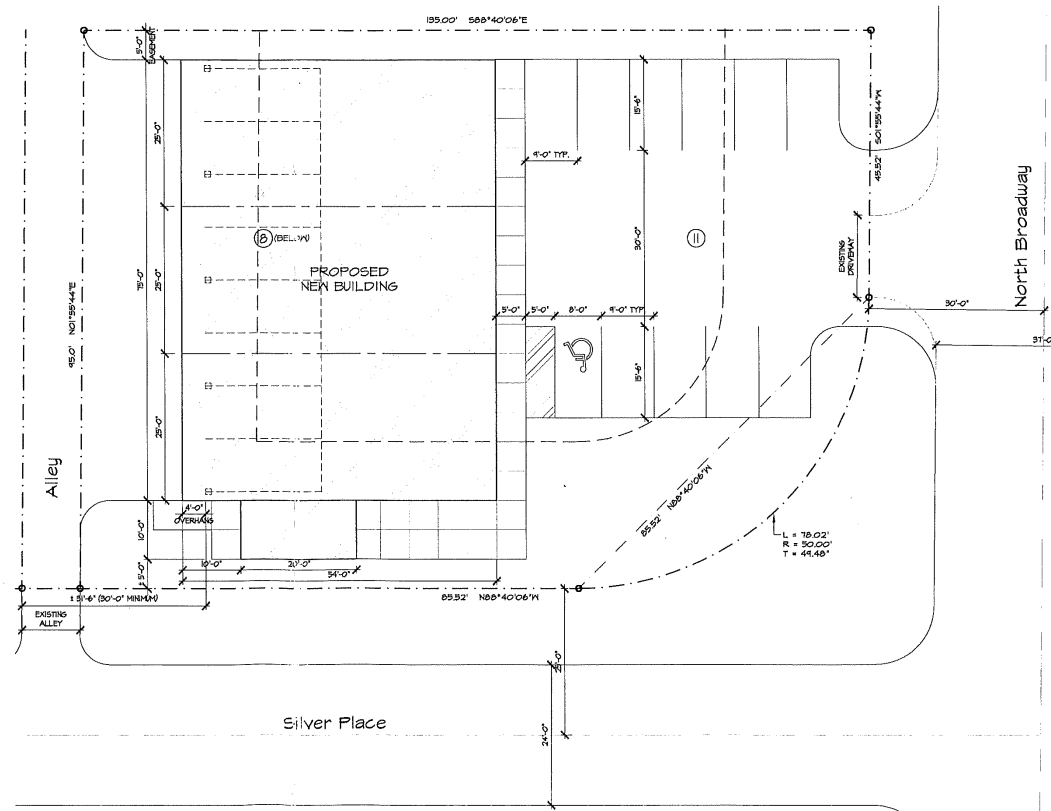
6-I-18-UR  
4/30/18



Key Map  
SCALE: 1" = 100'

# FACILITY & CODE COMPLIANCE INFO

PARCEL DESCRIPTION	Parcel ID (ONE LOT): 08846006 (933) 08846005 (935)
PROPERTY ZONE	C-3 general commercial district
PROPERTY SIZE	0.289 acres
BUILDING SQUARE FOOTAGE	Main level = 4,050 sq ft Upper Level = 4,148 sq ft Garage = 1,500 sq ft Total = 9,698 sq ft
FLOOR LEVELS	Two + Basement level parking
CONSTRUCTION CLASSIFICATION	IBC Type III-A
OCCUPANCY CLASSIFICATION	Head use: C-3 & R
ACCESSORY OCCUPANCY	None
OCCUPANT LOAD	Merchandise: 50 sq ft / person = 135 Residential: 200 sq ft / person = 20 Rolled exit enclosure
RATED HALLS	Yes
DETECTION AND ALARM SYSTEMS	Yes
EMERGENCY ILLUMINATION	Yes
MAX. TRAVEL DISTANCE TO EXITS	< 75 feet
FIRE EXTINGUISHERS	Provided by owner: In each space
PARKING REQUIREMENTS	125 per unit + 0.25 for guest per unit = 6 spaces required 3 spaces per 1000 sq ft retail = 15 spaces required 6 + 15 = 21 spaces total required



Site Plan  
SCALE: 1" = 10'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

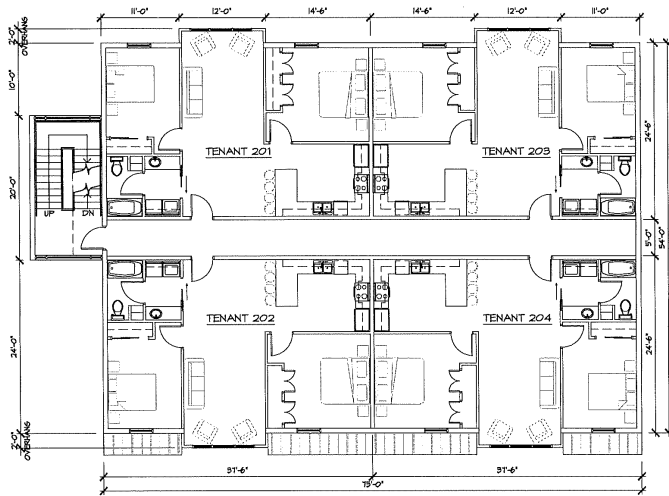
# NEW BUILDING & SITE DEVELOPMENT 933 & 935 N BROADWAY - KNOXVILLE, TN 37917

MARK	DATE	ISSUE FOR
1	04/30/18	1.00 SITE PLAN

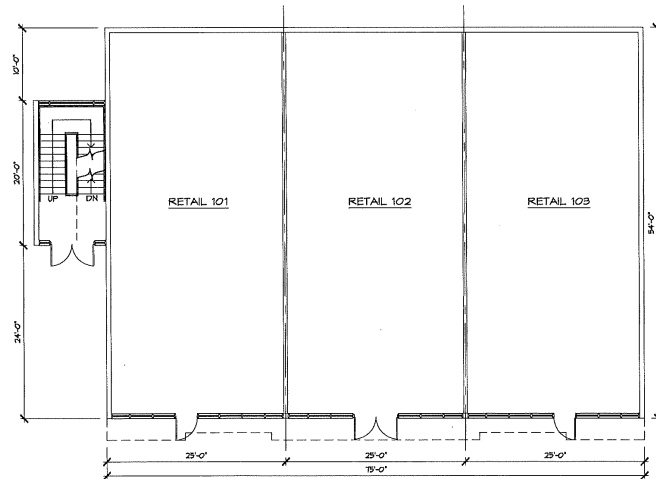
PROJECT INFORMATION

G001

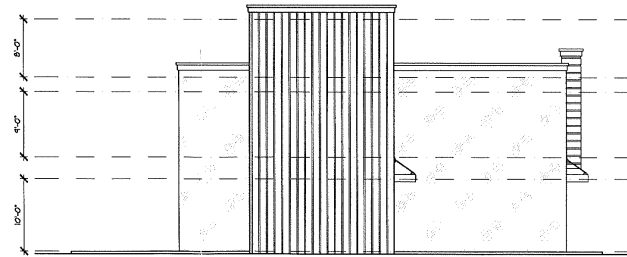
PROJECT: 18021  
© COPYRIGHT 2018



2 Proposed Second Level  
SCALE: 1/8" = 1'-0"



1 Proposed Main Level  
SCALE: 1/8" = 1'-0"



4 Proposed Side Elevation  
SCALE: 1/8" = 1'-0"



3 Proposed Front Elevation  
SCALE: 1/8" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

# NEW BUILDING & SITE DEVELOPMENT

933 & 935 N BROADWAY - KNOXVILLE, TN 37917

DATE	ISSUE FOR
10/1/2017	1.00
10/1/2017	2.00
10/1/2017	3.00
10/1/2017	4.00
10/1/2017	5.00
10/1/2017	6.00
10/1/2017	7.00
10/1/2017	8.00
10/1/2017	9.00
10/1/2017	10.00
10/1/2017	11.00
10/1/2017	12.00
10/1/2017	13.00
10/1/2017	14.00
10/1/2017	15.00
10/1/2017	16.00
10/1/2017	17.00
10/1/2017	18.00
10/1/2017	19.00
10/1/2017	20.00

PROPOSED  
BUILDING  
PLANS & ELEVATIONS

G002

PROJECT: 18021  
© copyright 2017



6-I-18-UR\_PP 6-14-18

Tom Brechko <tom.brechko@knoxmpc.org>

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## Postponement Request

2 messages

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**Tom Brechko** <tom.brechko@knoxmpc.org>  
To: Jim Odle <jim@oysk3architects.com>

Tue, Jun 5, 2018 at 8:33 PM

Jim,

Can you send me the official postponement request for 6-I-18-UR.

Thanks.

Tom Brechko

---

**Jim Odle** <jim@oysk3architects.com>  
To: Tom Brechko <tom.brechko@knoxmpc.org>

Fri, Jun 8, 2018 at 12:31 AM

Tom,

This email is to request postponement of the Use on Review for 6-1-18-UR. We are requesting a one month postponement please.

July 12, 2018

Jim Odle

[Quoted text hidden]

--

Jim Odle, Principal



865/803-4237 cell



6-I-18-UR-PP 8-9-18

Tom Brechko <tom.brechko@knoxmpc.org>

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## Postponement request for 6-I-18-UR

2 messages

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Tom Brechko <tom.brechko@knoxmpc.org>

Sat, Jul 28, 2018 at 10:19 AM

To: Jim Odle <jim@oysk3architects.com>

Jim,

I still need an official request to postpone this item until the MPC meeting of September 13, 2018 so that it can be placed on the postponement list for the agenda packet.

Thanks.

Tom

---

Jim Odle <jim@oysk3architects.com>

Sun, Jul 29, 2018 at 4:23 PM

To: Tom Brechko <tom.brechko@knoxmpc.org>

Mr. Tom Brechko

Knox Metropolitan Planning Commission

RE: 933 - 935 North Broadway, Use on Review

Tom,

This is a formal request to postpone Use on Review of the above listed properties from the next MPC meeting agenda. We are still struggling to find good ways to accommodate what our client wants to do on such a small corner lot situation. I look forward to meeting with you regarding this.

Jim Odle, Architect

[Quoted text hidden]

--

Jim Odle, Principal



865/803-4237 cell





6-I-18-UR-PP-9-13-18

Tom Brechko <tom.brechko@knoxmpc.org>

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933-935 North Broadway

1 message

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Jim Odle <jim@oysk3architects.com>

Wed, Sep 5, 2018 at 4:52 PM

To: Tom Brechko <tom.brechko@knoxmpc.org>

Tom,  
sorry for the delay. I cannot seem to connect with my client. Meetings keep getting postponed.

Please postpone the submitted use on review until October. 6-I-18-UR

Thanks for your patience.

JIM

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Jim Odle, Principal

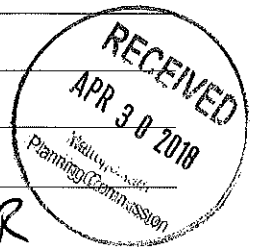


865/803-4237 cell

M P C

METROPOLITAN  
PLANNING  
COMMISSION  
TENNESSEESuite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org☒ Use on Review ☐ Development PlanName of Applicant: Jim OdleDate Filed: 04/30/2018Meeting Date: 6/14/2018Application Accepted by: Mike Reynolds

Fee Amount: \_\_\_\_\_ File Number: Development Plan \_\_\_\_\_

Fee Amount: \$1,500 File Number: Use on Review 6-I-18-UR

## PROPERTY INFORMATION

Address: 933 & 935 N. BroadwayGeneral Location: Broadway @ Silver Pl.Tract Size: 0.283 Ac. No. of Units: \_\_\_\_\_Zoning District: C3 general commercial districtExisting Land Use: car lot (pending)Planning Sector: Central City

Sector Plan Proposed Land Use Classification:

MU-UCGrowth Policy Plan Designation: Inside cityCensus Tract: 66Traffic Zone: 92Parcel ID Number(s): 081M5006Jurisdiction: ☒ City Council 4 District☐ County Commission 2 District

## PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: Firaz (Frank) TumazehCompany: Refco SupplyAddress: 2309 Mitchell St.City: Knoxville State: TN Zip: 37917Telephone: 865/310-1011Fax: 865/281-3024E-mail: frank@refcosupply.com

## APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Jim OdleCompany: OYSK3 architectsAddress: 1545 Western Ave Suite 100City: Knoxville State: TN Zip: 37921Telephone: 865/803-4237Fax: 865/523-8266E-mail: jim@oyk3architects.com

## APPROVAL REQUESTED

☐ Development Plan: Residential Non-Residential☐ Home Occupation (Specify Occupation)☒ Other (Be Specific)Use on review for mixed use  
commercial & Residential  
C3 & R2 Use

## APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: Jim Odle

PLEASE PRINT

Name: Jim OdleCompany: OYSK3 architectsAddress: 1545 Western Ave.City: Knoxville State: TN Zip: 37921Telephone: (865) 523-8200E-mail: jim@oyk3architects.com

[illegible]

(If more space is required attach additional sheet.)

Address

City

State

Zip

Owner

Option

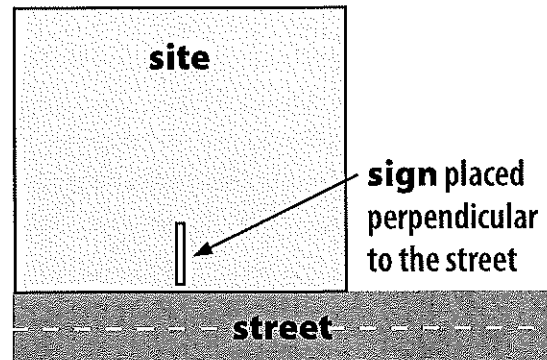
Frank Timazeh 8409 Lawnpark Dr. Knoxville, TN. 37923 ✓

## REQUIRED SIGN POSTING AGREEMENT FORM

For all rezoning, plan amendment, concept plan, use on review, BZA variance, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC/BZA Administrative Rules and Procedures. MPC staff will provide a sign to post on the property at the time of application.

### 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. MPC staff may recommend a preferred location for the sign to be posted at the time of application.



### TIMING

The sign must be posted no later than **two weeks prior** to the scheduled MPC or BZA hearing and must remain in place until after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted no later than two weeks prior to the next MPC or BZA meeting.

MPC staff will provide the first sign(s) for no additional charge as part of the application fees. 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 MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

I hereby agree to post the sign provided on the subject property on or before

May 30, 2018

consistent with the guidelines provided above; and to **remove the sign within one week after** the MPC or BZA decision.

Signature: \_\_\_\_\_

*James G. Odle*

Printed Name: \_\_\_\_\_

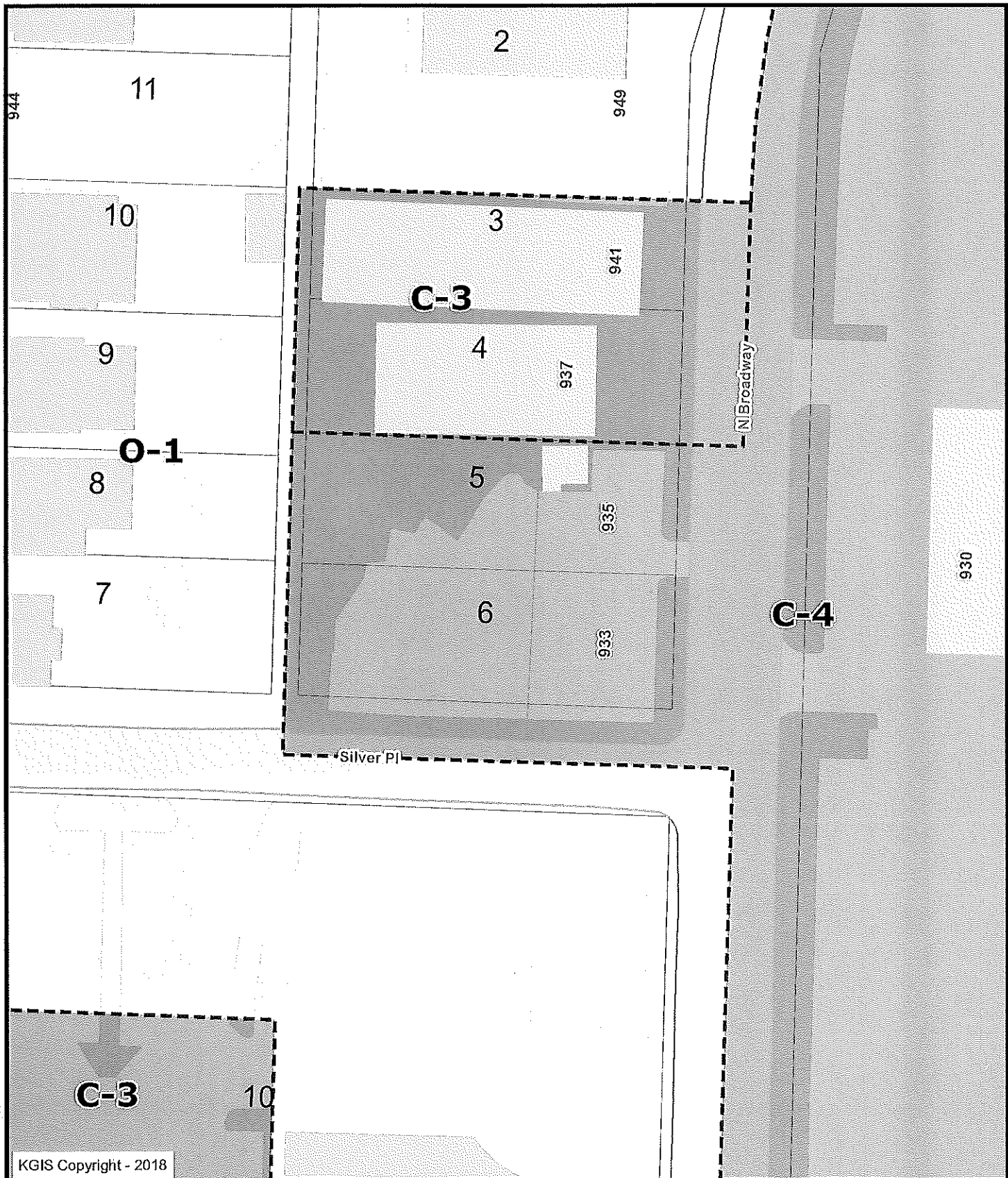
Jim Odle

Date: \_\_\_\_\_

04/30/18

MPC or BZA File Number: \_\_\_\_\_

6-I-18-UR



## Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 4/30/2018 at 4:00:43 PM



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