

USE ON REVIEW REPORT

▶ **FILE #:** 4-I-19-UR

AGENDA ITEM #: 50

AGENDA DATE: 4/11/2019

▶ **APPLICANT:** ISAAC PANNELL / REAGAN DESIGN & CONSTRUCTION

OWNER(S): Jordan Wilkerson / Central Street, LLC

TAX ID NUMBER: 81 M U 009

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 902 N Central St

▶ **LOCATION:** **Corner of North Central Street, Bearden Place & Stewart Street**

▶ **APPX. SIZE OF TRACT:** **2821 square feet**

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via N. Central St., a minor arterial street with 2 lanes and 28' of pavement width within 76' of right-of-way; Bearden Pl., a local street with 28' of pavement width within 34' of right-of-way, and Stewart St., a named alley with 18' of pavement width within 18' of right-of-way. The site is also serviced by KAT transit routes and Central St. has bike lanes.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

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

▶ **EXISTING LAND USE:** **Commercial building**

▶ **PROPOSED USE:** **2 residential units on 2nd Floor in C-3 zone**

HISTORY OF ZONING:

SURROUNDING LAND USE AND ZONING: North: Mixed commercial, Condos / C-3 (General Commercial) & O-2 (Civic & Institutional)

South: Mixed commercial, Bearden Pl. ROW / C-3 (General Commercial)

East: Mixed commercial, Stewart St. ROW / C-3 (General Commercial)

West: Mixed commercial, Vacant land, Central St. ROW / C-3 (General Commercial)

NEIGHBORHOOD CONTEXT: This section of N. Central St. is developed with various businesses and houses under the C-3 zone and condos in the O-2 zone.

STAFF RECOMMENDATION:

▶ **POSTPONE the Use on Review until the May 9, 2019 meeting as recommended by Staff. (Applicant is requesting approval)**

Staff is recommending postponement for one month so the applicant to provide additional details regarding the off-site parking that is proposed. The applicant has provided potential locations of leased parking with

preliminary agreements with property owners but there is not enough information provided to determine if the parking spaces will meet the requirements of the zoning ordinance for off-site parking (Article 5, Section 7.F). The property owner applied for a parking variance in 2018 for residential units on the second floor because the property has no space for parking but was denied by the Board of Zoning Appeals. The only other option for meeting the minimum parking requirement for the residential units is to lease parking spaces on a property that is within 500'.

ESTIMATED TRAFFIC IMPACT: 28 (average daily vehicle trips)

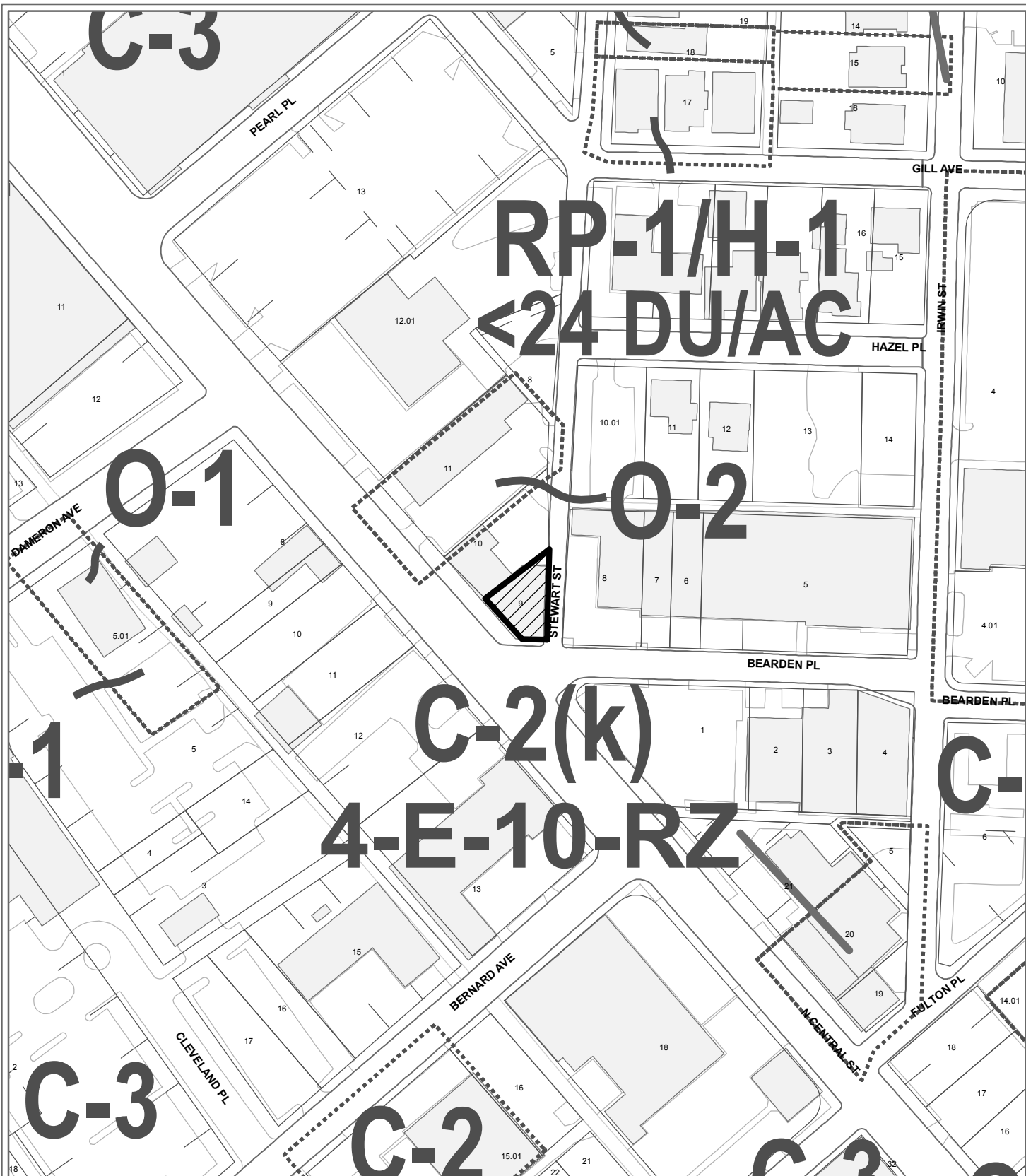
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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, grades K-12)

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

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and 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.

The Planning Commission'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 a Planning Commission decision in the City.



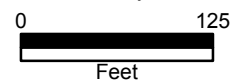
**4-I-19-UR
USE ON REVIEW**

Petitioner: Pannell / Reagan Design & Construction, Isaac



2 residential units on 2nd Floor in C-3 (General Commercial)

Map No: 81
Jurisdiction: City



Original Print Date: 3/18/2019 Revised: 3/20/2019
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

PROJECT INFORMATION

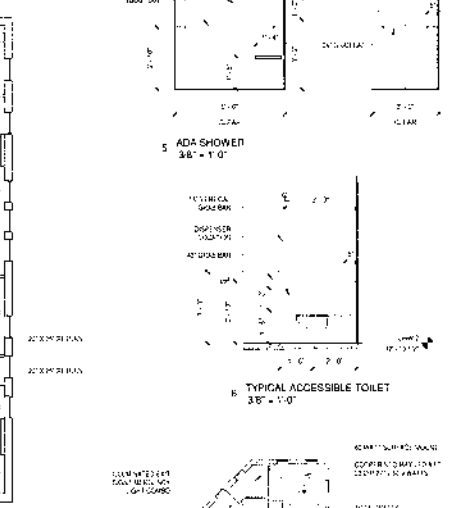
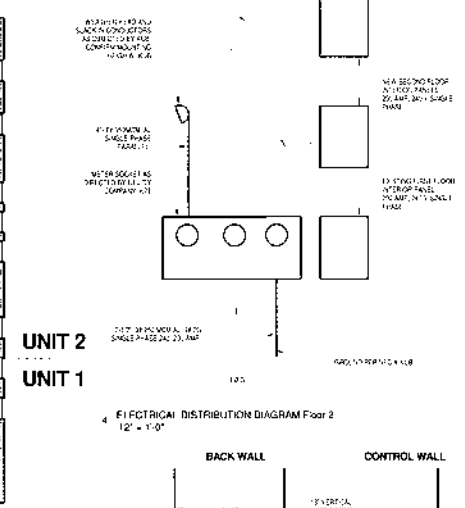
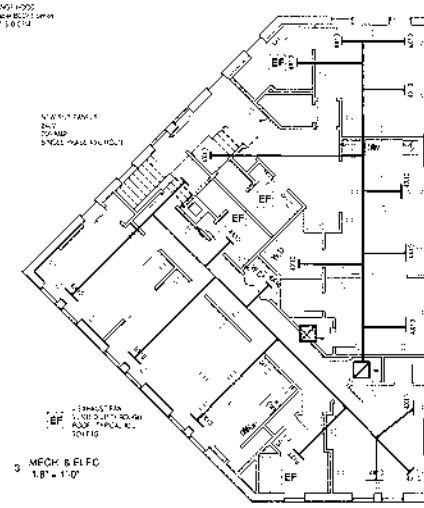
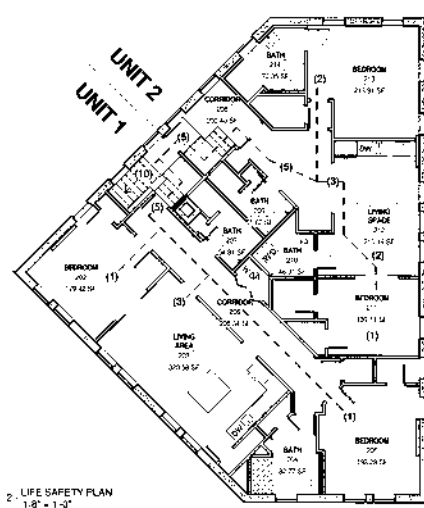
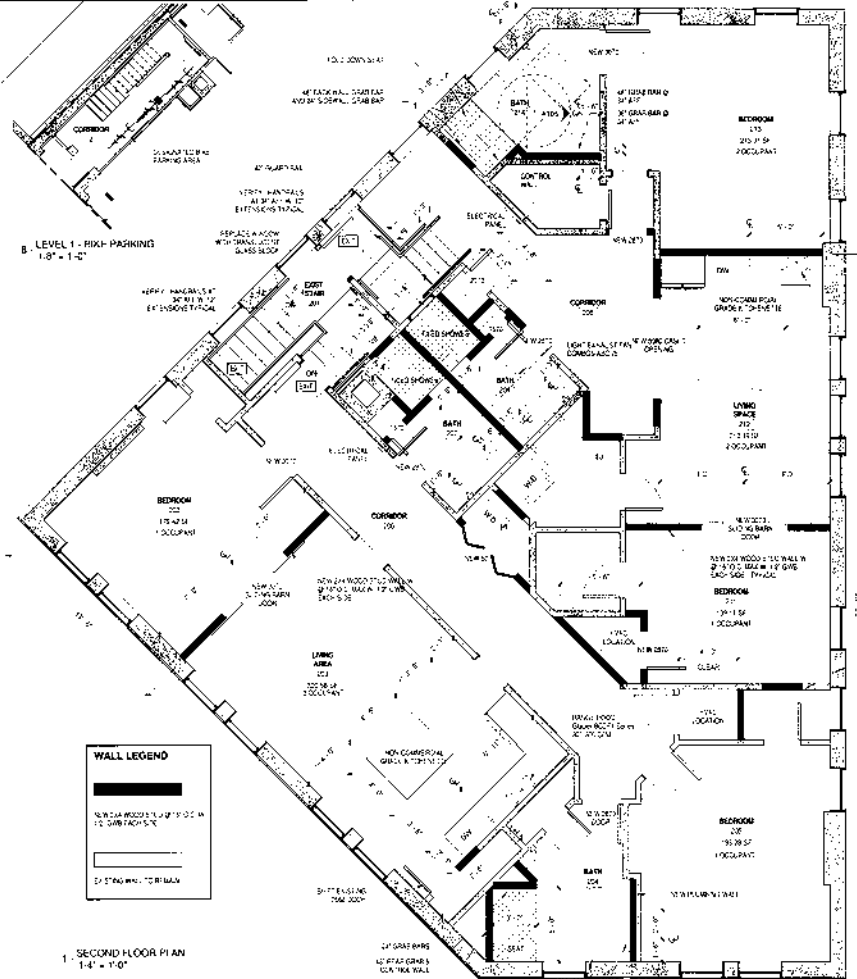
PROJECT SCOPE: DESIGN FOR RENOVATION OF 902 N. CENTRAL STREET, UNIT 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

GENERAL NOTES

1. ALL MATERIALS AND METHODS SHALL BE AS SHOWN OR AS NOTED OTHERWISE.
2. TYPICAL EXTERIOR WALL: 8" BRICK MASONRY WITH 1/2" GYPSUM CORE.
3. TYPICAL INTERIOR WALL: 1/2" GYPSUM CORE WITH 5/8" GYPSUM BOARD ON BOTH SIDES.
4. FLOORING SHALL BE AS SHOWN OR AS NOTED OTHERWISE.
5. ALL FINISHES SHALL BE AS SHOWN OR AS NOTED OTHERWISE.
6. DIMENSIONS ARE FACE UNLESS NOTED OTHERWISE.

FLOOR PLAN NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. DOOR SCALE DIMENSIONS, WRITE TO DIMENSIONS.
3. PROVIDE AND INSTALL SOUND BATT INSULATION FOR ALL EXTERIOR WALLS.
4. PROVIDE AND INSTALL SOUND BATT INSULATION FOR ALL EXTERIOR WALLS.
5. PROVIDE AND INSTALL SOUND BATT INSULATION FOR ALL EXTERIOR WALLS.
6. PROVIDE AND INSTALL SOUND BATT INSULATION FOR ALL EXTERIOR WALLS.
7. PROVIDE AND INSTALL SOUND BATT INSULATION FOR ALL EXTERIOR WALLS.



ROSSER DESIGN STUDIO
306 E. Franklin St.
Jefferson, LA 70002
504.221.8617
rosserdesignstudio.com
www.rosserdesignstudio.com

CONSTRUCTION MANAGER

902 N CENTRAL ST. RENOVATIONS
902 N Central Street, New Orleans, LA 70112

MPC PRESENTATION

RECEIVED
11/25/18
COURTESY OF THE CITY OF NEW ORLEANS

ISSUE

NO.	DATE	DESCRIPTION
1	11/25/18	Issue for Construction
2	11/25/18	Issue for Construction
3	11/25/18	Issue for Construction
4	11/25/18	Issue for Construction
5	11/25/18	Issue for Construction
6	11/25/18	Issue for Construction
7	11/25/18	Issue for Construction
8	11/25/18	Issue for Construction
9	11/25/18	Issue for Construction
10	11/25/18	Issue for Construction

SECOND LEVEL RENOVATION

4-1-18-UR

A105

Central Street LLC

4-I-19-UR

February 25, 2019

Tenet Parking for 902 N Central St

Central St LLC, the owner of 902 N Central St, is pursuing agreements to secure parking spaces for anticipated residential use of the upstairs of the building. We intend to renovate the upstairs into two separate residential spaces, and will secure parking spaces for a minimum of four vehicles.

Currently we are negotiating with the following nearby location owners, and have received positive responses, and are confident that a finalized agreement will be completed.

Primary Contact	Parking Location	Status
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Charlie Woody, Manager Insulators Union Local 46	826 Stewart St	Verbal agreement that 4 parking spaces could be accommodated.
KR Properties LLP	122 Hazel Place	Contacted regarding parking in gravel lot at location but no response at present.

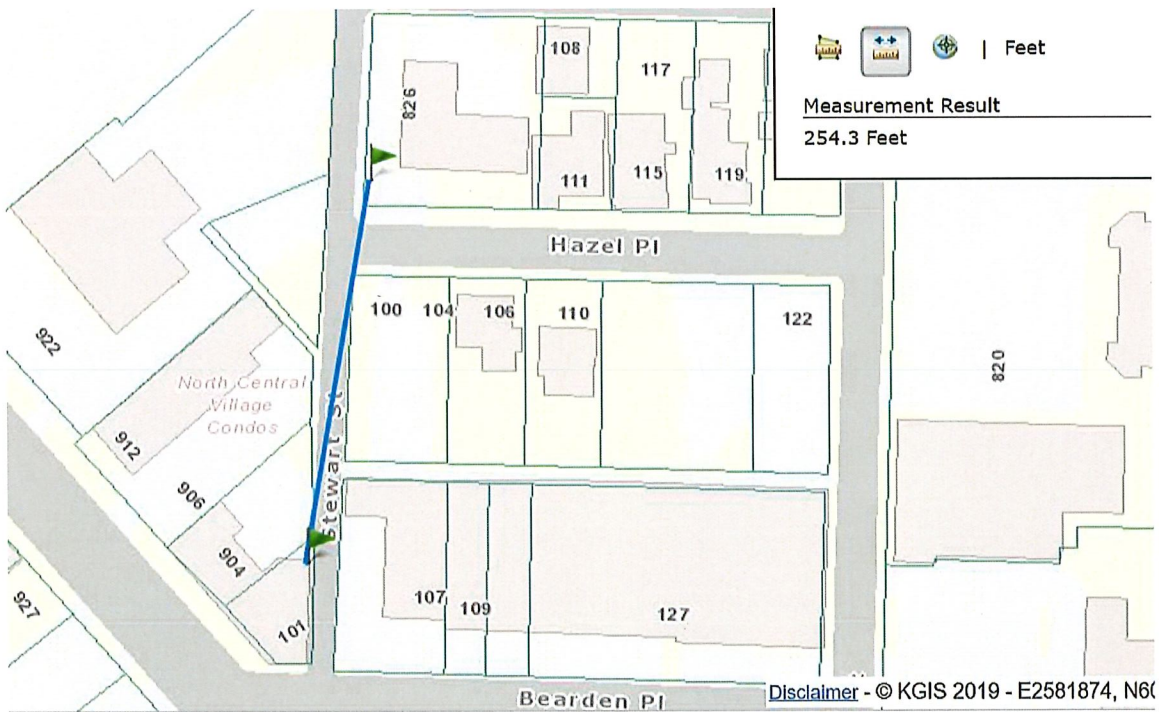
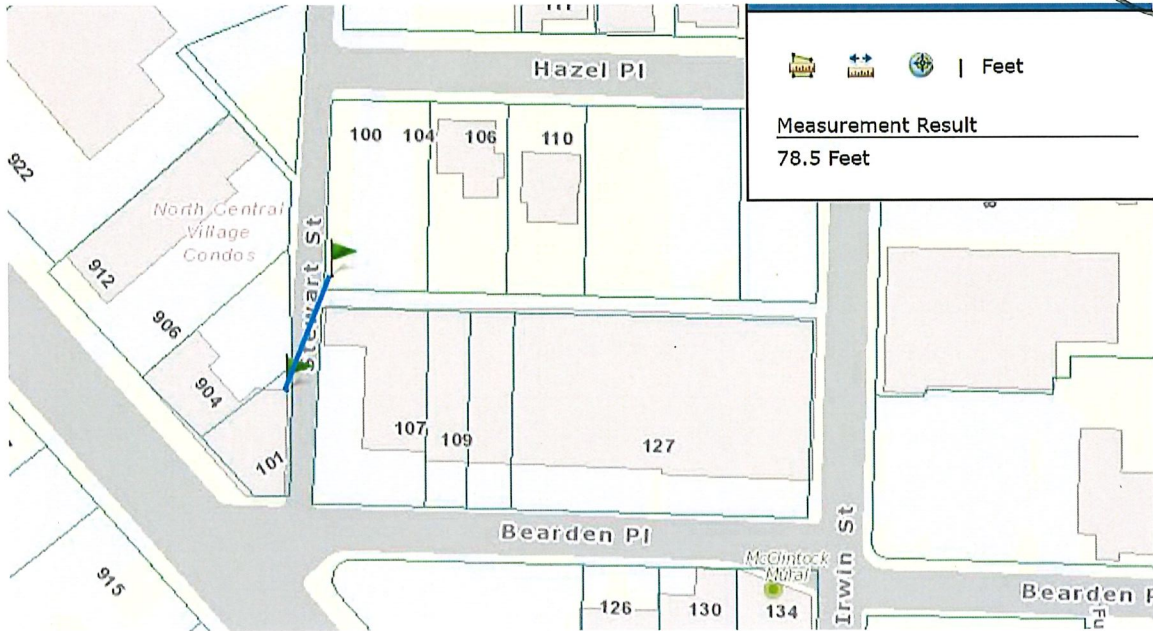


Randy Reagan
Central St LLC

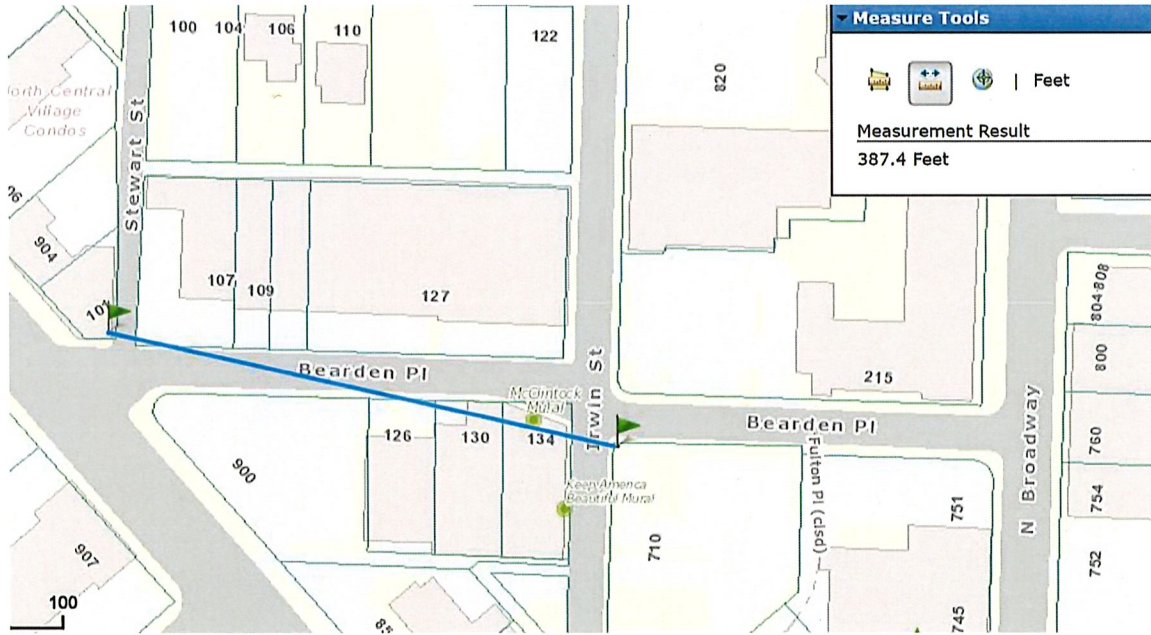
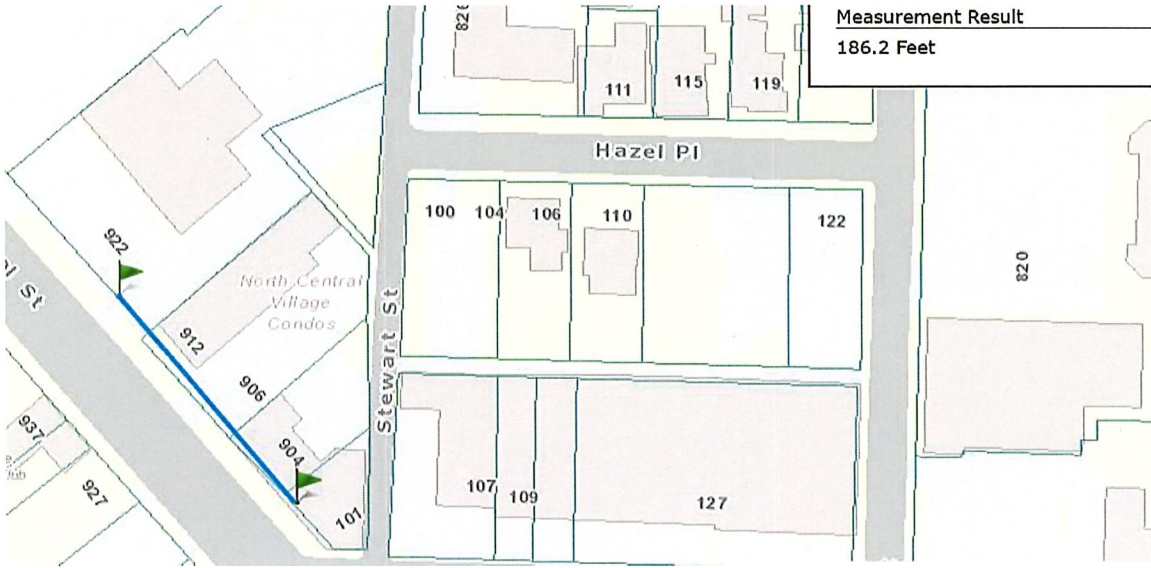
Potential Off Site Parking Locations

4-I-19-UR

REVISED
MAR 21 2019
Knoxville-Knox County
Planning



REVISED
MAR 21 2019
 Knoxville-Knox County
 Planning



KNOXVILLE-KNOX COUNTY
M P C
 METROPOLITAN
 PLANNING
 COMMISSION
 TENNESSEE
 Suite 403 • City County Building
 400 Main Street
 Knoxville, Tennessee 37902
 865 • 215 • 2500
 FAX • 215 • 2068
 www.knoxmpc.org

Use on Review **Development Plan**

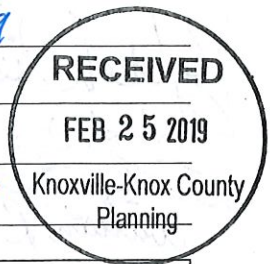
Name of Applicant: ISAAC PANNELL - REAGAN DESIGN AND CONSTRUCTION

Date Filed: 02/25/19 Meeting Date: 4/11/2019

Application Accepted by: Mike Reynolds

Fee Amount: _____ File Number: Development Plan _____

Fee Amount: \$250.⁰⁰ File Number: Use on Review 4-I-19-UR



PROPERTY INFORMATION

Address: 902 N. CENTRAL 37917

General Location: ON CORNER OF CENTRAL, BEARDEN, AND STEWART ST.

Tract Size: _____ No. of Units: 2

Zoning District: C-3

Existing Land Use: Commercial structure

Planning Sector: Central City

Sector Plan Proposed Land Use Classification: MU-CC2

Growth Policy Plan Designation: Inside City

Census Tract: 66

Traffic Zone: _____

Parcel ID Number(s): 081MV009

Jurisdiction: City Council 4 District
 County Commission _____ District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
 Name: Jordan Wilkerson

Company: CENTRAL STREET LLC

Address: 2516 Maple Drive

City: Knoxville State: TN Zip: _____

Telephone: 865-661-9097

Fax: _____

E-mail: jordan@rdcbuild.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT
 Name: ISAAC PANNELL

Company: REAGAN DESIGN AND CONSTRUCTION

Address: 2516 Maple Drive

City: KNOXVILLE State: TN Zip: 37918

Telephone: 865-719-5024

Fax: _____

E-mail: isaac@rdcbuild.com

APPROVAL REQUESTED

Development Plan: Residential Non-Residential

Home Occupation (Specify Occupation) _____

Other (Be Specific)
2 residential units on second floor

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: [Signature]

PLEASE PRINT
 Name: Isaac Pannell

Company: Reagan Design and Construction

Address: 2516 Maple Drive

City: Knoxville State: TN Zip: 37918

Telephone: 865-719-5024

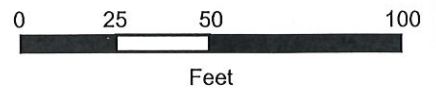
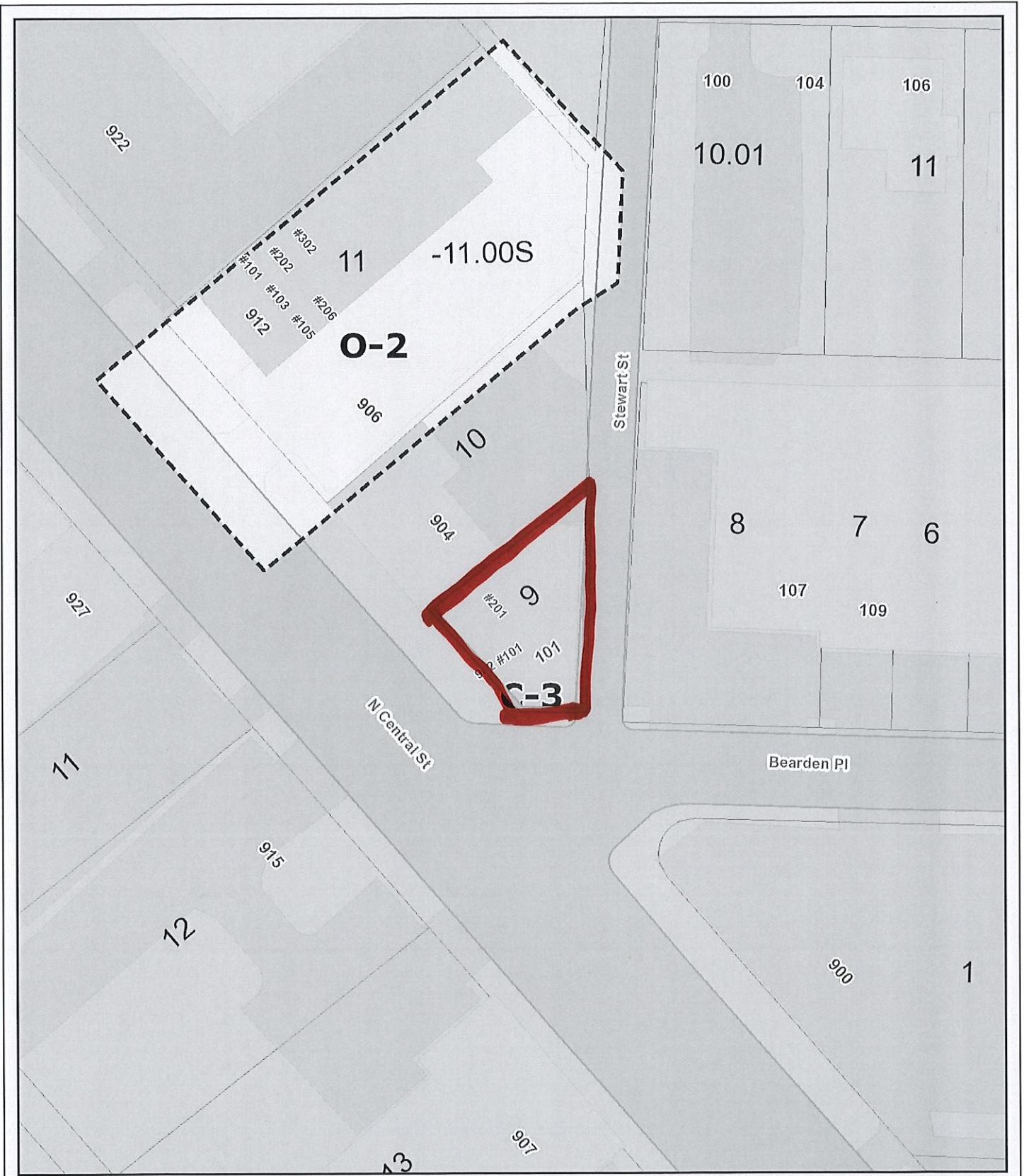
E-mail: isaac@rdcbuild.com

SIGNATURES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

Please Sign in Black Ink:

(If more space is required attach additional sheet.)

Name	Address	City	State	Zip	Owner	Option
<i>Yickel Wilkerson</i>	2516 Maple Dr.	Knoxville	TN	37918	X	
<i>[Signature]</i>	3511 Topside Rd	Knoxville	TN	37920	X	
<i>[Signature]</i>	5350 Lyndell Rd.	Knoxville, TN		37918	X	
<i>William R Keagen</i>	6520 Fountain Rd,	Knoxville	TN	37918	X	



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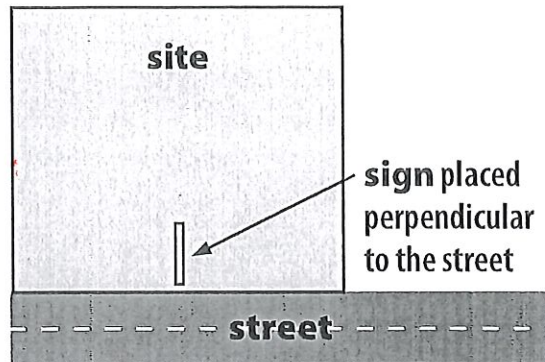
REQUIRED SIGN POSTING AGREEMENT

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 MPC Administrative Rules and Procedures.

At the time of application, MPC 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 MPC 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. MPC 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 MPC 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 MPC 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:

March 27th and April 11th
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: [Signature]

Printed Name: Isaac Pannell

Phone: 865-719-5024 Email: isaac@rdcbuild.com

Date: 2/25/19

MPC File Number: 4-I-19-UR

Central Street LLC

February 25, 2019

Tenet Parking for 902 N Central St

Central St LLC, the owner of 902 N Central St, is pursuing agreements to secure parking spaces for anticipated residential use of the upstairs of the building. We intend to renovate the upstairs into two separate residential spaces, and will secure parking spaces for a minimum of four vehicles.

Currently we are negotiating with the following nearby location owners, and have received positive responses, and are confident that a finalized agreement will be completed.

Primary Contact	Parking Location	Status
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Neal Green, Owner All Occasions Catering	922 N Central St	Verbal agreement that 4 parking spaces could be accommodated.
Charlie Woody, Manager Insulators Union Local 46	826 Stewart St	Verbal agreement that 4 parking spaces could be accommodated.
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Randy Reagan
Central St LLC