



SPECIAL USE REPORT

▶ **FILE #:** 4-B-23-SU

AGENDA ITEM #: 20

AGENDA DATE: 4/13/2023

▶ **APPLICANT:** **ANDREW NEWMAN (BARBERMCMURRY ARCHITECTS)**

OWNER(S): Beck Cultural Exchange Center Beck Cultural Exchange Center

TAX ID NUMBER: 95 B L 048.01

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 1935 DANDRIDGE AVE

▶ **LOCATION:** **N of Dandridge Ave, east of E Hill Ave/E Summit Hill Dr intersection**

▶ **APPX. SIZE OF TRACT:** **0.51 acres**

SECTOR PLAN: Central City

GROWTH POLICY PLAN: N/A (Within City Limits)

ACCESSIBILITY: Access is via Dandridge Ave, a minor arterial road with a 24-ft pavement width within a 60-ft right-of-way, and via Saxon Ave, a local street with a 25-ft pavement width within a 45-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Williams Creek

▶ **ZONING:** **RN-1 (Single-Family Residential Neighborhood)**

▶ **EXISTING LAND USE:** **Single-Family Residential**

▶ **PROPOSED USE:** **Cultural Facility**

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Single-family residential - RN-1 (Single-Family Residential Neighborhood)

South: Single-family residential - RN-1 (Single-Family Residential Neighborhood)

East: Single-family residential - RN-1 (Single-Family Residential Neighborhood)

West: Commercial/cultural facility - RN-1 (Single-Family Residential Neighborhood)

NEIGHBORHOOD CONTEXT: The area is comprised of low-density residential development with several public parks to the northwest and southwest, and multi-family residential development further to the northeast and southeast.

STAFF RECOMMENDATION:

▶ **Approve the request for a cultural facility in the RN-1 zoning district, subject to 2 conditions.**

- 1) Meeting all applicable requirements of the City of Knoxville Engineering Department.
- 2) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.

COMMENTS:

The applicant is requesting approval of a cultural facility (a facility open to the public that provides access to cultural exhibits and activities, including museums, cultural or historical centers, and non-commercial galleries) within an existing house. The house was owned by Samuel Delaney, father of noted painter Beauford Delaney. The property is owned by the Beck Cultural Exchange Center, who will operate the cultural facility as a museum.

STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2)

1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.

A. The Sector Plan and One Year Plan designation for this parcel is TDR (Traditional Density Residential). The proposed use will not increase the residential density on the property. The Central City Sector Plan references the Beck Cultural Exchange Center as a cultural resource in the sector; the proposed use is a continuation of this cultural resource.

B. The One Year Plan recommends cultural facilities be placed throughout the community at locations accessible to the public, and recommends museums be developed in locations which are easily and safely accessible to through traffic. Per the location criteria in the One Year Plan, the property fronts an arterial street, and will not adversely affect any less intensive land uses in the surrounding area.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.

A. The RN-1 (Single-Family Residential Neighborhood) zone is intended to accommodate traditional low density residential neighborhoods in the City of Knoxville, exhibiting a predominant development pattern of single-family homes on relatively large lots with generous setbacks. Limited nonresidential uses that are compatible with the character of the district may also be permitted. The proposed cultural facility is an extension of the adjacent Beck Cultural Exchange Center and will remain compatible with the character of the district.

B. The proposed cultural facility will operate within an existing single-family house form without modification to the existing building footprint or setbacks.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The surrounding neighborhood features a mix of single-family houses, multi-family residential development to the northeast and northwest, open space to the northwest and southwest, and a small commercial node to the east. The cultural facility will extend the activities of the adjacent Beck Cultural Exchange Center.

B. The proposed use will not involve modifications to the footprint of the existing house, which is compatible with the size and character of the block and surrounding neighborhood. The proposed use will result in the rehabilitation and preservation of a locally significant historic structure, which was vacant for at least a decade.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.

A. The proposed cultural facility will utilize the existing structure and extend the existing programming of the Beck Cultural Exchange Center, which operates on a consistent schedule compatible with the immediate residential context.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

A. The proposed use is similar to the use on the adjacent property and will draw similar traffic as any other residential use in the area. The cultural facility will be accessible from the existing parking provided for the Beck Cultural Exchange Center and also use an existing drive off Dandridge Avenue. Final modifications may be necessary to the site plan to meet City Engineering standards.

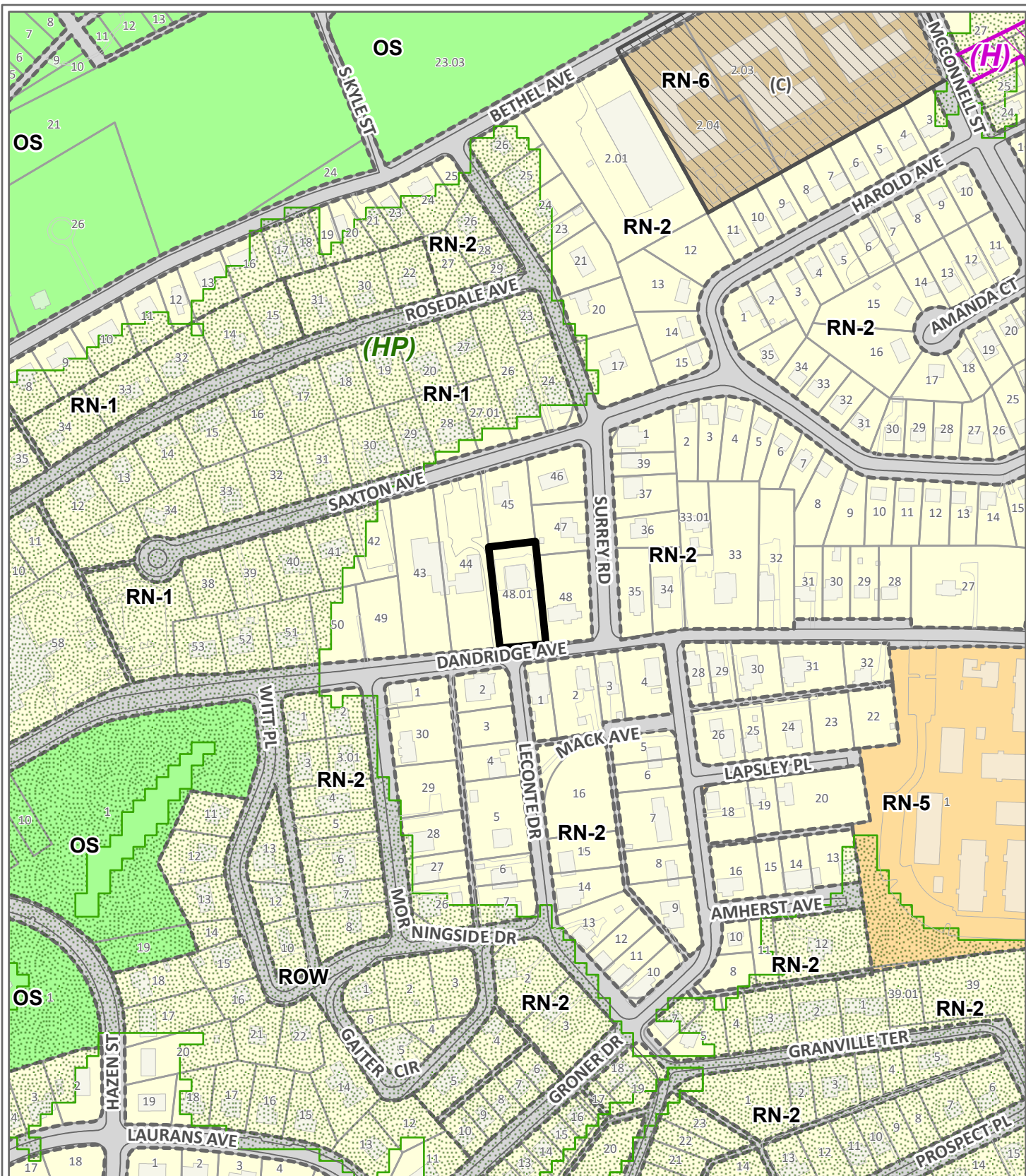
6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses immediately surrounding the subject site that would pose a potential hazard or undesirable environment for the proposed use.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the .
The date of the hearing will depend on when the appeal application is filed.



SPECIAL USE

4-B-23-SU

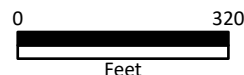
Petitioner: Andrew Newman

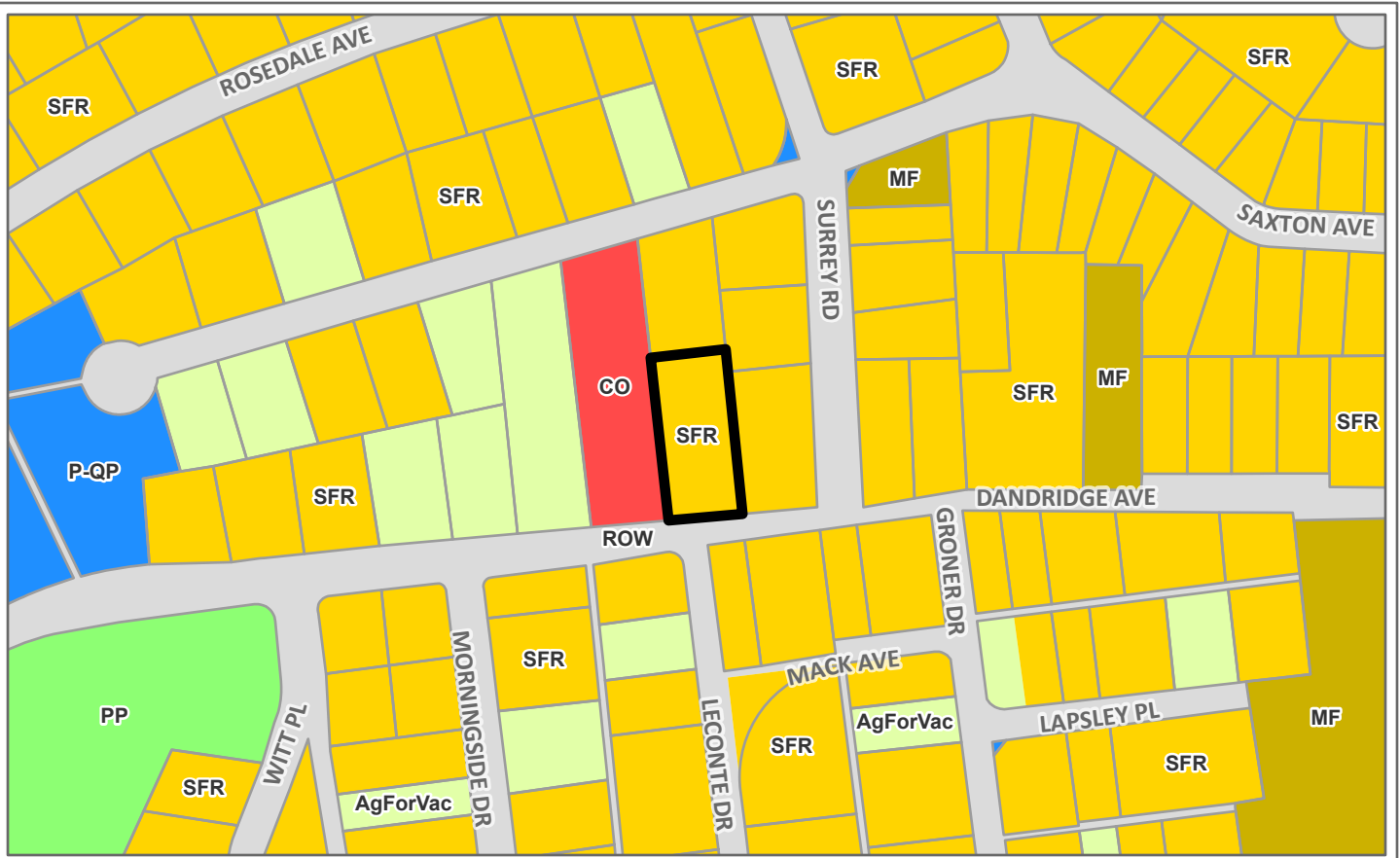


Cultural Facility in RN-1 (Single-Family Residential Neighborhood)

Map No: 95
Jurisdiction: City

Original Print Date: 4/4/2023
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



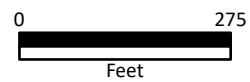


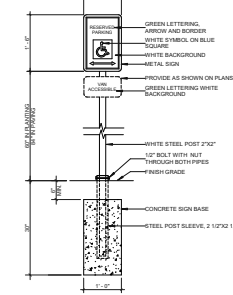
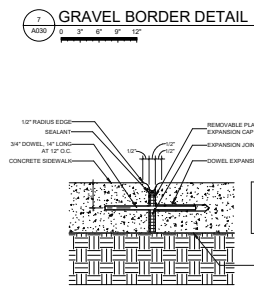
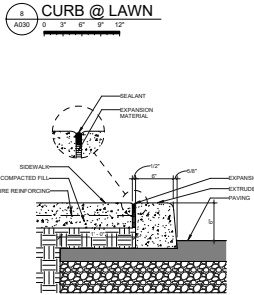
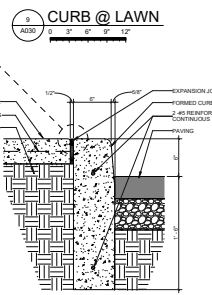
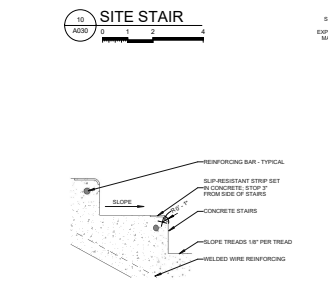
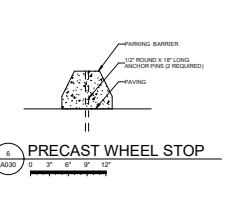
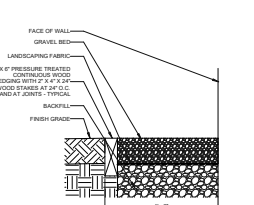
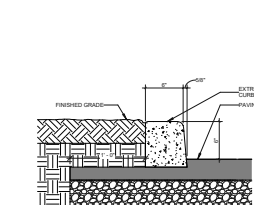
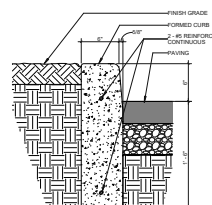
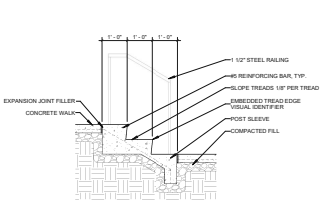
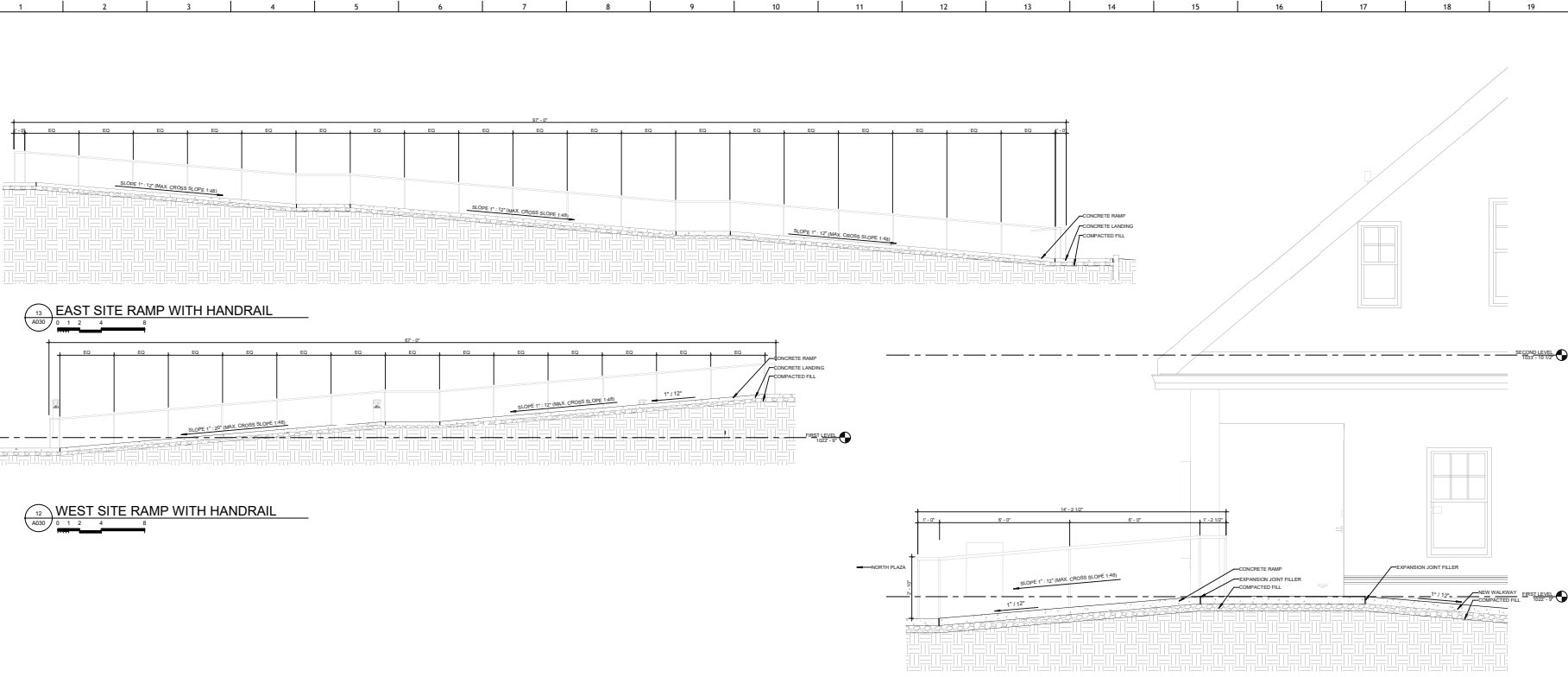
Existing Land Use and Aerial Maps

4-B-23-SU



Case boundary





bma
 BARBERMcMURRY
 architects since 1915

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 1 865.754.1915
 bma@1915.com

William McMurphy
 AIA 2023
 ARCHITECT

PROJECT NUMBER
 194100

PROJECT NAME
 DELANEY CENTER

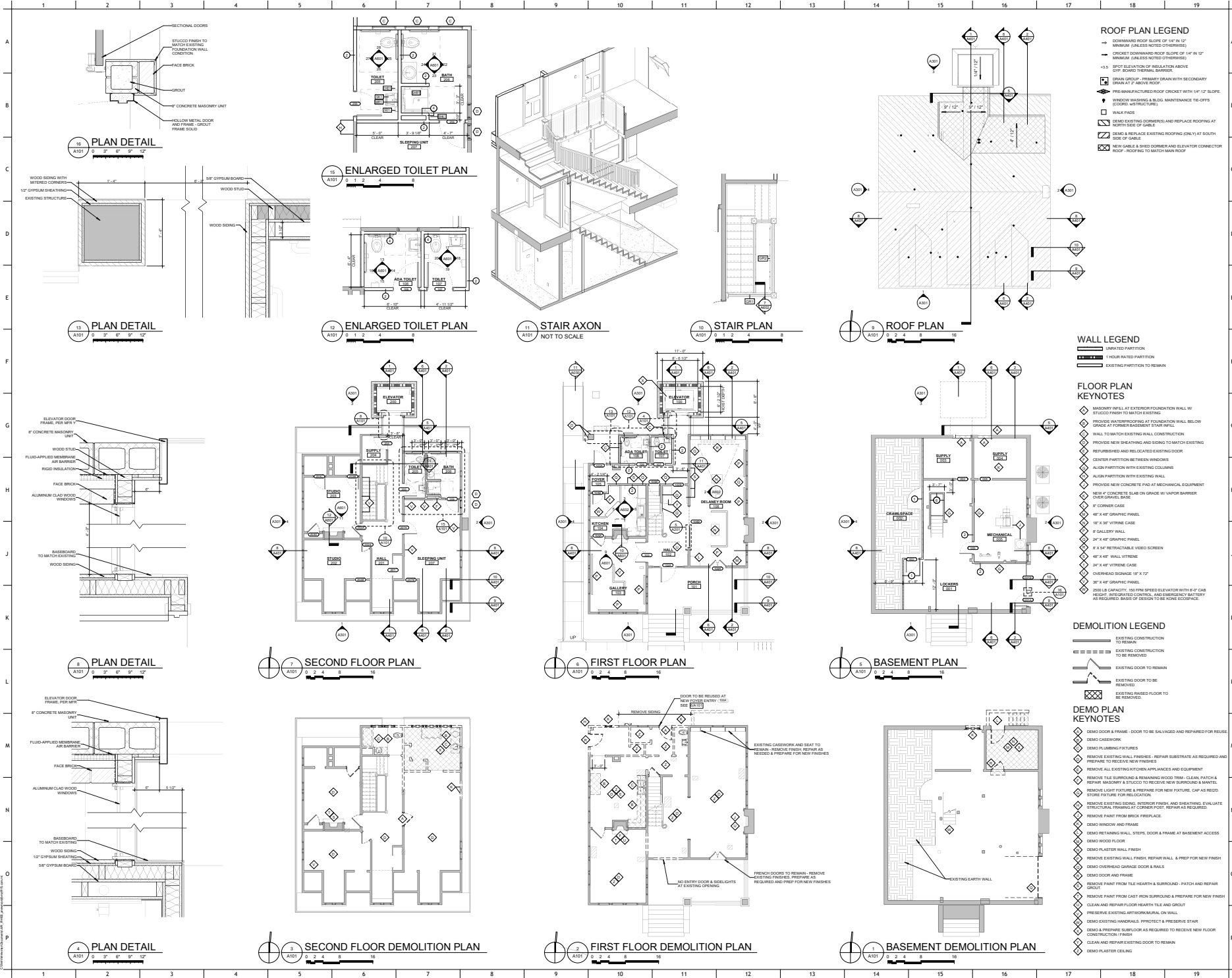
OWNER
 BECK CULTURAL EXCHANGE CENTER
 PROJECT ADDRESS:
 1935 DANDRIDGE AVENUE
 KNOXVILLE, TN 37917

CONSULTANTS

4-B-23-SU
 2/14/2023

PARTNER-IN-CHARGE: KJH
 PROJECT MANAGER: ASH
 DRAWN BY: DCP
 REVIEWED BY: XXX
 ISSUE DATE: 01/27/2023
 REVISIONS:

A030
 SITE DETAILS



ROOF PLAN LEGEND

- DOWNWARD ROOF SLOPE OF 1/4" IN 12" (SHEATHING UNLESS NOTED OTHERWISE)
- CRICKET DOWNWARD ROOF SLOPE OF 1/4" IN 12" (SHEATHING UNLESS NOTED OTHERWISE)
- +1.5 SPOT ELEVATION OF INSULATION ABOVE GYP BOARD THERMAL BARRIER
- WANA GROUP - PRIMARY DRAIN WITH SECONDARY DRAIN AT 2" ABOVE ROOF
- PRE-MANUFACTURED ROOF CRICKET WITH 1/4" IN 12" SLOPE
- PROTECT WINDING & B.C. MAINTENANCE TIE-GYPS (WOOD STRUCTURE)
- WALK PADS
- REMOVE EXISTING CORRUGATED AND REPLACE ROOFING AT SOUTH SIDE OF GABLE
- SEMA REPLACE EXISTING ROOFING (ONLY) AT SOUTH SIDE OF GABLE
- NEW GABLE & SHEET DORMER AND ELEVATOR CONNECTOR ROOF - ROOFING TO MATCH MAIN ROOF

WALL LEGEND

- UNRATED PARTITION
- 1 HOUR RATED PARTITION
- EXISTING PARTITION TO REMAIN

FLOOR PLAN KEYNOTES

- MASONRY INFILL AT EXTERIOR FOUNDATION WALL W/ STUCCO FINISH TO MATCH EXISTING
- REMOVE WATERPROOFING AT FOUNDATION WALL BELOW GRADE AT FORMER BASEMENT STAIR WELL
- WALL TO MATCH EXISTING WALL CONSTRUCTION
- PROVIDE NEW SHEATHING AND SOING TO MATCH EXISTING
- REFURBISHED AND RELOCATED EXISTING DOOR
- CENTER PARTITION BETWEEN WINDOWS
- ALIGN PARTITION WITH EXISTING COLLING
- ALIGN PARTITION WITH EXISTING WALL
- PROVIDE NEW CONCRETE PAD AT MECHANICAL EQUIPMENT
- NEW 4" CONCRETE SLAB ON GRADE W/ VAPOR BARRIER OVER EXISTING SLAB
- 4" CORNER CASE
- 8" X 4" GRAPHIC PANEL
- 8" X 3" WITRINE CASE
- 8" X 4" GRAPHIC PANEL
- 8" X 5" RETRACTABLE VIDEO SCREEN
- 8" X 4" WALL WITRINE
- 8" X 4" WITRINE CASE
- OVERHEAD SIGNAGE - 16" X 22"
- 8" X 4" GRAPHIC PANEL
- 500 LB CAPACITY, 100 FPM SPEED ELEVATOR WITH 8" CAB
- REMOVE EXISTING WALLS AND PARTITIONS SCHEDULED TO RECEIVE NEW PARTITIONS
- EVALUATE SUBSTRATE AND REPAIR AS REQUIRED TO RECEIVE NEW SCHEDULED FINISHES

DEMOLITION LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE REMOVED
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED
- EXISTING RAISED FLOOR TO BE REMOVED

DEMO PLAN KEYNOTES

- DEMO DOOR & FRAME - DOOR TO BE SALVAGED AND REPAIRED FOR REUSE
- DEMO CASEWORK
- DEMO PLUMBING FIXTURES
- REMOVE EXISTING WALL FINISHES - REPAIR SUBSTRATE AS REQUIRED AND PREPARE TO RECEIVE NEW FINISHES
- REMOVE ALL EXISTING KITCHEN APPLIANCES AND EQUIPMENT
- REMOVE TILE SURROUND & REMAINING WOOD TRIM - CLEAN, PATCH & REPAIR MASONRY & STUCCO TO RECEIVE NEW SURFACE & MANTEL
- REMOVE LIGHT FIXTURES & PREPARE FOR NEW FIXTURE. CAP AS RECD. STORE FOR REUSE/RELOCATION
- REMOVE EXISTING SING. INTERIOR FINISH AND SHEATHING. EVALUATE STRUCTURAL FRAMING AT CORNER POST. REPAIR AS REQUIRED
- REMOVE PAINT FROM BRICK FIREPLACE
- DEMO WINDOW AND FRAME
- DEMO RETAINING WALL, STEPS, DOOR & FRAME AT BASEMENT ACCESS
- DEMO WOOD FLOOR
- DEMO PLASTER WALL FINISH
- REMOVE EXISTING WALL FINISH, REPAIR WALL, & PREP FOR NEW FINISH
- DEMO OVERHEAD GARAGE DOOR & RAILS
- DEMO DOOR AND FRAME
- REMOVE PAINT FROM TILE HEARTH & SURROUND - PATCH AND REPAIR GROUT
- REMOVE PAINT FROM CAST IRON SURROUND & PREPARE FOR NEW FINISH
- CLEAN AND REPAIR FLOOR HEARTH TILE AND GROUT
- PRESERVE EXISTING APPOINTMENT ON WALL
- DEMO EXISTING HANDRAILS, FINISHES & PRESERVE STAIR
- DEMO & PREPARE SUBFLOOR AS REQUIRED TO RECEIVE NEW FLOOR CONSTRUCTION / FINISH
- CLEAN AND REPAIR EXISTING DOOR TO REMAIN
- DEMO PLASTER CEILING

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WILLIAM MCMURRY
 ARCHITECT
 APRIL 2023
 STATE OF TENNESSEE

PROJECT NUMBER
 194100

PROJECT NAME
 DELANEY CENTER

OWNER
 BECK CULTURAL EXCHANGE CENTER

PROJECT ADDRESS
 1935 DANDRIDGE AVENUE
 KNOXVILLE, TN 37917

CONSULTANTS

GENERAL NOTES

- COORDINATE WITH APPLICABLE DIMENSIONS AND DETAILS ON OTHER SHEETS.
- NOTES AND DETAILS ARE TO BE APPLICABLE TO SIMILAR ITEMS ELSEWHERE ON THIS SHEET.
- PROVIDE BLOOMING, ROUGH-HWEL, ETC. AS REQ'D TO MOUNT EQUIPMENT.
- ALL DOING AND SAILING MATERIALS IN WALLS AND ALL OTHER CONCEALED SPACES SHALL BE PRESERVED/REMOVED/REPAIRED AS REQUIRED TO RECEIVE NEW SCHEDULED FINISHES.
- SYMBOL INDICATES PARTITION TYPE. SEE SHEET A101 FOR PARTITION TYPES.
- SYMBOL INDICATES WINDOW TYPE. SEE SHEET A101 FOR WINDOW ELEVATIONS.
- SYMBOL INDICATES DOOR. SEE SHEET A101 FOR OPENING SCHEDULE.

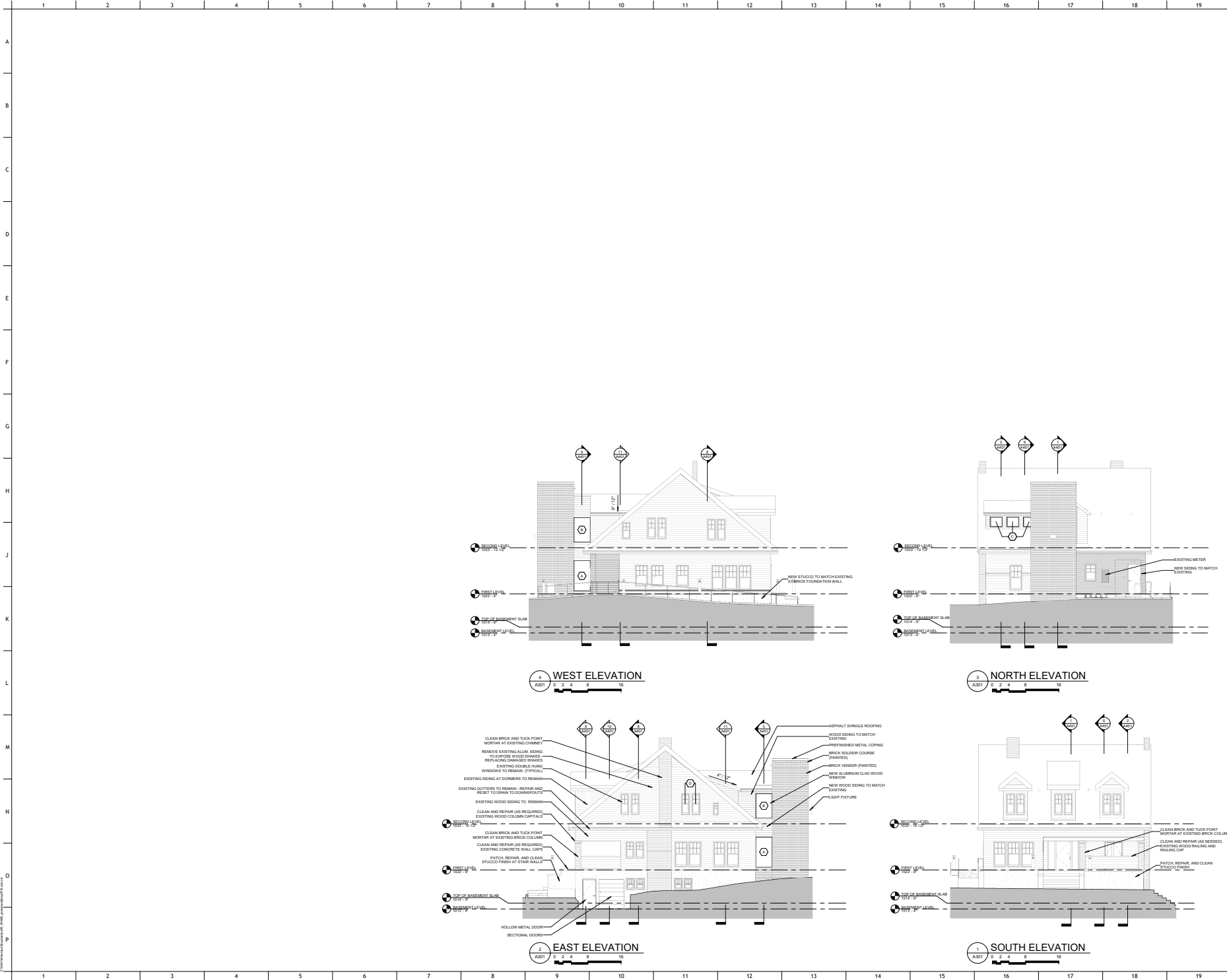
DEMOLITION NOTES

- SEE SHEET A101 FOR SITE DEMOLITION.
- COORDINATE EXTENT OF DEMOLITION WITH APPLICABLE DIMENSIONS AND DETAILS ON OTHER SHEETS.
- REMOVE ALL ALLYWOOD AT EXISTING OPENINGS.
- REMOVE ALL EXISTING FINISHES AT REMOVED AREA & REPAIR. REMOVE EXISTING FINISHES FROM REMOVED AREAS SCHEDULED TO RECEIVE NEW PARTITIONS. EVALUATE SUBSTRATE AND REPAIR AS REQUIRED TO RECEIVE NEW SCHEDULED FINISHES.
- CAP UTILITIES AND PATCH WALLS AND FLOORS WHERE CASEWORK OR FIXTURES ARE REMOVED.
- PROTECT ALL FINISHES OR FIXTURES WHICH ARE EXISTING TO REMAIN. REPAIR OR REPLACE AS REQUIRED IF DAMAGED.
- SAVAILABLE ITEMS SHALL BE STORED, REUSED, OR DISPOSED OF AT THE CONTRACTOR'S DIRECTION.
- REMOVE ALL BASEBOARD AND CROWN MOULDING AT EXTERIOR WALLS TO ALLOW FOR FORM INSULATION TO BE INSTALLED. PROTECT AND REPAIR AS REQUIRED IF DAMAGED. PATCH AND REPAIR AS REQUIRED IF DAMAGED. HOLES FOR REPAIRS SHALL BE PATCHED PRIOR TO REINSTALLATION OF WOOD TRIM.
- EXISTING DOORS TO BE SALVAGED FOR REUSE TO BE CLEANED, REPAIRED AND PREPARED FOR NEW HARDWARE.

4-B-23-SU
2/14/2023

PARTNER-IN-CHARGE: **KLH**
 PROJECT MANAGER: **ASH**
 DRAWN BY: **JEM / DCP**
 REVIEWED BY: **XXX**
 ISSUE DATE: **01.27.2023**
 REVISIONS:

A101
 FLOOR PLAN



BARBERMcMURRY
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PROJECT NUMBER
194100

PROJECT NAME
DELANEY CENTER

OWNER
BECK CULTURAL EXCHANGE CENTER

PROJECT ADDRESS
1935 DANDRIDGE AVENUE KNOXVILLE, TN 37917

CONSULTANTS

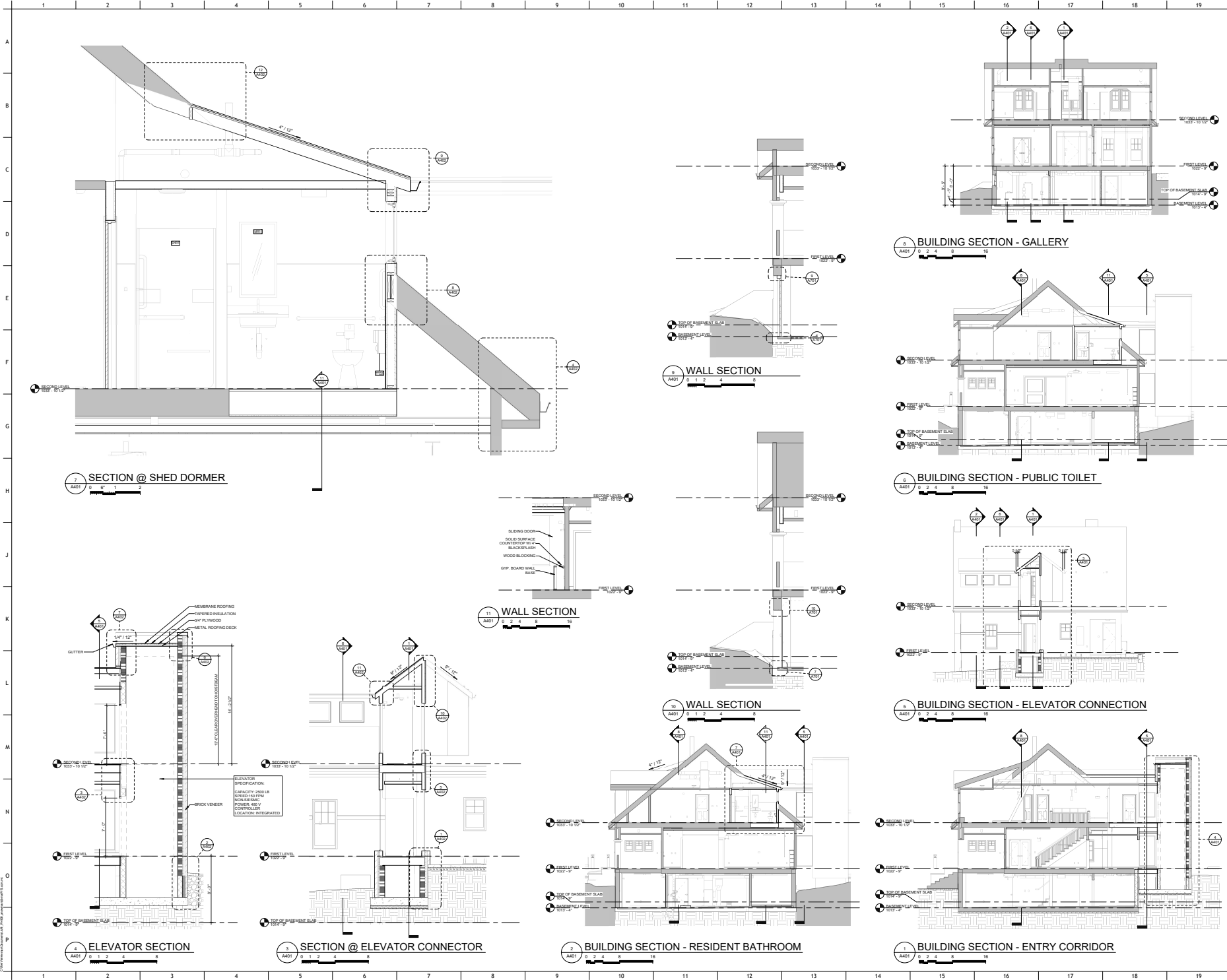
GENERAL NOTES

- COORDINATE WITH APPLICABLE DIMENSIONS AND DETAILS ON OTHER SHEETS.
- NOTES AND DETAILS ARE TYPICALLY APPLICABLE TO SIMILAR TYPE OPENING ELSEWHERE ON THE SHEET.
- DIMENSIONS ARE TO FACE OF MASONRY WOOD SIDING OR EDGE OF OPENING UNLESS OTHERWISE NOTED.
- SEE SHEET A201 FOR EXTERIOR WINDOW TYPES AND DETAIL REFERENCES.
- PROVIDE MASONRY JOINT MOVEMENT JOINTS (JMS) AT INSIDE CORNERS AND INTERSECTIONS WITH OTHER MATERIALS.
- PREPARE EXISTING WOOD SIDING AND SHIMES TO RECEIVE NEW FINISH. REPAIR ANDOR REPLACE BROKEN/DAMAGED SIDING AND SHIMES TO MATCH EXISTING.
- REPAIR AND RESET EXISTING GUTTERS WITH PROPER SLOPE TO DRAIN TO DRAINAGE LOCATION. RESET ANDOR REPLACE EXISTING DOWNSPUTS, EXTENDING TO GRADE WITH SPLASH BLOCK.
- REMOVE ALL EXISTING ALUMINUM STOREY WINDOW SYSTEMS.
- REPAIR, REGLAZE (AS REQUIRED) AND PREP FOR NEW FINISH EXISTING WOOD DOUBLE HUNG WINDOWS.

4-B-23-SU
2/14/2023

PARTNER-IN-CHARGE: KJH
PROJECT MANAGER: ASH
DRAWN BY: JEM / DCP
REVIEWED BY: XXX
ISSUE DATE: 01.27.2023
REVISIONS:

A301
ELEVATIONS



PROJECT NUMBER
194100

PROJECT NAME
DELANEY CENTER

OWNER
BECK CULTURAL EXCHANGE CENTER

PROJECT ADDRESS
**1935 DANDRIDGE AVENUE
KNOXVILLE, TN 37917**

CONSULTANTS

GENERAL NOTES - WALL SECTIONS

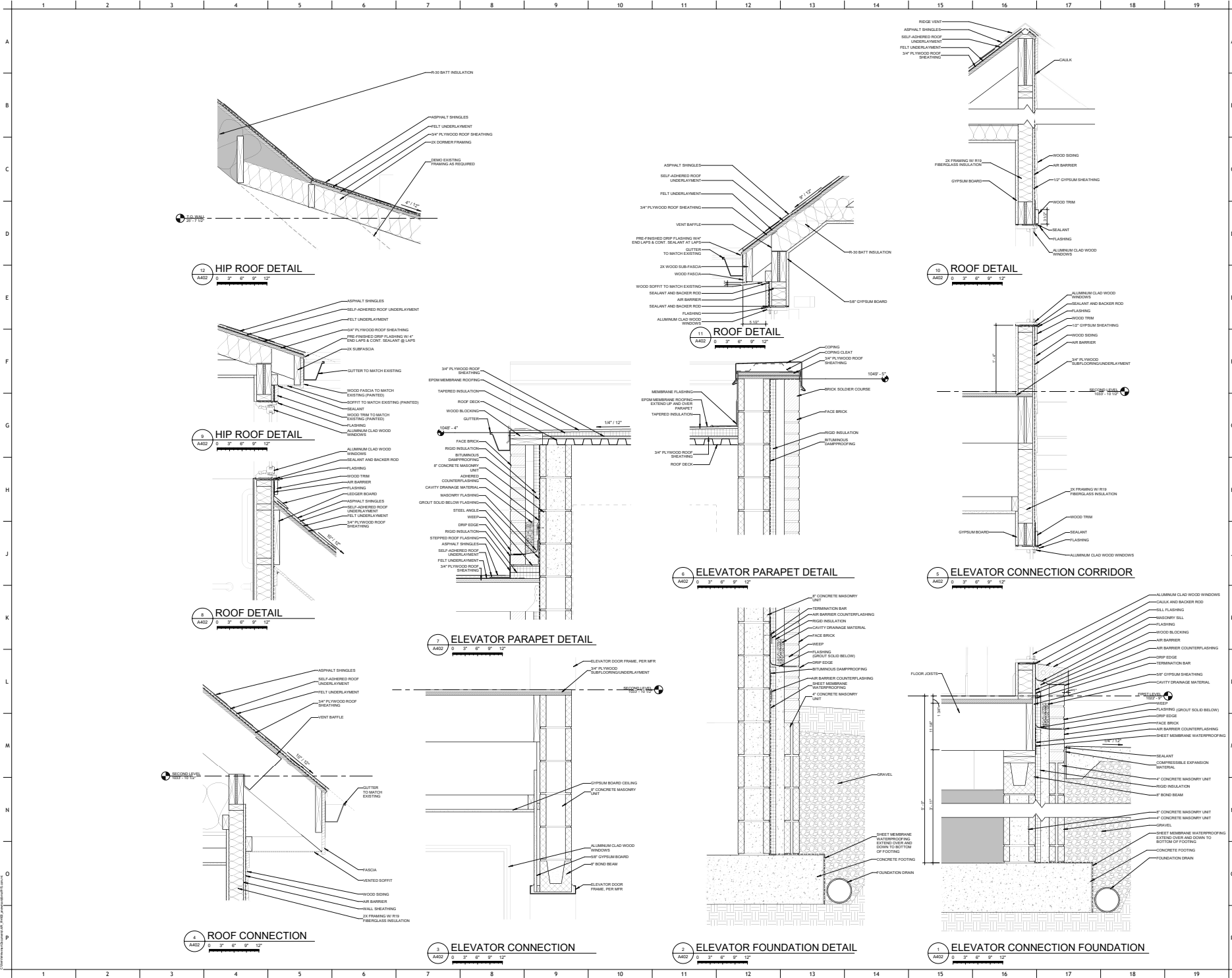
- COORDINATE WITH APPLICABLE NOTES AND DIMENSIONS ON OTHER SHEETS
- NOTES AND DETAILS ARE TYPICALLY APPLICABLE TO SIMILAR ITEMS DRAWN ELSEWHERE ON THE SHEET
- SEE STRUCTURAL DRAWINGS FOR SIZE, DEPTH AND REINFORCING OF ALL FOOTINGS
- SEE STRUCTURAL DRAWINGS FOR SIZES AND CONNECTIONS OF ALL STRUCTURAL STEEL FRAMING MEMBERS
- NOTES AND DIMENSIONS ON FIRST WALL SECTION APPLY TO ALL WALL SECTIONS UNLESS NOTED OTHERWISE

GENERAL NOTES - DETAILS

- COORDINATE WITH APPLICABLE NOTES AND DIMENSIONS ON OTHER SHEETS
- NOTES AND DETAILS ARE TYPICALLY APPLICABLE TO SIMILAR ITEMS DRAWN ELSEWHERE ON THE SHEET
- SEE STRUCTURAL DRAWINGS FOR SIZE, DEPTH AND REINFORCING OF ALL FOOTINGS
- SEE STRUCTURAL DRAWINGS FOR SIZES AND CONNECTIONS OF ALL STRUCTURAL STEEL FRAMING MEMBERS

4-B-23-SU
2/14/2023

PARTNER-IN-CHARGE: KLH
PROJECT MANAGER: ASH
DRAWN BY: DCP
REVIEWED BY: XXX
ISSUE DATE: 01.27.2023
REVISIONS:



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Walter Dandridge
 Project Architect
 2/14/2023

PROJECT NUMBER
 194100

PROJECT NAME
 DELANEY CENTER

OWNER
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 EXCHANGE CENTER

PROJECT ADDRESS
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CONSULTANTS

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GENERAL NOTES - DETAILS

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- NOTES AND DETAILS ARE TYPICALLY APPLICABLE TO SIMILAR ITEMS UNLESS OTHERWISE NOTED ON THE SHEET
- SEE STRUCTURAL DRAWINGS FOR SIZE, DETAIL AND DIMENSIONS OF ALL FOOTINGS
- SEE STRUCTURAL DRAWINGS FOR SIZES AND CONNECTIONS OF ALL STRUCTURAL STEEL FRAMING MEMBERS

PARTNER-IN-CHARGE: **KLH**

PROJECT MANAGER: **ASH**

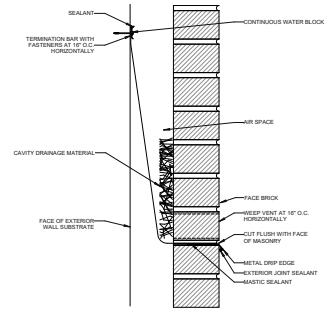
DRAWN BY: **JEM / DCP**

REVIEWED BY: **XXX**

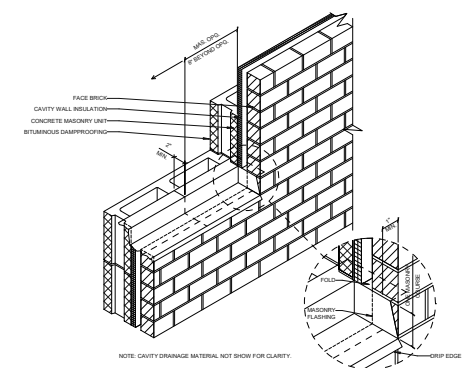
ISSUE DATE: **01.27.2023**

REVISIONS:

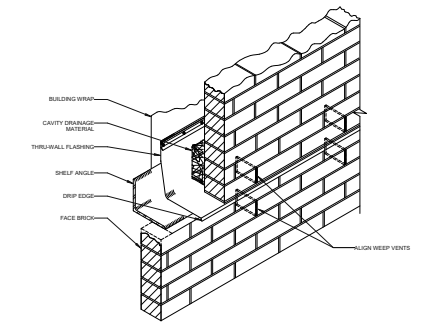
A402
 DETAILS



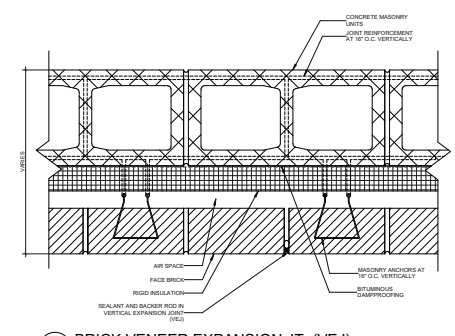
6 MASONRY THRU WALL FLASHING
 A702 0' 1" 2" 3" 4" 5" 6"



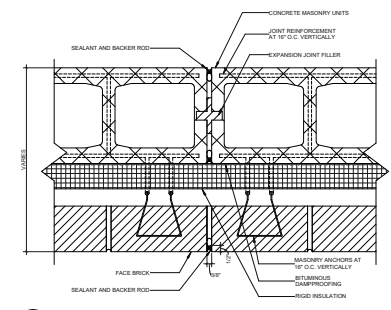
5 THRU WALL FLASHING @ SILL
 A702 0' 1" 2" 3" 4" 5" 6"



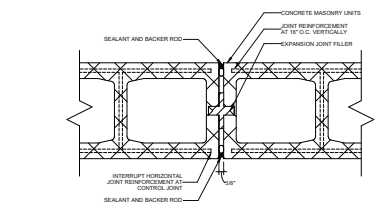
7 WEEP VENT ALIGNMENT
 A702 0' 1" 2" 3" 4" 5" 6"



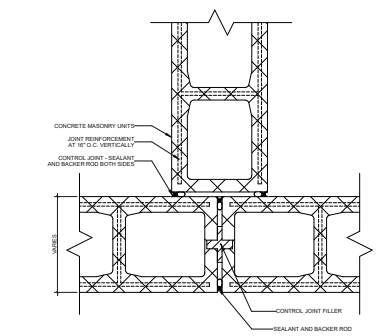
4 BRICK VENEER EXPANSION JT. (VEJ)
 A702 0' 1" 2" 3" 4" 5" 6"



3 VERT. CONTROL JT.
 A702 0' 1" 2" 3" 4" 5" 6"



2 VERT. CONTROL JT.
 A702 0' 1" 2" 3" 4" 5" 6"



1 INTERSECTION @ CONTROL JT.
 A702 0' 1" 2" 3" 4" 5" 6"

bma
BARBERMcMURRY
 architects since 1915
 505 Market St Suite 300 Knoxville, TN 37902
 1 800.334.1915 1 865.546.0242
 bma1915.com

PROJECT NUMBER
194100

PROJECT NAME
DELANEY CENTER

OWNER
BECK CULTURAL EXCHANGE CENTER

PROJECT ADDRESS
1935 DANDRIDGE AVENUE KNOXVILLE, TN 37917

CONSULTANTS

4-B-23-SU
2/14/2023

PARTNER-IN-CHARGE	KLH
PROJECT MANAGER	ASH
DRAWN BY	DCP
REVIEWED BY	XXX
ISSUE DATE	01.27.2023
REVISIONS	

A702
 DETAILS



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - Sector Plan
 - One Year Plan
- Rezoning

Andrew Newman

Applicant Name

Affiliation

2/21/2023

Date Filed

4/13/2023

Meeting Date (if applicable)

4-B-23-SU

File Number(s)

CORRESPONDENCE

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

Andrew Newman BarberMcMurry Architects

Name / Company

505 Market St Knoxville TN 37922

Address

865-934-1915 / anewman@bma1915.com

Phone / Email

CURRENT PROPERTY INFO

Beck Cultural Exchange Center Beck Cult 1927 Dandridge Ave Knoxville TN

Owner Name (if different)

Owner Address

Owner Phone / Email

1935 DANDRIDGE AVE

Property Address

95 B L 048.01

Parcel ID

0.51 acres

Part of Parcel (Y/N)?

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

N of Dandridge Ave, east of E Hill Ave/E Summit Hill Dr intersection

General Location

City

Council District 6

RN-1 (Single-Family Residential Neighborhood)

Single Family Residential

County District

Zoning District

Existing Land Use

Central City

Planning Sector

TDR (Traditional Neighborhood Residential)

Sector Plan Land Use Classification

N/A (Within City Limits)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input checked="" type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) Cultural Facility	

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment		
Proposed Density (units/acre) Previous Zoning Requests		
Additional Information _____		

STAFF USE ONLY

PLAT TYPE

- Staff Review Planning Commission

ATTACHMENTS

- Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

- COA Checklist (Hillside Protection)
 Design Plan Certification (Final Plat)
 Site Plan (Development Request)
 Traffic Impact Study
 Use on Review / Special Use (Concept Plan)

Fee 1	Total
\$1,600.00	
Fee 2	
Fee 3	

AUTHORIZATION

Applicant Signature: **Andrew Newman** Please Print Date: **2/21/2023**

Property Owner Signature: **Beck Cultural Exchange Center Beck Cultural Exchange Center** Please Print Date: **2/21/2023**

I declare under penalty of perjury the foregoing (i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent) is true and correct.



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - OYP
- Rezoning

Andrew Newman

Applicant Name

Affiliation

Date Filed

Meeting Date (if applicable)

File Number(s)

CORRESPONDENCE

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

- Applicant
- Property Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Andrew Newman

BarberMcMurry Architects

Name

Company

505 Market Street

Knoxville

TN

37922

Address

City

State

ZIP

865-934 1915

anewman@bma1915.com

Phone

Email

CURRENT PROPERTY INFO

Beck Cultural Exchange Center

1927 Dandridge Ave

N/A

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

1935 Dandridge Ave

095BL04801

Property Address

Parcel ID

KUB

KUB

n

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

City County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

Development Plan Use on Review / Special Use Hillside Protection COA
 Residential Non-Residential
Home Occupation (specify) Cultural facility

Related City Permit Number(s)

IBC-ADD-23-000

6

Other (specify) _____

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name _____

Unit / Phase Number Combine Parcels Divide Parcel Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

Zoning Change Proposed Zoning _____

Plan Amendment Change Proposed Plan Designation(s) _____

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*)
 Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1	Total
Fee 2	
Fee 3	

AUTHORIZATION

Andrew Newman
Digitally signed by Andrew Newman
DN: cn=US, E=anewman@bma1915.com,
O=BarberMcMurry Architects, OU=Andrew Newman
Date: 2023.02.13 09:01:05-05'00'

Andrew Newman

2/13/23

Applicant Signature

Please Print

Date

865-934-1915

anewman@bma1915.com

Phone Number

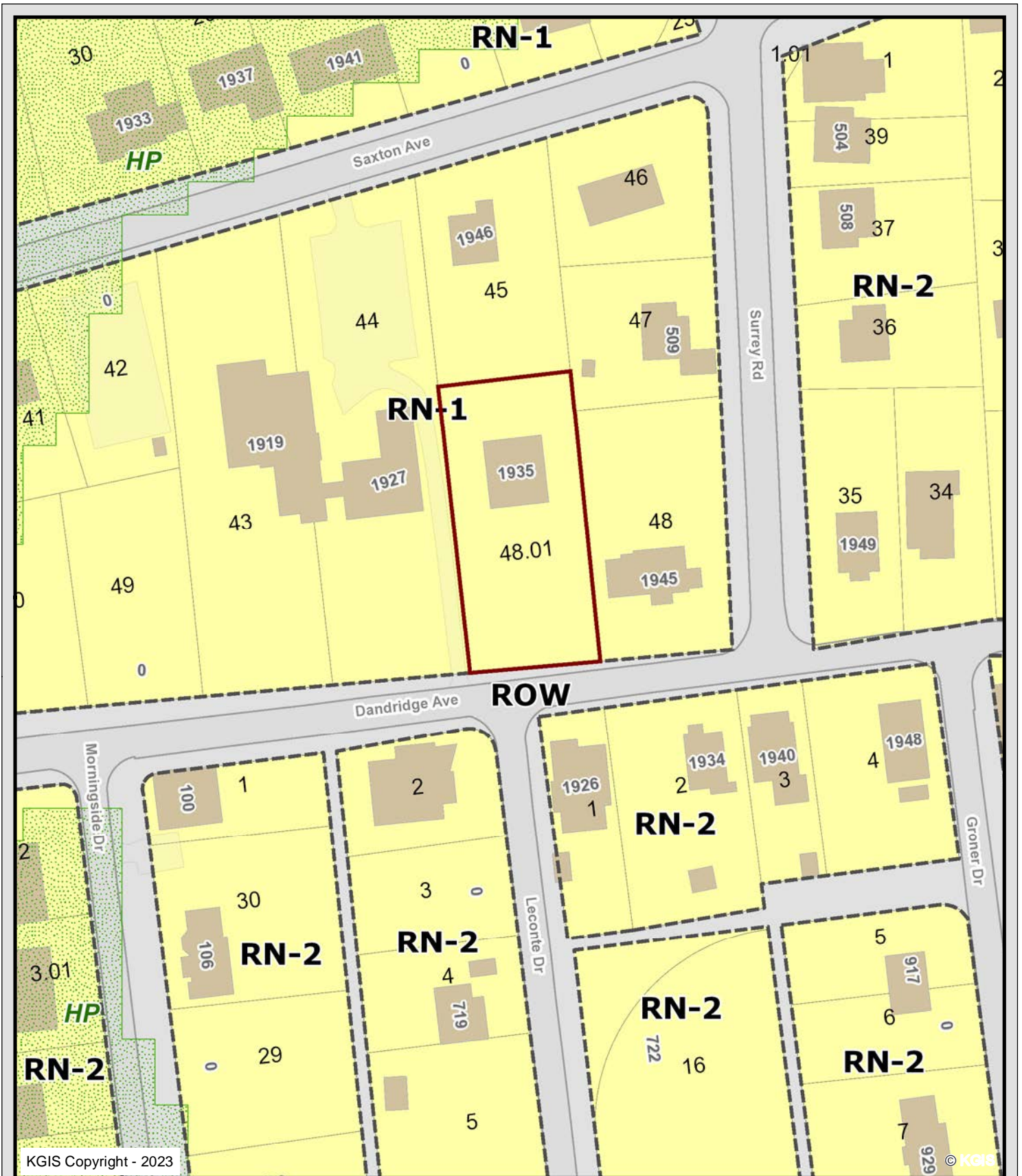
Email

Property Owner Signature

Please Print

Date

I declare under penalty of perjury the foregoing [i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent] is true and correct.



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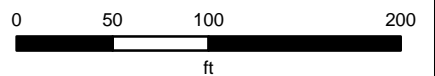
1935 Dandridge Ave

Knoxville - Knox County - KUB Geographic Information System

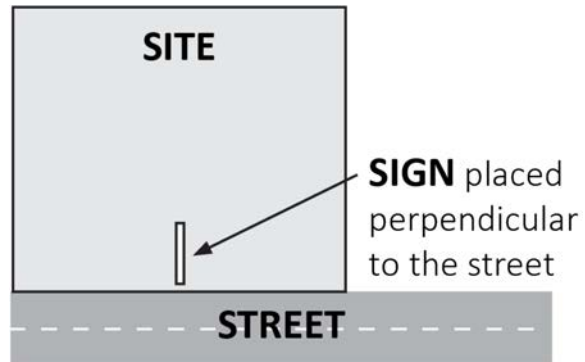
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The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, 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 **not less than 12 days prior to 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 not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

_____ 3/31/2023 _____ and _____ 4/14/2023 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Andrew Newman

Date: 2/21/23

File Number: 4-B-23-SU

- Sign posted by Staff
- Sign posted by Applicant