

## SPECIAL USE REPORT

► FILE #: 6-A-23-SU AGENDA ITEM #: 19

**AGENDA DATE:** 6/8/2023

► APPLICANT: PETER DADZIE

OWNER(S): Peter Dadzie

TAX ID NUMBER: 94 A A 017 <u>View map on KGIS</u>

JURISDICTION: City Council District 5
STREET ADDRESS: 2553 WESTERN AVE

► LOCATION: North side of Western Ave, east of Mynderse Ave

► APPX. SIZE OF TRACT: 0.69 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Western Avenue, a major arterial with 88 ft of pavement width

within 114 feet to 127 feet of right-of-way width in front of the subject

property.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: East Fork

► ZONING: C-H-1 (Highway Commercial)

► EXISTING LAND USE: Commercial

► PROPOSED USE: Nightclub

HISTORY OF ZONING: The property was rezoned from I-3 to C-6 in 2019 (11-E-19-RZ)

SURROUNDING LAND

North: Industrial -- I-H (Heavy Industrial) & IH (Infill Housing Overlay)

USE AND ZONING:

South: Commercial -- I-H (Heavy Industrial) & I-G (General Industrial)

East: Industrial -- I-H (Heavy Industrial) & IH (Infill Housing Overlay)

West: Agricultural/Forestry/Vacant -- I-G (General Industrial)

NEIGHBORHOOD CONTEXT: This area is developed with a mix of commercial and light to heavy industrial

uses, under C-H-1, I-MU, I-G, and I-H zones, and single-family residential to

the east in the RN-2 zone.

#### STAFF RECOMMENDATION:

► Approve the request for the nightclub with approximately 3,000 sqft of floor area in the C-H-1 (Highway Commercial) zoning district, subject to 5 conditions.

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, including but not limited to Article 10.5 (Environmental Performance Standards), Article 11 (Off-Street Parking), and Article 12 (Landscaping).

2. Installing curbing or another barrier between the parking lot and the garage doors to restrict vehicle access.

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- 3. Meeting all applicable requirements of the City of Knoxville Department of Plans Review and Inspections.
- 4. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
- 5. Meeting all applicable requirements of the Tennessee Department of Transportation regarding the number and location of driveways to Western Avenue.

With the conditions noted, this plan meets the requirements for approval in the C-H-1 zoning district and the criteria for approval of a special use.

#### **COMMENTS:**

This proposal is for a nightclub with approximately 3,000 sqft of floor space in a building recently constructed for a car dealership on Western Avenue. There will not be any significant alterations to the exterior of the building. The property is zoned C-H-1 (Highway Commercial), which requires Special Use approval for nightclubs. The property currently has two driveway connections to Western Avenue. TDOT has stated that as part of this change of use review, one of the two access points may be required to be removed.

A nightclub is defined by the City of Knoxville Zoning Ordinance as follows: A commercial establishment, whether or not open to the public, which:

- 1. Primarily serves alcohol or tobacco, or allows on-site consumption of the same.
- 2. May operate with a permit from the City of Knoxville or with a state license either to serve alcohol or to allow alcohol to be consumed on the premises.
- 3. Stays open at night, until up to 6:00 a.m. Eastern Standard Time, or later in the daylight hours.
- 4. Is operated as a place of entertainment at night.
- 5. Typically provides live or recorded entertainment in which patrons may or may not participate, and which includes music, singing, performing, dancing, and the like.
- 6. Typically restricts entry to those 18 years of age or older.
- 7. May or may not serve tobacco or food, or allow on-site consumption of the same.
- 8. May or may not include an outdoor area, including a patio or rooftop bar, where alcohol or tobacco may be consumed or served.

If an establishment meets this definition and another in this Code, this definition controls.

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 One Year Plan and Central City Sector Plan designation for this site are LI (Light Industrial). The property was rezoned to C-6 (General Commercial Park) in 2019 (11-E-19-RZ), which was allowed in the LI land use classification. The C-H-1 and I-MU zones were considered equivalent zones to the C-6, and this property was designated C-H-1 because of the intent to use the property for commercial purposes.
- 2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.
- a. Nightclubs require Special Use approval by the Planning Commission in the C-H-1 (Highway Commercial) zoning district.
- b. Nightclubs do not have principal use standards. They only need to meet the standards of the C-H-1 zone and other general standards of the zoning ordinance.
- c. Additional landscaping may be required depending on where new parking is located. This will be determined during the permit review.
- 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 proposed nightclub is located in an industrial and commercial portion of Western Avenue, east of I-640 and west of Western Heights.
- b. There is a residential zone district located to the east of the subject property, however, there is a creek, vacant industrial land, and a railroad line located between the closest house and the nightclub. The closest residence is approximately 800 ft away.
- 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 subject property is surrounded by industrial and warehouse uses.
- b. The closest residential use is approximately 800 ft away.

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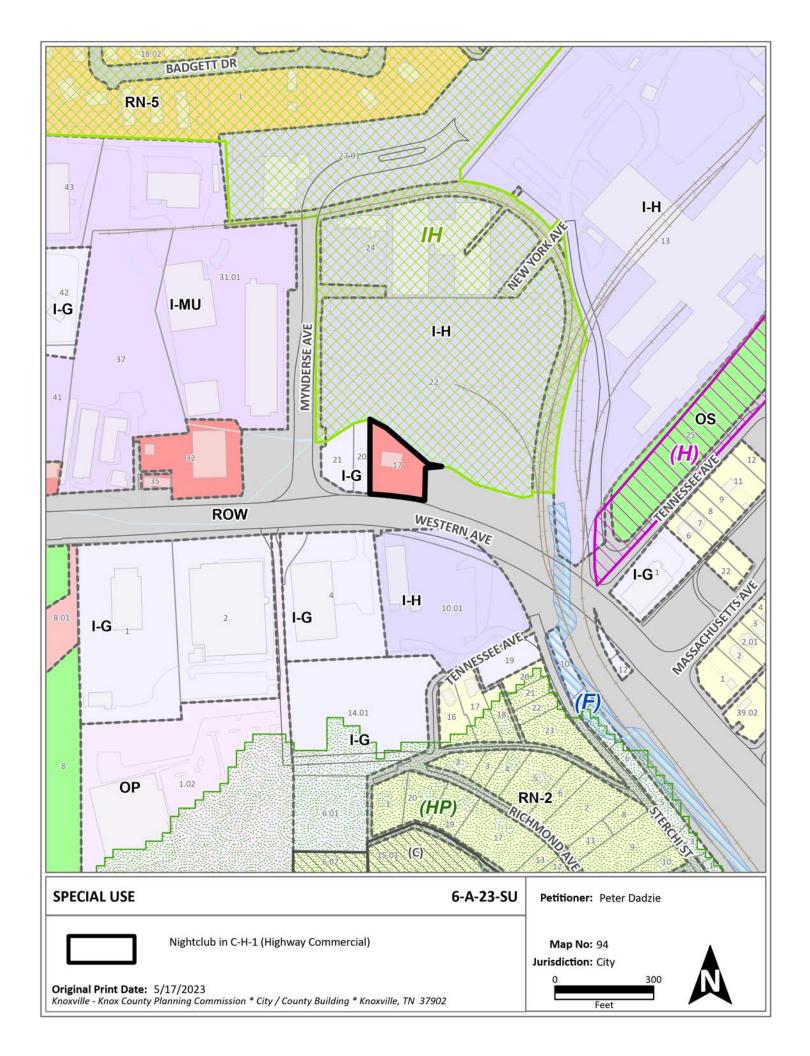
- 5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.
- a. The proposed nightclub will not draw additional traffic through residential streets because it is located on Western Avenue, a major arterial street.
- 6) THE NATURE OF DEVELOPMENT 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 will 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 Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed.

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FILE NUMBER: (6 A 23 SU)

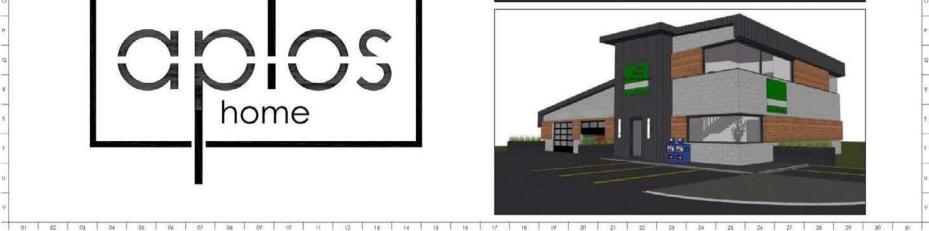
## 2553 WESTERN AVE

AGE + DRAWING INDEX ANS NS NS NN + DETAIL SECTION	*OFFICE CLASSIFIED AS 8 OCCUPANCY - 1.844SF *BOTH OCCUPANCIES TO BE SEPARATED BY 8" THICK CALU BLOCK
NS NN • DETAIL SECTION	+BOTH OCCUPANCIES TO BE SEPARATED BY 8" THICK CMU BLOCK
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AN - MECHANICAL	ENGINEERS.
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Project: 2553 WESTERN

PETER DADZIE

BIG APPLE ENTERTAINMENT

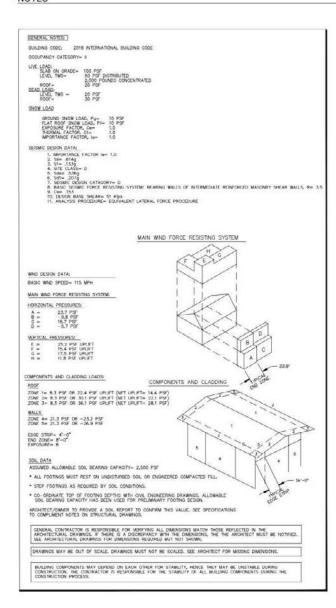
MAIN LEVEL: 922SF UPPER LEVEL: 922SF TOTAL: 3,171SF

2553 WESTERN AVE.



Jared Mullins janed aplay@gmail.com





#### CONCRETE NOTES:

 CONCRETE MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS
 FOOMNGS = 3,000 PS
 SOCRMAKS AND EXPOSED EXTERIOR SLABS = 4,000 PSI (5.6% MINIMUM AIR ENTRAINED MAXIMUM WITTER TO COMMITTINGS MATERIAL RATIO= 0.46) \*NTERIOR FLOOR SLAB ON GRADE - 3,000 PSI (NO ENTRANED AIR REQUIRED) \*STRUCTURAL CONORETE - 4,000 PSI

01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 | 10 | 31 | 12 | 13 | 14 | 15 | 16 | 37 | 18 | 19 | 20 | 21 | 27 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31

2. REINFORCEMENT: \*REBAR- ASTM A 615 GRADE 60 \*WELDED WIRE MESH- ASTM A 185

3. ADMINITURES ONLY AS APPROVED BY ABOUTEST.

- CONCRETE SPECIFIED AS AIR ENTRAINED, TO CONFORM TO STANDARD SPECIFICATIONS FOR AIR ENTRAINED ADMIXTURES FOR CONCRETE, ASTM C260.
- 5. ALL DETAILING, FABRICATION AND PLACING OF REINFORCING STEEL SHALL CONFORM TO THE ACI 315 MANUAL OF STANDARD PRACTICE FOR DETAILS AND DETAILING OF REINFORCEMENT (LATEST EDITION) CONDRETE MIX DESIGN AND PLACEMENT SHALL CONFORM TO ACT 301 SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (LATEST EDITION) AND ACT 318 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONSIDERS.
- 7. TESTING OF CONCRETE SHALL BE PER ACI 301 SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (LATEST EDITION).
- AL FORMMORK FOR FOOTING CONCRETE MAY BE REMOVED AS SOON AS CONCRETE HAS HARDENED ENDUGH TO RESIST DAMAGE FROM THE FORMWORK REMOVAL PROCESS.
- FOOTING CONCRETE MUST NOT BE LOADED UNTIL CONCRETE HAS REACHED 70% OF ITS MINIMUM 28 DAY COMPRESSIVE STRENGTH OF AFTER 3 CLIMINATIVE DAYS AT DR ABOVE 60 deg F.
- 10. S.G.J. INDICATES EITHER A CONTRACTION JOINT OR A CONSTRUCTION JOINT.
- 11. PLACE GRADE SLAR CONTRACTION JOINTS AS SHOWN ON THE PLAN. SAWCUT CONTRACTION JUDITS MUST BE OUT AS SOON AS THE CONCRETE IS HARD ENOUGH SO THAT THE BLADE DOES NOT DISLODGE AGGREGATE OR RAVEL THE EDGES. DELIVING THE SAWCUT MAY RESULT FOR RANDOM CRACKING.
- CURE CONCRETE TO PREVENT WATER LOSS THAT MAY LEAD TO CRACKING, CURING MUST BE DONE ACCORDING TO ACT SQL "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS".
- 13. REFER TO ACT 302 "GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION"
- 14. REFER TO ACI 308 "STANDARD PRACTICE FOR CURING CONCRETE"

- 1. ALL ANCHORS TO BE BY POWERS FASTENERS.
- Z. ALL ADHESIVE ANCHORS TO BE ACTOD+GOLD OR PETODO+ BY POWERS FASTENERS. FOLLOW WARUFACTURER'S INSTRUCTIONS

- ALL HOLLOW CONCRETE MASCHRY UNITS TO MEET A.S.T.M. SPECIFICATIONS COO. LATEST EDITION. UNITS SHALL BE LIGHTMCBHT, SHALL NOT EXCEDE TOS POF, AND SHALL BE MANUFACTURED WITH LIGHTMCBHT AGGREGATES OCCORRAMED TO ASTM COURS. ON ASTM COURS.
- THE MINARUM AVERAGE NET AREA COMPRESSIVE STRENGTH OF 3 UNITS SHALL BE 1,500 PS, THE MINARUM INDIVIDUAL UNIT NET AREA COMPRESSIVE STRENGTH SHALL BE 1,900 PS (90%). AS TESTED ACCORDING TO C140.
- ALL WALLS WITH VERTICAL REINFORCING MAY BE BUILT USING SINGLE OPEN ENDED "A" BLOCK OF DOUBLE OPEN ENDED "H" BLOCKS AT CONTRACTOR'S OPTION.
- ALL MORTAR SHALL MEET A.S.T.M. SPECIFICATIONS FOR TYPE "S" PORTLAND CEMENT MORTAR WITH A MINIMUM COMPRESSIVE STRENCTH OF 1,000 Pp. ADDITIVES CONTAINING CALCIUM CHLORIDE SHALL NOT BE USED, ADDITIO OF WATER TO RE-HYDRATE MORTAR MIX S NOT ALLOWED.
- 5. ALL CROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,000 PIS.
- 6. LAP SPLICE REINFORCING FOR MASONRY SHALL BE A MINIMUM OF 48 BAR DIAMETERS, DEVELOPMENT SHALL BE 38 BAR DIAMETERS UNLESS NOTED OTHERWISE.
- 7. HORIZONTAL JOINT REINFORCING SHALL HE LADDER-TYPE WITH NUMBER 9 GAUGE RODS. HORIZONTAL JOINT REINFORCING AT 16" ABOVE GRADE AND AT EVERY COURSE BELOW GRADE.
- D. PROVIDE (1) #4 BAR AT THE BOTTOM OF EVERY WINDOW OPENING, EXTEND THE BAR 20" BEYOND EACH SIDE OF THE OPPINING.
- 9. PROVIDE CONTINUOUS BOND BEAMS AT TOP OF WALLS, LEDGER ANGLE TRUSS BEARING, AND WHERE SHOWN ON DRAWINGS.
- 10. ALL MASONRY CELLS BELOW GRADE MUST BE FILLED SOUD WITH GROUT

01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30

- 11. IS DENOTES REINFORCED CELL. SEE FOUNDATION FLAN AND/OR DETAILS FOR LOCATIONS.
- 12. TEMPORARY BRACING OF ALL MASONRY WORK IS THE RESPONSIBILITY OF THE CONTRACTOR.

#### GENERAL WOOD NOTES:

T. MAXIMUM WOOD MOISTURE CONTENT TO BE 1976. THE SPECIES AND CRADE OF STRUCTURAL LUMBER SHALL BE SPECIFIED AS FOLLOWS:

MEMBER	SPECIES	MIN. GRADE	SINGLE FO	PARALLEL Fo	E
214	YELLOW SOUTHERN PINE	STUD	850	975	1,400,000
2x6	YELLOW SOUTHERN PINE	NO.2	1250	1600	1,600,000
2×8	YELLOW SOUTHERN PINE	NO.2	1200	1660	1,600,000
2×10	YELLOW SOUTHERN PINE	NO.2	1060	1800	1,800,000
2x12	YELLOW SOUTHERN PINE	NO. 1	1250	1600	1,700,000
UL or PSL JOISTS		£ 20	2,900	2,900	2,000,000

- 3. ALL WOOD IN CONTACT WITH SOIL, WEATHER, CONCRETE OR MASONRY SHALL BE PRESSURE TREATED
- 4. STEEL CONNECTORS IN CONTACT WITH PRESSURE TREADED LUMBER MUST BE HOT-DIPPED GALVANIZED.
- 5. THE QUANTITY AND SIZE OF NAILS OR BOLTS CONNECTING WOOD MEMBERS SHALL BE AS SPECIFIED IN TABLE 2304.0. 1 OF THE INTERNATIONAL BUILDING CODE, UNLESS SHOWN ON THESE DRAWNOS.
- 6. LATERAL SUPPORT FOR PRE-ENONEERED WOOD TRUSSES MUST BE INSTALLED DURING THE INSTALLATION PROCESS, FOLLOW THE FABRICATOR'S RECOMMENDATIONS FOR TEMPORARY AND PERMANENT BRACING.
- 7. SPECIES AND GRADE USED IN PRE-ENGINEERED WOOD TRUSSES SHALL DE AS REQUIRED AND SELECTED. BY
- 8. MANUFACTURER OF PRE-ENGINEERED WOOD TRUSSES SHALL SUBMIT SHOP DRAWINGS SEALED BY A TENNESSEE CHIEFER.
- 9. WOOD TRUSSES SHALL HAVE A MINIMUM 1 1/2" BEARING ON WOOD OR METAL, 3" MINIMUM BEARING ON MASONRY,
- 10. DETAILING, FABRICATION AND ERECTION OF STRUCTURAL WOOD SHALL CONFORM TO CHAPTER 23 OF THE INTERNATIONAL BUILDING CODE.
- 11. ALL DIMENSIONS SHOWN IN THE STRUCTURAL DRAWINGS ARE TO BE FIELD VERIFIED.
- 12. CONTRACTOR TO CONTACT ARCHITECT IF CONDITIONS IN THE FIELD ARE DIFFERENT FROM THOSE SHOWN ON DRAWNINGS.
- 13. WOOD CONSTRUCTION CONNECTORS BY SMPSON STRONG TIE.

#### [ALLOWABLE DEFLECTION:]

WOOD FLOOR TRUSSES DEAD + LIVE LOAD- L/600 DEAD LOAD- L/360

WOOD ROOF TRUSSES DEAD LOAD- L/36

#### DRAWING LIST

- \$1.0 STRUCTURAL NOTES
- \$1.1 SPECIAL INSPECTIONS
- S2.0 FOUNDATION AND UPPER LEVEL WALL PLANS
- S2.1 MAIN ROOF, FLOOR FRAMING, AND UPPER ROOF FRAMING PLANS
- S2.2 MAIN LEVEL AND UPPER LEVEL LINTEL PLANS AND LINTEL DETAIL/SCHEDULE
- \$3.0 DETAILS AND SECTIONS
- \$3.1 DETAILS AND SECTIONS

ABBREVIATIONS	AD	OR	Ŋ	AT	ON	5

ADOVE FINISHED FLOOR ARCHITECTURAL BELOW FINISHED FLOOR BUILDING
BOTTOM OF CONCRETE
BOTTOM OF STEEL
BASE PLATE
CONTINUOUS REINFORCEMENT
STEEL CHANNEL
ELEVATION

PRODUCTION TO THE WAS TO THE WAS



2553 WESTERN

PETER DADZIE

BIG APPLE ENTERTAINMENT

MAIN LEVEL: 922SF UPPER LEVEL: 9225F TOTAL: 3,1713F

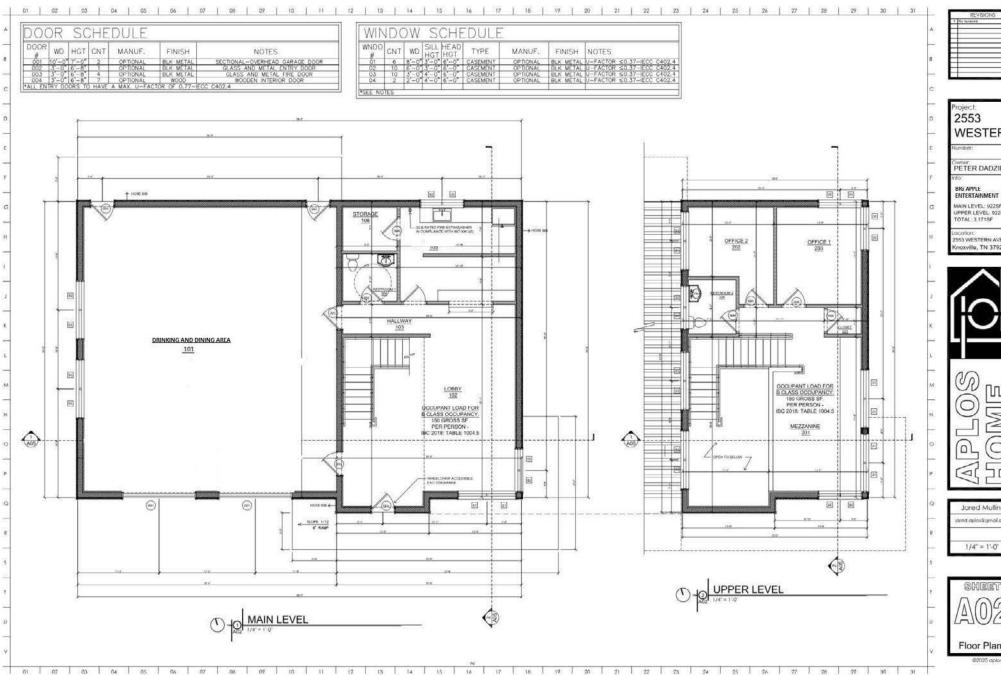
> 2553 WESTERN AVE Cooxville. TN 37921

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2553 WESTERN

PETER DADZIE

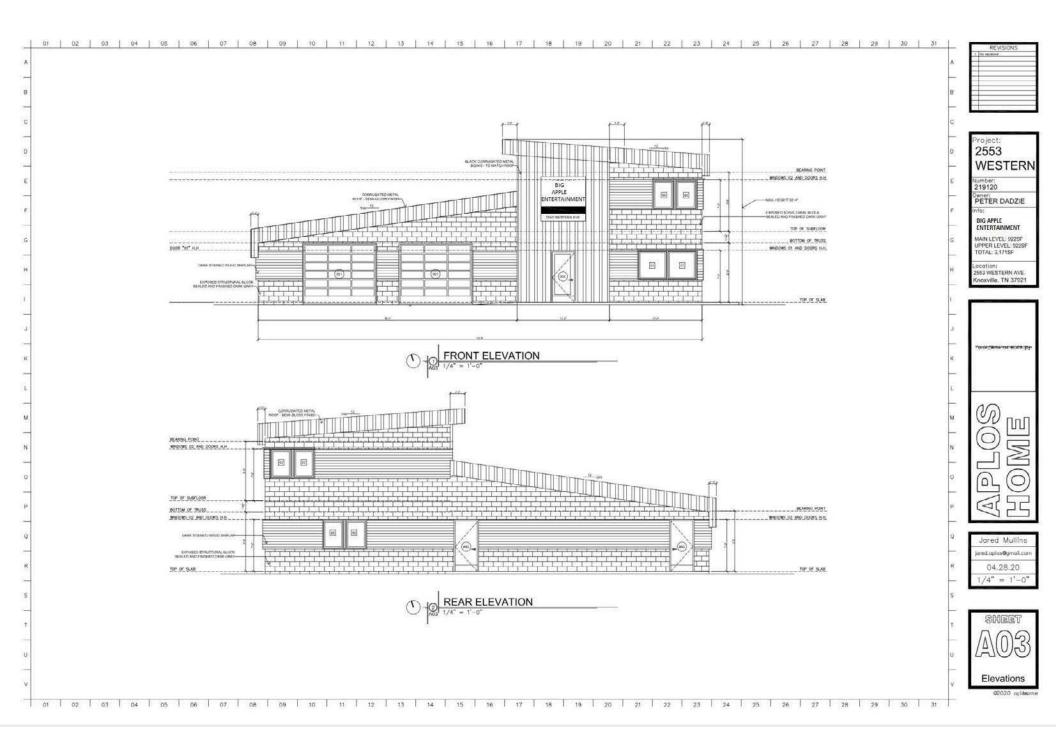
MAIN LEVEL: 922SF UPPER LEVEL: 9228F TOTAL: 3,1718F

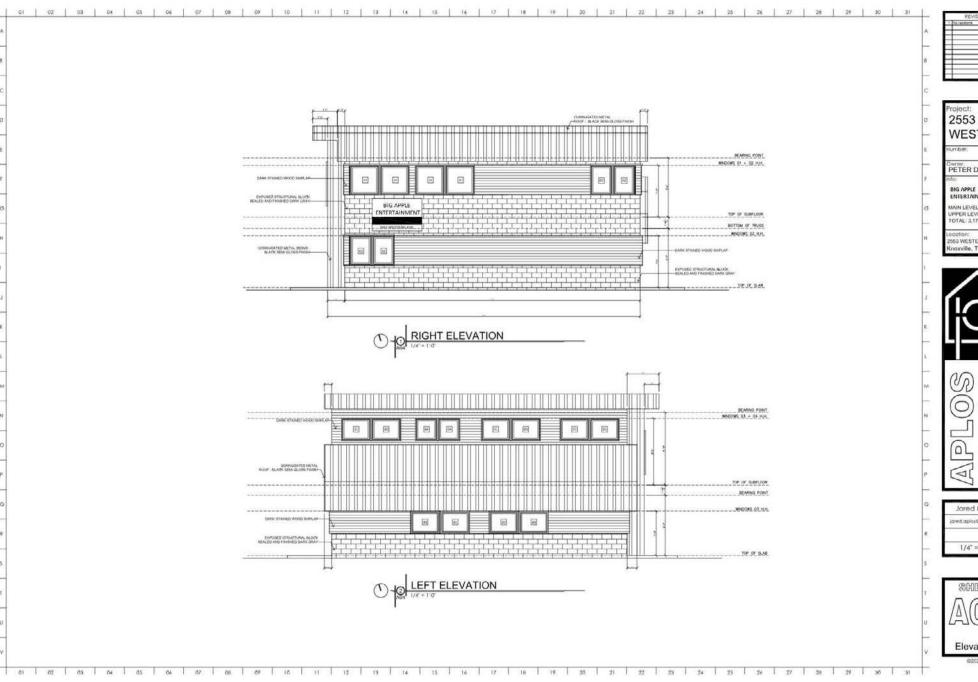
2553 WESTERN AVE. noxville. TN 37921



Jared Mullins ared oplos@gmail.com









2553 WESTERN

PETER DADZIE

ENTERTAINMENT

MAIN LEVEL 9228F UPPER LEVEL: 9228F TOTAL: 3,171SF

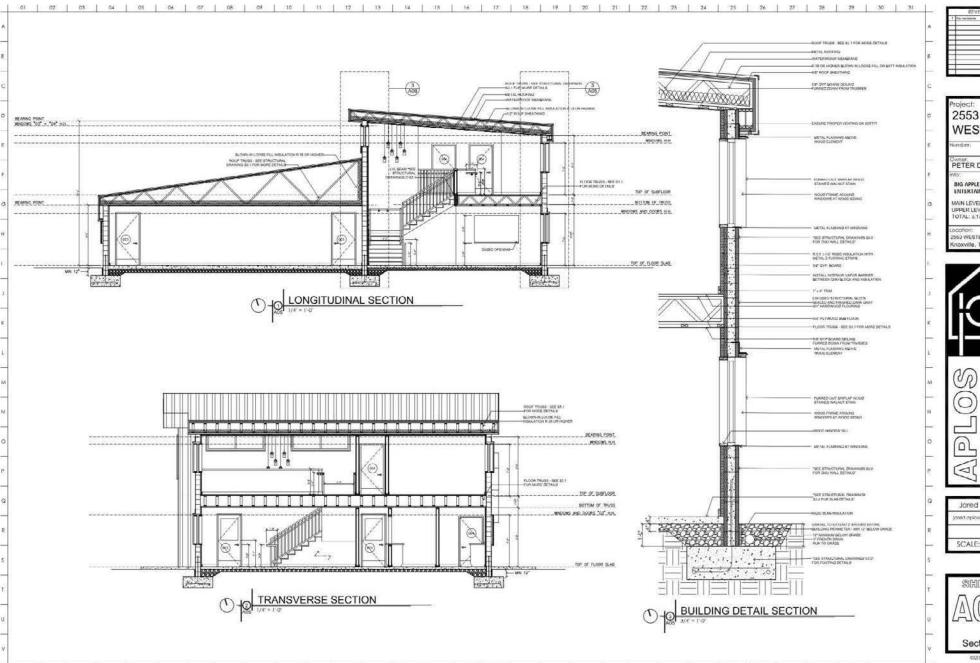
2553 WESTERN AVE. noxville, TN 37921



Jared Mullins jared.aplos@gmail.com

1/4" = 1'-0"





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2553 WESTERN

PETER DADZIE

BIG APPLE ENTERTAINMENT

UPPER LEVEL: 9228F TOTAL: 3,1718F

2663 WESTERN AVE Knoxville, TN 37921



Jared Mullins jarea apiostigmaticom

SCALE: VARIES





01 02 03 04 05 06 07 06 09 10 11 12 13 14 15 16 13 BACEPREADING 19 20 21 22 23 24 25 26 27 28 29 30 31



2553 WESTERN

PETER DADZIE

ENTERTAINMENT

MAIN LEVEL: 922SF UPPER LEVEL: 922SF TOTAL: 3,171SF

2553 WESTERN AVE Knoxville, TN 37921



Jared Mullins



Site Plan - Photometric



# **Development Request**

	DEVELOPMENT	SUBDIVISION	ZONING
Dlannir	☐ Development Plan	☐ Concept Plan	☐ Plan Amendment
Plannii	☐ Planned Development	☐ Final Plat	☐ Sector Plan
KNOXVILLE I KNOX COUNT		_	☐ One Year Plan
	☐ Hillside Protection COA		☐ Rezoning
Peter Dadzie			
Applicant Name		Affiliation	
4/24/2023	6/8/2023	6-A-23-SU	
Date Filed	Meeting Date (if applicable)	File Number(s)	
CORRESPONDENCE	All correspondence related to this application sh	nould be directed to the app	proved contact listed below.
Peter Dadzie			
Name / Company			
702 E Magnolia Ave Knoxvi	ille TN 37917		
Address			
865-455-8767 / PETERDAD	ZIE1@GMAIL.COM		
Phone / Email			
CURRENT PROPERTY	INFO		
Peter Dadzie	702 E Magnolia Ave Knoxville TN	37917 86	5-455-8767 / PETERDADZIE1
Owner Name (if different)	Owner Address	Ov	vner Phone / Email
2553 WESTERN AVE			
Property Address			
94 A A 017		0.6	9 acres
Parcel ID	Part of P	Parcel (Y/N)? Tra	act Size
Knoxville Utilities Board	Knoxville Utilities B	Board	
Sewer Provider	Water Provider		Septic (Y/N)
STAFF USE ONLY			
North side of Western Ave	, east of Mynderse Ave		
General Location			
City Council District 5	C-H-1 (Highway Commercial)	Commerci	al
County District	Zoning District	Existing L	and Use
Central City	LI (Light Industrial)	N/A (With	in City Limits)
Planning Sector	Sector Plan Land Use Classification	Growth Po	olicy Plan Designation

6-A-23-SU Printed 5/17/2023 9:36:30 AM

DEVELOPMENT REQUEST					
☐ Development Plan ☐ Plann	ned Development	✓ Use on Review /	Special Use	Related City F	Permit Number(s)
☐ Hillside Protection COA		☐ Residential	☐ Non-residential		
Home Occupation (specify)					
Other (specify) Nightclub					
SUBDIVSION REQUEST					
				Related Rezo	ning File Number
Proposed Subdivision Name				-	
Unit / Phase Number		Total N	umber of Lots Created	1	
Additional Information					
Attachments / Additional Requ	irements				
ZONING REQUEST					
☐ Zoning Change				Pending Pl	at File Number
Proposed Zon	ing				
☐ Plan					
Amendment Proposed Pla	an Designation(s)			1	
Proposed Density (units/acre) P	Previous Zoning Re	auests			
Additional Information	Tevious Zonnig Ne	quests			
STAFF USE ONLY					
PLAT TYPE			- 1		T
	g Commission		Fee 1		Total
ATTACHMENTS			\$1,600.00		
Property Owners / Option Hold	lers 🗌 Varian	ice Request	Fee 2		
ADDITIONAL REQUIREMENT	TS				
COA Checklist (Hillside Protection					
<ul><li>□ Design Plan Certification (Final</li><li>✓ Site Plan (Development Requestions)</li></ul>			Fee 3		
☐ Traffic Impact Study	,,,				
Use on Review / Special Use (Co	oncept Plan)				
AUTHORIZATION					
I declare under penalty of perjury			/it is the owner of the pro	perty, AND 2) th	e application and
all associated materials are being	submitted with his Peter Dadz				4/24/2023
Applicant Signature	Please Prin				Date
Phone / Email					
	Peter Dada	zie			4/24/2023
Property Owner Signature	Please Prin	nt			Date

6-A-23-SU Printed 5/17/2023 9:36:30 AM



Development Request
DEVELOPMENT SUBDIVISION ZO

**ZONING** 

Planning KNOXVILLE I KNOX COUNTY	<ul> <li>□ Development Plan</li> <li>□ Planned Development</li> <li>□ I Use on Review / Special Use</li> <li>□ Hillside Protection COA</li> </ul>		cept Plan I Plat	☐ Plan Amendment☐ SP☐ OYP☐ Rezoning		
Peter Dadzie			Big A	apple Entertainment		
Applicant Name			Affiliat	tion		
4/21/2023	6/8/2023	6/8/2023		File Number(s)		
Date Filed	Meeting Date (if applicable)	Meeting Date (if applicable)		6-A-23-SU		
CORRESPONDENCE	All correspondence related to this application :	should be dir	ected to the a	pproved contact listed below.		
☐ Applicant ☐ Property Own	ner 🗌 Option Holder 🔲 Project Surveyo	or 🗌 Engir	neer 🗌 Arch	nitect/Landscape Architect		
Peter Dadzie	Big A	pple enter	tainment			
Name	Compa	any				
702 E magnolia ave	knox	ville	TN	37917		
Address	City		State	ZIP		
8654558767	PETERDADZIE1@GMAIL.CO	M				
Phone	Email					
CURRENT PROPERTY INFO						
Peter Dadzie	2553 WESTERN AVE			8654558767		
Property Owner Name (if differer	Property Owner Address			Property Owner Phone		
2553 WESTERN AVE		094AA0	17			
Property Address		Parcel ID				
kub	kub			Υ		
Sewer Provider	Water Provider			Septic (Y/N)		
STAFF USE ONLY						
North side of Western Ave	, east of Mynderse Ave		0.68	5 acres		
General Location			Tract S	Size		
5th	C-H-1	Comn	nercial			
☐ City ☐ County ☐ District	Zoning District	Existing	Land Use			
Central City	LI		N/A			
Planning Sector	Sector Plan Land Use Classification		Growt	:h Policy Plan Designation		

DEVELOPMENT REQUEST					
☐ Development Plan ☐ Use on Review / Special Use ☐ Hillside Protection COA ☐ Residential ☐ Non-Residential  Home Occupation (specify)			Related Ci	ty Permit Number(s)	
Other (specify) Night Club					
SUBDIVISION REQUEST					
				Related Re	ezoning File Number
Proposed Subdivision Name				_	
Unit / Phase Number ☐ Combine Parcel	s 🗌 Divide Parcel — Tota	al Number of Lots	s Created		
☐ Other (specify)					
☐ Attachments / Additional Requirements					
ZONING REQUEST					
				Pendin	g Plat File Number
Zoning Change Proposed Zoning				_	
☐ Plan Amendment Change					
	n Designation(s)				
Proposed Density (units/acre)	Previous Rezoning Reques	ts			
Other (specify)					
STAFF USE ONLY					
PLAT TYPE		Fee 1	Т		Total
☐ Staff Review ☐ Planning Commission	1	0405	Special	Use	
ATTACHMENTS  ☐ Property Owners / Option Holders ☐ Value   Val	ariance Request	Fee 2			\$1,600
ADDITIONAL REQUIREMENTS	ariance nequest		1		,
☐ Design Plan Certification (Final Plat)					
☐ Use on Review / Special Use (Concept Plan	n)	Fee 3			
☐ Traffic Impact Study					
☐ COA Checklist (Hillside Protection)					
AUTHORIZATION					
	Peter Dadzie			4/21	1/2023
Applicant Signature	Please Print			Date	-,
8654458767	peterdadzie1@	gmail.com			
Phone Number	Email				
	peterdadzie1@	gmail.com		4/21	1/2023
Property Owner Signature	Please Print			Date	

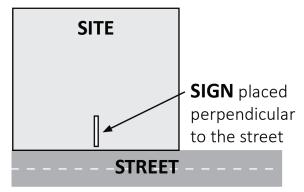
I declare under penalty of perjury the foregoing [i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent] is true and correct.



# Sign Posting & Removal Requirement

Revised April 2021

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-ofway 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:

May 26, 2023	and	June 9, 2023
(applicant or staff to post sign)		(applicant to remove sign)
Applicant Name: Peter Dadzie		
Date: 4/24/2023		Sign posted by Staff
File Number: 6-A-23-SU		Sign posted by Applicant