



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

[View map on KGIS](#)

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

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.

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.

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.

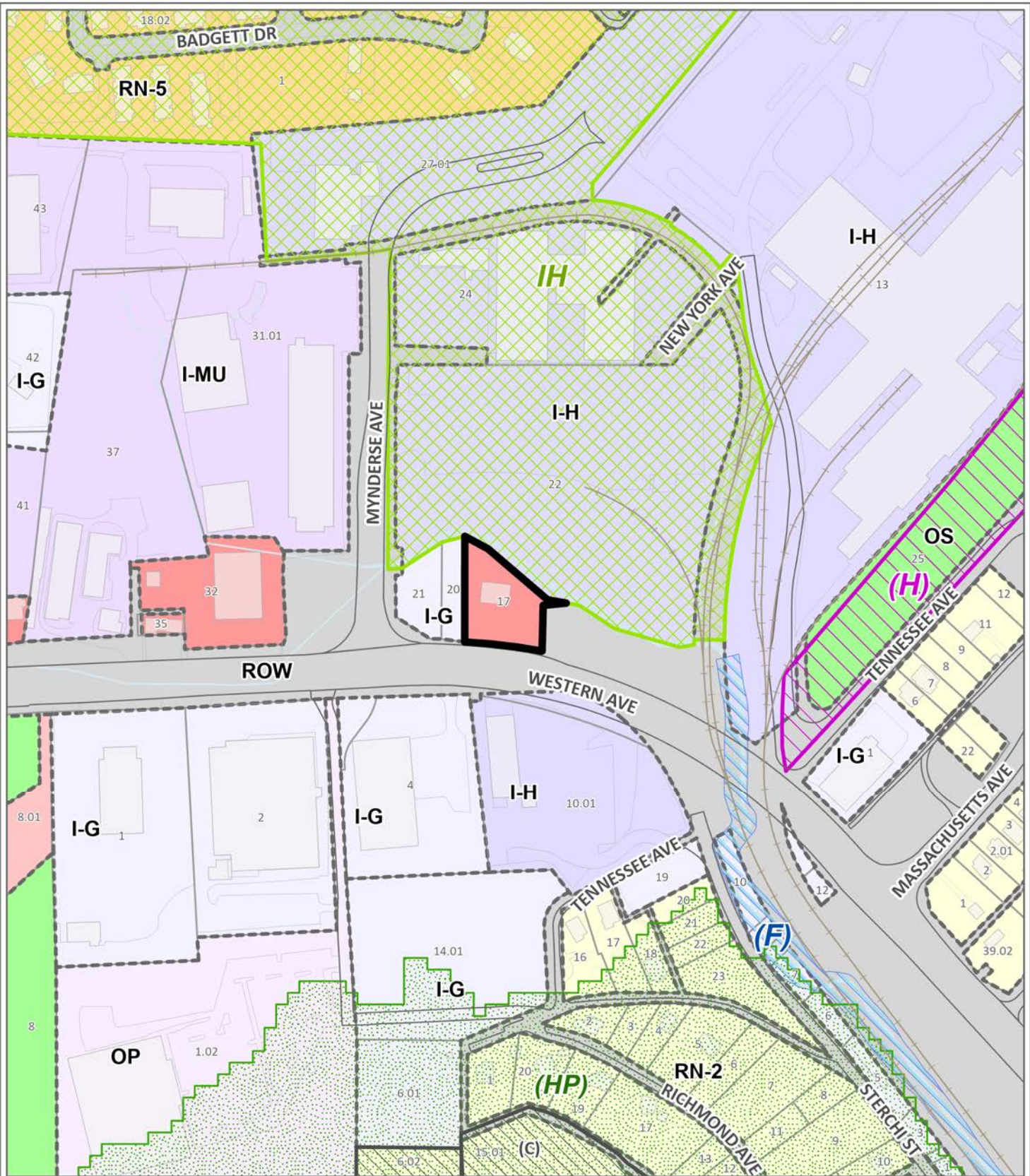
6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

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.



SPECIAL USE

6-A-23-SU

Petitioner: Peter Dadzie



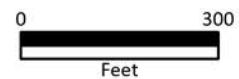
Nightclub in C-H-1 (Highway Commercial)

Map No: 94

Jurisdiction: City

Original Print Date: 5/17/2023

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



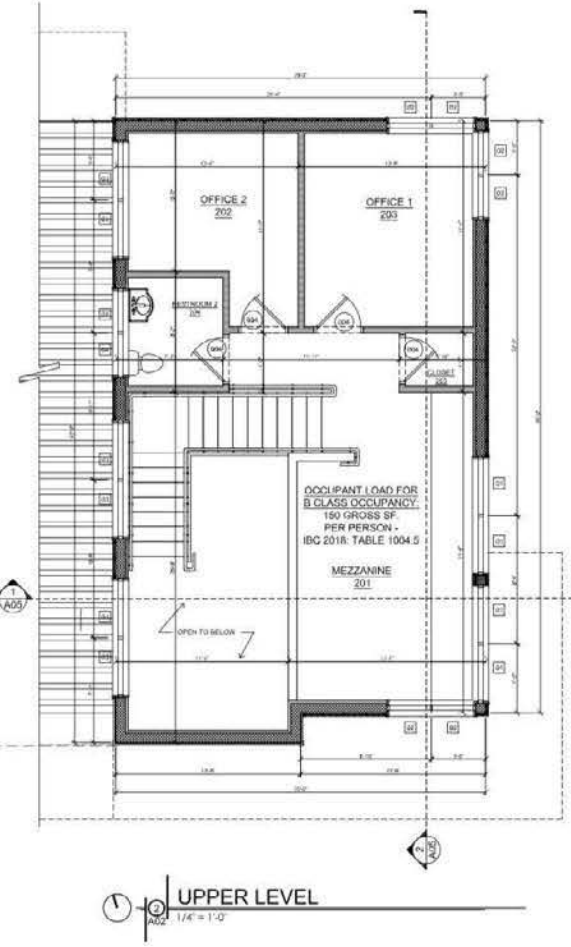
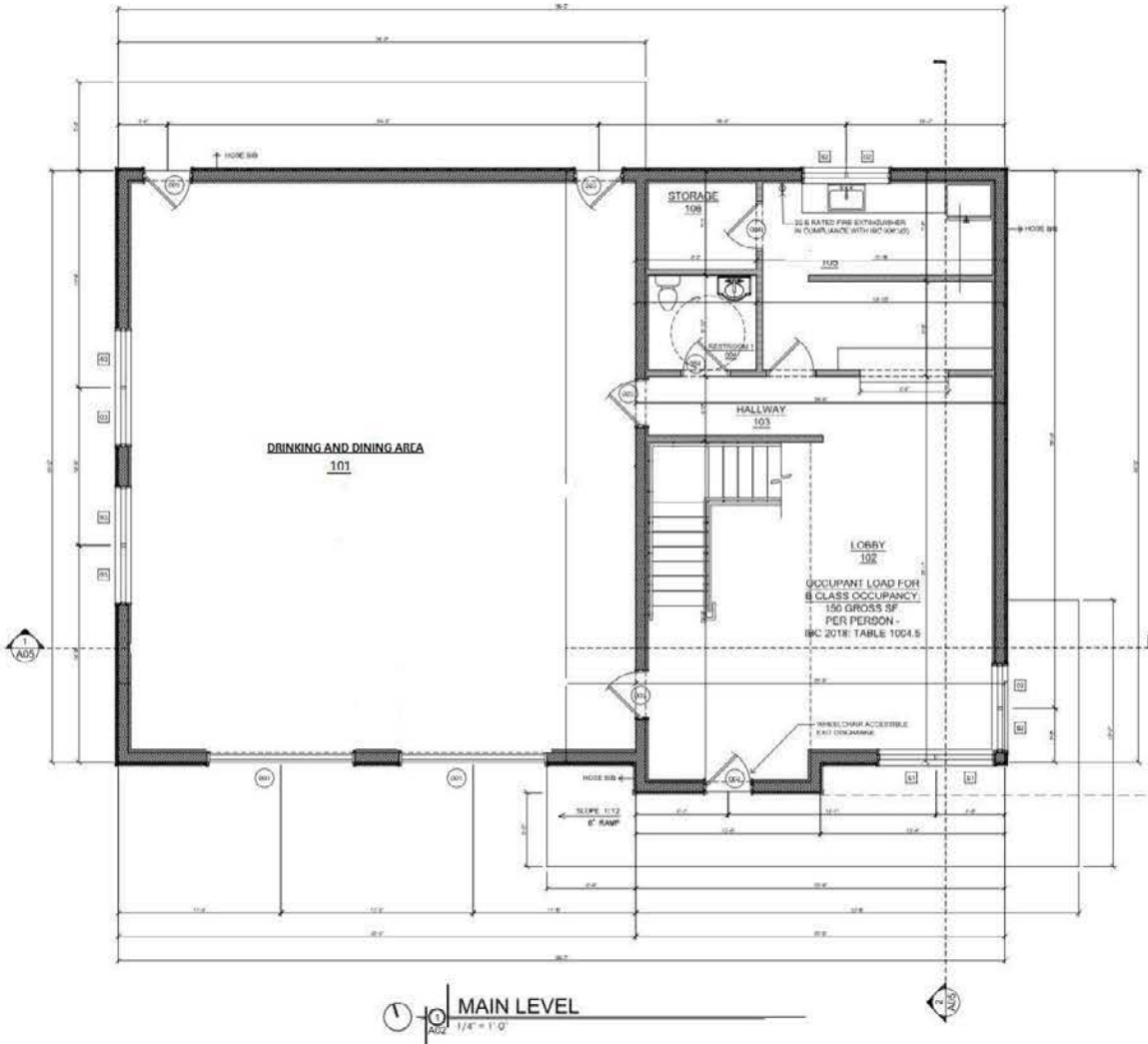
01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31

DOOR SCHEDULE						
DOOR #	WD	HGT	CNT	MANUF.	FINISH	NOTES
001	10'-0"	7'-0"	2	OPTIONAL	BLK METAL	SECTIONAL-OVERHEAD GARAGE DOOR
002	3'-0"	6'-8"	4	OPTIONAL	BLK METAL	GLASS AND METAL ENTRY DOOR
003	3'-0"	6'-8"	4	OPTIONAL	BLK METAL	GLASS AND METAL FIRE DOOR
004	3'-0"	6'-8"	7	OPTIONAL	WOOD	WOODEN INTERIOR DOOR

FALL ENTRY DOORS TO HAVE A MAX. U-FACTOR OF 0.77-IECC C402.4

WINDOW SCHEDULE								
WINDO #	CNT	WD	SILL HGT	HEAD HGT	TYPE	MANUF.	FINISH	NOTES
01	6	8'-0"	3'-0"	8'-0"	CASEMENT	OPTIONAL	BLK METAL	U-FACTOR <0.37-IECC C402.4
02	10	6'-0"	3'-0"	6'-0"	CASEMENT	OPTIONAL	BLK METAL	U-FACTOR <0.37-IECC C402.4
03	10	3'-0"	2'-0"	6'-0"	CASEMENT	OPTIONAL	BLK METAL	U-FACTOR <0.37-IECC C402.4
04	2	2'-0"	2'-0"	6'-0"	CASEMENT	OPTIONAL	BLK METAL	U-FACTOR <0.37-IECC C402.4

SEE NOTES



REVISIONS	
NO.	DESCRIPTION

Project:
2553 WESTERN

Number:

Owner:
PETER DADZIE

Info:
BIG APPLE ENTERTAINMENT
MAIN LEVEL: 922SF
UPPER LEVEL: 923SF
TOTAL: 3,171SF

Location:
2553 WESTERN AVE.
KNOXVILLE, TN 37921



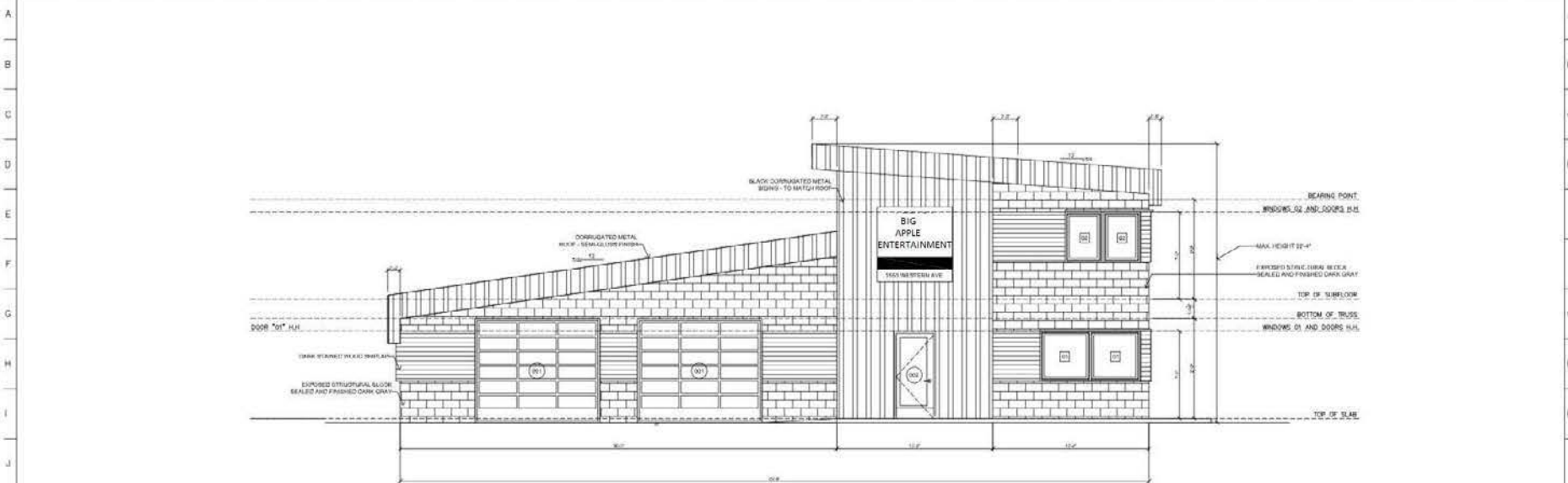
APLOS HOME

Jared Mullins
jared.aplos@gmail.com
1/4" = 1'-0"

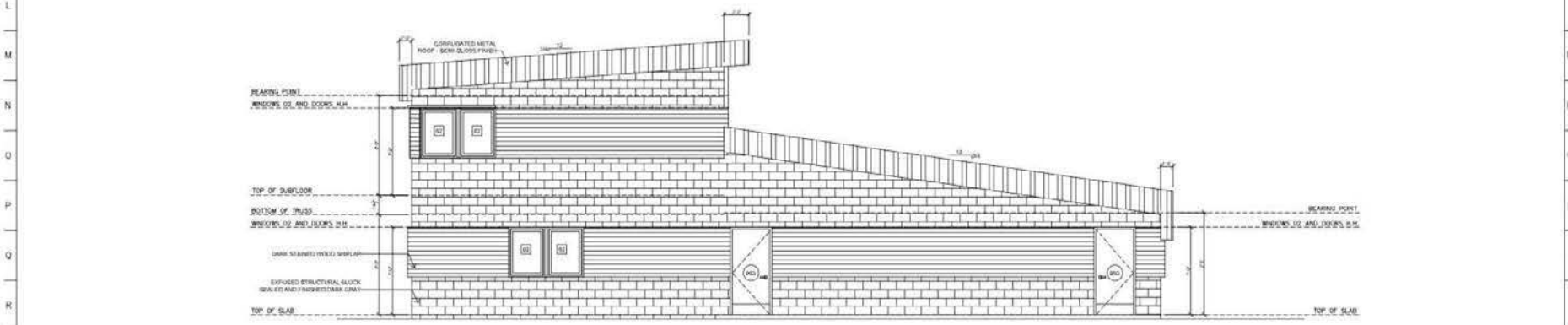
SHEET A02
Floor Plans

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 31

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 31



FRONT ELEVATION
1/4" = 1'-0"



REAR ELEVATION
1/4" = 1'-0"

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 31

REVISIONS	
No.	Description

Project:
2553 WESTERN
Number:
219120
Owner:
PETER DADZIE
Info:
BIG APPLE ENTERTAINMENT
MAIN LEVEL: 9225F
UPPER LEVEL: 9226F
TOTAL: 3,171SF
Location:
2553 WESTERN AVE.
Knoxville, TN 37921

APLOS HOME

Jared Mullins
jared.aplos@gmail.com
04.28.20
1/4" = 1'-0"

SHEET
A03
Elevations



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

Peter Dadzie

Applicant Name

Affiliation

4/24/2023

Date Filed

6/8/2023

Meeting Date (if applicable)

6-A-23-SU

File Number(s)

CORRESPONDENCE

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

Peter Dadzie

Name / Company

702 E Magnolia Ave Knoxville TN 37917

Address

865-455-8767 / PETERDADZIE1@GMAIL.COM

Phone / Email

CURRENT PROPERTY INFO

Peter Dadzie

Owner Name (if different)

702 E Magnolia Ave Knoxville TN 37917

Owner Address

865-455-8767 / PETERDADZIE1

Owner Phone / Email

2553 WESTERN AVE

Property Address

94 A A 017

Parcel ID

0.69 acres

Tract Size

Part of Parcel (Y/N)?

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

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)

Commercial

County District

Zoning District

Existing Land Use

Central City

Planning Sector

LI (Light Industrial)

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) Nightclub	

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Additional Information	Total Number of Lots Created
<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 Plan Designation(s)		
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

- I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature	Peter Dadzie Please Print	4/24/2023 Date
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Phone / Email		
Property Owner Signature	Peter Dadzie Please Print	4/24/2023 Date



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

Peter Dadzie

Big Apple Entertainment

Applicant Name

Affiliation

4/21/2023

6/8/2023

File Number(s)

Date Filed

Meeting Date (if applicable)

6-A-23-SU

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

Peter Dadzie

Big Apple entertainment

Name

Company

702 E magnolia ave

knoxville

TN

37917

Address

City

State

ZIP

8654558767

PETERDADZIE1@GMAIL.COM

Phone

Email

CURRENT PROPERTY INFO

Peter Dadzie

2553 WESTERN AVE

8654558767

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

2553 WESTERN AVE

094AA017

Property Address

Parcel ID

kub

kub

Y

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of Western Ave, east of Mynderse Ave

0.685 acres

General Location

Tract Size

City County

5th

C-H-1

Commercial

District

Zoning District

Existing Land Use

Central City

LI

N/A

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) _____

Night Club

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number Combine Parcels Divide Parcel

Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

Zoning Change

Proposed Zoning _____

Plan Amendment Change

Proposed Plan Designation(s) _____

Pending Plat File Number

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
0405	Special Use	\$1,600
Fee 2		
Fee 3		

AUTHORIZATION


Applicant Signature

Peter Dadzie

Please Print

4/21/2023

Date

8654458767

Phone Number

peterdadzie1@gmail.com

Email


Property Owner Signature

peterdadzie1@gmail.com

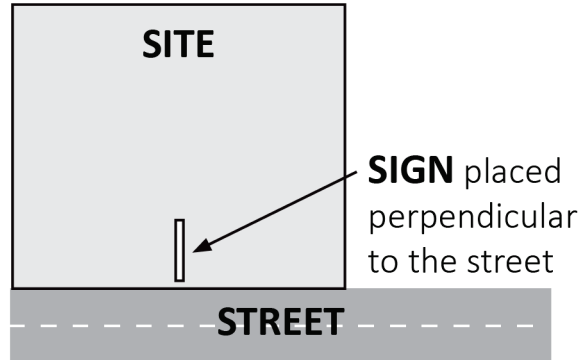
Please Print

4/21/2023

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.

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:

_____ and _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Peter Dadzie

Date: 4/24/2023

File Number: 6-A-23-SU

- Sign posted by Staff
- Sign posted by Applicant