



SPECIAL USE REPORT

► **FILE #:** 4-A-24-SU

AGENDA ITEM #: 50

AGENDA DATE: 4/11/2024

► **APPLICANT:** SUZANNE STELLING

OWNER(S): Suzanne Stelling Urbanaire LLC

TAX ID NUMBER: 82 J S 001

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 514 N OLIVE ST

► **LOCATION:** Northeast side of N Olive St, southeast side of Woodbine Ave

► **APPX. SIZE OF TRACT:** 7,230 square feet

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via N Olive Street, a local street with a 30-ft pavement width within a 48-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

► **ZONING:** RN-2 (Single-Family Residential Neighborhood)

► **EXISTING LAND USE:** Commercial

► **PROPOSED USE:** Neighborhood nonresidential reuse for a bakery

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Single-family residential - RN-2 (Single-Family Residential Neighborhood)

South: Public/quasi-public land (community garden), single-family residential - OS (Parks & Open Space), RN-2 (Single-Family Residential Neighborhood)

East: Single-family residential - RN-2 (Single-Family Residential Neighborhood)

West: Single-family residential - RN-2 (Single-Family Residential Neighborhood)

NEIGHBORHOOD CONTEXT: This property is in the Parkridge neighborhood, which is primarily comprised of single-family dwellings on compact lots with a grid street network. There is a community garden across N Olive Street from the subject property, and a commercial corridor is located one block to the southeast.

STAFF RECOMMENDATION:

► **Approve the requested neighborhood nonresidential reuse for a bakery, subject to 2 conditions.**

1) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.

2) Meeting all applicable requirements of the City of Knoxville Engineering Department.

With the conditions noted, this request meets the criteria to approve a Special Use for a neighborhood nonresidential reuse.

COMMENTS:

This proposal is for a neighborhood nonresidential reuse to permit the redevelopment of a 750-sf former market and deli building into a subscription bakery called Olive Street Rising. The bakery is anticipated to be open Tuesday through Friday from 7am to 6pm, and Saturday from 8:30am to 11am. Subscription pick-ups would occur between 3pm and 6pm. The bakery would be open for breakfast and walk-ins with 'grab-n-go' items and would have 3 picnic tables outside for customers. The parking lot would provide 3 off-street parking spaces and two bike racks. A 10-ft Class A Landscape Buffer and general site landscaping is shown to include 5 shade trees, 6 evergreen trees, 29 evergreen shrubs and 3 planter boxes on a lot that is currently lacking vegetation.

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. This Special Use request is consistent with the General Plan's development policies 8.2 and 9.3. Policy 8.2 describes locating neighborhood commercial services so that they will enhance, rather than hinder, the stability of residential areas. Policy 9.3 focuses on how the context of new development, including scale and compatibility, should not impact existing neighborhoods and communities. The subject property is the site of a former market and deli business, which provided prepared food and grocery items to Parkridge neighborhood residents. The request to renovate this small building for a bakery maintains the stability of this local community-serving commercial space. The property is also located across the street from the Parkridge Community Garden, making the immediate area a natural gathering space for surrounding residents.

B. The land use classification for this property in the One Year Plan and the Central City Sector Plan is TDR (Traditional Neighborhood Residential). The TDR location criteria includes areas where neighborhood or community mixed-use development is identified. This reference to a mix of uses in a residential context supports a neighborhood commercial use like a bakery at this location.

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

A. The property is zoned RN-2 (Single-Family Residential Neighborhood), which permits a limited range of nonresidential uses that are compatible with the character of the district. The small scale and location of the proposed bakery indicate that it will primarily serve the surrounding Parkridge community. This use is consistent with how the property has historically been used, and it is compatible with the surrounding residential context.

B. Article 9.3.V describes the Principal Use standards for a neighborhood nonresidential reuse. The reuse of an existing nonresidential structure for an eating and drinking establishment is consistent with these standards. No off-street parking is required, but existing parking must be maintained, which is represented in the site plan. There is no drive-through facility or outdoor storage/display proposed, which is prohibited. Lastly, the proposed wall signs comply with signage requirements. The projecting sign shown on the cover sheet of the site plan reflects a prior iteration that attempted to reuse the existing sign. This was replaced with a wall sign, as shown on sheet A3.1, to bring signage into compliance with current zoning requirements regarding the maximum area of a projecting sign.

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. This proposed use is the renovation of an existing small-scale commercial building, which has existed at this location since at least 1969. A neighborhood-serving bakery in this long-established commercial building is compatible with the character of the Parkridge neighborhood.

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 bakery is not anticipated to have an adverse impact on adjacent properties, as this location has operated in a similar commercial capacity for many years. The 10-ft Class A Landscape Buffer would be required at permitting along the property line that abuts a residence to the northeast to provide a visual separation between these different land uses.

B. The site plan shows a reconfiguration of the parking lot that will bring it into compliance with current transportation engineering standards. Currently, the parking lot is arranged so that vehicles have to back out

onto N Olive Street to exit. The proposed redevelopment provides a driveway for ingress and egress, which will improve traffic safety conditions on this local street.

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

A. As stated, the proposed bakery will function in a similar capacity to the previous deli and market services that operated in this building for many years. It is not anticipated to draw significant traffic into this residential area. It is also noteworthy that N Olive Street exceeds contemporary local street standards with its 30-ft width. This street has ample room for street parking and two-way traffic.

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 aspects of the property or the surrounding context that pose a risk to the requested use of a bakery.

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

4-A-24-SU

Petitioner: Suzanne Stelling



Neighborhood nonresidential reuse for a bakery in RN-2
(Single-Family Residential Neighborhood)

Original Print Date: 3/6/2024

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

Map No: 82
Jurisdiction: City

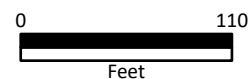
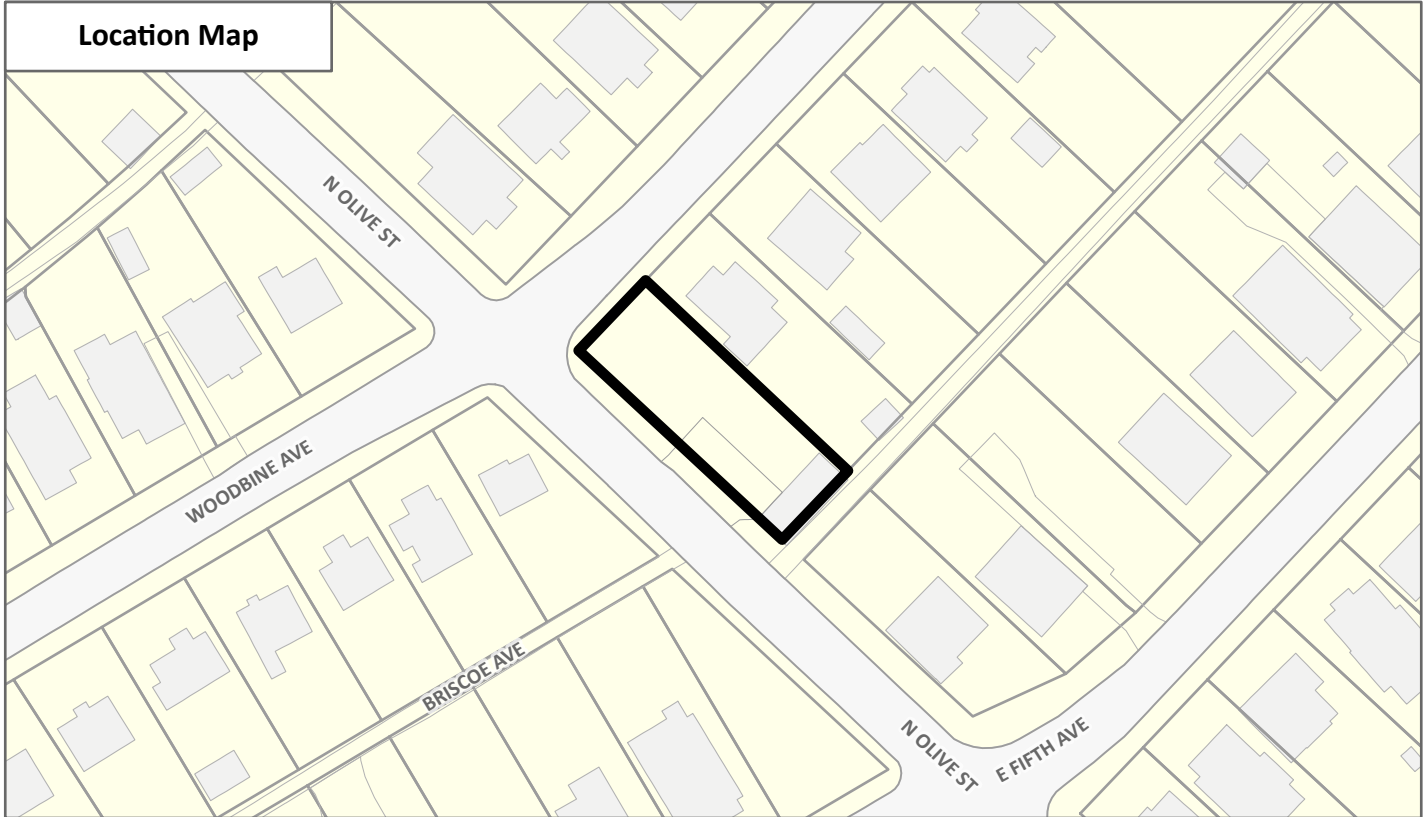


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

4-A-24-SU



Case boundary



514 N. Olive Street
Knoxville, TN 37917



3	View From Olive Street NTS
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2	Project Contacts
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Owner:
Olive Street Rising
514 N Olive Street
Knoxville, TN 37917

Contact: Grant & Suzanne Stelling
T: 865.679.1094
E: abrightbulb@gmail.com

Architect:
Studio Four Design, Inc.
414 Clinch Avenue
Knoxville, TN 37902
Contact: Corey Boss
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E: cboss@sf4dinc.com

Civil Engineer:
Urban Engineering Inc.
11852 Kingston Pike
Farragut, TN 37934
Contact: Chris Sharp
T: 865.607.3517
E: chris@urban-eng.com

Structural Engineer:
Elam Structural Engineering
P.O. Box 30799
Knoxville, TN 37931

Contact: Josh Elam
T: 865.607.3517
E: elamj@elamse.com

ME/P Engineer:
Facility Systems
713 South Central Street, Suite 101
Knoxville, Tennessee 37902
Contact: Jason Holliday
T: 865.246.0164
E: jholliday@facilitysystems.org

Specialty Consultant (Kitchen Equipment):
KaTom
305 KaTom Drive
Kodak, Tennessee 37764
Contact: Turner Whaley
T: 865.255.5231
E: twhaley@katom.com

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4-A-24-SU
3/25/2024

1	Sheet List
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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	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
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Building Renovation and Site Improvements for :
Olive Street Rising

514 N. Olive Street
Knoxville, TN 37917



Project Phase: Schematic Design

Issue Date: 02.26.2024

Revisions:

[illegible]

Job Number: 23075

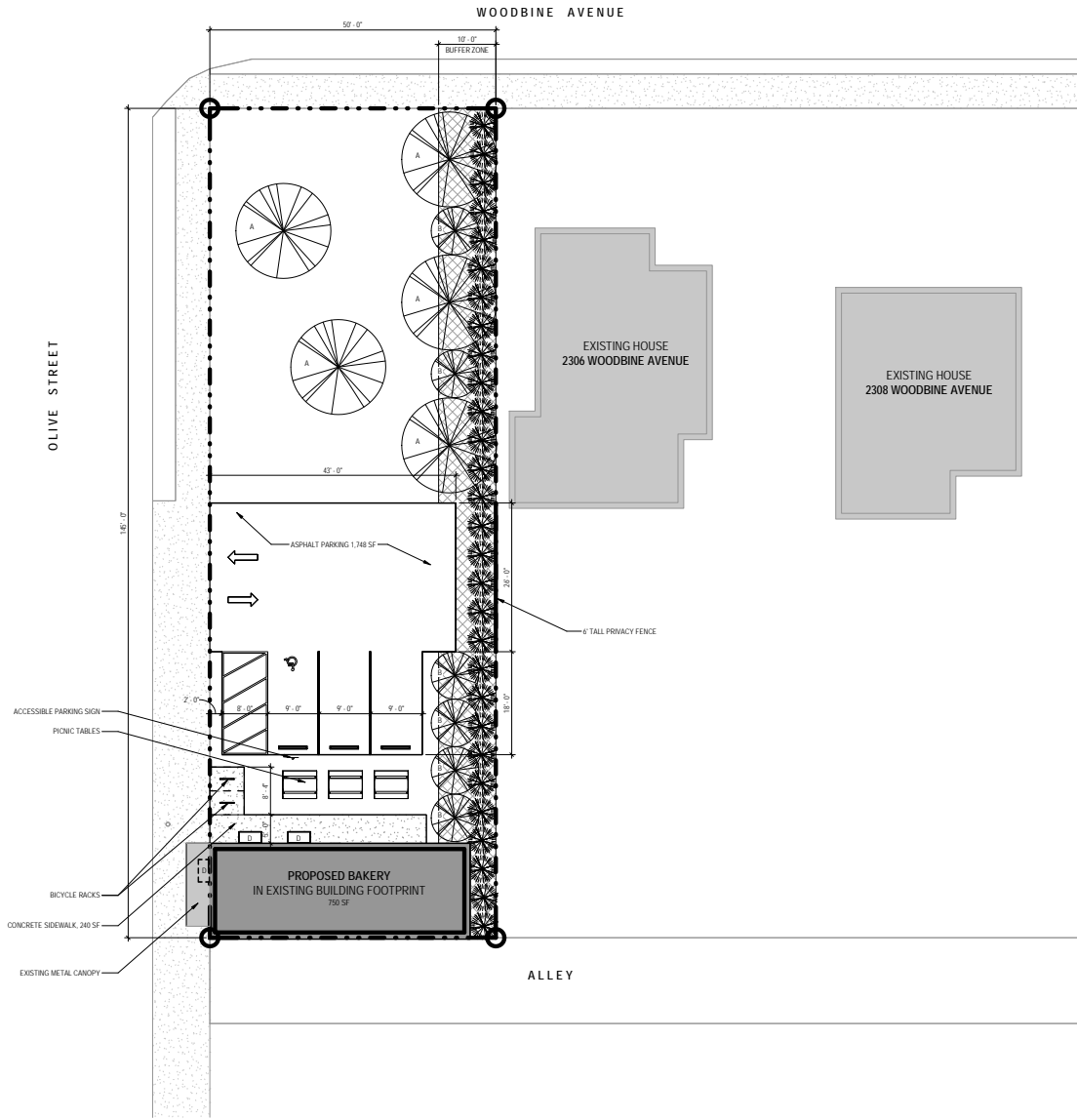
Cover Sheet

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4 Architectural Site Plan
1" = 10'-0"



OLIVE STREET RISING (OSR), A NEW NEIGHBORHOOD SUBSCRIPTION BAKERY, WILL BE OPEN TUESDAY - FRIDAY, 7AM - 4PM, AND SATURDAY (8:30AM - 11AM). SUBSCRIPTION PICK-UPS WILL BE BETWEEN 7AM-11AM. IT WILL BE OPEN FOR BREAKFAST AT 7AM. STAY OPEN FOR WALKING/BIKING TRAFFIC, BUT WILL PRIMARILY FOCUS ON KEEPING BASIC FOOD STOCKS/GRAIN IN-GO-TO'S AND SERVING ON SUBSCRIPTION ORDERS. OSR DOES NOT HAVE INDOOR SEATING, BUT WOULD LIKE TO HAVE A FEW PICNIC TABLES OUTSIDE TO SIT AND EAT BECAUSE PARKRIDGE IS AN ACTIVE WALKING AND BIKING NEIGHBORHOOD.

3 Operational Summary
NTS

ZONING JURISDICTION:	CITY OF KNOXVILLE	
ZONING DISTRICT:	RN2 (SINGLE FAMILY RESIDENTIAL)	
OVERLAYS:	NONE	
NEIGHBORHOOD:	PARKRIDGE	
CITY WARD:	15	
CITY BLOCK:	15061	
PARCEL ID:	0825001	
PLAT RECORDED:	YES	
DEVELOPMENT TYPE:	COMMERCIAL KITCHEN (BAKERY)	
USE PERMITTED:	BY SPECIAL USE	
ZONE REQUIREMENT	AS PERMITTED	AS PROPOSED
LOT AREA:	10,000 SF MIN / NO MAXIMUM LIMIT (KCO 4.3)	7,250 SF (EXISTING CONDITION)
LOT WIDTH (NONRESIDENTIAL):	75' MIN (KCO 4.3)	145'
BUILDING HEIGHT ¹ :	35' MAX (KCO 4.3)	16' (EXISTING CONDITION)
BUILDING COVERAGE:	30% MAX (KCO 4.3)	10.3% (750 SF / 7,250 SF) (EXISTING CONDITION)
IMPERVIOUS SURFACE:	50% MAX (KCO 4.3)	38.8%
FRONT SETBACK:	20' MIN (KCO 4.3)	NO CHANGE (KCO 17.1 A.2)
INTERIOR SIDE SETBACK:	5' OR 15%, WHICHEVER IS LESS (KCO 4.3)	NO CHANGE (KCO 17.1 A.2)
CORNER SIDE SETBACK (NONRESIDENTIAL):	20' MIN (KCO 4.3)	NO CHANGE (KCO 17.1 A.2)
REAR SETBACK:	25' MIN (KCO 4.3)	NO CHANGE (KCO 17.1 A.2)
AUTOMOBILE PARKING:	3 SPACES MIN / 6 SPACES MAX	3 SPACES
BICYCLE PARKING:	4 SPACES MIN	4 SPACES

¹ SEE SECTIONS & ELEVATIONS
² SEE LIFE SAFETY PLANS

2 Zoning Review
NTS

	BUILDING FOOTPRINT - PROPOSED
	BUILDING FOOTPRINT - EXISTING
	AWNING - PROPOSED
	CONCRETE SITE SLAB - PROPOSED
	PROPERTY BOUNDARY
	SETBACK
	PAINTED STRIPING & PARKING LOT SYMBOLS - SEE PLAN FOR LAYOUT
	BICYCLE RACK (IN-GROUND MOUNT) - PROPOSED
	CONDENSING UNIT (PER MECHANICAL) - PROPOSED
	CURBSIDE TRASH / RECYCLING CART (PER JURISDICTION) - PROPOSED

1 Site Plan Legend
NTS



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Building Renovation and Site Improvements for:
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Knoxville, TN 37917



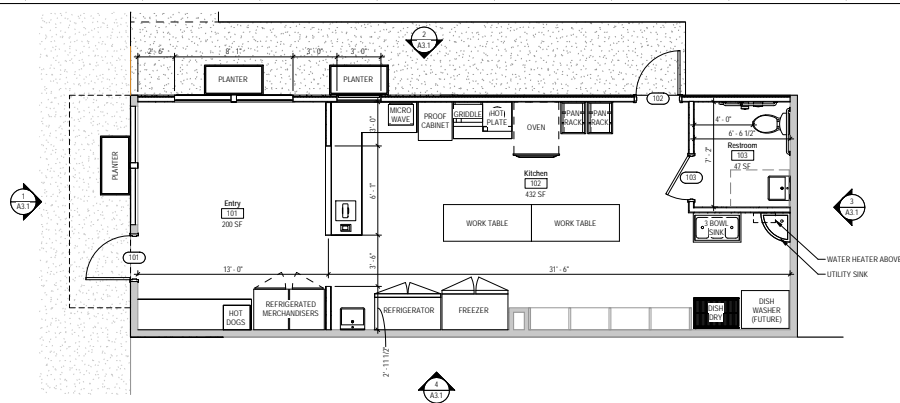
Project Phase: Design Development

Issue Date: 03.25.2024		
Revisions		
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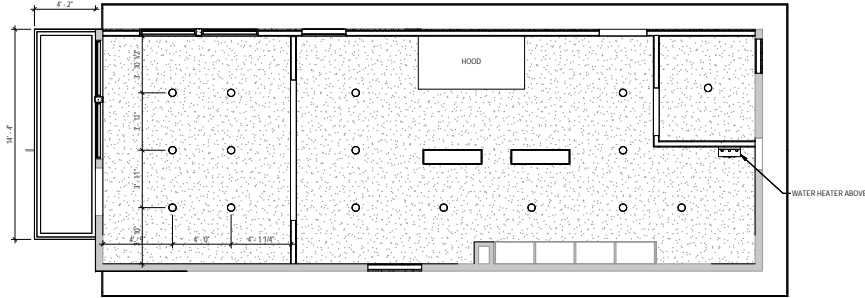
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Architectural Site Plan

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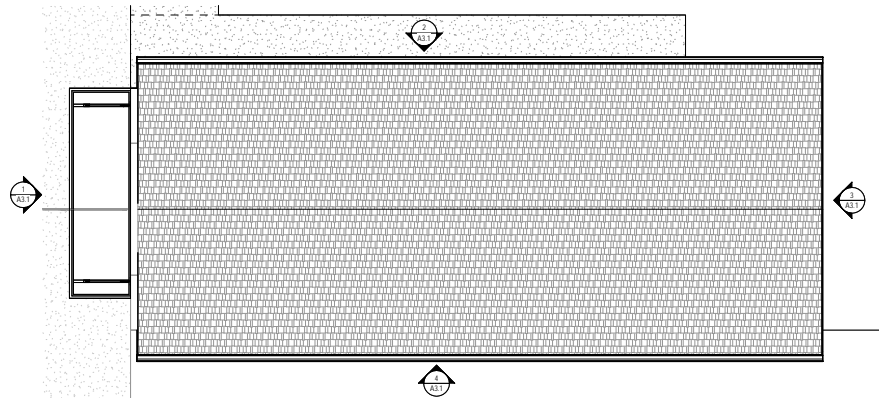
6 Floor Plan
1/4" = 1'-0"



5 Reflected Ceiling Plan
1/4" = 1'-0"



4 Roof Plan
1/4" = 1'-0"



- Partition (3/8" Steel Stud)**
5/8" GYPSUM BOARD ON EACH SIDE OF 3/8" STEEL STUDS. PROVIDE SOUND ATTENUATING BATT INSULATION WHERE INDICATED ON PLANS. EXTEND ALL LAYERS IF ABOVE THE HIGHEST ADJACENT CEILING PLANE. PROVIDE BRACING AS REQUIRED. PROVIDE SOUND ATTENUATING BATT INSULATION 4" HORIZONTAL ABOVE ADJACENT CEILINGS ON EACH SIDE.
- Low Wall Partition (3/8" Steel Stud)**
5/8" GYPSUM BOARD ON EACH SIDE OF 3/8" STEEL STUDS. PROVIDE BRACING AS REQUIRED.
- WALL GENERAL NOTES:**
1. PROVIDE MOISTURE RESISTANT GYPSUM BOARD IF WALL FACE CONTAINS A PLUMBING FIXTURE, IS LOCATED IN A RESTROOM, OR IS WITHIN 2' OF A PLUMBING FIXTURE.
 2. PROVIDE CEMENT BACKERBOARD IN LIEU OF GYPSUM BOARD WHERE TILE FINISH IS SPECIFIED.
 3. ALL NON-BEARING WALL FRAMING TO BE 14" OC. SEE STRUCTURAL FOR BEARING WALL FRAMING.

3 Wall Legend
NTS

Equipment Schedule				
MARK	DESCRIPTION	MANUFACTURER	MODEL #	SIZE (HxWxD)

2 Equipment Schedule
NTS

- Recessed Can Light (6" Diameter)**
LED. PROVIDE 7 LENS. PROVIDE I.C. RATED MODEL WHEN IN CONTACT WITH INSULATION.
- Recessed Troffer Light (2x4)**
LED. PROVIDE 7 LENS.
- Multi-Mount Box Light (1x4)**
LED. MOUNT BOTTOM OF HOUSING BETWEEN 8" & 9" O.C. A.F.F. SURFACE MOUNT OR PENDANT MOUNT ACCEPTABLE.
- Gypsum Board Ceiling**
5/8" THICK GYPSUM BOARD OVER LIGHT GAUGE STEEL FRAMING. SEE INTERIOR FINISH SCHEDULE.
- Acoustical Ceiling Tile System**
TILES PER FINISH SCHEDULE. PROVIDE SOUND BATT INSULATION 7". SEE INTERIOR FINISH SCHEDULE.
- Metal Panel Soffit System**
NON PERFORATED, 7" WIDE METAL PANEL SOFFIT SYSTEM MOUNT TO UNDERSIDE OF 7". SEE EXTERIOR FINISH SCHEDULE.

1 Reflected Ceiling Plan Legend
NTS

- REFLECTED CEILING PLAN GENERAL NOTES:**
1. CENTER ACOUSTICAL CEILING TILE GRID SYSTEM IN ROOM. EITHER WITH GRID CENTERED OR TILE CENTERED PER THE REFLECTED CEILING PLAN, UNLESS DIMENSIONED OR SHOWN TO ALIGN OTHERWISE.
 2. CENTER LIGHTS IN HOST CEILING / SOFFIT SPACE UNLESS DIMENSIONED OTHERWISE.
 3. PROVIDE MOISTURE RESISTANT GYPSUM BOARD FOR CEILINGS IN ROOMS CONTAINING A SHOWER, SAUNA, OR ARE PRONE TO ABOVE AVERAGE LEVELS OF HUMIDITY.
 4. PROVIDE SOUND ATTENUATING BATT INSULATION OVER CEILINGS PER WALL LEGEND.
 5. PROVIDE DAMP-BATED LIGHTS IN RESTROOMS AND OTHER ROOMS PRONE TO ABOVE AVERAGE LEVELS OF HUMIDITY.
 6. PROVIDE WET RATED LIGHTS IN SHOWERS, SAUNAS, AND EXTERIOR CONDITIONS.



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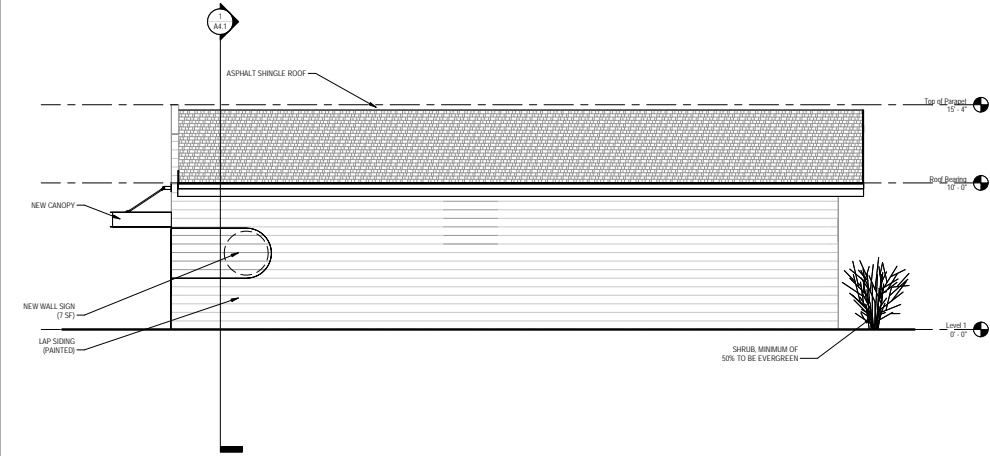
Project Phase: Schematic Design

Issue Date: 02.28.2024		
Revisions		
#	Description	Date

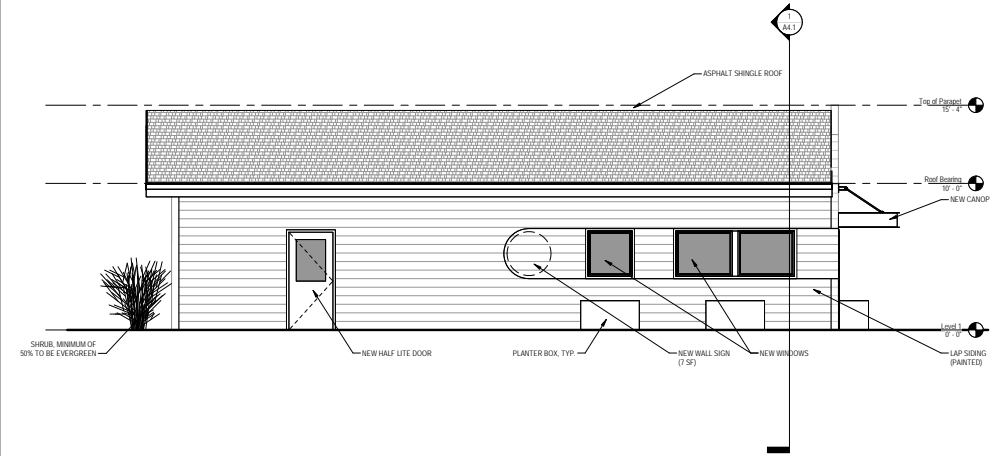
Job Number: 23075
Floor Plan, RCP, & Roof Plan

A1.1

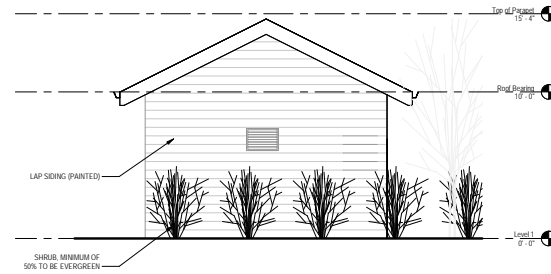
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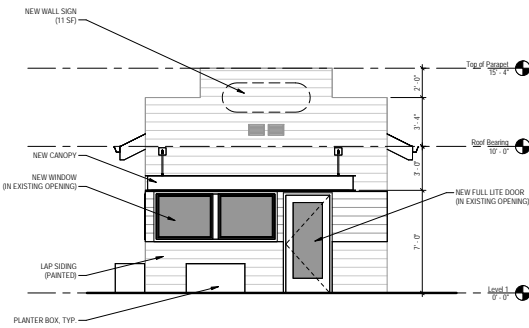
4 Exterior Elevation - South
1/4" = 1'-0"



2 Exterior Elevation - North
1/4" = 1'-0"



3 Exterior Elevation - East
1/4" = 1'-0"



1 Exterior Elevation - West
1/4" = 1'-0"



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Project Phase: Design Development		
Issue Date: 03.25.2024		
Revisions		
#	Description	Date

Job Number: 23075
Building Elevations

A3.1



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

Suzanne Stelling

Applicant Name

Affiliation

2/26/2024

Date Filed

4/11/2024

Meeting Date (if applicable)

4-A-24-SU

File Number(s)

CORRESPONDENCE

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

Tanner Gibson Studio 4 Design

Name / Company

414 Clinch Ave Knoxville TN 37902

Address

865-523-5001 / tgibson@s4dinc.com

Phone / Email

CURRENT PROPERTY INFO

Suzanne Stelling Urbanaire LLC

Owner Name (if different)

2330 Woodbine Ave Knoxville TN 37917

Owner Address

865-679-1094 / abrightbulb@g

Owner Phone / Email

514 N OLIVE ST

Property Address

82 J S 001

Parcel ID

7230 square feet

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

Northeast side of Olive St, southeast side of Woodbine Ave

General Location

☒ City

Council District 6

RN-2 (Single-Family Residential Neighborhood)

Commercial

☐ 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) Neighborhood nonresidential reuse for a bakery			

SUBDIVISION REQUEST

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

ZONING REQUEST

<input type="checkbox"/> Zoning Change	Pending Plat File Number
Proposed Zoning	
<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.

	Suzanne Stelling	2/26/2024
Applicant Signature	Please Print	Date

	Suzanne Stelling Urbanaire LLC	2/26/2024
Property Owner Signature	Please Print	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

Suzanne Stelling

Olive Street Rising

Applicant Name

Affiliation

02.26.2024

04.11.2024

File Number(s)

Date Filed

Meeting Date (if applicable)

4-A-24-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

Tanner Gibson

Studio Four Design

Name

Company

414 Clinch Ave

Knoxville

TN

37902

Address

City

State

ZIP

865.523.5001

tgibson@s4dinc.com

Phone

Email

CURRENT PROPERTY INFO

Urbanaire LLC

2330 Woodbine Ave, Knoxville, TN 37917

865 679 1094

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

514 N. Olive Street

082JS001

Property Address

Parcel ID

KUB

KUB

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) _____

Other (specify) **Commercial Kitchen (Bakery)**

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

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

Suzanne Stelling
Applicant Signature

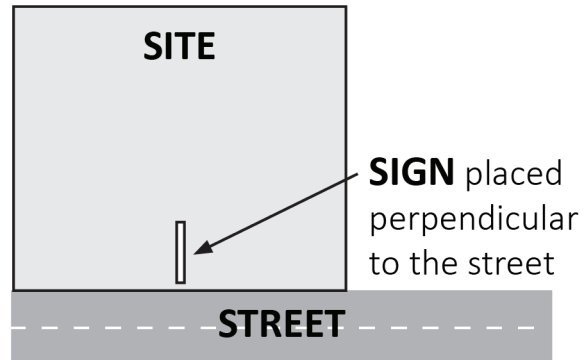
Suzanne Stelling

Please Print

2/22/24
Date*865 679 1094*
Phone Number*abrightbulb@gmail.com*
Email*Suzanne D. Stelling*
Urbanaire, LLC
Property Owner Signature*SUZANNE D STELLING*
Urbanaire, LLC
Please Print

Date Paid

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:

_____ **03/29/2024** _____ and _____ **04/12/2024** _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Suzanne Stelling

Date: 02/27/2024

File Number: 4-A-24-SU



Sign posted by Staff



Sign posted by Applicant