SPECIAL USE REPORT

▸ **FILE #:**	**11-E-26-SU**	**AGENDA ITEM #:**	**15**
		AGENDA DATE:	**11/12/2026**
▸ **APPLICANT:**	**AMY SHERRILL**		
OWNER(S):	Lakeside Company, Inc.		
TAX ID NUMBER:	82 K A 016	**View map on KGIS**	
JURISDICTION:	City Council District 6		
STREET ADDRESS:	2651 E MAGNOLIA AVE		
▸ **LOCATION:**	**Northeast corner of the intersection of E Magnolia Ave and N Cherry St**		
▸ **APPX. SIZE OF TRACT:**	**1.21 acres**		
SECTOR PLAN:	East City		
GROWTH POLICY PLAN:	N/A (Within the City limits)		
ACCESSIBILITY:	Access is via E Magnolia Avenue, a state-owned major arterial with four-lanes and a center turn lane. An unnamed alley off N Cherry Street provides a second means of vehicular egress off the site.		
UTILITIES:	Water Source: Knoxville Utilities Board		
	Sewer Source: Knoxville Utilities Board		
FIRE DISTRICT:	Knoxville Fire Department		
WATERSHED:	Williams Creek		
▸ **ZONING:**	**C-G-2 (General Commercial)**		
▸ **EXISTING LAND USE:**	**Office**		
▸ **PROPOSED USE:**	**Live Performance Venue**		
HISTORY OF ZONING:	None noted.		
SURROUNDING LAND USE AND ZONING:	North: Agriculture/forestry/vacant land, single family residential - RN-2 (Single-Family Residential Neighborhood)		
	South: Commercial - C-G-2 (General Commercial)		
	East: Commercial - C-G-2 (General Commercial)		
	West: Office - C-G-2 (General Commercial)		
NEIGHBORHOOD CONTEXT:	The subject property lies on the E Magnolia Ave corridor, a major commercial corridor that also includes offices and small multifamily buildings. The broader surrounding area consists of single family on small lots, with some multifamily dwellings. Parkridge and Caswell Parks lie 0.74 and 0.91 miles, respectively, to the southwest.		

STAFF RECOMMENDATION:

▸ **Approve the request for a live performance venue, subject to 4 conditions.**

1. The plant materials on the northwest side of the parking lot shall be evergreen shrubs to provide a year-round visual screen from vehicular headlights for the adjacent houses.
2. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, including, but not limited to, Article 11 (Parking) and Article 12 (Landscape).
3. Meeting all applicable requirements of the City of Knoxville Department of Plans Review and Inspections, Department of Engineering, and Urban Forestry Division.
4. Meeting all applicable requirements of the Tennessee Department of Transportation.

COMMENTS:

This request is to redevelop the historic Sterchi-Audigier House (c. 1925) into a 250-seat performing arts venue for River & Rail Theatre Company. An approximate 3,070-sq ft addition is proposed to the existing 11,620-sq ft building, raising the structure's height and enlarging the footprint primarily on the northeast side. A description of the project, including the operations summary, is included in Exhibit B.

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 historic structure remained vacant for several years before catching fire in 2022 and receiving a demolition permit in 2023. The proposed renovation is consistent with the General Plan's Development Policy 6.6, which encourages the reuse of vacant and underutilized historic resources.
B. The MU-SD EC-1 (Mixed Use Special District, Magnolia Avenue - Cherry Street to Chilhowee Park) land use classification of the One Year Plan and East City Sector Plan recommends a mix of residential, office, and commercial uses, with a focus on design-oriented zoning and on-site and street landscaping. The proposed use and landscaped yards are consistent with these recommendations.
C. The Magnolia Avenue Corridor Plan (2009) highlights the Sterchi-Audigier House as a rare example of the Spanish Eclectic style in Knoxville and echoes the sector plan’s recommendation for landscaped yards, which is reflected in the proposed site plan. The plan also suggest including such historic resources in the National Register of Historic Places (p. 20 and 37), should the applicant ever wish to pursue this.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.
A. The C-G-2 district is intended to provide for a heterogeneous mix of retail, personal service, office, and residential uses within and along Knoxville's commercial nodes and corridors. A standalone parking area requires special use approval. The proposed live performance venue at this location aligns with the intent of the zoning code.
B. Article 5.4 of the City's Zoning Ordinance states that the commercial district design standards apply to any additions to an existing structure that exceed 30% or more of the existing structure's square footage and to new construction. The proposed addition is below the 30% threshold. Therefore, the metal walls are not subject to the façade articulation or fenestration design requirements. The site plan meets all other applicable requirements of the zoning ordinance, to be further verified during permitting.

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 use is consistent with the mix of non-residential uses along this part of the E Magnolia Avenue corridor and is appropriate for a corner lot at the intersection of two major arterial streets.
B. The proposed addition, primarily featuring dark architectural wall panels with a horizontal band around the middle, will raise the building's height to approximately 40 ft. Although a large metal building is unprecedented in the area, the added height is only 5 ft higher than the maximum allowed in the abutting district, RN-1 (Single-Family Residential), and is necessary to convert the second story into a performance venue while retaining the first floor for a rehearsal space.
C. The addition is easily distinguishable from the historic brick structure, meeting one of the core principles for additions to historic structures, but it is not visually subordinate to the existing building in size and scale. To soften the perceived height of the proposed addition as viewed from E Magnolia Avenue, the applicant proposes planting ten evergreen trees at the southeast corner, where the 40-ft metal wall will be most visible.

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 driveways along the alley are positioned to prevent vehicle headlights from shining directly into the windows of the houses across the alley. The eastern driveway is screened by a landscape strip plannted with evergreen shrubs (condition #1), and the western driveway faces a large accessory structure.

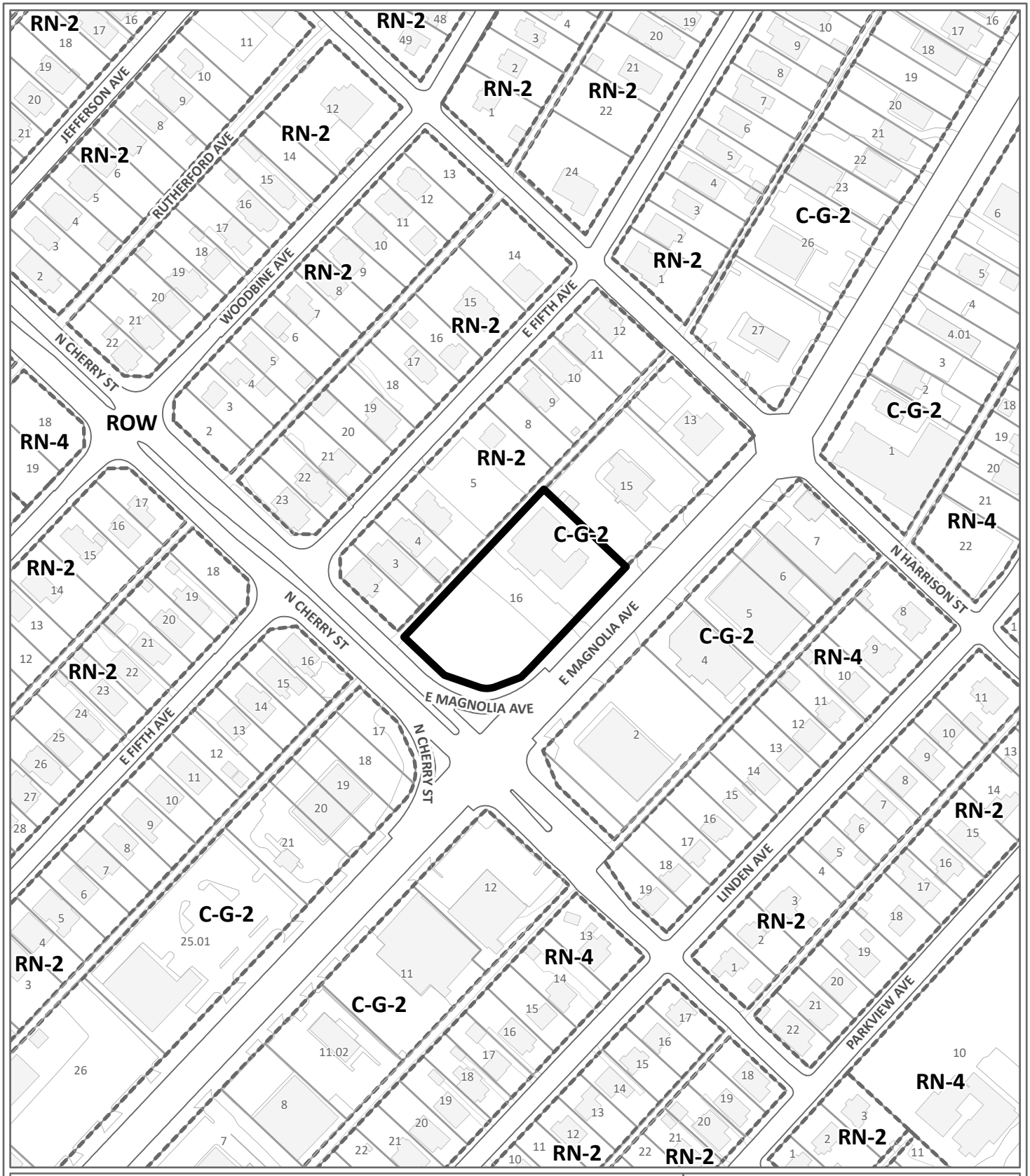
5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.
A. The proposed use will increase traffic on a portion of E Fifth Avenue and the one-way alley that connects the performance venue and the additional parking area across the alley. However, most of the traffic will be directed to E Magnolia Avenue and N Cherry Street, both major arterial streets, with the latter providing a connection to I-40.

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 office 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 **11-E-26-SU**

Petitioner: Amy Sherrill

Live Performance Venue in C-G-2 (General Commercial)

Map No: 82
Jurisdiction: City

0 225
Feet

Original Print Date: 10/1/2026

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

Exhibit A. Contextual Images



AERIAL MAP

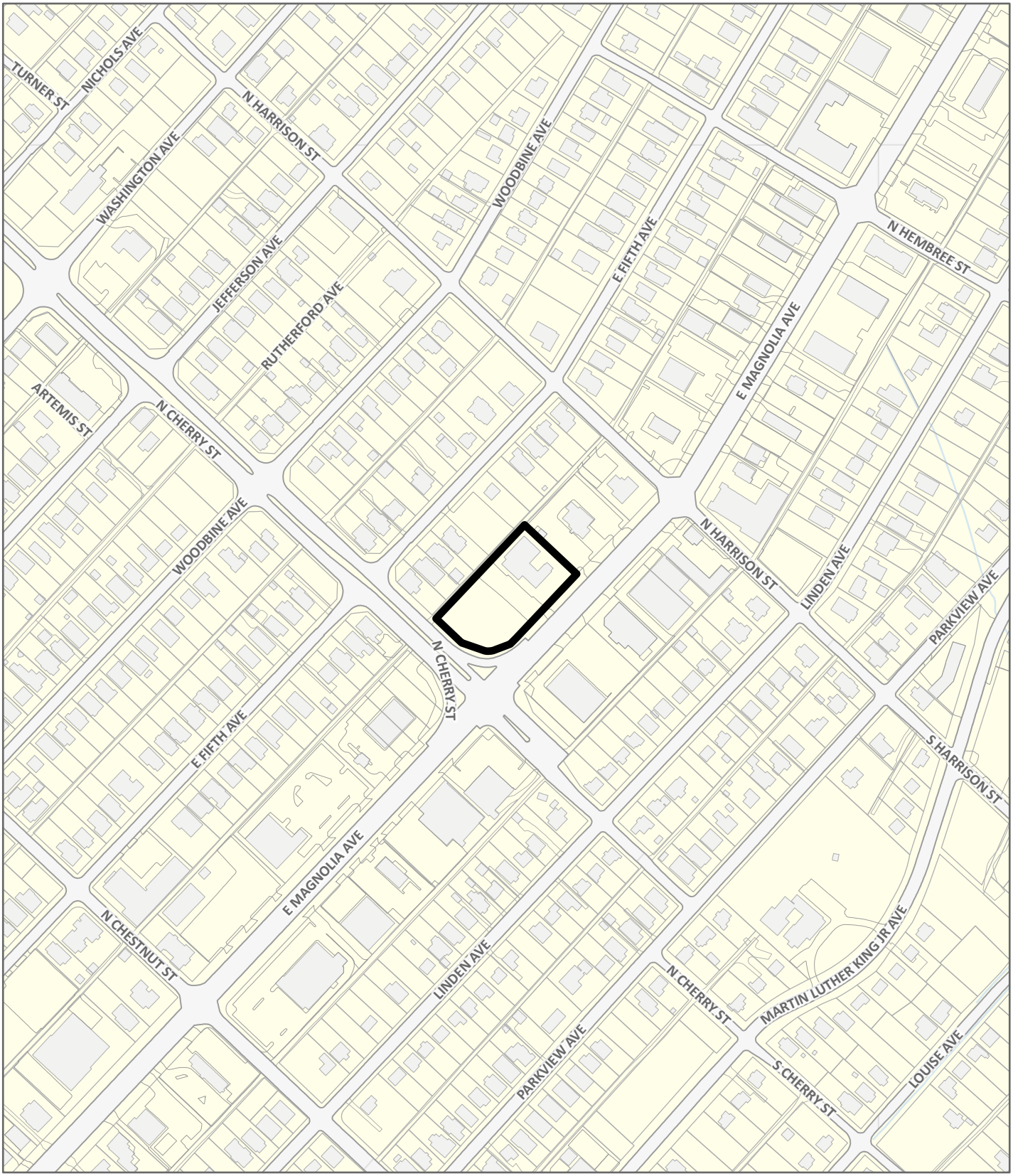
Case boundary

0 90

Feet

N

Exhibit A. Contextual Images



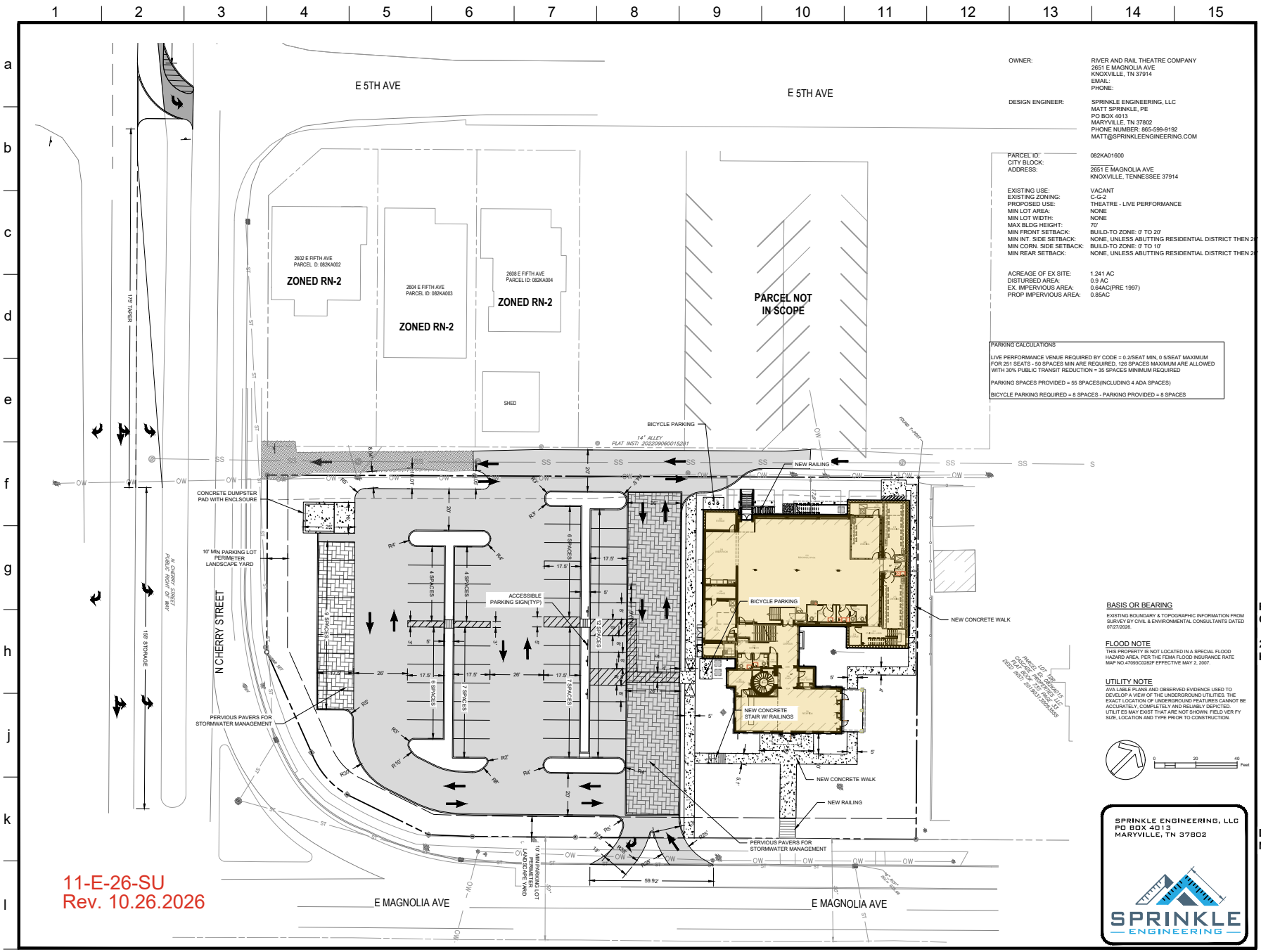
LOCATION MAP **11-E-26-SU**

Case boundary

0 360

Feet

N



OWNER: RIVER AND RAIL THEATRE COMPANY
2651 E MAGNOLIA AVE
KNOXVILLE, TN 37914
EMAIL:
PHONE:

DESIGN ENGINEER: SPRINKLE ENGINEERING, LLC
MATT SPRINKLE, PE
PO BOX 4013
MARYVILLE, TN 37802
PHONE NUMBER: 865-599-9192
MATT@SPRINKLEENGINEERING.COM

PARCEL ID:	082KA01600
CITY BLOCK:	
ADDRESS:	2651 E MAGNOLIA AVE KNOXVILLE, TENNESSEE 37914
EXISTING USE:	VACANT
EXISTING ZONING:	C-G-2
PROPOSED USE:	THEATRE - LIVE PERFORMANCE
MIN LOT AREA:	NONE
MIN LOT WIDTH:	NONE
MAX BLDG HEIGHT:	70'
MIN FRONT SETBACK:	BUILD-TO ZONE: 0' TO 20'
MIN INT. SIDE SETBACK:	NONE, UNLESS ABUTTING RESIDENTIAL DISTRICT THEN 20'
MIN CORN. SIDE SETBACK:	BUILD-TO ZONE: 0' TO 10'
MIN REAR SETBACK:	NONE, UNLESS ABUTTING RESIDENTIAL DISTRICT THEN 20'
ACREAGE OF EX SITE:	1.241 AC
DISTURBED AREA:	0.9 AC
EX. IMPERVIOUS AREA:	0.64AC(PRE 1997)
PROP IMPERVIOUS AREA:	0.85AC

PARKING CALCULATIONS

LIVE PERFORMANCE VENUE REQUIRED BY CODE = 0.2/SEAT MIN, 0 5/SEAT MAXIMUM
FOR 251 SEATS - 50 SPACES MIN ARE REQUIRED, 126 SPACES MAXIMUM ARE ALLOWED
WITH 30% PUBLIC TRANSIT REDUCTION = 35 SPACES MINIMUM REQUIRED

PARKING SPACES PROVIDED = 55 SPACES(INCLUDING 4 ADA SPACES)

BICYCLE PARKING REQUIRED = 8 SPACES - PARKING PROVIDED = 8 SPACES

BASIS OR BEARING

EXISTING BOUNDARY & TOPOGRAPHIC INFORMATION FROM SURVEY BY CIVIL & ENVIRONMENTAL CONSULTANTS DATED 07/27/2026.

FLOOD NOTE

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA, PER THE FEMA FLOOD INSURANCE RATE MAP NO.47093C0282F EFFECTIVE MAY 2, 2007.

UTILITY NOTE

AVA LABLE PLANS AND OBSERVED EVIDENCE USED TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. UTILIT ES MAY EXIST THAT ARE NOT SHOWN. FIELD VER FY SIZE, LOCATION AND TYPE PRIOR TO CONSTRUCTION.

0 20 40 Feet

SPRINKLE ENGINEERING, LLC
PO BOX 4013
MARYVILLE, TN 37802

SPRINKLE ENGINEERING

planning
architecture
902 North Central Street
Knoxville, TN 37917
(865) 637-7009

RIVER AND RAIL CONCEPT

2651 E MAGNOLIA AVE KNOXVILLE, TN 37914

SITE LAYOUT PLAN

issue	issued by	drawn by	date
Design Development	MSS	MSS	10/16/2026

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

10-23-26 Parking Update

sheet
C-201

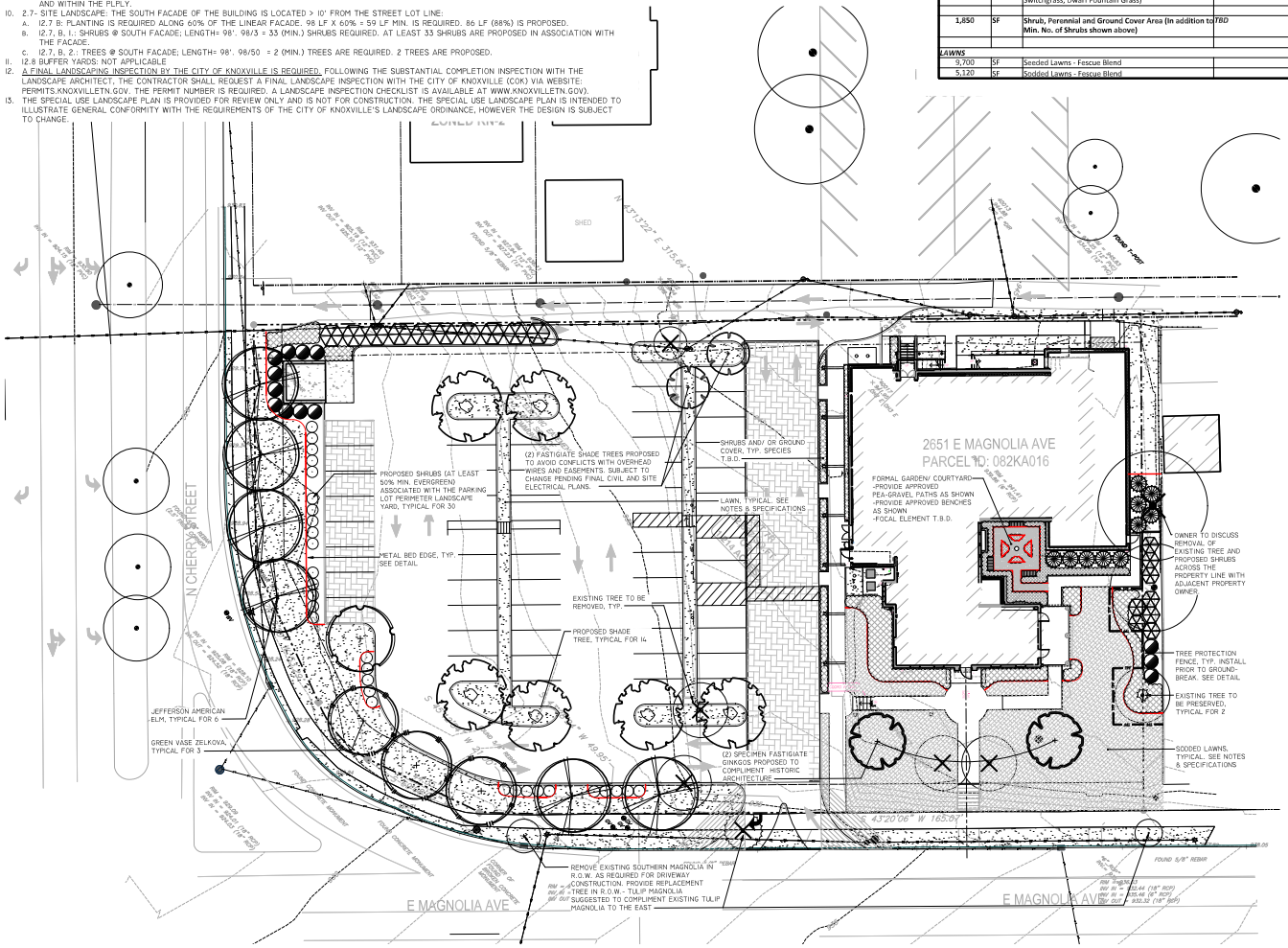
the benefield richters company

PERMITTING NOTES:

1. THE 1.2 ACRE PARCEL IS ZONED CITY OF KNOXVILLE C-G-2. TJE ADJACENT PARCEL TO THE EAST IS ZONED C-G-2.
2. RE. KNOXVILLE TREE PROTECTION ORDINANCE, CHAPTER 14-34 DESTRUCTION OR REMOVAL OF TREES: THE APPLICANT PROPOSES TO REMOVE EXISTING TREES AS SHOWN ON THE LANDSCAPE PLAN.
3. RE. KNOXVILLE TREE PROTECTION ORDINANCE, CHAPTER 14-35 PROTECTION OF TREES OF HISTORICAL OR BOTANICAL IMPORTANCE; NO EXISTING TREES ON SITE ARE OF HISTORICAL OR BOTANICAL IMPORTANCE.
4. RE. KNOXVILLE TREE PROTECTION ORDINANCE, CHAPTER 14-36 PLANTING OF TREES;
   A. (8) MIN. PROPOSED TREES PER ACRE ARE REQUIRED. 1.2 x 8 = 10 MIN. TREES ARE REQUIRED. 31 TREES ARE PROPOSED.
   B. AT LEAST 50% OF THE REQUIRED TREES SHALL BE CAPABLE OF ATTAINING 50' HT. AT MATURITY. 10 / 2 = 5 MIN. 50' MIN. HEIGHT AT MATURITY TREES ARE REQUIRED. AT LEAST 5 OF THE PROPOSED TREES ARE CAPABLE OF REACHING 50'+ HT. AT MATURITY.
5. RE. KNOXVILLE TREE PROTECTION ORDINANCE, CHAPTER 14-37 MAINTENANCE AND REPLACEMENT OF TREES; SEE LANDSCAPE NOTES.
6. KNOXVILLE ZONING REGULATIONS, APPENDIX B, ARTICLE 12-LANDSCAPING, 12.4, B: SPECIES DIVERSITY:
   A. (31) TOTAL NUMBER OF TREES- MAX. QTY. OF SINGLE SPECIES= 40%- ##% PROPOSED, MIN. NO. OF SPECIES = 5; # SPECIES PROPOSED.
7. 12.5- PARKING LOT PERIMETER LANDSCAPE YARD (PLPLY):
   A. LENGTH OF PARKING FRONTING E. MAGNOLIA AVE. AND N. CHERRY STREET = 297 LF.
   B. 3 SHADE TREES ARE REQUIRED PER 100'. 3 x 2.97 = 9 MIN. SHADE TREES REQUIRED. 9 SHADE TREES ARE PROPOSED.
   C. 10 SHRUBS ARE REQUIRED PER 100'. 10 x 2.97 = 30 MIN. SHRUBS ARE REQUIRED (50% MIN. EVERGREEN. AT LEAST 30 SHRUBS ARE PROPOSED WITHIN THE PLPLY (##% EVERGREEN.)
8. 12.6- INTERIOR PARKING LOT LANDSCAPE:
   A. SHADE TREES ARE REQUIRED AT PARKING LOT ISLANDS. 2 SHADE TREES ARE REQUIRED AT DOUBLE PARKING ISLANDS.
   B. LIVE PLANTING IS REQUIRED & PROPOSED AT EVERY PARKING LOT ISLAND.
9. 12.7- SITE LANDSCAPE: THE WEST FACADE OF THE BUILDING FRONTS A PARKING LOT:
   A. 12.7 B: PLANTING IS REQUIRED ALONG 60% OF THE LINEAR FACADE. 108 LF X 60% = 65 LF MIN. IS REQUIRED. 89 LF (82%) IS PROPOSED.
   B. 12.7, B, I.: SHRUBS @ WEST FACADE; LENGTH= 108'. 108/3 = 36 (MIN.) SHRUBS REQUIRED. AT LEAST 36 SHRUBS ARE PROPOSED IN ASSOCIATION WITH THE WEST FACADE.
   C. 12.7, B, 2.: TREES @ WEST FACADE; LENGTH= 108'. 108/50 = 2.2 (MIN.) TREES ARE REQUIRED. AT LEAST 3 TREES ARE PROPOSED IN PARKING ISLANDS AND WITHIN THE PLPLY.
10. 2.7- SITE LANDSCAPE: THE SOUTH FACADE OF THE BUILDING IS LOCATED > 10' FROM THE STREET LOT LINE:
   A. 12.7 B: PLANTING IS REQUIRED ALONG 60% OF THE LINEAR FACADE. 98 LF X 60% = 59 LF MIN. IS REQUIRED. 86 LF (88%) IS PROPOSED.
   B. 12.7, B, I.: SHRUBS @ SOUTH FACADE; LENGTH= 98'. 98/3 = 33 (MIN.) SHRUBS REQUIRED. AT LEAST 33 SHRUBS ARE PROPOSED IN ASSOCIATION WITH THE FACADE.
   C. 12.7, B, 2.: TREES @ SOUTH FACADE; LENGTH= 98'. 98/50 = 2 (MIN.) TREES ARE REQUIRED. 2 TREES ARE PROPOSED.
11. 12.8 BUFFER YARDS: NOT APPLICABLE
12. A FINAL LANDSCAPING INSPECTION BY THE CITY OF KNOXVILLE IS REQUIRED. FOLLOWING THE SUBSTANTIAL COMPLETION INSPECTION WITH THE LANDSCAPE ARCHITECT, THE CONTRACTOR SHALL REQUEST A FINAL LANDSCAPE INSPECTION WITH THE CITY OF KNOXVILLE (COK) VIA WEBSITE: PERMITS.KNOXVILLETN.GOV. THE PERMIT NUMBER IS REQUIRED. A LANDSCAPE INSPECTION CHECKLIST IS AVAILABLE AT WWW.KNOXVILLETN.GOV).
13. THE SPECIAL USE LANDSCAPE PLAN IS PROVIDED FOR REVIEW ONLY AND IS NOT FOR CONSTRUCTION. THE SPECIAL USE LANDSCAPE PLAN IS INTENDED TO ILLUSTRATE GENERAL CONFORMITY WITH THE REQUIREMENTS OF THE CITY OF KNOXVILLE'S LANDSCAPE ORDINANCE, HOWEVER THE DESIGN IS SUBJECT TO CHANGE.

RIVER AND RAIL - PLANT LIST- CONCEPT

QUANTITY	SYMBOL	COMMON NAME	BOTANICAL NAME	ROOTS	MINIMUM SIZE	REMARKS
DECIDUOUS TREES						
16		Shade Tree (i.e. Oak, Maple, Tulip Poplar, Bald Cypress)	TBD	B&B	2" Cal.	Specimen, Branched @ 5'-6' ht.
4		Fastigiate Shade Tree (i.e. Armstrong Gold Red Maple, Princeton Sentry Ginkgo, Slender Silhouette Sweetgum)	TBD	B&B	2" Cal.	Specimen, Branched @ 5'-6' ht.
1		Ornamental Tree (i.e. Dogwood, Redbud, Fringe Tree)	TBD	B&B	2" Cal.	Specimen
21						
EVERGREEN TREES						
10		Fastigiate Evergreen Tree (i.e. Emerald Green Arborvitae, Hetzii Juniper)	TBD	Cont.	8' Ht.	Full to Ground
10						
SHRUBS						
31 (Min.)		Large Evergreen Shrubs for Screening (i.e. Hardy Yellow Anise, Schip Laurel, Leatherleaf Viburnum)	TBD	Cont.	36" Ht.	Full Plants
20 (Min.)		Evergreen Shrubs (i.e. Carissa Holly, Dwarf Burford Holly, Glossy Abelia, Grey Owl Juniper)	TBD	Cont.	3 Gal.	Full Plants (Species, quanity & plant spacing TBD)
10 (Min.)		Deciduous Shrubs (i.e. Beautyberry, Fothergilla, Redtwig Dogwood, Virginia Sweetspire, Weigela)	TBD	Cont.	3 Gal.	Full Plants (Species, quanity & plant spacing TBD, 39 minimum proposed.)
PERENNIALS & GROUND COVER						
TBD		Evergreen Ground Cover (i.e. Non-spreading Liriope, Shore Juniper)	TBD	Cont.	1 Gal.	Full Plants (Species, quanity & plant spacing TBD)
TBD		Perennial Ornamental Grasses (i.e. Heavy Metal Switchgrass, Dwarf Fountain Grass)	TBD	Cont.	3 Gal.	Full Plants (Species, quanity & plant spacing TBD)
1,850	**SF**	**Shrub, Perennial and Ground Cover Area (In addition to Min. No. of Shrubs shown above)**	**TBD**	**Cont.**	**Varies**	**SF of Shrub/ Ground Cover Areas**
LAWNS						
9,700	SF	Seeded Lawns - Fescue Blend		Seed	SF	See Notes & Specifications
5,120	SF	Sodded Lawns - Fescue Blend		Sod	SF	See Notes & Specifications



1 LANDSCAPE PLAN
L101 SCALE: 1"=20'-0"

planning
architecture

902 North Central Street
Knoxville, TN 37917
(865) 637-7005

THE PENLAND STUDIO
LANDSCAPE ARCHITECTURE
2110 HOLDERWOOD LANE
KNOXVILLE, TENNESSEE 37922
865.335.3584

RIVER AND RAIL - CONCEPT

2651 E MAGNOLIA AVE, KNOXVILLE, TN, 37914

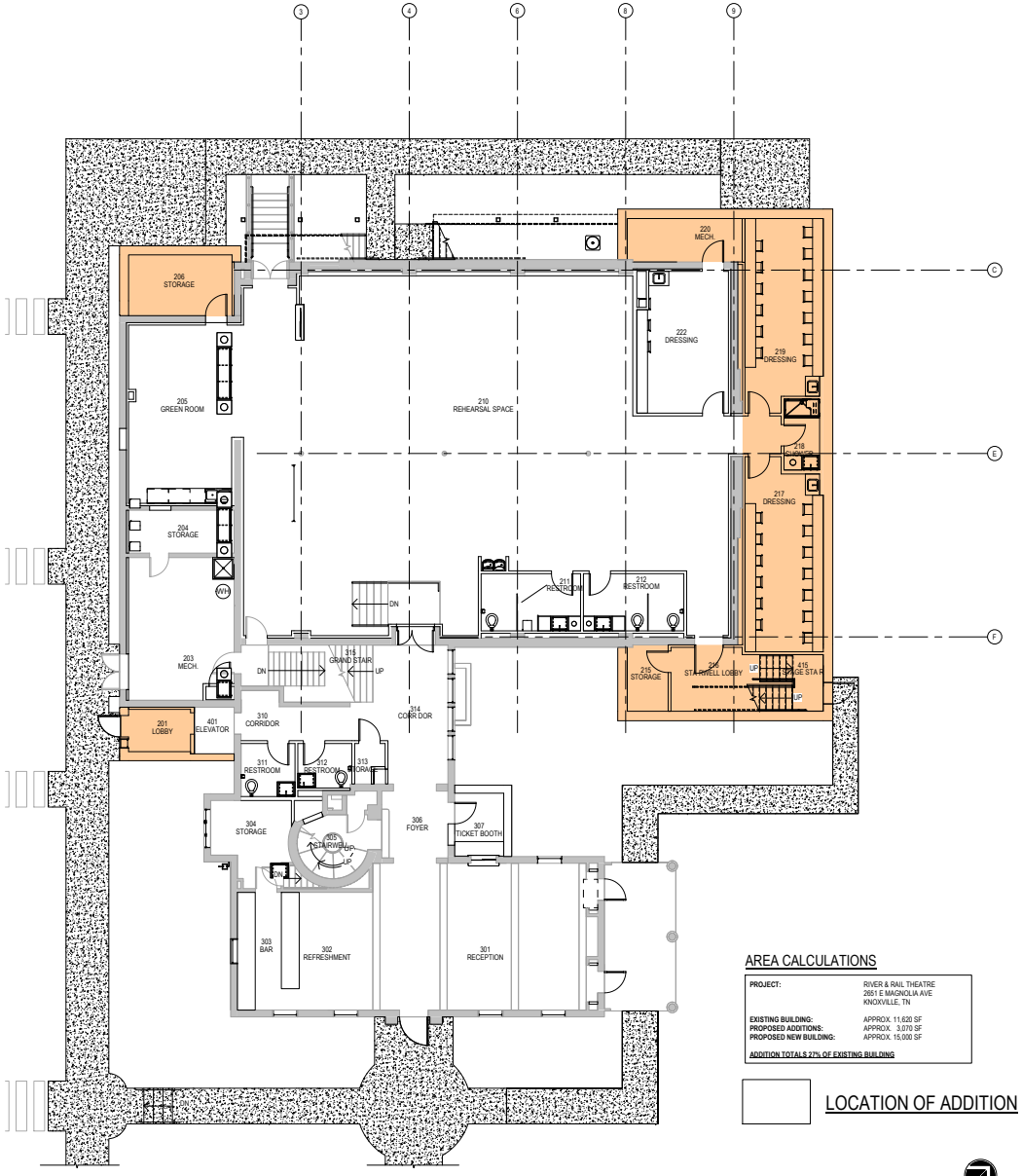
LANDSCAPE PLAN

issue	issued by	drawn by	date
DESIGN DEVELOPMENT	TPS	BJP	10/15/2025
SPECIAL USE - REVISION 1	TPS	BJP	10/29/2025

sheet
L-101

© the land4ds Arkers company

24037



FIRST FLOOR PLAN
1/8" = 1'-0"

0 4' 8' 16'

AREA CALCULATIONS

PROJECT:	RIVER & RAIL THEATRE 2651 E MAGNOLIA AVE KNOXVILLE, TN
EXISTING BUILDING:	APPROX. 11,620 SF
PROPOSED ADDITIONS:	APPROX. 3,070 SF
PROPOSED NEW BUILDING:	APPROX. 15,000 SF

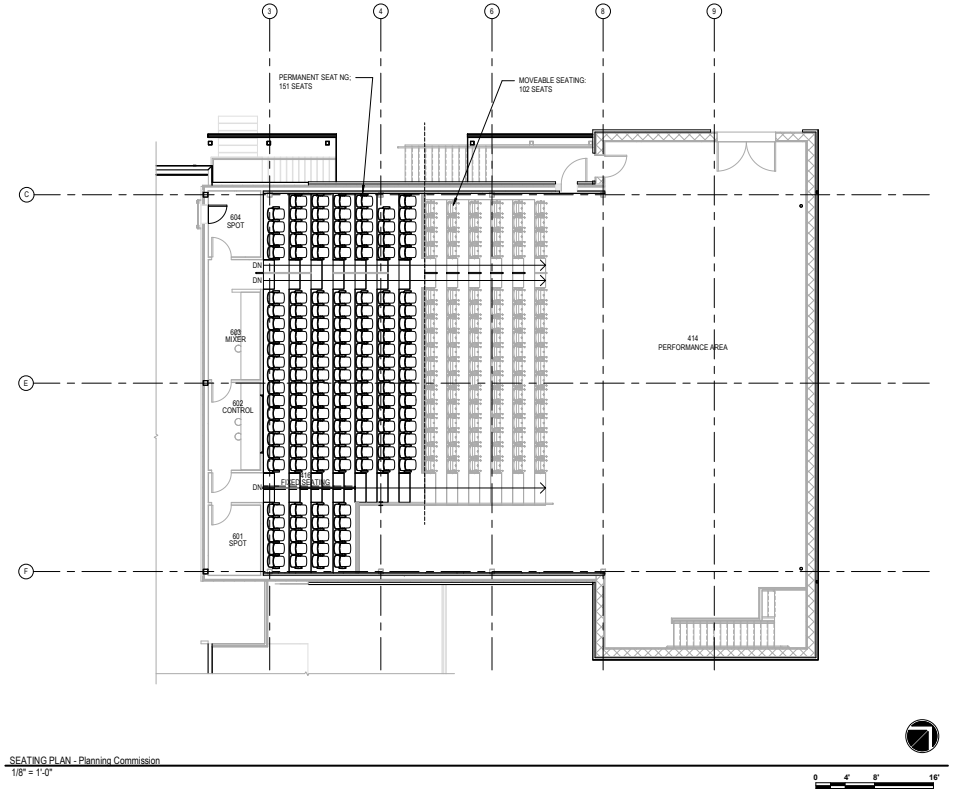
ADDITION TOTALS 27% OF EXISTING BUILDING

LOCATION OF ADDITION

PARKING CALCULATIONS

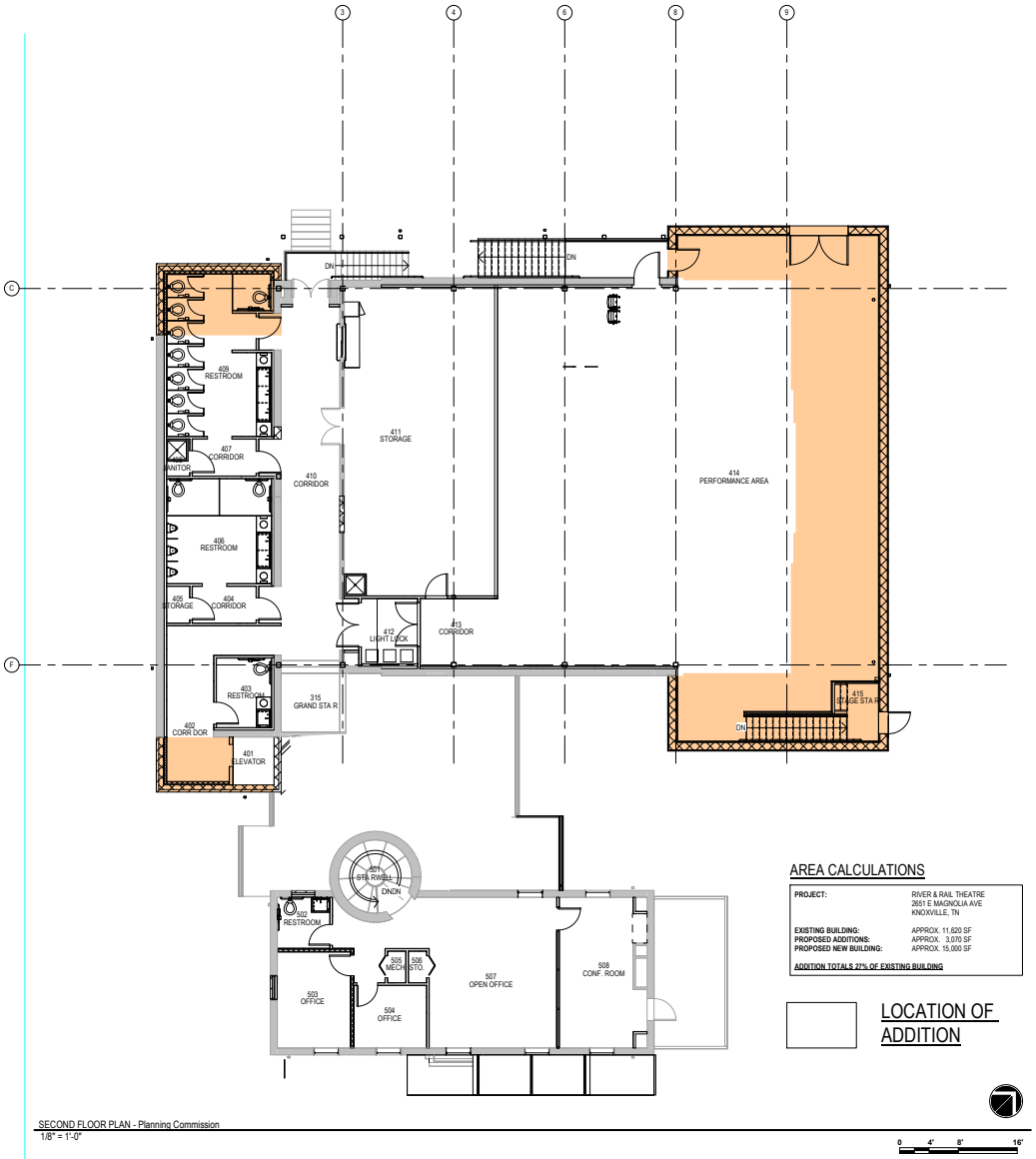
KNOXVILLE CODE OF ORDINANCES
ARTICLE 11.4 OFF STREET PARKING

TABLE 11-2	
PROPOSED SEATING COUNT:	253 SEATS
REQUIRED MIN./MAX. PARKING:	51 MIN. & 127 MAX.
PROPOSED PARKING COUNT:	56 SPACES
TABLE 11-3	
REQUIRED ACCESSIBLE SPACES:	3 (1 VAN MIN. + 2 CAR)
PROPOSED ACCESSIBLE SPACES:	4
TABLE 11-8	
REQUIRED BIKE PARKING SPACES:	8
PROPOSED BIKE SPACE:	8



SEATING PLAN - Planning Commission
1/8" = 1'-0"

0 4' 8' 16'



SECOND FLOOR PLAN - Planning Commission
1/8" = 1'-0"

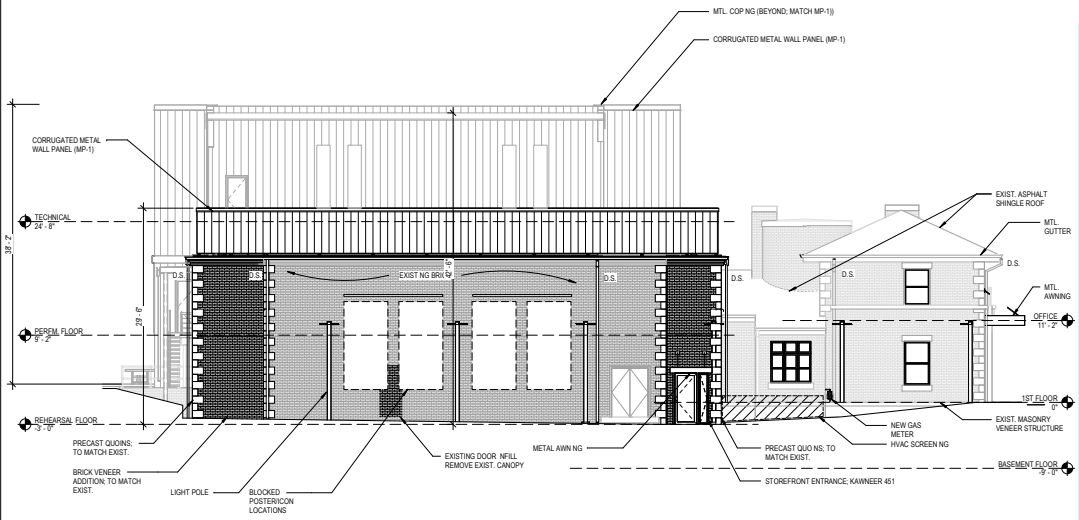
0 4' 8' 16'

AREA CALCULATIONS

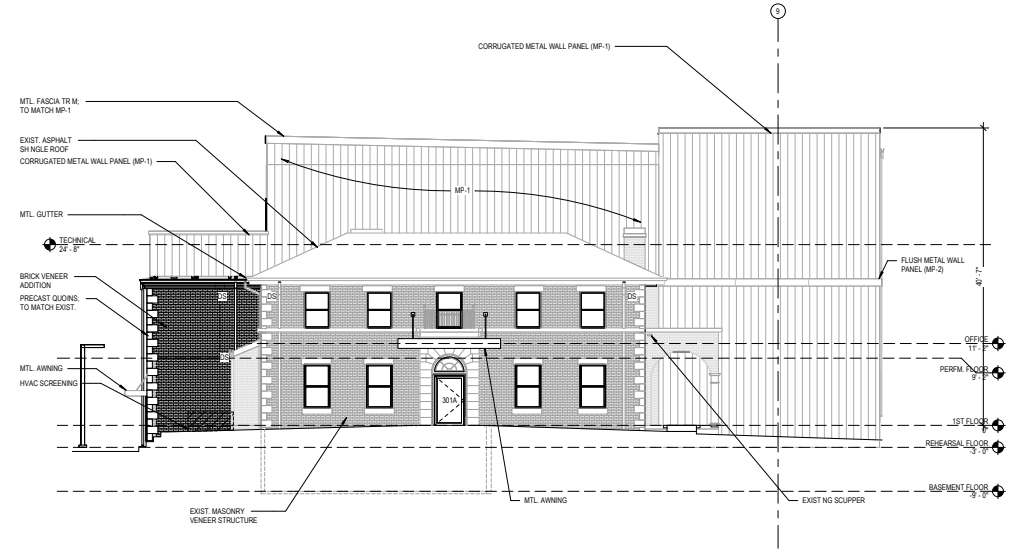
PROJECT:	RIVER & RAIL THEATRE 2651 E MAGNOLIA AVE KNOXVILLE, TN
EXISTING BUILDING:	APPROX. 11,620 SF
PROPOSED ADDITIONS:	APPROX. 3,070 SF
PROPOSED NEW BUILDING:	APPROX. 15,000 SF

ADDITION TOTALS 27% OF EXISTING BUILDING

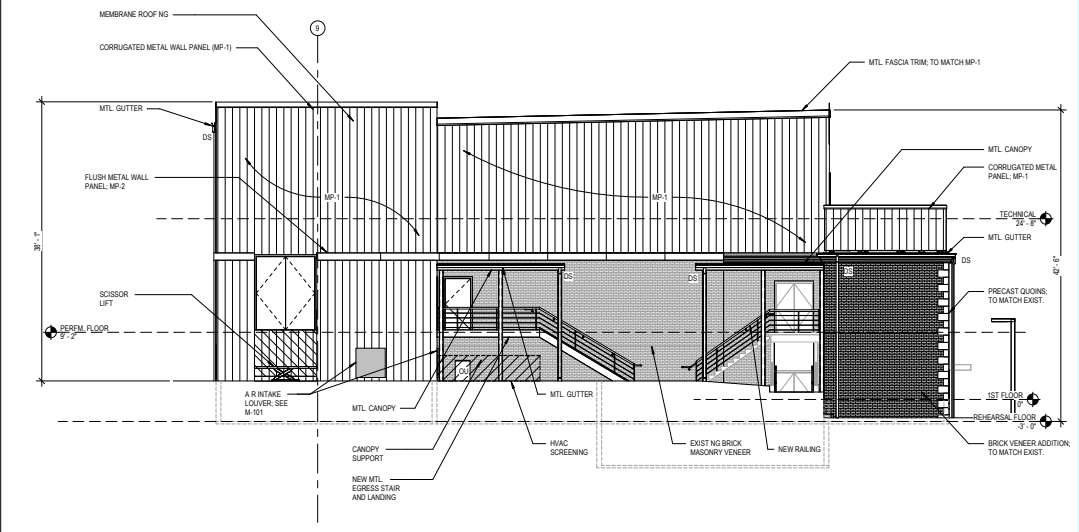
LOCATION OF ADDITION



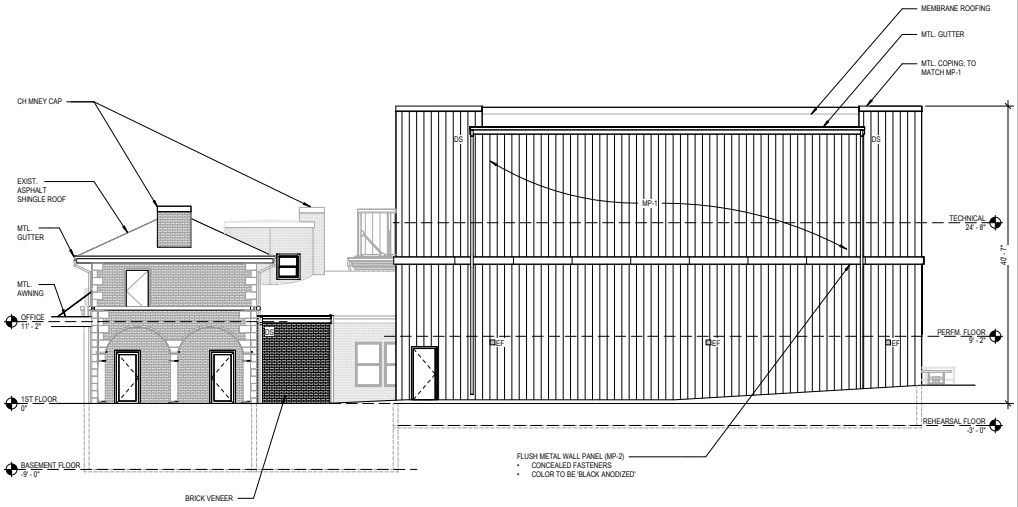
1 A03 ELEVATION - WEST - Planning
1/8" = 1'-0"



2 A03 ELEVATION - SOUTH - Planning
1/8" = 1'-0"



3 A03 ELEVATION - NORTH - Planning
1/8" = 1'-0"



4 A03 ELEVATION - EAST - Planning
1/8" = 1'-0"

METAL PANEL (MP-1)

- CORRUGATED METAL PANEL AS MANUFACTURED BY PAC-CLAD
- EXPOSED FASTENERS
- COLOR TO BE 'BLACK ANODIZED'



PROPOSED PANEL PROFILE



METAL PANEL (MP-2)

- FLUSH WALL PANELS AS MANUFACTURED BY PAC-CLAD
- COLOR TO BE BLACK



PROPOSED PANEL PROFILE



EXHIBIT B

October 21, 2026
Project: River & Rail Theatre Renovation
Address: 2651 E Magnolia Site Development Requirements
Agenda Number: 11-E-26-SU

Project Description

A. GENERAL PROJECT INFORMATION

1. The project is a two-story building with approximately 15,000 sf footprint. (11,620 sf existing building with proposed addition of approximately 3,070 sf)
    a. Lobby/business building
    b. Performance Hall building
2. The building's primary use will be for a performance hall that will house a regional professional theater company. Accessory uses will include lobby area, rehearsal area, and a business office for the theatre company. Main performance hall will seat approximately 250 persons.

B. PROJECT

1. BUILDING
    a. Renovation of the front 2-story building for lobby and business office use, including exterior doors, windows and covered patio.
    b. Renovation of the connecting structure to include (2) public restrooms.
    c. Renovation of the performance hall to include:
        i. Raising of existing roof and roof structure.
        ii. Addition of stage area (East; approx. 1,245 sf)
        iii. Addition for expanded restroom facilities (Northwest; approx. 170 sf)
        iv. Relocated egress stair along alley side of building.
    d. Renovation of rehearsal space to include:
        i. Addition of dressing room, shower, stair for stage access, and ADA lift.
        ii. Renovation of restrooms and green room space.
    e. Addition to house new elevator and an addition. (Southwest; approx. 120 sf)
2. Site
    a. Expansion of existing parking lot to meet minimum requirements for parking count.
    b. Parking lot to be combination of asphalt and permeable pavers.
    c. Intent is to use permeable pavers as part of the storm water system.
    d. Parking lot islands to be provided as required by zoning.
    e. Landscape planting to be provided to meet or exceed zoning requirements.

D. Sound Attenuation

1. Performance hall roof structure, walls, door openings, and floor structure will be constructed as barrier assemblies with enough mass to reach or exceed a minimum of STC 60 throughout.

E. Operation

1. Primary Use: Theatre hall & River & Rail headquarters
    a. The River & Rail performance season will operate on the school year (i.e. August to May). A typical season would have between 4 to 6 different shows, which would each have a run of between 2 to 3 weeks. Each week of show run would typically see between 3 – 4 performances.
    b. Shows typically start around 7pm and run until 9pm with potential for a Sunday matinee.

i. Total performances per R&R season would be approximately 72 over the 10-month performance season.

c. The business office portion of the building will house R&R's corporate office, which will be occupied by between 3-6 full-time employees year-round on a 5-day business week schedule.

2. Secondary Use: Religious Worship
   a. The building will be opened on Sunday mornings to allow a small congregation to gather for service and Sunday school.
3. Tertiary Use: Performance Venue
   a. During R&Rs off-season, the intent is to operate the performance hall as a venue for traveling and regional musical acts.
   b. The schedule for this will be dependent on specific bookings but will likely be Friday & Saturday evenings.

Public Notice and Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). The contact information you provide in your application may be used for that purpose. We require applicants to acknowledge their role in this process.

Sign Posting and Removal

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.

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.

Acknowledgement

***By signing below**, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.*

2026.10.31	2026.11.13
Date to be Posted	Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

- ■ Yes ☐ No
- ☐ No, but I plan to prior to the Planning Commission meeting



Applicant Signature	JOSHUA PETERSON	9/29/26
	Applicant Name	Date