

# CASE SUMMARY

APPLICATION TYPE: OTHER BUSINESS

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

T E N N E S S E E

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

File Number: 11-A-14-OB                      Related File Number:  
Application Filed: 9/26/2014                      Date of Revision:  
Applicant: LACY, PRICE & WAGNER P.C. & CITIZENS NATIONAL BANK

## PROPERTY INFORMATION

General Location:  
Other Parcel Info.:  
Tax ID Number: 999 999                      Jurisdiction:  
Size of Tract:  
Accessibility:

## GENERAL LAND USE INFORMATION

Existing Land Use:  
Surrounding Land Use:  
Proposed Use:                      Density:  
Sector Plan:                      Sector Plan Designation:  
Growth Policy Plan:  
Neighborhood Context:

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:                      Appealing the decision of the MPC staff requiring a tenant address to change (suite number) due to moving office location to second floor in the same multi-tenant building.

## ZONING INFORMATION (where applicable)

Current Zoning:  
Former Zoning:  
Requested Zoning:  
Previous Requests:  
Extension of Zone:  
History of Zoning:

## PLAN INFORMATION (where applicable)

Current Plan Category:  
Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.: Appealing the decision of the MPC staff requiring a tenant address to change (suite number) due to moving office location to second floor in the same multi-tenant building.

**MPC ACTION AND DISPOSITION**

Planner In Charge: Dan Kelly

Staff Recomm. (Abbr.): DENY the request of the appellants to maintain 249 N. Peters Rd., Suite 101 as their mailing address because they have moved from the first floor to the second floor of a three story building which triggers the need for a new suite number

Staff Recomm. (Full): The appellant is objecting to the decision of the MPC addressing staff to require them to change their address from 249 N. Peters Rd., Suite 101 to 249 N. Peters Rd., Suite 201. This matter began after staff received a copy of a certified letter the U.S. Postal Service had sent to the building owner. The letter from the Postal Service stated that tenant suite numbers were arbitrarily changed without review and approval of the MPC addressing personnel. At that time, a new tenant had moved into the building that had previously been occupied by the appellant. The appellant had moved to the second floor of the building and continued to use the suite number (101) that had been assigned their first floor location. The Postal Service informed the building owner that they will not change the point of delivery for the address in question without review and approval by the addressing staff.

Shortly thereafter Mr. Stephen Jaquish, representing the building owner, contacted the addressing staff requesting assistance with this matter. Ms. Donna Hill of the MPC addressing staff reviewed the request and provided the Mr. Jaquish with a list of revised addresses for all the existing tenant spaces in the building. These revised addresses included the appellant's office location. At that time the appellant's new address would have been 251 N. Peters Rd., Suite 201. In a letter dated August 19, 2014, the appellant requested that they be permitted to maintain 249 N. Peters Rd., Suite 101 as their address. After conducting a field review, the addressing staff agreed that the base address of 249 N. Peters Rd. would be acceptable. However, the staff informed the appellant on September 3, that the suite number would have to be changed from 101 to 201. As result, this appeal was filed so the matter could be heard by MPC as permitted by the Street Naming and Addressing Ordinance.

Comments: The assignment of addresses in Knoxville and Knox County is the responsibility MPC addressing staff. The authority to assign addresses comes from the adopted Uniform Street Naming and Addressing System Ordinances (Knoxville O-280-90 & Knox County O-91-1-102). In addition, MPC's Administrative Rules (Appendix A) provide further guidance to staff when assigning addresses. Attachment A is contained in the Administrative Rules and Attachment B illustrates the information contained in the Administrative Rules. You will note that suite numbers in an office building are assigned according to floor. MPC addressing staff assigned the appropriate suite number to the appellant's office based on the guidelines that have been adopted by MPC. Since this matter came up, staff has asked the staff of E-911 if they had an opinion regarding this suite number assignment. Amy Myers of the E-911 staff said that first responders would look for suite 101 on the first floor because all telephone numbers tied to 249 N. Peters Rd., Suite 101 are tied to a first floor location in the E-911 data base.. If that is what happens during an emergency, a longer response time would be required in order to sort out the exact location of the emergency.

Staff is requiring the appellant to change their address because it conforms to the addressing standards and it will eliminate any possible confusion during an emergency.

Action: Approved

Meeting Date: 11/13/2014

Details of Action:

Summary of Action: Approved appeal. Address not changed.

Date of Approval: 11/13/2014

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knoxville City Council

**Date of Legislative Action:**

**Ordinance Number:**

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**