

CASE SUMMARY

APPLICATION TYPE: TTCD

BUILDING PERMIT



File Number: 11-A-22-TOA Related File Number:
Application Filed: 9/28/2022 Date of Revision:
Applicant: ANNA KITTRELL R2R STUDIO

PROPERTY INFORMATION

General Location: South side of Pentwater Drive, east of Charlevoix Rd and west of Cherahala Blvd
Other Parcel Info.:
Tax ID Number: 104 00107 Jurisdiction: County
Size of Tract: 0.464 acres
Accessibility: Access is via Charlevoix Road, a local road with 36 ft of pavement width including a separated left turn lane inside a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Revision to approved plans from February 2022 (Case # 2-A-22-TOB) Density:
Sector Plan: Northwest County Sector Plan Designation: GC (General Commercial)
Growth Policy Plan:
Neighborhood Context:

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

Street: 2320 Charlevoix Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business) / TO (Technology Overlay)
Former Zoning:
Requested Zoning: N/A
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

WAIVERS AND VARIANCES REQUESTED

Variances Requested: N/A

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

TTCDA ACTION AND DISPOSITION

Planner In Charge: Michelle Portier

Staff Recomm. (Abbr.):

Staff Recomm. (Full): APPLICATION APPROVED September 28, 2022, pursuant to Article VIII, Section 7 of the Administrative Rules and Procedures of the Tennessee Technology Corridor Development Authority (Staff Review and Approval of Minor Changes to Previously Approved Applications), for a Certificate of Appropriateness for a grading/building permit, subject to the following conditions:

1) Meeting all relevant requirements of the Knoxville Zoning Ordinance, as appropriate.

Comments:

1) The applicant is requesting approval of minor revisions to plans for a restaurant approved in February 2022 (Case 2-A-22-TOB).

2) The site has been replatted since the TTCDA approval, with the subject parcel subdivided out of the Weigel's property fronting Hardin Valley Road. The new parcel housing the proposed restaurant is 0.464 acres.

3) The restaurant has an area of approximately 95,089 sq ft. No changes were made to the floor plan, building footprint, landscape plan, or lighting plan, so these plans all remain in compliance with the TTCDA Guidelines.

4) Proposed modifications included changes to materials utilized for the dumpster enclosure. It was approved using brick but has been changed to split-faced CMU. The rest of the development plans remain unchanged.

5) Signage was not included in this request. A signage package would need to be submitted at a future time and would be required to meet all applicable requirements of the TTCDA.

Action: Approved

Meeting Date: 12/5/2022

Details of Action:

APPLICATION APPROVED September 28, 2022, pursuant to Article VIII, Section 7 of the Administrative Rules and Procedures of the Tennessee Technology Corridor Development Authority (Staff Review and Approval of Minor Changes to Previously Approved Applications), for a Certificate of Appropriateness for a grading/building permit, subject to the following conditions:

1) Meeting all relevant requirements of the Knoxville Zoning Ordinance, as appropriate.

Summary of Action:

Date of Approval: 9/28/2022

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: