

**Record#:** 2108.01

28 March 2021

Knoxville | Knox County Planning  
Knoxville, Tennessee 37902

ATTN: Mike Reynolds

**RE: 248 Deaderick Avenue**

Mr. Reynolds:

It was a pleasure to discuss the potential reuse options for the subject historic property at 248 Deaderick Avenue. As discussed, the reuse intent for the National Register circa 1902 property once purchased by the new entity, would be to allow for the existing residential use as it is currently being used along with the uses as listed under 9.3.V Neighborhood Nonresidential Reuse, Number 2. Items a through f and *excluding* g.

**All other items under section V would be met by any use being proposed.**

**V. Neighborhood Nonresidential Reuse**

Once approval of a neighborhood non-residential reuse is granted, the structure may be reused for *any* of the uses in item 2 below. Any change of an approved use to another use allowed within item 2 requires a new special use approval.

1. Neighborhood nonresidential reuse establishments are only allowed within existing structures that are nonresidential in their construction and/or use as of the effective date of this Code.
2. The following nonresidential uses are permitted within a neighborhood commercial establishment:
  - a. Art gallery;
  - b. Art and fitness studio;
  - c. Office;
  - d. Personal service establishment;
  - e. Eating and drinking establishment; live entertainment—secondary use prohibited;
  - f. Retail goods establishment;
  - ~~g. Social service center.~~

I look forward to hearing back during the staff review on this approach and I intend to meet with key neighborhood representatives during this process to discuss this approach that we have discussed for this unique and special property.

**SANDERS PACE** ARCHITECTURE

A handwritten signature in blue ink, appearing to read 'JL Sanders', with a stylized flourish at the end.

By: John Lynch Sanders, FAIA, LEED AP  
Principal Architect



**#2108 - 248 DEADERICK AVENUE**  
AKA 'THE WEDGE'

SPECIAL USE APPLICATION  
26 MARCH 2021

5-C-21-SU

**EXISTING PHOTOS**  
N.T.S.



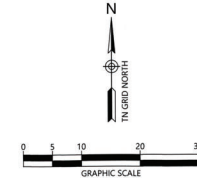
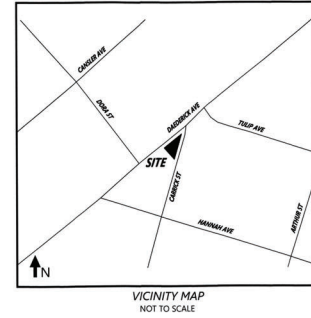
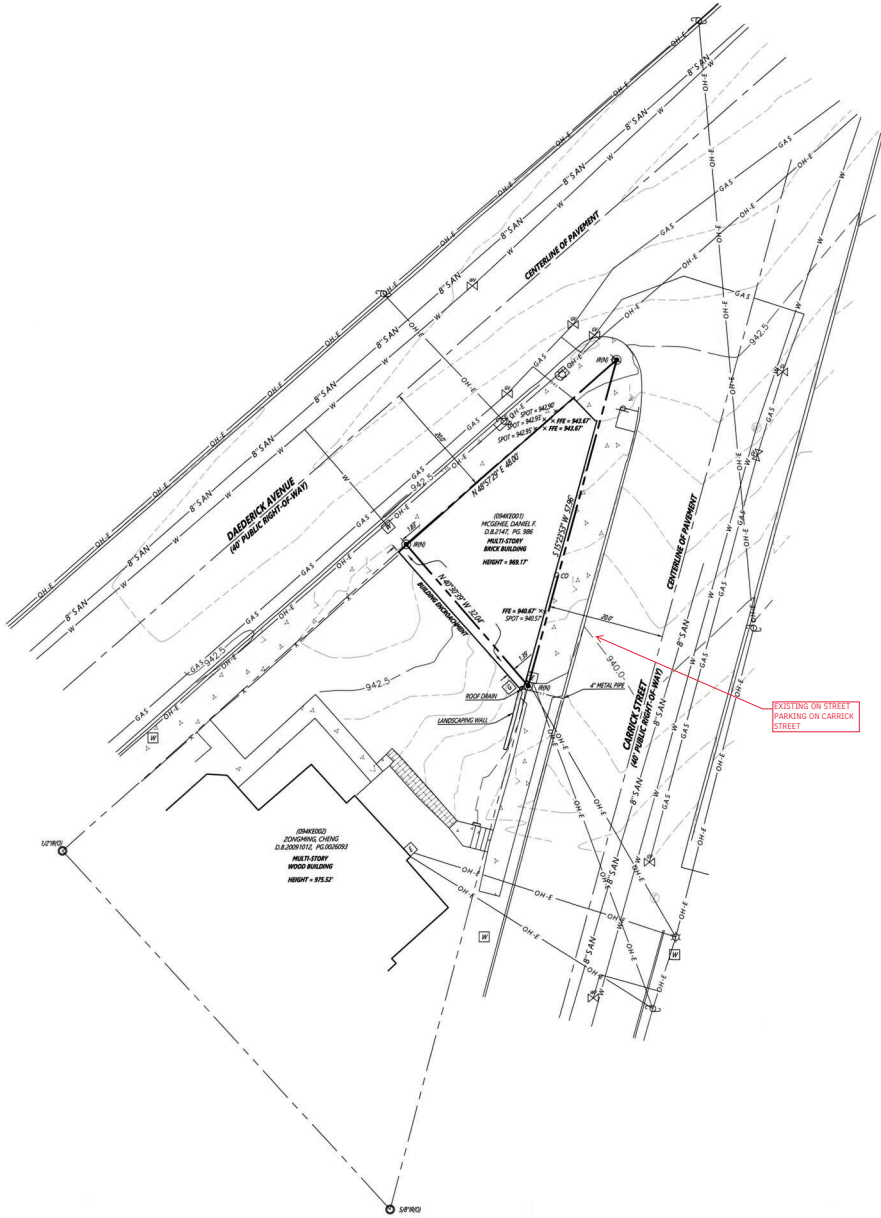
NOTES

1. SURVEYOR'S LIABILITY FOR THE DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY WHOSE SIGNATURE APPEARS UPON THE SURVEY.
2. PARCELS NUMBERS SHOWN AS THUS (00) REFER TO TAX MAP 94, KNOX COUNTY, TENNESSEE.
3. ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
4. THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NUMBER 47093C0283G, DATED 8/5/2013.
5. THIS SURVEYOR WAS NOT PROVIDED WITH A TITLE COMMITMENT, THEREFORE THE PROPERTY IS SUBJECT TO THE FINDINGS OF A DETAILED TITLE SEARCH.
6. PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND / OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE LINES, ELECTRIC CABLES, WATER LINES, ETC. TO AVOID ANY HAZARD OR CONFLICT. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR EXCAVATION TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. DIAL 811 FOR A ONE CALL CENTER.
7. UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATIONS THAT WERE APPARENT AND COPIED FROM APPROPRIATE GOVERNING AGENCIES MAPS AND ARE APPROXIMATE AT BEST. THERE MAY BE UTILITIES, THE EXISTENCE OF WHICH IS UNKNOWN TO THE SURVEYOR.
8. TOPOGRAPHIC INFORMATION WAS DERIVED BY RANDOM SHOTS PER FIELD SURVEY; CONTOUR INTERVAL IS 0.5 FOOT. DATUM BASED ON NAVD 88.
9. ALL DEED & PLAT REFERENCES ARE MADE TO THE REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE.
10. SURVEY FIELD DATA COLLECTED ON 3 MARCH 2021.

LEGEND

PARCEL NO.	(XX)
LOT NO.	(X)
IRON ROD (OLD)	RO
IRON ROD (NEW)	RNN
IRON PIPE (OLD)	PO
IRON PIPE (NEW)	PNO
PIPE (NEW)	PNO
CONCRETE MON (OLD)	MO(OLD)
PROPERTY LINE	---
FENCE LINE	X
CONTOUR LINE	SSO
OVERHEAD POWER LINE	OH-E
SANITARY SEWER LINE	8" S.A.N
STORM SEWER LINE	15" S.T
WATER LINE	8" W
GAS LINE	2" G
TELEPHONE MANHOLE	TM
TELEPHONE RISER	TR
TELEPHONE pedestal	TP
ELECTRIC RISER	ER
ELECTRIC METER	EM
TRAFFIC SIGNAL POST	TS
UTILITY POLE	UP
GUY WIRE	GW
UTILITY POLE NO LIGHT	UPL
SANITARY SEWER MANHOLE	SM
STORM SEWER MANHOLE	ST
CURB INLET	CI
CATCH BASIN	CB
CLEANOUT	CO
FIRE HYDRANT	FH
WATER METER	WM
WATER VALVE	WV
IRRIGATION CONTROL VALVE	ICV
GAS METER	GM
GAS VALVE	GV
SIGN POST	SP
BOLLARD	B
CONCRETE	CT

5-D-21-SU



ZONING RESTRICTIONS

ZONING: RN-2 SINGLE-FAMILY RESIDENTIAL NEIGHBORHOOD ZONING DISTRICT  
FRONT YARD SETBACKS: 20' FEET  
SIDE YARD SETBACKS: 5' FEET  
REAR YARD SETBACKS: 25' FEET

SITE DATA

PROPERTY LOCATED ON KNOX COUNTY TAX MAP  
MAP 94, PARCELS 094E001

CITY: KNOXVILLE  
COUNTY: KNOX  
STATE: TENNESSEE  
DISTRICT: FIRST CIVIL DISTRICT

SITE ADDRESS: 248 DAEDERICK AVENUE  
KNOXVILLE, TENNESSEE

OWNER: MCGHEE, DANIEL F.  
244 DAEDERICK AVENUE  
KNOXVILLE, TENNESSEE 37921

SURVEYOR'S CERTIFICATE

I hereby certify that to the best of my knowledge and belief the hereon shown Boundary & Topographic Survey represents a Category "1" survey having an unadjusted ratio of precision greater than 1:10,000 and is true and correct.

By: ROBERT D. SANDERS JR. Date: 3/27/21  
Surveyor No. 1689



6515 NIGHTINGALE LANE  
KNOXVILLE, TN 37909  
(865) 970-0003

JOHN SANDERS  
514 W JACKSON AVENUE, SUITE 102  
KNOXVILLE, TENNESSEE 37902  
(865) 329-8516

BOUNDARY AND TOPOGRAPHIC SURVEY

248 DAEDERICK AVENUE

CITY BLOCK: 09203  
9TH WARD CITY OF KNOXVILLE, TENNESSEE  
KNOXVILLE, KNOX COUNTY, TENNESSEE

PROJECT NUMBER:  
212654  
DRAWING NUMBER:

S1.0