



Certificate of Appropriateness For a Building Permit Administrative Review

On September 28, 2022, the Tennessee Technology Corridor Development Authority, hereinafter referred to as the Authority, did grant to Anna Kittrell R2R Studio, hereinafter referred to as the Applicant, on its application filed on September 28, 2022 with Application No. 11-A-22-TOA, this Certificate of Appropriateness for the following described property, 2320 Charlevoix Rd. / Parcel ID 104 00107. This Certificate of Appropriateness is granted to the Applicant for the purpose of a Building Permit. The Applicant agrees that it will comply with all base zoning requirements, all Technology Overlay Zone requirements, the Design Guidelines and the Comprehensive Development Plan in its use of this property, unless specifically varied or altered by the Authority.

This Certificate of Appropriateness will automatically expire three years from the date of the affirmative vote of this Certificate, unless an extension of the Certificate is granted by the Authority upon the request of the Applicant, if construction of the structure or structures on the property has not reached fifty percent (50%) of completion at the end of that three year period.

The Applicant does hereby agree that staff and/or members of the Knox County governmental entities, or the Authority, shall have access to the property at reasonable times to inspect the same for compliance with the requirements of state and local laws and this Certificate of Appropriateness.

The structure or structures to be erected on this property will be erected according to the approved and accepted plans and specifications attached to this Certificate as Attachment No. One, and any changes thereto approved and accepted by the Applicant and the Authority.

APPLICATION APPROVED July 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.**

By its signature hereunto, the Applicant binds itself to all terms and conditions hereof, both for itself, its heirs, and its successors in interest.

TENNESSEE TECHNOLOGY CORRIDOR DEVELOPMENT AUTHORITY

BY:

Chair N/A (administrative approval)

Attested to by Michelle Portier

Approval date: 9/28/2022

COA expiration date (3 years): 9/27/2025

Applicant: ANNA KITTRELL R2R STUDIO

Request: BUILDING PERMIT

Meeting Date: 12/5/2022

Address: 2320 Charlevoix Rd.

Map/Parcel Number: 104 00107

Location: South side of Pentwater Drive, east of Charlevoix Rd and west of Cherahala Blvd

Existing Zoning: CA (General Business) / TO (Technology Overlay)

Proposed Zoning: N/A

Existing Land Use: Vacant land

Proposed Land Use: Revision to approved plans from February 2022 (Case # 2-A-22-TOB)

Appx. 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.

Surrounding Zoning and Land Uses: North: BP (Business and Technology Park) / TO (Technology Overlay) - Office building

South: CA (General Business) / TO (Technology Overlay) - Convenience store/gas station

East: OB (Office, Medical and Related Services) / TO (Technology Overlay) - Vacant land

West: CA (General Business) / TO (Technology Overlay) - Commercial strip center

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.

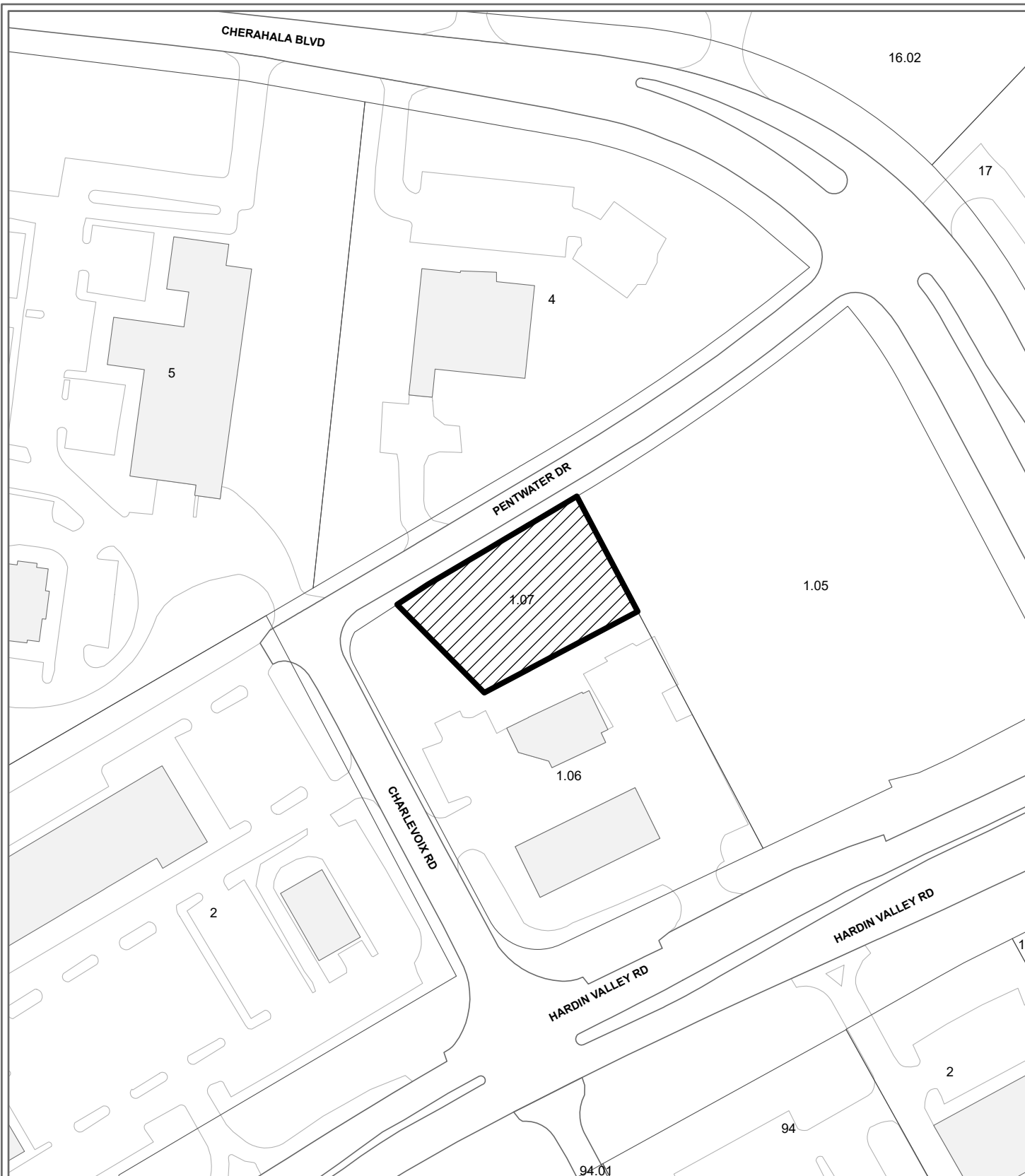
Design Guideline Conformity: This request is in compliance with TTCDA Design Guidelines.

Waivers and Variances Requested: N/A

Staff Recommendation:

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**11-A-22-TOA
CERTIFICATE OF APPROPRIATENESS**

Petitioner: Anna Kittrell R2R Studio



Purpose of Request: Building Permit

Original Print Date: 10/13/2022 Revised:
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 104
 Jurisdiction: County
 0 125
 ───────────────────
 Feet





Date: December 22, 2022
File Name: Restaurant a2.2
Project No: 2021.86

Drawing Title:
Dumpster Enclosure Details

Revisions
1 January 20, 2022
2 September 13, 2022

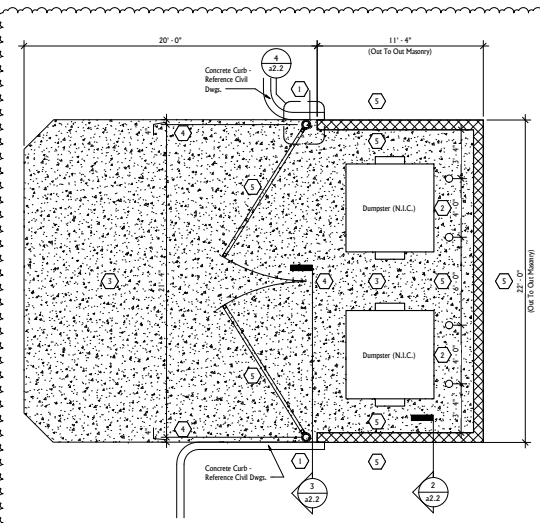
New Facility For
Proposed Restaurant
2320 Charlevoix Rd.
Knoxville, TN 37932

Sheet No.

a2.2

APPROVED BY
TENNESSEE TECHNOLOGY CORRIDOR
DEVELOPMENT AUTHORITY
Meeting Date: 9/28/2022

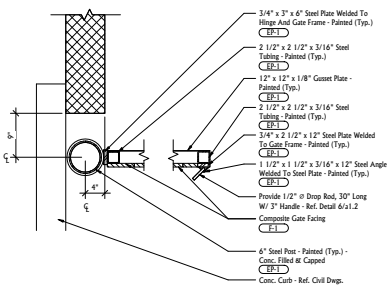
2-A-22-TOB



1 DUMPSTER ENCLOSURE PLAN
Scale: 1/4" = 1'-0"

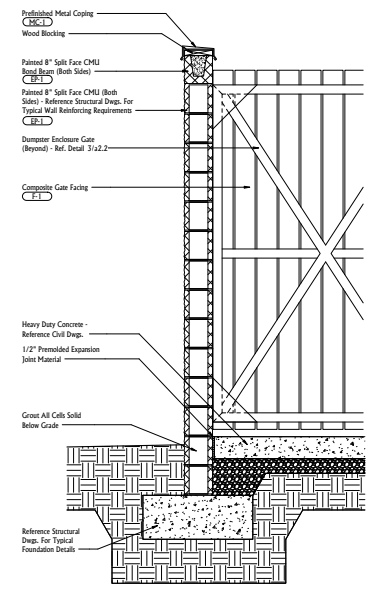
Note: Dumpster Located Remotely. Reference Civil Drawings For Exact Location, Configuration And Dimensions. Dumpster Plan Shown For Reference Only.

- 1 Exposed Curb Face To CMU
- 2 6" Concrete Filled Bollards, Paint OSHA Yellow (Typ.) Ref. Detail 5/a2.2
- 3 Heavy Duty Concrete - Reference Civil Drawg.
- 4 3/4" Diameter x 1-1/2" Deep Reces For Gate Case Bolt. Provide 1 Each At Gate. (Closed And Opened Positions) Field Verify Exact Locations.
- 5 Split Face CMU To Be Painted (EP-1). Gate Facing Composite Material W/ Square Edge (F-1). Color To Be Dark Gray - Submit Color Samples For Architect's Approval. All Steel To Be Primed Back (EP-1).



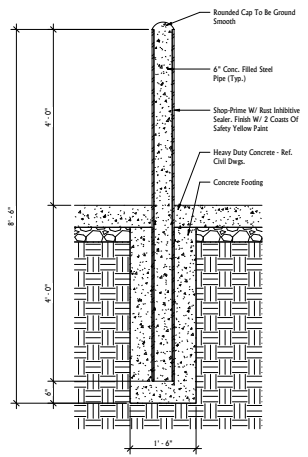
4 DUMPSTER ENCLOSURE DETAIL
Scale: 1" = 1'-0"

Note: All Steel To Be Primed And Painted Back (EP-1).

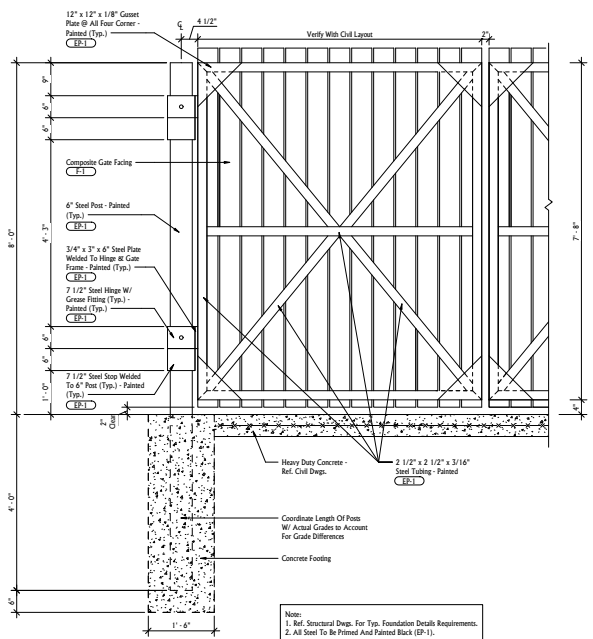


2 DUMPSTER ENCLOSURE SECTION
Scale: 3/4" = 1'-0"

Note:
1. Ref. Structural Drawg. For Typ. Foundation Details & Typ. Wall Reinforcing Requirements.
2. Ref. Sheet a2.2 For Exterior Finish Material Legend.

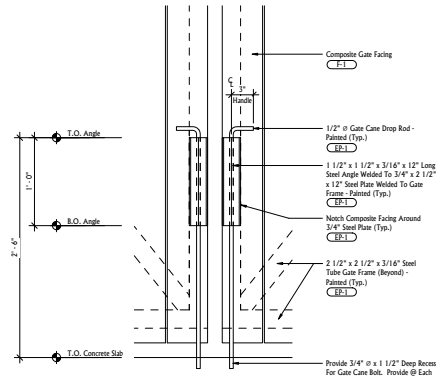


5 BOLLARD DETAIL
Scale: 3/4" = 1'-0"



3 DUMPSTER GATE ENCLOSURE DETAIL
Scale: 3/4" = 1'-0"

Note:
1. Ref. Structural Drawg. For Typ. Foundation Details Requirements.
2. All Steel To Be Primed And Painted Back (EP-1).



6 DUMPSTER GATE DETAIL
Scale: 1 1/2" = 1'-0"

Note: All Steel To Be Primed And Painted Back (EP-1).

<input type="checkbox"/> BUILDING PERMIT - NEW CONSTRUCTION	<input type="checkbox"/> REZONING	<input checked="" type="checkbox"/> ADMINISTRATIVE REVIEW
<input type="checkbox"/> BUILDING PERMIT - EXPANSION OR RENOVATION	<input type="checkbox"/> SIGNAGE	<input type="checkbox"/> BOARD REVIEW
<input type="checkbox"/> BUILDING PERMIT - GRADING PLAN	<input type="checkbox"/> ZONING VARIANCE	

R2R studio, llc

PUBLISHED APPLICANT NAME - <i>no individuals on behalf of -</i>	11-A-22-TOA	
September 13, 2022	N/A (Administrative review)	(2-A-22-TOB previous case #)
DATE FILED	MEETING DATE (IF APPLICABLE)	FILE NUMBER

CORRESPONDENCE *Correspondence related to this application will be directed to the contact listed below.*

APPLICANT OWNER OPTION HOLDER SURVEYOR ENGINEER ARCHITECT/LANDSCAPE ARCHITECT ATTORNEY

Anna Katherine Kittrell	R2R studio, llc		
NAME	COMPANY		
2575 Willow Point Way, Suite 105	Knoxville	TN	37931
ADDRESS	CITY	STATE	ZIP
(865) 769-8075	akkittrell@r2rstudio.com		
PHONE	EMAIL		

CURRENT PROPERTY INFO MULTIPLE OWNERS / OPTION HOLDERS PART OF PARCEL

Pentwater Holdings, LLC	10649 Hardin Valley Rd, Knoxville (865) 805-3597	
OWNER NAME - <i>if different -</i>	OWNER ADDRESS	OWNER PHONE/EMAIL
2320 Charlevoix Rd., Knoxville, TN 37932		
PROPERTY ADDRESS		
104 00107	<input checked="" type="checkbox"/> No	20,205 S.F. 1.07 ac.
PARCEL ID(S)	PART OF PARCEL? (Y/N)	TRACT SIZE

STAFF USE ONLY

CITY COUNTY

South side of Pentwater Dr, east of Charlevoix Rd and west of Cherahala Blvd	6th
GENERAL LOCATION	DISTRICT
CA/TO	GC
ZONING	SECTOR PLAN LAND USE CLASSIFICATION
Northwest County	Vacant land
PLANNING SECTOR	EXISTING LAND USE

REQUEST

BUILDING PERMIT

- NEW CONSTRUCTION
 EXPANSION OR RENOVATION
 GRADING PLAN

- REZONING
 SIGNAGE
 ZONING VARIANCE

PLAN MATERIALS:

- DEVELOPMENT PLAN
 BUILDING ELEVATIONS
 FLOOR PLAN
 LANDSCAPE PLAN
 SIGNAGE PLAN
 OFF-STREET PARKING

OTHER:

Dumpster
Enclosure
Details

WAIVERS OR VARIANCES REQUESTED? YES NO

ADMINISTRATIVE REVIEW: LIGHTING LANDSCAPING PLAN

RENOVATION OR EXPANSION

SUMMARY OF WORK TO BE PERFORMED:

Revision to previous submittal illustrating revised dumpster enclosure materials. Brick has been replaced with painted split-face CMU.

ZONING VARIANCE

SUMMARY OF ZONING VARIANCE REQUEST:

N/A

REZONING

REZONE FROM: _____

TO: _____

SECTOR PLAN AMENDMENT FROM: _____

TO: _____

SIGNAGE

- YARD SIGN BUILDING SIGN OTHER SIGN
- AREA: _____ AREA: _____ AREA: _____
- HEIGHT: _____ HEIGHT: _____ HEIGHT: _____
- FINISH: _____ FINISH: _____ TYPE: _____

STAFF USE ONLY

- TTCDA Checklist
 Property Owners/Option Holders

CODE 1106

FEE \$250.00

CODE

FEE

TOTAL

\$250

AUTHORIZATION

By signing below

You certify that you are the property owner and/or authorized representative.



APPLICATION AUTHORIZED BY

Architect

AFFILIATION

09/13/22

DATE

(865) 769-8075

PHONE NUMBER

akkittrell@r2rstudio.com

EMAIL



STAFF SIGNATURE

Michelle Portier

PRINT NAME

9/23/2022

DATE PAID