

Meeting: 3/17/2021
Project: Crozier Building site updates
Applicant: Billy DeHart / Southern Grit LLC

Property Information

Location: 126 S. Central St. **Parcel ID** 95 H A 00401
Zoning: DK (Downtown Knoxville)
Description: Four-story new construction commercial building with an exterior of brick veneer and storefronts from

Description of Work

Level III Site Design, Parking, Plaza, Landscape

Modifications to City right-of-way to accommodate new patio space on the right (south) side of the Crozier building fronting Willow Avenue. The site currently features two parallel parking spots, recessed into the sidewalk. The sidewalk will be extended to remove the two parking spots and create a patio space, which will feature a rectangular metal railing and seating for the restaurant.

Applicable Design Guidelines

Downtown Design Guidelines

A. Public Realm and Public Buildings: the public realm is composed of streets, sidewalks, and public open spaces. Public space is defined by development and supports a diversity of uses. It promotes transit use and pedestrian activity. It can be considered the 'outdoor room' created by surrounding buildings.

1. Pedestrian Safety

1a. Prioritize pedestrian safety and comfort through public amenities, such as pedestrian-scale lighting, benches, and trash receptacles.

1b. Require sidewalks and crosswalks that are accessible to all and are aesthetically pleasing.

1c. Create standards for sidewalks (including size and materials) that establish a sense of visual continuity.

1d. Widen sidewalks to accommodate street trees and amenities with a minimum 5-foot clear pedestrian passage.

1g. Consolidate curb cuts and locate driveways near mid-block, when necessary; alley access should be provided for service and parking, if feasible.

B. Private Realm

2. Building Location: it is important to establish a strong relationship among buildings, sidewalks, and streets. This is typically accomplished through consistent setbacks that locate buildings on the same line.

2b. Consider using landscape elements to define the sidewalk edge where a building is to be set back from the sidewalk.

2e. Design private plazas to be pedestrian-friendly. Provide human-scale amenities and include landscaping.

Comments

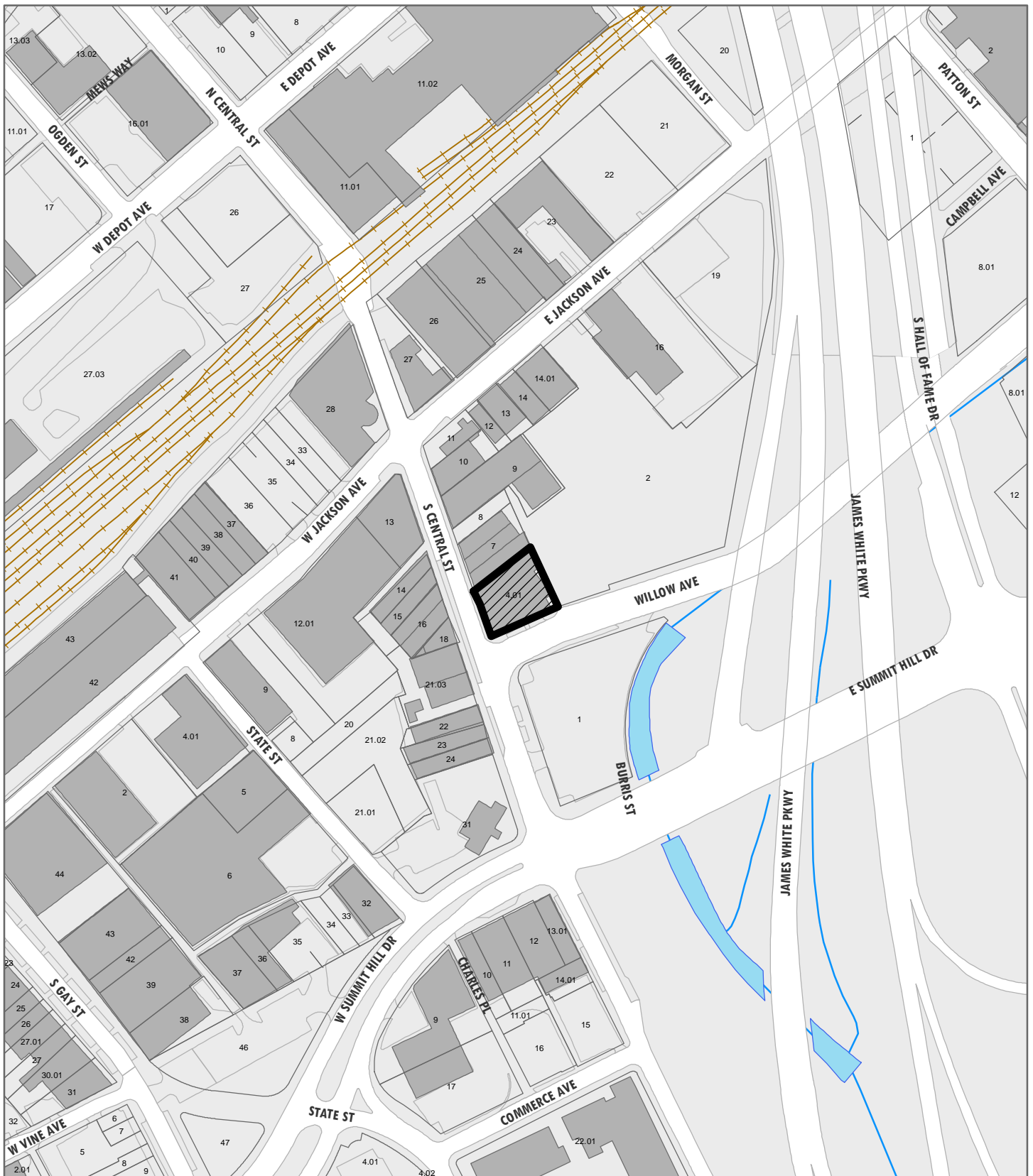
Under the ordinance for Downtown Design Review, the Design Review Board is charged with reviewing and

providing a recommendation to the City on improvements within the public right-of-way, including improvements to, or new construction of, sidewalks. Overall, the proposal meets the design guidelines by eliminating two small parking places and creating additional outdoor space for a patio. The private patio will be pedestrian-friendly, using human-scale patio enclosure elements and seating for the restaurants within the Crozier building.

To meet City Engineering and zoning requirements, the final site plan should show a minimum of 5' clearance of sidewalk between the railing and the edge of the curb. 5' of clearance is also required from the railing to the existing stop sign and light pole. The emergency gate design should be modified as the gate cannot swing out into the sidewalk/public right-of-way.

Recommendation

Staff recommends approval of Certificate 3-A-21-DT, with the condition that final site plan meet all City Engineering and Zoning requirements, including modifying the emergency gate design and ensuring 5' clearance from the railing and the edge of curb.



3-A-21-DT

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

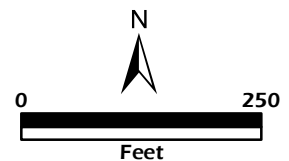
Petitioner: **Billy DeHart / Southern Grit LLC**

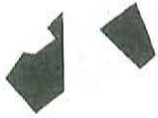
**DOWNTOWN
DESIGN
REVIEW
BOARD**



126 S. Central St.

Original Print Date: 3/9/2021
 Revised:
 Knoxville/Knox County Planning · Downtown Design Review Board





KNOXVILLE | KNOX COUNTY

DESIGN REVIEW REQUEST

- DOWNTOWN DESIGN (DK)
- HISTORIC ZONING (H)
- INFILL HOUSING (IH)

Southern Grit LLC

Applicant

2-9-2021
~~1-29-2021~~

Date Filed

March 17, 2021

Meeting Date (if applicable)

3-A-21-DT

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Owner
- Contractor
- Engineer
- Architect/Landscape Architect

BG DeHart

Southern Grit LLC

Name

Company

126 South Central Street

Knoxville

TN

37902

Address

City

State

Zip

4232773393

Phone

Email

CURRENT PROPERTY INFO

Next Step Development LLC

315 Trane Drive

865-406-0938

Owner Name (if different from applicant)

Owner Address

Owner Phone

126 South Central Street

095HA00401

Property Address

Parcel ID

Old City

DK-W

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett
Staff Signature

Lindsay Crockett

2.12.21

Please Print

Date

B G DeHart
Applicant Signature

B G DeHart

1.29.2021

Please Print

Date

REQUEST

DOWNTOWN DESIGN

Level 1:

- Signs Alteration of an existing building/structure

Level 2:

- Addition to an existing building/structure

Level 3:

- Construction of new building/structure Site design, parking, plazas, landscape

See required Downtown Design attachment for more details.

Brief description of work: Southern Grit and Fin Two Restaurant are proposing to construct an outdoor patio and fenced seating area. Civil plans have been submitted to the City of Knoxville, and approval from the Crozier Condo Owners has been obtained. The plans call for removing existing public parking to accomodate patio and sidewalk space.

HISTORIC ZONING

Level 1:

- Signs Routine repair of siding, windows, roof, or other features, in-kind; Installation of gutters, storm windows/doors

Level 2:

- Major repair, removal, or replacement of architectural elements or materials Additions and accessory structures

Level 3:

- Construction of a new primary building

Level 4:

- Relocation of a contributing structure Demolition of a contributing structure

See required Historic Zoning attachment for more details.

- Brief description of work:

INFILL HOUSING

Level 1:

- Driveways, parking pads, access point, garages or similar facilities Subdivisions

Level 2:

- Additions visible from the primary street Changes to porches visible from the primary street

Level 3:

- New primary structure
 Site built Modular Multi-Sectional

See required Infill Housing attachment for more details.

- Brief description of work:

STAPLE HERE ONLY

ATTACHMENTS

- Downtown Design Checklist
 Historic Zoning Design Checklist
 Infill Housing Design Checklist

ADDITIONAL REQUIREMENTS

- Property Owners / Option Holders

Level 1: \$50 • **Level 2:** \$100 • **Level 3:** \$250 • **Level 4:** \$500

FEE 1:

50.00

TOTAL:

FEE 2:

FEE 3:

SITE UPGRADES FOR: THE CROZIER BUILDING



INTEGRATION



JAPANESE ALE HOUSE
FIN-TWO
RAMEN • CRAFT BEER • SUSHI

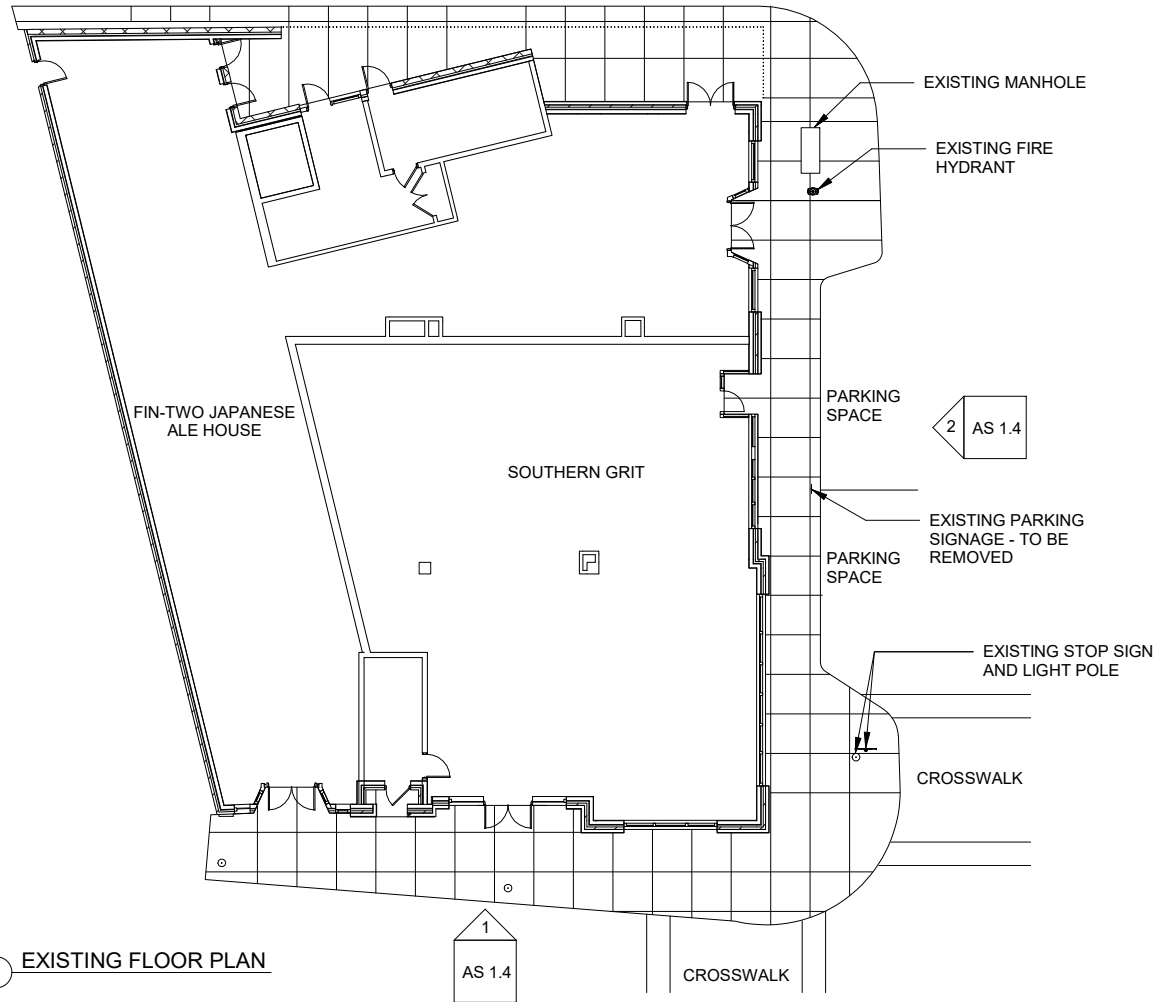
THE CROZIER BUILDING
SITE UPGRADES
122 S. CENTRAL

Project #
2014

Date
10/09/20

Issued By
S2A

COVER PAGE
AS 1.1



1 EXISTING FLOOR PLAN

1 AS 1.4

2 AS 1.4



JAPANESE ALE HOUSE
FIN-TWO
 RAMEN • CRAFT BEER • SUSHI

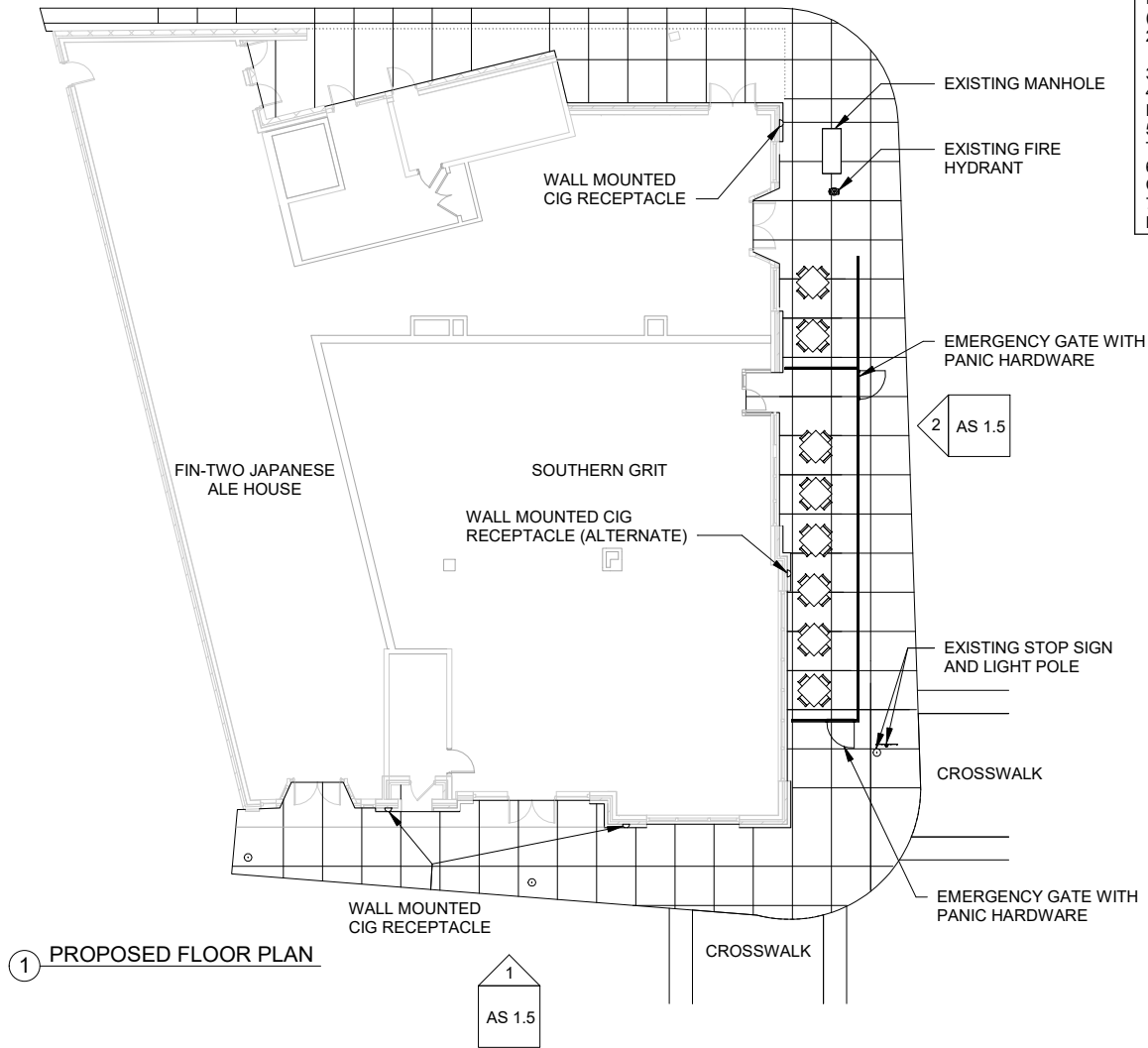
THE CROZIER BUILDING
 SITE UPGRADES
 122 S. CENTRAL

Project #
 2014

Date
 10/09/20

Issued By
 S2A

EXISTING
 FLOOR PLAN
 AS 1.2



NOTES

1. PARKING SPACES (LOADING) TO BE REMOVED AND PROVIDED IN A CLOSE PROXIMITY TO THE STREET AND COST INCURRED BY RESTAURANT LEASE (PERPETUAL IN FUTURE).
2. FT = FIN-TWO JAPANESE ALE HOUSE
SG = SOUTHERN GRIT
3. LOCK/SECURE TABLES FOR FT.
4. DESIGNATED CIGARETTE STILES FOR BOTH FT/SG.
5. OPTION FOR ASHTRAYS ON THE TABLE FOR BOTH FT/SG.
6. PATIO CLOSURE AT 10:00PM AS PER CITY NOISE ORDINANCE.
7. "CR" DENOTES CIGARETTE RECEPTACLE.



INTEGRATION



THE CROZIER BUILDING
SITE UPGRADES
122 S. CENTRAL

Project #

2014

Date

10/09/20

Issued By

S2A

PROPOSED FLOOR PLAN

AS 1.3



① EXISTING - PLAN SOUTH



② EXISTING - PLAN EAST

S 2A

INTEGRATION



JAPANESE ALE HOUSE
FAN-TWO
RAMEN • CRAFT BEER • SUSHI

THE CROZIER BUILDING
SITE UPGRADES
122 S. CENTRAL

Project #

2014

Date

10/09/20

Issued By

S2A

EXISTING
ELEVATION

AS 1.4



① PROPOSED - PLAN SOUTH



② PROPOSED - PLAN EAST

NOTES

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INTEGRATION



JAPANESE ALE HOUSE
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10/09/20

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PROPOSED
ELEVATION
AS 1.5



① PERSPECTIVE RENDERING

S 2A

INTEGRATION



JAPANESE ALE HOUSE
FAN-TWO
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THE CROZIER BUILDING
SITE UPGRADES
122 S. CENTRAL

Project #

2014

Date

10/09/20

Issued By

S2A

PERSPECTIVE

AS 1.6



① PERSPECTIVE RENDERING

S 2A

INTEGRATION



JAPANESE ALE HOUSE
FAN-TWO
RAMEN • CRAFT BEER • SUSHI

THE CROZIER BUILDING
SITE UPGRADES
122 S. CENTRAL

Project #

2014

Date

10/09/20

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S2A

PERSPECTIVE

AS 1.7

THE CROZIER CONDOMINIUM

115 Willow Ave

Knoxville, TN 37915

To Whom It May Concern,

The Crozier HOA has reviewed the drawings and documents associated with the Southern Grit and Fin Two patio space proposal and hereby grant approval.

A handwritten signature in blue ink, appearing to be 'K Walker', with a long horizontal line extending to the right.

Kelly Walker

Unit 500

President, Crozier HOA