

File # 11-A-18-VA



# BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION		APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name	Annette Hommel, SITE, Inc	Owner <input type="checkbox"/>	New Structure <input checked="" type="checkbox"/>
Street Address	10215 Technology Drive, Suite 304	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip	Knoxville, TN 37932	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number	(865) 777-4168	Other <input checked="" type="checkbox"/>	Signage <input type="checkbox"/>
Email	ahommel@site-incorporated.com		Other <input type="checkbox"/>

**THIS IS A REQUEST FOR:**

Zoning Variance (Building Permit Denied)       Extension of Non-Conforming Use/or Structure

Appeal of Administrative Official's Decision       Map Interpretation

**PROPERTY INFORMATION**

Street Address: 121 E Young High Pike

City, State, Zip: Knoxville, TN 37920

Parcel # (see KGIS.org): 1090A007

Zoning District (see KGIS.org): RP-2

**VARIANCE REQUIREMENTS**

**City of Knoxville Zoning Ordinance Article 7, Section 2**

The City of Knoxville Board of Zoning Appeals shall have the power and authority to grant variances from terms of this ordinance according to the procedure and under the restrictions set out in this section.

The purpose of the variance is to modify the strict application of the specific requirements of this ordinance in the case of exceptionally irregular, narrow, shallow or steep lots, or other exceptional physical conditions, whereby such strict application would result in practical difficulty or unnecessary hardship which would deprive an owner of the reasonable use of his land. The variance shall be used only where necessary to overcome some obstacle which is preventing an owner from using his property as the zoning ordinance intended.

**DESCRIPTION OF APPEAL**

**Describe variance(s) being requested.**

1. Reduce peripheral boundary on north property line from 29' to 15.17'
2. Reduce peripheral boundary on the west property line (at north end) from 29' to 15.31'
3. Reduce peripheral boundary on the south property line (at west end) from 29' to 15.08'
4. Reduce peripheral boundary on the east property line (on west side of AT&T building) from 29' to 15.08'
5. Reduce peripheral boundary on the west property line (on east side of AT&T building) from 29' to 15.40'
6. Reduce peripheral boundary on the south property line (at east end) from 29' to 19.34'
7. Reduce peripheral boundary on the east property line (on west side of Post Office) from 29' to 15.13'

**Describe hardship conditions that apply to this variance.** The lot is irregularly shaped and also contains an Exclusive Permanent Easement along the west side of the property making it difficult to provide an efficient layout of buildings and vehicular circulation.

**APPLICANT AUTHORIZATION**

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request and that all owners have been notified of this request in writing.

APPLICANT'S SIGNATURE: Annette Hommel      DATE: 10/15/18

File #

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CITY OF KNOXVILLE

BOARD OF ZONING APPEALS APPLICATION

\*\*\*\*\*OFFICE USE ONLY\*\*\*\*\*

Is a plat required? Yes  No

VARIANCE REQUEST(S) WITH ORDINANCE CITATION(S):

1. Reduce peripheral boundary on north property line from 29' to 15.17' (At North end)
2. Reduce peripheral boundary on west property line from 29' to 15.31'
3. Reduce peripheral boundary on south property line from 29' to 15.08' (on west end)
4. Reduce peripheral boundary on east property line from 29' to 15.08' (West side of A+TBL)
5. Reduce peripheral boundary on West property line from 29' to 15.40' (east side of A+TBL)
6. Reduce peripheral boundary on South property line from 29' to 19.34' (east end)
7. Reduce peripheral boundary on East property line from 29' to 15.13' (west side of Post Office)

Per Article 4, section 3.1.D.2

PROJECT INFORMATION

Date Filed

Fee Amount

\$ 250 pd 10/14/18 JCC

Council District

BZA Meeting Date

11/15/18

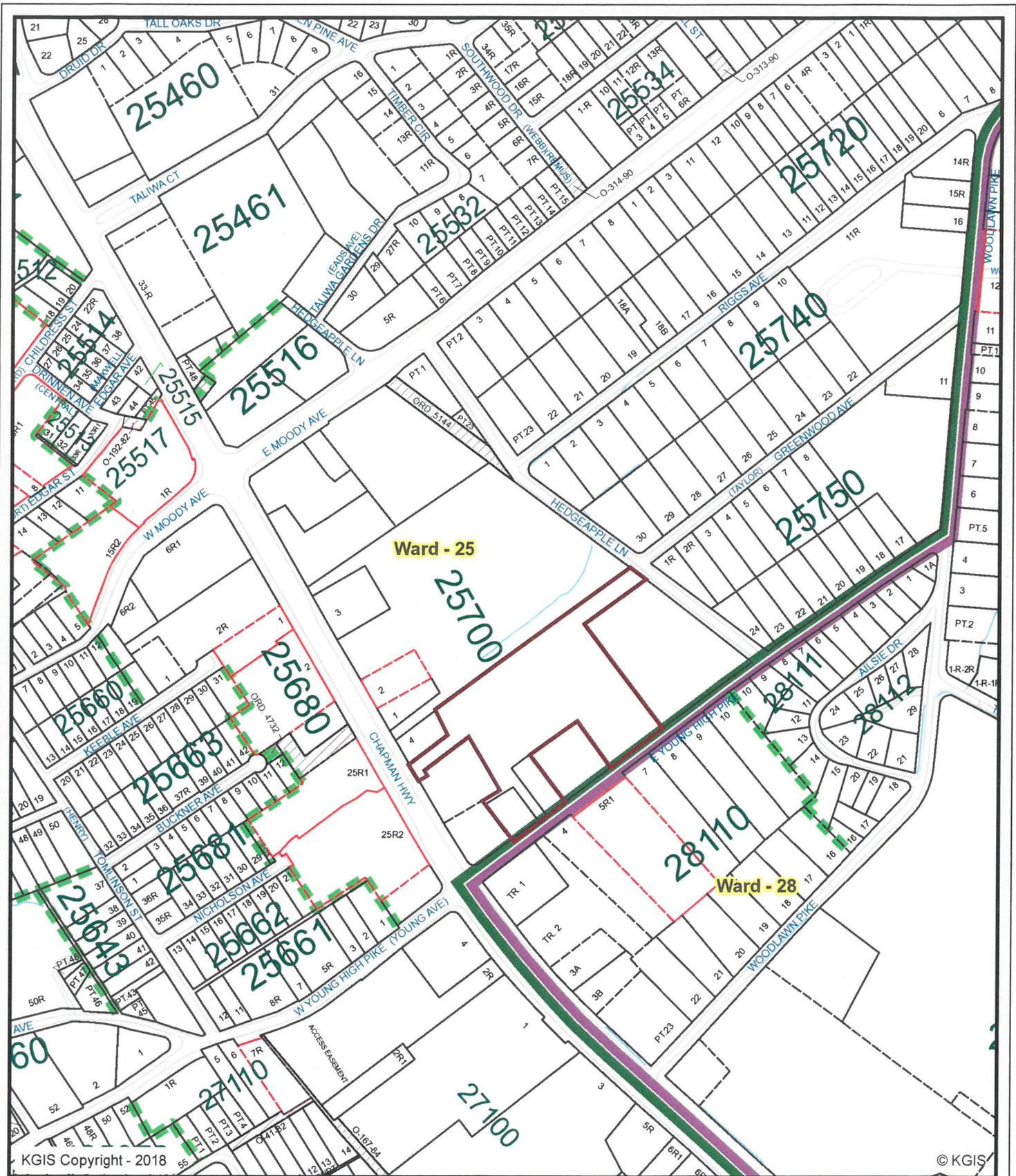
PLANS REVIEWER

Rebecca Johnson

DATE

10/15/18





Annette Hommel, SITE, Inc.

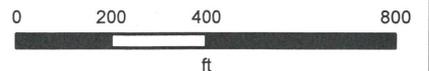
121 E. Young High Pike

11-A-18-VA

Knoxville - Knox County - KUB Geographic Information System



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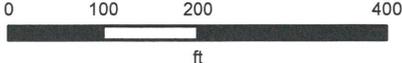
### Annette Hommel, SITE, Inc.

121 E. Young High Pike  
11-A-18-VA

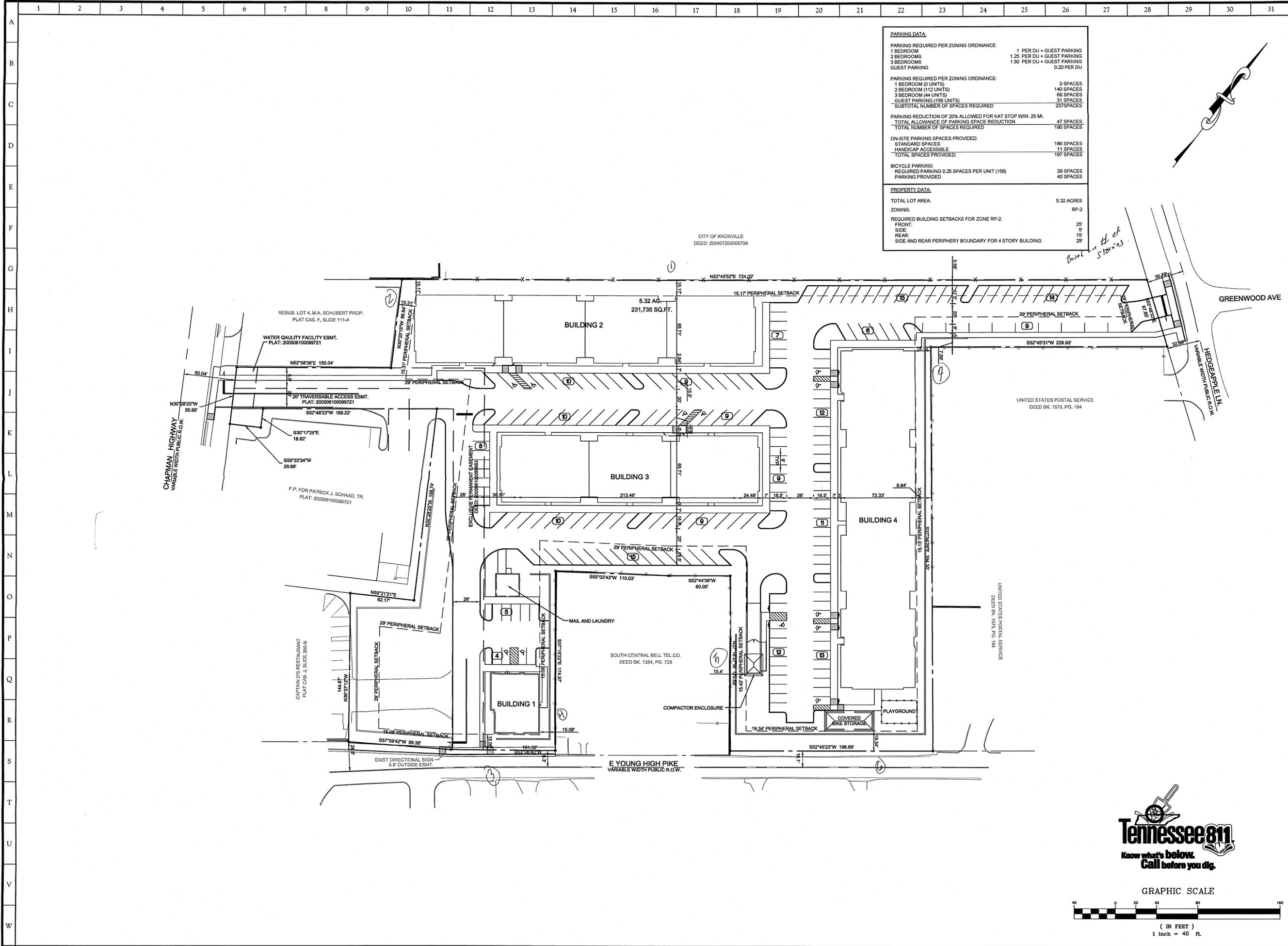
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PARKING DATA:	
PARKING REQUIRED PER ZONING ORDINANCE:	
1 BEDROOM	1 PER DU + GUEST PARKING
2 BEDROOMS	1.25 PER DU + GUEST PARKING
3 BEDROOMS	1.50 PER DU + GUEST PARKING
GUEST PARKING	0.20 PER DU
PARKING REQUIRED PER ZONING ORDINANCE:	
1 BEDROOM (0 UNITS)	0 SPACES
2 BEDROOM (112 UNITS)	140 SPACES
3 BEDROOM (44 UNITS)	66 SPACES
GUEST PARKING (156 UNITS)	31 SPACES
SUBTOTAL NUMBER OF SPACES REQUIRED	
237 SPACES	
PARKING REDUCTION OF 20% ALLOWED FOR KAT STOP WIN 25 MI.	
TOTAL ALLOWANCE OF PARKING SPACE REDUCTION	47 SPACES
TOTAL NUMBER OF SPACES REQUIRED	190 SPACES
ON-SITE PARKING SPACES PROVIDED:	
STANDARD SPACES	196 SPACES
HANDICAP ACCESSIBLE	11 SPACES
TOTAL SPACES PROVIDED:	207 SPACES
BICYCLE PARKING:	
REQUIRED PARKING 0.25 SPACES PER UNIT (156)	39 SPACES
PARKING PROVIDED	40 SPACES
PROPERTY DATA:	
TOTAL LOT AREA:	5.32 ACRES
ZONING:	RP-2
REQUIRED BUILDING SETBACKS FOR ZONE RP-2:	
FRONT:	25'
SIDE:	5'
REAR:	15'
SIDE AND REAR PERIPHERY BOUNDARY FOR 4 STORY BUILDING:	29'

**STIE INCORPORATED**  
 Civil Engineers & Surveyors  
 10215 Technology Drive, Suite 304  
 Knoxville, TN 37932  
 Phone: (665) 777-4160  
 www.stie-incorporated.com



Use on Review Development Plan - Site Layout Plan

**Parkside Flats**  
 121 E Young High Pike  
 Knoxville, Tennessee 37920  
 Owner: ECG Parkside, LP

DRAWN BY: ACH DATE: 08/27/18  
 CHECKED BY: FILE: 1972 Layout

REVISIONS	
NO.	COMMENTS
1	Revised Setbacks

**Tennessee 811**  
 Know what's below.  
 Call before you dig.

GRAPHIC SCALE  
 ( IN FEET )  
 1 inch = 40 ft.

C4.0