

File #

12-C-18-YA

**BOARD OF ZONING APPEALS APPLICATION****APPLICANT INFORMATION**

Name Chris Sharp
Street Address 11852 Kingston Pike
City, State, Zip Knoxville, TN, 37934
Phone Number (865) 966-1924
Email chris@urban-eng.com

APPLICANT IS:

Owner ☐
Contractor ☒
Tenant ☐
Other ☒

THIS PROPOSAL PERTAINS TO:

New Structure ☐
Modification of Existing Structure ☒
Off Street Parking ☒
Signage ☐
Other ☐

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 5911 Weisbrook Lane
City, State, Zip Knoxville, TN, 37909
Parcel # (see KGIS.org) 106DA00403, 106DA00624
Zoning District (see KGIS.org) I-3, C-6, all work is being performed in I-3

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 your project and why you need variances.

Expansion of building and parking facilities for a postal distribution center. The project causes the site hit redevelopment. Lot currently has 356.52 ft of ROW frontage.

Describe hardship conditions that apply to this variance.

The parking lot setback is being driven by the redevelopment requirement (i.e. The curbing that fronts Weisbrook Lane is existing). The driveway-related variances are necessary due to the lot geometry and the topography of the property (i.e. to the north of the the property there is a steep embankment that makes improvements in that area impractical).

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

DATE

11/16/18

File #12-C-18-VA



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 the minimum depth of the setback of the parking lot, measured from the edge of the parking lot to the right-of-way, from 6 ft to 0 ft between the center and eastern driveway (Article V, Section 7.C.3).
2. Reduce the minimum depth of the perimeter screening area, measured from the edge of the parking lot to the right-of-way, from 6 ft to 0 ft between the center and eastern driveway (Article V, Section 7.J.2.c.2).
3. Increase the maximum number of driveways from 2 to 3 (Article V, Section 7.H.1.a).
4. Increase the maximum driveway width from 40 ft to 57 ft for the eastern-most driveway (Article V, Section 7.H.3.c).
5. Increase the maximum driveway width from 40 ft to 49 ft for the center driveway (Article V, Section 7.H.3.c).
6. Decrease the minimum driveway width from 20 ft to 15 ft for the western-most driveway (Article V, Section 7.H.3.c).

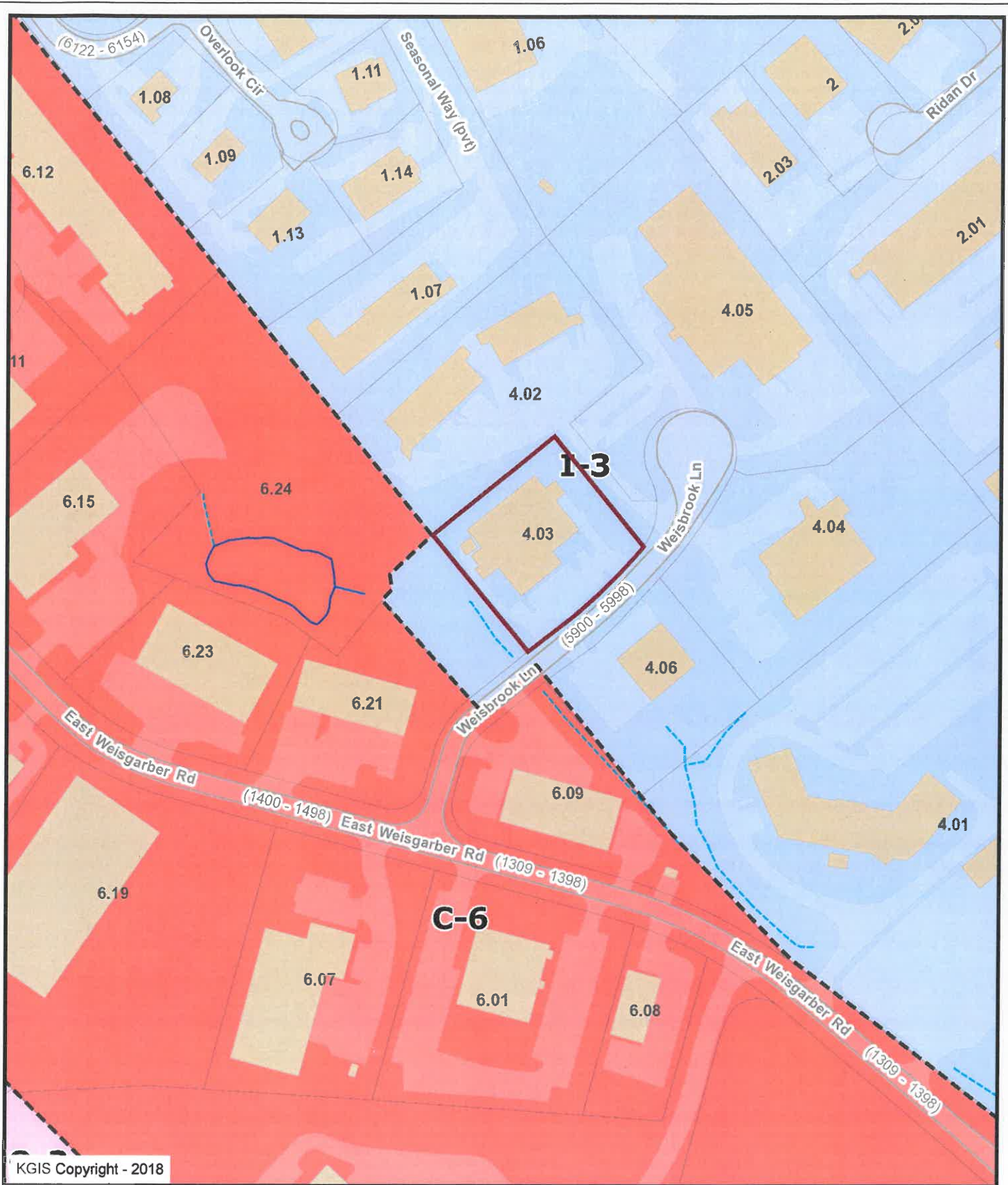
PROJECT INFORMATION

Date Filed 11-16-18	Fee Amount @250 pd ck# 006145 11-16-18 <i>JS</i>
Council District 3	BZA Meeting Date 12-20-18 <i>JS</i>

PLANS REVIEWER Josh Jenkins (Joshua Frerichs)

DATE Revised 11-28-2018

REVISED



5911 Weisbrook Lane

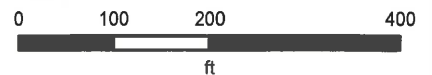
12-C-18-VA

Chris Sharp

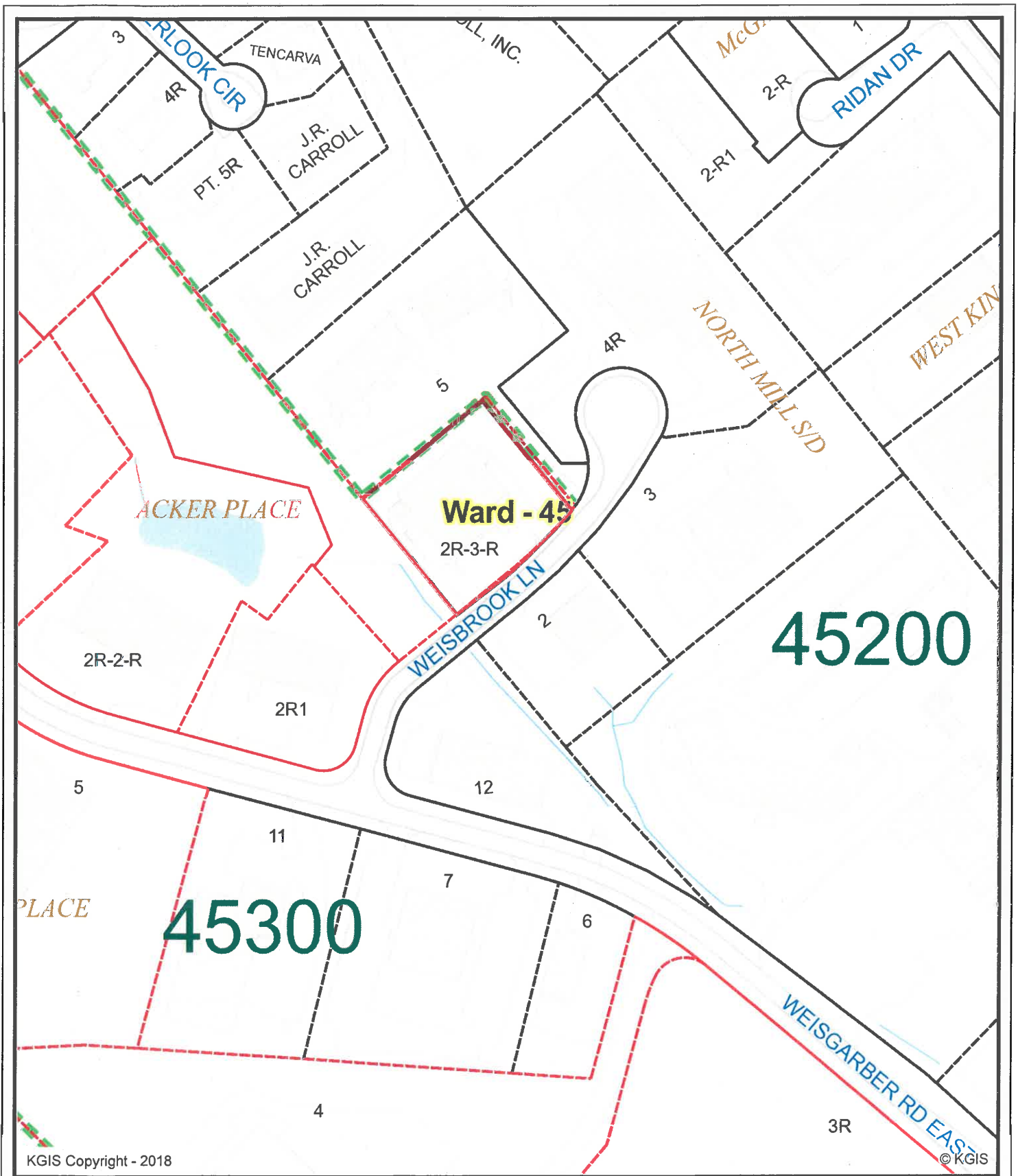
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5911 Weisbrook Lane

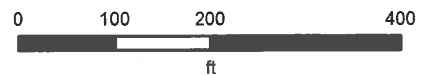
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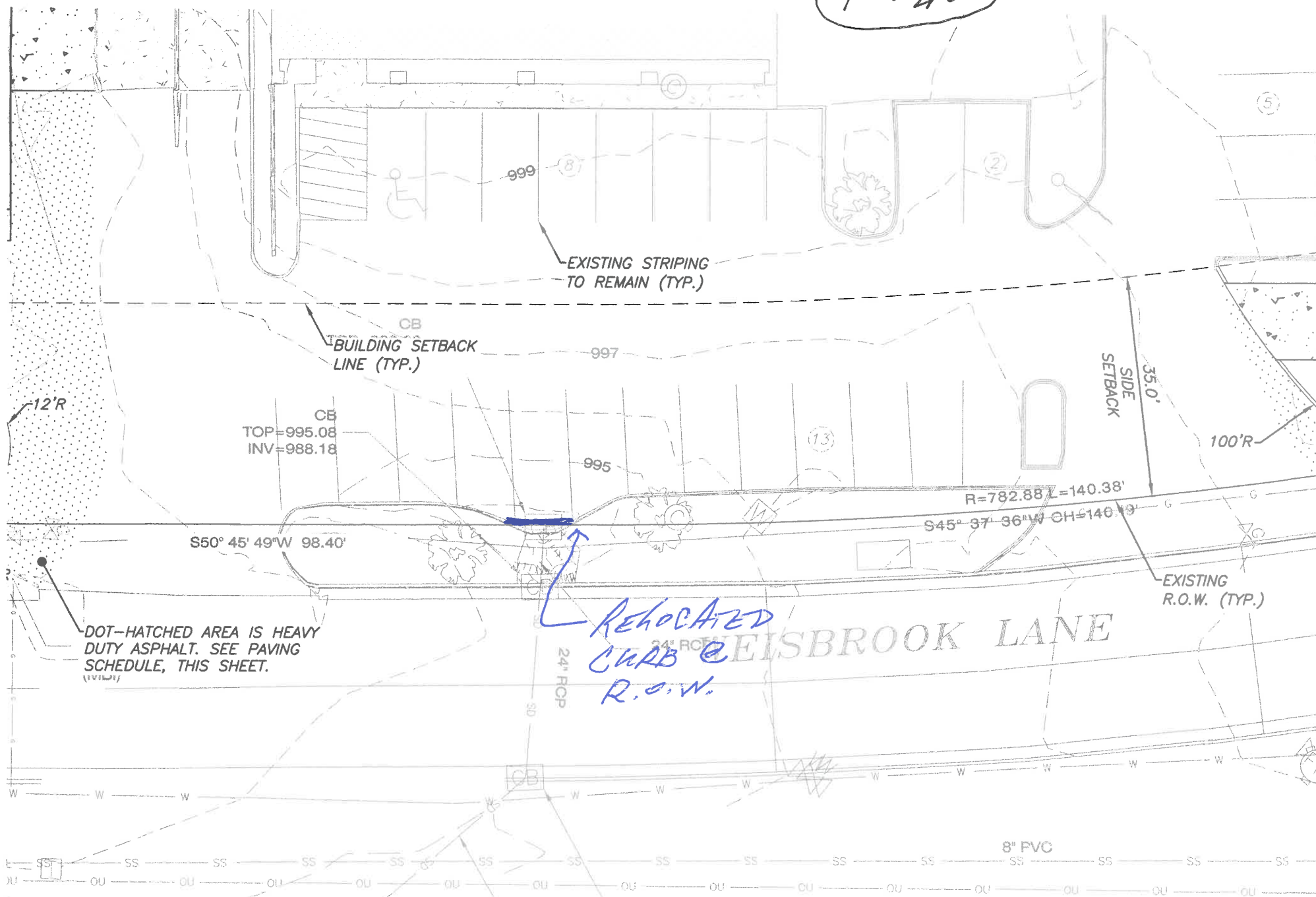
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0 100 200 400
ft

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$$1'' = 20'$$


N41° 58' 17" W 198.38'

PROPOSED BUILDING
ADDITION (17,245 S.F.)

6"-4000psi
CONCRETE WITH
WELDED WIRE
MESH OVER 6"
LAYER OF
COMPACTED ROAD
BASE.

OVERHEAD CANOPY.
DETAILS BY OTHERS.

1"=20'

LOADING
DOCKS

25' TRAVERSABLE
ACCESS EASEMENT
PLAT INST #20100210005

20' DRAINAGE EASEMENT
PLAT INST #2010021000522

PROPOSED TURNDOWN
SIDEWALK. SEE DETAIL,
THIS SHEET.

PROPOSED TRAFFIC
ARROW. SEE DETAIL,
THIS SHEET.

CB
BUILDING SETBACK
LINE (TYP.)

CB
TOP=995.06
INV=988.18

DRIVEWAY 2

DRIVEWAY 1

WEISBROOK LANE
(50' PUBLIC RIGHT OF WAY)

PROPOSED TYPE 'B'
CURB & PAVEMENT.
SEE DETAIL, THIS
SHEET.

DOT-HATCHED AREA IS HEAVY
DUTY ASPHALT. SEE PAVING
SCHEDULE, THIS SHEET.

BRICK
SIGN

