

BOARD OF ZONING APPEALS

NAME OF APPLICANT Mark A. Bialik

FILE NO.

7-L-18-VA

pg. 1

The applicant is: ☐ Owner ☐ Tenant ☐ Contractor ☒ Other Engineer

This is a request for:

- ☒ Zoning Variance (Building Permit Denied) ☐ Extension of Non-Conforming Use
☐ Appeal of Administrative Official's Decision ☐ Map Interpretation

PROPERTY INFORMATION

Street Address 4924 N Broadway

☐ Temporary ☒ Official

Zoning District C-3

Zoning Map Number 058

Ward and Block 34 / 34200

Lot/Parcel 034 / 058LJ034

This proposal pertains to: ☐ New Structure ☐ Extension of Existing Structure ☒ Off-Street Parking

☐ Signage ☐ Other _____

Is a plat required?

☒ Yes

☐ No

DESCRIPTION OF PROPOSAL

Demolition of part of a shopping center and construction of a new building. Part of parking is being re-built.

(Page 1 of 2 - Variances 1 through 5 of 12)

Describe specific ways in which this proposal fails to meet the requirements of the City of Knoxville Zoning Ordinance (please reference Section/Article of the Ordinance): _____

1. Reduce the minimum setback of a parking lot from the right-of-way on N Broadway from 10 feet to 6.28 feet

(Article V, Section 7.C.3).

2. Reduce the width of a perimeter screening area between a parking lot and right-of-way line on N Broadway from

10 feet to 6.28 feet (Article V, Section 7.J.2.c.2).

3. Reduce the minimum setback of a parking lot from the right-of-way on Rennoc Rd from 25 feet to 16.15 feet

(Article V, Section 7.C.2).

4. Reduce the width of a perimeter screening area between a parking lot and a mixed use or non-residential zone

from 5 feet to 2.5 feet (Article V, Section 7.J.2.c.3).

5. Reduce the minimum area of a terminal island from 120 sqft to 42.3 sqft (Article V, Section 7.G.5.d).

CITY OF KNOXVILLE BUILDING INSPECTOR

Joshua Frerichs

DATE

18-06-29 - Revised

BOARD OF ZONING APPEALS

NAME OF APPLICANT Mark A. Bialik

FILE NO.

7-L-18-VA

pg. 2

The applicant is: ☐ Owner ☐ Tenant ☐ Contractor ☒ Other Engineer

This is a request for:

- ☒ Zoning Variance (Building Permit Denied) ☐ Extension of Non-Conforming Use
☐ Appeal of Administrative Official's Decision ☐ Map Interpretation

PROPERTY INFORMATION

Street Address 4924 N Broadway

☐ Temporary ☒ Official

Zoning District C-3

Zoning Map Number 058

Ward and Block 34 / 34200

Lot/Parcel 034 / 058LJ034

This proposal pertains to: ☐ New Structure ☐ Extension of Existing Structure ☒ Off-Street Parking

☐ Signage ☐ Other _____

Is a plat required? ☐ Yes ☐ No

DESCRIPTION OF PROPOSAL

Demolition of part of a shopping center and construction of a new building. Part of parking is being re-built.
(Page 2 of 3 - Variances 6 through 10 of 12)

Describe specific ways in which this proposal fails to meet the requirements of the City of Knoxville Zoning Ordinance (please reference Section/Article of the Ordinance): _____

6. Reduce the minimum area of a terminal island from 120 sqft to 0 sqft for the one terminal island to the left of the area marked "LOAD DOCK" (Article V, Section 7.G.5.d).

7. Increase the maximum curb cut for the driveway on Rennoc Rd from 60 ft to 85.22 ft
(Article V, Section 7.H.3.c. Table 7).

8. Increase the maximum driveway width for the driveway on Rennoc Rd from 30 ft to 50.51 ft
(Article V, Section 7.H.3.c. Table 7).

9. Reduce the minimum parking space depth to an interlock from 17.5 ft to 16.83 ft for 11 spaces
(Article V, Section 7.E.1.d. Table 3).

10. Reduce the minimum parking space depth to an interlock from 17.5 ft to 17.02 ft for 12 spaces
(Article V, Section 7.E.1.d. Table 3).

CITY OF KNOXVILLE BUILDING INSPECTOR

Joshua Frerichs

DATE

18-06-29 - Revised

BOARD OF ZONING APPEALS

NAME OF APPLICANT Mark A. Bialik

FILE NO.

7-L-18-VA

pg. 3

The applicant is: ☐ Owner ☐ Tenant ☐ Contractor ☒ Other Engineer

This is a request for:

☒ Zoning Variance (Building Permit Denied)

☐ Extension of Non-Conforming Use

☐ Appeal of Administrative Official's Decision

☐ Map Interpretation

PROPERTY INFORMATION

Street Address 4924 N Broadway

☐ Temporary ☒ Official

Zoning District C-3

Zoning Map Number 058

Ward and Block 34 / 34200

Lot/Parcel 034 / 058LJ034

This proposal pertains to: ☐ New Structure ☐ Extension of Existing Structure ☒ Off-Street Parking

☐ Signage ☐ Other _____

Is a plat required?

☐ Yes

☐ No

DESCRIPTION OF PROPOSAL

Demolition of part of a shopping center and construction of a new building. Part of parking is being re-built.

(Page 3 of 3 - Variance 11 and 12 of 12)

Describe specific ways in which this proposal fails to meet the requirements of the City of Knoxville Zoning Ordinance (please reference Section/Article of the Ordinance): _____

11. Reduce the minimum parking space depth to a wall from 17.5 ft to 16.64 ft for 14 spaces

(Article V, Section 7.E.1.d. Table 3).

12. Reduce the minimum parking space depth to a curb from 15.5 ft to 14.44 ft for 9 spaces

(Article V, Section 7.E.1.d. Table 3).

CITY OF KNOXVILLE BUILDING INSPECTOR

Joshua Frerichs

DATE

18-06-29 - Revised

APPLICANT'S HARDSHIP

Which special circumstance(s) of the property do not apply generally in the zoning district?

☐ Size
 ☐ Elevation
 ☒ Slope
 ☐ Shape
 ☐ Soil
 ☐ Subsurface
 ☒ Other REAR DRIVE IS EXISTING & REAR ACCESS IS EXISTING & THE PARKING SETBACK IS FOR EXISTING PARKING

What legal hardship(s) prevents any reasonable use of your land under the terms of the Zoning Ordinance?

UNION OF ROW

I affirm that the hardship described above was not created by anyone having an ownership interest in the property since 1962. ☒ Yes ☐ No If answering no, explain: _____

Are the conditions on your property the result of other man-made changes (such as the relocation of a road or highway)? ☐ No ☒ Yes If answering yes, describe: UNION OF ROW

APPLICANT'S AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of options on same, as listed below.

Signature: Mark A. Bialik

Address to which all correspondence should be mailed regarding this application:

Name (Print) Mark A Street Address 1313 Kalamazoo City KNOXVILLE State TN Zip 37909 Telephone _____

Names of all property owners or holders of option on same must be listed here:

Name (Print) RCM Properties Street Address 4115-A Middlebrook Lane City KNOXVILLE State TN Zip 37921 Telephone _____
ROBERT C & BRUNDA B McCallie " " " " " "

Date Filed: 6/25/18Fee Paid: \$500.00 KA

Councilmanic District: _____

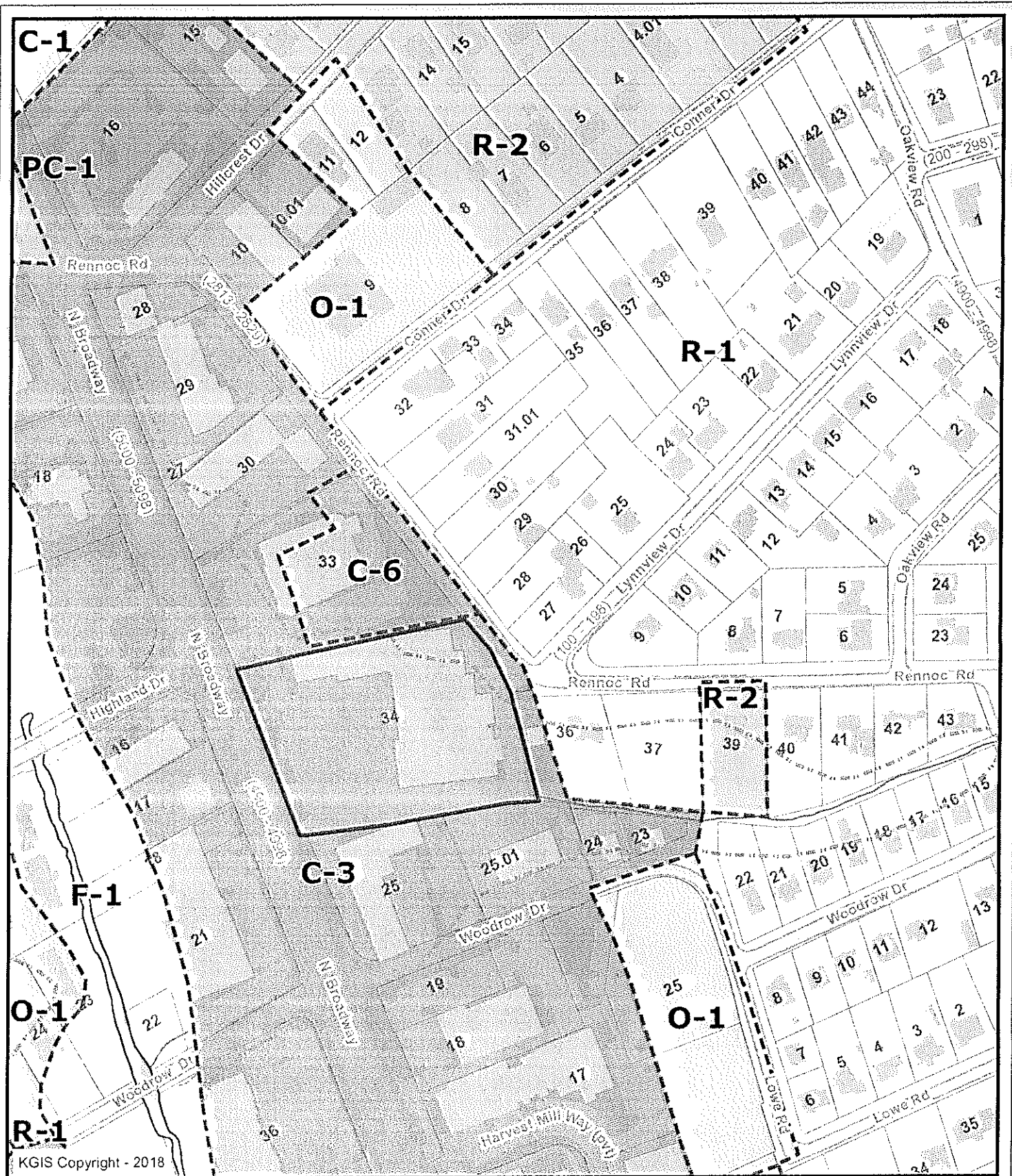
MPC Planning Sector: _____

General Location Description: _____

Size: Acres _____

Size: Sq. Ft. _____

METROPOLITAN PLANNING COMMISSION**DATE**

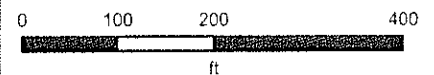


Mark A. Bialik

4924 N Broadway
7-L-18-VA

Knoxville - Knox County - KUB Geographic Information System

Printed: 6/27/2018 at 9:41:20 AM



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.



KGIS Copyright - 2018

Mark A. Bialik

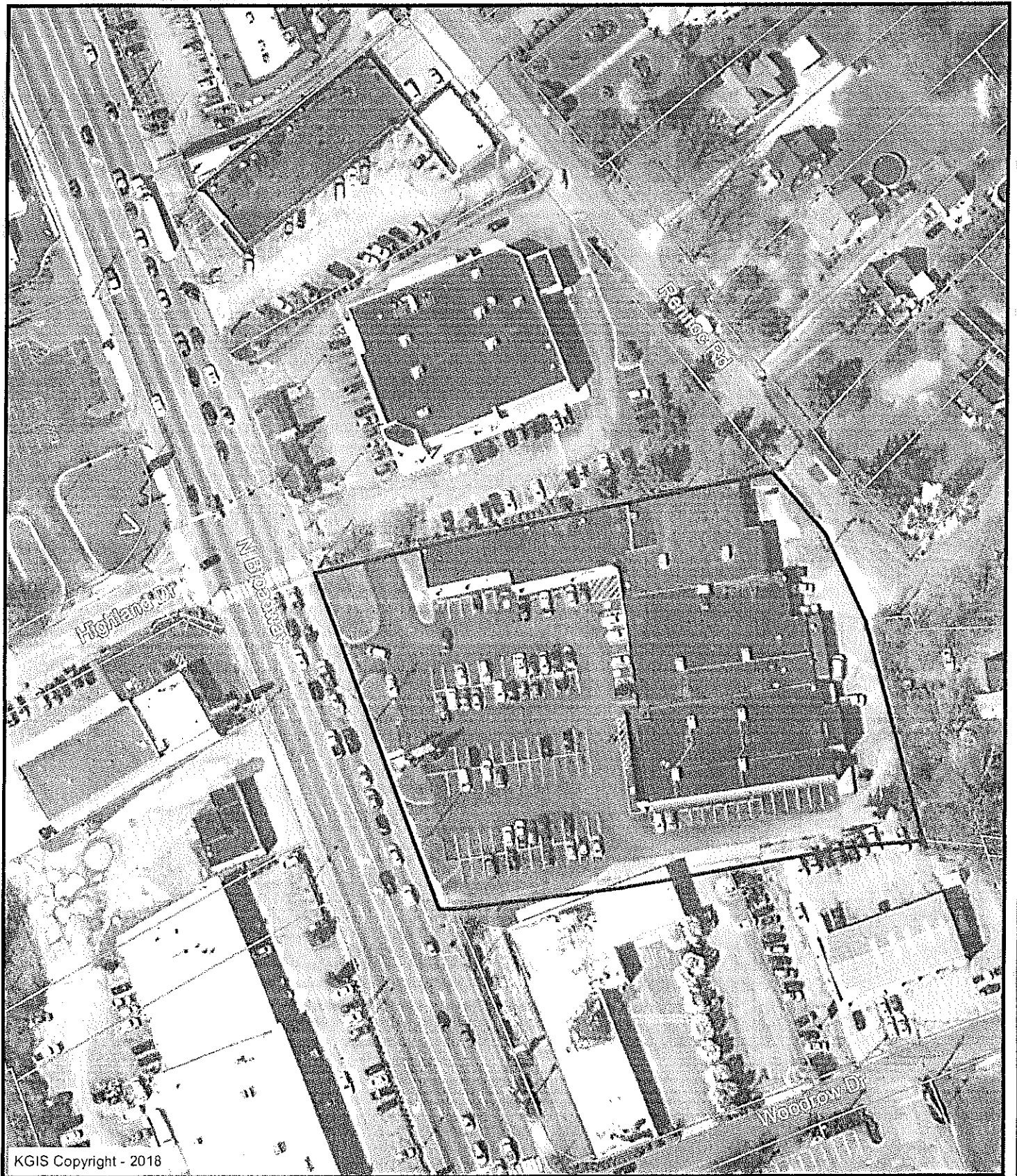
4924 N Broadway
7-L-18-VA

Knoxville - Knox County - KUB Geographic Information System

Printed: 6/27/2018 at 9:42:00 AM



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.



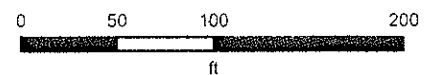
KGIS Copyright - 2018

Mark A. Bialik

4924 N Broadway

7-L-18-VA

Printed: 6/27/2018 at 9:40:33 AM



Knoxville - Knox County - KUB Geographic Information System

KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

July 9, 2018

Mr. Scott Elder
Board of Zoning Appeals
Room 505, City-County Building
P. O. Box 1631
Knoxville, Tennessee 37901

Dear Mr. Elder:

Re: Variance Requests 7-A-18-VA, 7-B-18-VA, 7-C-18-VA, 7-D-18-VA, 7-E-18-VA, 7-F-18-VA, 7-G-18-VA, 7-H-18-VA, 7-J-18-VA, 7-K-18-VA, 7-L-18-VA, and 7-M-18-VA

We have reviewed our records and, as far as we have been able to determine, KUB has no existing utility facilities located within the variance areas and we have no objection to the requested variances. However, KUB does not release and hereby retains all easements and rights for existing facilities, whether or not identified in our research.

If you have any questions regarding this matter, please call me at (865) 558-2483.

Sincerely,



Christian G. Wiberley
Engineering

CGW

