

BOARD OF ZONING APPEALS

NAME OF APPLICANT Paul Williams

FILE NO. 9-B-18-VA

The applicant is: ☐ Owner ☐ Tenant ☐ Contractor ☒ Other Civil 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 9101 Executive Park Dr.

☐ Temporary ☒ Official

Zoning District C-3

Zoning Map Number 119

Ward and Block 47/46364

Lot/Parcel 119 03307

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

Is a plat required? ☐ Yes ☒ No

DESCRIPTION OF PROPOSAL

This is a for the construction of a new hotel. Due to engineering requirements for drainage, the building has to be moved 8'.
The drainage will be in the rear of the hotel and will require a 20' easement. This easement is forcing the building to be
moved 8' toward Executive Park Drive. Therefore front yard variance is being requested from 25' to 17'

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. Decrease front yard setback from 25' to 17' as per City of Knoxville Zoning Ordinance Article 4, Section 2.2.6.E.1.
2. Increase height from 45' to 81'-3" as per City of Knoxville Ordinance Article 4, Section 2.2.6.F.

CITY OF KNOXVILLE BUILDING INSPECTOR

Rebecca Johnson

DATE

8-8-18

APPLICANT'S HARDSHIP

9-B-18-VA

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

☐ Size ☐ Elevation ☐ Slope ☐ Shape ☐ Soil ☐ Subsurface ☒ Other set back

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

Due to ENGR. Requirements that require us to have 15'
of easement for storm sewer lineI 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: _____**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: Paul Williams

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

Name (Print)	Street Address	City	State	Zip	Telephone
Paul Williams	1726 Lumen	Alexander	MD	21011	865-388-0622

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

Name (Print)	Street Address	City	State	Zip	Telephone
Sashi Patel	Rena Street	Alzovium	TX		0

Date Filed:

Fee Paid: \$2500 #17923 8/10/18

Councilmanic District:

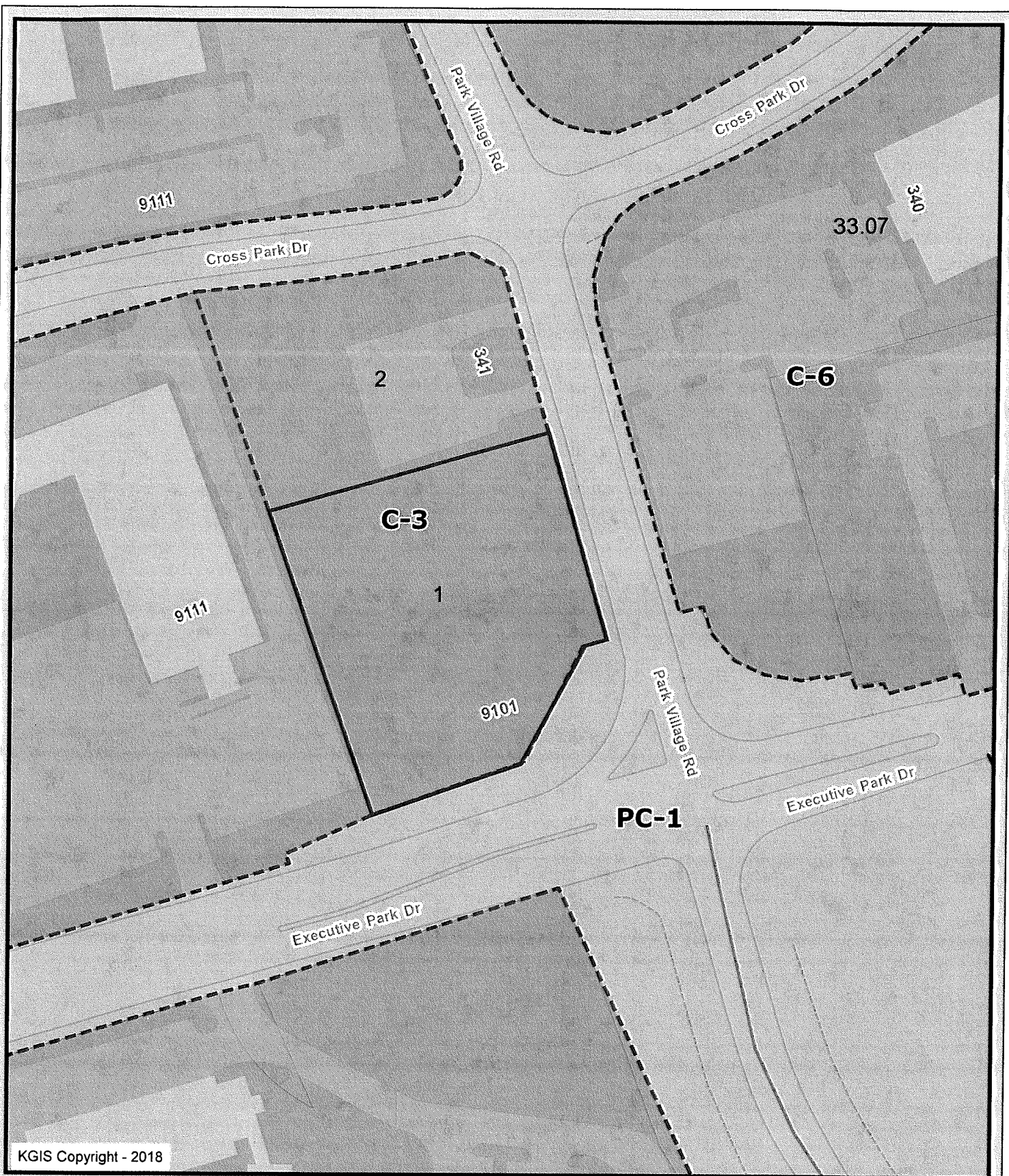
MPC Planning Sector:

General Location Description

Size: Acres

Size: Sq. Ft.

METROPOLITAN PLANNING COMMISSION**DATE**



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Paul Williams

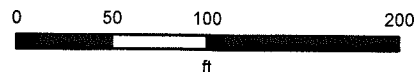
9101 Executive Park Dr.

9-B-18-VA

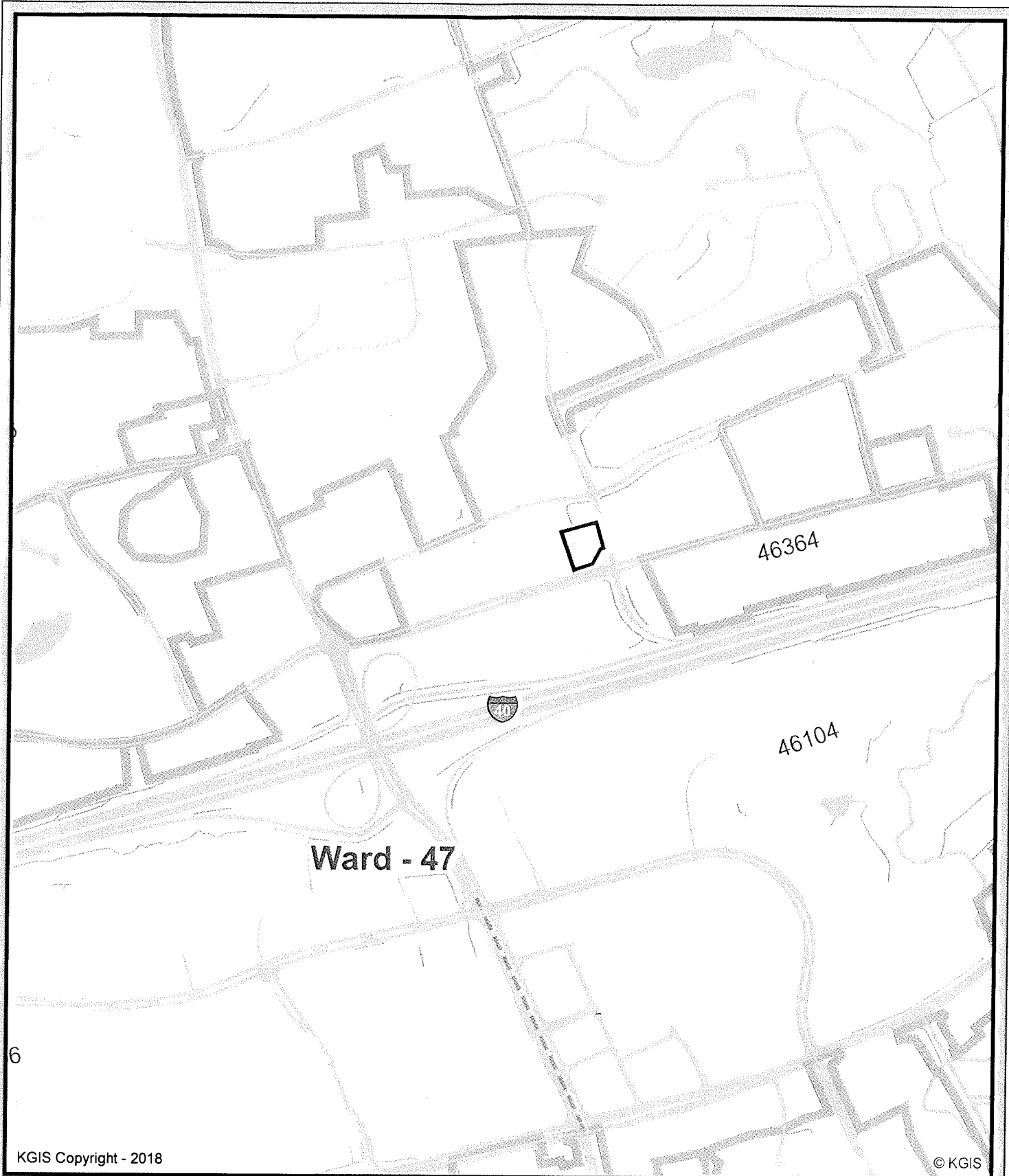
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Paul Williams

9101 Executive Park Dr.

9-B-18-VA

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0 390 780 1,560
ft

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Paul Williams

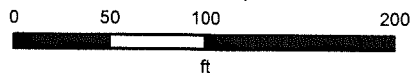
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9-B-18-VA

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Juliana LeClair

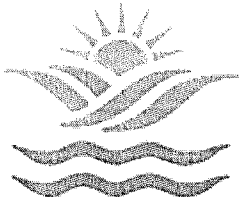
From: Joshua Frerichs
Sent: Thursday, August 23, 2018 2:28 PM
To: Juliana LeClair
Cc: Scott Elder
Subject: 9-B-18-VA

The directive was for me to follow up with Adam.

Adam reviewed the permit; It is being permitted under the old parking ordinance and complies with that ordinance.

Joshua T. Frerichs, E.I.

Stormwater Engineer
Plans Review
Department of Engineering



CITY OF KNOXVILLE
400 Main Street, Suite 505
Knoxville, TN 37902
865-215-2798 - Phone
865-215-2631 - Fax

From: Juliana LeClair
Sent: Wednesday, August 22, 2018 3:51 PM
To: Peter Ahrens; DeAnn Bogus; Scott Elder; Crista Cuccaro; Joshua Frerichs; Lori Hearl
Subject: BZA Staff Review September Applications

Hello everyone,

Attached are the notes from today's BZA review. Please let me know if you have anything to add.

Thank you,

Juliana LeClair
Principal Secretary
Inspections Department
City of Knoxville
Phone: (865) 215-2988
Fax: (865) 215-2627
jleclair@knoxvilletn.gov



Juliana LeClair

From: Juliana LeClair
Sent: Tuesday, September 04, 2018 12:02 PM
To: Scott Elder
Subject: 9-B-18-VA
Attachments: Laquinta-A200_Elevations.pdf

From: Paul Williams [<mailto:pwilliams@bellsouth.net>]
Sent: Tuesday, September 04, 2018 11:46 AM
To: Juliana LeClair
Subject: Re: Elevation Drawings

We do not believe that we have a height problem with this project. With the regulation definition of "roof" and the department definition of a variance attachment, the variance granted stays with the property, and the height of the proposed building is below the variance granted height. Please confirm if this is going to be an issue.
Thanks, Paul

On Tuesday, September 4, 2018 10:52 AM, Juliana LeClair <JLeClair@knoxvilletn.gov> wrote:

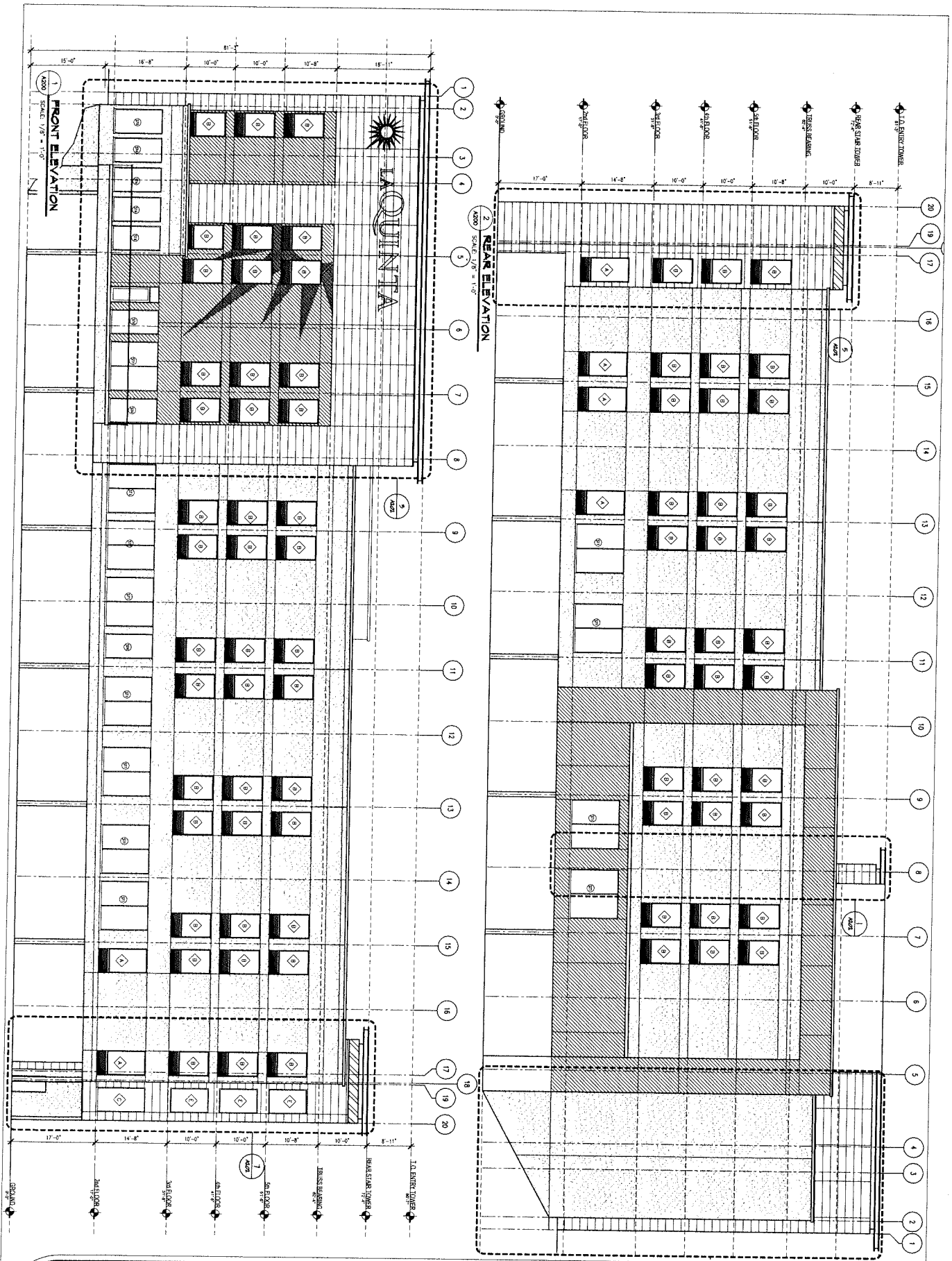
Hi Paul,

Scott Elder reviewed the attached drawings and he asked that you please email the Elevation drawings. We need the drawings showing the height of the building.

If you could please send these as soon as possible that would be great.

Thank you,
Juliana

9-B-18-YA



A200

LAQUINTA INN
CEDAR BLUFF
KNOXVILLE, TN

Best & Associates Architects

1706 W LAMAR ALEX PKY, MARYVILLE, TN 37055
PHONE 865-977-1600 FAX 865-981-3678



