

File #

12-E-19-VA



CITY OF KNOXVILLE

BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION	APPLICANT IS	THIS PROPOSAL PERTAINS TO:
Name Chad Smock	Owner <input checked="" type="checkbox"/>	New Structure <input checked="" type="checkbox"/>
Street Address 333 Troy Circle	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip Knoxville, TN, 37919	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number 865-388-9433	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Email csmock@ets-tn.com		Other <input type="checkbox"/>

THIS IS A REQUEST FOR:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Zoning Variance (Building Permit Denied) | <input type="checkbox"/> Extension of Non-Conforming Use/or Structure |
| <input type="checkbox"/> Appeal of Administrative Official's Decision | <input type="checkbox"/> Map Interpretation |

PROPERTY INFORMATION

Street Address 1526 Coleman Road

City, State, Zip Knoxville, TN

Parcel # (see KGIS.org) 107GC012

Zoning District (see KGIS.org) O-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.

The subject property only has 12.5 feet of frontage and another 12.5 feet as part of an easement of the neighboring property. When the neighboring property was developed, a site retaining wall was constructed with a maximum height of about 6 feet. A large portion of the existing wall alignment is within the easement area. The topography slopes relatively steep from the existing driveway to the top of the existing wall. An office building for an engineering firm is proposed. Two way traffic (if any) will be minimal.

Describe hardship conditions that apply to this variance.

Narrow frontage, abnormal shaped lot, steep topography and do not want to surcharge existing will and risk jeopardizing wall integrity. Request to construct 18 ft roadway.

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 11/25/19

File #

12-E-19-VA



CITY OF KNOXVILLE

BOARD OF ZONING APPEALS APPLICATION

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

Is a plat required?

Yes

☐

No

☒

Small lot of record/substandard lot

☐

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

1. Reduce the minimum driveway width from 20 feet to 18 feet (Article V, Section 7.H.3.c).

PROJECT INFORMATION

Date Filed 2019-11-25

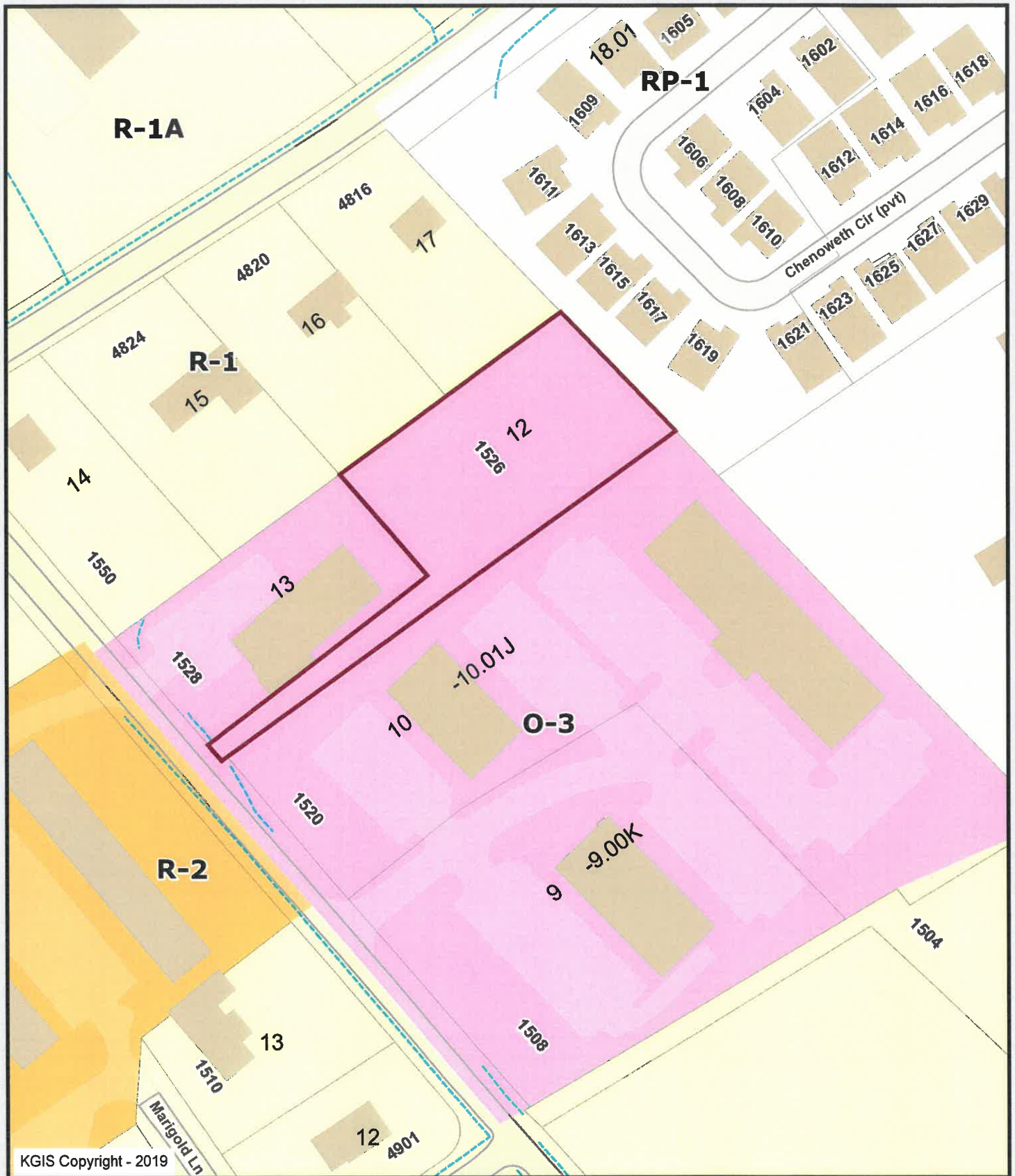
Fee Amount \$500

Council District 2

BZA Meeting Date

PLANS REVIEWER A. Kohntopp

DATE 2019-11-25



KGIS Copyright - 2019

1526 Coleman Rd.

12-E-19-VA
Chad Smock

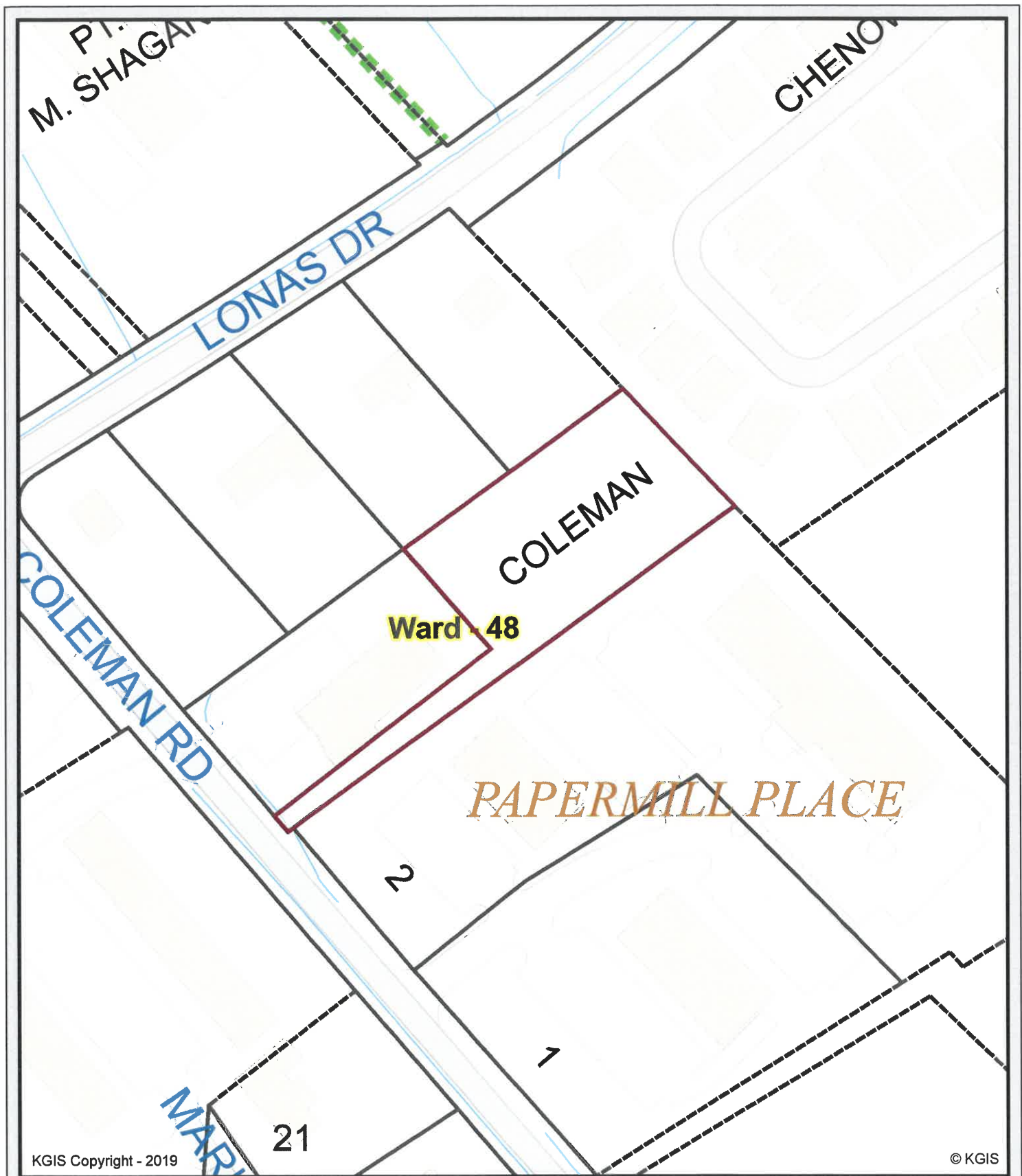
Knoxville - Knox County - KUB Geographic Information System



Printed: 11/26/2019 at 4:05:28 PM



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 futher 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 - 2019

© KGIS

1526 Coleman Rd.

12-E-19-VA
Chad Smock

Knoxville - Knox County - KUB Geographic Information System



Printed: 11/26/2019 at 4:05:56 PM



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 futher covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.



1526 Coleman Rd.

12-E-19-VA

Chad Smock

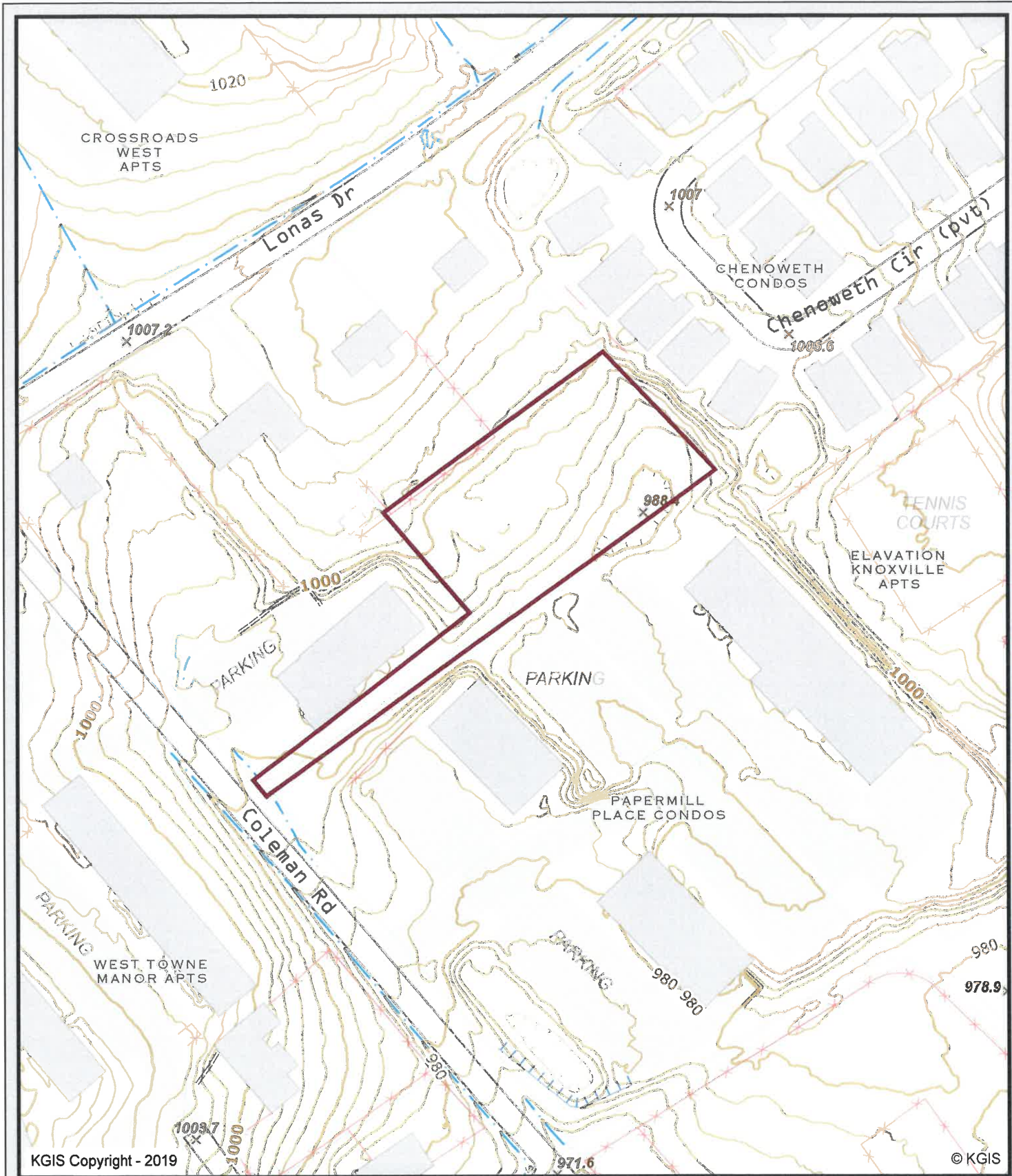
Knoxville - Knox County - KUB Geographic Information System



Printed: 11/26/2019 at 4:06:20 PM



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 futher covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.



1526 Coleman Rd.

12-E-19-VA
Chad Smock

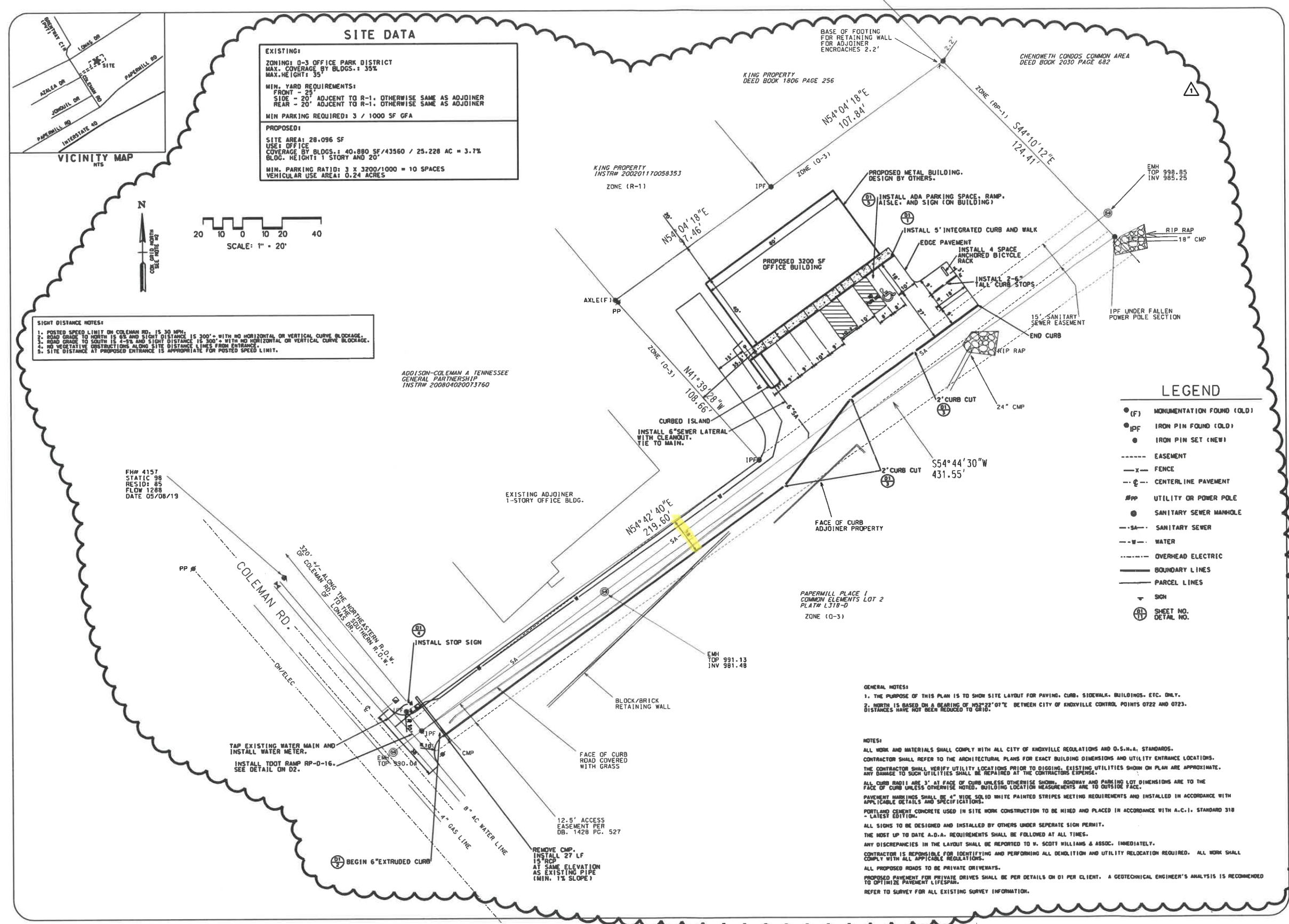
Knoxville - Knox County - KUB Geographic Information System



Printed: 11/26/2019 at 4:06:50 PM



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.



SITE DATA	
EXISTING:	
ZONING:	D-3 OFFICE PARK DISTRICT
MAX. COVERAGE BY BLDGS.:	35%
MAX. HEIGHT:	35'
MIN. YARD REQUIREMENTS:	
FRONT:	25'
SIDE:	20' ADJACENT TO R-1. OTHERWISE SAME AS ADJOINER
REAR:	20' ADJACENT TO R-1. OTHERWISE SAME AS ADJOINER
MIN. PARKING REQUIRED:	3 / 1000 SF GFA
PROPOSED:	
SITE AREA:	28.096 SF
USE:	OFFICE
COVERAGE BY BLDGS.:	40,880 SF / 43560 / 25.228 AC = 3.7%
BLDG. HEIGHT:	1 STORY AND 20'
MIN. PARKING RATIO:	3 X 3200/1000 = 10 SPACES
VEHICULAR USE AREA:	0.24 ACRES

- SIGHT DISTANCE NOTES:
1. POSTED SPEED LIMIT ON COLEMAN RD. IS 30 MPH.
 2. ROAD GRADE TO NORTH IS 0% AND SIGHT DISTANCE IS 300'± WITH NO HORIZONTAL OR VERTICAL CURVE BLOCKAGE.
 3. ROAD GRADE TO SOUTH IS 1-3% AND SIGHT DISTANCE IS 300'± WITH NO HORIZONTAL OR VERTICAL CURVE BLOCKAGE.
 4. NO VEGETATION OBSTRUCTION ALONG SITE DISTANCE LINES FROM ENTRANCE.
 5. SITE DISTANCE AT PROPOSED ENTRANCE IS APPROPRIATE FOR POSTED SPEED LIMIT.

- LEGEND
- (F) MONUMENTATION FOUND (OLD)
 - (PF) IRON PIN FOUND (OLD)
 - IRON PIN SET (NEW)
 - EASEMENT
 - X- FENCE
 - C- CENTERLINE PAVEMENT
 - PP UTILITY OR POWER POLE
 - SANITARY SEWER MANHOLE
 - SA- SANITARY SEWER
 - W- WATER
 - OVERHEAD ELECTRIC
 - BOUNDARY LINES
 - PARCEL LINES
 - ▲ SIGN
 - DT SHEET NO.
 - DT DETAIL NO.

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW SITE LAYOUT FOR PAVING, CURB, SIDEWALK, BUILDINGS, ETC. ONLY.
2. NORTH IS BASED ON A BEARING OF N87°22'01"E BETWEEN CITY OF KNOXVILLE CONTROL POINTS 0722 AND 0723. DISTANCES HAVE NOT BEEN REDUCED TO GRID.

NOTES:

ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY OF KNOXVILLE REGULATIONS AND O.S.H.A. STANDARDS.

CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND UTILITY ENTRANCE LOCATIONS. THE CONTRACTOR SHALL VERIFY UTILITY LOCATIONS PRIOR TO DIGGING. EXISTING UTILITIES SHOWN ON PLAN ARE APPROXIMATE. ANY DAMAGE TO SUCH UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

ALL CURB RADIUS ARE 3' AT FACE OF CURB UNLESS OTHERWISE SHOWN. ROADWAY AND PARKING LOT DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED. BUILDING LOCATION MEASUREMENTS ARE TO OUTSIDE FACE.

PAVEMENT MARKINGS SHALL BE 4" WIDE SOLID WHITE PAINTED STRIPES MEETING REQUIREMENTS AND INSTALLED IN ACCORDANCE WITH APPLICABLE DETAILS AND SPECIFICATIONS.

PORTLAND CEMENT CONCRETE USED IN SITE WORK CONSTRUCTION TO BE MIXED AND PLACED IN ACCORDANCE WITH A.C.I. STANDARD 318 - LATEST EDITION.

ALL SIGNS TO BE DESIGNED AND INSTALLED BY OTHERS UNDER SEPARATE SIGN PERMIT.

THE MOST UP TO DATE A.D.A. REQUIREMENTS SHALL BE FOLLOWED AT ALL TIMES.

ANY DISCREPANCIES IN THE LAYOUT SHALL BE REPORTED TO W. SCOTT WILLIAMS & ASSOC. IMMEDIATELY.

CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND PERFORMING ALL DEMOLITION AND UTILITY RELOCATION REQUIRED. ALL WORK SHALL COMPLY WITH ALL APPLICABLE REGULATIONS.

ALL PROPOSED ROADS TO BE PRIVATE DRIVEWAYS.

PROPOSED PAVEMENT FOR PRIVATE DRIVES SHALL BE PER DETAILS ON D1 PER CLIENT. A GEOTECHNICAL ENGINEER'S ANALYSIS IS RECOMMENDED TO OPTIMIZE PAVEMENT LIFESPAN.

REFER TO SURVEY FOR ALL EXISTING SURVEY INFORMATION.

REVISIONS

NO.	DATE	DESCRIPTION
1	7/17/19	CLIENT COMM. / DESIGN REVIEW
1	8/1/19	CLIENT REVIEW / RESPONSE

SITE LAYOUT PLAN

TUCKAHOE OFFICE

1526 COLEMAN ROAD
CLT MAP CITY OF KNOX COUNTY, TN
DISTRICT 5, KNOX COUNTY, TN
48TH WARD CITY OF KNOXVILLE

W. SCOTT WILLIAMS & ASSOCIATES

4038 Arroyo Viejo
P.O. Box 100
Knoxville, TN 37901
E: scott@williamsassoc.com

MAIN STREET STUDIO
ARCHITECTS, LLC

111 N. MAIN STREET, SUITE C
KNOXVILLE, TN 37901
S: 603-551-7000

ORIGINAL ISSUE:

JUNE 4, 2019

SHEET NO.

C1

JOB NO. 1913

12-E-KA-VA