

File #

6-6-19-VA



BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION	APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name Brad Sharp (Urban Engineering, Inc.)	Owner <input type="checkbox"/>	New Structure <input checked="" type="checkbox"/>
Street Address 11852 Kingston Pike	Contractor <input type="checkbox"/>	Modification of Existing Structure <input checked="" type="checkbox"/>
City, State, Zip Farragut, TN, 37934	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number (865) 966-1924	Other <input checked="" type="checkbox"/>	Signage <input type="checkbox"/>
Email bsharp.uei@gmail.com	AGENT	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 209 S Central Street

City, State, Zip Knoxville, TN, 37902

Parcel # (see KGIS.org) 094EH01401

Zoning District (see KGIS.org) C-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 your project and why you need variances.

The variance request is to reduce the front setback of the property (Zoned C-2) from 5' to 0'.

The project will consist of a 800 square foot building addition to the 'OliBea Restaurant'. The rezoning of the property to C-2 was approved at the May 9, 2019 Planning Commission meeting (File # 5-G-19-RZ), but has yet to go through City Council. The existing restaurant building face runs along the existing Right-of-Way of S Central Street. The proposed building addition will also need to run along the existing right-of-way of S Central Street in order for the proposed addition to align properly. A administrative plat will be recorded during the permitting process, and should be initiated prior to the BZA meeting.

Describe hardship conditions that apply to this variance.

The existing restaurant building face runs along the existing Right-of-Way of S Central Street. The proposed building addition will also need to run along the existing right-of-way of S Central Street in order for the proposed addition to align properly.

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 5-16-19

File #6-G-19-VA



BOARD OF ZONING APPEALS APPLICATION

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

Is a plat required? Yes ☒ No ☐

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

Reduce the minimum required front yard setback from 5' to 0

Per Article 4, Section 2.2.5.E.1.

PROJECT INFORMATION

Date Filed 5-16-19

Fee Amount \$250

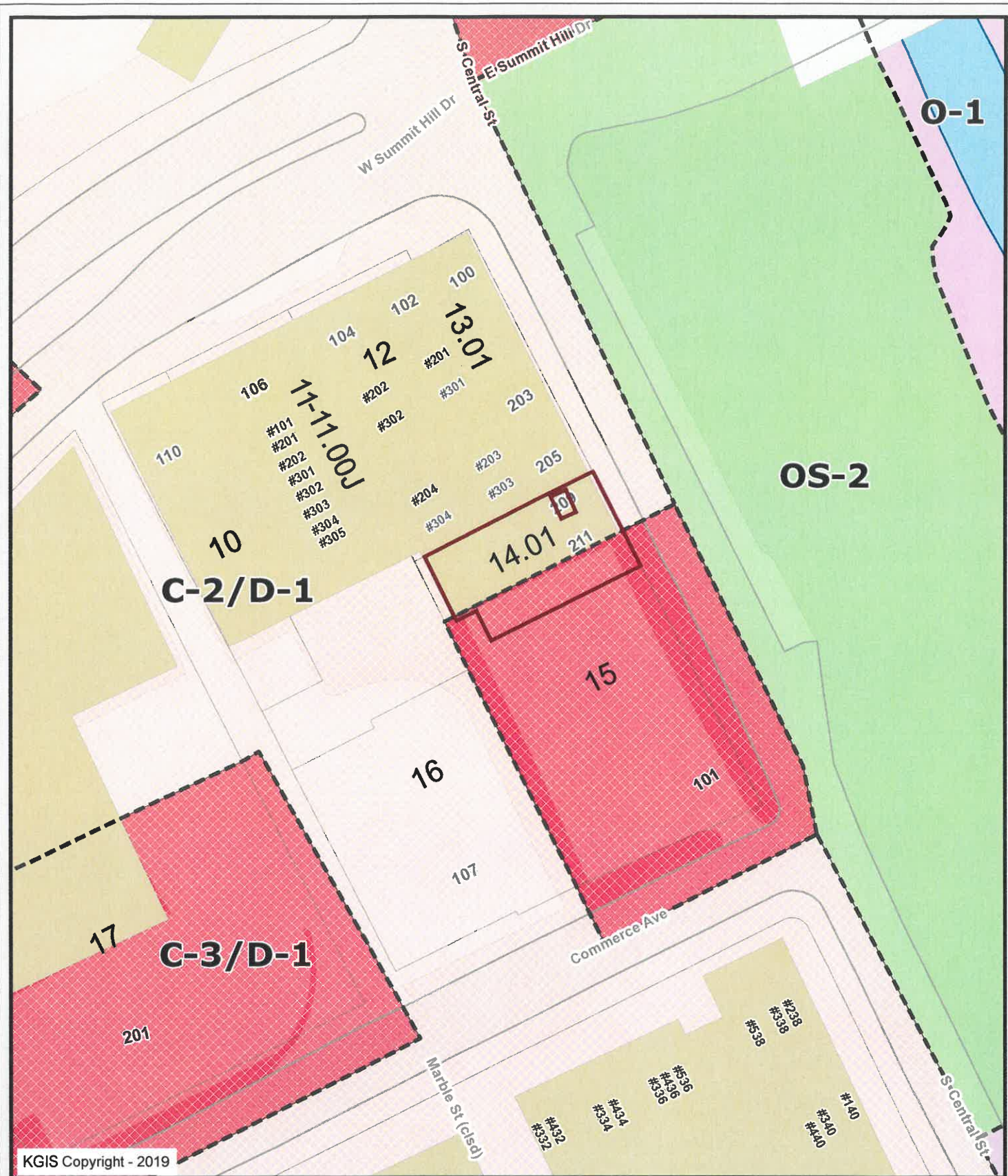
pd cc 5/16/19 JH

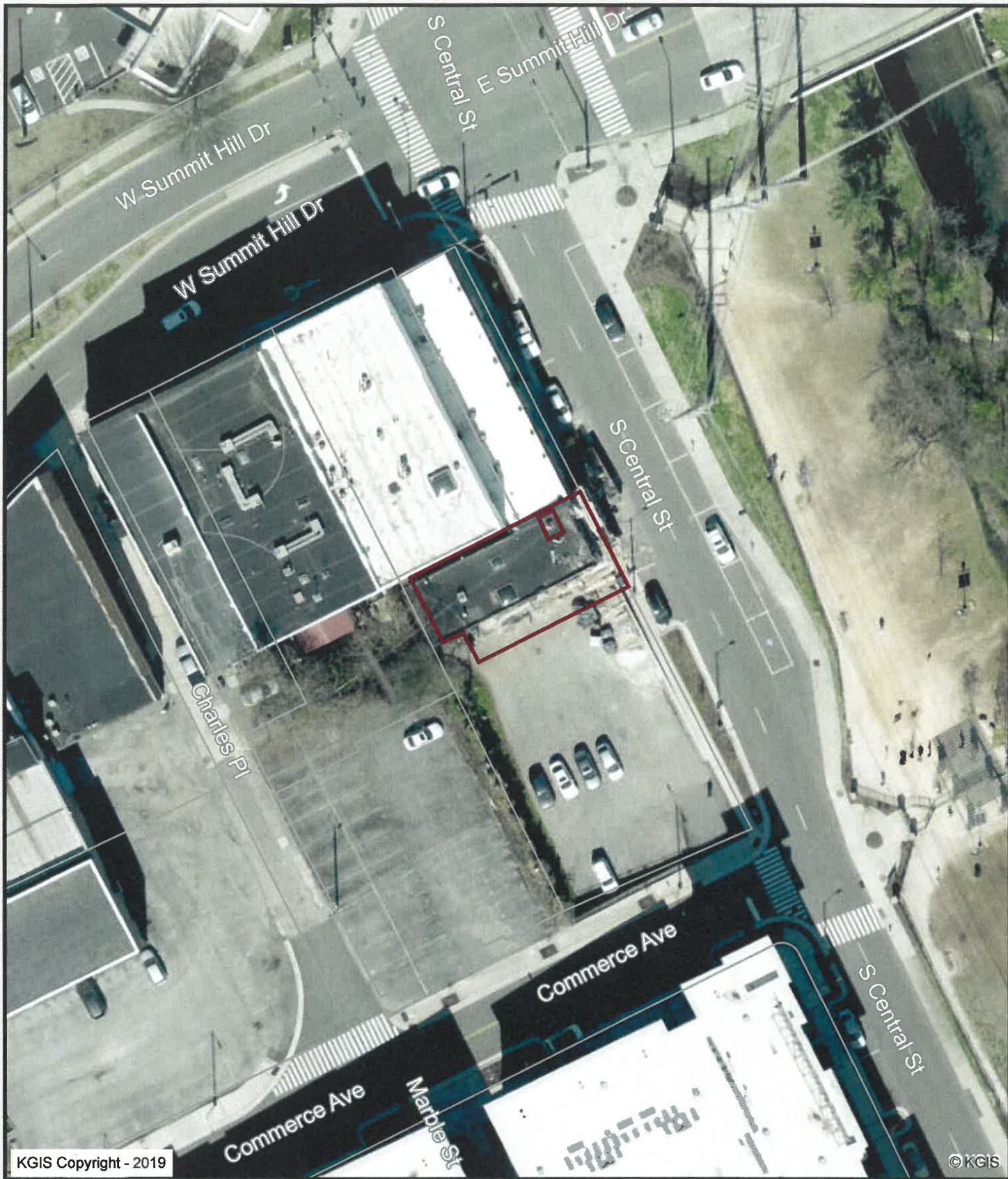
Council District 6

BZA Meeting Date 6-20-19

PLANS REVIEWER Rebecca Johnson

DATE 5-16-19





209 S. Central St.

6-G-19-VA

Urban Engineering, Inc.

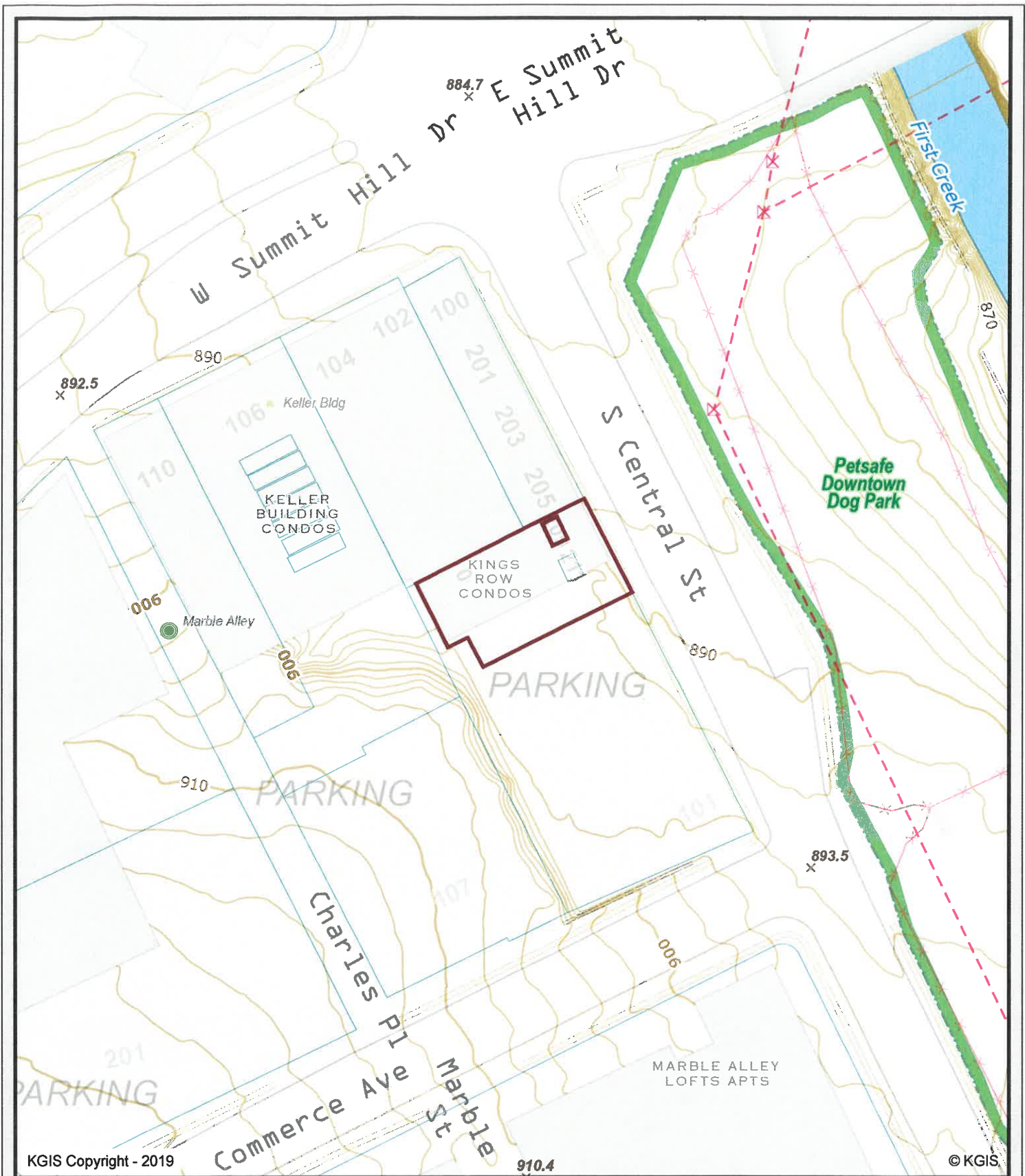
Knoxville - Knox County - KUB Geographic Information System



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209 S. Central St.

6-G-19-VA

Urban Engineering, Inc.

Knoxville - Knox County - KUB Geographic Information System



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Below are District 18's comments regarding the BZA applications for this month:

6A19VA: No comment

6B19VA: No comment

6C19VA: No comment

6D19VA: No comment

6E19VA: Although the property abuts state-owned rights-of-way, the plans submitted do not appear to depict any encroachment. It should be noted that ROW encroachments during construction activities are not permitted and that no signage or signage overhang is allowed on state-owned rights-of-way.

6F19VA: No comment

6G19VA: No comment

6H19VA: No comment



Steven M. Borden, P.E. | Director/Assistant Chief Engineer

TDOT – Region 1

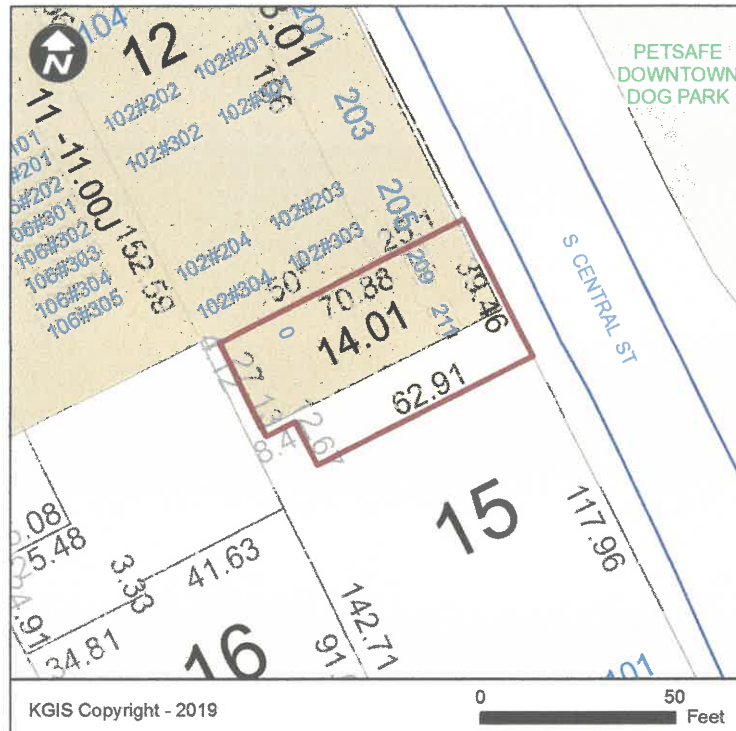
7345 Region Lane

Knoxville, TN 37914

(865) 594-2400

Steve.Borden@tn.gov

tn.gov/tdot

Parcel 094EH01401 - Property Map and Details Report**Property Information**

Parcel ID:	094EH01401
Location Address:	0 S CENTRAL ST
CLT Map:	94
Insert:	E
Group:	H
Condo Letter:	
Parcel:	14.01
Parcel Type:	
District:	06
Ward:	
City Block:	05022
Subdivision:	KINGS ROW CONDO BLDG B
Rec. Acreage:	0
Calc. Acreage:	0
Recorded Plat:	-
Recorded Deed:	20190412 - 0060018
Deed Type:	Deed: Gift Deed
Deed Date:	4/12/2019

Address Information

Site Address:	0 S CENTRAL ST KNOXVILLE - 37902
Address Type:	COMMON AREA
Site Name:	

Owner Information

DEALEJANDRO JEFFREY & DEALEJANDRO KRISSY
109 #2 S GAY ST
KNOXVILLE, TN 37902

The owner information shown in this section does **not** necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

Jurisdiction Information

County:	KNOX COUNTY
City / Township:	Knoxville

MPC Information

Census Tract:	1
Planning Sector:	Central City

Please contact Knox County Metropolitan Planning Commission (MPC) at (865) 215-2500 if you have questions.

Political Districts

Voting Precinct:	06
Voting Location:	Green School 801 LULA POWELL DR
TN State House:	15 Rick Staples
TN State Senate:	7 Richard Briggs
County Commission:	1 Evelyn Gill

School Zones

Elementary:	SEQUOYAH ELEMENTARY
Intermediate:	
Middle:	VINE MIDDLE MAGNET
High:	AUSTIN-EAST HIGH MAGNET

Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

City Council:	6 Gwen McKenzie
School Board:	1 Evetty Satterfield

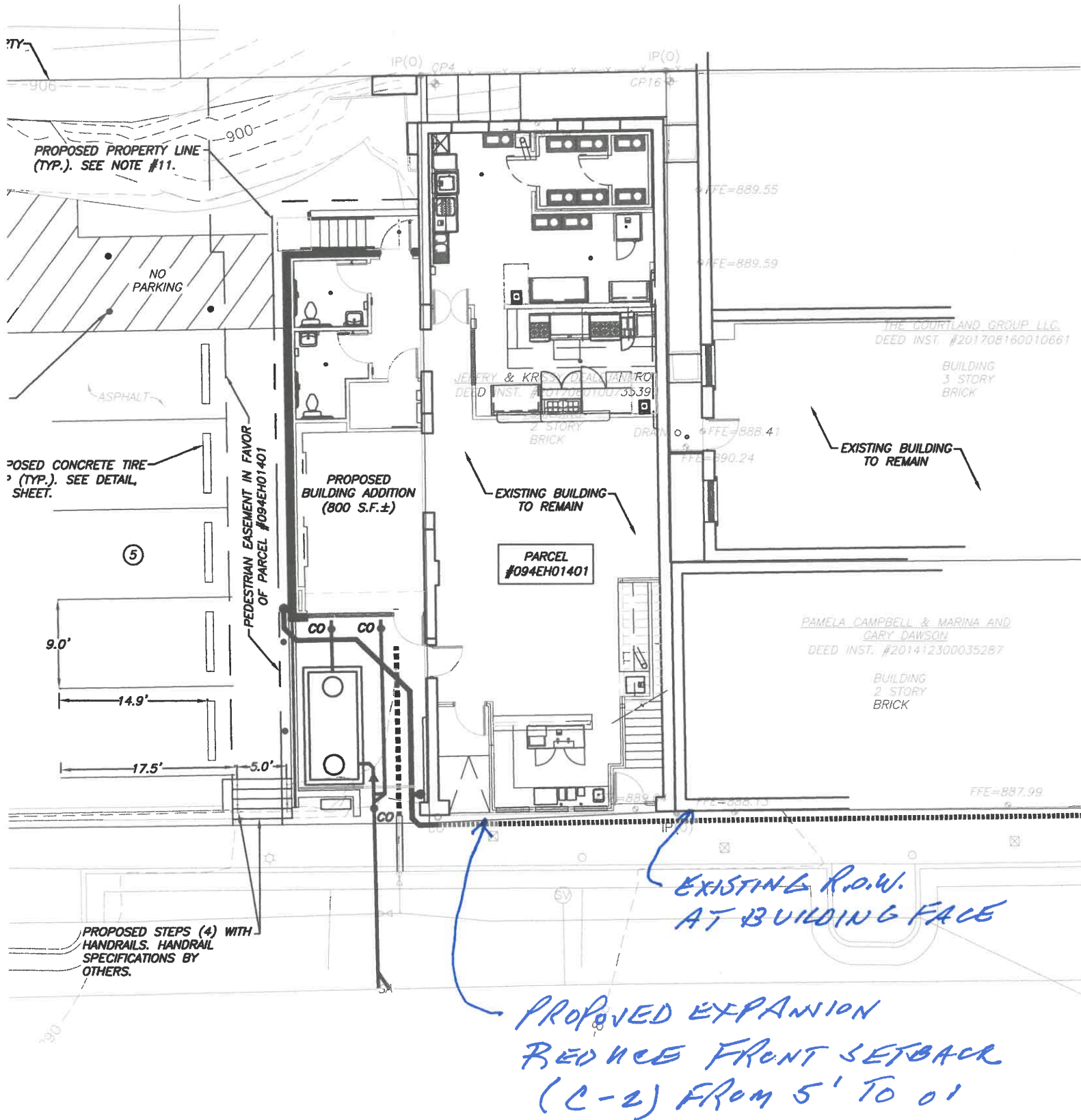
Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

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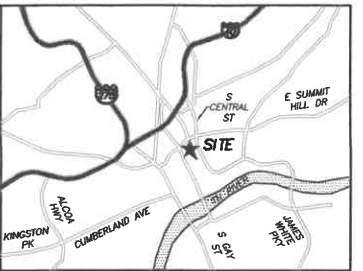
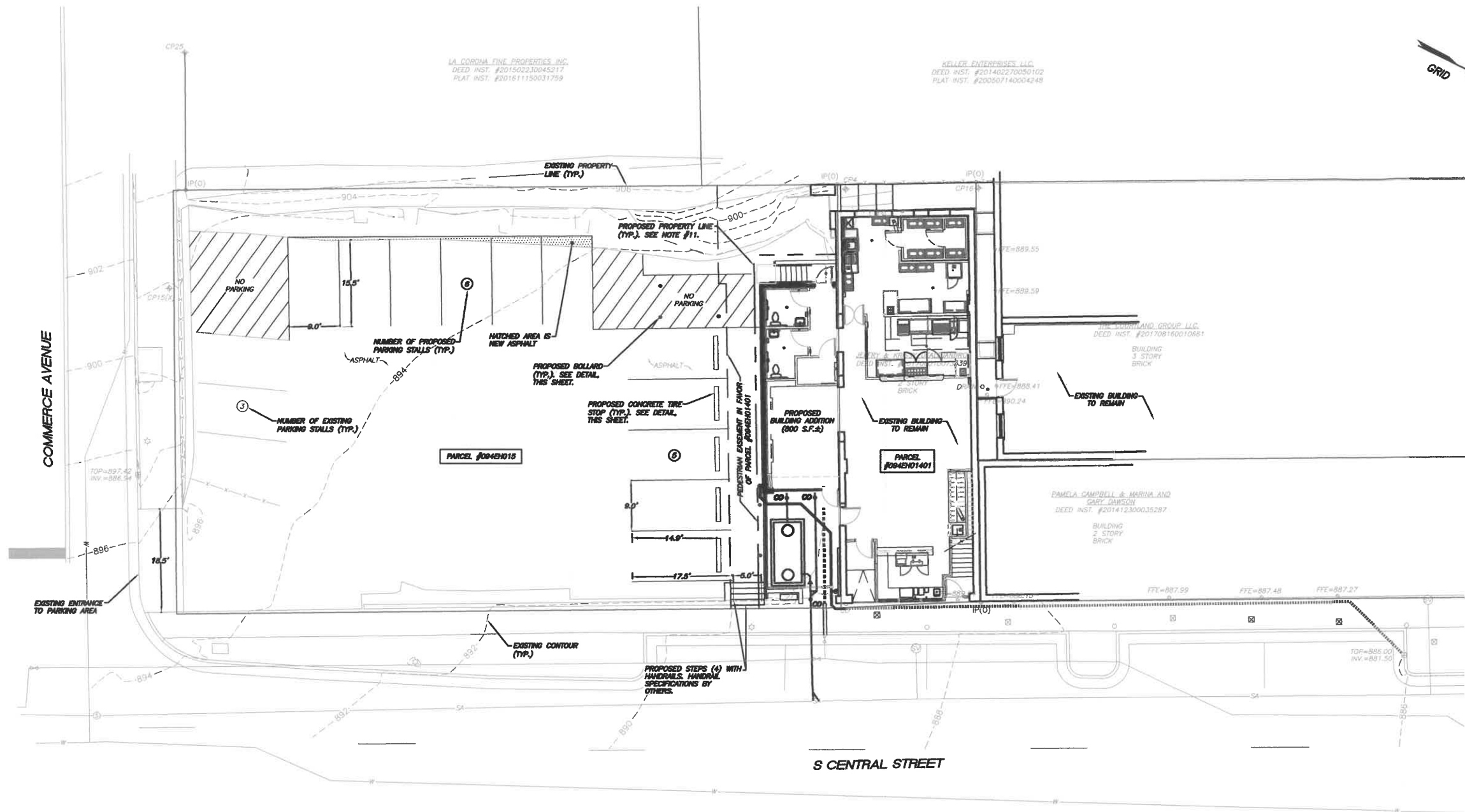
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6-6-19-VA

N.T.S.



6-G-19-VA



LOCATION MAP

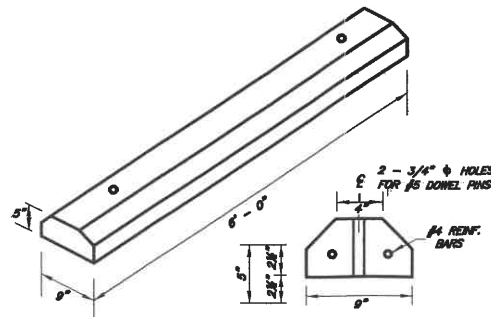


SITE PLAN NOTES:

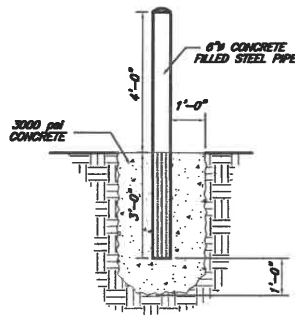
- 1) THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS GUTTER GRIDS, MANHOLES, WATER VALVES, ETC., AND COMPLYING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TOLL FREE ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE UTILIZATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
- 2) SIGNAGE AND STRIPING TO BE IN ACCORDANCE WITH THE MUTCD (LATEST EDITION).
- 3) SETBACKS ARE PER CITY OF KNOXVILLE C-2 ZONING AND ARE AS FOLLOWS:
FRONT - FIRST STORY: 5 FEET
SIDE - NO MINIMUM
REAR - NO MINIMUM
- 4) BOUNDARY INFORMATION PER INSTRUMENT NO 201708160010881, KNOX COUNTY REGISTER OF DEEDS.
- 5) ALL CONCRETE WALKS SHALL BE BROOM FINISHED AND COMPLY WITH CURRENT ADA REQUIREMENTS.
- 6) IT IS THE RESPONSIBILITY OF THE DEVELOPER TO OBTAIN PERMISSION FOR OFFSITE WORK.
- 7) ANY NON ADA COMPLIANT RAMPS OR DAMAGED SIDEWALKS WILL BE REPLACED WITH COMPLIANT SIDEWALKS AS SHOWN. ALL NEW WALKS SHALL BE ADA COMPLIANT.
- 8) NO LANDSCAPING SHALL BE INSTALLED WITHIN PUBLIC RIGHT OF WAY UNTIL A PERMISSIVE USE AGREEMENT HAS BEEN DRAFTED AND APPROVED BY THE CITY OF KNOXVILLE. ALL LANDSCAPING SHALL COMPLY WITH ALL ASPECTS OF THE KNOXVILLE TREE PROTECTION ORDINANCE.
- 9) ALL PROPOSED SIDEWALKS WITHIN THE R.O.W. SHALL COMPLY WITH THE CITY OF KNOXVILLE'S SPECIFICATIONS. ALL WALKS ON PRIVATE PROPERTY SHALL BE PER PROJECT SPECIFICATIONS.
- 10) ALL ASPHALT DAMAGED WITHIN PUBLIC R.O.W. SHALL BE REPAIRED PER THE CITY'S SPECIFICATIONS (SEE DETAIL 4, SHEET C-7).
- 11) A PLAT WILL BE RECORDED DURING THE PERMITTING PROCESS TO MOVE PROPERTY LINES AND TO DEDICATE THE PEDESTRIAN ACCESS EASEMENT SHOWN HEREON.
- 12) PARKING SUMMARY: THERE ARE NO OFF-STREET PARKING SPACES REQUIRED.
EXISTING SPACES TO REMAIN = 3
PROPOSED SPACES = 11
TOTAL SPACES PROVIDED = 14
- 13) A REQUEST IS BEING MADE AT THE JUNE, 2019 CITY OF KNOXVILLE BOARD OF ZONING APPEALS TO REDUCE THE FRONT SETBACK ALONG S. CENTRAL STREET FROM 5' TO 0'.
- 14) LANDSCAPING SHALL COMPLY WITH THE CITY OF KNOXVILLE'S TREE PROTECTION ORDINANCE.

PARCEL SUMMARY: 084EH01401	
ADDRESS: 211 S CENTRAL STREET, KNOXVILLE (37902)	
DEED REFERENCE: INSTRUMENT #20170810073639	
EXISTING & PROPOSED USE: RESTAURANT	
ZONING	C-2
EXISTING AREA (TOTAL)	1,854 S.F. (0.04-AC)
PROPOSED AREA (TOTAL)	2,711 S.F. (0.08-AC)
PROPOSED BUILDING ADDITION	800 S.F.
TOTAL PRE-DEVELOPED IMPERVIOUS AREA	2,711 S.F.
TOTAL POST-DEVELOPED IMPERVIOUS AREA	2,711 S.F.
TOTAL DISTURBED AREA	0.1-AC±
PERCENT IMPERVIOUS	100.0%

PARCEL SUMMARY: 084EH015	
ADDRESS: 101 COMMERCE AVE, KNOXVILLE (37902)	
DEED REFERENCE: INSTRUMENT #20170810010881	
EXISTING & PROPOSED USE: PARKING LOT	
ZONING	C-2
EXISTING AREA (TOTAL)	8,908 S.F. (0.2-AC)
PROPOSED AREA (TOTAL)	8,030 S.F. (0.18-AC)
TOTAL PRE-DEVELOPED IMPERVIOUS AREA	8,237 S.F.
TOTAL POST-DEVELOPED IMPERVIOUS AREA	8,309 S.F.
TOTAL DISTURBED AREA	0.1-AC±
PERCENT IMPERVIOUS	78.4%



CONCRETE TIRE STOP
N.T.S.



NOTE: BOLLARD TO BE PAINTED TRAFFIC YELLOW
BOLLARD DETAIL
N.T.S.



ALL WORKMANSHIP AND MATERIALS SHALL BE PER CITY OF KNOXVILLE STANDARD SPECIFICATIONS FOR SITE DEVELOPMENT PERMITS.

REVISION	DATE	DESCRIPTION	BY

SHEET C-2

SITE PLAN

OilBea Restaurant

CITY OF KNOXVILLE	KNOX COUNTY, TN.
DISTRICT NO. 06	CITY BLOCK NO. 05022
CLT MAP 94	GROUP: H
SCALE: 1"=10'	INSERT: E
	MAY 13, 2019

OWNER (PARCEL ID #084EH01401):

JEFFREY & KRISSE DEALEMANDRO
209 S. CENTRAL STREET
KNOXVILLE, TN 37902
(865) 249-8471

OWNER (PARCEL ID #084EH015):

THE COURTLAND GROUP LLC
100 S GAY STREET
KNOXVILLE, TN 37902
(865) 524-2525

CHRIS SHARP, P.E.
URBAN ENGINEERING, INC.
11852 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37934
(865) 988-1924

DWN: BDS	CHK: CAS	DWG. NO. 1811029
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6-G-19-VA