

File #

10-F-20-VA



## BOARD OF ZONING APPEALS APPLICATION

Click on Meeting Schedule, Deadlines and Fees for information on submitting an application to be heard at a monthly Board meeting.

### APPLICANT INFORMATION

Name: John Thurman / Brad Raines  
 Street Address: 550 W Main Street, Suite 300  
 City, State, Zip: Knoxville, TN 37902  
 Phone Number: 865-544-2000  
 Email: jthurman@mhminc.com / braines@mhminc.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 : 1500 Fort Promise Drive City, State, Zip: Knoxville, TN 37921  
 See KGIS.org for Parcel #: 094BC002 and Zoning District: RN-5

### 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.

Refer to attached narrative and site plan.

Describe hardship conditions that apply to this variance.

Refer to attached narrative.

### 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

Brad Raines

Digitally signed by Brad Raines  
 Date: 2020.09.21 10:15:13-04'00'

DATE 09-21-2020

File #

10-F-20-VA



CITY OF KNOXVILLE

**BOARD OF ZONING APPEALS APPLICATION**

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

Is a plat required?

Yes

☐

No

☒

Small Lot of record?

☐

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

1. Increase the maximum number of required off-street parking spaces from 20 spaces (2 per classroom) to 65 spaces for a pre-school / kindergarten use in RN-5 district (Article 11.4.A, Table 11-2).

**PROJECT INFORMATION**

Date Filed 9-21-2020

Fee Amount \$250

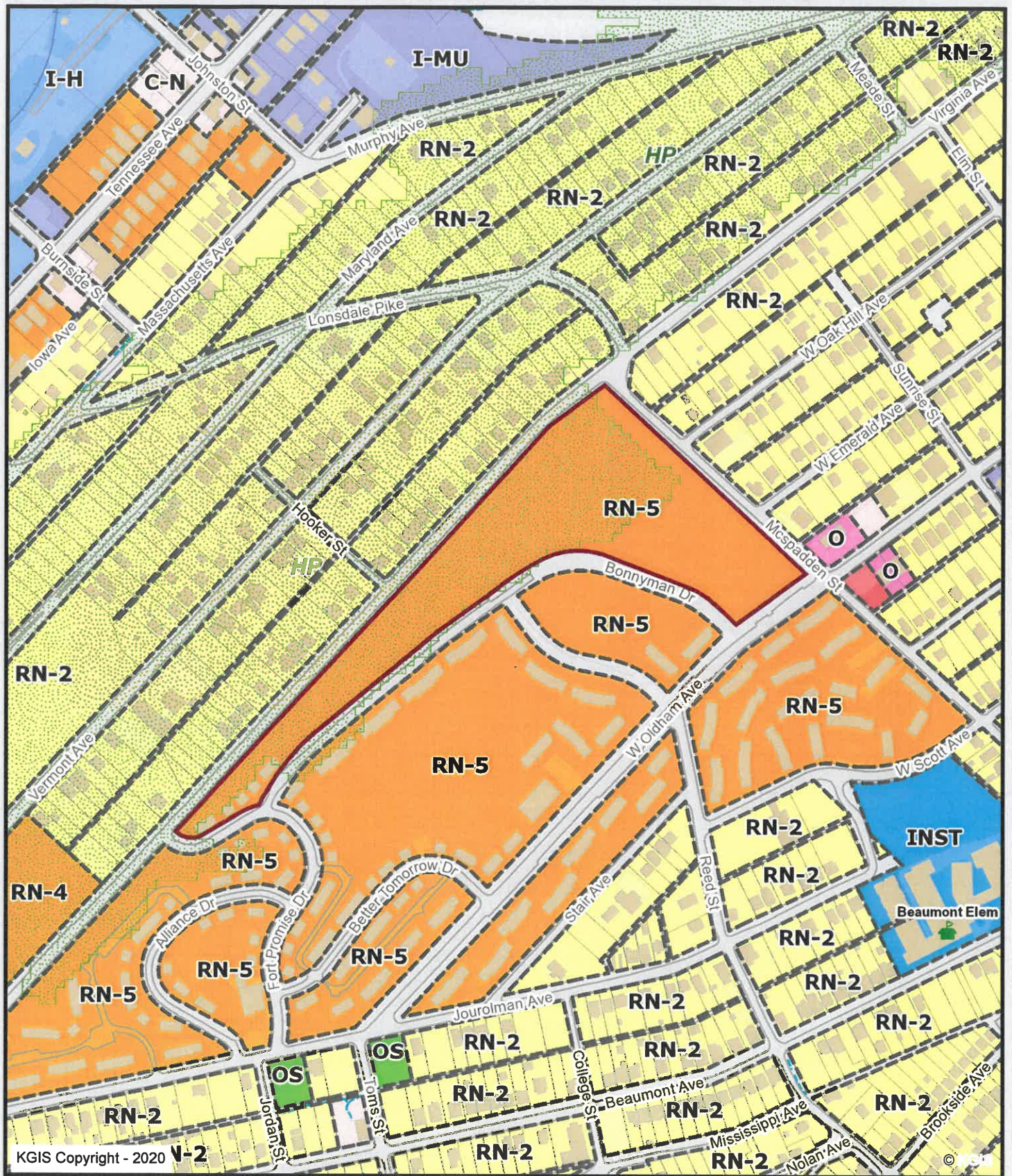
Council District 6

BZA Meeting Date 10-15-2020

PLANS REVIEWER Bryan Berry

DATE 9-21-2020





1500 Fort Promise Dr.

10-F-20-VA

John Thurman/Braid Raines

Knoxville - Knox County - KUB Geographic Information System

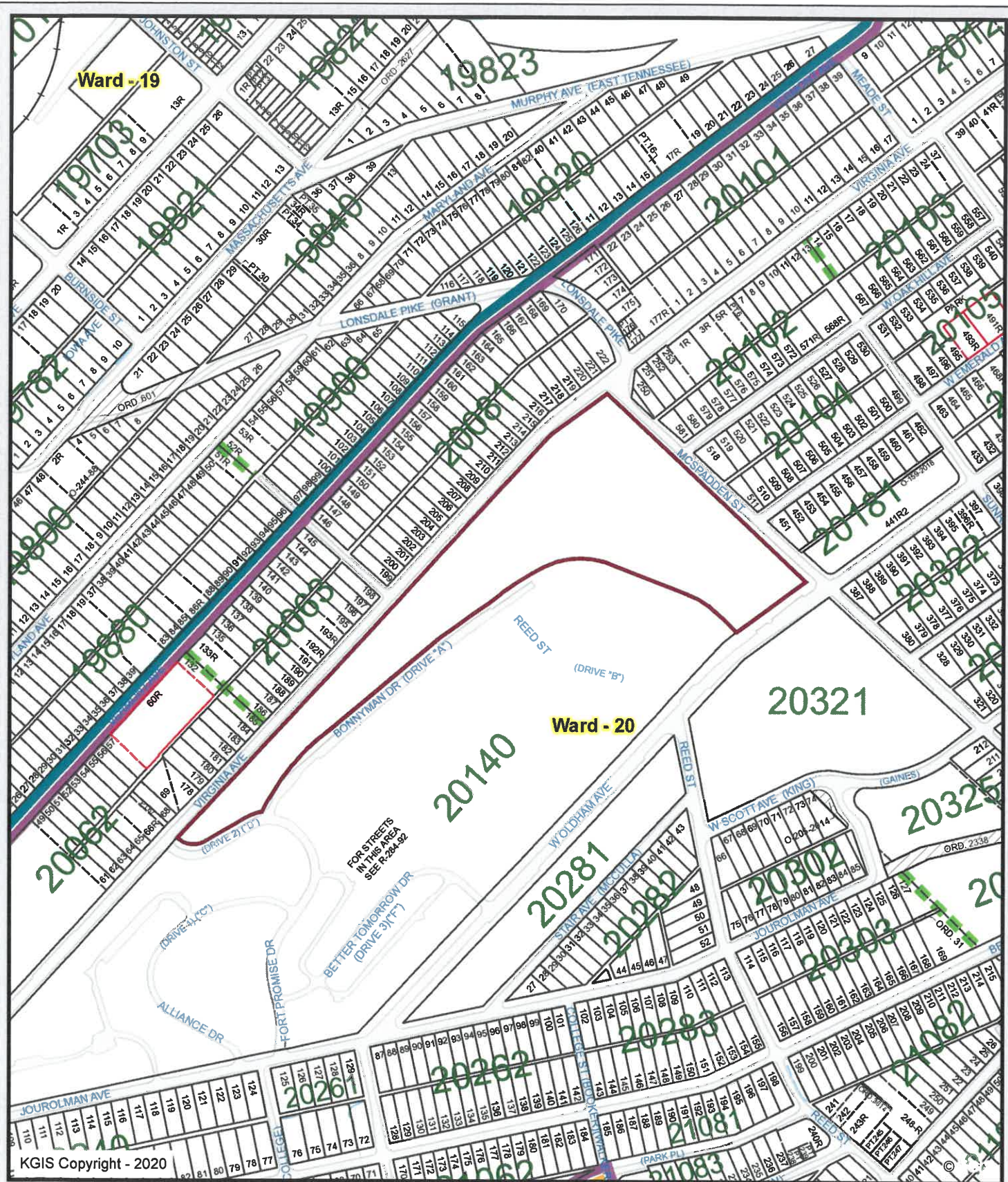


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1500 Fort Promise Dr.

10-F-20-VA

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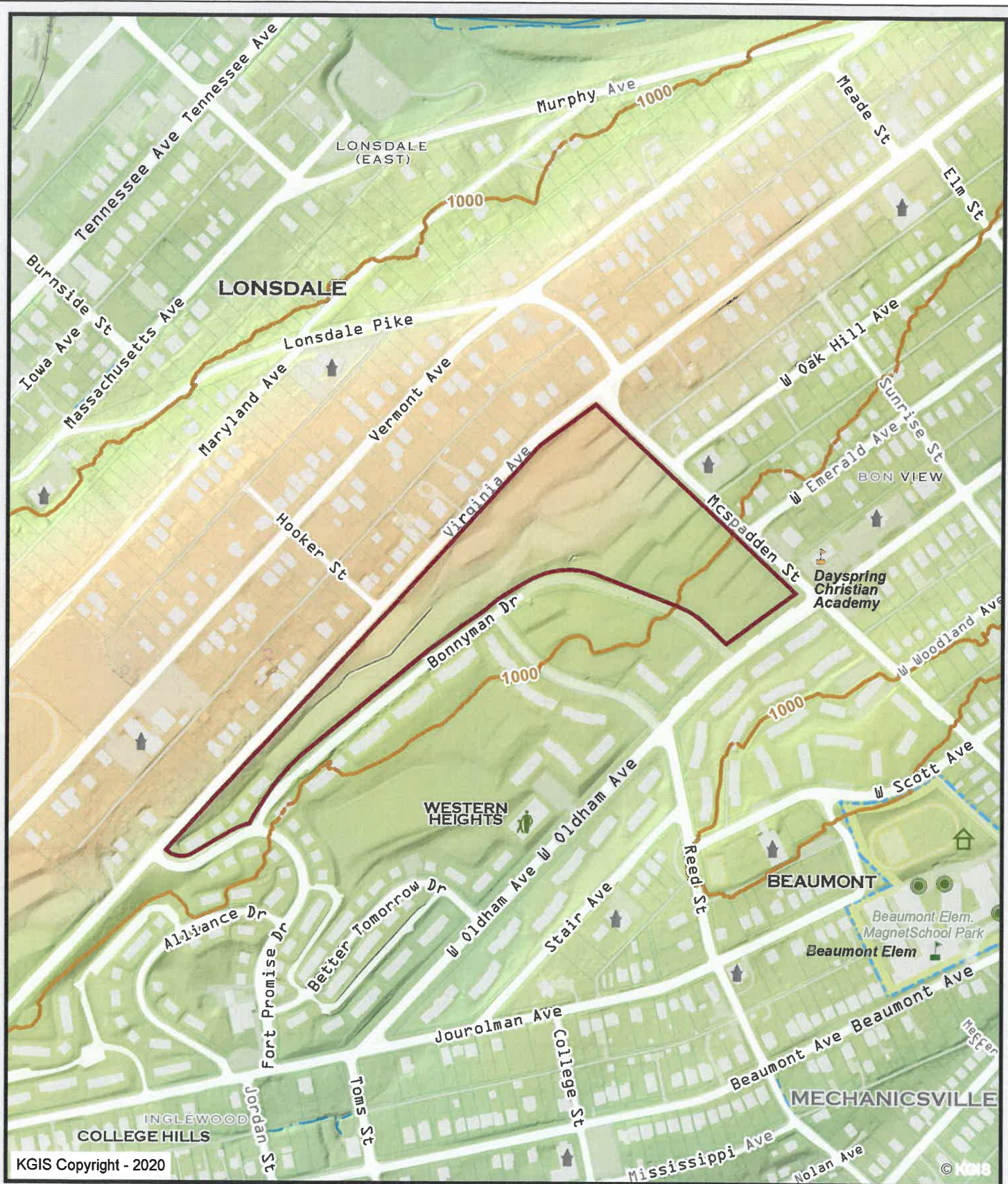


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1500 Fort Promise Dr.

10-F-20-VA

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1 800 244 2000  
www.mchm.com

Consultant:

CIVIL ENGINEER:  
WILL ROBINSON & ASSOCIATES  
1200 NORTH BENDWOOD LANE  
GATHERVILLE, TN 37074  
1 800 244 2000

STRUCTURAL ENGINEER:  
HARRIS STRUCTURAL GROUP  
800 SOUTH GAY ST., #400  
KNOXVILLE, TN 37902  
1 800 244 2000

MECHANICAL/ELECTRICAL ENGINEER:  
FACILITY SYSTEMS CONSULTANTS, LLC  
715 SOUTH CENTRAL STREET, #400  
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ELECTRICAL ENGINEER:  
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LANDSCAPE ARCHITECT:  
THE PENLAND STUDIO  
814 LINDSEY AVENUE  
KNOXVILLE, TN 37902  
1 800 244 2000

CONSULTANT TYPE:  
CONSULTANT NAME  
ADDRESS 1  
ADDRESS 2  
1 800 244 2000

Project Information:

20015

KCDC | HEAD START  
1500 Fort Promise Drive  
Knoxville, TN 37921

Sheet

SEPT 21, 2020  
PRELIMINARY PACKAGE  
NOT FOR  
CONSTRUCTION

Consultant:

WILL ROBINSON  
& ASSOCIATES

DATE	DATE
DESIGNED	SEPT 21, 2020
CHECKED	
IN CHARGE	
PA	
PA	
Drawn By:	BR
Checked By:	BR
Drawn By:	

AS101

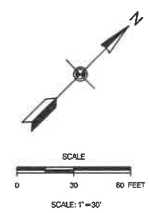
SITE PLAN

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## LEGEND:

EXISTING	PROPOSED	
535	535	GROUND CONTOUR ELEVATION
535.25	535.25	SPOT ELEVATION
		STRUCTURE
	NA	PROPERTY LINE
	NA	EASEMENT
SD	SD	EDGE OF PAVEMENT
NA	SD	STORM DRAIN
		SILT FENCING
		CURB
		CATCH BASIN
		ASPHALT PAVEMENT





21 September 2020

City of Knoxville | Board of Zoning Appeals Application

1500 Fort Promise Drive, Knoxville, TN 37921

Parking Variance

Describe your project and why you need variances:

Knoxville's Community Development Corporation and Knoxville-Knox County Head Start are proposing to develop a 10-classroom (6 Head Start rooms, 4 Early Head Start rooms), 20,000 square foot Head Start and Early Head Start facility on the subject property, to serve the adjacent Western Heights community. We are proposing to classify the Head Start use as pre-school / kindergarten as defined under Article 2.3. The site is currently zoned RN-5 and pre-schools / kindergartens are permitted in this district as a special use under Article 9.2, Table 9-1. The proposed facility will need parking for staff, buses, and pick-up/drop-off spaces for children.

Under Article 11.4, Table 11-2, required off-street parking for pre-school/kindergarten uses is a minimum of 1 per classroom and a maximum for 2 per classroom. Maximum allowable parking in this case would be 20 spaces (10 classrooms \* 2 spaces/classroom). Under Article 11.4 B4, the maximum number of parking spaces may be increased by up to 20% provided that the spaces exceeding the maximum number and the access aisles serving those spaces are constructed of pervious materials approved by the Department of Engineering and if additional spaces are justified by a parking study approved by the Department of Engineering. This provides a maximum of 24 off-street spaces.

Head Start operates a comparable existing facility at North Ridge (1008 Breda Drive, Knoxville, TN 38918), with the same 10-classroom program and 20,000 square foot area. The North Ridge facility has 55 parking spaces—which is more than twice the number of off-street spaces allowed under the current zoning code for pre-schools—but they have found that 55 spaces is not sufficient to support staff, bus, and parent drop-off traffic. Therefore, the prescriptive requirements of the zoning ordinance will not be sufficient to meet Head Start's needs and we are seeking a variance to exceed the maximum allowed off-street parking.



Describe hardship conditions that apply to this variance:

The off-street parking needs for the proposed facility are as follows:

Staff Parking:

- 1 – Center Manager
- 2 – Clerks
- 8 – Early Head Start Teachers (2 per room)
- 1 – Early Head Start Assistant
- 6 – Head Start Teachers (1 per room)
- 12 – Head Start Teachers Assistants (2 per room)
- 2 – Family Specialists
- 2 – Therapists (TEIS, KCS) – not housed in facility but will come and go
- 2 – Administrative Staff
- 2 – Food Service Assistants

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**38 staff spaces proposed (1 space per staff)**

Client Parking: Maximum Total of 185 Children Total Daily, maximum 152 children in the center at one time. Drop-off between 7:30-8:30 and pick-up between 1:30-3:30

102 - Head Start children arriving by bus

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**8 bus spaces proposed (capacity for 23 passengers each, needed for emergency evacuation)**

- 51 – Head Start children dropped-off
- 32 – Early Head Start children dropped-off

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**27 drop-off spaces proposed (approximately 1 space for every 3 children needed at peak drop-off times, based on experience at the North Ridge location)**

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**Total Spaces Proposed: 73**

Refer to attached sheet AS101, dated Sept 21, 2020, for a preliminary site plan showing the proposed number of spaces. The site design is not final, but demonstrates the general intent for how the building and parking will fit on the site.

The prescriptive maximum parking will not adequately support the needs of the facility and will not allow for safe site circulation during pick-up and drop-off times. It is not feasible to rely on surrounding street parking for overflow parking during peak pick-up and drop-off hours. The Western Heights area generally lacks sufficient off-street parking. Available street parking is already heavily utilized by local residents, particularly on Oldham Ave. The proposed increase is needed to allow enough spaces for all staff to park on-site, for buses to be stored and available in the event of an emergency, and for sufficient drop-off parking to prevent traffic from backing-up onto adjacent streets, which is a potential safety hazard for both vehicular and pedestrian traffic.

We have reviewed this application and attached site plan with Brad Peters of KCDC, representing the property owner, and Nancy Thomas, of Knoxville-Knox County Head Start, representing the tenant.