File # 11-A-20-VA

CITY OF KNOXVILLE

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	APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name: Middlebrook Farm LLC. & Fiser, Inc.	Owner ☑	New Structure ☑
Street Address: 132 Sherlake Lane	Contractor ☑	Modification of Existing Structure ☐
City, State, Zip: Knoxville, TN 37922	Tenant ☐	Off Street Parking ☐
Phone Number: 865-693-0711	Other ☐	Signage ☐
Email: ccole@fiserinc.com		Other: ☐

THIS IS A REQUEST FOR:

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

PROPERTY INFORMATION

Street Address : 4281 Middlebrook Farm Lane — City, State, Zip: Knoxville, TN 37921

See KGIS.org for Parcel #: 093KB00202 — and Zoning District: I-H

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.

Article 10.2B limits freestanding light fixtures to be mounted a maximum of 20' AFG in non-residential zones. The article also has restrictions on the throw of light (75 degrees) and orientation of the fixtures. The parking lot serves two buildings that have multiple loading docks for tractor trailer use and is a nominal 200' by 300' to allow for turning the tractor trailers around. For this reason, islands and/or pole mounted lighting in the center of the lot is impractical and would cause safety concerns. For this reason, the proposed layout only utilizes fixtures around the perimeter of the lot. Due to the restrictions on the throw of light, fixtures can only be effective lighting to a forward distance of approximately two times the mounting so the current design utilizes 35' poles on a 3' base for a total height of approx. 37' as the fixture is not mounted on top of the pole. The cutoff angle of the fixture is to be 90 degrees. A photometric plan was provided showing effectively no light spill exceeds the 1 fc maximum.

Describe hardship conditions that apply to this variance.

REVISED

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 11-10-20

File # 11-A-20-VA

CITY OF KNOXVILLE

BOARD OF ZONING APPEALS APPLICATION

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

Is a plat required? Yes ☐ No ☑ Small Lot of record? ☐

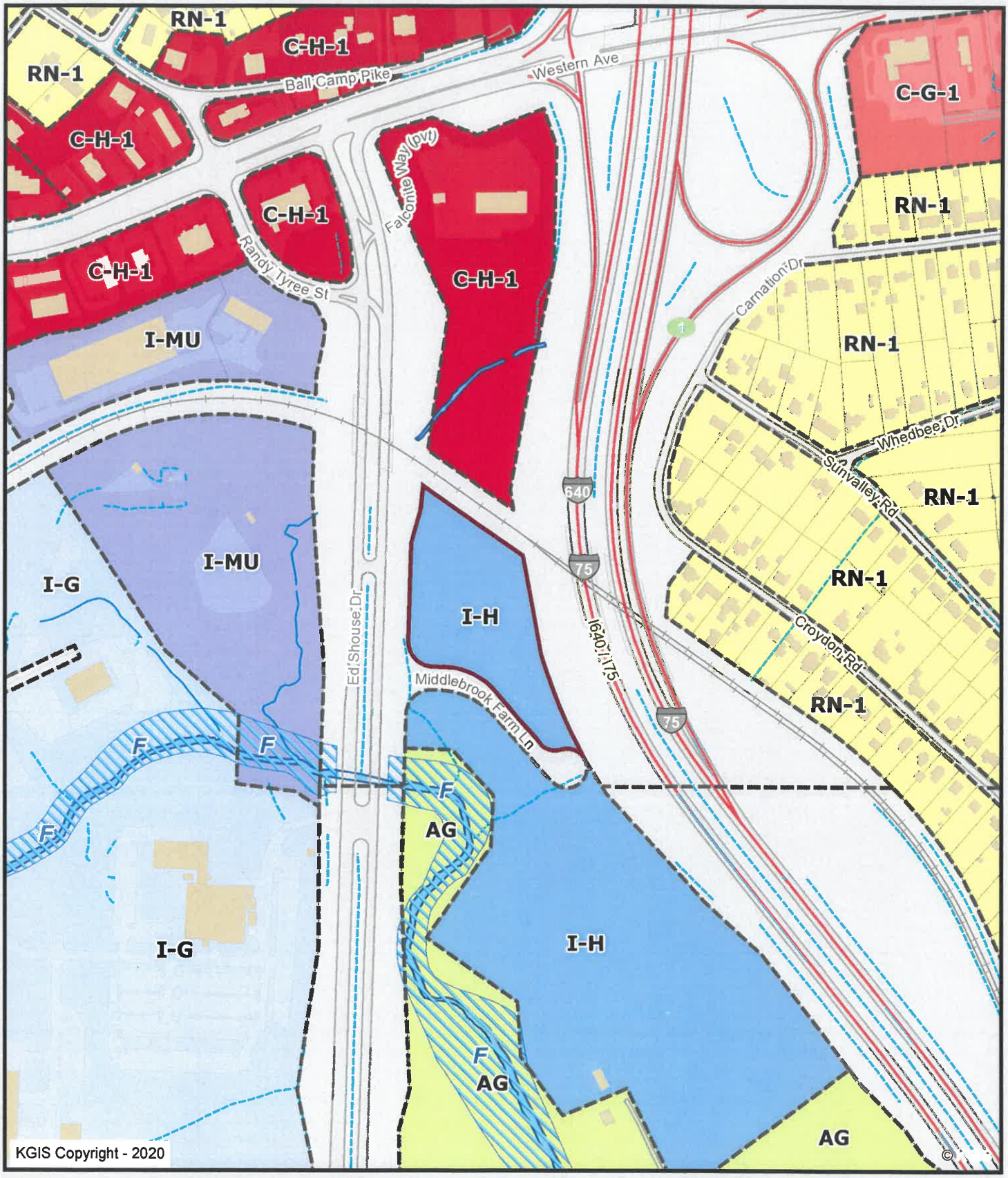
VARIANCE REQUEST(S) WITH ORDINANCE CITATION(S):

1. Increase the maximum total height for freestanding cut off luminaire in a nonresidential district from 20 feet to 37 feet (Article 10.2.B.5).

2. Increase the maximum cut off angle of a freestanding luminaire from 75 degrees to 90 degrees (Article 10.2.B.3).

PROJECT INFORMATION

Date Filed 10-12-2020	Fee Amount $250
Council District 6	BZA Meeting Date 12-17-2020
PLANS REVIEWER Bryan Berry	**DATE** 11-16-2020



4281 Middlebrook Farm Ln.

11-A-20-VA

Middlebrook Farm, LLC & Fiser, Inc.

Knoxville - Knox County - KUB Geographic Information System

Printed: 10/13/2020 at 9:18:26 AM

0 200 400 800

ft

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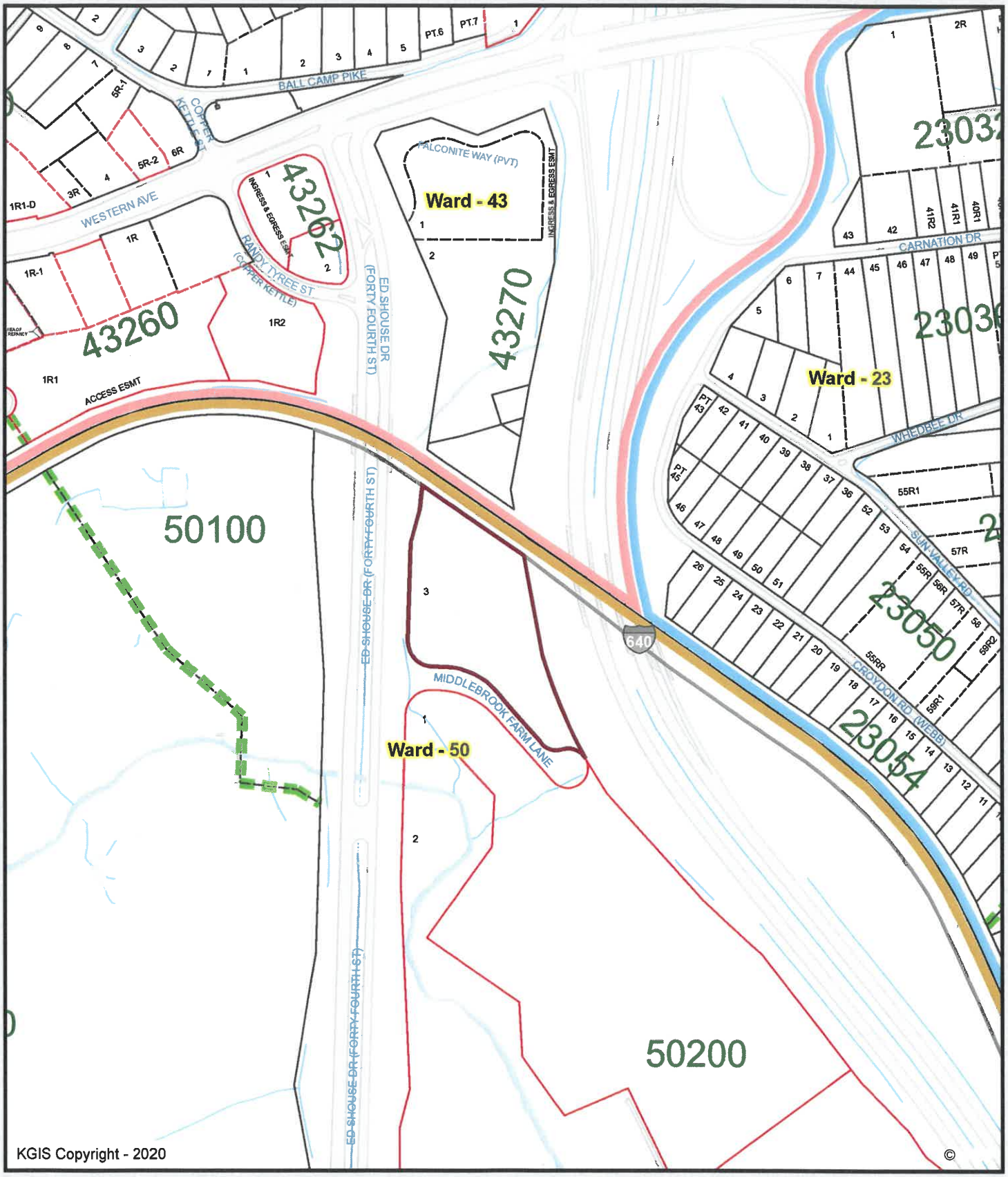

4281 Middlebrook Farm Ln.

11-A-20-VA

Middlebrook Farm, LLC & Fiser, Inc.

Knoxville - Knox County - KUB Geographic Information System

Printed: 10/13/2020 at 9:19:02 AM

0 200 400 800

ft

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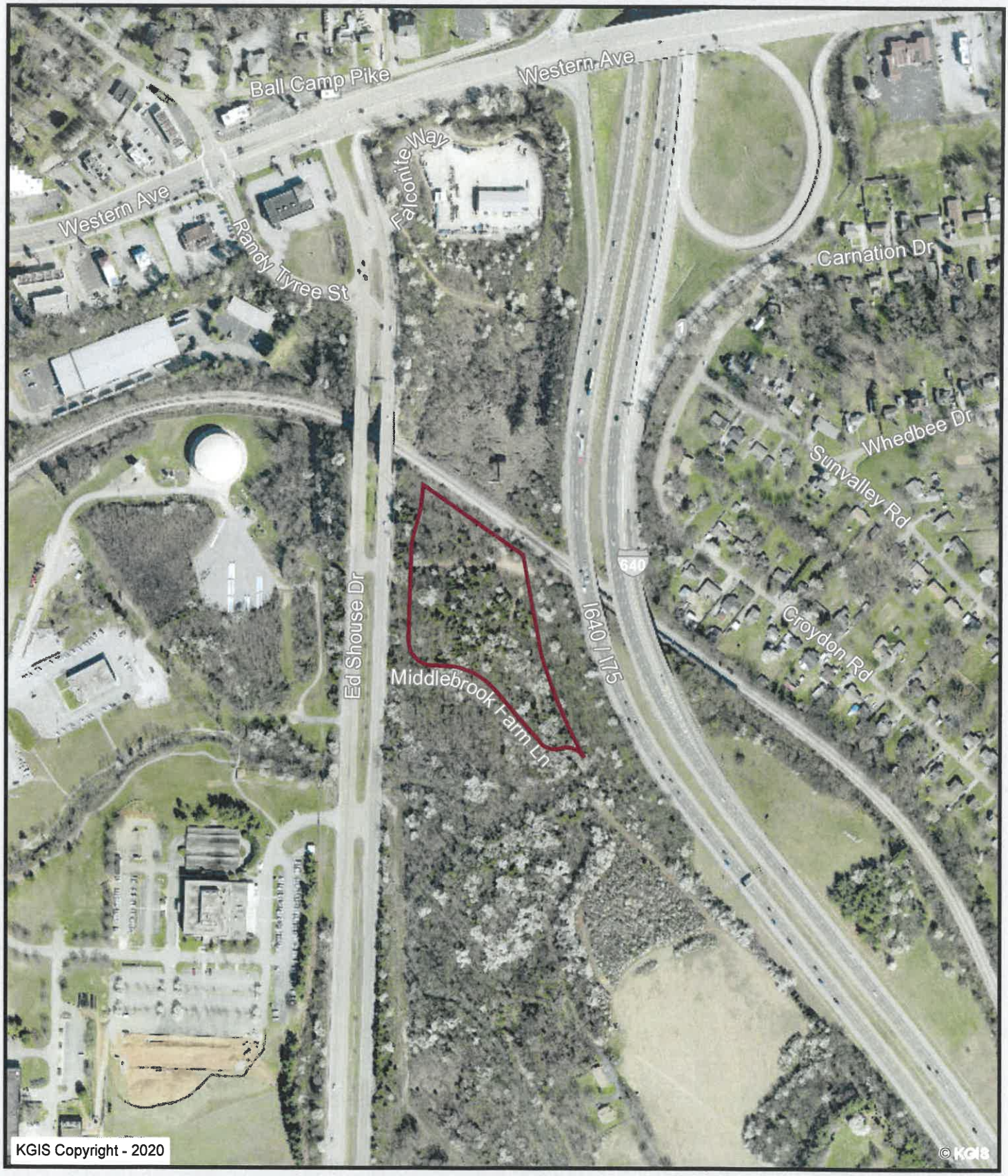

4281 Middlebrook Farm Ln.

11-A-20-VA

Middlebrook Farm, LLC & Fiser, Inc.

Knoxville - Knox County - KUB Geographic Information System

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0 200 400 800

ft

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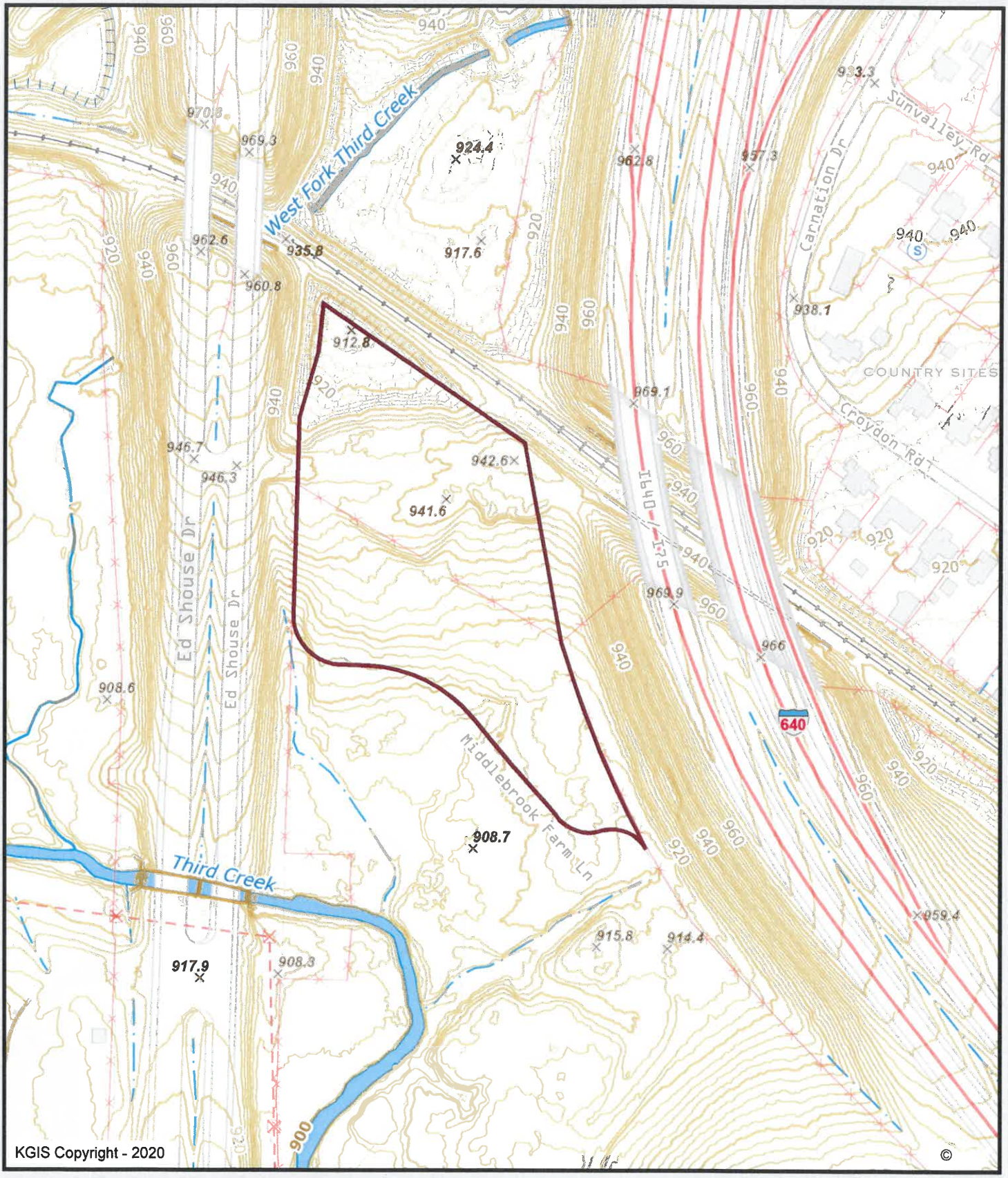

4281 Middlebrook Farm Ln.

11-A-20-VA

Middlebrook Farm, LLC & Fiser, Inc.

Knoxville - Knox County - KUB Geographic Information System

Printed: 10/13/2020 at 9:20:01 AM

0 100 200 400 ft

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Juliana LeClair

From: Steve Borden <Steve.Borden@tn.gov>
Sent: Tuesday, November 3, 2020 4:32 PM
To: Juliana LeClair
Subject: RE: BZA November Applications

Please see TDOT District 18 Operations' response below:

11A20VA: No encroachment on TDOT Rights of Way will be permitted without a permit
11B20VA: No encroachment on TDOT Rights of Way will be permitted without a permit
11C20VA: No Comment
11D20VA: No Comment

TN TDOT Department of Transportation

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

From: Juliana LeClair <JLeClair@knoxvilletn.gov>
Sent: Monday, November 2, 2020 12:00 PM
To: Steve Borden <Steve.Borden@tn.gov>
Subject: [EXTERNAL] BZA November Applications

Hello,

Attached are the November BZA applications for your team's review. Please provide your response by Wednesday, 11/11.

Thank you,

Juliana LeClair - Principal Secretary
Plans Review & Building Inspections Department
City of Knoxville - City County Building
400 Main St., Room 475
Knoxville, TN. 37902
Phone: (865) 215-2988
jleclair@knoxvilletn.gov

CITY OF KNOXVILLE

11-A-20-VA

Juliana LeClair

From: Chris Cole <ccole@fiserinc.com>
Sent: Tuesday, November 10, 2020 3:56 PM
To: Bryan Berry; Juliana LeClair
Cc: David Fiser
Subject: RE: Lighting Variance Information for BZA
Attachments: BZA Lighting Variance Application 11-10-20.pdf

Juliana,

Will you please take us off the November agenda for variance on the pole height? It looks like we are in need of two variances; one for height of light poles and one for cutoff angle of the fixtures. At Bryan's request I have revised the attached application to include both and would like to have this included in the December meeting if possible.

Thank you,

Chris Cole
Fiser, Inc.
132 Sherlake Lane
Knoxville, TN 37922
Office (865) 693-0711
Mobile (865) 850-6769
ccole@fiserinc.com

From: Bryan Berry <BBerry@knoxvilletn.gov>
Sent: Tuesday, November 10, 2020 1:09 PM
To: Chris Cole <ccole@fiserinc.com>; Juliana LeClair <JLeClair@knoxvilletn.gov>
Cc: David Fiser <dfiser@fiserinc.com>
Subject: Re: Lighting Variance Information for BZA

Chris,

I did not hear back from Larry until after the public advertisement was run in the newspaper with regards to the cut off angle for the freestanding light. He explained the cut off angle was 90 degrees.

Unfortunately and as a result this variance was not NOT included and cannot be heard by the board. I left you a message and am wanting to make sure you understand the options moving forward.

If you postpone the application from the November board to December, you can add the second variance requesting an increase in the cut off angle from 75 degree to 90 degree. Otherwise the board will only hear the variance to increase the freestanding luminaire height. If they approve, the project will only get turned down in plans review because the proposed cut off luminaire is over 75 degree.

Please let me know what you would like to do before the board meeting?

You can call my cell phone.

Thank you,

Bryan

From: Bryan Berry
Sent: Friday, October 30, 2020 2:41 PM
To: Chris Cole <ccole@fiserinc.com>; Juliana LeClair <JLeClair@knoxvilletn.gov>
Cc: David Fiser <dfiser@fiserinc.com>
Subject: RE: Lighting Variance Information for BZA

Chris,

Thanks for the updated application and photometric plan. We can revise the application with both. However, if the cut-off angle of the light cannot meet the 75 degree required by the code I will have to have a measurement to vary it to. The variance is to be granted to the minimum adjustment necessary for reasonable use of the land. If this is not determined now then it will only come up again in plans review when you submit for construction.

Bryan

From: Chris Cole <ccole@fiserinc.com>
Sent: Friday, October 30, 2020 11:57 AM
To: Juliana LeClair <JLeClair@knoxvilletn.gov>; Bryan Berry <BBerry@knoxvilletn.gov>
Cc: David Fiser <dfiser@fiserinc.com>
Subject: FW: Lighting Variance Information for BZA

Juliana,

Please see attached revision for our BZA variance request. Let me know if you need anything else.

Thanks,

Chris Cole
Fiser, Inc.
132 Sherlake Lane
Knoxville, TN 37922
Office (865) 693-0711
Mobile (865) 850-6769
ccole@fiserinc.com

From: Larry Headla <lheadla@facilitysystems.org>
Sent: Friday, October 30, 2020 11:38 AM
To: Chris Cole <ccole@fiserinc.com>
Cc: David Fiser <dfiser@fiserinc.com>
Subject: RE: Lighting Variance Information for BZA

Chris,

See attached plan. The light fixtures do not meet the 75 degree requirement and they would have to be raised farther to light the center of the lot effectively. I have also updated the application to not the 75 degree cut off.

Thanks,

Larry T. Headla, P.E., LEED AP BD+C | president, principal
FACILITY SYSTEMS CONSULTANTS, LLC
713 South Central Street, Suite 101
Knoxville, Tennessee 37902
Ph: (865) 246-0164 x232
Fx: (865) 246-1084

From: Chris Cole <ccole@fiserinc.com>
Sent: Wednesday, October 21, 2020 4:53 PM
To: Larry Headla <lheadla@facilitysystems.org>
Cc: David Fiser <dfiser@fiserinc.com>
Subject: Lighting Variance Information for BZA

Larry,

I got a call from the BZA this afternoon asking for some more information after their first staff review. They need:

1) Specification for the light fixture showing the cutoff angle (anything more than 75-degrees requires variance).
2) Revised photometrics showing what the light numbers are behind the poles as the lights dissipates towards the property line.

Thanks,

Chris Cole
Fiser, Inc.
132 Sherlake Lane
Knoxville, TN 37922
Office (865) 693-0711
Mobile (865) 850-6769
ccole@fiserinc.com

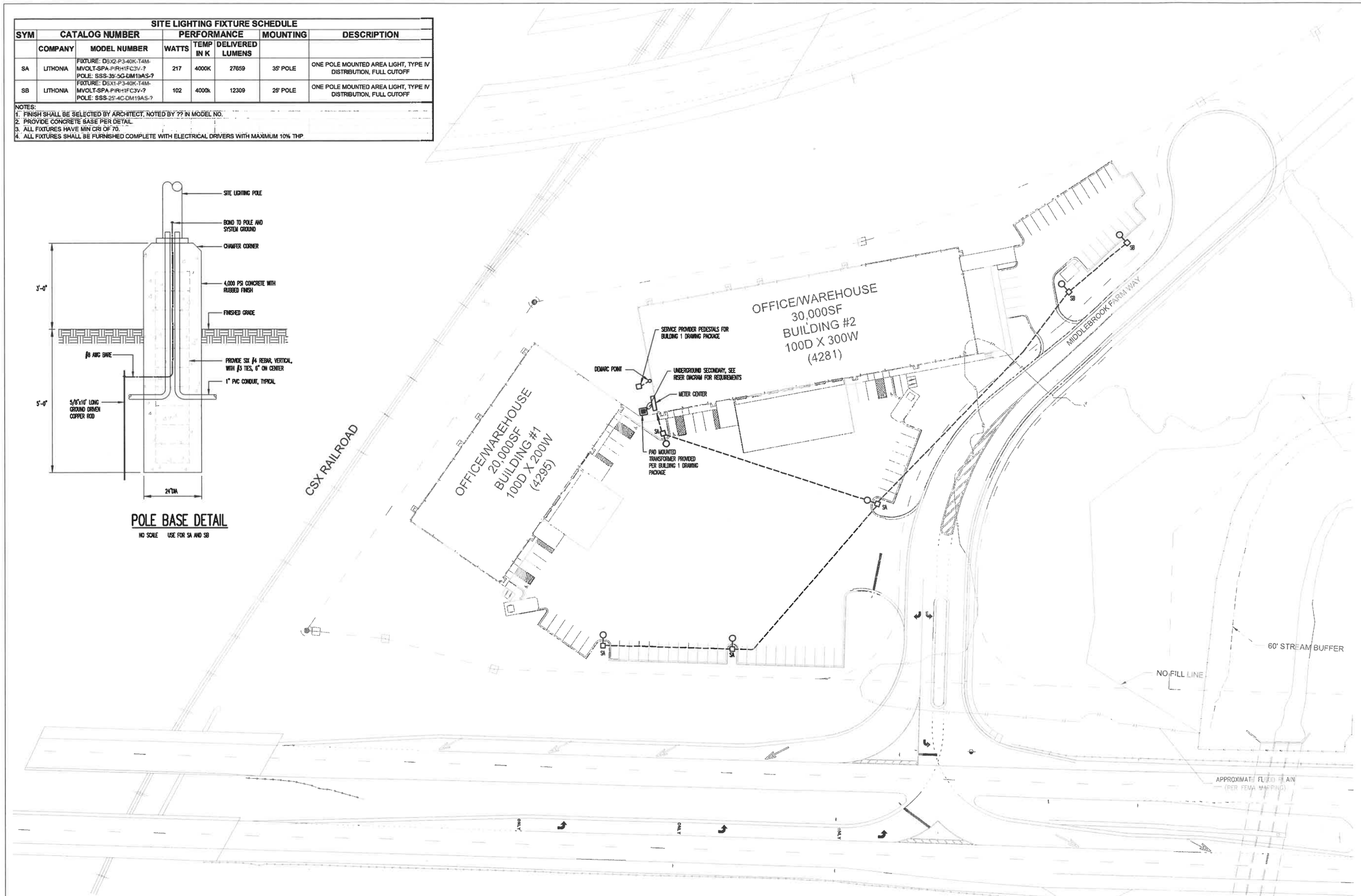
SITE LIGHTING FIXTURE SCHEDULE

SYM	CATALOG NUMBER		PERFORMANCE			MOUNTING	DESCRIPTION
	COMPANY	MODEL NUMBER	WATTS	TEMP IN K	DELIVERED LUMENS		
SA	LITHONIA	FIXTURE: DSX2-P3-40K-T4M-MVOLT-SPA-PIR-H1FC3V-? POLE: SSS-35'-5G-DM19AS-?	217	4000K	27659	35' POLE	ONE POLE MOUNTED AREA LIGHT, TYPE IV DISTRIBUTION, FULL CUTOFF
SB	LITHONIA	FIXTURE: DSX1-P3-40K-T4M-MVOLT-SPA-PIR-H1FC3V-? POLE: SSS-25'-4C-DM19AS-?	102	4000k	12309	25' POLE	ONE POLE MOUNTED AREA LIGHT, TYPE IV DISTRIBUTION, FULL CUTOFF

NOTES:
1. FINISH SHALL BE SELECTED BY ARCHITECT, NOTED BY ?? IN MODEL NO.
2. PROVIDE CONCRETE BASE PER DETAIL.
3. ALL FIXTURES HAVE MIN CRI OF 70.
4. ALL FIXTURES SHALL BE FURNISHED COMPLETE WITH ELECTRICAL DRIVERS WITH MAXIMUM 10% THP

POLE BASE DETAIL

NO SCALE USE FOR SA AND SB



SITE ELECTRICAL PLAN

SCALE: 1"=40'-0"

FACILITY SYSTEMS CONSULTANTS, LLC
713 South Central Street, Suite 101
Knoxville, Tennessee 37902
Phone: (865) 246-0164
Fax: (865) 246-1084

LINDSAY & MAPLES ARCHITECTS, INC.
139 FOX ROAD, SUITE 115
KNOXVILLE, TN 37922-3472
PHONE (865) 524-8684
FAX (865) 524-8686

BUILDING #2 SHELL PACKAGE FOR
HISTORIC MIDDLEBROOK PIKE
4281 MIDDLEBROOK FARM WAY, KNOXVILLE, TENNESSEE

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Drawn By: ECS

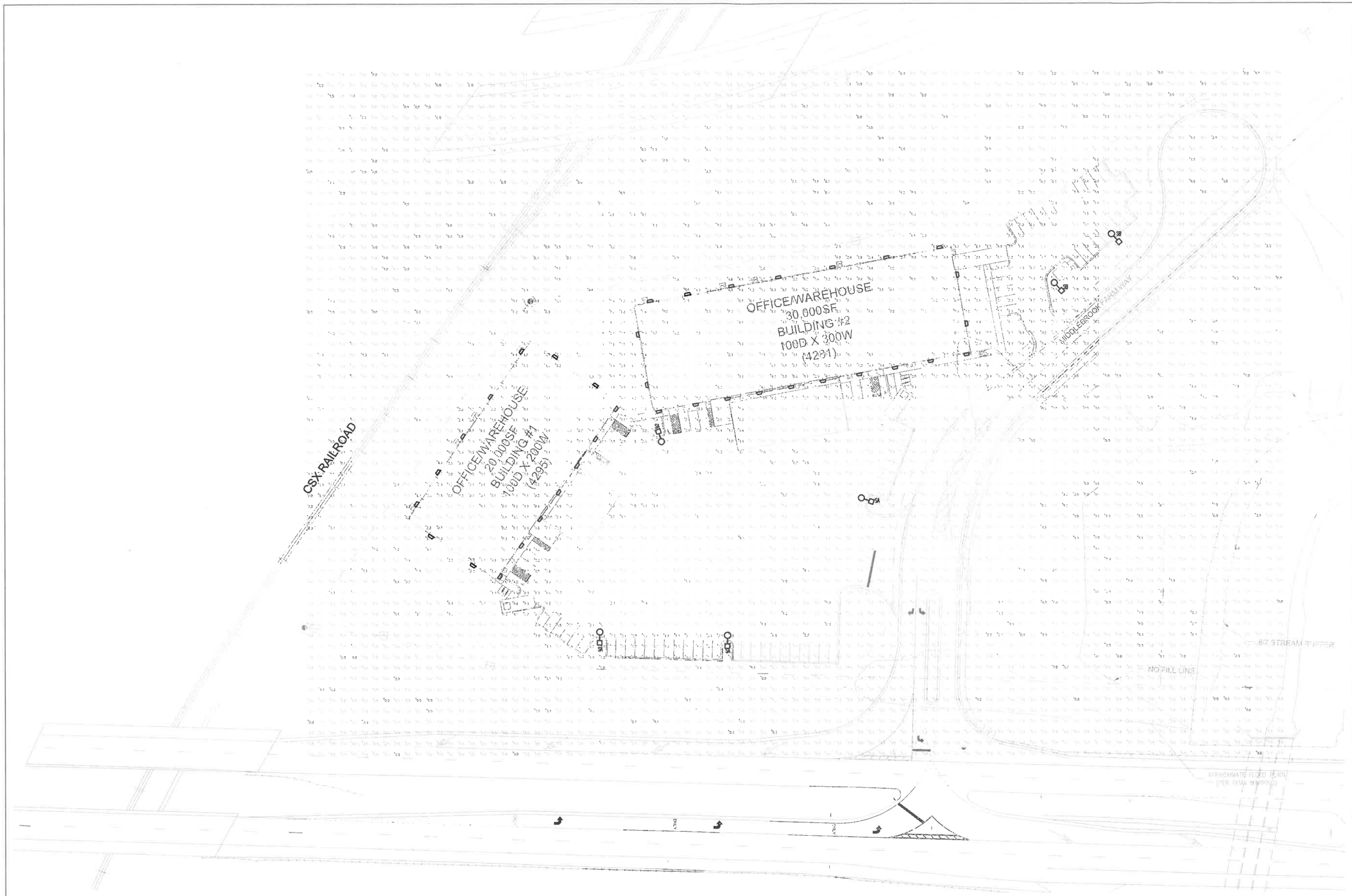
Sheet Contents:
SITE ELECTRICAL PLAN

Date: 9/18/2020

REVISION	
NO.	DATE

Sheet Number:
ES1

11-A-20-VA



REVISED

SITE ELECTRICAL PLAN

SCALE: 1"=40'-0"

11-A-20-VA

LINDSAY & MAPLES
ARCHITECTS, INC.

139 FOX ROAD, SUITE 115
KNOXVILLE, TN 37922-3472
PHONE (865) 524-8684
FAX (865) 524-8686

BUILDING #2 SHELL PACKAGE FOR

HISTORIC MIDDLEBROOK PIKE

4281 MIDDLEBROOK FARM WAY, KNOXVILLE, TENNESSEE

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Drawn By: ECS

Sheet Contents:

SITE PHOTOMETRIC PLAN

Date: 10/30/2020

REVISION	
NO.	DATE

Sheet Number:

ES2