

File #

3-G-20-VA



CITY OF KNOXVILLE

BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION

Name Aaron Pennington c/o Sanders Pace Architecture
 Street Address 514 W Jackson Ave, Suite 102
 City, State, Zip Knoxville, TN 37902
 Phone Number 865-329-0316
 Email apennington@sanderspace.com

APPLICANT IS:

Owner ☐
 Contractor ☐
 Tenant ☐
 Other ☒

THIS PROPOSAL PERTAINS TO:

New Structure ☐
 Modification of Existing Structure ☐
 Off Street Parking ☐
 Signage ☐
 Other driveway / parking access ☒

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 4450 Candora Ave
 City, State, Zip Knoxville, TN 37920
 Parcel # (see KGIS.org) 123AA00301
 Zoning District (see KGIS.org) I-MU / H (overlay)

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.

This proposal consists of the restoration of the property listed above and the associated renovation of an existing parking lot to serve the building.

(1) Reduce driveway width from 20'-0" required to 14'-0" provided (Article 11 Table 11-9)

Describe hardship conditions that apply to this variance.

The existing drive is lined with several historic trees on each side, preventing it from being widened.

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 02/17/2020

File #

3-6-20-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 14 feet (Article 11.7.C. Table 11-9).

PROJECT INFORMATION

Date Filed 2/17/2020

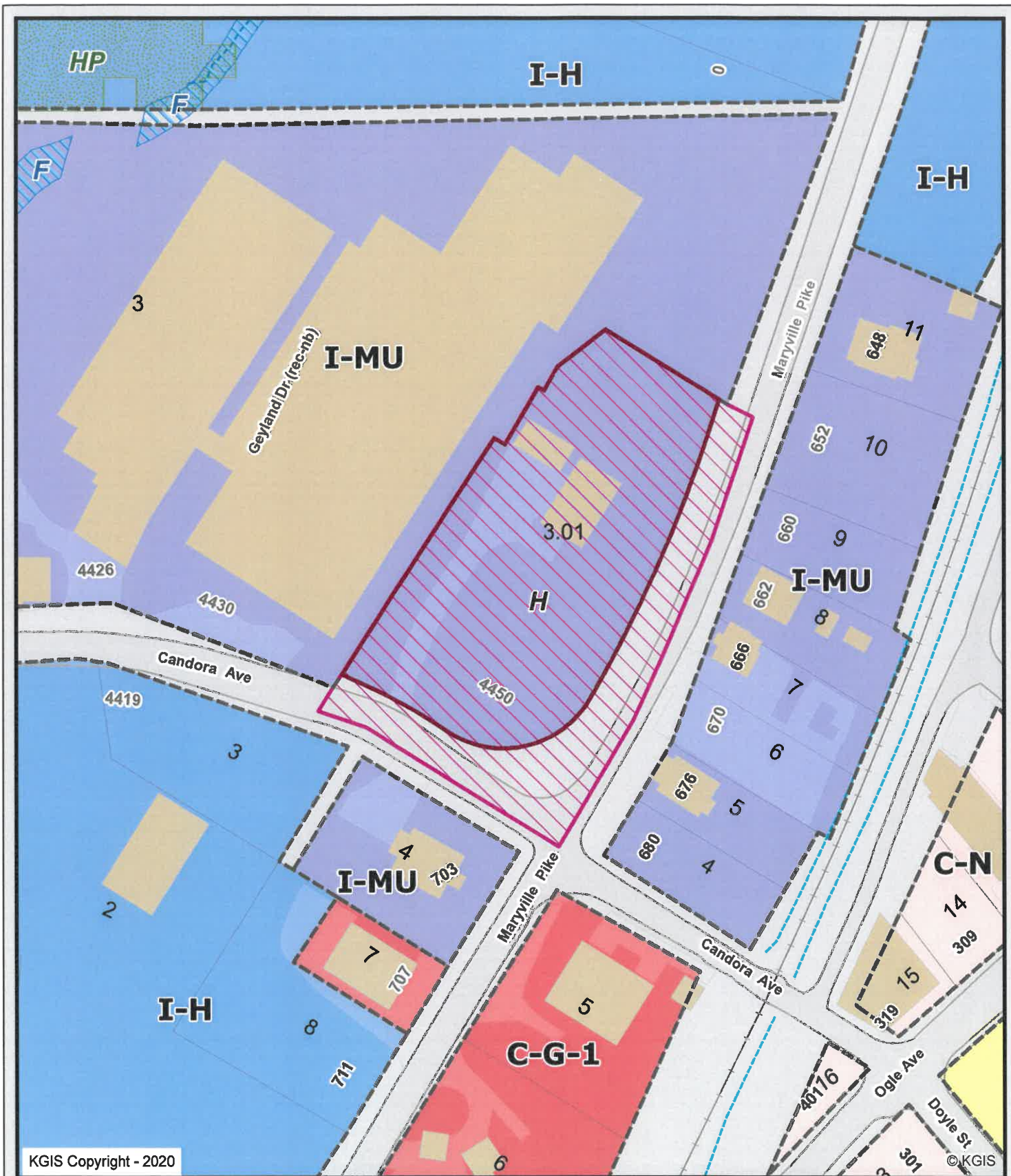
Fee Amount \$250.00 CK

Council District 1

BZA Meeting Date 3/19/2020

PLANS REVIEWER Joshua Frerichs

DATE 2/17/2020



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4450 Candora Ave.

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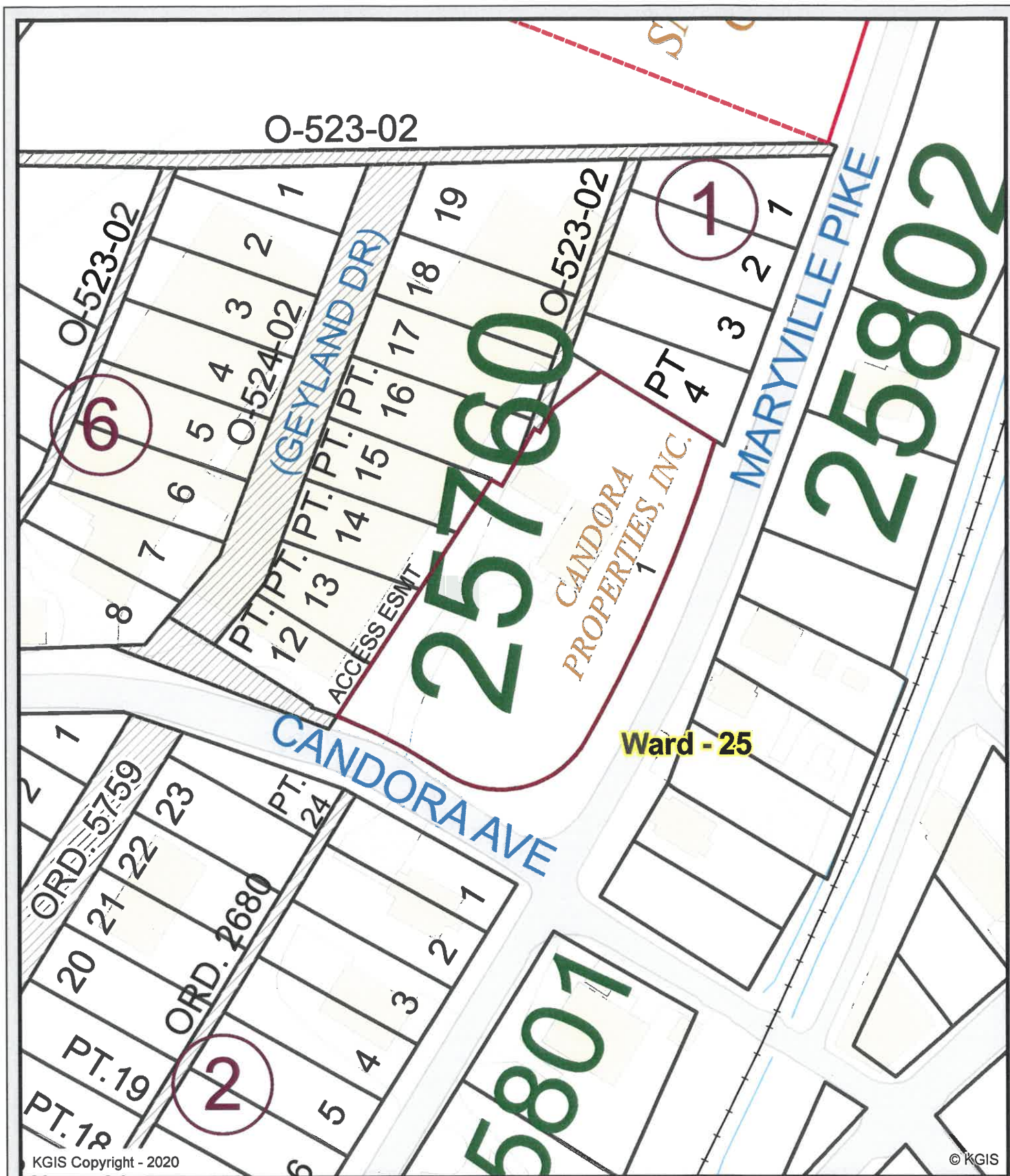
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4450 Candora Ave.

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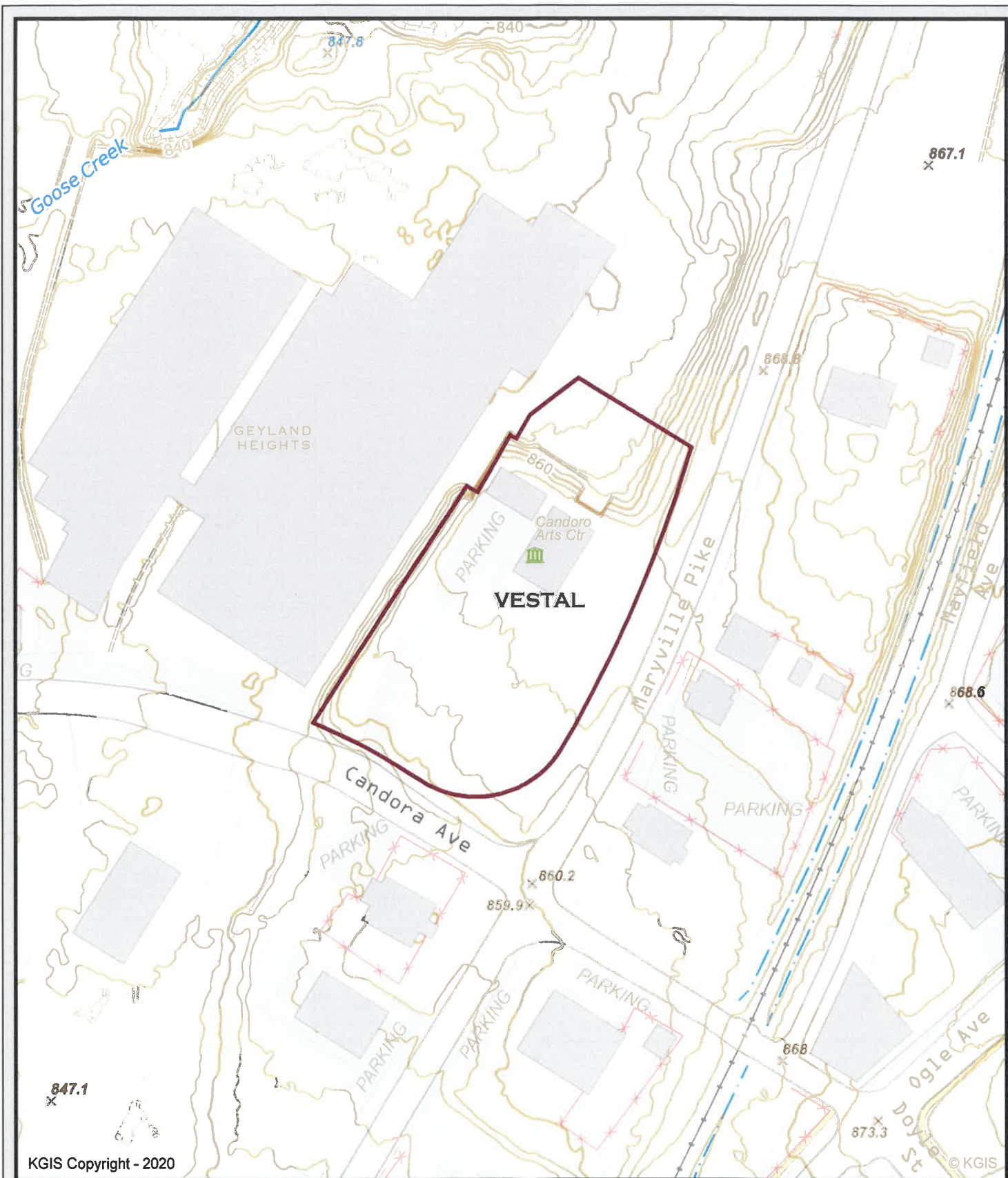
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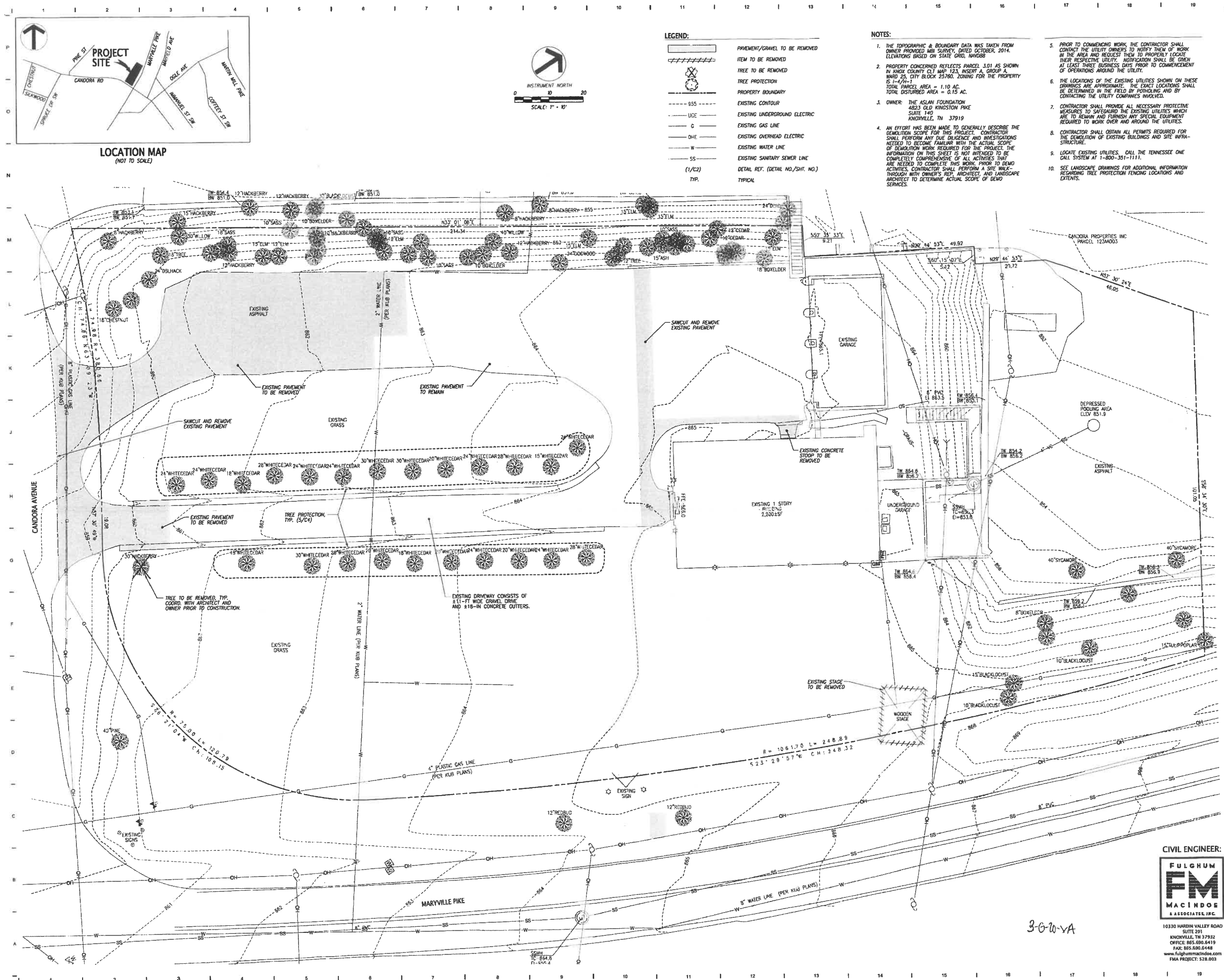
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The Restoration & Rehabilitation of the Historic CANDORO MARBLE CO. BUILDING
 4450 CANDORA AVE
 KNOXVILLE, TENNESSEE 37920
 SPA PROJECT #: 1428

THESE DOCUMENTS ARE BY AND WITHOUT A SIGNED STAMP BY ARCHITECT

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 FMA PROJECT: 528.003

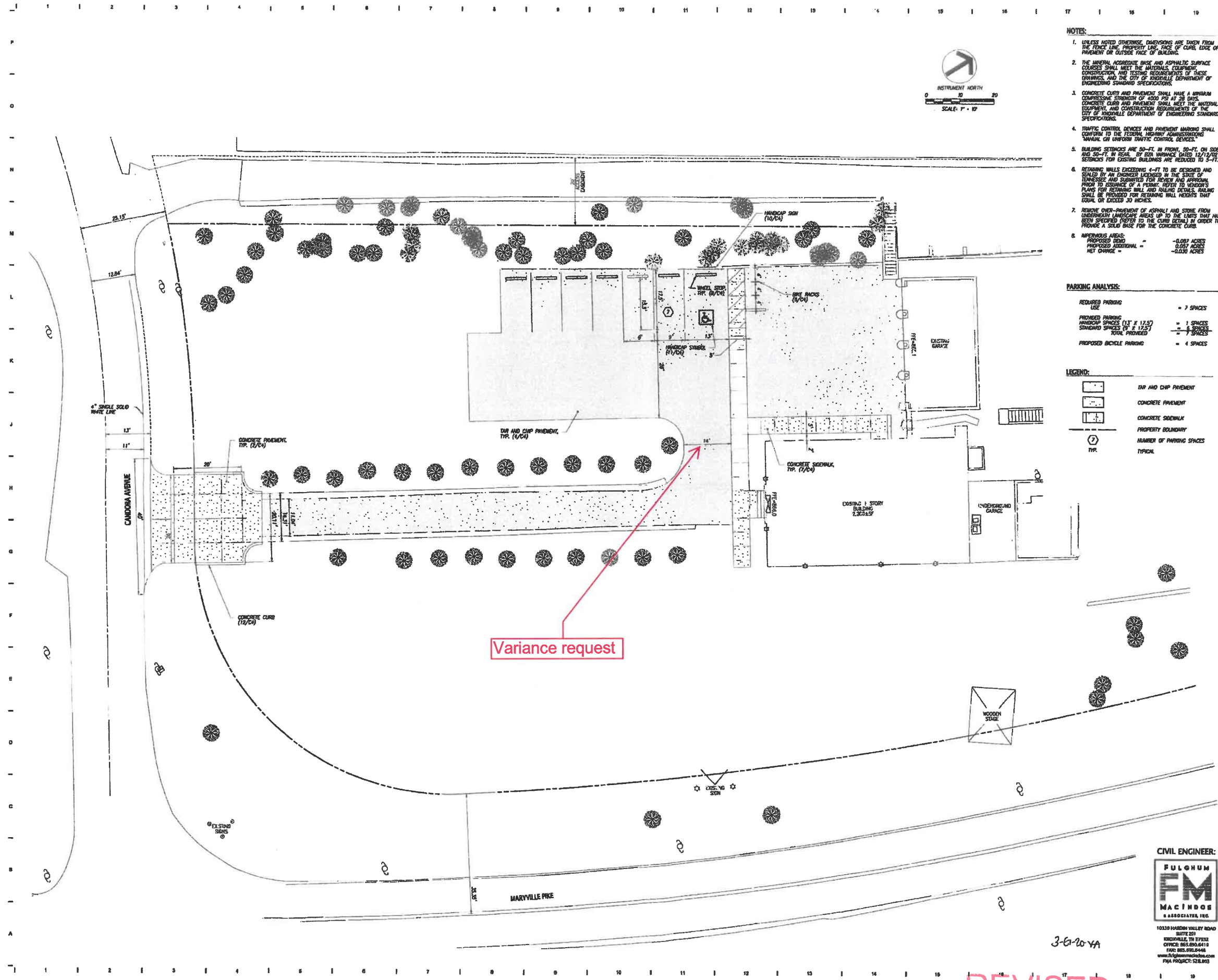
95% CHECK SET 8 MARCH 2019
 PERMIT SET 12 FEBRUARY 2020

SITE DEMOLITION PLAN

C1

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File Name: 210303.DWG (210303.DWG) Date: 1/17/2020
 Plot Date: 1/17/2020



- NOTES:**
- UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM THE FENCE LINE, PROPERTY LINE, FACE OF CURB, EDGE OF PAVEMENT OR OUTSIDE FACE OF BUILDING.
 - THE MINERAL AGGREGATE BASE AND ASPHALTIC SURFACE COURSE SHALL MEET THE MATERIALS, EQUIPMENT, CONSTRUCTION AND TESTING REQUIREMENTS OF THESE DRAWINGS, AND THE CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING STANDARD SPECIFICATIONS.
 - CONCRETE CURB AND PAVEMENT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. CONCRETE CURB AND PAVEMENT SHALL MEET THE MATERIALS, EQUIPMENT, AND CONSTRUCTION REQUIREMENTS OF THE CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING STANDARD SPECIFICATIONS.
 - TRAFFIC CONTROL DEVICES AND PAVEMENT MARKING SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATION'S MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 - BUILDING SETBACKS ARE 50'-0" IN FRONT, 50'-0" ON SIDE AND 50'-0" IN REAR. BY BEN WARRANT DATED 12/15/02 SETBACKS FOR EXISTING BUILDINGS ARE REDUCED TO 4'-0".
 - RETAINING WALLS EXCEEDING 4'-0" TO BE DESIGNED AND SEALED BY AN ENGINEER LICENSED IN THE STATE OF TENNESSEE AND SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO DISTANCE OF A PERMIT. REFER TO KNOX'S PLANS FOR RETAINING WALL AND RAILING DETAILS. RAILING SHALL BE PROVIDED FOR RETAINING WALL HEIGHTS THAT EQUAL OR EXCEED 30 INCHES.
 - REMOVE OVER-PAVEMENT OF ASPHALT AND STONE FROM UNDERLAY LANDSCAPE AREAS UP TO THE LIMITS THAT HAVE BEEN SPECIFIED PRIOR TO THIS CURB DETAIL IN ORDER TO PROVIDE A SOLID BASE FOR THE CONCRETE CURB.
 - PERVIOUS AREAS:
PROPOSED ADDITIONAL = 0.007 ACRES
PROPOSED REDUCED = 0.007 ACRES
NET CHANGE = -0.000 ACRES

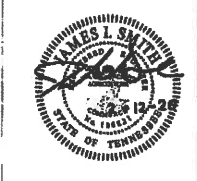
PARKING ANALYSIS:

REQUIRED PARKING	USE	= 7 SPACES
PROVIDED PARKING	HANDICAP SPACES (1.1' x 17.5')	= 1 SPACE
	STANDARD SPACES (9' x 17.5')	= 6 SPACES
	TOTAL PROVIDED	= 7 SPACES
PROPOSED BICYCLE PARKING		= 4 SPACES

LEGEND:

[Symbol]	DR AND CHIP PAVEMENT
[Symbol]	CONCRETE PAVEMENT
[Symbol]	CONCRETE SIDEWALK
[Symbol]	PROPERTY BOUNDARY
[Symbol]	NUMBER OF PARKING SPACES
[Symbol]	TYPICAL

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SPA PROJECT #: 1428



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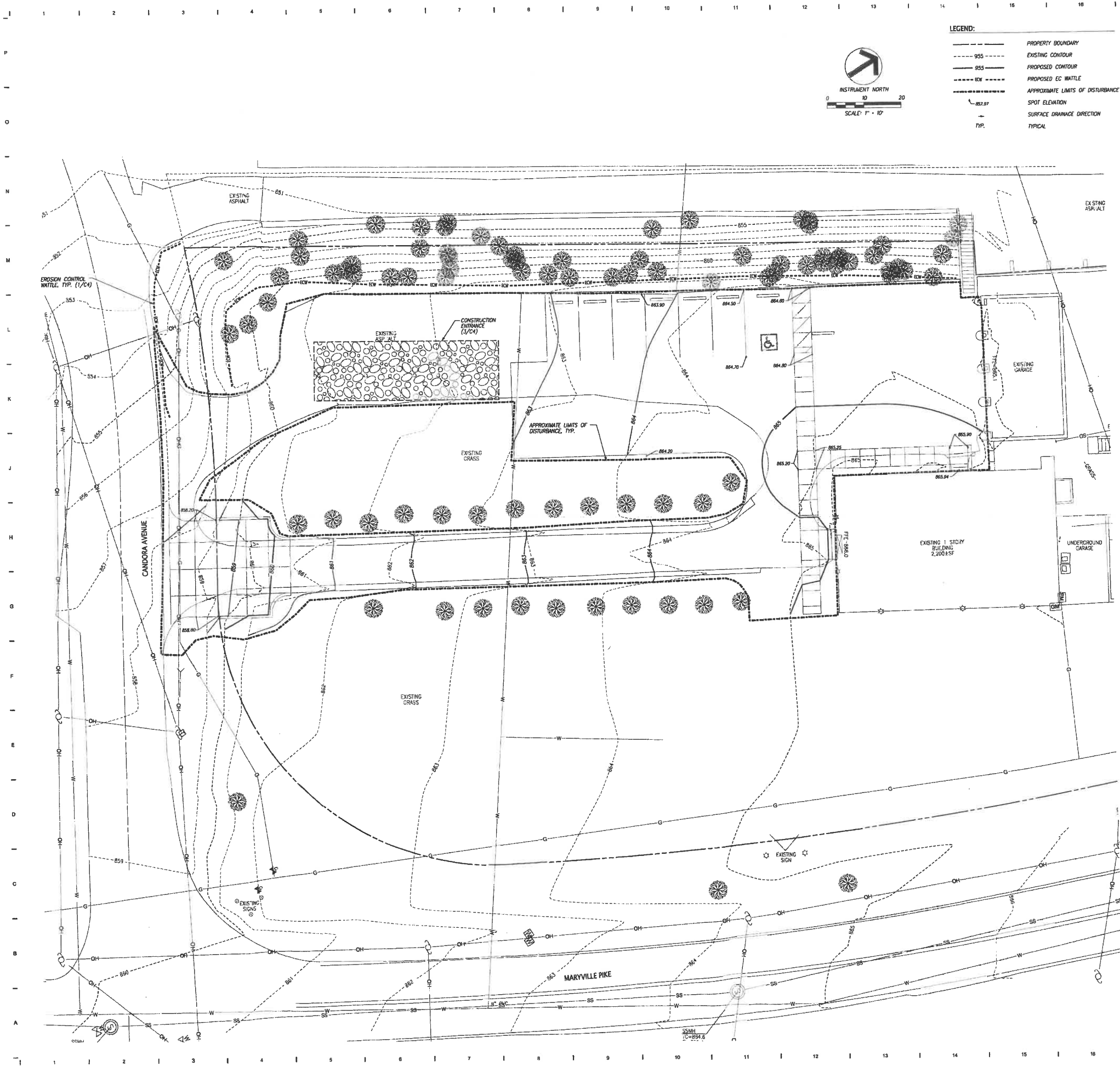
90% CHECK SET 8 MARCH 2019
PERMIT SET 12 FEBRUARY 2020

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PNA PROJECT: 528.093

LAYOUT AND PAVING PLAN
C2
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File Name: c:\Users\jlsmith\OneDrive\Documents\1428\1428.dwg
File Date: 3/17/2020

3-6-20 YA
REVISED



GRADING NOTES:

- UNLESS NOTED OTHERWISE, THE PROPOSED GRADES SHOWN ON THESE DRAWINGS ARE FINISHED GRADE. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 1-FT. INTERVALS.
- THE ACCURACY OF THE GRADES IS DEPENDENT ON THE DATA PROVIDED BY THE OWNER OR OWNER'S REPRESENTATIVE. FIELD VERIFY AS NECESSARY PRIOR TO CONSTRUCTION.
- THE SITE SHALL BE CLEARED AND GRUBBED WITHIN THE LIMITS OF EXCAVATION. COMPLETELY DISPOSE OF ALL MATERIALS RESULTING FROM CLEARING AND GRUBBING OFF-SITE. BURNING SHALL NOT BE PERMITTED UNLESS PRIOR APPROVAL IS OBTAINED BY THE LOCAL FIRE DEPARTMENT. THE CONTRACTOR MUST OBTAIN A PERMIT AND MEET ALL OF THE REQUIREMENTS AS SPECIFIED BY THE FIRE DEPARTMENT.
- ALL TREES, STUMPS, BOLLERS, AND OTHER OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF 2 FT. BELOW THE SUBGRADE. ROCK SHALL BE SCARIFIED TO DEPTH OF 1 FT. BELOW SUBGRADE.
- STRIP TOPSOIL FULL DEPTH (6-IN. MIN.) AND TEMPORARILY STOCKPILE EXCAVATED MATERIALS. INSTALL SILT FENCE OR OTHER APPROPRIATE EROSION CONTROL STRUCTURES ON THE DOWN HILL SIDE OF THE STOCKPILE.
- PROOF ROLL ALL AREAS TO RECEIVE FILL. PROOF ROLL WITH A FULLY LOADED TANDEN AXLE DUMP TRUCK USING A CROSS-CROSS PATTERN (4 PASSES MIN.) AREAS FAILING THE PROOF ROLLING SHALL BE UNDERLID AND BACKFILLED USING AN ENGINEERED FILL OR STABILIZED BY A METHOD APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.
- AREAS THAT EXHIBIT WEAK SOIL OR OTHERWISE UNSUITABLE CONDITIONS SHALL BE UNDERLID TO A FIRM LEVEL OF SOIL FOLLOWED BY BACKFILLING THE UNDERLAY AREAS USING AN ENGINEERED FILL, DOT NO. 57, OR DOT NO. 67 STONE.
- FILL MATERIAL SHALL BE SATISFACTORY MATERIAL FREE FROM ROOTS AND OTHER OBSTRUCTIVE MATERIAL. PROZEN MATERIAL, AND TACK, FILL MATERIAL SHALL ALSO BE FREE OF STONE OR OTHER MATERIAL LARGER THAN 6 IN. AND LARGER THAN 4 IN. IN THE TOP 6 IN. OF AN EMBARMENT.
- FILL SOILS SHALL HAVE A PI LESS THAN 30 & A MAXIMUM DRY DENSITY OF 90 PCF OR GREATER.
- UNSATISFACTORY SOILS INCLUDE MATERIALS THAT ARE TOO WET OR TOO SOFT, EXPANSIVE SOILS AND SOILS CLASSIFIED PI, OH, AND OL. LEGALLY DISPOSE OF UNSATISFACTORY SOILS OFF-SITE UNLESS OTHERWISE APPROVED BY THE OWNER OR GEOTECHNICAL ENGINEER.
- FILL MATERIAL SHALL BE PLACED IN LOOSE, HORIZONTAL LIFTS NOT EXCEEDING 8 IN. THICKNESS. COMPACT EACH LAYER TO AT LEAST 90% MAXIMUM DRY DENSITY. COMPACT THE UPPER 24 IN. OF FILL BENEATH PAVEMENTS AND THE UPPER 12 IN. BENEATH BUILDINGS SLUGS TO 100% MAXIMUM DRY DENSITY. MAINTAIN THE MOISTURE CONTENT TO WITHIN ± 1 TO ± 3 PERCENT OF THE OPTIMUM MOISTURE CONTENT.
- A 6 IN. (MIN.) LAYER OF TOPSOIL SHALL BE PLACED OVER THE AREAS TO BE SEEDDED AND TO THE FINISH GRADE ELEVATIONS AS SHOWN ON THE DRAWINGS.
- DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS OR POND ON-SITE. PROVIDE NECESSARY MEASURES TO KEEP THE SITE FREE-DRAINING.
- NO SLOPE SHALL EXCEED 2:1 UNLESS PROPER SLOPE STABILIZATION MEASURES ARE IMPLEMENTED.
- PROTECT AND MAINTAIN SUBGRADES UNTIL PLACEMENT OF THE FINAL SURFACE IS ACHIEVED.
- CONTRACTOR IS RESPONSIBLE TO ASSURE THAT THE FINISHED GRADES CONFORM WITH THE DESIGN PLANS. ONCE GRADING IS COMPLETE, AND PRIOR TO FINAL SEEDING, SUBMIT AN AS-BUILT SURVEY FOR THE OWNER'S REVIEW.
- VERIFY GRADES WHEREVER NECESSARY TO BRING THE PROPOSED LINES, ELEVATIONS, SLOPES, AND CROSS-SECTIONS OF THE GRADING WORK TO WITHIN THE FOLLOWING TOLERANCES ABOVE OR BELOW DAT AS SHOWN ON THE PLANS: SUBGRADE 0.1", UNPAVED AREAS 0.1", SIDEWALKS 0.10", PAVEMENTS 0.04", AND BUILDINGS 0.04".
- SLOPES GREATER THAN 4:1 SLOPE AT A HEIGHT GREATER THAN 6-FT. SHALL BE TESTED BY THE PROJECT GEOTECHNICAL ENGINEER TO DETERMINE STABILITY.
- DISTURBED AREAS SHALL BE STABILIZED IN AN EXPEDIENT MANNER TO MINIMIZE TIME OF EXPOSURE TO WEATHER.

EROSION CONTROL NOTES:

- EROSION CONTROL DEVICES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE TDEC'S EROSION AND SEDIMENT CONTROL HANDBOOK AND TDEC'S CONSTRUCTION ACTIVITY PERMIT REQUIREMENTS. THE DEVICES SHOWN ON THE DRAWINGS ARE THE MINIMUM REQUIRED. CONTRACTOR SHALL PROVIDE ADDITIONAL EROSION CONTROL DEVICES AS NEEDED.
- APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINAL GRADING OF EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO SOIL STOCKPILES.
- APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS, WHICH SHOW SIGNS OF EXCESSIVE EROSION.
- PERMANENT SEEDING SHALL BE DROUGHT TOLERANT, HYBRID KENTUCKY 31 (JAGUAR, LANCER, REBEL, FALCON, ETC.), SEED AT A RATE OF 6-8 LBS./1000 S.F. USE A SLOW RELEASE STARTER FERTILIZER WITH 1 LBS./1000 S.F. NITROGEN. IF GRADING IS PERFORMED DURING THE WINTER MONTHS, SEED MIXTURE SHALL BE SUPPLEMENTED WITH A WINTER RYE OR OTHER APPROPRIATE MIXTURE TO ASSURE STABILIZATION DURING THE WINTER SEASON.
- MULCH WITH STRAW AT A RATE OF 100 LBS./1000 S.F. OVER THE SEEDED AREAS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF SITE CONSTRUCTION POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
- ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE, EROSION PREVENTION AND SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

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THESE DOCUMENTS ARE INVALID
WITHOUT A SIGNED STAMP BY ARCHITECT

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65% CHECK SET 8 MARCH 2019
PERMIT SET 12 FEBRUARY 2020

GRADING AND EROSION CONTROL PLAN

C3

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C4

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