

File #

6-G-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                        | APPLICANT IS:                             | THIS PROPOSAL PERTAINS TO:                                  |
|--|---|---|
| Name: Sanders Pace Properties LLC            | Owner <input type="checkbox"/>            | New Structure <input type="checkbox"/>                      |
| Street Address: 514 W Jackson Ave, Suite 102 | Contractor <input type="checkbox"/>       | Modification of Existing Structure <input type="checkbox"/> |
| City, State, Zip: Knoxville, TN 37902        | Tenant <input type="checkbox"/>           | Off Street Parking <input checked="" type="checkbox"/>      |
| Phone Number: (865) 300-7448                 | Other <input checked="" type="checkbox"/> | Signage <input type="checkbox"/>                            |
| Email: jsanders@sanderspace.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 : 4111 W Martin Mill Pike City, State, Zip: Knoxville, TN 37920  
 See KGIS.org for Parcel #: 109PM020 and Zoning District: C-N

## 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 proposed project is a change of tenant for an existing building located at 4111 W. Martin Mill Pike. The existing building was occupied for the past 14 plus years by a retail tenant. The applicant intends to purchase the property and market the property for lease. All uses allowed by right and by special use under the C-N zoning will be considered. The use with the highest parking requirement would be an Eating and Drinking Establishment (if approved by the Special Use process). The parking requirement for an Eating and Drinking Establishment within the C-N District is 11 spaces with one of those being a Van+Car Accessible Space. Per 11.4.B.2 Exception A allows the minimum vehicular parking to be reduced by 40% equaling 6.6 or 7 spaces (with one being a Van+Car Accessible Space). The variance being requested is for the off street parking requirement of 7 spaces to 0 spaces. The existing parking lot to the north owned by KCDC provides a direct ADA accessible route to this property from an accessible space.

Describe hardship conditions that apply to this variance.

The existing shape, size and the topography of the existing property along with the riparian buffer setback from Goose Creek prohibits the development of a parking lot that meets the the City of Knoxville standards. The required parking will be provided within the municipal lot to the north owned by KCDC.

## 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

John L. Sanders  
 c/o Sanders Pace  
 Properties LLC

DATE 05/18/2020

File #6-G-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) Reduce the minimum required number of off street parking spaces for an Eating and Drinking Establishment use from 13 spaces to 0 spaces. (Article 11.4.A.1 Table 11-2)

The following shows how the number of required parking spaces is derived.

- Building is 2,688 square feet x minimum required parking spaces at 8 per 1,000 GFA = 21.5 or 22 spaces (Article 11.4 Table 11-2).

- Off-street parking requirements can be reduced by 40% in the C-N District. 22 spaces x 40% = 13.2 or 13 spaces (Article 11.4.B.2.a).

**REVISED**

**PROJECT INFORMATION**

Date Filed 5/18/2020

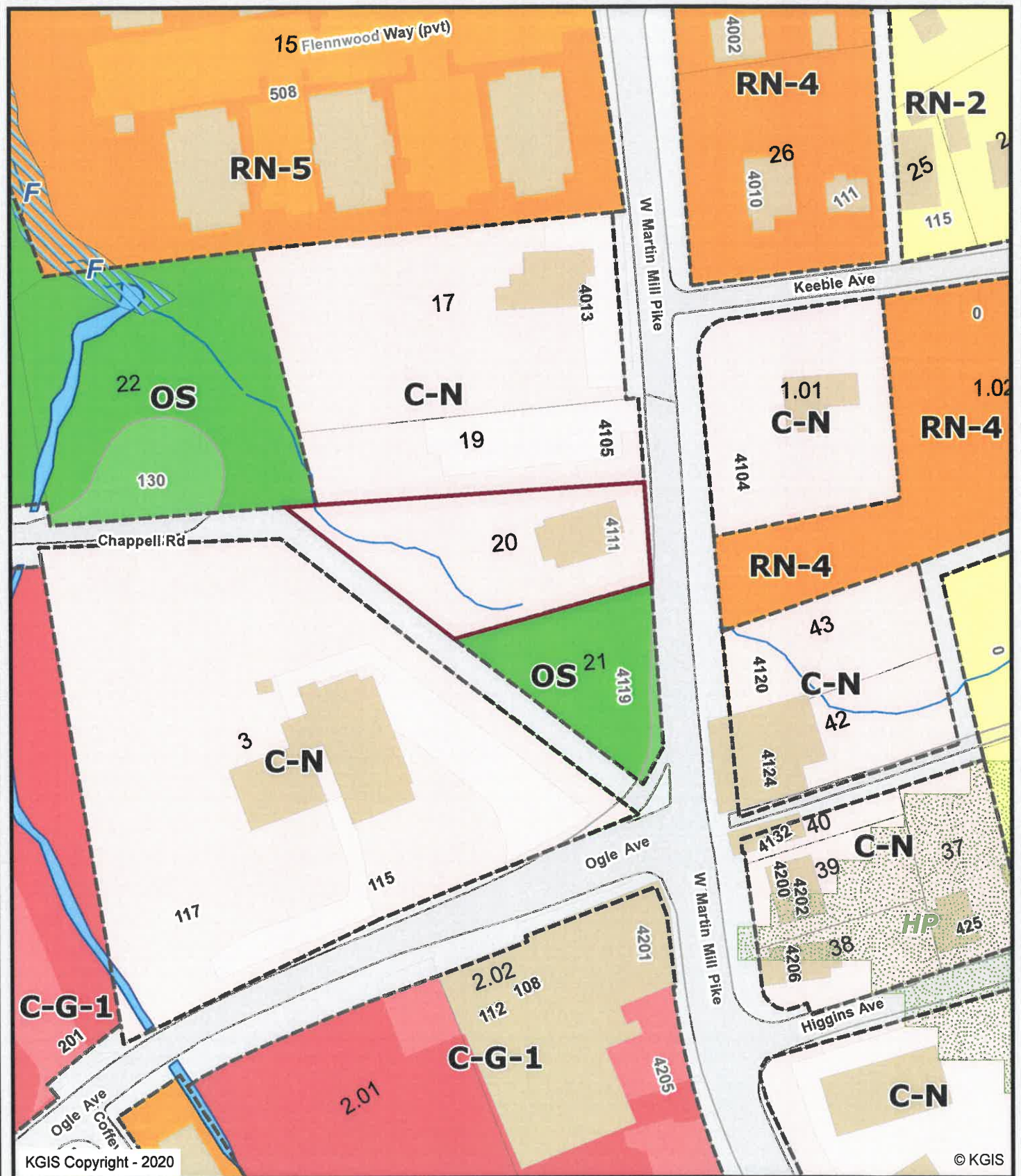
Fee Amount \$250

Council District 1

BZA Meeting Date 6/18/2020

PLANS REVIEWER J Van Horn

DATE 5/19/2020



4111 W. Martin Mill Pike

6-G-20-VA

Sanders Pace Architecture, LLC.

Knoxville - Knox County - KUB Geographic Information System

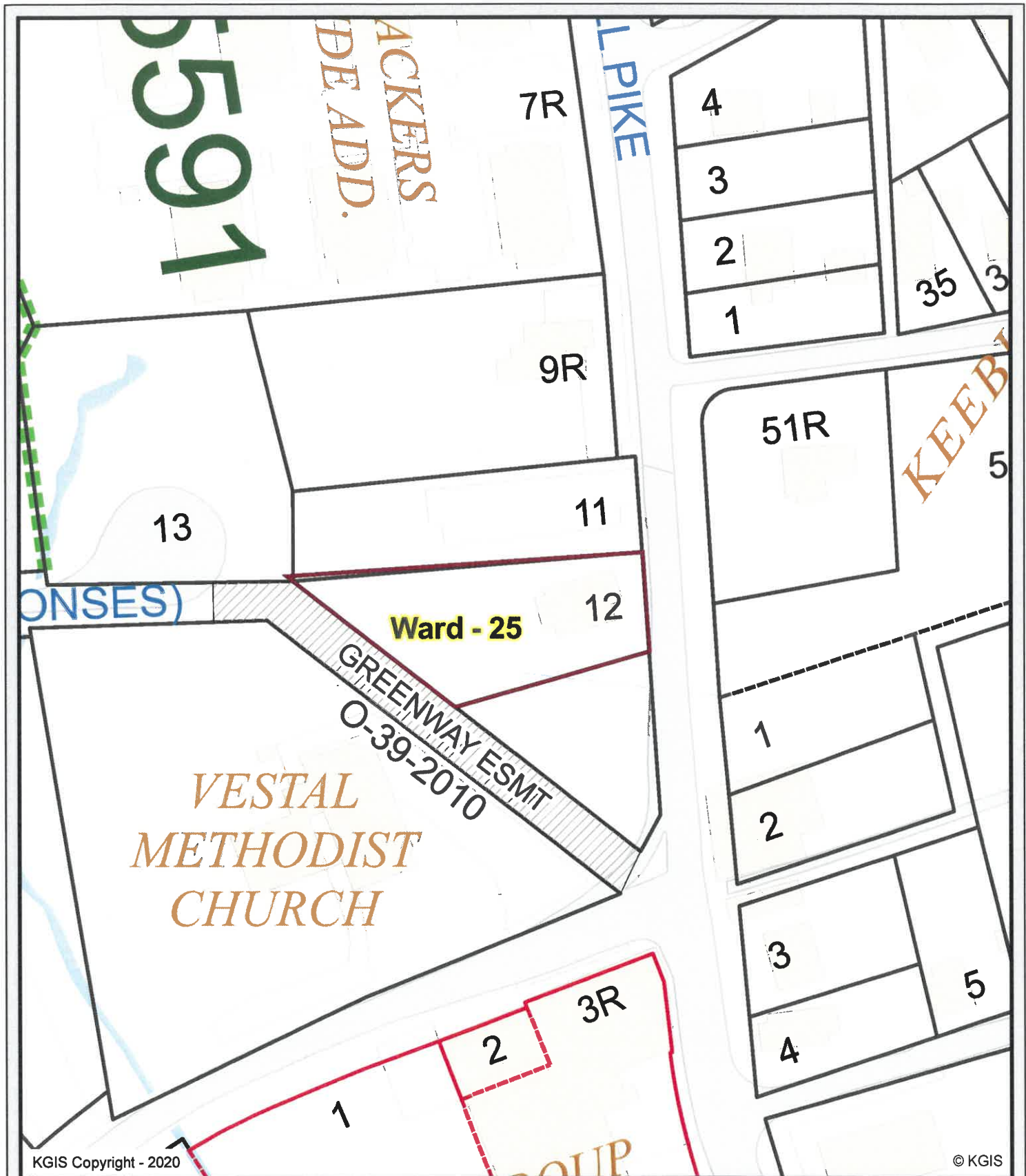


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4111 W. Martin Mill Pike

6-G-20-VA

Sanders Pace Architecture, LLC

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4111 W. Martin Mill Pike

6-G-20-VA

Sanders Pace Architecture, LLC

Knoxville - Knox County - KUB Geographic Information System

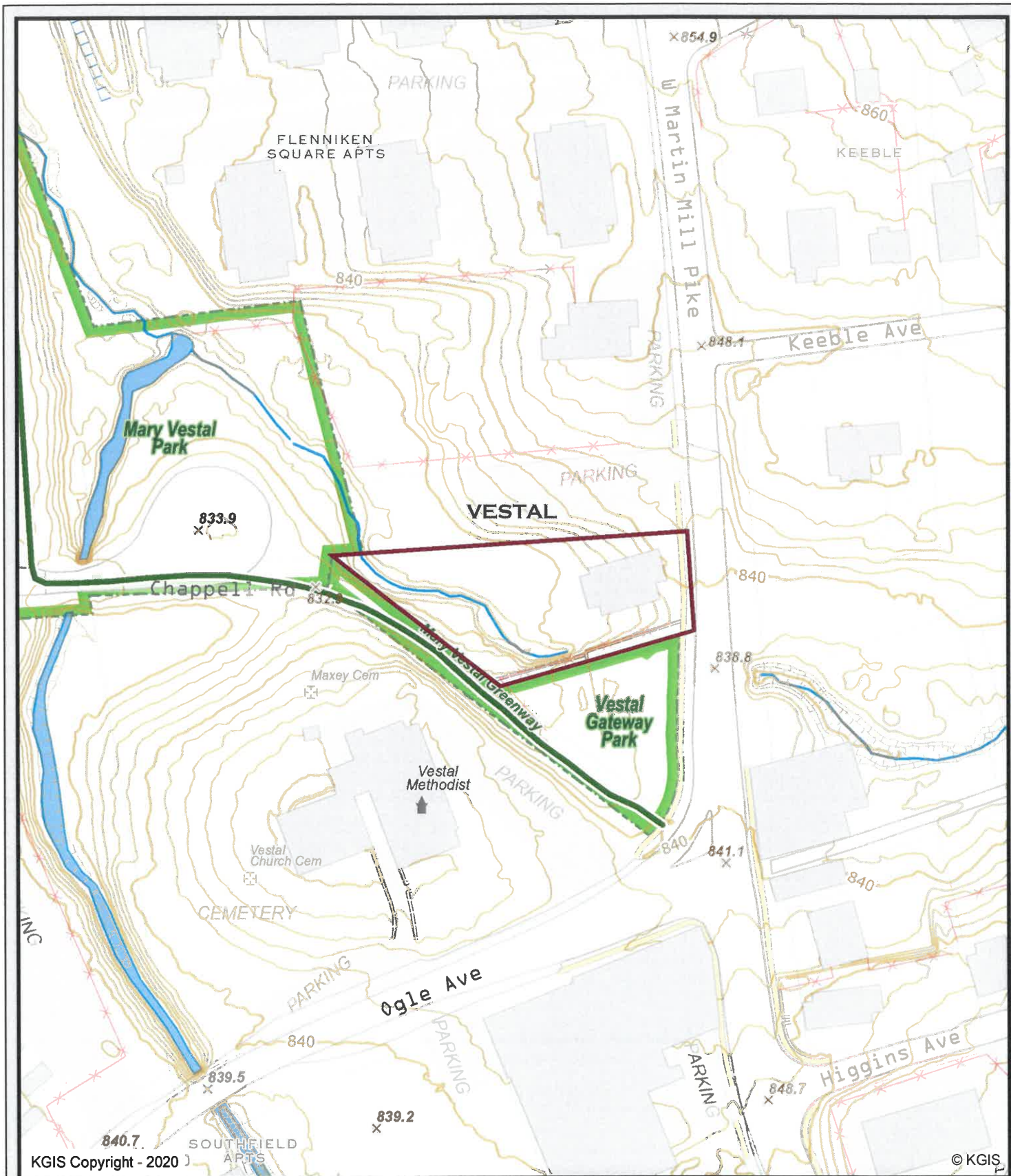


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0 50 100 200  
ft

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4111 W. Martin Mill Pike

6-G-20-VA

Sanders Pace Architecture, LLC

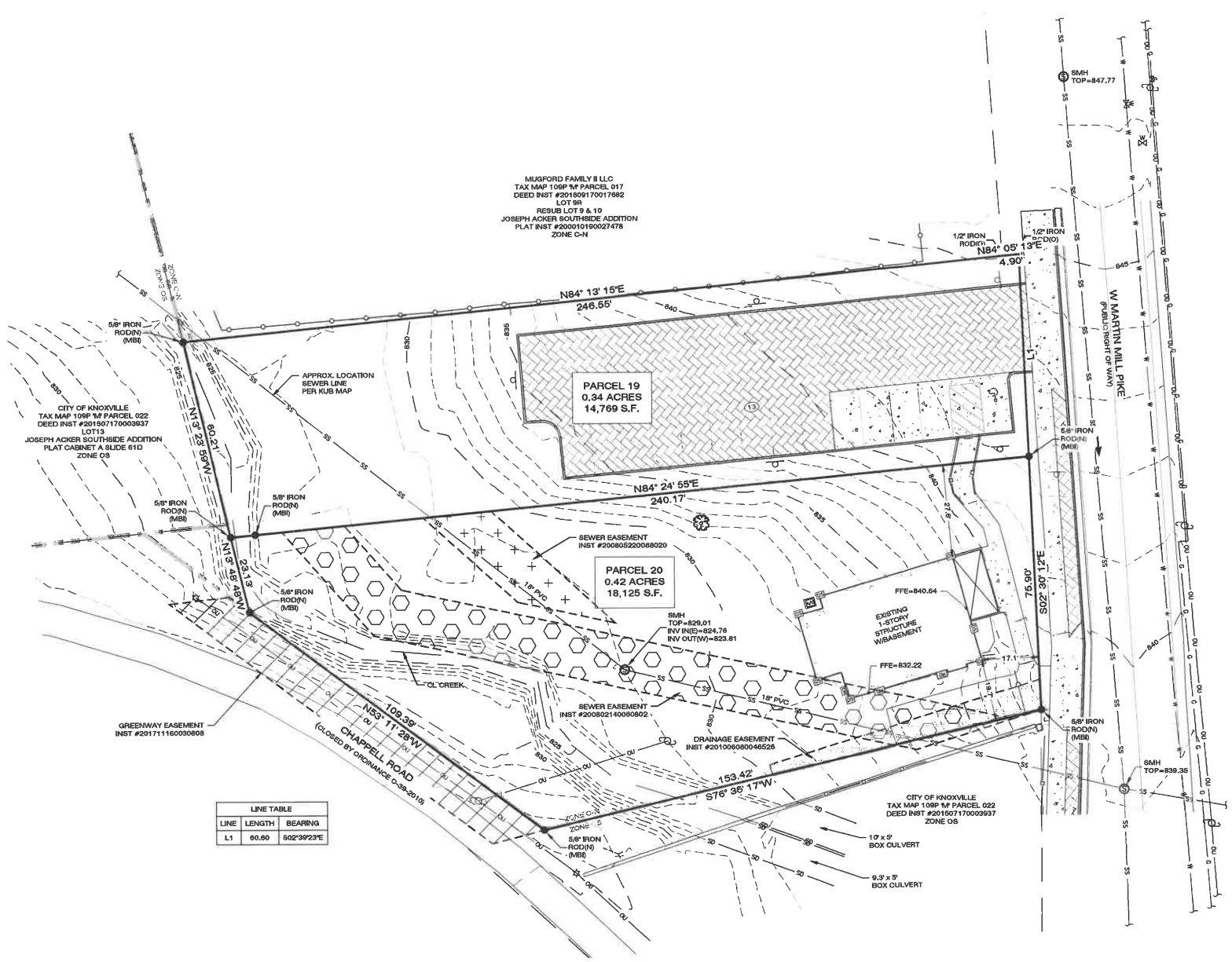
Knoxville - Knox County - KUB Geographic Information System



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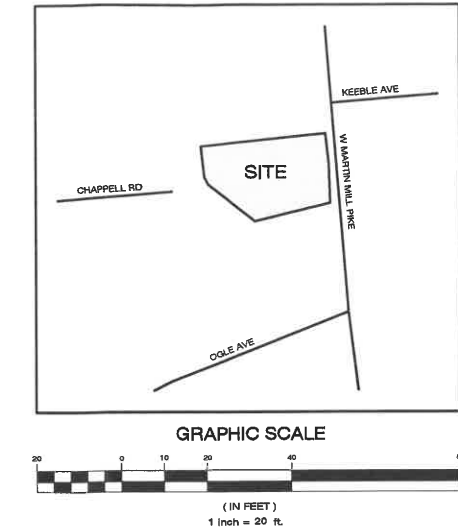


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- Legend**
- monument (old)
  - monument (new)
  - light pole
  - air conditioner unit
  - electric meter
  - utility pole
  - guy wire
  - overhead utility line
  - sanitary sewer manhole
  - sanitary sewer line
  - water valve
  - water line
  - gas meter
  - gas line
  - down spout
  - storm drain line
  - sign
  - # of regular parking spaces
  - tree
  - handrail
  - chainlink fence
  - concrete
  - pavers

| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE       | LENGTH | BEARING     |
| L1         | 80.00  | S02°39'23"E |



- GENERAL NOTES**
- Verify exact size, depth and location of all underground utilities prior to construction.
  - Property subject to all applicable easements, setback and restrictions of record.
  - Verify current zoning with appropriate government planning agency prior to any site design and/or construction.
  - This survey plat does not warrant title.
  - Horizontal coordinates are on TN State Grid (NAD83-2011), with elevations on NAVD83. Distances have not been reduced to grid.
  - By graphic plotting, this property lies in Zone X on FEMA Panel #47069C0291F, which bears an effective date of May 2, 2007, and is not in a special flood hazard area.

- UTILITY INFORMATION**
- |   |  |  |
|---|--|--|
| <b>ELECTRIC SERVICE</b><br>Knoxville Utilities Board<br>4505 Middlebrook Pike<br>Knoxville, TN 37921<br>Phone: 865-524-2911 | <b>WATER SERVICE</b><br>Knoxville Utilities Board<br>4505 Middlebrook Pike<br>Knoxville, TN 37921<br>Phone: 865-524-2911 | <b>SEWER SERVICE</b><br>Knoxville Utilities Board<br>4505 Middlebrook Pike<br>Knoxville, TN 37921<br>Phone: 865-524-2911 |
| <b>GAS SERVICE</b><br>Knoxville Utilities Board<br>4505 Middlebrook Pike<br>Knoxville, TN 37921<br>Phone: 865-524-2911      | <b>TELEPHONE SERVICE</b><br>AT&T<br>9733 Parkside Drive<br>Knoxville, TN 37924<br>Phone: 865-539-2958                    | <b>CABLE SERVICE</b><br>Xfinity<br>8720 Ashville Hwy<br>Knoxville, TN 37924<br>Phone: 800-266-2278                       |
- (U1) Utility information as shown on this survey is represented by a combination of available maps and features evident during the field survey only.
- (U2) Verify exact size, depth and location of all underground utilities prior to design and / or construction.
- (U3) Notify Tennessee One-Call System, Inc. for underground utility location before you dig.

- ZONING INFORMATION**
- (Z1) Property is zoned C-N (Neighborhood Commercial Zoning District)
- (Z2) Building Setbacks:  
Front: None, unless average of adjacent lot is 15' or greater than 15'  
Side: None, unless abutting a residential district, then 20'  
Rear: 20', unless abutting a residential district, then 30' or 20% of lot depth, whichever is less
- (Z3) Verify full zoning regulations by contacting:  
KNOXVILLE-KNOX COUNTY PLANNING  
Suite 403, City/County Building  
400 Main Street  
Knoxville, Tennessee 37902  
Phone (605) 215-2500  
contact@knoxplanning.org



**SURVEYOR'S CERTIFICATION**

**CERTIFICATE OF ACCURACY**  
I hereby certify that this is a Category 1 survey and the ratio of precision of the unadjusted survey is 1 : 10,000 as shown hereon. No title opinion was furnished to this surveyor and easements shown and/or not apparent in the field may or may not be discovered by a title search by a title attorney.

I hereby certify that 90% of the contours / spot elevations shown hereon are within 1/2 (one-half) of the contour interval as shown hereon.

*H. Wade Lovin* 4/29/20  
H. Wade Lovin, TN PLS #2151 Date

# MBI

MBI COMPANIES INC.  
299 N. WEISSGARBER ROAD  
KNOXVILLE, TN 37919

PHONE: (865) 584-0999  
FAX: (865) 584-5213  
WEB: mbicompanies.com

Know what's below.  
Call before you dig.  
In Tennessee call 811 or 1-800-351-1111

OWNER:  
Bonnie Comfort Allen  
P.O. Box 9853  
Knoxville, TN 37940

SEAL

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4111 W MARTIN MILL PIKE

KNOXVILLE, TENNESSEE

BOUNDARY & TOPOGRAPHIC SURVEY OF:

Knox County, Tn  
City of Knoxville, Tn  
City Ward: 25  
City Block: 25591

Tax Parcel Id:  
Map 109P 'M' Parcel 019 & 020

Deed Ref(s):  
Deed #20100416005859  
Book 7582 Page 751

Plat Ref. (s):  
Cabinet A Slide 81D

Crew Chief: B. Pata & Z. Beason  
Drawn By: M. Blankenship  
Appvd. By: W. Lovin

Field date: 4-9-20  
Drawing date: 4-17-20  
Last Revision:

Scale: 1" = 20'

Job No. 200280  
SHEET NO.: 1 OF 1

6-G-20-VA