

File #

S-D-21-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 <u>Meagan Grohol/R2R studio, llc</u>	Owner <input type="checkbox"/>	New Structure <input checked="" type="checkbox"/>
Street Address <u>2575 Willow Point Way, Ste #105</u>	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip <u>Knoxville, TN, 37931</u>	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number <u>(865)796-8075</u>	Other <input checked="" type="checkbox"/>	Signage <input type="checkbox"/>
Email <u>mgrohol@r2rstudio.com</u>		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 710 Irwin St. City, State, Zip Knoxville, TN 37917  
 See KGIS.org for Parcel # 094DC006 and Zoning District C-G-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.

This proposed development consists of a new eating and drinking establishment to include a new patio, covered bar with adjacent restroom/storage and live performance venue (secondary use). The property is zoned C-G-2 with a requirement for off-street parking. Please see attached site plan with calculations for required parking, utilizing reductions offered for KAT bus access. This proposal meets the current minimum parking requirement but would not meet the "Build-To Zone" requirement. We are requesting a variance to the BTZ requirement in order to achieve the minimum number of required parking spaces.

The hardship for this site results from the irregular shape created by Fulton Place and Irwin Street at the south. The parking is shown at the north side of the property in order to efficiently provide the required number of spaces in the widest area of the parcel. By locating the parking to the north, the proposed building would be set back further than the required Build To Zone on the north (61'-0"). The proposal would meet the BTZ requirements on the western side at the primary elevation facing Irwin Street. The stage structure would be located as close to the corner of Fulton Place and Irwin Street as possible, within the south and west BTZs. Landscaping is propose to meet Alternative Landscape Design provisions.

Describe hardship conditions that apply to this variance.

Irregular shape of site.

## 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

4-7-21

File # 5-D-21-VA



**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):**

Increase the maximum permitted corner-side yard, build-to-zone from 10 feet to 20 feet, to 10 feet to 61 feet, along Bearden Place. Per Article 5, Section 5.3. Table 5-1.

**PROJECT INFORMATION**

Date Filed 4-7-21

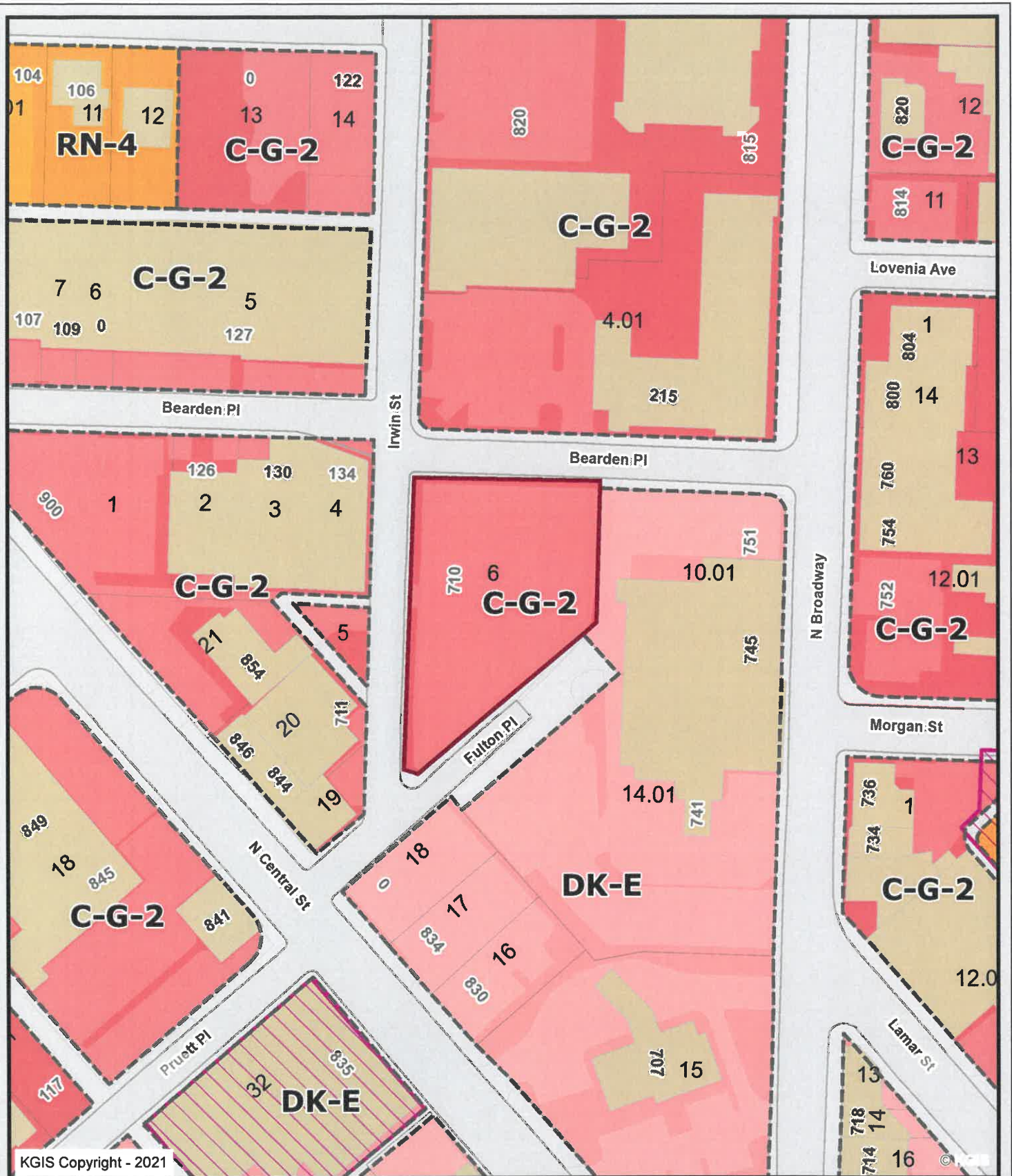
Fee Amount \$250.00

Council District 4th

BZA Meeting Date 5-18-21

PLANS REVIEWER Scott Elder

DATE 4-16-21



710 Irwin St.

5-D-21-VA

Meagan Grohol, R2R Studio, LLC

Knoxville - Knox County - KUB Geographic Information System



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710 Irwin St.

5-D-21-VA

Meagan Grohol, R2R Studio, LLC

**Knoxville - Knox County - KUB Geographic Information System**

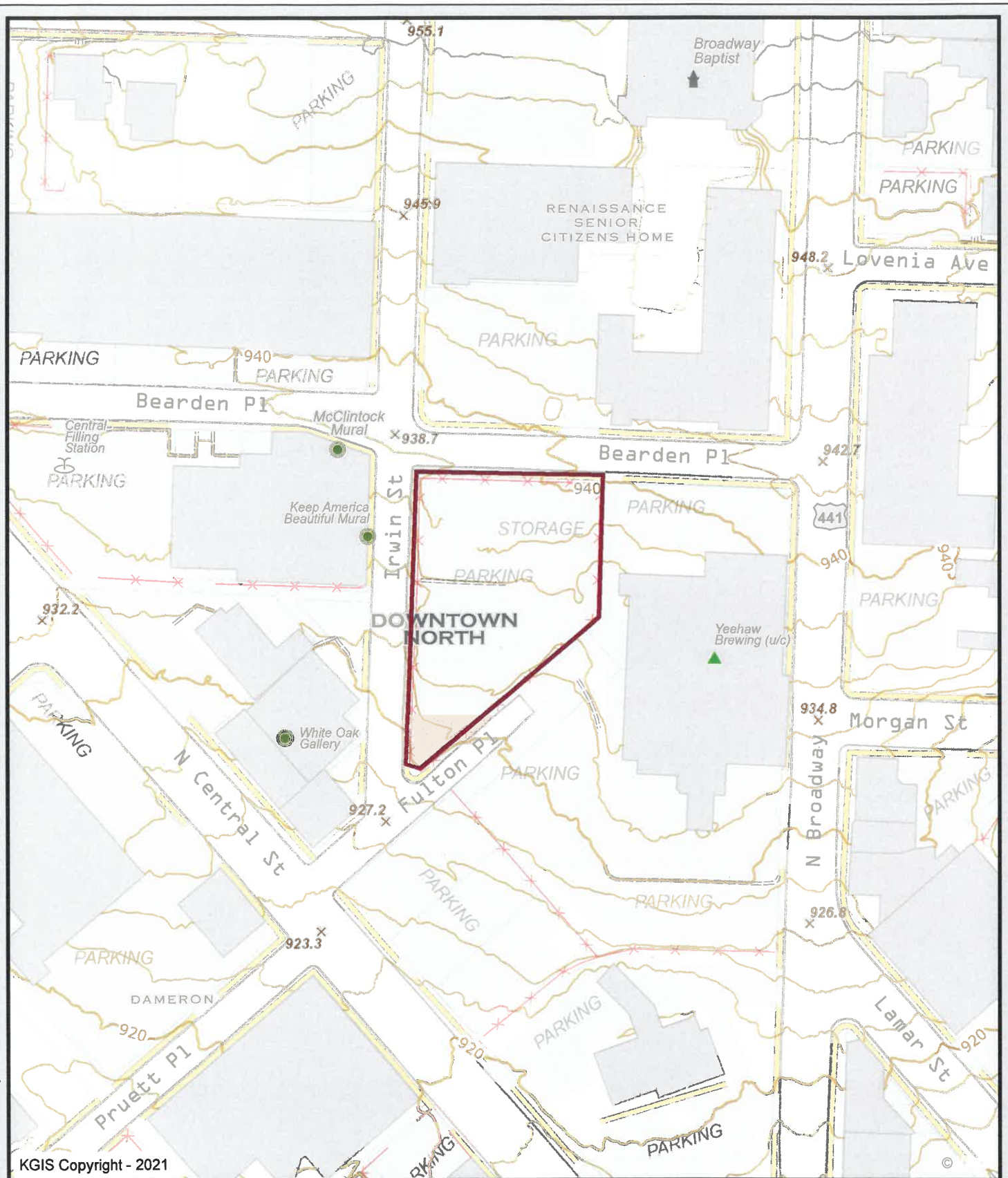


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**710 Irwin St.**

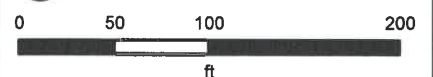
5-D-21-VA

Meagan Grohol, R2R Studio, LLC

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## Parking Calculation Notes:

Site Zoning: C-G-2

Knoxville, TN Code of Ordinances  
Appendix B - Zoning Code  
Article 11 - Off-Street Parking

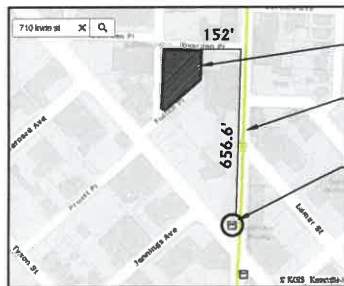
TBL 11-2 Required Off-Street Parking  
Use: Eating & Drinking Establishment  
Min.: No Drive-Thru, 8 per 1,000 SF GFA  
Max.: No Drive-Thru, 16 per 1,000 SF GFA

Total Covered SF (Potential For Enclosure): 4,300 SF (Calcs Rounded Down Per 11.4-A.2)  
Min:  $4,300 \text{ SF} / 1,000 \text{ SF} = 4.3 \times 8 = 34.4 = 34$   
= 34 Spaces Min.  
Max:  $4,300 \text{ SF} / 1,000 \text{ SF} = 4.3 \times 16 = 68.8 = 69$   
= 69 Spaces Max.

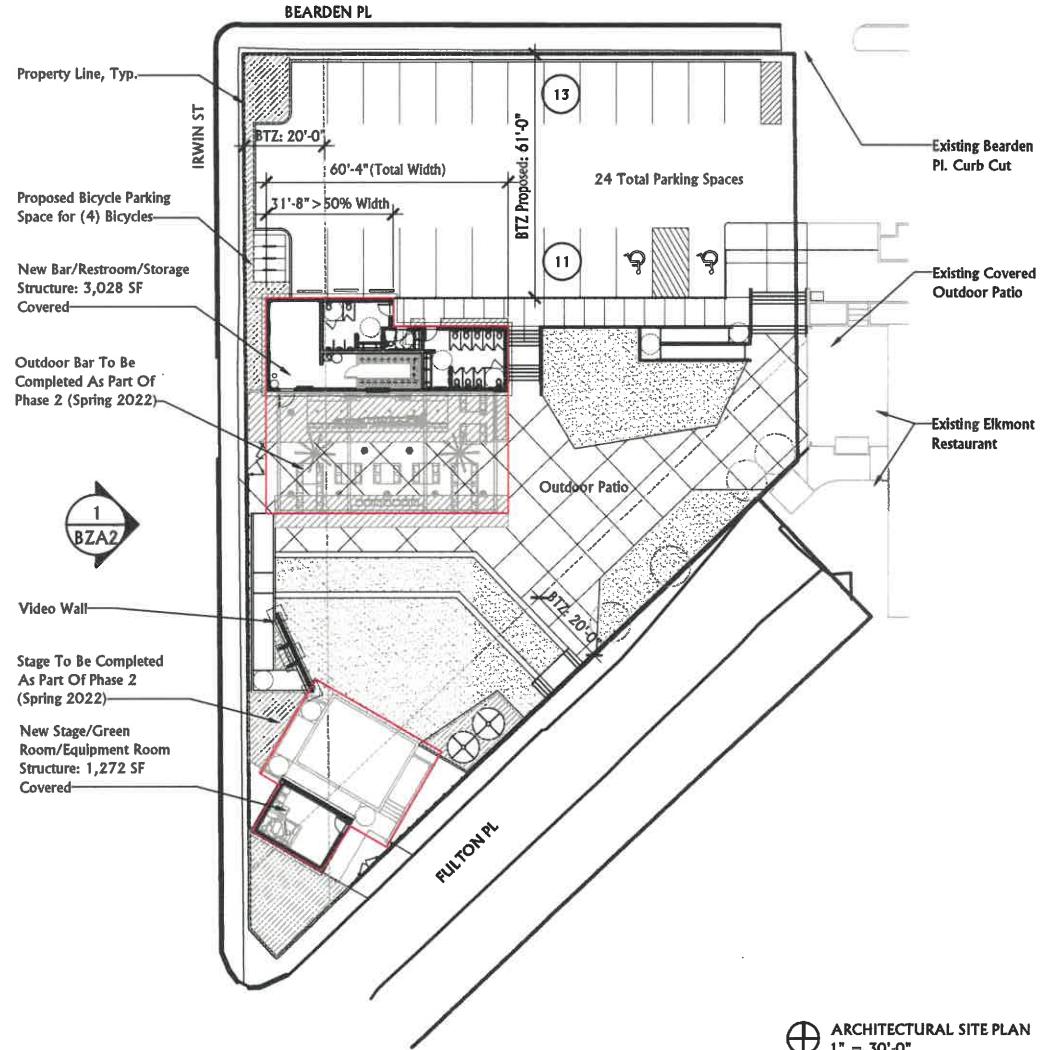
Section 11.4 B-3:  
Off-Street Parking Required in Any District May be Reduced up to 30% From The Minimum Requirements in Table 11-2, Provided The Development is Located Within One-Fourth of a Mile of a Transit Route. A Knoxville Area Transit Approved Shelter May be Required on or Within One-Fourth of a Mile of The Development Site.

KAT Stop: Broadway St. at Central St.  
= 808.6' From Site < 1,320' (1/4 Mile)  
 $30\% \times 34 \text{ Parking Spaces} = 10.2$   
= 10 Reduced Spaces  
34 Min. Spaces - 10 Reduced Spaces  
= 24 Total Spaces Required  
\*24 Total Parking Spaces Provided

TBL 11-3: Required Accessible Parking Spaces  
0 to 25 = 1 Total (Van + Car)  
\*1 Van & 1 Car HC Space Provided



KAT Bus Stop Location Map



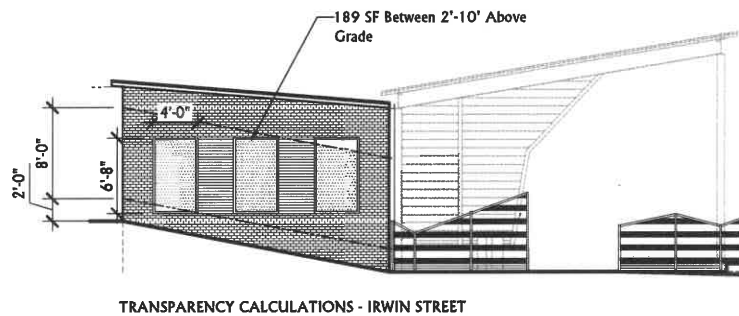
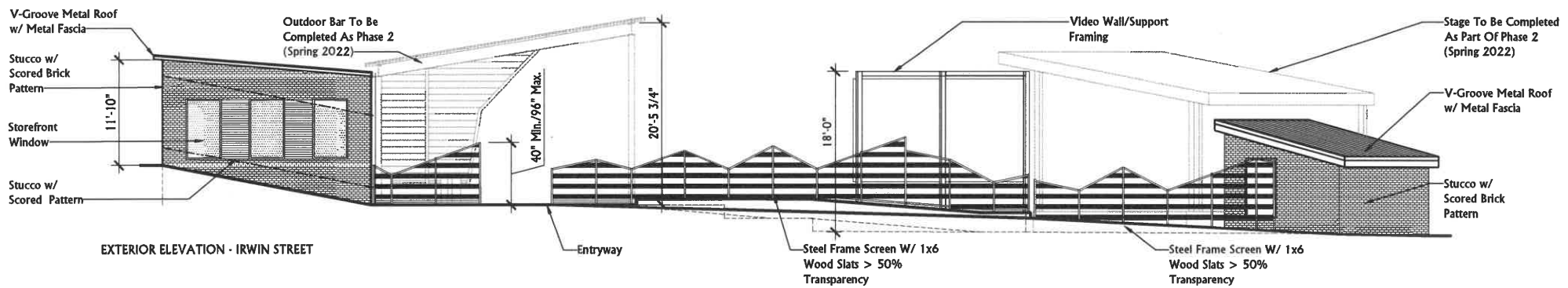
⊕ ARCHITECTURAL SITE PLAN  
1" = 30'-0"

**Yee-Haw Brewing Co.**  
710 Irwin St.  
Knoxville, Tennessee 37917

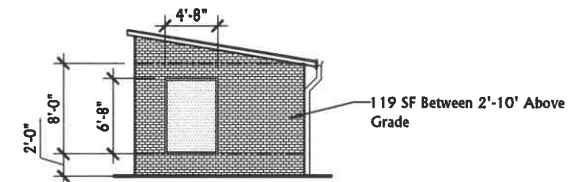
2575 Willow Point Way Suite 105 • Knoxville, TN 37931 • t. 865.769.8075 • f. 865.769.8076 • www.R2Rstudio.com

**R2R**  
studio, llc

**BZA 1**



189 SF + 119 SF = 308 SF Total  
 30% = 92.45 SF Glazing Required  
 93.3 SF Glazing Provided



ARCHITECTURAL ELEVATIONS  
 3/32" = 1'-0"

Yee-Haw Brewing Co.  
 710 Irwin St.  
 Knoxville, Tennessee 37917

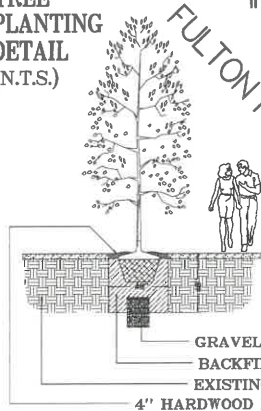
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BZA 2



# TREE PLANTING DETAIL (N.T.S.)



## BACKFILL SPECIFICATIONS

SOIL SPECIFICATION (LOAM SOIL)

SOIL COMPOSITION: 1/3 NATURALLY OCCURRING  
QUALITY TOPSOIL, AMENDED WITH 1/3 FINISHED  
COMPOST AND 1/3 BUILDERS SAND.

TOPSOIL SHALL HAVE 4-6% ORGANIC MATTER  
BY WEIGHT.

SOIL PH SHALL BE 5.5-6.8

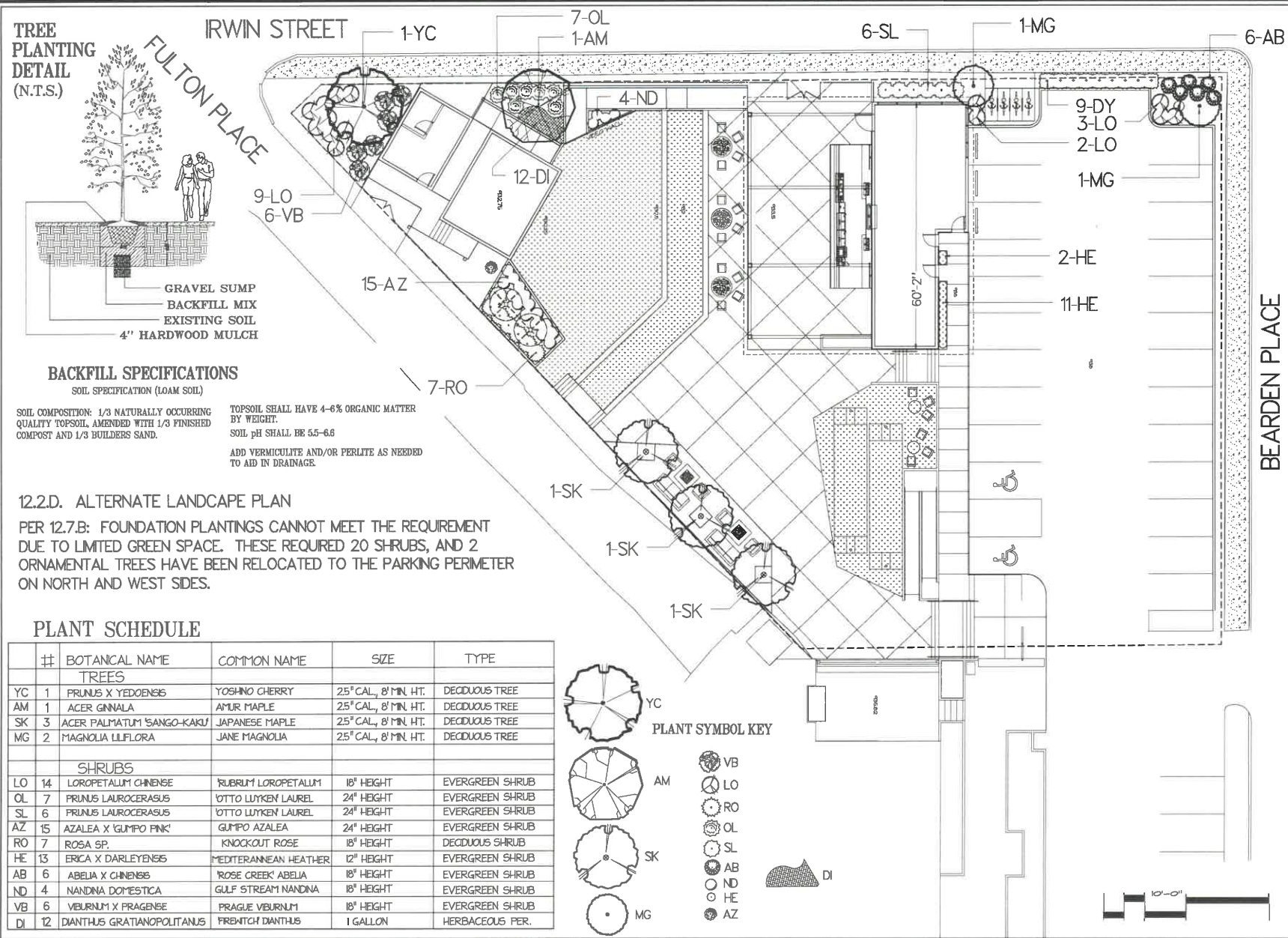
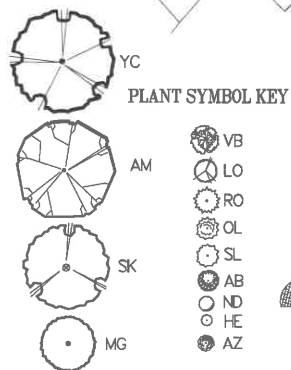
ADD VERMICULITE AND/OR PERLITE AS NEEDED  
TO AID IN DRAINAGE.

## 12.2.D. ALTERNATE LANDSCAPE PLAN

PER 12.7.B: FOUNDATION PLANTINGS CANNOT MEET THE REQUIREMENT  
DUE TO LIMITED GREEN SPACE. THESE REQUIRED 20 SHRUBS, AND 2  
ORNAMENTAL TREES HAVE BEEN RELOCATED TO THE PARKING PERIMETER  
ON NORTH AND WEST SIDES.

## PLANT SCHEDULE

#	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
<b>TREES</b>				
YC	1 PRUNUS X YEDOENSIS	YOSHINO CHERRY	25" CAL., 8' MIN. HT.	DECIDUOUS TREE
AM	1 ACER GINNALA	AMUR MAPLE	25" CAL., 8' MIN. HT.	DECIDUOUS TREE
SK	3 ACER PALMATUM 'SANGO-KAKU'	JAPANESE MAPLE	25" CAL., 8' MIN. HT.	DECIDUOUS TREE
MG	2 MAGNOLIA LILIFLORA	JANE MAGNOLIA	25" CAL., 8' MIN. HT.	DECIDUOUS TREE
<b>SHRUBS</b>				
LO	14 LOROPETALUM CHINENSE	'RUBRUM' LOROPETALUM	18" HEIGHT	EVERGREEN SHRUB
OL	7 PRUNUS LAUROCERASUS	OTTO LUYKEN LAUREL	24" HEIGHT	EVERGREEN SHRUB
SL	6 PRUNUS LAUROCERASUS	OTTO LUYKEN LAUREL	24" HEIGHT	EVERGREEN SHRUB
AZ	15 AZALEA X 'GUMPO PINK'	GUMPO AZALEA	24" HEIGHT	EVERGREEN SHRUB
RO	7 ROSA SP.	KNOCKOUT ROSE	18" HEIGHT	DECIDUOUS SHRUB
HE	13 ERICA X DARLEYENSIS	'MEDITERRANEAN HEATHER'	12" HEIGHT	EVERGREEN SHRUB
AB	6 ABELIA X CHINENSIS	'ROSE CREEK' ABELIA	18" HEIGHT	EVERGREEN SHRUB
ND	4 NANDINA DOMESTICA	GULF STREAM NANDINA	18" HEIGHT	EVERGREEN SHRUB
VB	6 VIBURNUM X FRAGENSE	PRAGUE VIBURNUM	18" HEIGHT	EVERGREEN SHRUB
DI	12 DIANTHUS GRATIANOPOLITANUS	FRENCH DIANTHUS	1 GALLON	HERBACEOUS PER.



**LAND DESIGN GROUP**

MASTER PLANNING  
PROJECT MANAGEMENT

WWW.LAND-DESIGNGROUP.COM  
ADLER@LAND-DESIGNGROUP.COM

1835 NORTH KYLE HILLS BLVD  
KNOXVILLE, TN 37922  
865.599.3059

NEW BEER GARDEN FOR

**YEE-HAW**  
BREWING CO.

70 FAWN ST.  
KNOXVILLE, TENNESSEE 37907

**R2R** studio  
architect + design

REVISION DATE

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SCALE: 1"=10'-0"

DATE: MARCH 31, 2021

DRAWN BY: MI ALLEN DUKE

North arrow pointing towards the top right.

PLANTING PLAN

**LA-1**