

File #

11-I-18-VA



CITY OF KNOXVILLE

## BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION		APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name	SPACEBOX KNOXVILLE, LLC	Owner <input type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address	70 N. COUNTY HWY 393	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip	SANTA ROSA, TN 38457	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number	(601) -467-8300	Other <input checked="" type="checkbox"/>	Signage <input type="checkbox"/>
Email			Other <u>PARKING</u> <input type="checkbox"/>

## 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 201 RANDOLPH ST.  
 City, State, Zip KNOXVILLE, TN  
 Parcel # (see KGIS.org)  
 Zoning District (see KGIS.org)

## 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 variance(s) being requested.

REQUEST VARIANCE OF 11' OF PARKING SPACE  
FROM 157 TO 31' 28. ask 10/26/18

Reduce minimum drive aisle width (in parking garage) from 26.0 ft to 16 ft. 1 in. (16.08 ft)  
ask 10/26/18

Describe hardship conditions that apply to this variance.

EXISTING STORAGE FACILITY  
BEING PARTIALLY CONVERTED TO CRASH FACILITY AND  
INDOOR ASSEMBLY.

## 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

10/15/18

File #

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CITY OF KNOXVILLE

## BOARD OF ZONING APPEALS APPLICATION

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

Is a plat required? Yes ☐ No ☐

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

Reduce required parking spaces from 157 to 31 28. azk  
10/26/18

Per Article 5, Section 7.D.1 Table 1

- Reduce minimum drive aisle width (in parking garage) from 26.0 ft to 16 ft 1 in (6.08 ft). Per Article 5, Section 7.E.1.d Table 3. azk 10/26/18

## PROJECT INFORMATION

Date Filed

Fee Amount \$250 pd 10/15/18 ck# 5918 JH

Council District

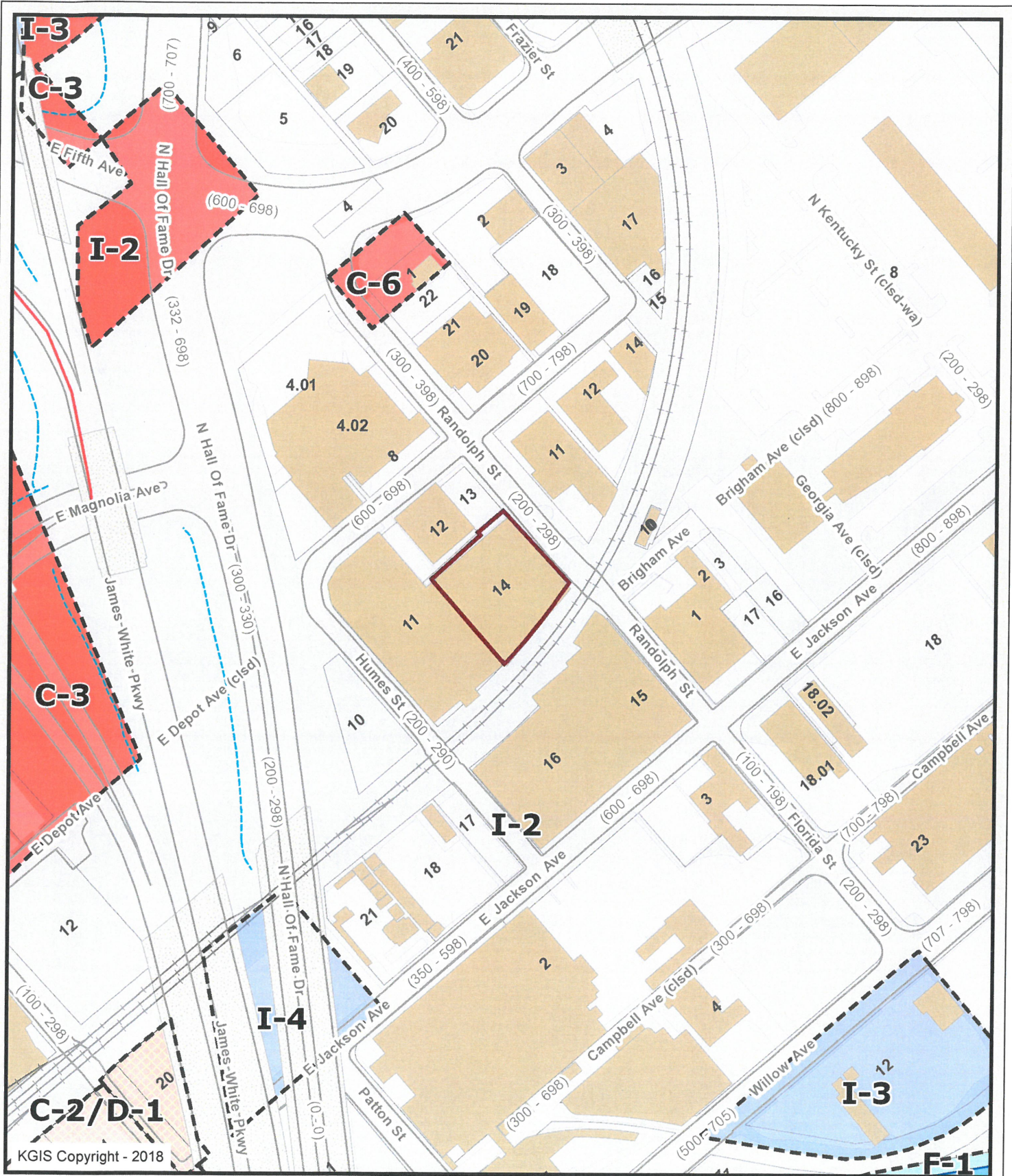
BZA Meeting Date 11/15/18

PLANS REVIEWER

Rebecca Johnson

DATE

10/15/18



Spacebox Knoxville, LLC

201 Randolph St.  
11-18-VA

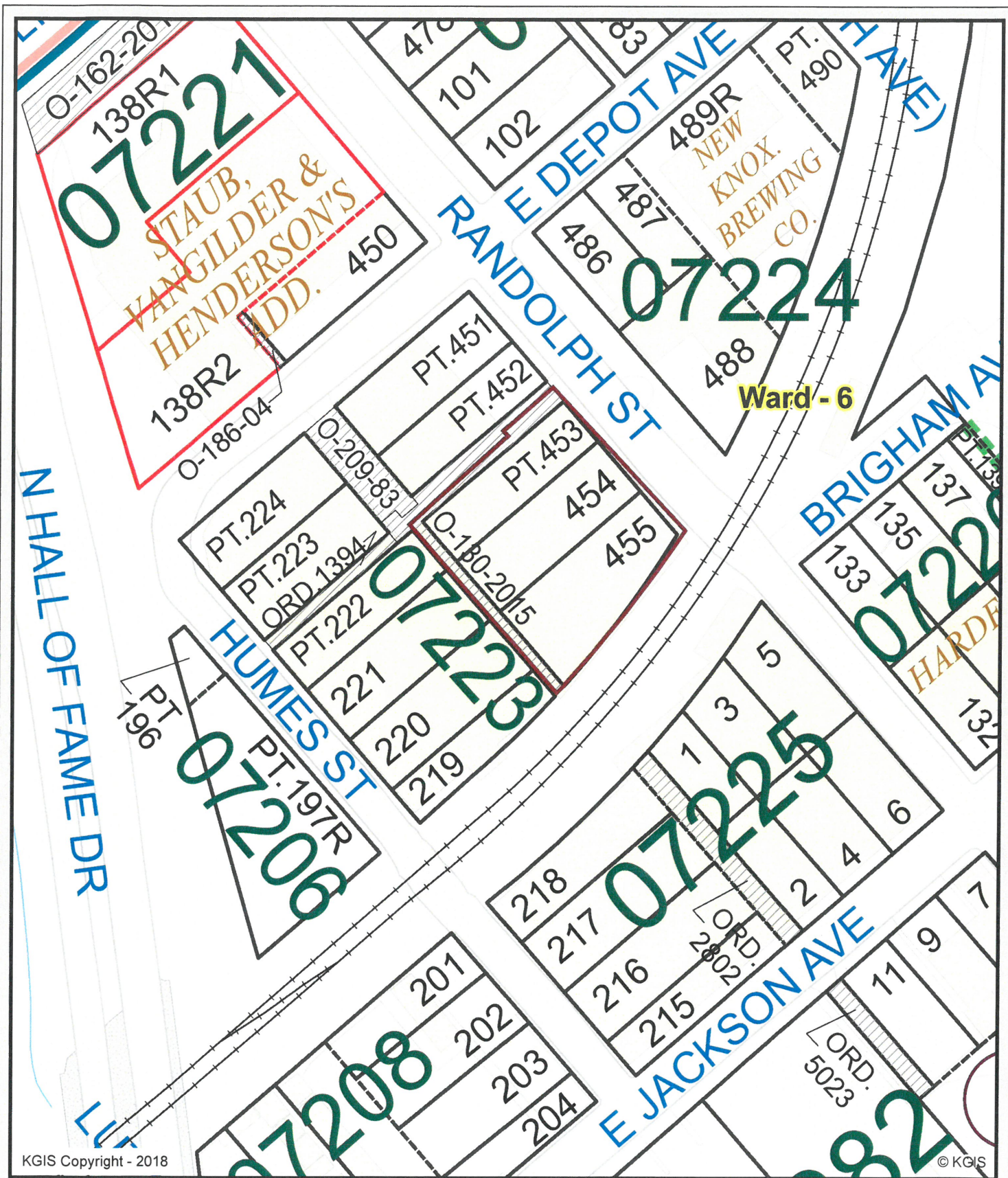
Knoxville - Knox County - KUB Geographic Information System



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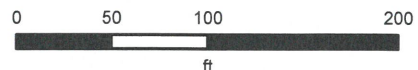
Spacebox Knxoville, LLC

201 Randolph St.  
11-I-18-VA

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## Spacebox Knxoville, LLC

201 Randolph St.

11-I-18-VA

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



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**Parking Calculations**

601 Self Storage Units =  $12 + 5 = 17$  required

291 SF Office = 1 required

28,885 SF Light (Craft) Industrial = 26 required

450 Seat Indoor Assembly = 113 required

TOTAL REQUIRED = 157

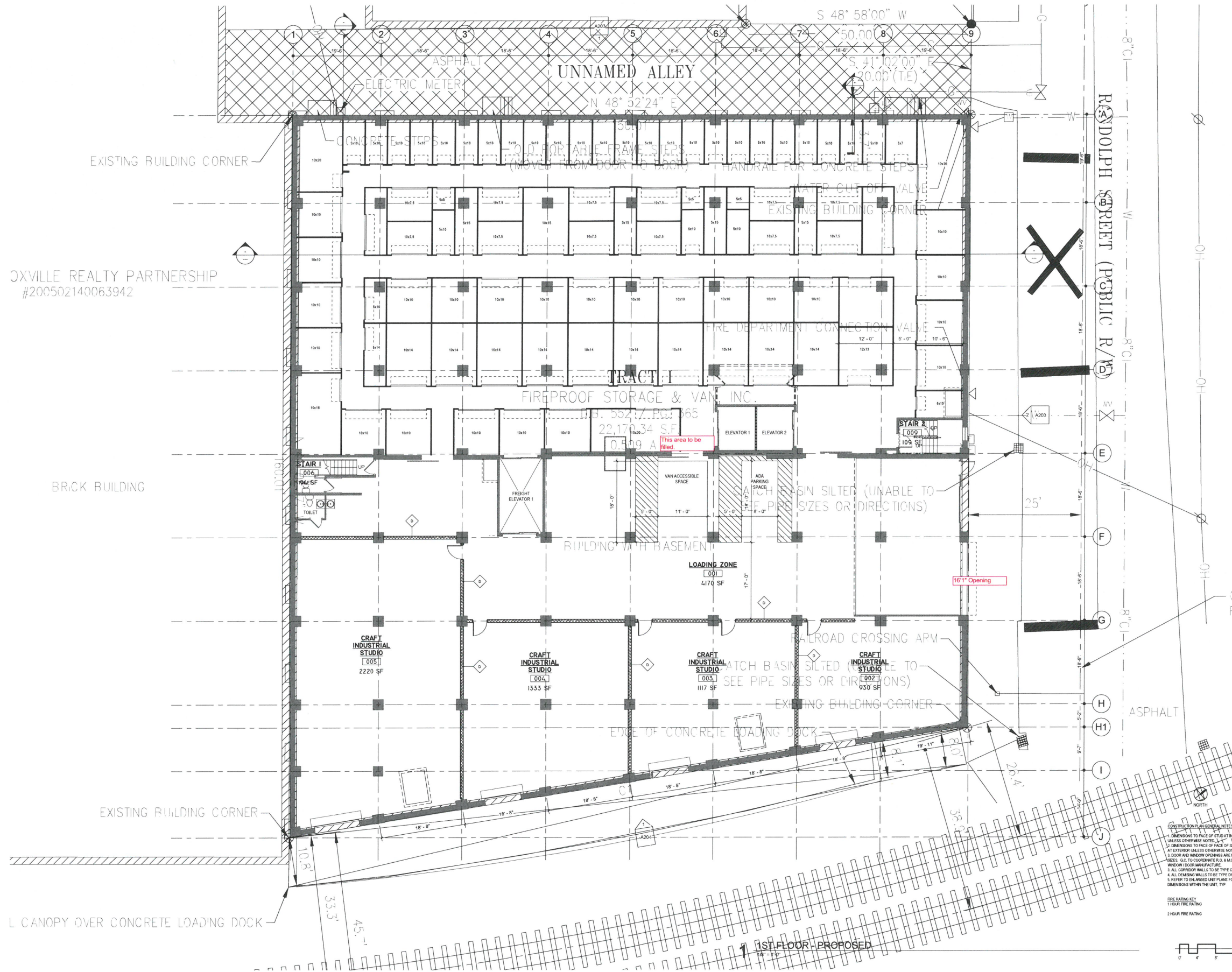
TOTAL PROVIDED = 31 + City Public Parking Lot less than .25 mile away

Note: Indoor assembly occurring after hours and weekends mostly.

Note: Self storage is a very light parking use. Nashville requires 4 spaces TOTAL. Plus loading zone, which we are providing interior off of Randolph.

11-I-18-VA

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ARCHITECT OF RECORD

WADE R. SQUIERS

206 3RD STREET SW  
MT VERNON, INVA  
52314  
P 319.899.6118  
wade@s-s-designgroup.com

CONSULTANTS

STRUCTURAL ENGINEER

CIVIL ENGINEER

MEP ENGINEER

PRINTED

DATE	REMARKS
09/25/2018	OWNER REVIEW

Revision Schedule

Rev#	Description	Date

KEY PLAN

SPACEBOX KNOXVILLE

201 RANDOLPH STREET  
KNOXVILLE, TN 37919

FIRST FLOOR PLAN

00-000000

A101

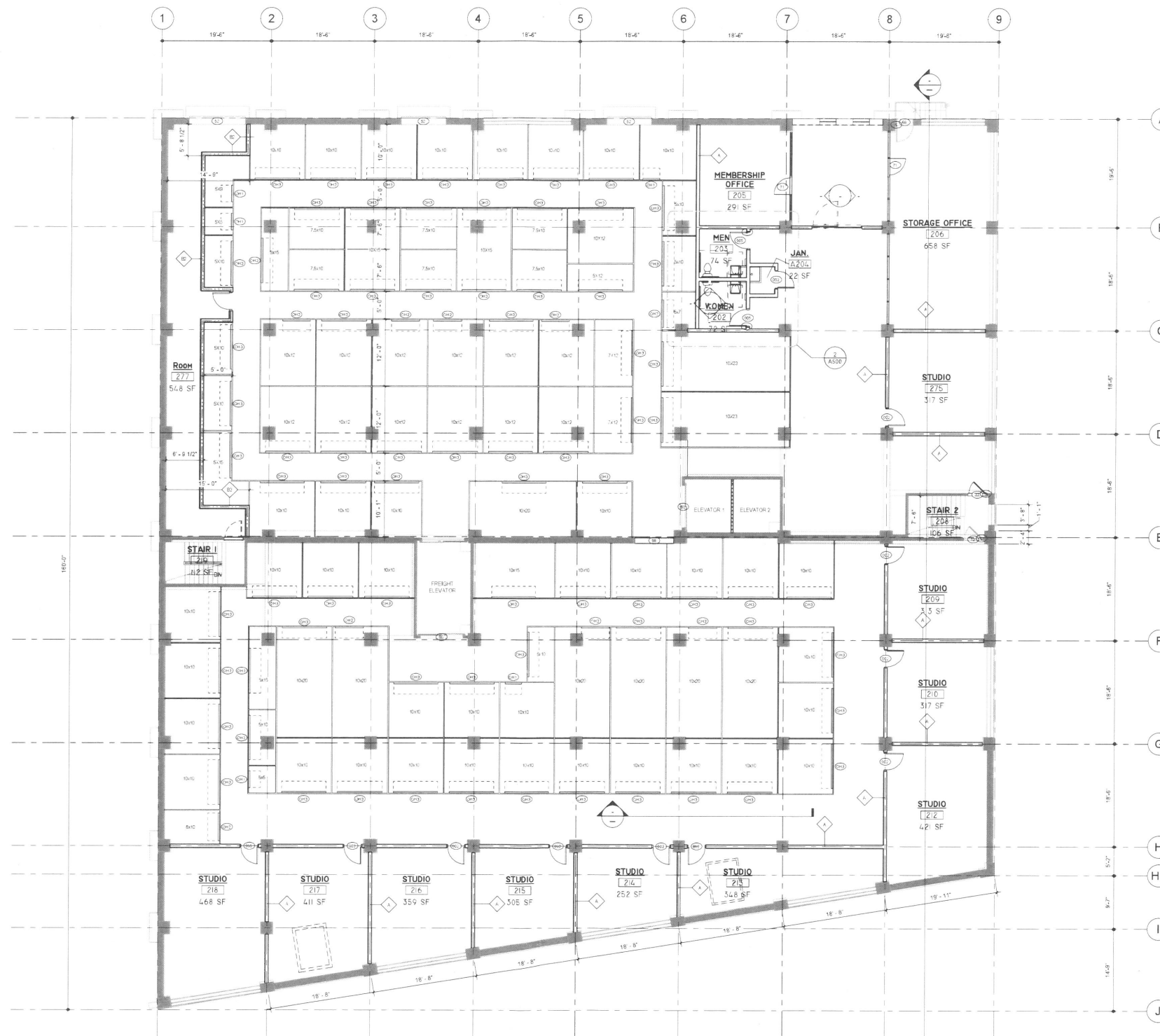
DRAWN BY: AUTHOR

APPROVED BY:

NOT FOR CONSTRUCTION

11-I-18-VA





1 2ND FLOOR  
1/8" = 1'-0"

ARCHITECT OF RECORD

**WADE R. SOUTHERS**  
ARCHITECT  
206 3RD STREET SW  
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P 319.899.6118  
www.wrsdesigngroup.com

CONSULTANTS

**STRUCTURAL ENGINEER**

**CIVIL ENGINEER**

**MEP ENGINEER**

PRINTED

DATE	REMARKS
05-05-2018	OWNER REVIEW

Revision Schedule

Rev#	Description	Date

KEY PLAN

SPACEBOX KNOXVILLE  
201 RANDOLPH STREET  
KNOXVILLE, TN 37916

2ND FLOOR PLAN

06-000000	<b>A102</b>
DESIGNED BY: <b>AUTHOR</b>	
APPROVED BY: <b>AUTHOR</b>	

NOT FOR CONSTRUCTION

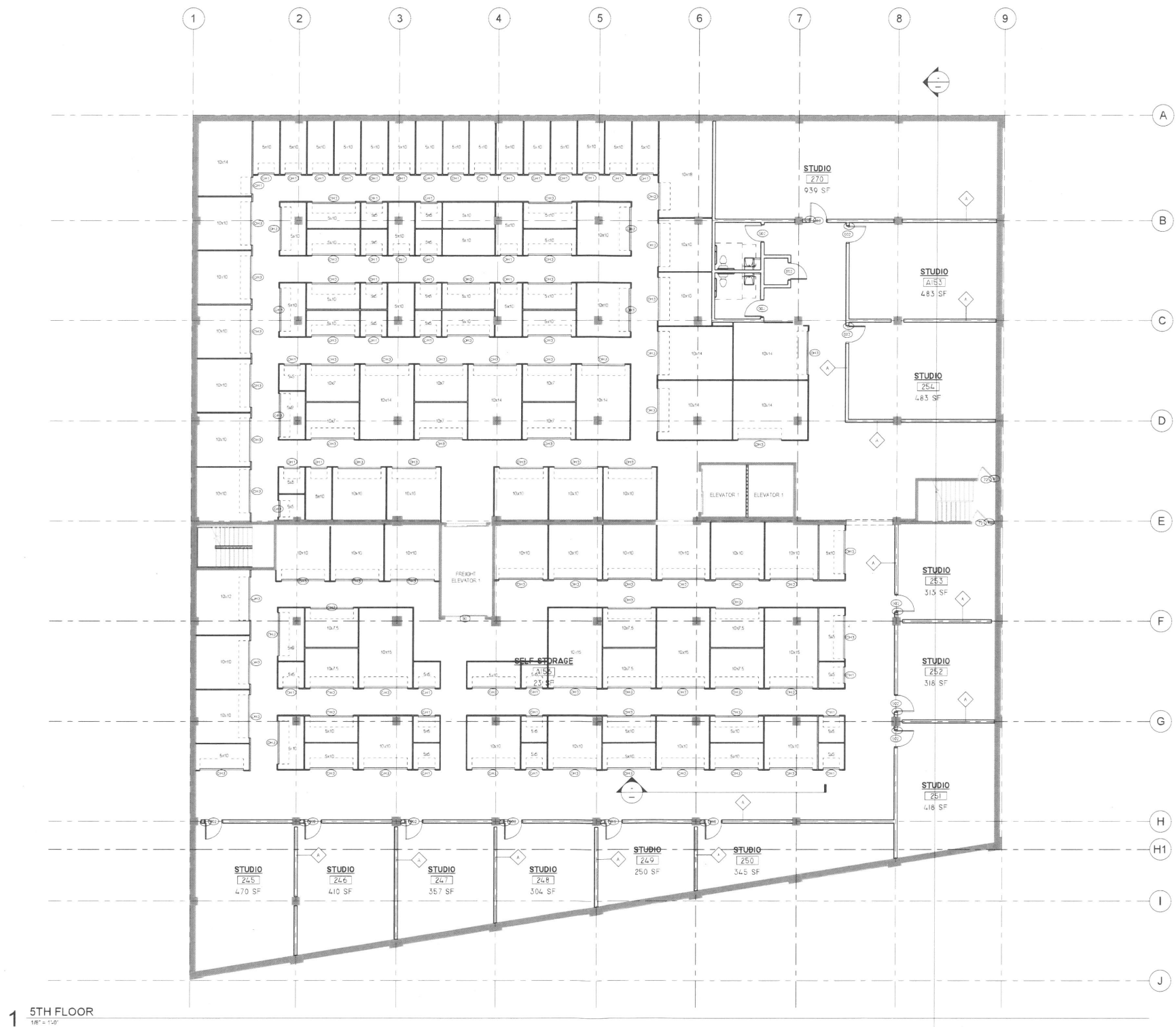
11-I-18-VA





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11-I-18-VA



1 5TH FLOOR  
1/8" = 1'-0"

ARCHITECT OF RECORD

WADE  
R. SOUTHERS  
ARCHITECTS  
P.C.  
208 3RD STREET SW  
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P 318.888.0118  
wade@s-s-designgroup.com

CONSULTANTS  
STRUCTURAL ENGINEER

CIVIL ENGINEER

MEP ENGINEER

PRINTED

DATE	REMARKS
05/25/2018	OWNER REVIEW

Revision Schedule

Rev#	Description	Date
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KEY PLAN

SPACEBOX KNOXVILLE  
201 RANDELPH STREET  
KNOXVILLE, TN 37919

5TH FLOOR PLAN

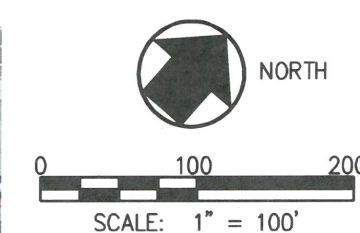
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APPROVED BY:	

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11-I-18-VA

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11-I-18-VA



**CANNON & CANNON INC**  
CONSULTING ENGINEERS · FIELD SURVEYORS

TEL 865.670.8555 || 8550 Kingston Pike  
WWW.CANNON-CANNON.COM || Knoxville, TN 37919

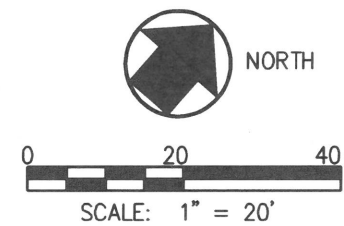
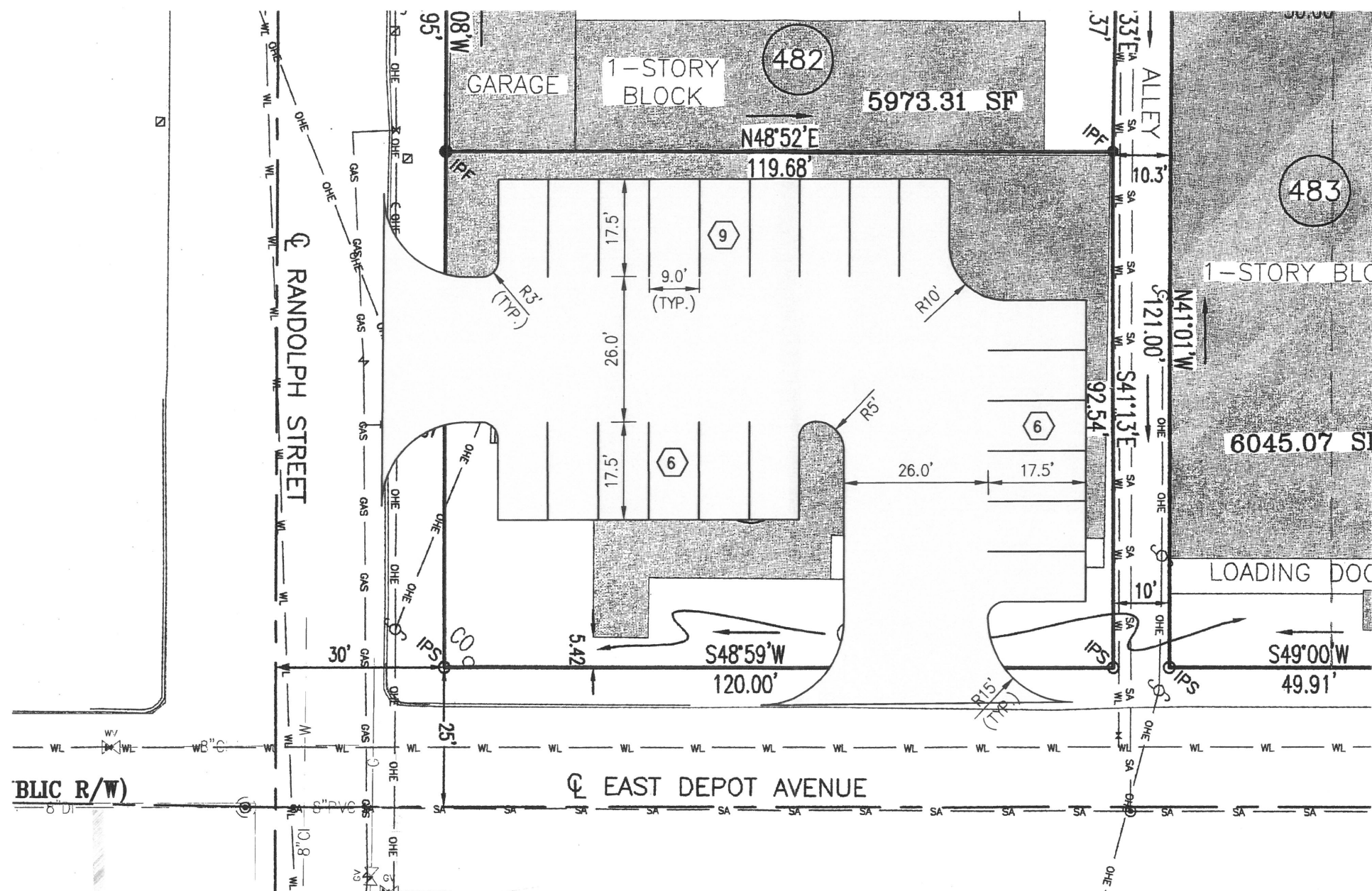
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CHECKED BY	JRH
DATE	10/15/2018
SCALE	1"=100'
CCI PROJ. NO.	01432-0000

**FIREPROOF STORAGE FACILITY**  
201 RANDOLPH STREET  
KNOXVILLE, TN

**PARKING EXHIBIT  
OVERALL SITE LOCATION PLAN  
EX1.0**

11-I-18-VA





PROPOSED 90° PARKING = 21

**CANNON & CANNON INC**  
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DATE	10/15/2018
SCALE	1"=20'
CCI PROJ. NO.	01432-0000

**FIREPROOF STORAGE FACILITY**  
 201 RANDOLPH STREET  
 KNOXVILLE, TN

**PARKING EXHIBIT  
 PARKING AREA #2  
 EX1.2**

11-I-10-VA



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 WWW.CANNON-CANNON.COM || Knoxville, TN 37919

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CHECKED BY	JRH
DATE	10/15/2018
SCALE	1"=200'
CCI PROJ. NO.	01432-0000

**FIREPROOF STORAGE FACILITY**  
 201 RANDOLPH STREET  
 KNOXVILLE, TN

**PARKING EXHIBIT  
 OVERALL SITE LOCATION PLAN  
 EX1.0B**

11-I-18-VA