

File #

5-B-19-VA



CITY OF KNOXVILLE

BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION

Name Dover Development Corporation
 Street Address 4921 Homberg Drive, Suite B2
 City, State, Zip Knoxville, Tennessee 37919
 Phone Number 865.924.0791
 Email rick@doverdevelopment.net

APPLICANT IS:

Owner ☒
 Contractor ☐
 Tenant ☐
 Other ☐

THIS PROPOSAL PERTAINS TO:

New Structure ☒
 Modification of Existing Structure ☐
 Off Street Parking ☒
 Signage ☐
 Other ☐

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 719 Locust Street
 City, State, Zip Knoxville, Tennessee 37902
 Parcel # (see KGIS.org) 094MC01501
 Zoning District (see KGIS.org) C-2/D-1

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.

Renovation of the Historic Supreme Court building to a 25-key hotel use. 2 site access points are proposed off of Cumberland Ave.

Variances requested:

Driveway distance: Henley (existing) (required 150 feet, requested 36 feet), Locust (new) (required 100 feet, requested 51 feet).

Building Setback: requested 0' based on revised plat from COK, developer to provide sidewalk easement from edge of ROW to face of building where needed to meet City sidewalk widths.

Drive Aisle widths in garage: Requested as shown due to below grade existing column locations.

Compact spaces: Request increase to 25% total parking, or 50% of structure parking.

Describe hardship conditions that apply to this variance.

Redevelopment of historic property. Internal parking layout and driveway location dictated by existing column locations. Surface parking will use existing condition.

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

4/1/19

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**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 corner clearance for the southwest entrance from 150 feet to 36 feet.
(Article V Section 7.H.2.a. Table 5)
2. Reduce the minimum corner clearance for the southeast entrance from 100 feet to 51 feet.
(Article V Section 7.H.2.a. Table 5)
3. Increase the number of allowed compact parking spaces from twenty (20) percent of total number of parking spaces provided to twenty-two (22) percent.
(Article V Section 7.E.1.e)
4. Reduce the minimum drive aisle width for a two-way aisle with 60 degree parking from 26 feet to 11 feet.
(Article V Section 7.E.1.d Table 3)

REVISED**PROJECT INFORMATION**

Date Filed 4/15/19

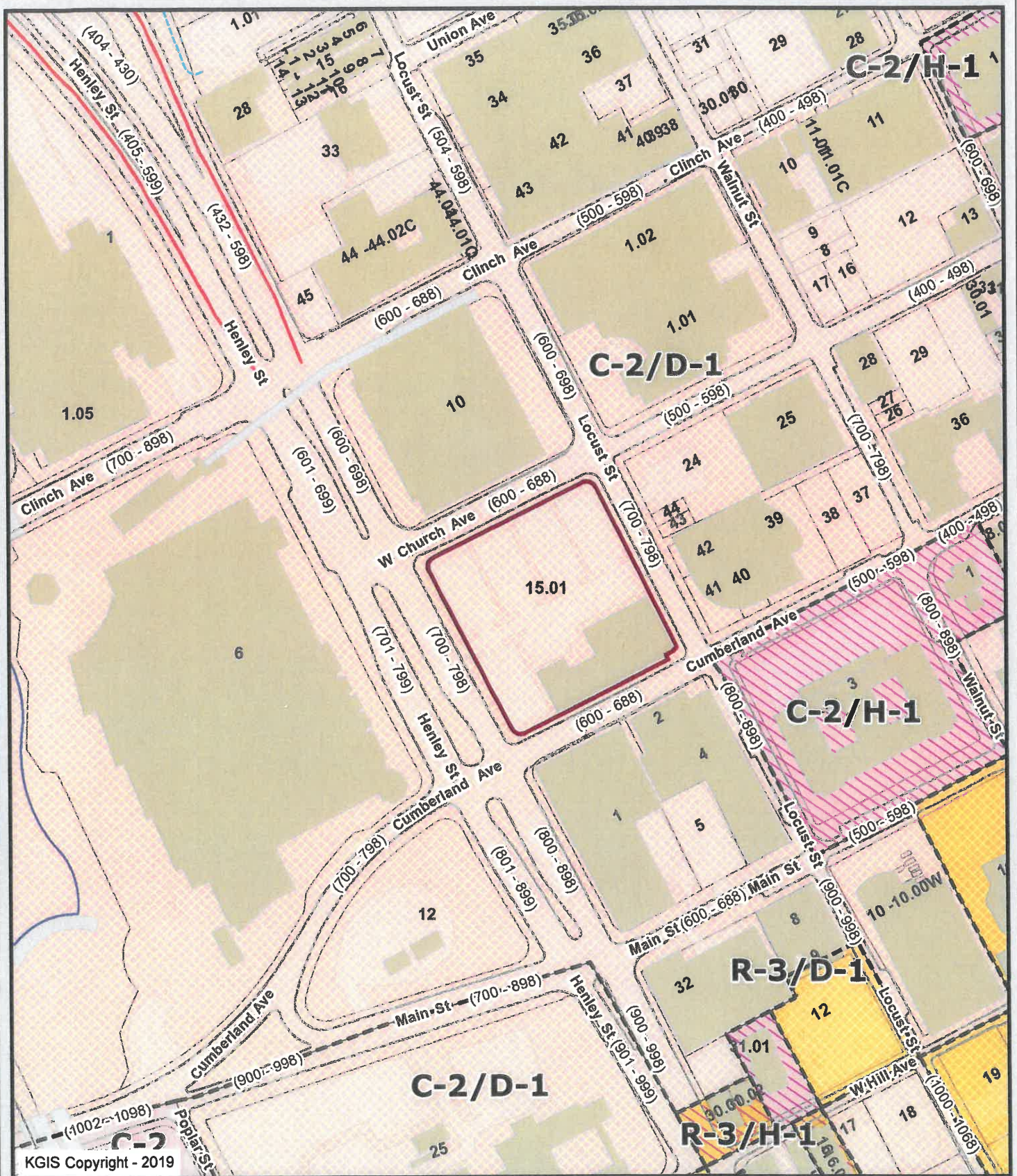
Fee Amount \$250 pd 4/15/19 or gff

Council District 6

BZA Meeting Date 5/16/19

PLANS REVIEWER A. Kohntopp

DATE Revise 2019-04-25



719 Locust St.

Dover Development Corp.

5-B-19-VA

Knoxville - Knox County - KUB Geographic Information System



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719 Locust St.

Dover Development Corp.

5-B-19-VA

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719 Locust St.

Dover Development Corp.

5-B-19-VA

Knoxville - Knox County - KUB Geographic Information System



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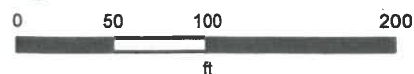
719 Locust St.

Dover Development Corp.
5-B-19-VA

Knoxville - Knox County - KUB Geographic Information System

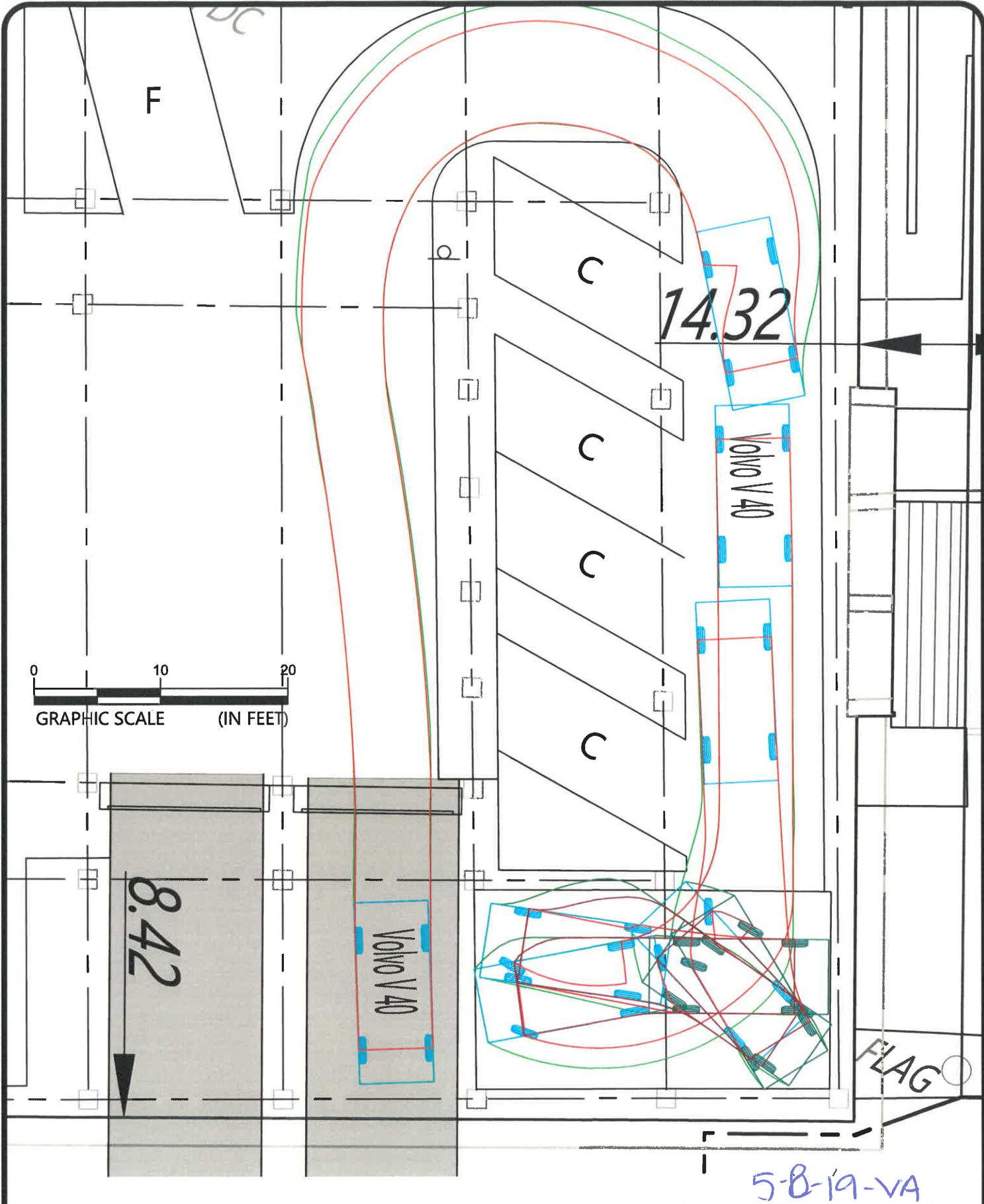


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Drawing Path: t:\Projects\2018\18-023_supreme_court_site_multi_family\CAD\construction\5143-18-023_c_Exhibits.dwg



EXISTING BUILDING PARKING EXHIBIT

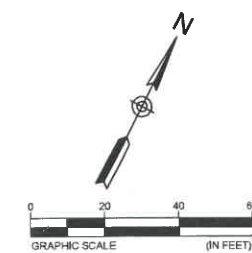
SUPREME COURT SITE
719 LOCUST ST
KNOXVILLE, TENNESSEE, 37902

SCALE:
1" = 10'

DATE:
2019-03-07
PROJECT NUMBER
5143-17-011

FIGURE NO.

FIG 2



6515 NIGHTINGALE LANE
KNOXVILLE, TN 37909
(865) 934-6023

[illegible]

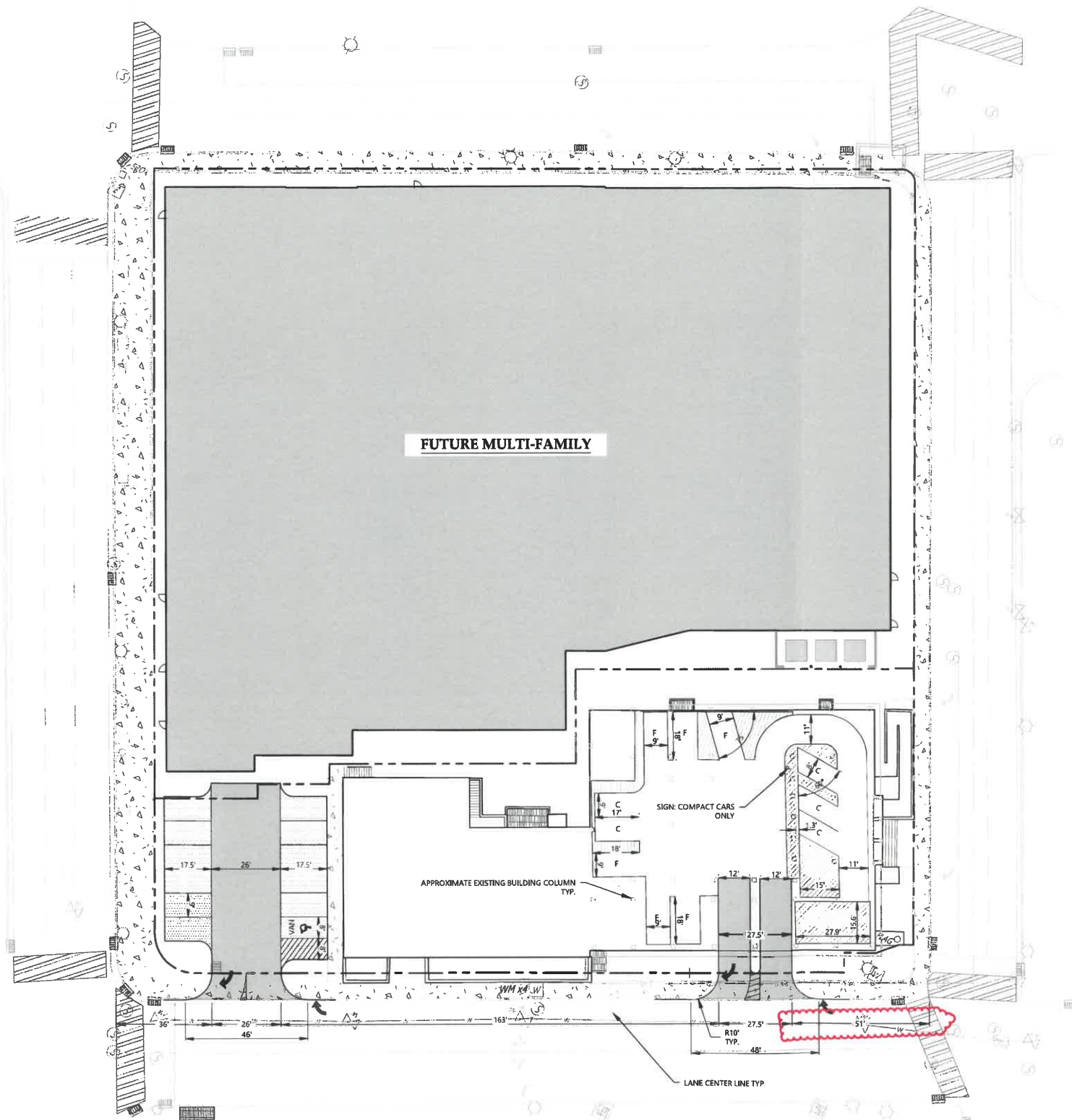
PRELIMINARY ENGINEERING
SUPREME COURT SITE
KNOXVILLE, KNOX, TENNESSEE

PROJECT NUMBER
5143-17-011
DRAWING NUMBER
FIG 1

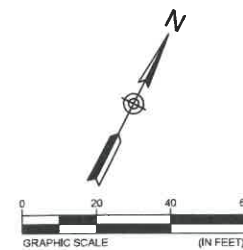
REVISÉD

5-B-19-VA

DRAWING PATH: I:\projects\2019\5143-17-011\supreme_court_site\civil.dwg BY: CAD/Construction/5143-17-011.dwg



PARKING SUMMARY:
GARAGE:
6 STANDARD
5 COMPACT
SURFACE:
11 STANDARD
1 VAN ACCESSIBLE
TOTAL SPACES:
23 SPACES



6015 NIGHTINGALE LANE
KNOXVILLE, TN 37909
(865) 934-6013

2

SUPREME COURT SITE DRIVEWAY EXHIBIT

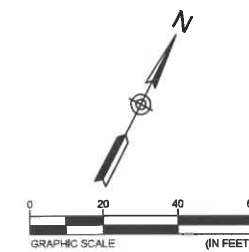
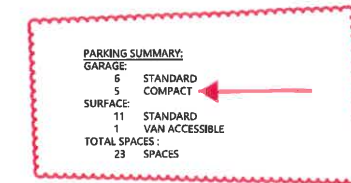
PRELIMINARY ENGINEERING
SUPREME COURT SITE
KNOXVILLE, KNOX, TENNESSEE

PROJECT NUMBER
5143-17-011
DRAWING NUMBER

FIG 1

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5-B-19-VA



REVISÉ



6515 NIGHTINGALE LANE
KNOXVILLE, TN 37909
(865) 934-6023

[illegible]

SUPREME COURT SITE DRIVEWAY EXHIBIT

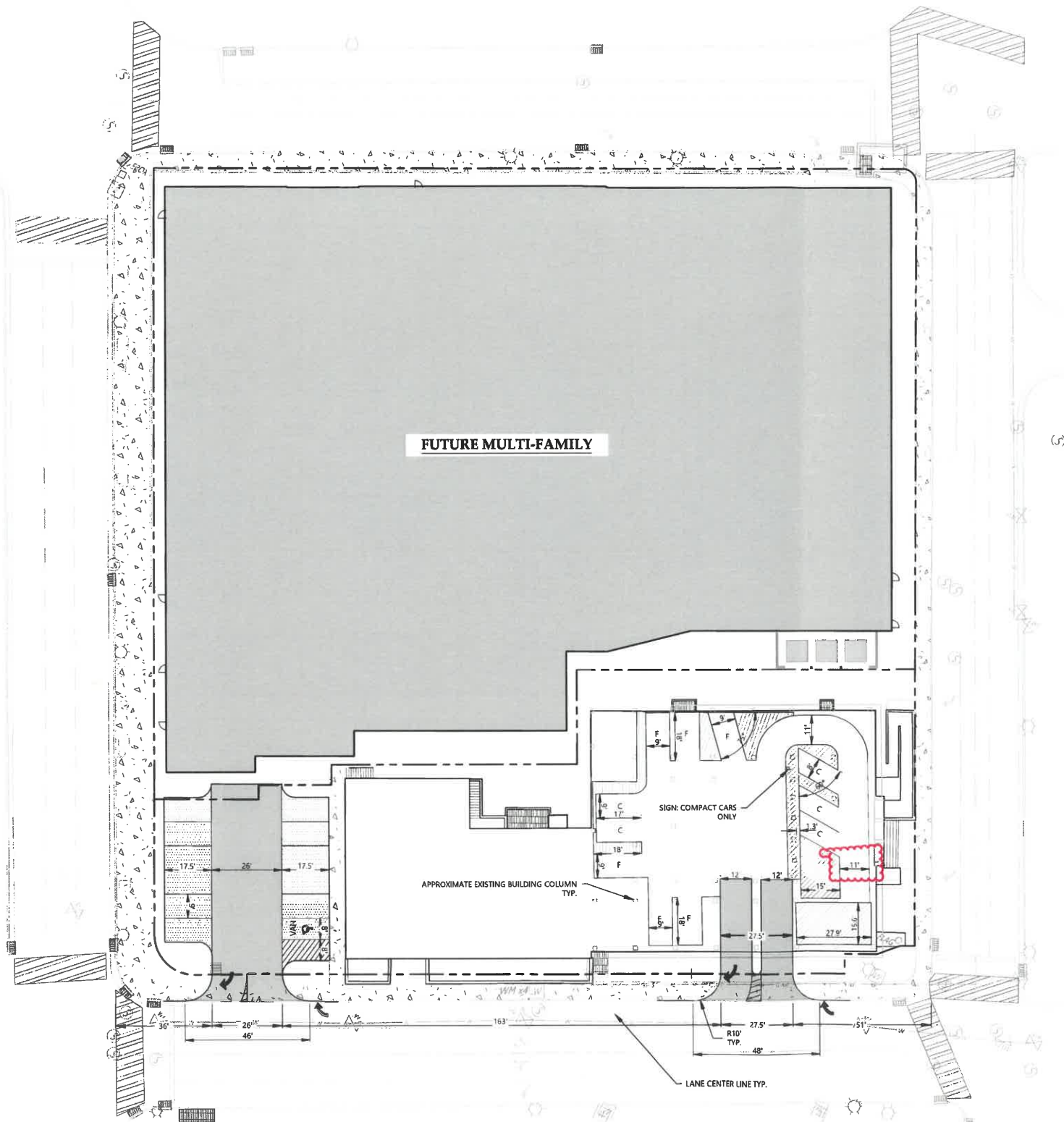
PRELIMINARY ENGINEERING
SUPREME COURT SITE
KNOXVILLE, KNOX, TENNESSEE

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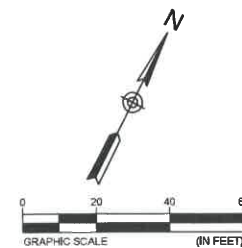
FIG 1

5-B-19-VA

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PARKING SUMMARY:
GARAGE:
6 STANDARD
5 COMPACT
SURFACE:
11 STANDARD
1 VAN ACCESSIBLE
TOTAL SPACES:
23 SPACES



**6513 NIGHTINGALE LANE
KNOXVILLE, TN 37909
(865) 934-6023**

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SUPREME COURT SITE DRIVEWAY EXHIBIT

PRELIMINARY ENGINEERING
SUPREME COURT SITE
KNOXVILLE, KNOX, TENNESSEE

PROJECT NUMBER:
5143-17-011
DRAWING NUMBER:

FIG 1

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