

File #

5-C-19-VA



BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION		APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name	Church & Henley Partners, LLC	Owner <input checked="" type="checkbox"/>	New Structure <input checked="" type="checkbox"/>
Street Address	381 Mallory Station Road	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip	Franklin, Tennessee 37067	Tenant <input type="checkbox"/>	Off Street Parking <input checked="" type="checkbox"/>
Phone Number	615.394.3054	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Email	black@bristoldevelopment.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	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.

Construction of a 7 story garage and approximately 230-unit multi-family development on the northern half of the site. 2 site access points are proposed off of W. Church Ave.

Variances requested:

Driveway distance: Henley (required 150 feet, requested 66 feet), Locust (required 100 feet, requested 90 feet).

Building Setback: requested 3', 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 varying from 24'-20.5'

Describe hardship conditions that apply to this variance.

Site topography (approximately 20 feet of relief on the site over 275 feet), existing/historic KUB electric easements and equipment located on 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 Charles T Carlisle Jr

Digitally signed by Charles T Carlisle Jr
Date: 2019.03.28 10:25:17 -05'00'

DATE 3/28/2019

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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 corner clearance for the northwest entrance from 150 feet to 66 feet.
(Article V Section 7.H.2.a. Table 5)
2. Reduce the minimum setback from 5 feet to 4.4 feet.
(Article IV Section 2.2.5.E.1)
3. Reduce the minimum drive aisle width for two-way aisles with 90 degree parking from 26 feet to 20.5 feet.
(Article V Section 7.E.1.d Table 3)

REVISED

PROJECT INFORMATION

Date Filed 4/15/19

Fee Amount \$750 pd 4/15/19 gdt ok

Council District 6

BZA Meeting Date 5/16/19

PLANS REVIEWER A. Kohntopp

DATE Revised (2019-04-26)



719 Locust St.
Dover Development Corp.
5-8-19-VA

Knoxville - Knox County - KUB Geographic Information System



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Dover Development Corp.
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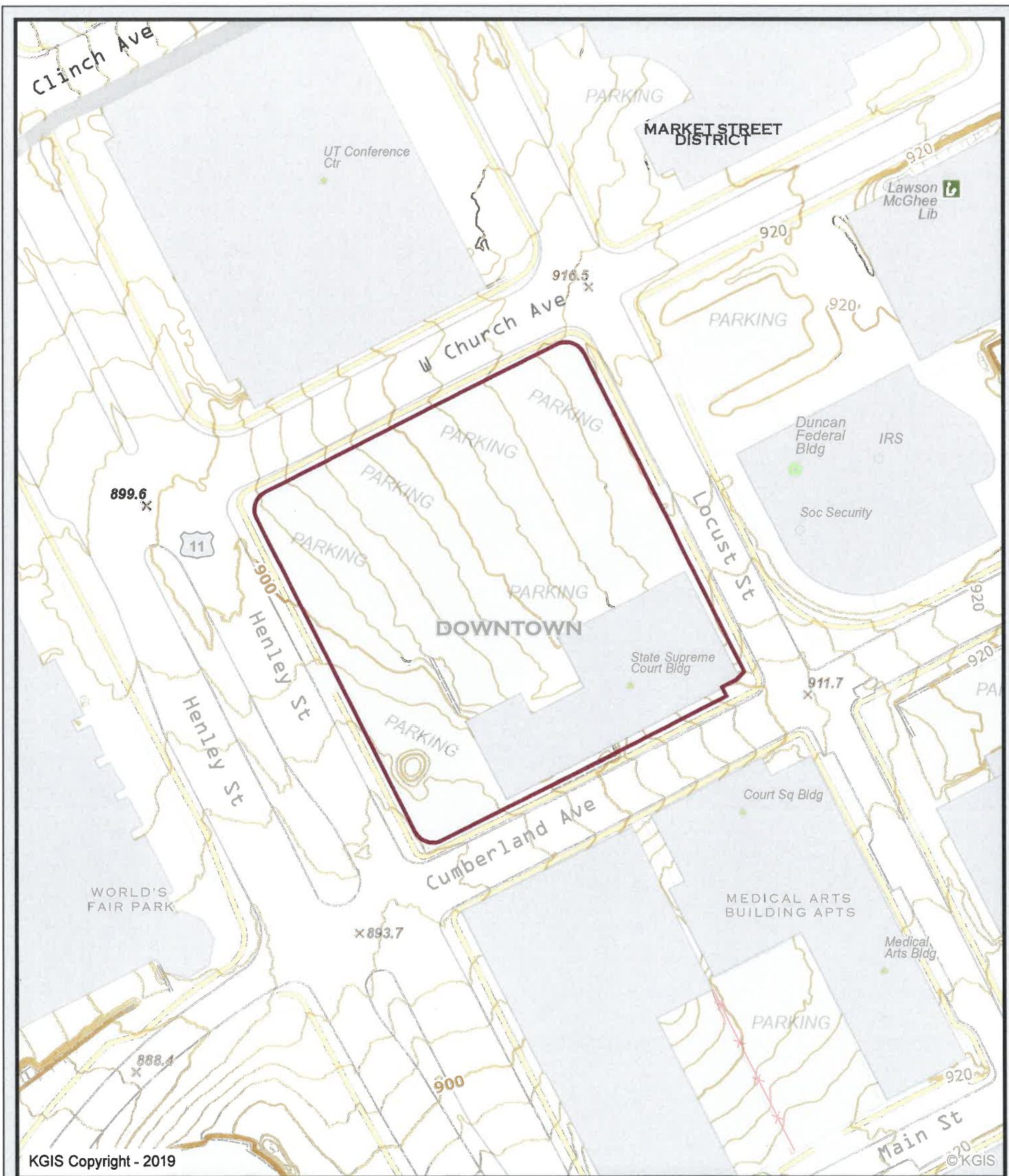
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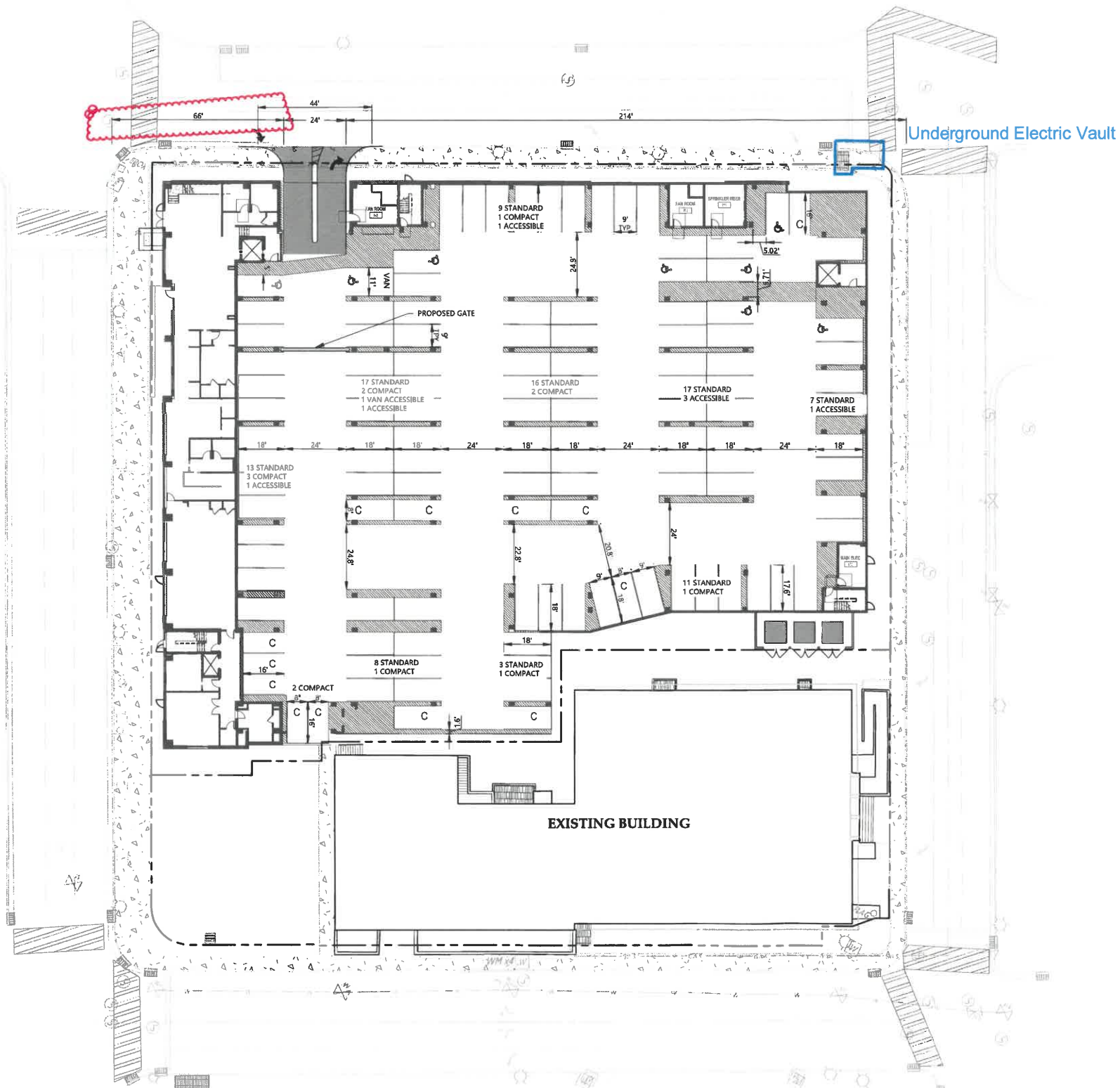


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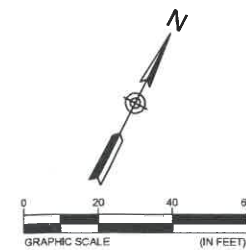


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DRAWING DATA: V:\Projects\2019\5143-19-023\5143-19-023.dwg



PARKING SUMMARY:
PROPOSED BUILDING FLOOR 1
101 STANDARD
13 COMPACT
1 VAN ACCESSIBLE
7 ACCESSIBLE
PROPOSED BUILDING FLOOR 2
85 STANDARD
15 COMPACT
1 VAN ACCESSIBLE
4 ACCESSIBLE
TOTAL SPACES:
227 SPACES



6515 NIGHTINGALE LANE
KNOXVILLE, TN 37909
(615) 354-6023



MULTI-FAMILY DRIVEWAY EXHIBIT FL 1

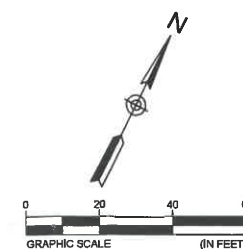
PRELIMINARY ENGINEERING
CHURCH AND HENLEY
KNOXVILLE, KNOX, TENNESSEE

PROJECT NUMBER
5143-19-023

DRAWING NUMBER
FIG 1

REVISED

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2
P+2

MULTI-FAMILY DRIVEWAY EXHIBIT FL 2

PRELIMINARY ENGINEERING
CHURCH AND HENLEY
KNOXVILLE, KNOX, TENNESSEE

PROJECT NUMBER
5143-18-023

FIG 2

REVISÉD

5-C-19-VA

