

File #

9-C-19-VA



BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION

Name Knoxville TVA Employees Credit Union

Street Address PO Box 15994

City, State, Zip Knoxville, TN 37901

Phone Number (865) 544-5463

Email blawson@tvacreditunion.com

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)☐ Appeal of Administrative Official's Decision☐ Extension of Non-Conforming Use/or Structure☐ Map Interpretation

PROPERTY INFORMATION

Street Address 1974 Town Center Blvd

City, State, Zip Knoxville, TN

Parcel # (see KGIS.org) 154 98.09

Zoning District (see KGIS.org) PC-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.

Knoxville TVA Employees Credit Union is seeking to construct a prototype building at Northshore Town Center in Knoxville. We request a variance for the lane width reduction from 10' to 9' due to the lot width, soil conditions and grade changes. Adhering to the 10' lane width would require adding a minimum of 7' to the east lot line for additional lane widths, structural canopy design and bypass clearance. TVA Credit Union uses 9' on all current branches and it does not pose a traffic or access issue.

Describe hardship conditions that apply to this variance.

Site has 3 fronts and was designed for required setbacks, landscape buffers and grade tie in. Site elevation drops 16' from front to back and soil issues exist on the west side. Increasing the lane width would require increase to the canopy extension and 5 lanes resulting in a min 7' increase to the east affecting the bypass clearance, landscape buffer and dumpster.

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

Alicia McAuley

Digitally signed by Alicia McAuley
DN: cn=Alicia McAuley, o=Knoxville, ou=City of Knoxville, email=Alicia.McAuley@cityofknox.org, c=US
Date: 2019.08.13 10:50:40 -0400

DATE 8/13/2019

File #

9-C-19-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. Decrease the minimum drive through width from 10 feet to 9 feet (Article V Section 7.B.4).

PROJECT INFORMATION

Date Filed 8/13/19

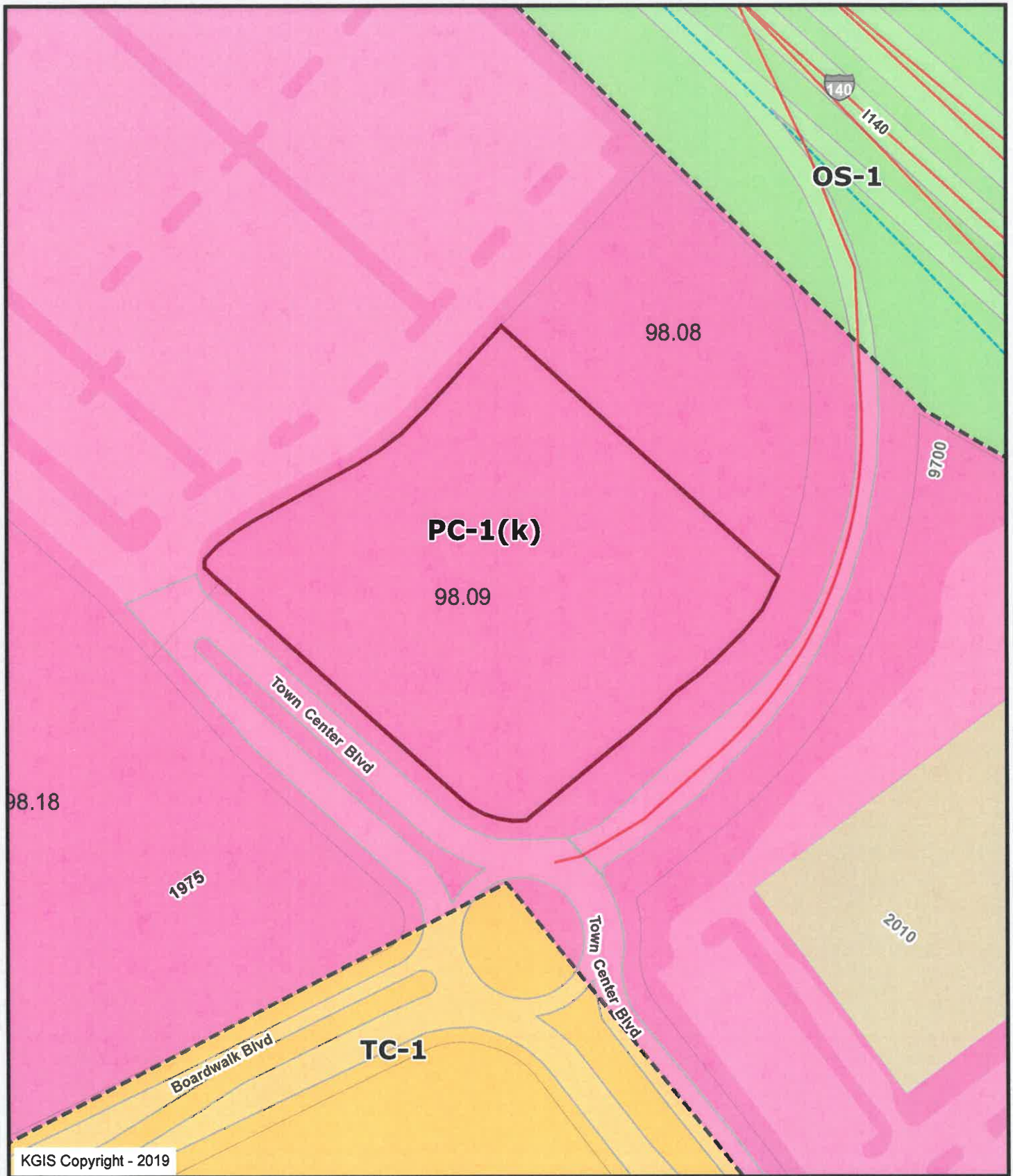
Fee Amount \$250 pd Ck 8/16/19 gt

Council District 2

BZA Meeting Date 9/19/19

PLANS REVIEWER Adam Thomas Kohntopp

DATE 2019-08-19



1974 Town Center Blvd.

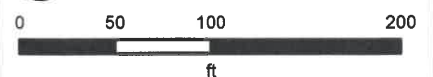
9-C-19-VA

Knoxville TVA Employees C.U.

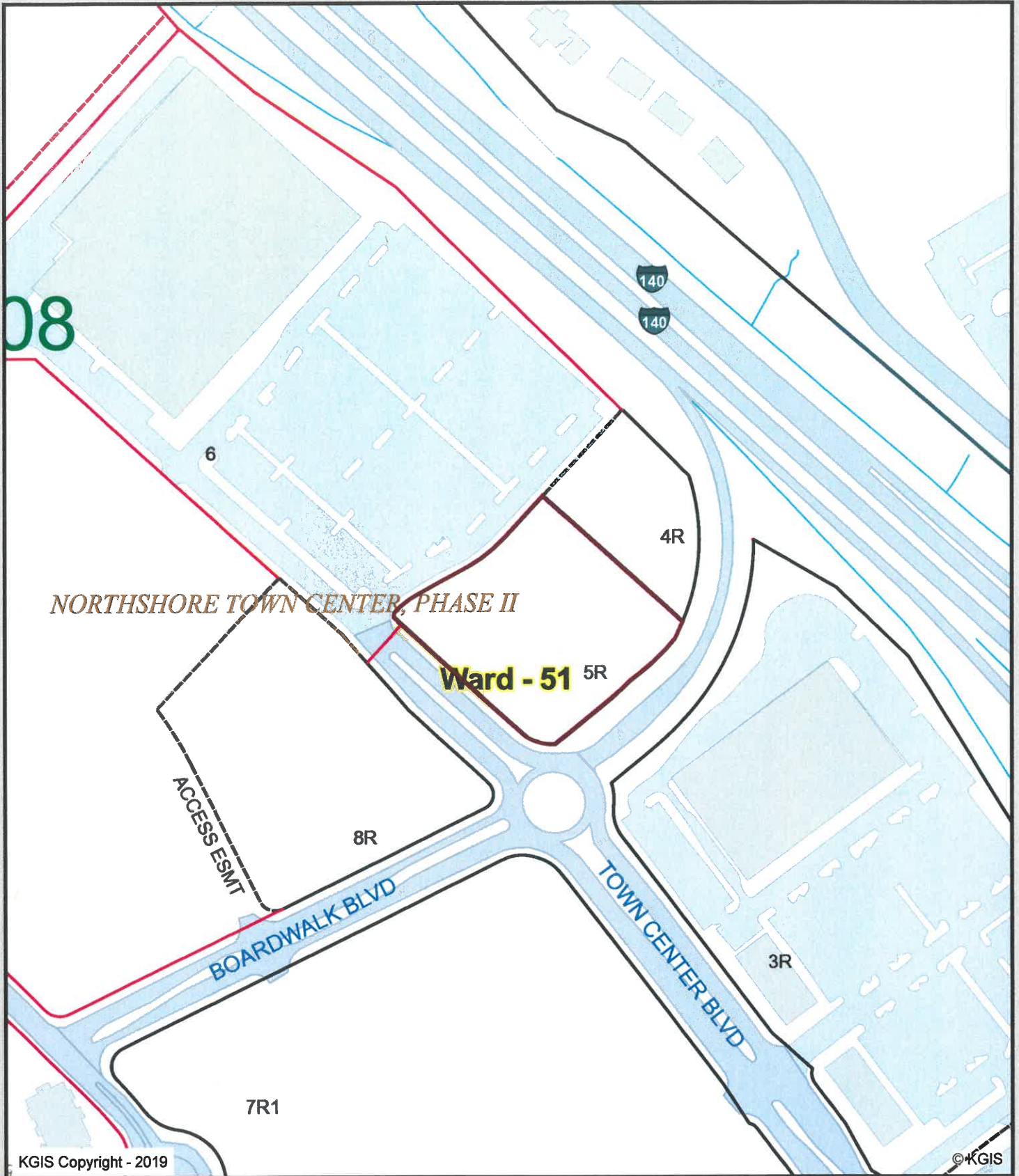
Knoxville - Knox County - KUB Geographic Information System



Printed: 8/14/2019 at 8:48:34 AM



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS ,WITH ALL FAULTS, and assumes all responsibility for the use thereof, and futher covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.



KGIS Copyright - 2019

©KGIS

1974 Town Center Blvd.

9-C-19-VA

Knoxville TVA Employees C.U.

Knoxville - Knox County - KUB Geographic Information System



Printed: 8/14/2019 at 8:46:26 AM



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS ,WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.



1974 Town Center Blvd.

9-C-19-VA

Knoxville TVA Employees C.U.

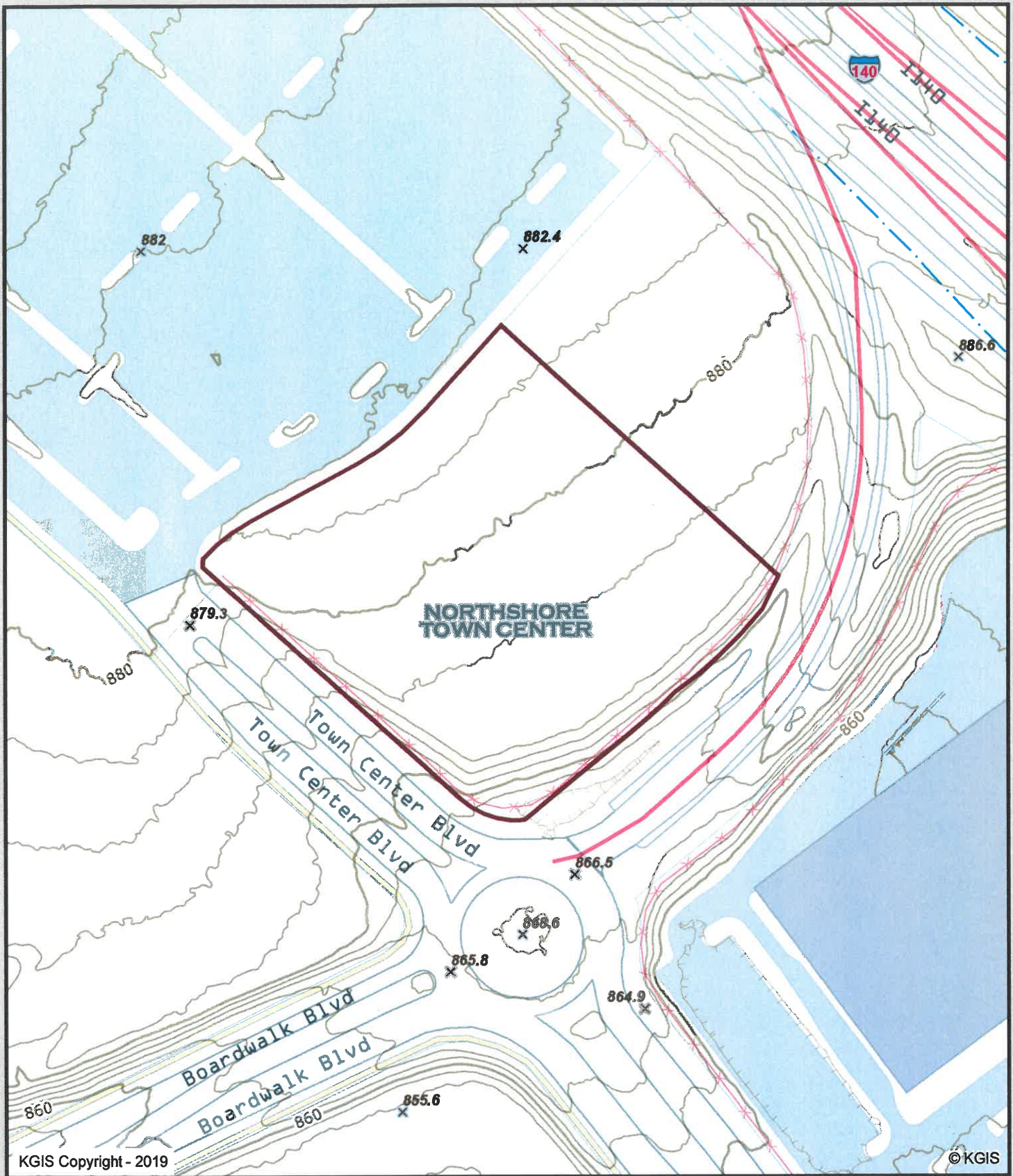
Knoxville - Knox County - KUB Geographic Information System



Printed: 8/14/2019 at 8:48:56 AM



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.



1974 Town Center Blvd.

9-C-19-VA

Knoxville TVA Employees C.U.

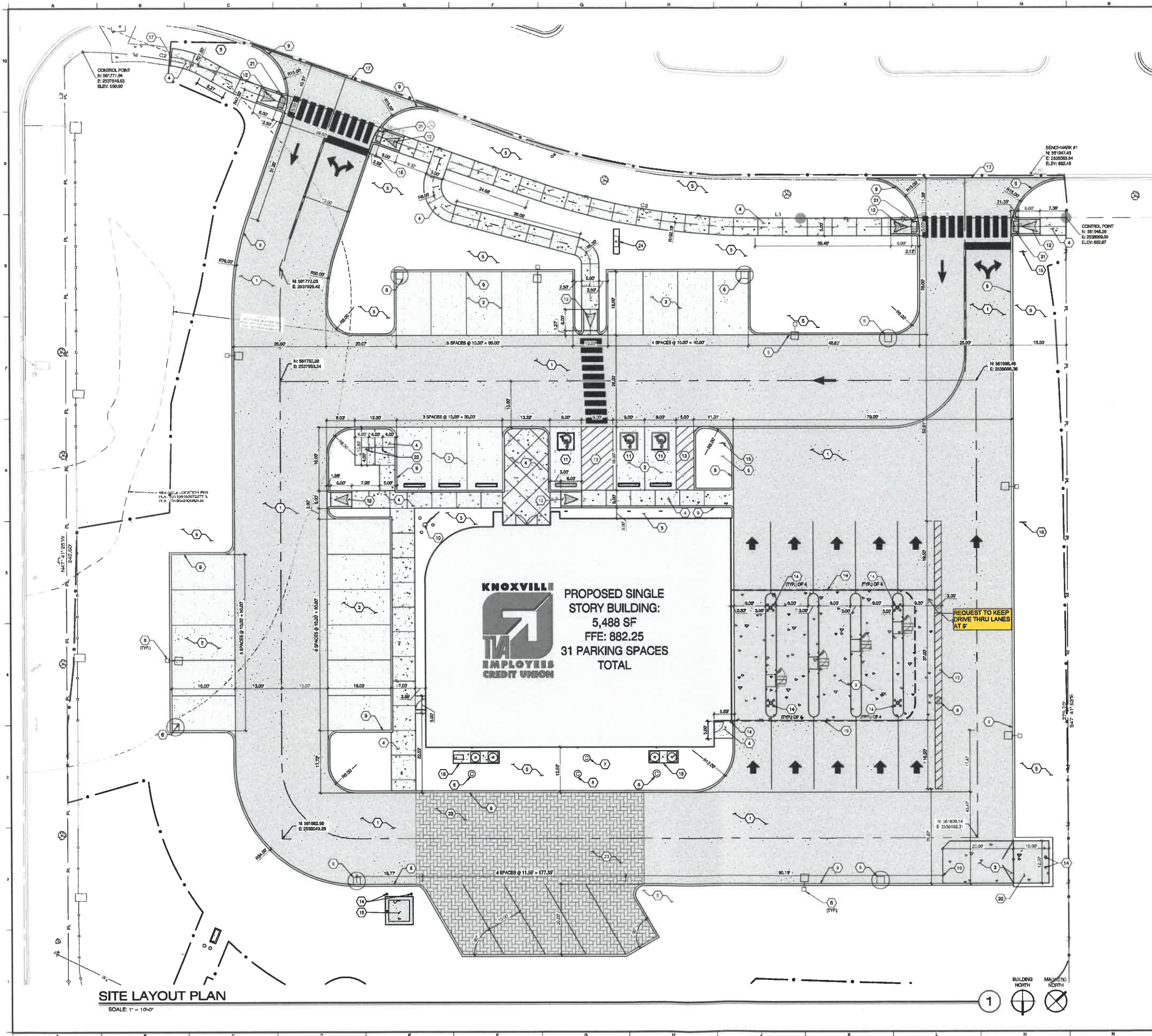
Knoxville - Knox County - KUB Geographic Information System



Printed: 8/14/2019 at 8:47:27 AM



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.



GENERAL SHEET NOTES:

- 1. SEE SHEET C01 FOR CIVIL NOTES AND LEGENDS
- 2. FOR TYPICAL PARKING SPACE LAYOUT, SEE DETAIL 1C002
- 3. ALL PAVES NOT LABELED ARE TO BE PAVES

SITE LEGEND

- PAINTED DOUBLE STRIP, COLOR TO BE YELLOW
- PAINTED SINGLE STRIP, COLOR TO BE WHITE
- PAINTED ONE WAY LETTERS, COLOR TO BE WHITE, SEE DETAIL 3C002
- PAINTED DIRECTIONAL ARROWS, COLOR TO BE WHITE, SEE DETAIL 3C002
- PAINTED STOP SIGN, COLOR TO BE WHITE, SEE DETAIL 3C002
- PAINTED PEDESTRIAN CROSSWALK, COLOR TO BE WHITE, SEE DETAIL 4C002
- WHEEL STOP, SEE DETAIL 10C001

SITE KEYED NOTES

- 1. HEAVY DUTY ASPHALT PAVING, SEE DETAIL 3C001
- 2. LIGHT DUTY ASPHALT PAVING, SEE DETAIL 3C001
- 3. CONCRETE PAVING, SEE DETAIL 3C001
- 4. CONCRETE SIDEWALK, SEE DETAIL 3C001
- 5. AREAS DISTURBED BY CONSTRUCTION OR PAVING TO BE SEED, SOILED OR LANDSCAPED
- 6. STORM DRAINAGE STRUCTURE, SEE SHEET C000 FOR DETAILS
- 7. SANITARY SEWER STRUCTURE, SEE SHEET C000 FOR DETAILS
- 8. SITE LIGHTING, SEE ELECTRICAL PLANS FOR DETAILS
- 9. 8" MACHINE FORMED CONCRETE CURB, SEE DETAIL 6 C001
- 10. AMERICAN FLAGPOLE SPR2004-1-02 WITH SURFACE MOUNT BASE
- 11. ADA COMPLAINT PARKING SPACE, SEE DETAIL 7C001
- 12. ADA COMPLAINT SINGLE CONCRETE RAMP, SEE DETAIL 4C001
- 13. PAINTED NO PARKING AREA, COLOR TO BE WHITE, SEE DETAIL 3C001
- 14. 8" BOLLARD, SEE DETAIL 6C001
- 15. POLE MOUNTED STOP SIGN, SEE DETAIL 3C002
- 16. POLE MOUNTED NO LEFT TURN SIGN, SEE DETAIL 7C002
- 17. PROVIDE SMOOTH TRANSITION TO EXISTING SURFACE
- 18. CONCRETE PAVES, SEE MECHANICAL AND ELECTRICAL SHEETS FOR DETAILS
- 19. HEAVY DUTY ASPHALT & CONCRETE TRANSITION, SEE DETAIL 3C002
- 20. DUMPSTER ENCLOSURE, SEE DETAIL 3C002
- 21. DETECTABLE WARNING STRIPS, SEE DETAIL 7C002
- 22. DETECTABLE WARNING STRIPS, COORDINATE FINISH WITH OWNER, SEE DETAIL 3C002
- 23. PERVIOUS PAVES SYSTEM, SEE DETAIL 7C003
- 24. MONUMENT SIGN BY OTHERS

811 Know what's below. Call before you dig. In Tennessee call 811 or 1-800-251-1111

GRAPHIC SCALE
1" = 10'

MBI

CHARTER:

MBI COMPANIES INC.
295 N. WILSONVILLE ROAD
KNOXVILLE, TN 37919

PHONE: (615) 584-0099
FAX: (615) 584-0113
WEB: mbicompanies.com
CONSULTANT

PROJECT:

KNOXVILLE TVA
EMPLOYEES
CREDIT UNION
NORTHSHORE BRANCH

PROJECT ADDRESS:

1974 TOWN CENTER BOULEVARD
KNOXVILLE, TN 37922

PROJECT NO.: 190606.01

DATE: 01/03/2019

ACTIVE DESIGN PHASE

FOR REVIEW ONLY
FOR PERMITTING ONLY
SCHEMATIC DESIGN
DESIGN DEVELOPMENT
CONSTRUCTION RECORDING
CONSTRUCTION DOCUMENTS

DESIGN INFORMATION

NO. DATE DESCRIPTION

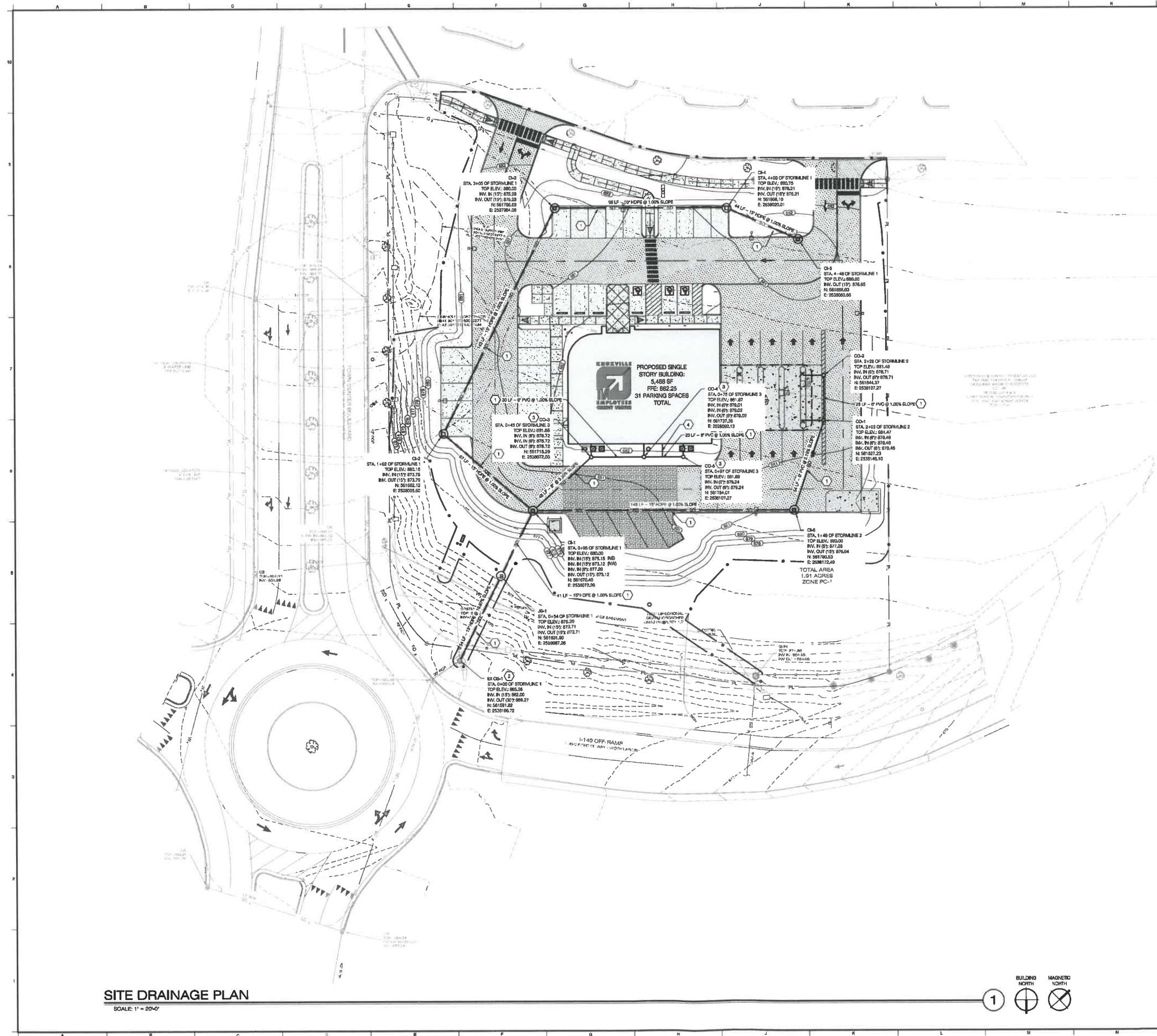
KEY PLAN

SHEET INFORMATION

SHEET NO.: 01 OF 01
DESIGNED BY: G.A.D.
DRAWN BY: G.A.D.
REVIEWED BY: G.A.D.
SHEET TITLE: SITE LAYOUT PLAN

SHEET NO.: C300

9-C-19-VA



SITE DRAINAGE PLAN

SCALE: 1" = 20'-0"



GENERAL SHEET NOTES

1. SEE SHEET C001 FOR CIVIL NOTES AND LEGENDS

DRAINAGE LEGEND

JB-JUNCTION BOX; SEE DETAIL 8C003

CB-CURB MLET; SEE DETAIL 8C003

CO-CLEANOUT; SEE DETAIL 4C003

DRAINAGE KEYED NOTES

1. STORM SEWER DRAINAGE PIPE & UTILITY TRENCH; SEE DETAIL 1C003

2. CONNECT TO EXISTING MANHOLE; SEE DETAIL 6C003

3. CONNECT TO DOWNSPOUT BOOT; SEE DETAIL 6C003

4. 4" PVC DRAIN @ 1.0% MIN SLOPE W/ HUB DRAIN TO COLLECT CONDUIT; PROVIDE AIR GAP BETWEEN CONCERNATE LINE AND DRAIN

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

GRAPHIC SCALE
1 INCH = 20'

MBI

ENGINEERS

ARE COMPANIES INC.
299 N. WESSAVER ROAD
KNOXVILLE, TN 37919

PHONE: (615) 584-0000
FAX: (615) 584-0113
WEB: www.arecompanies.com

CONSULTANT

PROJECT INFORMATION

PROJECT: KNOXVILLE
EMPLOYEES
CREDIT UNION
NORTHSHORE BRANCH

PROJECT ADDRESS: 1914 TOWN CENTER BOULEVARD
KNOXVILLE, TN 37924

PROJECT NO.: 1005064

NOTES

ACTIVE DESIGN PHASE

☐ FOR REVIEW ONLY

☐ FOR PERMITTING ONLY

☐ SCHEMATIC DESIGN

☐ DESIGN DEVELOPMENT

☐ CONSTRUCTION DESIGN

☐ CONSTRUCTION DOCUMENTS

☐ AS-BUILT RECORD SET

REVISION INFORMATION

NO.	DATE	DESCRIPTION

KEY PLAN

SHEET INFORMATION

SHEET ISSUED: 01/20/2019

DRAWN BY: J.A.S.

REVIEWED BY: D.J.M.

SHEET TITLE: SITE DRAINAGE PLAN

SHEET NO.: C500

a-c-19-va