

File #

2-0-20-VA



BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION

APPLICANT IS:

THIS PROPOSAL PERTAINS TO:

Name MATT BRAZILLE, P.E.

Street Address 2704 CHEROKEE FARM WAY, SUITE 100

City, State, Zip KNOXVILLE, TN 37920

Phone Number 865-977-9997

Email MBRAZILLE@CECINC.COM

Owner ☐Contractor ☐Tenant ☐Other ☒New Structure ☒Modification of Existing Structure ☐Off Street Parking ☒Signage ☐Other ON-STREET PARKING ☒

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 231 S. BELL ST., 205 OLD VINE AVE., 0 S. BELL ST. 1124 WEST NEW ST., & 331 HARRIET TUBMAN

City, State, Zip KNOXVILLE, TN 37915

Parcel # (see KGIS.org) 095AJ007, 095HC003, 095AH025, 095GA013, 095GA014, 095HC001, 095HC002

Zoning District (see KGIS.org) ~~RN-6~~ RN-6

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.

1. Reduce the required front yard setback from 25-feet to 10-feet per Article 4, Section 2.1.6.D.1.a.
2. Reduce the required side yard setback from 10-feet to 2-feet and the sum of the side yards from 20-feet to 4-feet per Article 4, Section 2.1.6.D.2.a.
3. Reduce the required dedicated off-street parking from 592 spaces to 425 spaces per Article 5, Section 7.D.1. Table 1 and include 103 on-street parking spaces as part of the total parking count for the development for a total of 528 parking spaces (an 11% reduction).
4. Reduce the minimum distance between driveways from 50-ft to 35-ft per Article V, Section 7.H.1.a. Table 4.
5. Increase the allowable minimum lot area to meet the proposed building square footage per dwelling unit for Phase 1A (please reference Exhibit A).
6. Increase the maximum building height for the multi-family building from 65-ft to 68-ft (if measured from the bottom of the ground parking level - see Exhibit A).

Describe hardship conditions that apply to this variance.

The purpose of the project is to achieve an urban residential setting with proposed buildings near the street and screened parking in the rear. Existing site conditions require these variances to achieve the look of the development. Existing grades at the site are challenging and reduce the overall footprint available for buildings and associated off-street parking.

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 1-17-20

**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):**

The following variances are for Lot 1.

- 1) Increase the maximum impervious surface coverage for Multi-Family dwellings from 70% in a RN-6 Residential District to 74% for new construction (4.3.A Table 4-1).
- 2) Reduce the minimum interior side setback from 5 feet to 2 feet on the west side for new residential construction (4.3.A Table 4-1).

The following variance is for Lot 4.

- 3) Reduce the minimum front setback for Multi-Family dwellings from 12 feet to 11 feet on the east side along Harriet Tubman Street for new residential construction (4.3.A Table 4-1).

REVISED**PROJECT INFORMATION**

Date Filed 1/17/2020

Fee Amount \$250

PAID OK \$250

Council District District 6

BZA Meeting Date 2/21/2020

PLANS REVIEWER Bryan Berry**DATE** 1/29/2020



January 17, 2020

Mr. Scott Elder
City of Knoxville Zoning Chief
Knoxville – Knox County Planning
City-County Building | Suite 403
400 Main Street
Knoxville, TN 37902

Re: Austin Homes – Phase 1A: Board of Zoning Appeals Application

Dear Mr. Elder,

The Austin Homes Redevelopment's goal is to add approximately 420 new, affordable and market-rate homes on the property over four phases. Phase 1A, consisting of 105 units, will be built in 9 buildings of a mix of (1) Multi-family building and (8) townhome buildings. The property is less than one mile from the DK District, and the intent is to achieve a denser, more urban community on the property to relate to the neighboring Old City, Warehouse District, and planned future development in the area. The property has significant topographic challenges as the site falls approximately 50' + from the Summit Hill intersection toward New St.

To achieve a mixed-income, urban community that will serve Knoxville's residents with a range of housing types, shared open spaces, and connectivity to current and future developments, we seek the following building related variances:

- **Increase the allowable Minimum Lot Area to meet the proposed building square footage per dwelling unit for Phase 1A (please reference Exhibit A).**
- **Increase the Maximum Building Height for the Multi-Family Building from 65' to 68' (if measured from the bottom of Ground Parking Level – see Exhibit A).**

We appreciate the opportunity to work with you on this project. Please contact me if you have any comments regarding this letter.

Sincerely,
Shannon Elliott, AIA

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 12-SF-19-C **Related File Number:**
Application Filed: 10/28/2019 **Date of Revision:**
Applicant: CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

PROPERTY INFORMATION

General Location: North side of E. Summitt Hill Dr. & Old Vine Ave., at intersection of Harriet Tubman, Martin Luther King, Jr. Blvd., & Dandridge Ave.
Other Parcel Info.:
Tax ID Number: 95 A H 025 OTHER: 095AJ007, 095GA013 & 014, 095HC **Jurisdiction:** City
Size of Tract: 24.6 acres
Accessibility: Access is via Harriet Tubman St., a minor collector with a 45 ft pavement width within a 60 ft right-of-way and S Bell St., a local street with a 28 ft pavement width within a 50 ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Multi-family residential
Surrounding Land Use: North: Office - I-2 (Restricted Manufacturing and Warehousing)
South: Residential - R-3 (High Density Residential)
East: Family Justice Center & Church - R-1 & R-2 (Low Density Residential)
West: Commercial - C-3 (General Commercial)
Proposed Use: Residential **Density:** NA
Sector Plan: Central City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 331 Harriett Tubman St, 231 S. Bell St, 1205 Old Vine Ave, 0 S. Bell St, 1124 West New St.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Austin Homes Infrastructure Improvements

No. of Lots Proposed: 6 **No. of Lots Approved:** 6

Variances Requested: VARIANCE REQUIRING PLANNING COMMISSION APPROVAL:

1. Allow the use of AASHTO standards for intersection and stopping sight distance as opposed to the Knoxville-Knox County Planning Commission Subdivision Regulations.

APPROVED WAIVERS BY THE KNOXVILLE DEPARTMENT OF ENGINEERING:

1. Reduction of the minimum travel way pavement widths from 26' to the distances shown on the proposed street sections included with the revised concept plan.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Tarren Barrett

Staff Recomm. (Abbr.): APPROVE variance 1 because the existing site conditions and topography restrict compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.

APPROVE the concept plan subject to 12 conditions:

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knoxville Utility Board (KUB).
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (City Ord. 0-280-90).
3. Installation of sidewalks, as identified on the concept plan, meeting all applicable requirements of the City of Knoxville and the American with Disabilities Act (ADA). The sidewalks shall be installed at the same time as the street improvements.
4. Any proposed driveways for the proposed housing development are subject to approval by the Knoxville Department of Engineering with verification that adequate sight distance is available.
5. Details of the final design of the connection to Georgia Street and the construction of Road B (Phase 2) shall be worked out with the Knoxville Department of Engineering during the design plan stage of the subdivision process.
6. Removal of the southbound right-turn slip-ramp on Martin Luther King Jr. Ave. at the intersection with E. Summit Hill Dr. per City of Knoxville Department of Engineering requirements.
7. Implementation of any recommended improvements from the Transportation Impact Study prepared by (Civil & Environmental Consultants, Inc. dated December 20, 2019), as revised and approved by the City of Knoxville Department of Engineering and Planning staff.
8. During the design plan stage of the subdivision working out the details of the changes to S. Bell St. including the portions of the street/right-of-way that will be closed. The street closure requests must be processed and approved prior to approval of the final plat for the first phase of the subdivision.
9. The final plat shall identify any required sight distance easements for the proposed intersections as required by the City of Knoxville Department of Engineering.
10. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
11. Submitting to Planning staff prior to final plat approval by the Planning Commission or Planning staff, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.
12. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a concept plan.

Comments:

This subdivision proposal is part of a revitalization of the Austin Homes Community in efforts by the Knoxville Community Development Corporation (KCDC), which includes improvements to existing roads, the installation of a new road segments, and the creation of 6 new lots. The subdivision is proposed to be implemented in two phases as identified in the attached documents. The overall project area is approximately 24.6 acres which includes a total lot area of 19.88 acres and approximately 4.72 acres of right-of-way that includes upgraded streets and proposed new public streets

KCDC and Civil & Environmental Consultants (CEC) Inc. developed the Master Plan for the area, which included an extensive public input process to determine how to improve their housing and better integrate the development into the surrounding community (https://www.kcdc.org/wp-content/uploads/2019/08/Austin-Homes-Report_FINAL.pdf). The housing development portion of this project does not require Planning Commission review, although the footprint of the proposed structures is shown. The property was zoned R-2 (General Residential) when the application was submitted. Under the City of Knoxville's Adopted Zoning Map, the property has been rezoned to the RN-6 (Multi-Family Residential Neighborhood) zoning district and will be developed under the new Knoxville Zoning Code standards.

The street improvements include the following: a) Improvements and realignment (including right-of-way dedication) of Burge Dr. between S Bell St. and Harriet Tubman St., b) Improvements to S Bell St from McCalla Ave. to the southern terminus at Road A, c) Dedication of right-of-way for a new boulevard street connection (Road A) between S Bell St. and Harriet Tubman St., d) Dedication of right-of-way for a new boulevard street (Road B) from Road A south into the development, and e) Dedication of right-of-way for a new boulevard street connection west of S Bell St. connecting to Georgia St. across First Creek. The proposed subdivision will also require street closure for portions of S. Bell St.

Action: Postponed

Meeting Date: 1/9/2020

Details of Action:

Summary of Action: POSTPONE the Concept Plan application until the January 9, 2020 Planning Commission meeting as requested by the applicant.

Date of Approval:

Date of Denial:

Postponements: 12/12/2019

Date of Withdrawal:

Withdrawn prior to publication?: ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Chancery Court

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

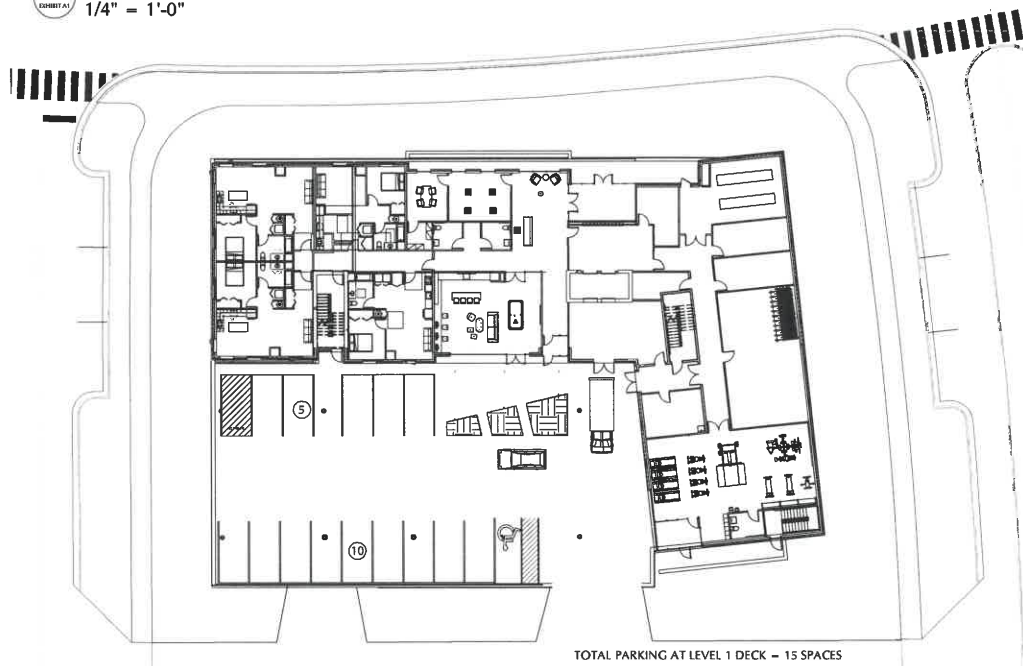
Amendments:

Date of Legislative Appeal:

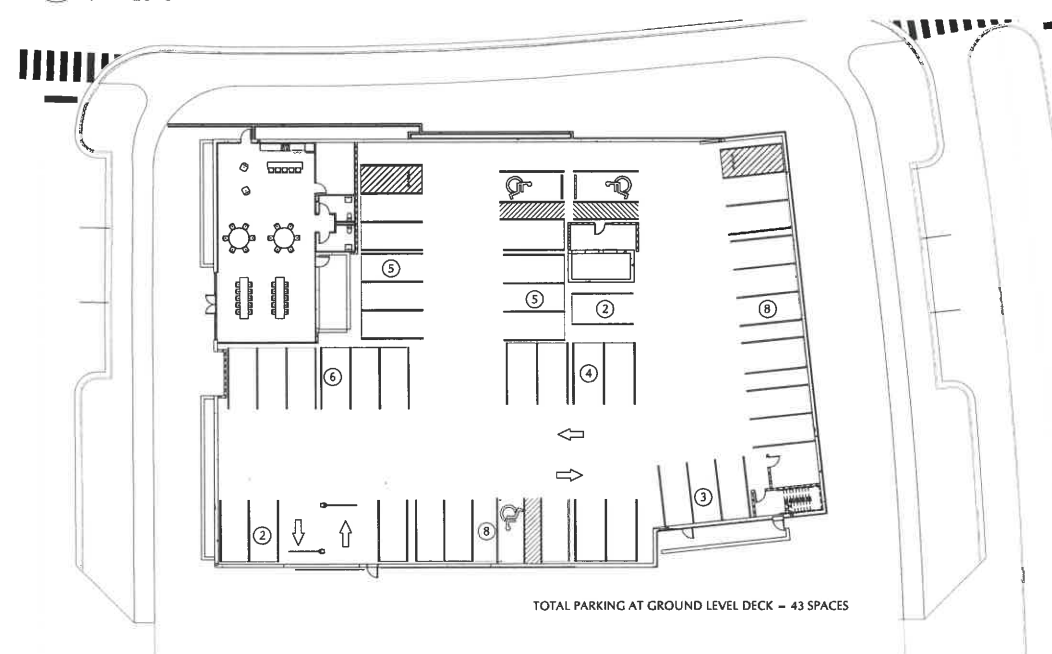
Effective Date of Ordinance:



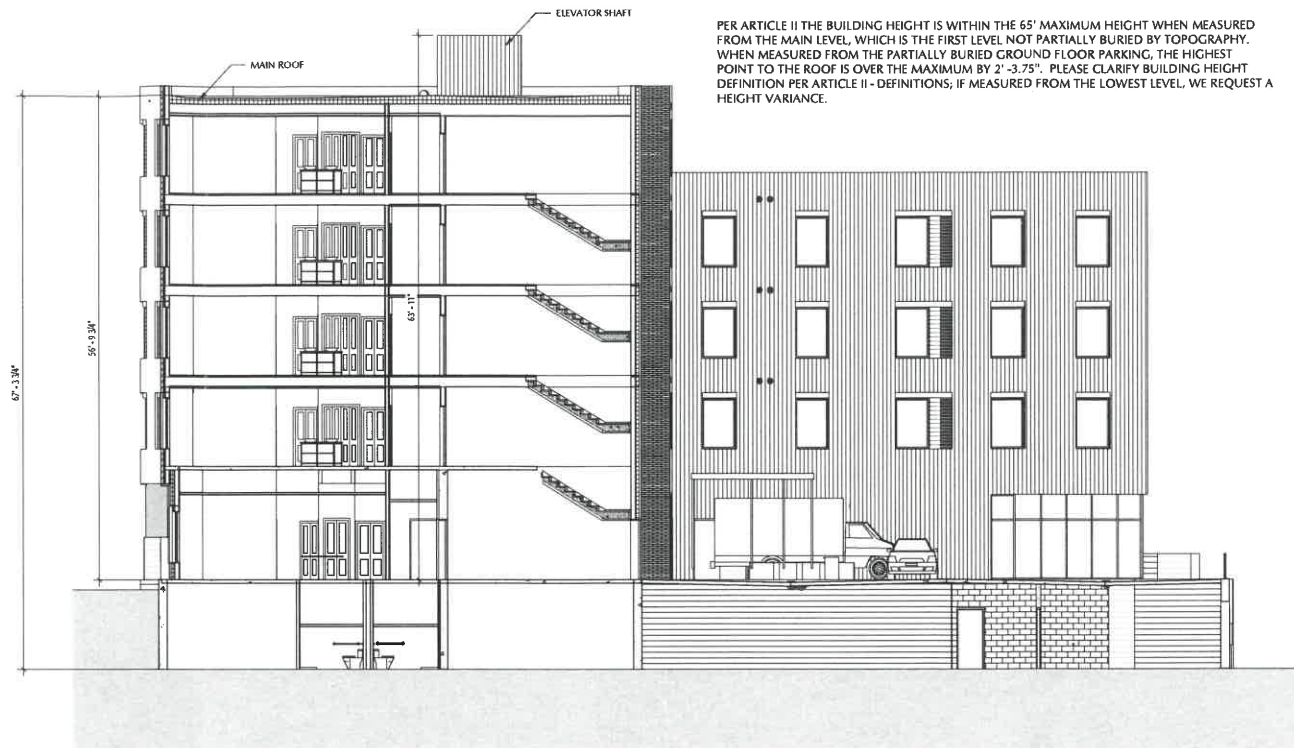
1 PHASE 1A - AERIAL VIEW
1/4" = 1'-0"



2 MULTI-FAMILY BLDG. 1 - UPPER PARKING
1" = 20'-0"

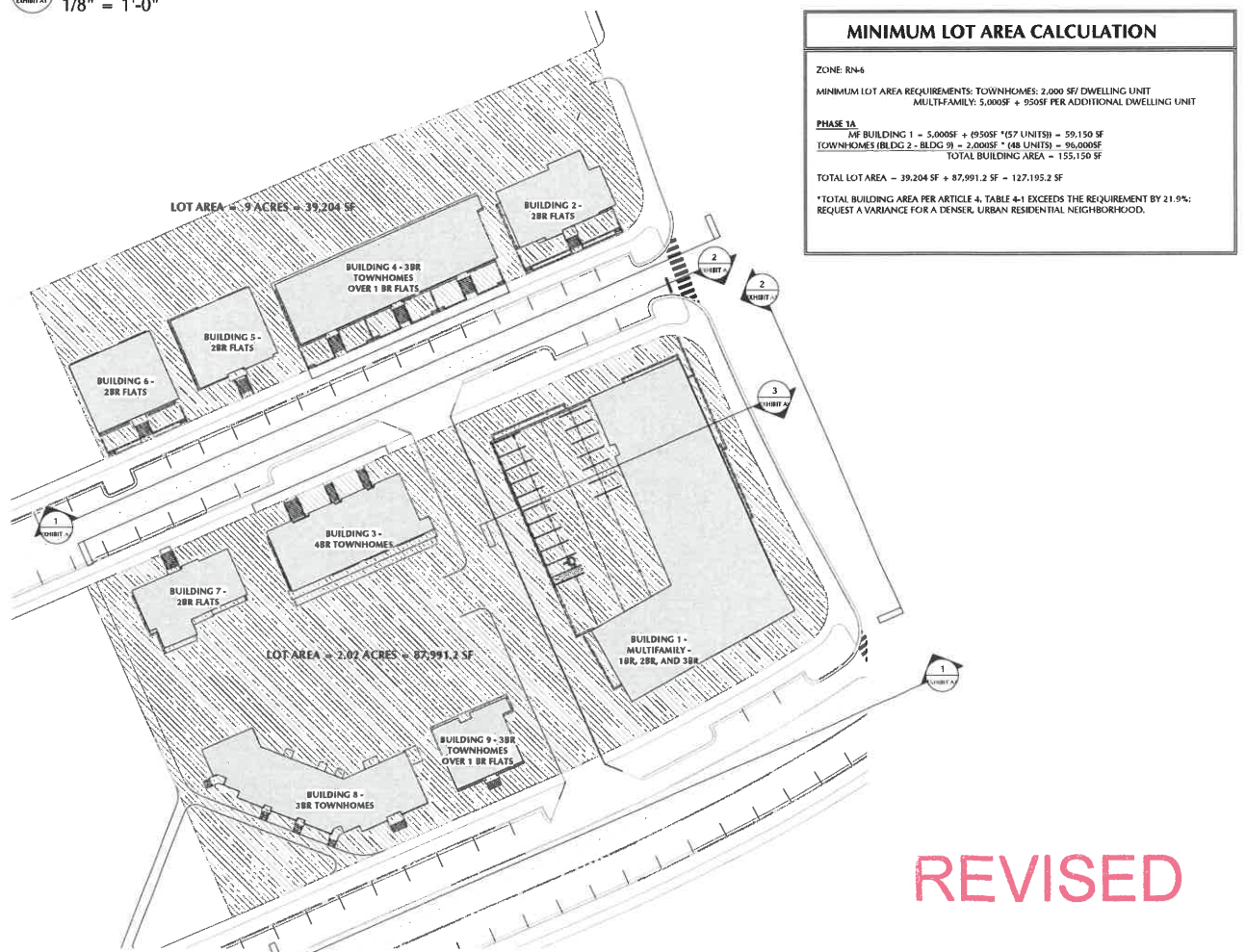


4 MULTI-FAMILY BLDG. 1 - LOWER PARKING
1" = 20'-0"



3 MULTI-FAMILY SECTION 1
1/8" = 1'-0"

PER ARTICLE II THE BUILDING HEIGHT IS WITHIN THE 65' MAXIMUM HEIGHT WHEN MEASURED FROM THE MAIN LEVEL, WHICH IS THE FIRST LEVEL NOT PARTIALLY BURIED BY TOPOGRAPHY. WHEN MEASURED FROM THE PARTIALLY BURIED GROUND FLOOR PARKING, THE HIGHEST POINT TO THE ROOF IS OVER THE MAXIMUM BY 2' - 3.75". PLEASE CLARIFY BUILDING HEIGHT DEFINITION PER ARTICLE II - DEFINITIONS; IF MEASURED FROM THE LOWEST LEVEL, WE REQUEST A HEIGHT VARIANCE.



5 BZA - MINIMUM LOT AREA
1" = 40'-0"

KCDC
Knoxville Community Development
Corporation
901 N Boardway
Knoxville, TN 37917
Tel: 865-403-1100

Johnson Architecture
2240 Sutherland Avenue
Suite 105
Knoxville, TN 37919
United States
Tel: 865.971.5060

Gensler
11 East Madison Street
Suite 500
Chicago, IL 60602
United States
Tel: 312.456.0123
Fax: 312.456.0124

PARTNERS
502 Union Avenue
Knoxville, TN 37902
United States
Tel: 865.524.7777

Date Description

Seal / Signature

**NOT FOR
CONSTRUCTION**

Project Name
AUSTIN HOMES - PHASE 1A

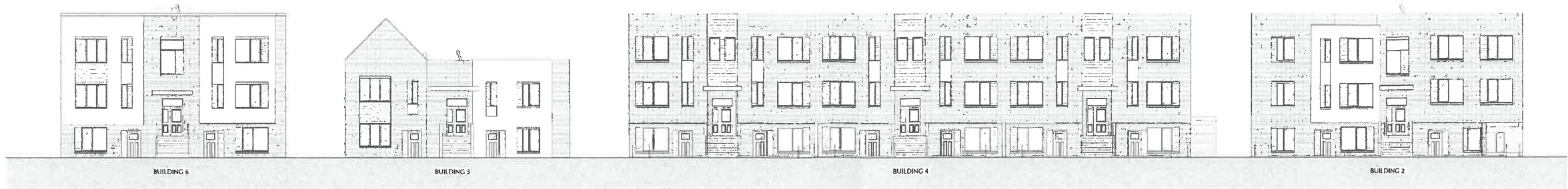
Project Number
193076

Description
PHASE 1A - BZA APPLICATION

Scale
As indicated

EXHIBIT A1

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1 BURGE DR. STREET SECTION LOOKING NW
3/32" = 1'-0"



2 BURGE DR. STREET SECTION FACING SE
3/32" = 1'-0"

9.3.1 - PRINCIPLE USE STANDARDS			
ZONE: RN-6			
1. DWELLING - MULTIFAMILY OR TOWNHOUSE			
3. MINIMUM TRANSPARENCY REQUIREMENTS:			
TOWNHOUSE: 15%			
MULTIFAMILY DWELLING: 20%			
	TOTAL STREET FRONTAGE	TOTAL FENESTRATION	% TRANSPARENCY
BUILDING 1 MF			
HARRET TURMAN FACING	9775 SF	2092 SF	21.4%
BURGE DRIVE FACING	8023 SF	1688 SF	20.0%
BOULEVARD FACING	5428 SF	1085 SF	20.0%
BUILDING 2 TH			
HARRET TURMAN FACING	1398 SF	240 SF	17.2%
BURGE DRIVE FACING	1788 SF	369 SF	20.6%
BUILDING 3 TH			
	2927 SF	439 SF	15.0%
BUILDING 4 TH			
	4503 SF	789 SF	17.5%
BUILDING 5 TH			
	1305 SF	220 SF	16.8%
BUILDING 6 TH			
	1788 SF	300 SF	16.7%
BUILDING 7 TH			
	2303 SF	350 SF	15.1%
BUILDING 8 TH			
	2921 SF	465 SF	15.9%
BUILDING 9 TH			
	1583 SF	285 SF	16.3%

REVISED

PRELIMINARY MATERIAL PALETTE - FINAL FACADE DESIGN AND COLOR SELECTIONS IN PROGRESS

MATERIAL PALETTE & DESIGN DIRECTION

FRONT STOOP CANOPIES



EXAMPLE IMAGE OF FRONT STOOP CANOPY, WITH WOOD-LOOK ALUMINUM AT UNDERSIDE, WRAPPED IN CHARCOAL/BLACK METAL/ALUMINUM AT SIDES

BRICK & MASONRY PRIMARY EXTERIOR CLADDING



SMOOTH CONCRETE MASONRY UNITS
CHARCOAL COLOR, 12"
AT FOUNDATION, SITE & STAIR WALLS
COORDINATING CHARCOAL MORTAR COLOR



BRICK 1 - WHITE SMOOTH FACE
EX. ACME BRICK - GLACIER WHITE
MODULAR
TOWNHOMES & FLAT APARTMENTS
VARY BETWEEN BRICKS 1, 2 & 3



BRICK 2 - COOL GRAY SMOOTH FACE
EX. ACME BRICK - MARBLE GRAY
MODULAR
TOWNHOMES & FLAT APARTMENTS
VARY BETWEEN BRICKS 1, 2 & 3



BRICK 3 - WARM GRAY SMOOTH FACE
EX. ACME BRICK - STEEL GRAY
MODULAR
TOWNHOMES & FLAT APARTMENTS
VARY BETWEEN BRICKS 1, 2 & 3



SMOOTH TEXTURE ACCENT BRICK 1
EX. ACME BRICK - SLATE GRAY
MODULAR
AS SHOWN ON ELEVATIONS,
WITH COORDINATING MORTAR COLOR



SMOOTH TEXTURE ACCENT BRICK 2
EX. ACME BRICK - ESPRESSO
MODULAR
AS SHOWN ON ELEVATIONS AT
TOWNHOME INSETS & APARTMENT
FLATS, WITH COORDINATING
MORTAR COLOR

SECONDARY EXTERIOR CLADDING



FIBER CEMENT PANEL RAIN SCREEN
EQUITONE SYSTEM OR SIMILAR
ACCENTS ON BUILDINGS 5 & 7



HARDIE LAP SIDING
RANDOM WIDTH LAYOUT AS
SHOWN ABOVE, PAINTED
IN 3-4 COLOR VARIATIONS

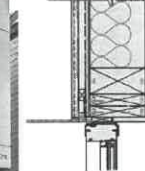


WOOD-LOOK ALUMINUM
PLANK SIDING
LONGBOARD FACADE
SYSTEM, WOOD COLOR/
SPECIES TBD BY ARCHITECT

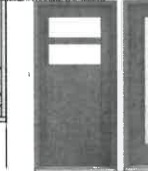
WINDOWS & DOORS



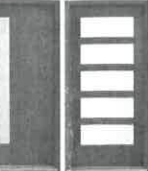
LONGBOARD WOOD
SPECIES ENTRY
DOORS TO COORD.



WINDOW FRAME WRAP
EXAMPLE, AS SHOWN AT
FRONT ELEVATION BAY
WINDOW GROUPS
(SELECT WINDOWS ONLY)



DOOR VARIATION 1
FIBERGLASS WOOD
LOOK, TWO
PANEL GLASS



DOOR VARIATION 2
FIBERGLASS WOOD
LOOK, LONG LINEAR
LUTE



DOOR VARIATION 3
FIBERGLASS WOOD
LOOK, FIVE PANEL
GLASS

GUTTERS & DOWNSPOUTS



BLACK CHARCOAL HALF-ROUND GUTTERS
ROUND DOWNSPOUTS TO MATCH
(GUTTERS & DOWNSPOUTS ONLY)

KCDC

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11 East Madison Street
Suite 300
Chicago, IL 60602
United States
Tel: 312.456.0123
Fax: 312.456.0124



502 Union Avenue
Knoxville, TN 37902
United States
Tel: 865.524.777

Date Description

Seal / Signature

NOT FOR
CONSTRUCTION

Project Name

AUSTIN HOMES - PHASE 1A

Project Number

193076

Description

PHASE 1A - BZA APPLICATION

Scale

As indicated

EXHIBIT A2

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KCDC
Knoxville Community Development
Corporation
901 N Boardway
Knoxville, TN 37917
Tel: 865-403-1100

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2240 Sutherland Avenue
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Knoxville, TN 37919
United States
Tel: 865.671.9060

Gensler
11 East Madison Street
Suite 300
Chicago, IL 60602
United States
Tel: 312.459.0123
Fax: 312.459.0124

PARTNERS
502 Union Avenue
Knoxville, TN 37902
United States
Tel: 865.524.7777

Date Description

Seal / Signature

NOT FOR
CONSTRUCTION

Project Name
AUSTIN HOMES - PHASE 1A

Project Number
193076

Description
PHASE 1A - BZA APPLICATION

Scale
As indicated

EXHIBIT A3

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9.3.1 - PRINCIPLE USE STANDARDS			
ZONE: RM-6			
1. DWELLING - MULTIFAMILY OR TOWNHOUSE			
3. MINIMUM TRANSPARENCY REQUIREMENTS:			
TOWNHOUSE: 15%			
MULTIFAMILY DWELLING: 20%			
	TOTAL STREET FRONTAGE	TOTAL FENESTRATION	% TRANSPARENCY
BUILDING 1 - MF			
HARRIET TUBMAN FACING	9775 SF	2092 SF	21.4%
BURGE DRIVE FACING	8029 SF	1608 SF	20.0%
BOULEVARD FACING	5428 SF	1085 SF	20.0%
BUILDING 2 - TH			
HARRIET TUBMAN FACING	1398 SF	240 SF	17.2%
BURGE DRIVE FACING	1788 SF	369 SF	20.6%
BUILDING 3 - TH			
HARRIET TUBMAN FACING	2927 SF	439 SF	15.0%
BURGE DRIVE FACING	4502 SF	789 SF	17.5%
BUILDING 4 - TH			
HARRIET TUBMAN FACING	1305 SF	220 SF	16.8%
BURGE DRIVE FACING	1788 SF	300 SF	16.7%
BUILDING 5 - TH			
HARRIET TUBMAN FACING	2305 SF	350 SF	15.1%
BURGE DRIVE FACING	2021 SF	465 SF	23.0%
BUILDING 6 - TH			
HARRIET TUBMAN FACING	1583 SF	285 SF	18.0%
BURGE DRIVE FACING			

2-D-20-VA



ADJACENT PROPERTY ZONED I-MU

- LEGEND:
- PROPOSED BOUNDARY
 - EXISTING PROPERTY LINE/RIGHT-OF-WAY
 - EXISTING COMBINED SEWER LINE
 - EXISTING STORM SEWER LINE
 - EXISTING UNDERGROUND ELEC. LINE
 - EXISTING OVERHEAD ELECTRIC
 - EXISTING STORM SEWER LINE
 - EXISTING GAS LINE
 - EXISTING WATER LINE
 - EXISTING POWER POLE
 - EXISTING LIGHT POLE
 - EXISTING STORM INLET
 - EXISTING WATER VALVE
 - EXISTING FIRE HYDRANT
 - EXISTING GAS VALVE

- VARIANCES REQUESTED:
1. REDUCE REQUIRED FRONT YARD SETBACK FROM 25-FOOT TO 10-FOOT ON LOT 1.
 2. REDUCE THE REQUIRED FRONT YARD SETBACK FROM 35-FOOT TO 10-FOOT ON LOT 4.
 3. REDUCE SIDE YARD SETBACK FROM 5-FOOT TO 2-FOOT ON THE WESTERN LOT LINE OF LOT 1 AND LOT 4.
 4. REDUCE THE CORNER SIDE YARD SETBACK ON THE NORTHERN AND SOUTHERN LOT LINES OF LOT 4 FROM 15-FOOT TO 10-FOOT.
 5. REDUCE THE REQUIRED CORNER SIDE YARD SETBACK ON THE EASTERN LOT LINE OF LOT 1 FROM 12-FOOT TO 10-FOOT.
 6. REDUCE THE MINIMUM PARKING LOT SET BACK DISTANCE FROM 20-FOOT TO 6-FOET ALONG THE NORTHERN PROPERTY LINE OF LOT 1.
 7. REDUCE THE TOTAL REQUIRED PARKING SPACES FOR LOT 1 AND LOT 4 FROM 128 SPACES (TOTAL REQUIRED WITH A 30% REDUCTION) TO 116 DUE TO THE PRESENCE OF ON-STREET PARKING FOR BOTH LOTS AND TO ACHIEVE AN URBAN FEEL TO THE DEVELOPMENT.

PARKING CALCULATIONS			
BUILDING 1 - MULTI-FAMILY DWELLING			
UNIT TYPE	NUMBER OF UNITS	PARKING PER UNIT	REQUIRED PARKING
1 BDRM	38	1.20	46
2 BDRM	16	1.45	23
3 BDRM	3	1.70	5
4 BDRM	0	2.20	0
TOTAL REQUIRED			74
BUILDINGS 2 THROUGH 5 - TOWNHOMES			
1 BDRM	8	2.25	18
2 BDRM	22	2.25	50
3 BDRM	14	2.25	32
4 BDRM	4	2.25	9
TOTAL REQUIRED			109
GRAND TOTAL REQUIRED			182
30% REDUCTION (NEAREST BUS STOP 407' FROM SITE)			128
TOTAL SPACES PROVIDED			116
ADA SPACES REQUIRED			5 (1 VAN, 4 CAR)
ADA SPACES PROVIDED			6 (2 VAN, 4 CAR)

BICYCLE PARKING CALCULATIONS			
Lot 1			
NUMBER OF UNITS	PARKING PER UNIT	REQUIRED PARKING	
28	0.25	7	
TOTAL REQUIRED			7
Lot 2			
77	0.25	19	
TOTAL REQUIRED			19
GRAND TOTAL REQUIRED			26
TOTAL SPACES PROVIDED			27

Civil & Environmental Consultants, Inc.
2704 Cherokee Farm Way · Suite 101 · Knoxville, TN 37920
PH: 865.977.9997 · Fax: 865.977.9919
www.cocinc.com

KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
AUSTIN HOMES
INFRASTRUCTURE IMPROVEMENTS
KNOXVILLE, KNOX COUNTY, TN

CIVIL/SITE VARIANCE EXHIBIT SHEET

PRELIM. FOR REVIEW

DRAWING NO.: **C200**

REVISED

2-0-20-VA

SCALE IN FEET
0 30 60