

File #

7-D-20-VA

**BOARD OF ZONING APPEALS APPLICATION**Click on **Meeting Schedule, Deadlines and Fees** for information on submitting an application to be heard at a monthly Board meeting.**APPLICANT INFORMATION**

Name: Metropolitan Knoxville Airport Authority
Street Address: 2055 Alcoa Hwy, Suite I
City, State, Zip: Alcoa, TN 37701
Phone Number: 8653423336
Email: bryan.white@tys.org

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 : 2701 Spence Place

City, State, Zip: Knoxville, TN 37920

See KGIS.org for Parcel #: 095MC014

and Zoning District: INST

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.

Prospective tenant proposes building a row of box hangars, each approximately 60' x 60' and approx. 30 ft in height. Hangar structures to be located in a row along an existing taxiway adjacent to other box hangars. Hangar structures will be built in keeping with the established design guidelines at the Downtown Island Airport. Variance is requested due to current zoning as INST. This zone does not allow "Airport" as a permitted use.

Describe hardship conditions that apply to this variance.

Zoning prior to Recode Knoxville (Agricultural) allowed airports and associated development as use on review, new zoning classification (Institutional) makes airports a nonconforming use.

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

19 Jun 20

File #

7-D-20-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). To allow the expansion of a nonconforming use to construct additional hangars for an airport in an Institutional zone. (Article 17 .1.A)
- 2). Decrease the minimum required floor elevation from 832.2, one foot above the 500-year elevation, to 831.25 per Flood Damage Protection and Control Ordinance: Chapter 12, Article 3, Section 15-52 (2).

REVISED *6/22/2020*

PROJECT INFORMATION

Date Filed 6/12/2020

Fee Amount \$500

Council District 1

BZA Meeting Date 07/16/2020

PLANS REVIEWER J Van Horn

DATE 6/22/2020

Please find District 18's comments below:

7A20VA: No comment as sign is depicted being off of state-owned rights of way. No encroachment shall be permitted on state-owned rights of way.

7D20VA: No Comment



Steven M. Borden, P.E. | Director/Assistant Chief Engineer
TDOT – Region 1
7345 Region Lane
Knoxville, TN 37914
(865) 594-2400
Steve.Borden@tn.gov
tn.gov/tdot

July 8, 2020

Mr. Scott Elder
Board of Zoning Appeals
Room 475, City-County Building
P. O. Box 1631
Knoxville, Tennessee 37901

Dear Mr. Elder:

Re: Variance Request 7-D-20-VA

We have reviewed our records and find that we have existing utility facilities located on or near the above referenced property. The approximate locations of these facilities are indicated on the enclosed prints. However, KUB does not release and hereby retains all easements and rights for existing facilities, whether or not shown on these prints.

Should the variance be granted, KUB will require the gas main and underground electric facilities that are in conflict be relocated prior to construction.

So long as these conditions are met, KUB has no objection to the granting of this variance. If you have any questions regarding this matter, please call me at (865) 558-2483.

Sincerely,



Christian Wiberley, P.E.
Engineering

CGW



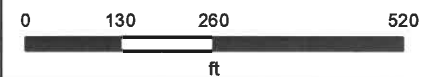
File No. 7-D-20-VA (Gas)

2701 Spence Pl

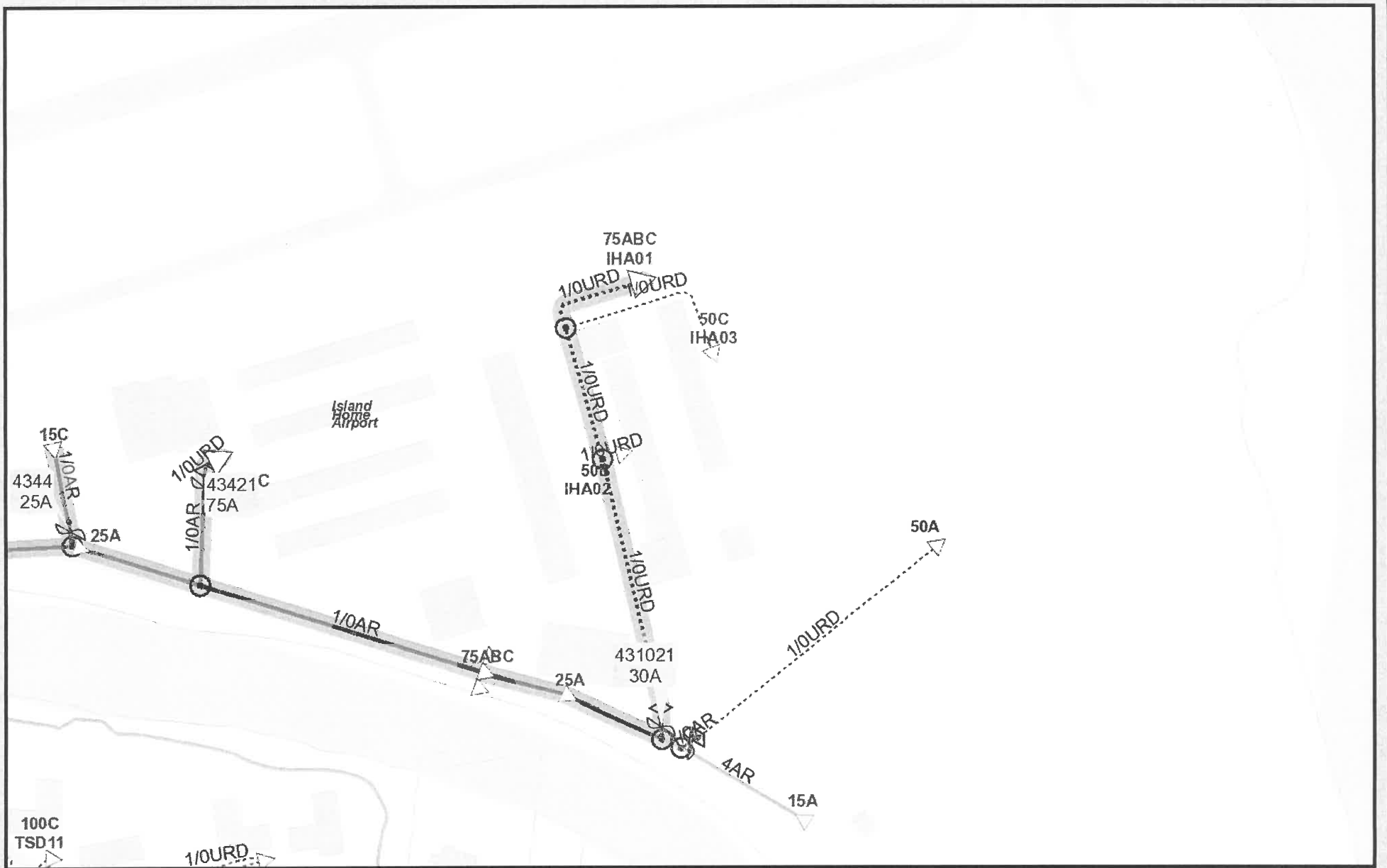
Knoxville Utilities Board



Printed: 7/8/2020 at 9:12:35 AM



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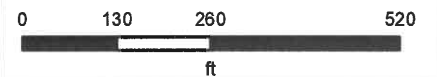
File No. 7-D-20-VA (Electric)

2701 Spence Pl

Knoxville Utilities Board



Printed: 7/8/2020 at 9:12:53 AM



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Proposed Airport Hangars Location



2020-10

From: [Bryan White](#)
To: [Bryan Berry](#)
Cc: [Blake Sartin](#); [Patrick Wilson](#)
Subject: RE: Island Home Airport and BZA Variance
Date: Thursday, June 25, 2020 11:13:52 AM

Bryan:

MKAA was approved to construct a T-hangar project in July, 2016. The approved FFE for this project was 831.25 ft.

Today, we have a developer that is wanting to lease property adjacent to the now completed project stated above and build additional aircraft hangars. The new proposed hangar project will have a FFE of 831.25 ft. or greater.

The FFE of 831.25 or greater can be incorporated into the lease documents with the developer once they are drafted, if that will provide more certainty for the City?

Does this suffice for the information you needed? Do you need further action/information?

Thanks,
Bryan

Bryan D. White, PE
V.P. Engineering and Planning
MKAA
865.342.3336
Flyknoxville.com

“Do everything with respect, integrity, and accountability.”

From: Bryan Berry [mailto:BBerry@knoxvilletn.gov]
Sent: Thursday, June 25, 2020 8:19 AM
To: Bryan White <Bryan.White@tys.org>
Subject: Island Home Airport and BZA Variance

Bryan,

I believe Patrick has forwarded on an original email regarding additional FEMA information needed for the construction of hangars at Island Home Airport. I attached the email to this one for reference. Please provide the City information on what the existing elevation is and what the final floor elevation of the new hangars will be. This information will need to be provided before noon tomorrow in order for the application to move forward on the July agenda.

If you have any questions please feel free to give me a call.

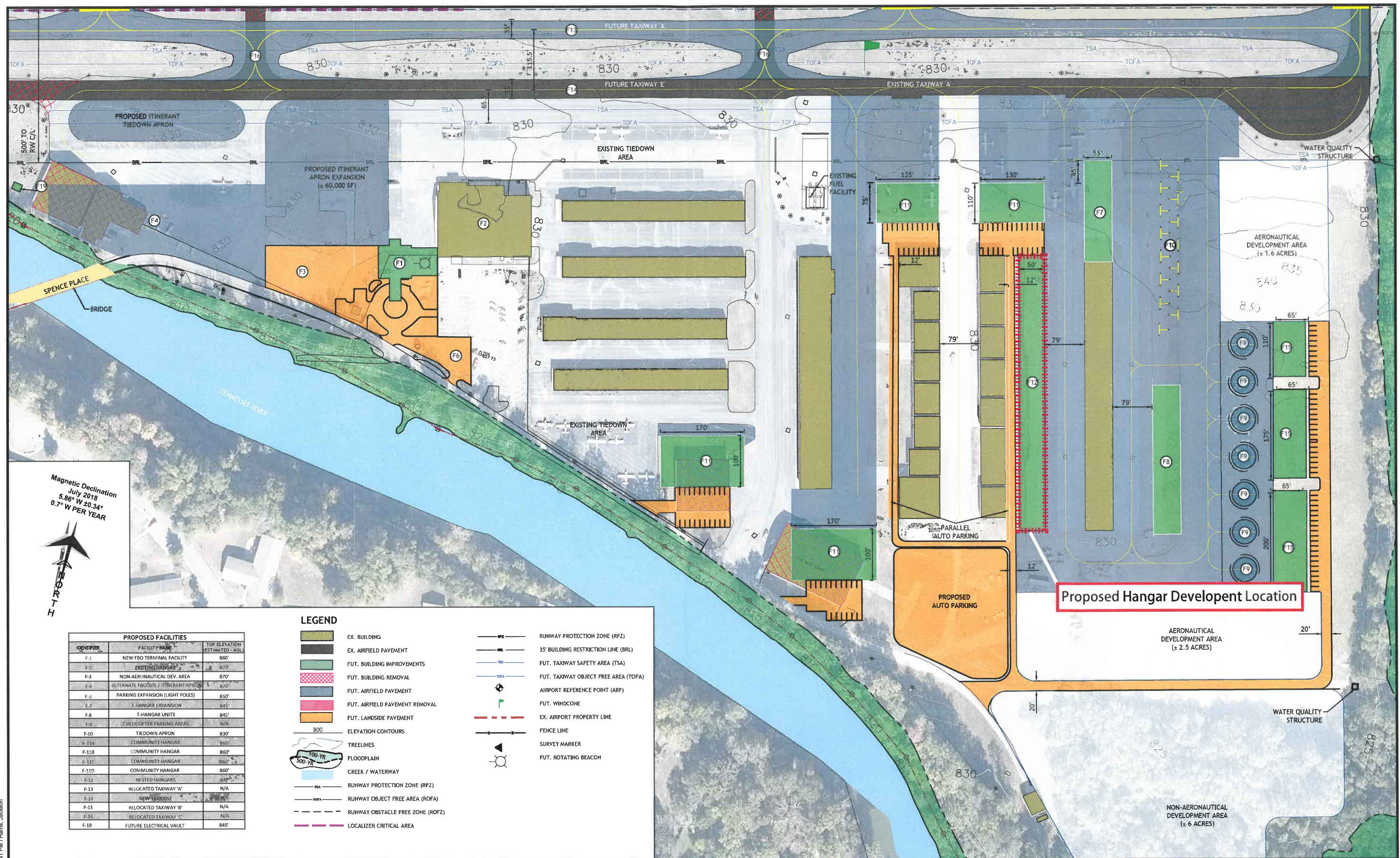
7-0-20-VA

Thank you.

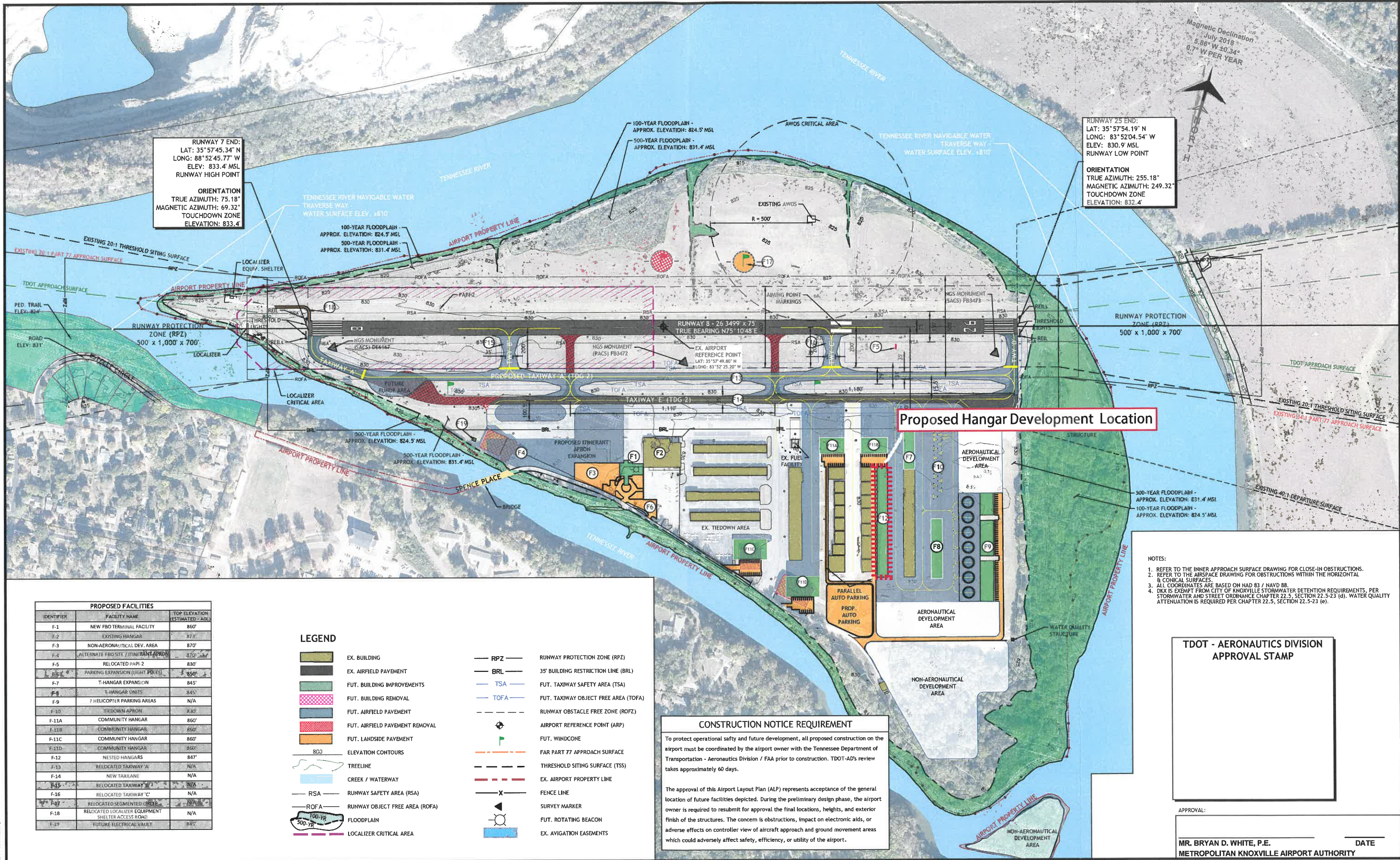
Bryan

Bryan Berry, AICP
Deputy Director of Zoning & Development Services
Plans Review & Building Inspections
City of Knoxville
400 W. Main Street, Suite 490H
Knoxville, TN 37902
Office: 865-215-2863

7-D-20-VA



July 24, 2019 Revised By:	1	30%				DESIGNED BY	JAH	CONSULTANT	 CHA 3008 Topside Business Park, Suite E Louisville, TN 37777 855.980.8056 • www.chacompanies.com	 Knoxville Downtown Island Airport (DKX) METROPOLITAN KNOXVILLE AIRPORT AUTHORITY	PROJECT NAME	KNOXVILLE DOWNTOWN ISLAND AIRPORT AIRPORT LAYOUT PLAN UPDATE		JOB NO.	32693	DATE	07/30/2019
	2	60%				CHECKED BY	RTL				FILE NAME			REV. NO.			
	3	8-15-18	90% REVIEW MEETING	JAH	GF	WHB	APPR. BY				WHB	SHEET TITLE		TERMINAL AREA PLAN <i>7-D-20-VA</i>		5 OF 16	
	4	100%		JAH		WHB	SCALE				SUBMITTAL		TAD NO. 47-555-0761-04				
												 GRAPHIC SCALE 1" = 80'					
	NO	DATE	REVISION		DES	CL	APPR.										



PROPOSED FACILITIES		
IDENTIFIER	FACILITY NAME	TOP ELEVATION ESTIMATED - AGC
F-1	NEW FBO TERMINAL FACILITY	860'
F-2	EXISTING HANGAR	873'
F-3	NON-AERONAUTICAL DEV. AREA	870'
F-4	ALTERNATE FBO SITE / TITANIAN APRON	870'
F-5	RELOCATED PAPI 2	830'
F-6	PARKING EXPANSION (LIGHT POLES)	850'
F-7	T-HANGAR EXPANSION	845'
F-8	T-HANGAR UNITS	845'
F-9	7 HELICOPTER PARKING AREAS	N/A
F-10	TIEDOWN APRON	830'
F-11A	COMMUNITY HANGAR	860'
F-11B	COMMUNITY HANGAR	860'
F-11C	COMMUNITY HANGAR	860'
F-11D	COMMUNITY HANGAR	860'
F-12	NESTED HANGARS	847'
F-13	RELOCATED TAXIWAY 'A'	N/A
F-14	NEW TAXILANE	N/A
F-15	RELOCATED TAXIWAY 'B'	N/A
F-16	RELOCATED TAXIWAY 'C'	N/A
F-17	RELOCATED SEGMENTED DRAINAGE	N/A
F-18	RELOCATED LOCALIZER EQUIPMENT SHELTER ACCESS ROAD	N/A
F-19	FUTURE ELECTRICAL VAULT	845'

LEGEND

- EX. BUILDING

EX. AIRFIELD PAVEMENT

FUT. BUILDING IMPROVEMENTS

FUT. BUILDING REMOVAL

FUT. AIRFIELD PAVEMENT

FUT. AIRFIELD PAVEMENT REMOVAL

FUT. LANDSIDE PAVEMENT

ELEVATION CONTOURS

TREELINE

CREEK / WATERWAY

RSA

ROFA

500-YR FLOODPLAIN

LOCALIZER CRITICAL AREA
- RPZ

BRL

TSA

TOFA

RUNWAY OBSTACLE FREE ZONE (ROFZ)

AIRPORT REFERENCE POINT (ARP)

FUT. WINDCONE

FAR PART 77 APPROACH SURFACE

THRESHOLD SITING SURFACE (TSS)

EX. AIRPORT PROPERTY LINE

FENCE LINE

SURVEY MARKER

FUT. ROTATING BEACON

EX. AVIGATION EASEMENTS

CONSTRUCTION NOTICE REQUIREMENT

To protect operational safety and future development, all proposed construction on the airport must be coordinated by the airport owner with the Tennessee Department of Transportation - Aeronautics Division / FAA prior to construction. TDOT-AD's review takes approximately 60 days.

The approval of this Airport Layout Plan (ALP) represents acceptance of the general location of future facilities depicted. During the preliminary design phase, the airport owner is required to resubmit for approval the final locations, heights, and exterior finish of the structures. The concern is obstructions, impact on electronic aids, or adverse effects on controller view of aircraft approach and ground movement areas which could adversely affect safety, efficiency, or utility of the airport.

File Name: V:\Projects\Knoxville\Knoxville Airport\Knoxville Airport Layout Drawings.dwg - AIRPORT LAYOUT PLAN
Project: Knoxville Airport Layout Update
Date: July 20, 2019 5:10:24 PM / Harris, Jackson
Scale: 1" = 200'

NO	DATE	REVISION	DES	CL	APPR
1		30%			
2		60%			
3	8-15-18	90% REVIEW MEETING	JAH	GF	WHB
4		100%	JAH		WHB

DESIGNED BY	JAH	CONSULTANT	CHA
CHECKED BY	RTL		
APPR. BY	WHB		
SCALE			
GRAPHIC SCALE 1" = 200'			

CHA
3008 Topside Business Park, Suite E
Louisville, TN 37777
865.980.8056 • www.chacompanies.com



Knoxville Downtown Island Airport (DKX)
METROPOLITAN KNOXVILLE AIRPORT AUTHORITY

PROJECT NAME	KNOXVILLE DOWNTOWN ISLAND AIRPORT AIRPORT LAYOUT PLAN UPDATE
SHEET TITLE	ULTIMATE AIRPORT LAYOUT PLAN
SUBMITTAL	FINAL

7-D-20-VA
TAD NO. 47-555-0761-04

JOB NO.	32693	DATE	07/30/2019
FILE NAME	KNOXVILLE AIRPORT LAYOUT DRAWING	REV. NO.	
DWG. NO.			
4 OF 16			