

File #

8-B-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	APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name: CASEY TYREE	Owner <input type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address: 520 W SUMMIT HILL DR. SUITE 1202	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip: KNOXVILLE, TN 37902	Tenant <input type="checkbox"/>	Off Street Parking <input checked="" type="checkbox"/>
Phone Number: 865.934.4140	Other <input checked="" type="checkbox"/>	Signage <input type="checkbox"/>
Email: CASEY.TYREE@BARGEDESIGN.COM		Other: <input type="checkbox"/>

## 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 : 500 CALLAHAN DRIVE	City, State, Zip: KNOXVILLE, TN 37912
See KGIS.org for Parcel #: <del>67-04</del> 0606701	and Zoning District: I-G

## 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.

Project Description: UPS is expanding their Knoxville facility's truck staging yard capacity to address 53-FT and 28-FT tractor trailer space shortages. The East Staging Yard project will add 10 53-FT trailer parking spaces and 47 28-FT trailer spaces spaces. The West Staging project will add 86 53-FT trailer parking spaces and 12 28-FT trailer parking spaces. Both projects include exterior lighting. The staging areas are being maximized to the extent possible but these projects still fall short of providing the overall staging demands (148 53-FT and 46 28-FT additional spaces will still be needed). The proposed LED light fixtures are 39-FT above grade and are UPS standard light poles/fixtures and match the existing poles. Employees who work in the yard are yard certified and always wear a yellow vest but they do work at night so lighting is required in the staging yards. (CONTINUED ON NEXT PAGE)

Describe hardship conditions that apply to this variance.

Given the use of the facility and surrounding area, the limited space, the need to maximize the number of spaces, and with safety of the yard employees being of the utmost concern, we are requesting approval of the standard 39-FT pole.

## 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

Digitally signed by Casey Tyree  
 DN: cn=Casey Tyree, o=Barge Design, ou=LR, cn=Casey Tyree  
 Date: 2020.07.24 18:03:40-0400

DATE

## CONTINUED FROM FRONT

Need for Variance: Section 10.2 - EXTERIOR LIGHTING Section B notes that "the maximum total height of a freestanding cut off luminaire is 20 feet in a nonresidential district". In order to provide safe light levels around and in between the trailers, a taller light pole is required. Trailers are 13.5-FT in height and 20-FT tall pole will not provide sufficient elevation for the lighting fixtures to properly distribute the light in and around the trailers. It is not possible or practical to add more 20-FT poles to get the appropriate distribution as all 4 sides of the trailer must have adequate lighting, and pole locations cannot be placed in areas subject to truck traffic.

Although the site is not immediately adjacent to residential areas, light pollution will still be kept to a minimum by using cutoff lighting fixtures with internal optics to control the distribution of illumination. Photometric analysis indicates that the lighting levels will be kept to 0.5 footcandles or below at the property lines surrounding the new areas being illuminated.

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## 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). Increase the maximum height of freestanding luminaires in a nonresidential zone from 20 feet to 39 feet to provide exterior lighting for tractor trailer staging in an I-G zone (Article 10.2.B.5).
- 2). Increase the cut off angle for a luminaire from 75 degrees or less to 90 degree to provide exterior lighting for tractor trailer staging in an I-G zone (Article 10.2.B.3).

REVISED 7/29/2020

#### PROJECT INFORMATION

Date Filed 7/27/2020

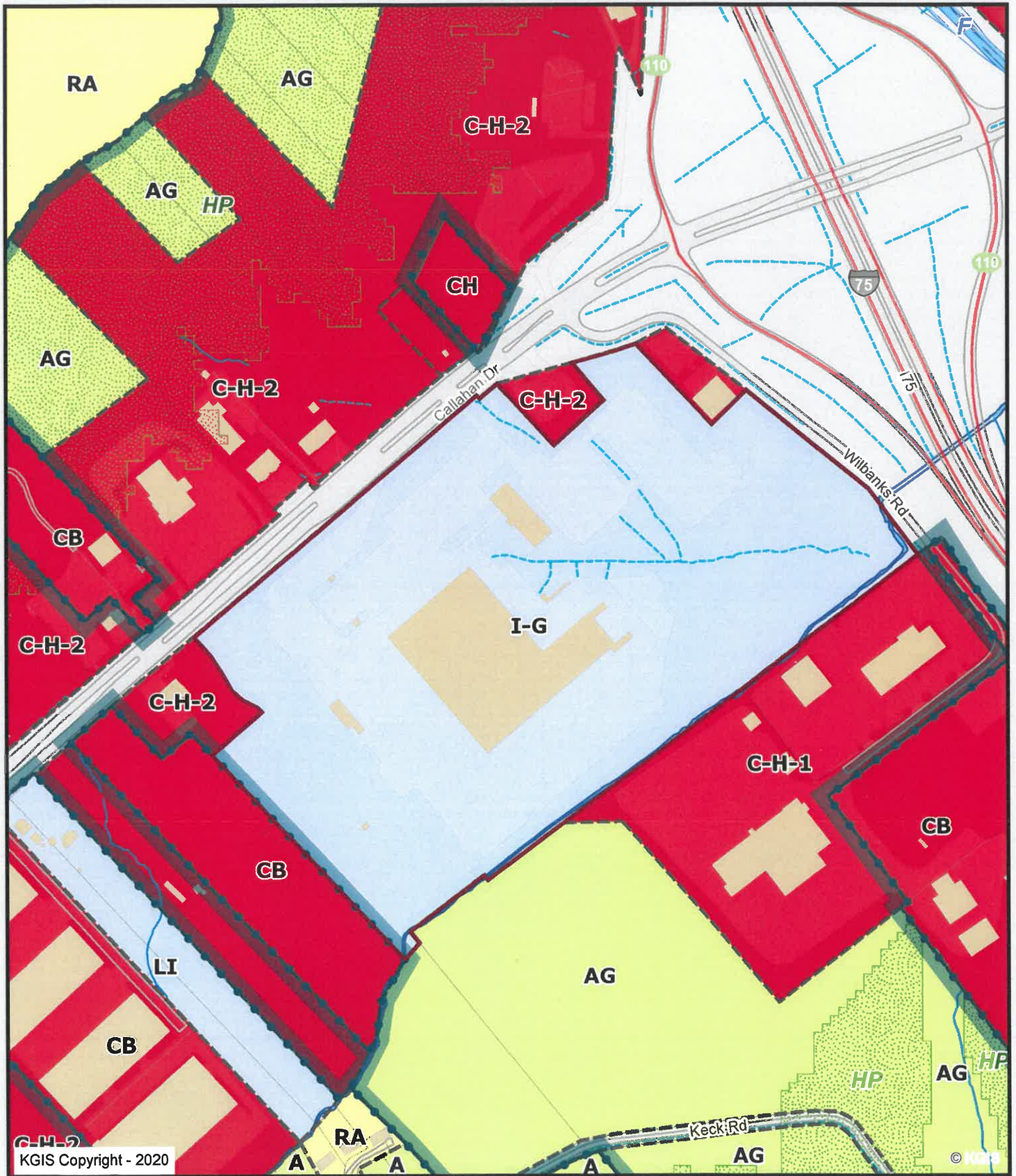
Fee Amount \$500

Council District 3

BZA Meeting Date 8/20/2020

PLANS REVIEWER Bryan Berry

DATE 7/27/2020



500 Callahan Dr.

8-B-20-VA

Casey Tyree

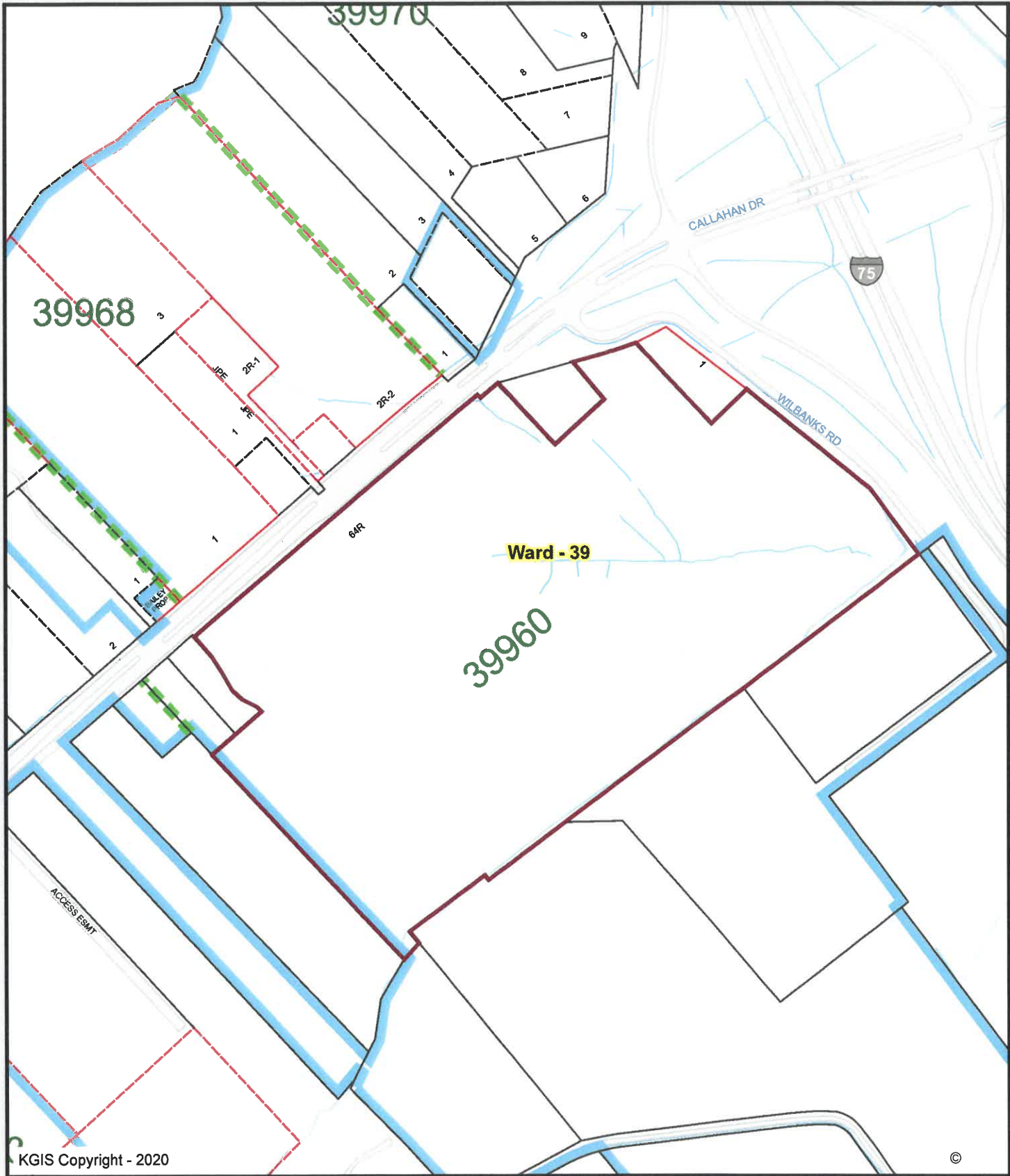
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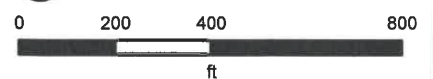
8-B-20-VA

Casey Tyree

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Casey Tyree

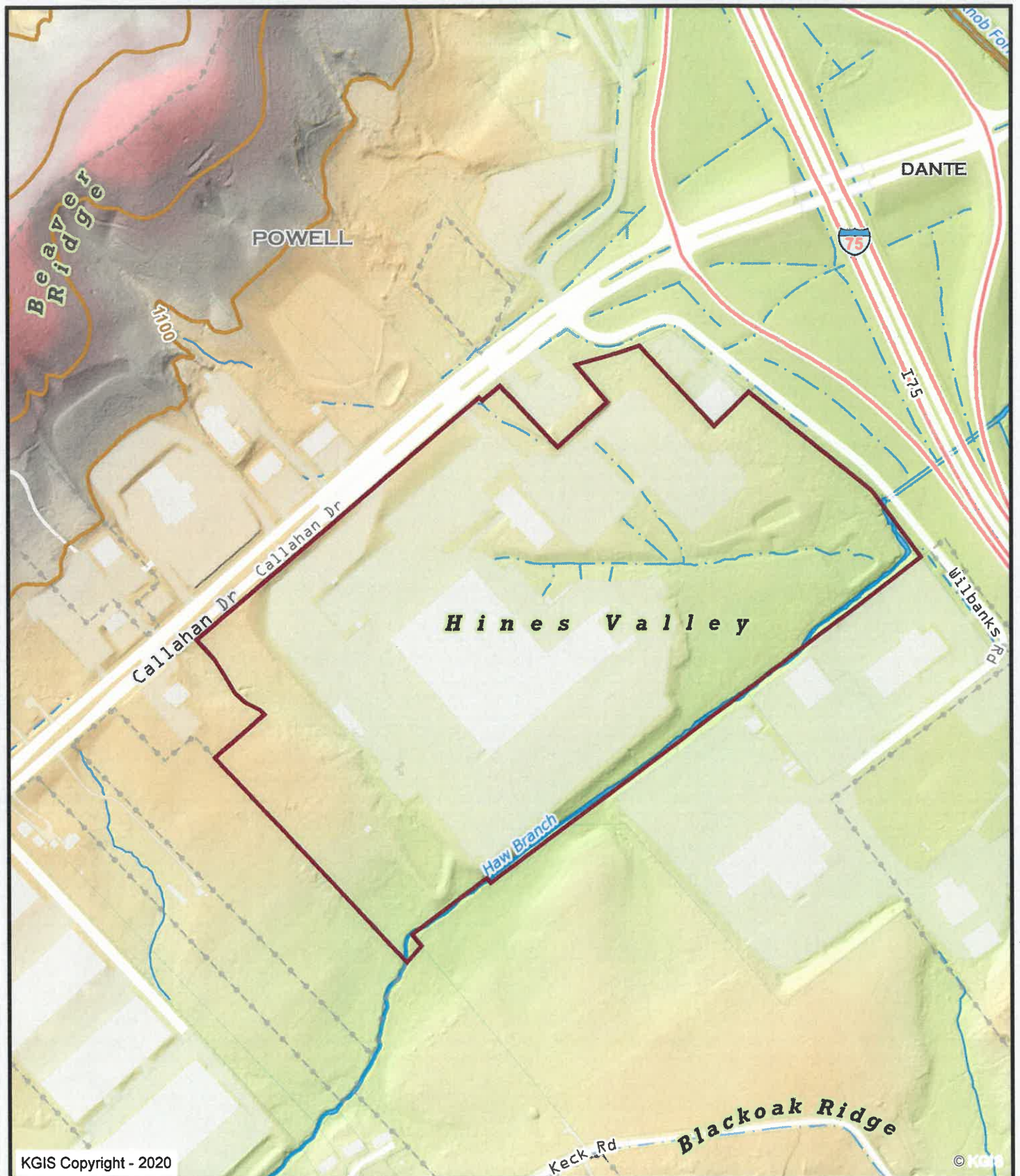
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ft

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Please see the response below from TDOT District 18 Operations:

8A20VA: No Comment

8B20VA: No encroachments upon state-owned right-of-way will be allowed under this permit.



**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](mailto:Steve.Borden@tn.gov)  
[tn.gov/tdot](http://tn.gov/tdot)

ELECTRICAL LEGEND		
SYMBOL	DESCRIPTION	MOUNTING HEIGHT
-----	UNDERGROUND SECONDARY SERVICE	
	SITE LIGHT - SEE FIXTURE SCHEDULE	---
	PULL BOX - SEE DETAIL 6 SHEET E8	---
	LIGHTING CONTROL CABINET	---
		---
		---
		---
		---
		---

ELECTRICAL ABBREVIATIONS	
SYMBOL	DESCRIPTION
ABC	ABOVE COUNTER
AFG	ABOVE FINISHED GRADE
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
BKR	BREAKER
CKT	CIRCUIT
EF	EXHAUST FAN
EWC	ELECTRIC WATER COOLER
FBO	FURNISHED BY OTHERS
FBC	FURNISHED BY CONTRACTOR
FU	FUSED
GFI	GROUND FAULT INTERRUPTER
GRD/GND	GROUND
IG	ISOLATED GROUND
KUB	KNOXVILLE UTILITIES BOARD
MTD	MOUNTED
NFU	NON-FUSED
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
O.C.	ON CENTER
PNLBD	PANELBOARD
RT	RAIN TIGHT
SS	SURGE SUPPRESSION DEVICE
SW	SWITCH
TGB	TELECOMMUNICATIONS GROUND BAR
TGMB	TELECOMMUNICATIONS MAIN GROUND BAR
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
UPS	UNINTERRUPTIBLE POWER SUPPLY
W	WALL MOUNTED 48" ABOVE FINISHED FLOOR
WH	WATER HEATER
WP	WEATHERPROOF
VIF	VERIFY IN FIELD

DESIGNATION	LAMPS					MOUNTING	DESCRIPTION: SHIELDING, TYPE MATERIALS, FINISH, MOUNTING	MANUFACTURER'S PRODUCT ITEM		REMARKS	
	INCANDESCENT FLUORESCENT	LED	METAL HALIDE	HIGH PRESSURE SODIUM	WATTS (LUMENS)			HEIGHT ABOVE FINISHED GRADE			
LE1		X			249W (29600)	39"=0"	LUMINAIRE, SINGLE HEAD, TYPE TFTM, 1 @90 DEG., 4000K	EATON	GLEON-AF-06-LED-480-T4FT-BZ-ADJA-800	PROVIDE TYPICAL "P2" POLE, SEE SPECIFICATIONS	
LE2		X			249W (29600)	39"=0"	LUMINAIRE, 2 HEADS, TYPE TFTM, 1 @180 DEG., 4000K	EATON	GLEON-AF-06-LED-480-T4FT-BZ-ADJA-800	PROVIDE TYPICAL "P2" POLE, SEE SPECIFICATIONS	
LE3		X			249W (29600)	39"=0"	LUMINAIRE, 2 HEADS, TYPE TFTM, 1 @90 DEG., 4000K	EATON	GLEON-AF-06-LED-480-T4FT-BZ-ADJA-800	PROVIDE TYPICAL "P2" POLE, SEE SPECIFICATIONS	

PANEL: EXISTING "HA"				FEEDER			
LOCATION				VOLTAGE			
ENCLOSURE				480/277			
MFR.				BUS AMPS			
TYPE				MAINS			
MLO				AIC RATING			

GENERAL NOTES:

- THE DRAWING FILES CONTAINED WITHIN THIS SET ARE DIAGRAMMATIC IN NATURE. ALL PROPOSED CONDUITS ARE TO BE INSTALLED WITHIN RIGHT-OF-WAY. ALL CONDUIT ROUTING SHALL BE OUT SIDE OF TREE CANOPY DRIP LINE. FINAL CONDUIT ROUTING WILL BE DETERMINED AND COORDINATED AT TIME OF INSTALLATION. A 13" x 24" PULL BOX SHALL BE INSTALLED WHERE ANY CONDUIT RUN CHANGE IN DIRECTION AND/OR ELEVATION EXCEEDS 270 DEGREES. COORDINATE ELECTRICAL INSTALLATION WITH ALL TRADES PRIOR TO BEGINNING EXCAVATION.
- LEGEND ITEMS SHOWN ARE FOR REFERENCE ONLY AND MAY OR MAY NOT BE INCLUDED IN PROJECT.
- EXISTING UTILITIES - NUMEROUS UNDERGROUND UTILITIES EXIST INCLUDING MAJOR CONCRETE CULVERTS. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES. VERIFY EXISTING UTILITIES AND CULVERT PRIOR TO COMMENCING OF WORK. THE DRAWINGS IDENTIFY AND/OR PROVIDE DIRECTIONS FOR RELOCATING OR COORDINATING WITH THESE UTILITIES. COORDINATE WITH KUB AND OTHER PROVIDERS. KUB WILL REMOVE/RELOCATE OVERHEAD ELECTRIC POWER. CONTRACTOR SHALL BEAR COSTS FOR DAMAGE TO ANY EXISTING UTILITIES.
- CONTRACTOR SHALL VISIT THE SITE, VERIFY EXISTING CONDITIONS AND BECOME FAMILIAR WITH INTENDED WORK INVOLVED.
- CONTACT SERVICING UTILITY COMPANIES AND CONFIRM REQUIREMENTS, SECURE AND PAY FOR ALL FEES AND PERMITS.
- CONFORM TO ALL LOCAL, STATE AND NATIONAL CODES, THE UTILITY CO., AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.
- CONTRACTOR SHALL PROVIDE 210lb TEST PULL STRING IN ALL CONDUITS FOR FUTURE AND/OR USE BY OTHERS.
- ALL CONDUITS AND POWER CONDUCTORS ILLUSTRATED AND/OR REQUIRED AND SHOWN WITHIN "LIMITS OF CONSTRUCTION" AREA, SHALL BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.
- DO NOT SCALE DRAWINGS.
- ALL WIRING SHALL BE XH#6, #6 MIN. COPPER (FEEDER CIRCUIT) IN CONDUIT AND #10 IN POLE UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL CAP ALL SPARES / UNUSED CONDUITS.
- SCHEDULE SHOWN FOR EXISTING PANEL "HA" IS BASED OFF OF PHOTOS TAKEN IN THE FIELD. ALL CIRCUITS SHOWN ARE EXISTING AND SHALL BE VERIFIED BY CONTRACTOR UPON COMPLETION OF WORK. ANY CORRECTION SHALL BE INDICATED ON THE RECORD DRAWINGS.

**BARGE**  
*DESIGN SOLUTIONS*



NOT RELEASED FOR CONSTRUCTION

## GENERAL NOTES, LEGEND & SCHEDULES

UPS KNOXVILLE PAVING EXPANSION  
UNITED PARCEL SERVICE, INC.

KNOXVILLE, TENNESSEE

REV.	DATE	BY	REVISION INFORMATION
1	04-18-2020	KCB	ISSUED FOR R&M REVIEW
2	05-10-2020	KCB	ISSUED FOR R&M REVIEW
3	05-22-2020	KCB	ISSUED FOR PERMIT

# E0.01

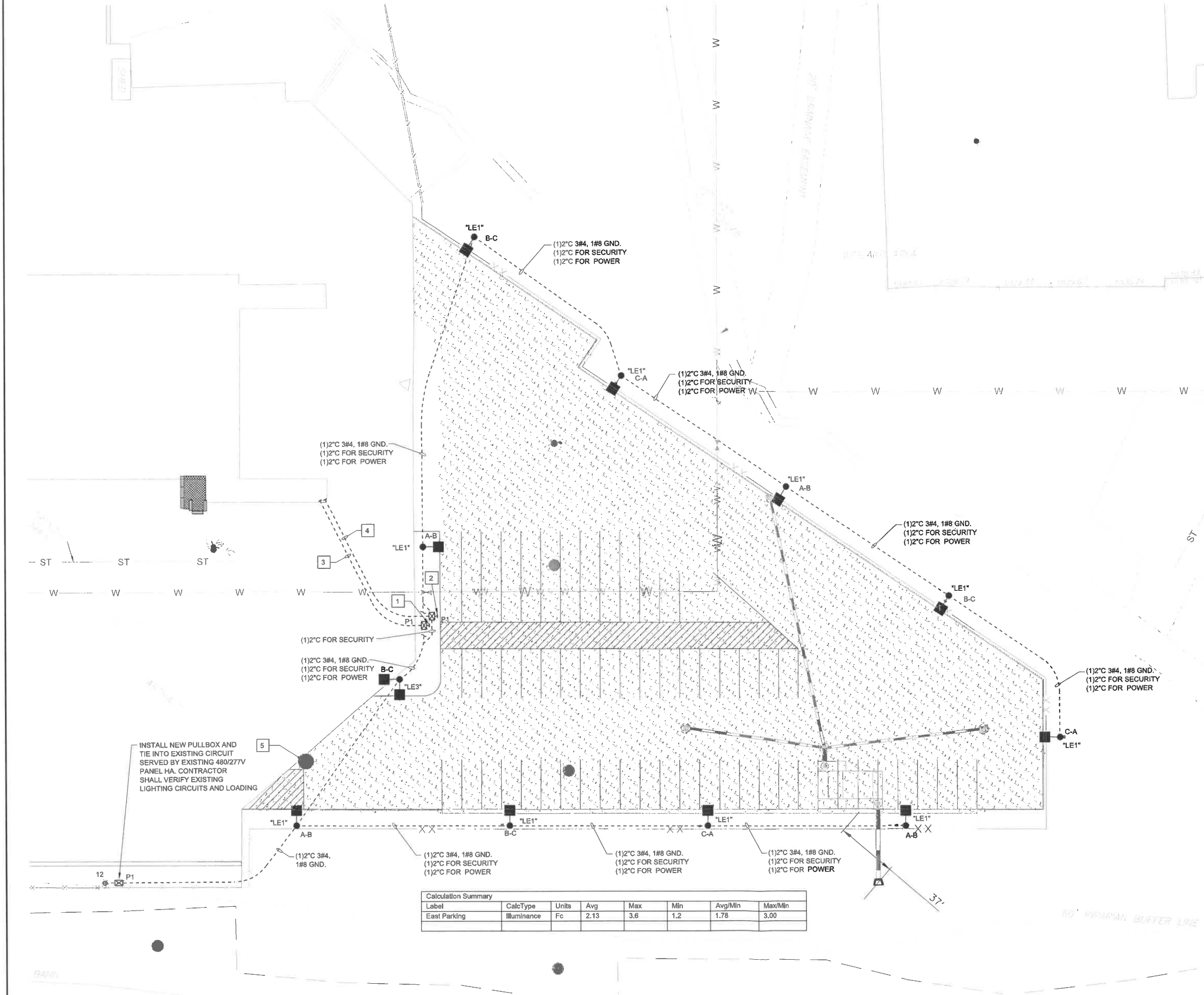
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B-B-20-VA

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GENERAL NOTES:

1. CONTRACTOR SHALL FIELD VERIFY EXISTING SITE LIGHTING CIRCUIT NUMBER(S) AND INCLUDE THIS INFORMATION ON THE RECORD DRAWING MARKUPS.
2. SEE CIVIL SHEET C7.02 DETAILS 5.6 AND 7 FOR PAVEMENT AND CONCRETE REPAIR DETAIL.

KEYED NOTES:

- 1 STUB (1) 3\"C AND CAP FOR FUTURE POWER CONNECTION TO PALLET DOCK.
- 2 STUB (1) 2\"C AND CAP FOR FUTURE COMMUNICATIONS CONNECTION TO PALLET DOCK.
- 3 (1) 3\"C FOR FUTURE PALLET DOCK, AND (2) 2\"C SPARE. COORDINATE ROUTE AND STUB UP IN BUILDING WITH OWNER. PROVIDE ADD ALTERNATE FOR DIRECTIONAL BORING VS CUTTING AND TRENCHING.
- 4 INSTALL (1) 1\"C FOR FUTURE SECURITY. COORDINATE ROUTE AND STUB UP IN BUILDING WITH OWNER. PROVIDE ADD ALTERNATE FOR DIRECTIONAL BORING VS CUTTING AND TRENCHING.
- 5 CONTRACTOR TO REMOVE EXISTING POLE, FIXTURE, BASE AND RETURN TO OWNER. EXISTING WIRING AND CONDUIT TO BE REMOVED TO LAST FIXTURE AND RE-ROUTE NEW WIRE TO NEW FIXTURE.



NOT RELEASED FOR CONSTRUCTION

ENLARGED SITE LIGHTING - EAST  
UPS KNOXVILLE PAVING EXPANSION  
UNITED PARCEL SERVICE, INC.  
KNOXVILLE, TENNESSEE

REVISION INFORMATION		DESCRIPTION	DATE	CHK.
REV.	DR.	DESCRIPTION	DATE	CHK.
A	KCB	ISSUED FOR PERMIT REVIEW	06-18-2020	KCB
B	KCB	ISSUED FOR PERMIT REVIEW	06-18-2020	KCB
C	KCB	ISSUED FOR PERMIT REVIEW	06-22-2020	KCB

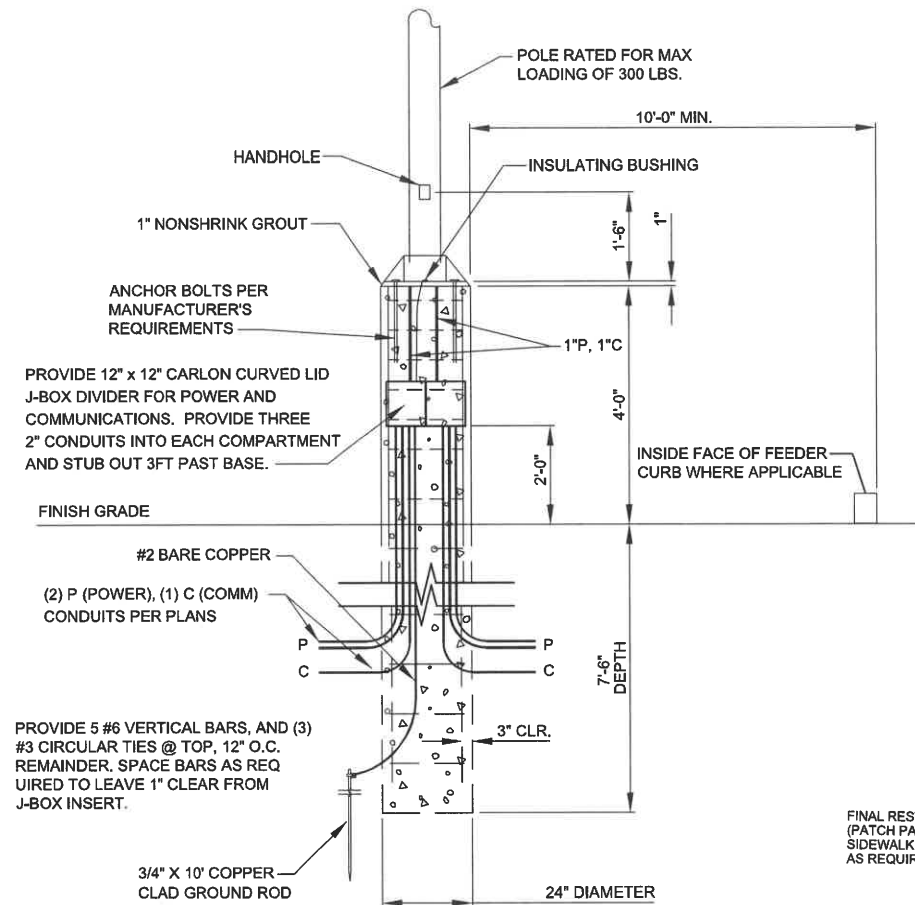
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FILE NO. 36192-10



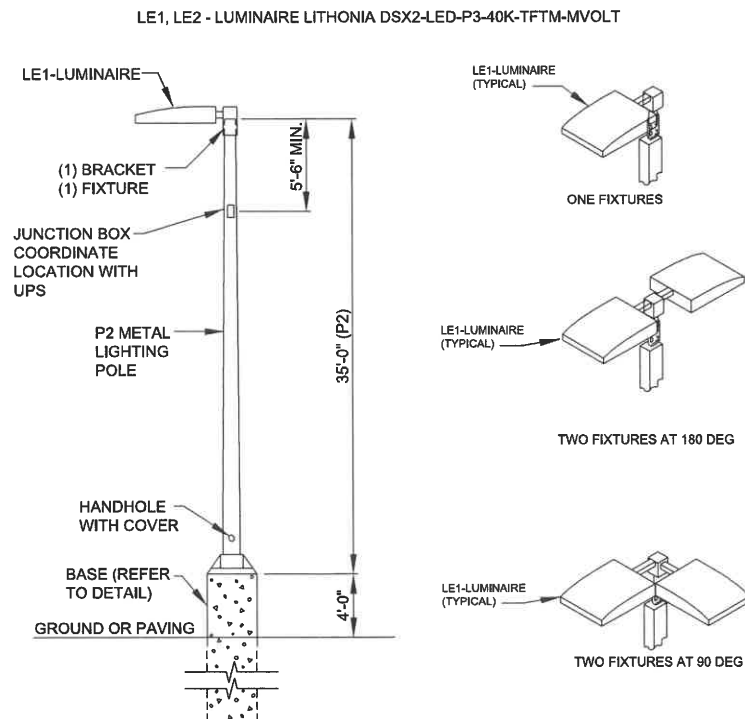
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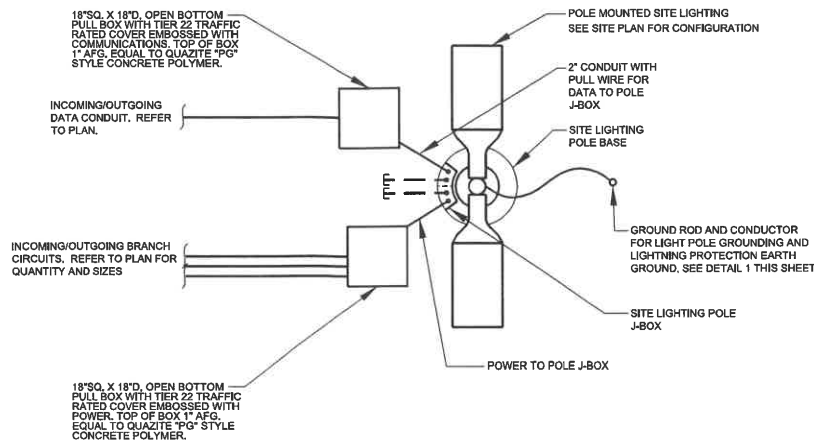
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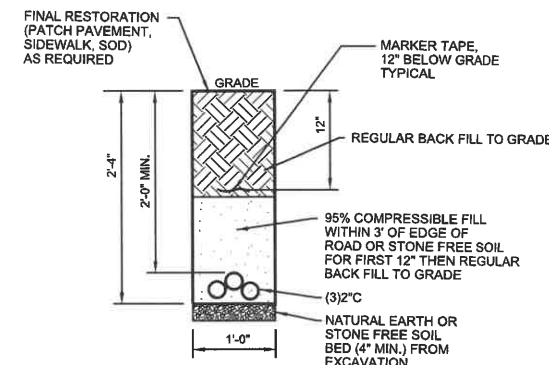
**1 DETAIL - SITE LIGHTING POLE BASE**  
E7.01 SCALE: N.T.S. (WHERE FOUR OR LESS CONDUITS ENTER POLE BASE)



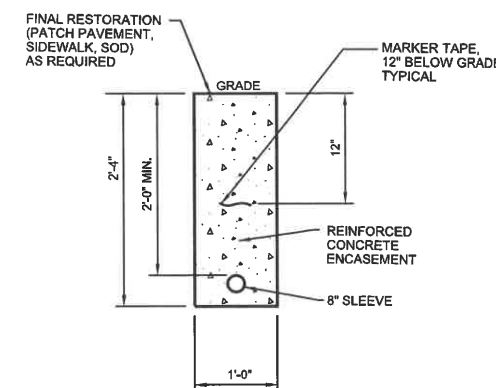
**5 DETAIL - LED SITE LIGHTING**  
E7.01 SCALE: N.T.S.



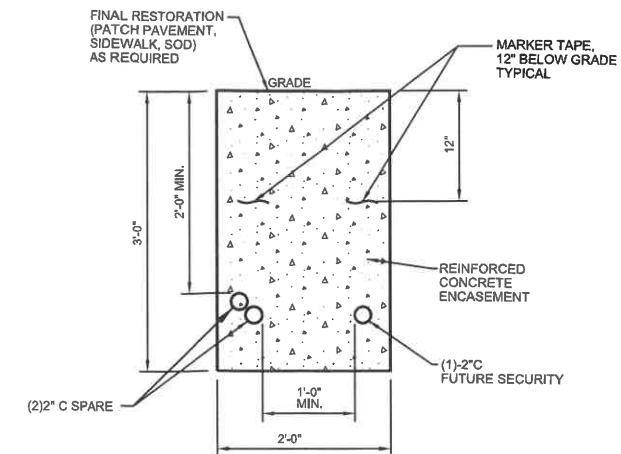
**2 DETAIL - SITE LIGHTING POLE CONNECTIONS**  
E7.01 SCALE: N.T.S. (WHERE MORE THAN 4 TOTAL CONDUITS OCCUR)



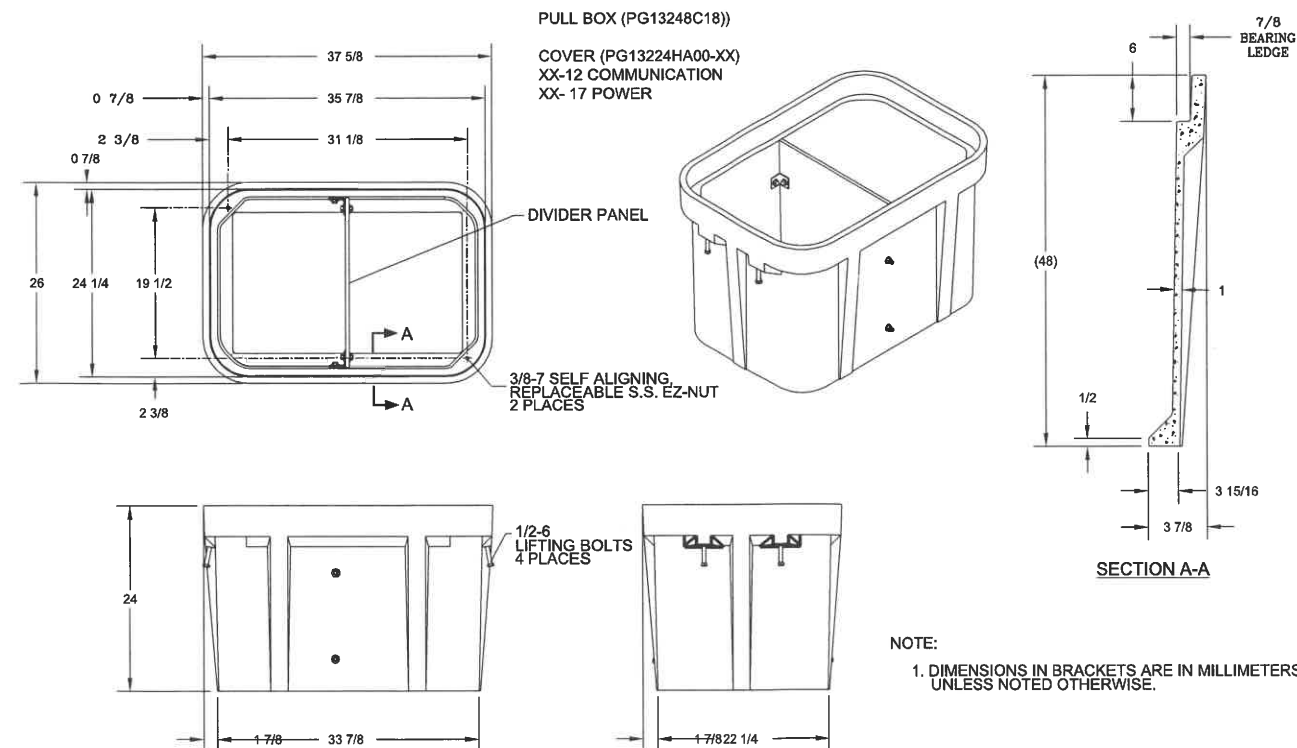
**4 DETAIL - TRENCHING DETAIL**  
E7.01 SCALE: N.T.S.



**6 DETAIL - SLEEVE DETAIL**  
E7.01 SCALE: N.T.S.



**3 COMMUNICATION & LIGHTING DUCT BANK SECTION**  
E7.01 SCALE: N.T.S.



**7 DETAIL - "P1" SITE PULLBOX**  
E7.01 SCALE: N.T.S.

**BARGE**  
DESIGN SOLUTIONS  
5201 West Summitt Hill Drive / Suite 102 / Knoxville, Tennessee 37922  
PHONE (865) 637-2510 / FAX (865) 673-8554

PRELIMINARY  
NOT FOR  
CONSTRUCTION  
DATE

SITE LIGHTING DETAILS - WEST  
UPS KNOXVILLE PAVING EXPANSION  
UNITED PARCEL SERVICE, INC.  
KNOXVILLE, TENNESSEE

REV.	DATE	DESCRIPTION	CHK.	DATE	DESCRIPTION	CHK.	DATE	DESCRIPTION
1	07-22-2020	ISSUED FOR PERMIT	KBB	07-22-2020	ISSUED FOR PERMIT	KBB	07-22-2020	ISSUED FOR PERMIT
2	07-22-2020	ISSUED FOR PERMIT	KBB	07-22-2020	ISSUED FOR PERMIT	KBB	07-22-2020	ISSUED FOR PERMIT
3	07-22-2020	ISSUED FOR PERMIT	KBB	07-22-2020	ISSUED FOR PERMIT	KBB	07-22-2020	ISSUED FOR PERMIT
4	07-22-2020	ISSUED FOR PERMIT	KBB	07-22-2020	ISSUED FOR PERMIT	KBB	07-22-2020	ISSUED FOR PERMIT
5	07-22-2020	ISSUED FOR PERMIT	KBB	07-22-2020	ISSUED FOR PERMIT	KBB	07-22-2020	ISSUED FOR PERMIT
6	07-22-2020	ISSUED FOR PERMIT	KBB	07-22-2020	ISSUED FOR PERMIT	KBB	07-22-2020	ISSUED FOR PERMIT
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8	07-22-2020	ISSUED FOR PERMIT	KBB	07-22-2020	ISSUED FOR PERMIT	KBB	07-22-2020	ISSUED FOR PERMIT
9	07-22-2020	ISSUED FOR PERMIT	KBB	07-22-2020	ISSUED FOR PERMIT	KBB	07-22-2020	ISSUED FOR PERMIT
10	07-22-2020	ISSUED FOR PERMIT	KBB	07-22-2020	ISSUED FOR PERMIT	KBB	07-22-2020	ISSUED FOR PERMIT

**E7.01**

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