

File # 12-A-21-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: Taylor Forrester obo Hand Partnership L.P.	Owner <input type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address: 1111 N. Northshore Dr., Ste. S700	Contractor <input type="checkbox"/>	Modification of Existing Structure <input checked="" type="checkbox"/>
City, State, Zip: Knoxville, TN 37919	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number: 865-584-4040	Other <input checked="" type="checkbox"/>	Signage <input type="checkbox"/>
Email: tforrester@lrwlaw.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 : 222 Radford Place City, State, Zip: Knoxville, TN 37917  
 See KGIS.org for Parcel #: 081GB03903 and Zoning District: I-G

### VARIANCE REQUIREMENTS

#### City of Knoxville Zoning Ordinance Article 16.3

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.

See Addendum.

Describe hardship conditions that apply to this variance.

See Addendum.

### 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

11/10/21

## **Addendum**

### **Describe your project and why you need variances.**

1. The project is to construct an addition to an existing warehouse facility. The warehouse facility is a beverage distribution center that has and requires large loading and unloading bays for tractor-trailers to be loaded and unloaded. There is a large amount of tractor-trailer traffic coming and going from the property throughout the day. The facility needs additional warehouse space for storage of its goods and products. The proposed addition would connect to the western section of the existing warehouse facility. The proposed addition is located adjacent to Coram Street. The setback requirement is 25 ft. The addition would be constructed over existing impervious surface, including the portion that needs variance relief from the setback. Therefore, the impervious surface would not be increasing. Although there is other available surface area on the property, the addition could not be constructed here because of the underground stormwater drainpipe. The variance request is to reduce the corner side setback from 25' to 7'10".

2. Based on the increase of the gross floor area from the proposed addition the code requires an additional 3 parking spaces to be provided on the property. The use of the property as a warehouse and distribution center does not create the demand for much parking. Because the business is not open to the public it has a minimal need for parking. In fact, on average there are 20 parking spaces that remain unused during each workday. Adding the additional parking spaces would result in the property owner adding more impervious surface material to the property.

### **Describe hardship conditions that apply to this variance.**

1. The hardship supporting the basis for the variance includes the existing underground stormwater drain line that connects under the northeast section of the property and continues under most of the property towards a drainage facility in the southwest portion of the property. This drain line carries large amounts of offsite stormwater runoff to and through the property. The property owner has had to replace different portions of this drain line on multiple occasions. To replace these portions of the damaged drain line required the property owner to tear up its improved surfaces. Although there is other available surface space for the addition, the physical constraint is that the addition would have to be constructed over a stormwater drain line that has failed occasions multiple.

In addition, the irregular lot shape, especially at the location of the proposed addition increases the extent of the requested variance. The result of the irregular lot shape is further compounded by the fact a railroad tract is adjacent to the entire southern boundary line of the property.

2. Applicant incorporates the reasons set forth above. The Applicant owns four adjacent lots on the north side of Radford Place. There is a gravel pad on a portion of these lots. This is an appropriate area for employee parking, if needed. Furthermore, the majority of the existing parking spaces on the property cause vehicles to back out of the parking spaces directly onto Radford Place, which is no longer permitted under the parking ordinances.

File #



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):**

**PROJECT INFORMATION**

Date Filed

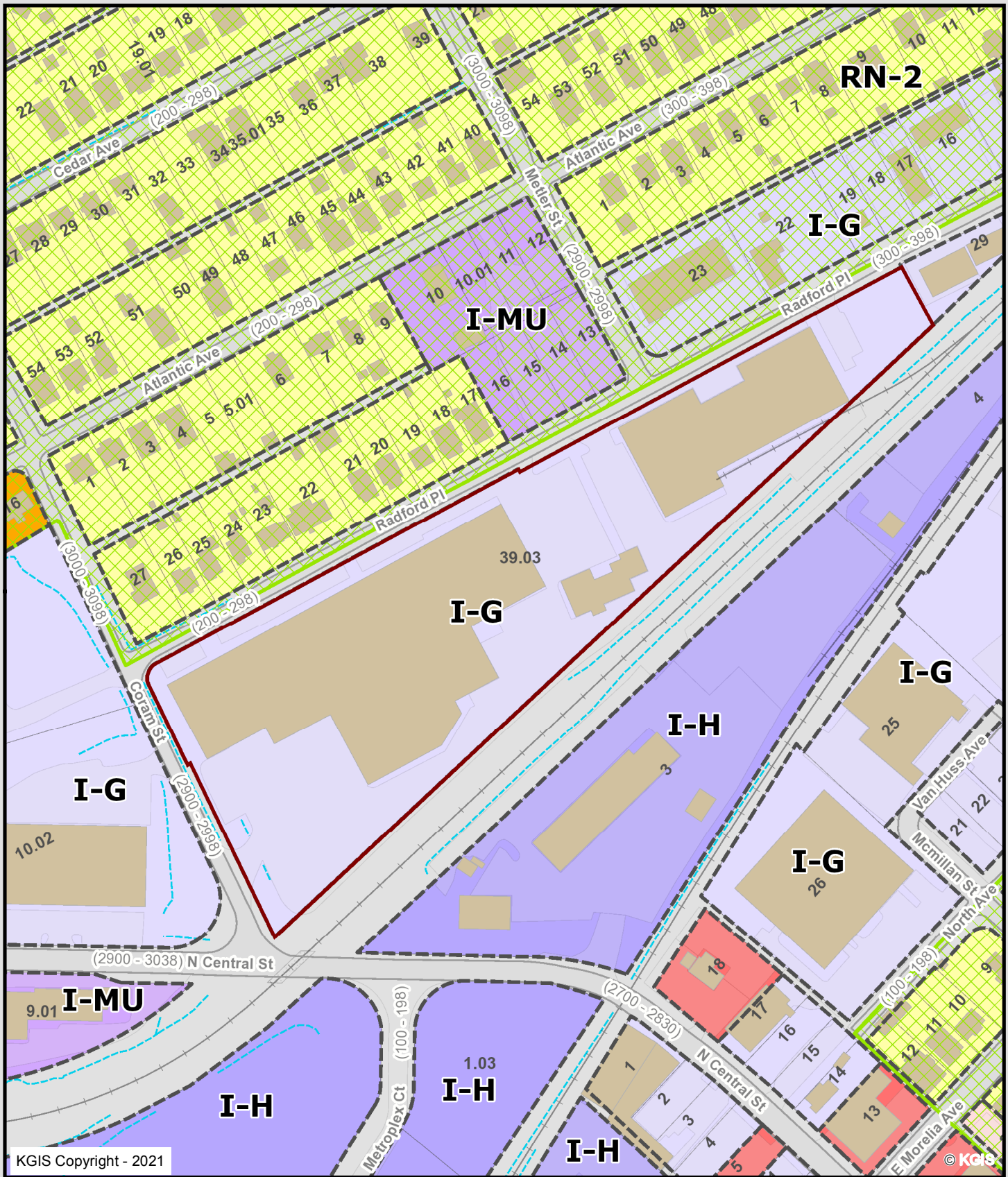
Fee Amount

Council District

BZA Meeting Date

**PLANS REVIEWER**

**DATE**



222 Radford Pl

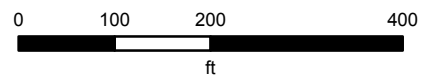
12-A-21-VA

Taylor Forrester obo Hand Partnership L.P.

Knoxville - Knox County - KUB Geographic Information System

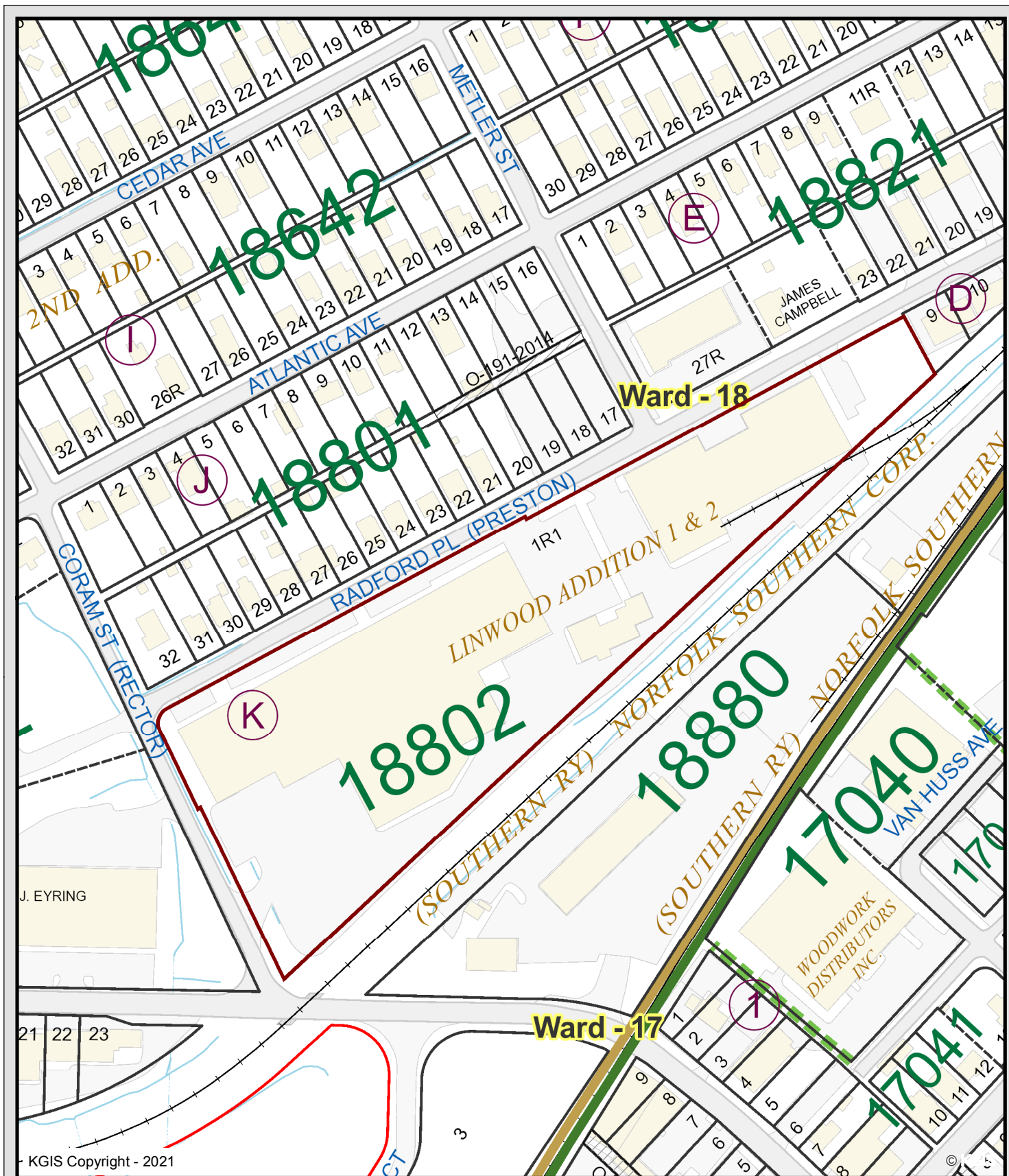


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222 Radford PI

12-A-21-VA

Taylor Forrester obo Hand Partnership L.P.

Knoxville - Knox County - KUB Geographic Information System



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**222 Radford Pl**

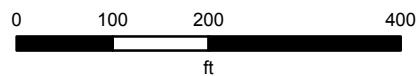
12-A-21-VA

Taylor Forrester obo Hand Partnership L.P.

**Knoxville - Knox County - KUB Geographic Information System**

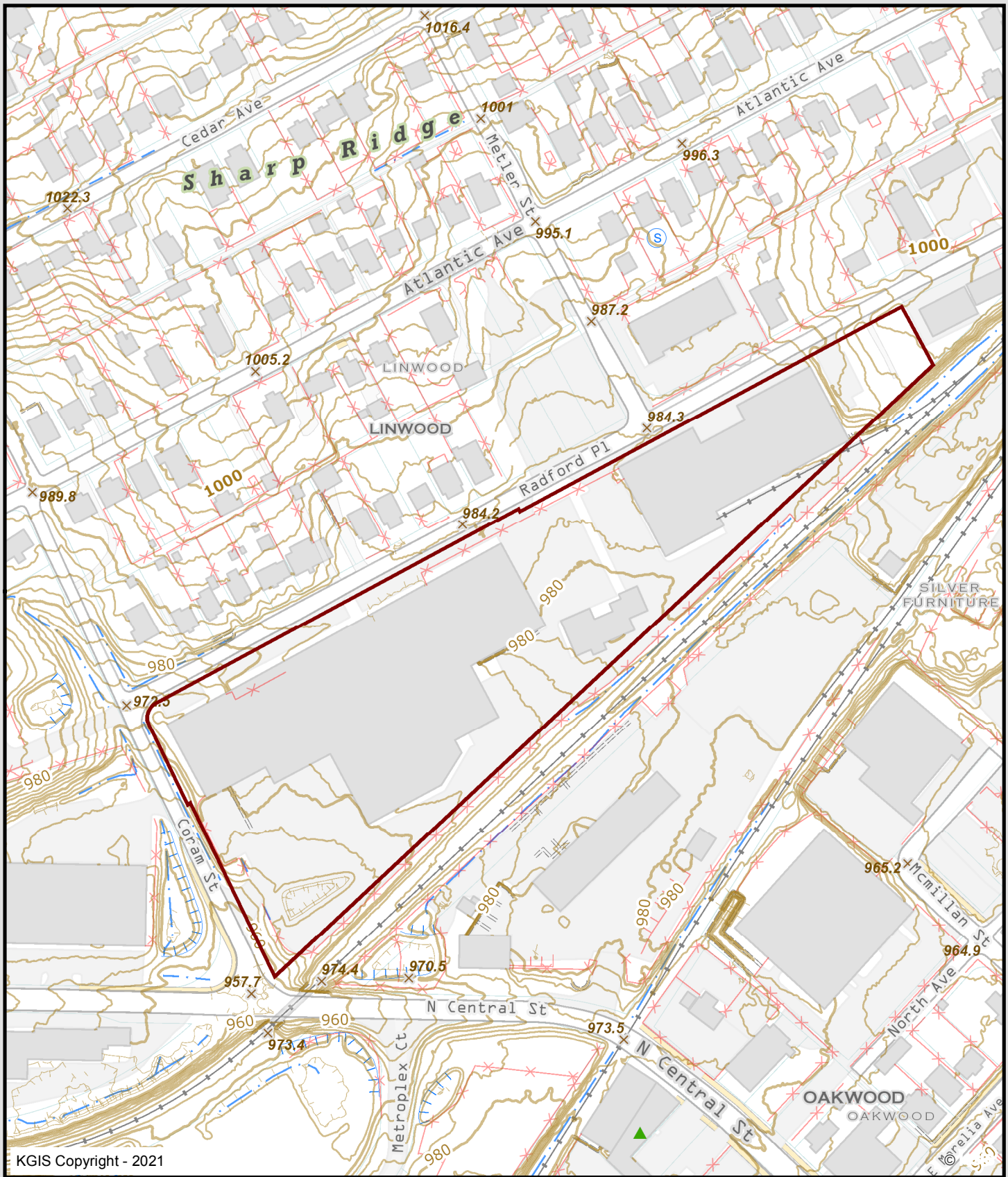


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**222 Radford Pl**

12-A-21-VA

Taylor Forrester obo Hand Partnership L.P.

**Knoxville - Knox County - KUB Geographic Information System**



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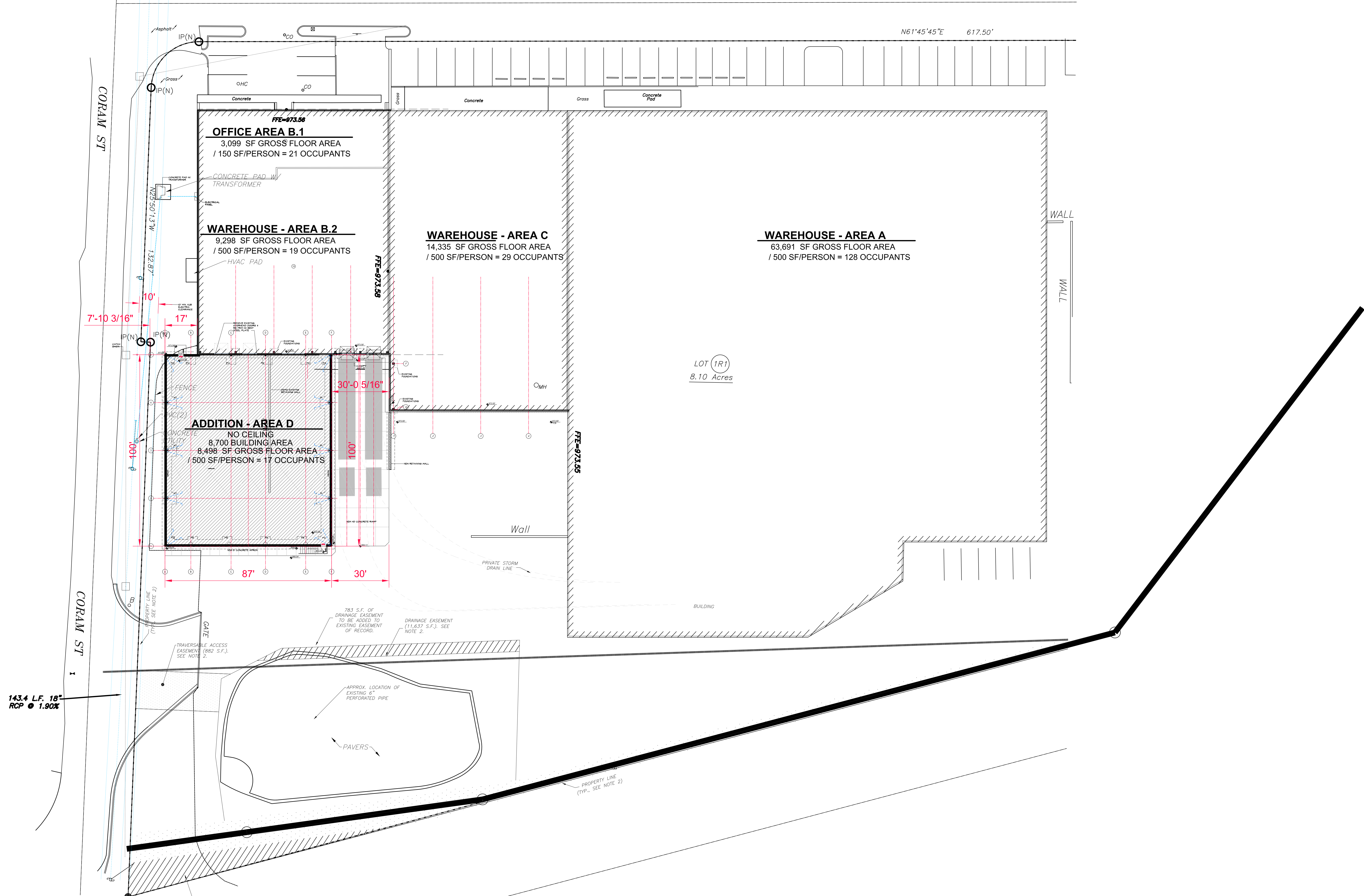
KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from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



### **Addendum**

The hardship supporting the basis for the variance includes the existing underground stormwater drain line that connects under the northeast section of the property and continues under most of the property towards a drainage facility in the southwest portion of the property. This drain line carries large amounts of offsite stormwater runoff to and through the property. The property owner has had to replace different portions of this drain line on multiple occasions. To replace these portions of the damaged drain line required the property owner to tear up its improved surfaces. Although there is other available surface space for the addition, the physical constraint is that the addition would have to be constructed over a stormwater drain line that has failed on multiple.

In addition, the irregular lot shape, especially at the location of the proposed addition increases the extent of the requested variance.



143.4 L.F. 18"  
RCP @ 1.90%

IP(O)  
1238 S.F. OF  
DRAINAGE EASEMENT  
TO BE ADDED TO  
EXISTING EASEMENT  
OF RECORD.

TRAVELABLE ACCESS  
EASEMENT (882 S.F.)  
SEE NOTE 2.

APPROX. LOCATION OF  
EXISTING 6"  
PERFORATED PIPE

PAVERS

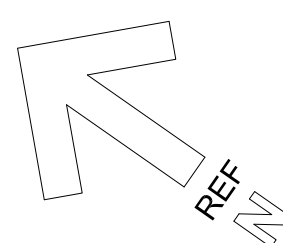
PRIVATE STORM  
DRAIN LINE

PROPERTY LINE  
(TYP. - SEE NOTE 2)

1  
AC1

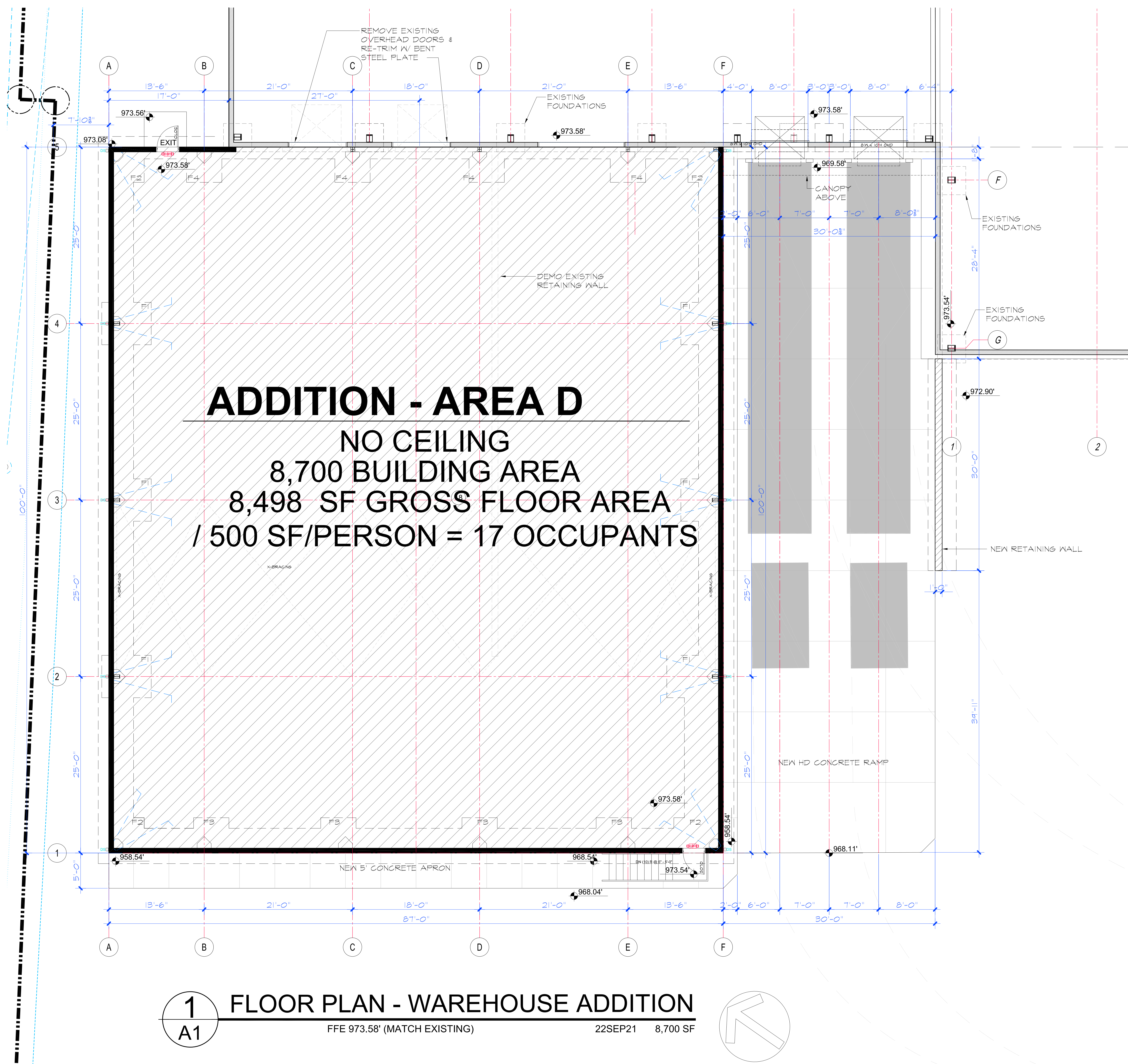
# SITE PLAN - WAREHOUSE ADDITION

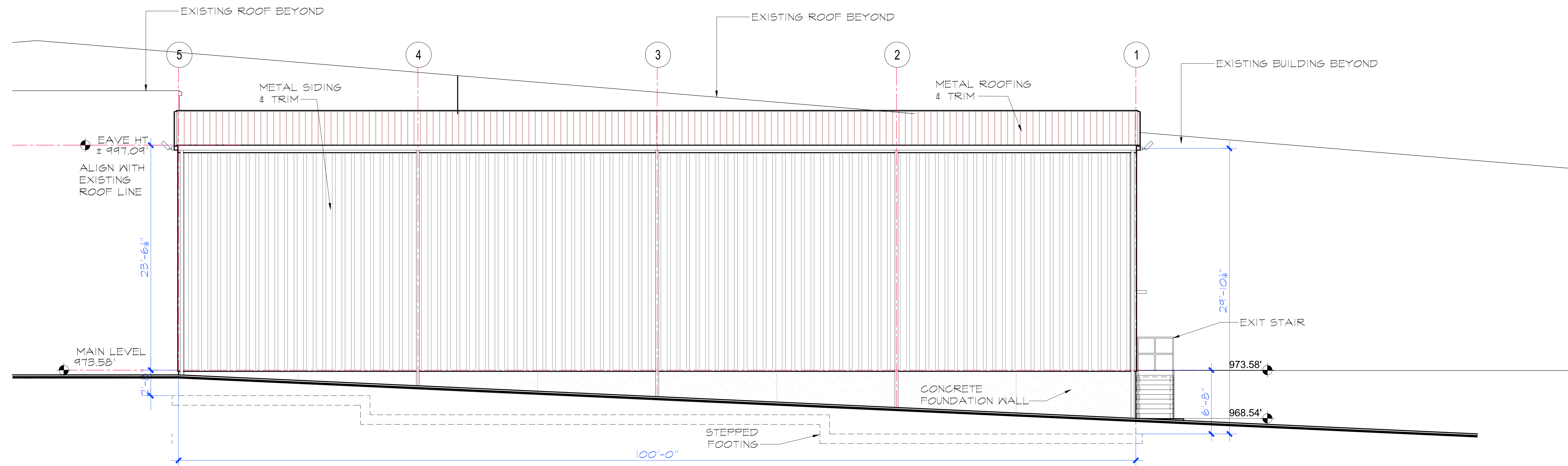
FFE 973.58' (MATCH EXISTING) 22SEP21 8,700 SF



RAILROAD  
SOUTHERN



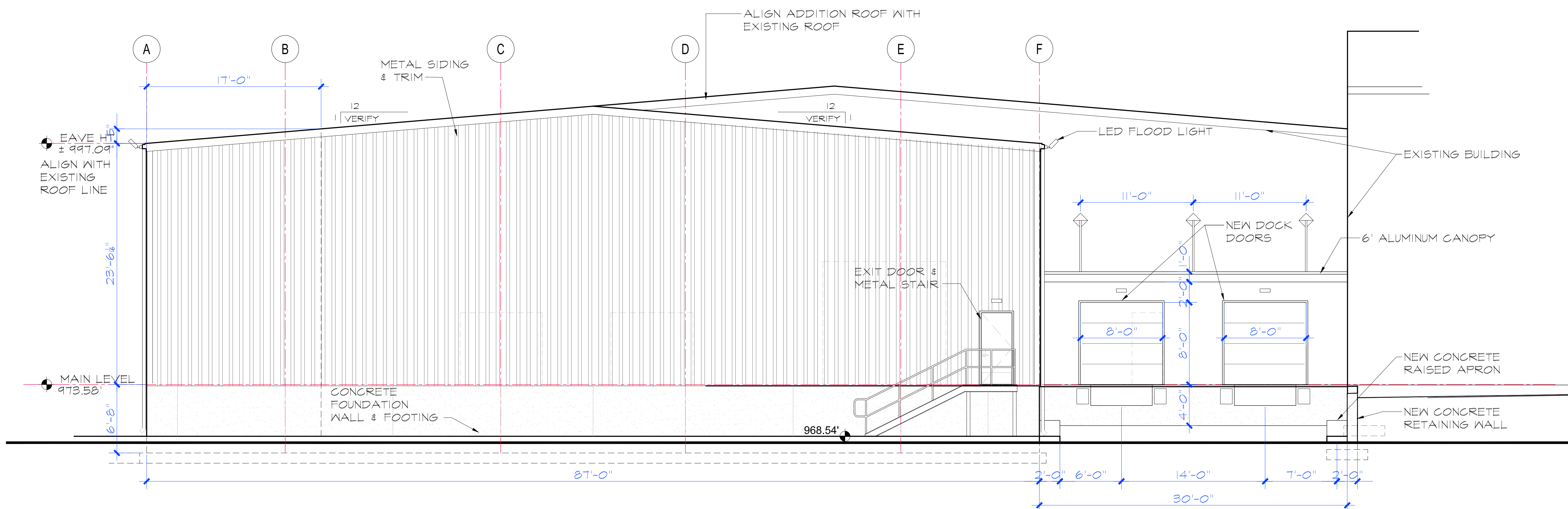




**1** NORTHWEST ELEVATION - WAREHOUSE ADDITION

A2

22SEP21



**2** SOUTHWEST ELEVATION - WAREHOUSE ADDITION

A2

22SEP21



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December 13, 2021

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

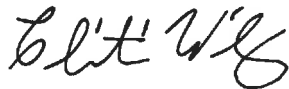
Dear Mr. Elder:

**Re: Variance Requests 11-A-21-VA, 12-A-21-VA, 12-C-21-VA, 12-D-21-VA, and 12-E-21-VA**

We have reviewed our records and, as far as we have been able to determine, KUB has no existing utility facilities located within the variance areas and we have no objection to the requested variances. However, KUB does not release and hereby retains all easements and rights for existing facilities, whether or not identified in our research.

If you have any questions regarding this matter, please call me at (865) 558-2483.

Sincerely,



Christian Wiberley, P.E.  
Engineering

CGW

## RE: BZA December applications

Steve Borden <Steve.Borden@tn.gov>

Wed 12/15/2021 9:16 AM

To: Cheri Burke <cmburke@knoxvilletn.gov>

Responses from District 18 Operations are as follows:

[12-A-21-VA: 222 Radford Pl \[PDF\]](#) – Operations has No Comment - Request for change to setbacks and parking not near ROW or affecting TDOT drainage

[12-C-21-VA: 2126 Forest Ave \[PDF\]](#) – Operations has No Comment - Request for change to parking requirements and setbacks not near ROW or affecting TDOT drainage

[12-D-21-VA: 7201 Kingston Pk \[PDF\]](#) – Operations has No Comment - Request for change to sign setback and height variance on replacement of current sign. Behind curb outside of ROW.

[12-E-21-VA: 5121 Camelia Rd \[PDF\]](#) – Operations has No Comment – Request a variety of changes not near ROW or affecting TDOT drainage.



**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)

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**From:** Cheri Burke <cmburke@knoxvilletn.gov>

**Sent:** Monday, December 6, 2021 9:52 AM

**To:** Steve Borden <Steve.Borden@tn.gov>

**Subject:** [EXTERNAL] BZA December applications

**\*\*\* This is an EXTERNAL email. Please exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email - STS-Security. \*\*\***

Good morning Steve,

Please have your staff review the following applications (located [at this link](#)) and provide your response by 12/13/21.

11-A-21-VA: 710 Forest Heights Rd

12-A-21-VA: 222 Radford Pl

12-C-21-VA: 2126 Forest Ave

12-D-21-VA: 7201 Kingston Pk

12-E-21-VA: 5121 Camelia Rd



Thank you,

Cheri Burke

Administrative Specialist

Neighborhood Codes Enforcement

City of Knoxville

865-215-2867

865-215-2119