File #	e #
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5-M-21-VA

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# **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. THIS PROPOSAL PERTAINS TO: APPLICANT INFORMATION **APPLICANT IS:** Name: Tailwater South, LLC **7** Owner **New Structure** Street Address: 813 S. Northshore Dr., Suite 104 Contractor **Modification of Existing Structure** City, State, Zip: Knoxville, TN 37919 Tenant **Off Street Parking** Phone Number: (865) 588-8663 Other Signage Email: lloyd@tailwaterproperties.com Other: THIS IS A REQUEST FOR: Extension of Non-Conforming Use/or Structure ✓ Zoning Variance (Building Permit Denied) Appeal of Administrative Official's Decision Map Interpretation PROPERTY INFORMATION Street Address: 1404 Island Home Avenue, #103 (Lot 14) City, State, Zip: Knoxville. TN 37920 See KGIS.org for Parcel #: 095 OD 001, 095 OD 002, 095 OD 003 and Zoning District: SW-4

## **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.

Proposed project is a 20 unit residential town home (for sale) development on Island Home Avenue and McCormick Street, within the South Waterfront Form Based Zoning District.

Project is unable to meet requirements for 70% transparent glass on the ground level as required by Article 7, Section 7.1.3.E.6: "Building Frontages".

The façade frontages range from 20'-0", 24'-0" to 24'-8" wide and have corresponding Ground Level façade areas of 200sf, 240sf to 246sf. The minimum 70% transparency area required for these frontages range from 112sf, 135sf to 139sf. Due to the townhouses' B.O. Truss/T.O. Wall height being set at 9'-0" AFF and the 1'-0" structural header required above window, the T.O. Window height is set at 8'-0" AFF. With T.O. Window set at 8'-0" AFF, the corresponding window length, required to meet the minimum 70% transparency area, leaves inadequate room for wall structure and does not account for an entry door.

Describe hardship conditions that apply to this variance.

Due to the limited size of the facade frontages, glass windows can not adequately meet the 70% transparency requirement while still leaving adequate room for wall structure and an entry door. That amount of transparency also creates security & privacy concerns for residential occupants.

# **APPLICANT AUTHORIZATION**

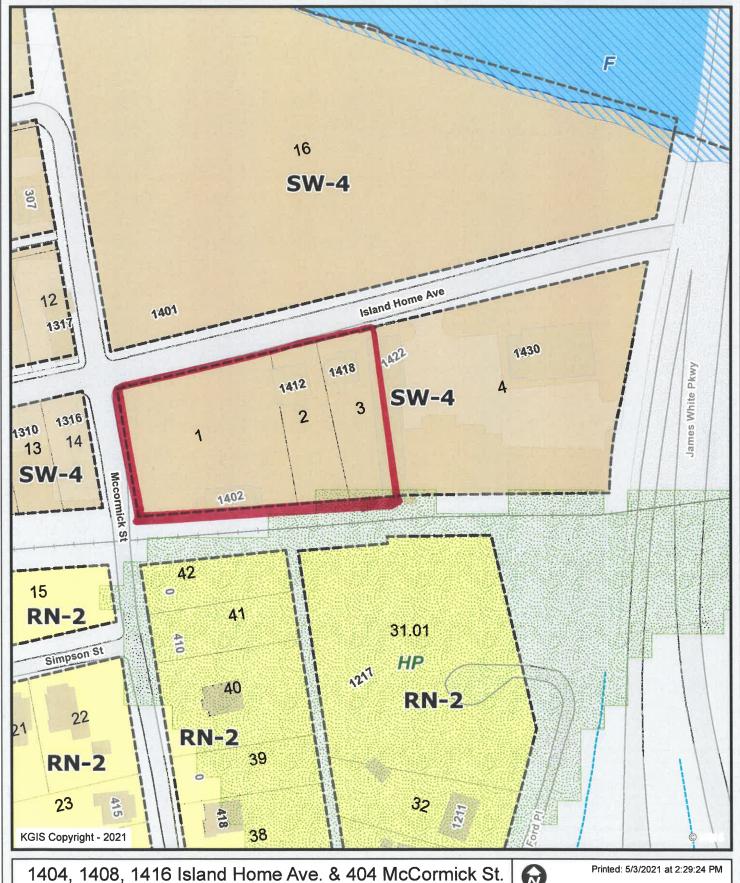
I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request and that all owners have been notified of this request in writing.

PPLICANT'S SIGNATURE Lloyd L. Montgomery AV

DATE 04/08/2021

					File #		5-M-21-VA
<b>CITY</b> OF	FKN	OXVILI	LE BO	DARD	OF ZON	IING	APPEALS APPLICATION
			******	FFICE	USE ON	VLY.	****
a plat required?	Yes	✓ No				W- W_	all Lot of record?
		VARIA	NCE REQUI	ST(S) W	ITH ORDIN	ANCE	CITATION(S):
Reduce the mi frontage from 7							at the ground level on a principal able.

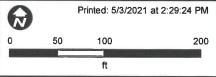
PROJECT INFORMATION					
Date Filed 4-8-21	Fee Amount \$250.00				
Council District 1st	BZA Meeting Date 5-18-21				
PLANS REVIEWER Scott Elder	DATE 4-8-21				



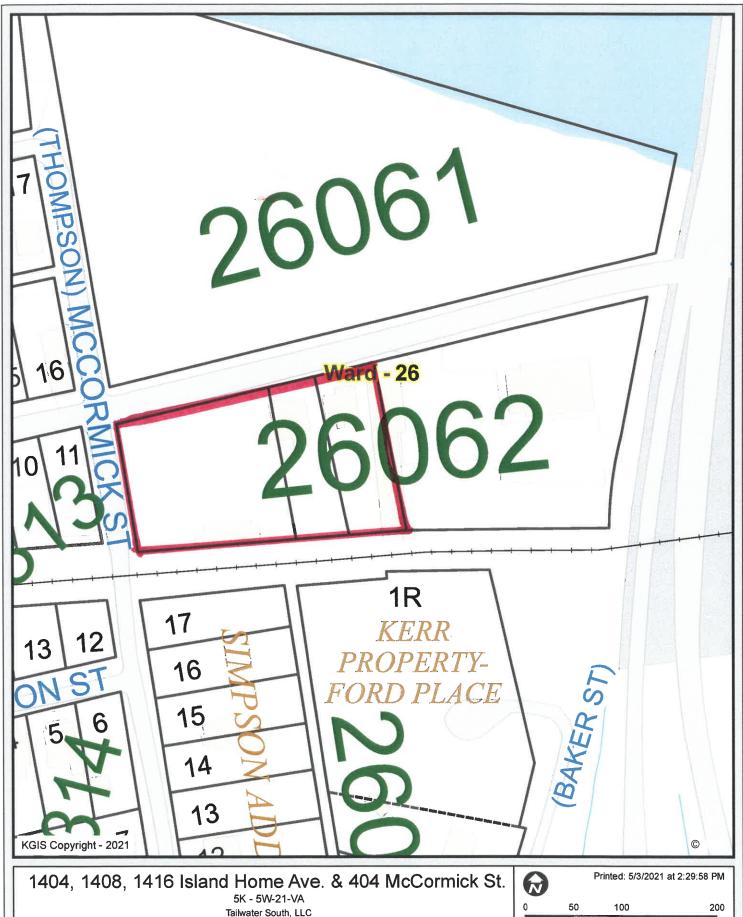
1404, 1408, 1416 Island Home Ave. & 404 McCormick St. 5K - 5W-21-VA

Tailwater South, LLC

Knoxville - Knox County - KUB Geographic Information System



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.



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

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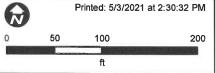
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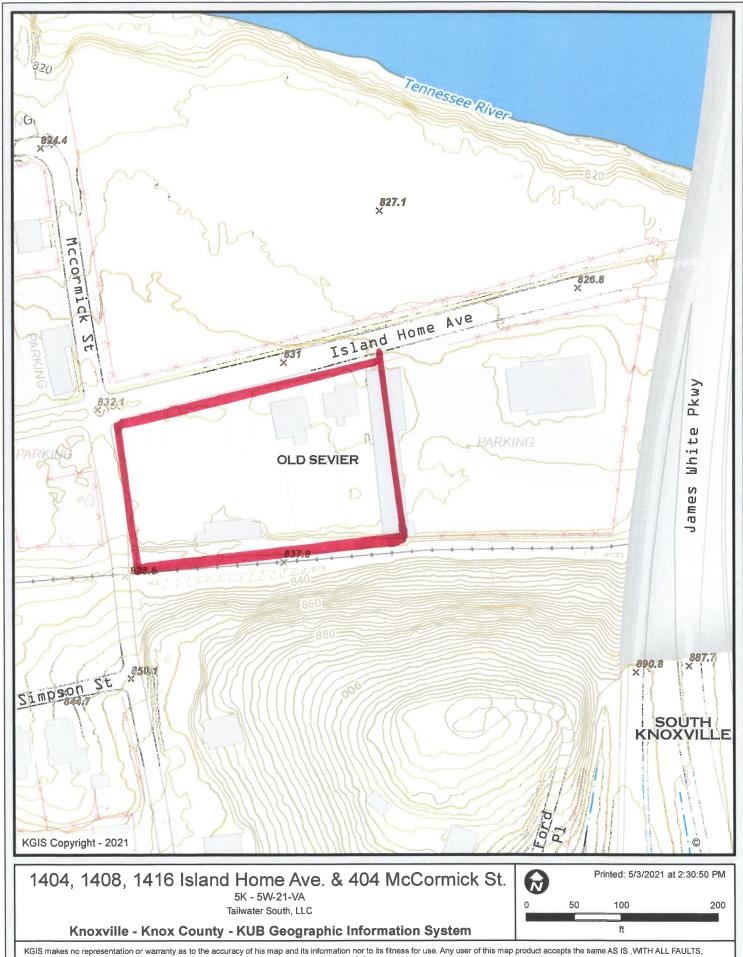
1404, 1408, 1416 Island Home Ave. & 404 McCormick St.

5K - 5W-21-VA Tailwater South, LLC

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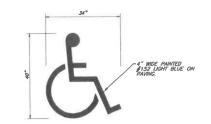


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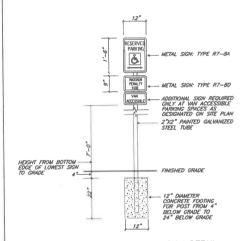




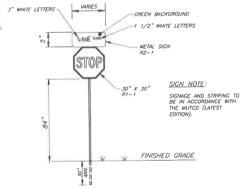




PAINTED HANDICAPPED SYMBOL



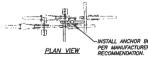
HANDICAPPED SIGN DETAIL



COMBINATION STOP SIGN / STREET NAME SIGN DETAIL

REFER TO C.O.K. ZONING ORDINANCE (ARTICLE 11.9) FOR BIKE RACK SPECIFICATIONS. INSTALL PER MANUFACTURER PERCHAMENDATIONS.





BOLLARD BIKE R

1776								
	5	856	236	27.6	2.011	2.35	620	72.4
FOR ER'S	6	856	236	27.6	2,011	2.35	620	72.4
	7	918	303	33.0	2,011	2.19	615	67.0
. 9	8	715	252	35.2	824	1.15	463	64.8
WEIGHT ANGUAR POLIT	9	671	204	30.4	824	1.23	467	69.6
	10	671	204	30.4	824	1.23	467	69.6
- INSTALL ANGION BULIS,	11	746	283	37.9	824	1.10	463	62.1
PLAN VIEW PER MANUFACTURER'S RECOMMENDATION.	12	848	385	45.4	967	1.14	463	54.6
RACK DETAIL	13	756	289	38.2	967	1.28	467	61.8
KACA DETAIL	14	905	221	24.4	1,464	1.62	684	75.6
	15	880	194	22.0	1,464	1.66	686	78.0
	16	1,181	341	28.9	1,983	1.68	840	71.1
	17	1,181	340	28.8	1,983	1.60	841	71.2
	18	880	194	22.0	1,464	1.66	686	78.0

SILE SUMMOUT			
CURRENT USE	KACANT		
PROPOSED USE	RESIDENTIAL		
ZONING	SW-4		
TOTAL AREA	0.92-ACRE		
RIGHT OF WAY DEDICATION	0.09 ACRE		
TOTAL AREA AFTER DEDICATION	O.83 ACRE		
BUILDING COVERAGE	12,214 S.F.		
PERMEABLE PAVER AREA	10,650 S.F.		
TOTAL FLOOR AREA	30,593 S.F.		
FLOOR AREA RATIO	0.85		
FLATWORK / CONCRETE	4,970 S.F.		
GRASS AREA	8,112 S.F.		
TOTAL IMPERVIOUS AREA	17,184 S.F.		
PERCENT IMPERVIOUS	47.5%		
TOTAL NUMBER OF LOTS	20		
TOTAL BIKE PARKING SPOTS	7		

SITE STIMMARY

ISLAND HOME AVENUE

16)

PAR(26.0' ID:

7

72.4

64.5

77.6

620

(5)

\_\_\_\_ 585

236 27.6 2.011 2.35

338 35.5 2,011 2.11

884 198 22.4 1,464 1.66 686

958 277 28.9 1,464 1.53

4 953 338 35.5 2,011 2.11 615

(13)

(12)

INDIVIDUAL LOT SUMMARY

856

95J

MCCORMICK VARIABLE WIDTH PUBLIC

1

14

CENTERLINE OF PAVEMENT

LOT SUMMA	RY (OVERALL)
TOTAL AREA	0.92-ACRE (40.075 S.F.)
RIGHT OF WAY DEDICATION	0.09 ACRE (3,765 S.F.)
TOTAL AREA AFTER DEDICATION	0.83 ACRE (36,413 S.F.)
TOTAL FEE SIMPLE LOTS AREA	0.40 ACRE (17,586 S.F.)
PRIVATE RIGHT OF WAY AREA	0.28 ACRE (12,195 S.F.)
OPEN SPACE®	0.43 ACRE (18,557 S.F.)-51.0%

-A:15.73

R:1020.00'

B:S85°03'21"W

1/2"IP(F)

PROPOSED DETACHED CURB (TYP.). SEE DETAIL, SHEET C-4.

-EXISTING PROPERTY LINE (TYP.)

20

(19)

18

\$ 4

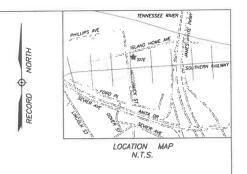
(5)

\$ 6

CENTERLINE OF RAILROAD TRACKS

 $\overline{p}$ 

\*OPEN SPACE AREA SHOWN IS THE AREA OUTSIDE OF THE PROPOSED LOTS.



#### SITE PLAN NOTES:

JILE\_LICENTUSLESS.

I) THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON PIELD LOCATION OF VISIBLE STRUCTURES SICH AS CRITCH BASINS, MANNED MULVES, PROPRIESS, WATER MULVES, WATER MULTIPLY COMPANIES AND AUSO CALL TERM ONE—CALL PRIOR TO ANY EXCHANGING MORN, TO VERTIFY PROTEGNATION SHOWN AND

2) SIGNAGE AND STRIPING TO BE IN ACCORDANCE WITH THE MUTCO (LATEST EDITION).

3) SETBACKS ARE PER CITY OF KNOXVILLE SW-4 ZONING AND ARE AS FOLLOWS:

FRONTAGE AT SETBACK (MIN.) - 50%

SIDE (MAX) - 25"

4) BOUNDARY INFORMATION PER SURVEY PREPARED BY MATTHEW DAWSON RLS NO. 3050, DATED AUGUST 30, 2019.

5) ALL CONCRETE WALKS SHALL BE BROOM FINISHED AND COMPLY WITH CURRENT ADA REQUIREMENTS.

6) IT IS THE RESPONSIBILITY OF THE DEVELOPER TO ATTAIN PERMISSION FOR OFFSITE WORK.

10) ALL ASPHALT DAMAGED WITHIN PUBLIC R.O.W. SHALL BE REPAIRED PER THE CITY'S SPECIFICATIONS.

11) A PLAT WILL BE RECORDED DURING THE PERMITTING PROCESS TO MOVE PROPERTY LINES AND TO DEDICATE THE PEDESTRIAN ACCESS EASEMENT SHOWN HEREON.

12) PARKING SUMMARY: RESERVED AND SHARED

MAXIMUM OF 3 PARKING SPACES PER 1,000 SQUARE FEET AND MAXIMUM OF 2 PARKING SPACES PER RESIDENTIAL UNIT.

TOTAL UNITS = 20
TOTAL BUILDING AFEA = 24,140 S.F.
REQUIRED BUFCLE PAINTING SPACES = 3
TOTAL VEHICULAR SPACES PROVIDED (ONSTE) = 25 (INCLUDING GRANDES)

13) LANDSCAPING SHALL COMPLY WITH THE CITY OF KNOXVILLE'S TREE PROTECTION ORDINANCE.

14) REFER TO C.O.K. ZONING ORDINANCE (ARTICLE 11.9) FOR BIKE RACK SPECIFICATIONS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

SHEET C-2 (3 OF X)

SITE PLAN

STATION SOUTH

SITE ADDRESS: ISLAND HOME AVENUE, KNOXVILLE, TN 37920

CITY OF KNOXVILLE WARD NO. 26

KNOX CO., TN. CITY BLOCK NO. 26062 CLT MAP 95 INSERT O GROUP D PARCELS 1,2,3

MARCH 5, 2021

SCALE: 1"=20'

OWNER/DEVELOPER:
TAILWATER SOUTH, LLC. 81.3 SOUTH NORTHSHORE DRIVE, SUITE 104 KNOXVILLE, TN 37919 (865) 588-8663



URBAN ENGINEERING, INC. 11852 KINGSTON PIKE FARRAGUT, TENNESSEE 37922 (865) 966-1924 CHK: CAS DWG. NO. 2102003

