File # 11-I-18-VA

CITY OF KNOXVILLE

BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION		APPLICANT IS:		THIS PROPOSAL PERTAINS TO:	
Name	SPACEBOX KNOXVILLE, LLC	Owner	☐	New Structure	☐
Street Address	790 N. COUNTY HWY 393	Contractor	☐	Modification of Existing Structure	☐
City, State, Zip	SANTA ROSA, FL 32459	Tenant	☐	Off Street Parking	☐
Phone Number	(601) -467-8300	Other	☑	Signage	☐
Email				Other 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 201 RANDOLPH ST.

City, State, Zip KNOXVILLE, TN

Parcel # (see KGIS.org)

Zoning District (see KGIS.org)

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 variance(s) being requested. REQUEST VARIANCE OF II OF PARKING SPACES FROM 157 TO 31 28. azk 10/26/18

Reduce minimum drive aisle width (in parking garage) from 26.0 ft to 16 ft. 1 in. (16.08 ft) azk 10/26/18

Describe hardship conditions that apply to this variance. EXISTING STORAGE FACILITY BEING PARTIALLY CONVERTED TO CRAFT FACILITY AND INDOOR ASSEMBLY.

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 [signature] DATE 10/15/18

File # 11-I-18-VA

CITY OF KNOXVILLE **BOARD OF ZONING APPEALS APPLICATION**

********OFFICE USE ONLY********

Is a plat required? Yes ☐ No ☐

VARIANCE REQUEST(S) WITH ORDINANCE CITATION(S):

Reduce required parking spaces from 157 to 3+ 28. atk 10/26/18

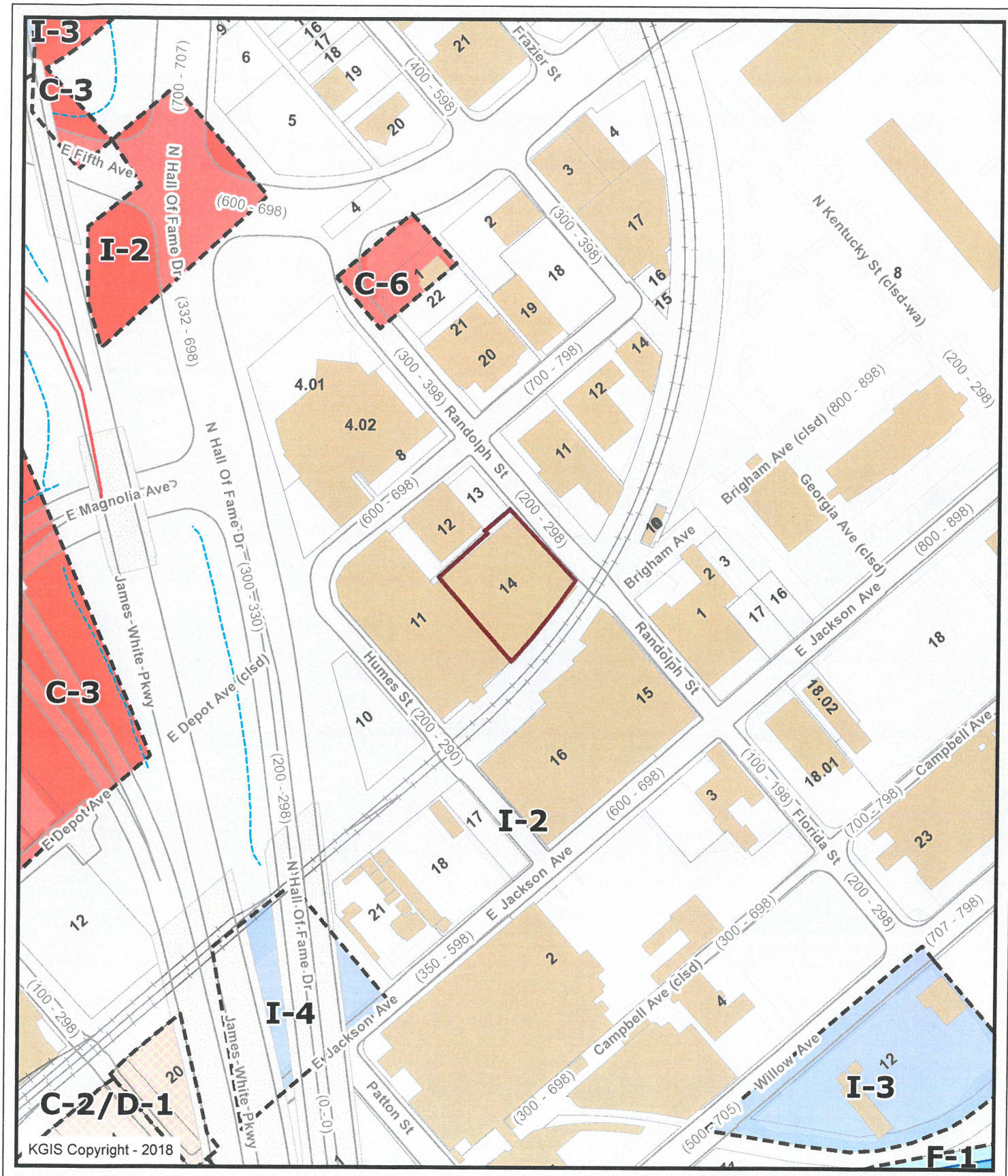
Per Article 5, Section 7.D.1 table 1

- Reduce minimum drive aisle width (in parking garage) from 26.0 ft to 16 ft 1 in (16.08 ft). Per Article 5, Section 7.E.1.d Table 3. atk 10/26/18

PROJECT INFORMATION

Date Filed	Fee Amount $250 pd 10/15/18 ck# 5918 gf
Council District	BZA Meeting Date 11/15/18

PLANS REVIEWER Rebecca Johnson DATE 10/15/18



Spacebox Knxoville, LLC

201 Randolph St.

11-I-18-VA

Knoxville - Knox County - KUB Geographic Information System

Printed: 10/17/2018 at 9:17:17 AM

0 100 200 400

ft

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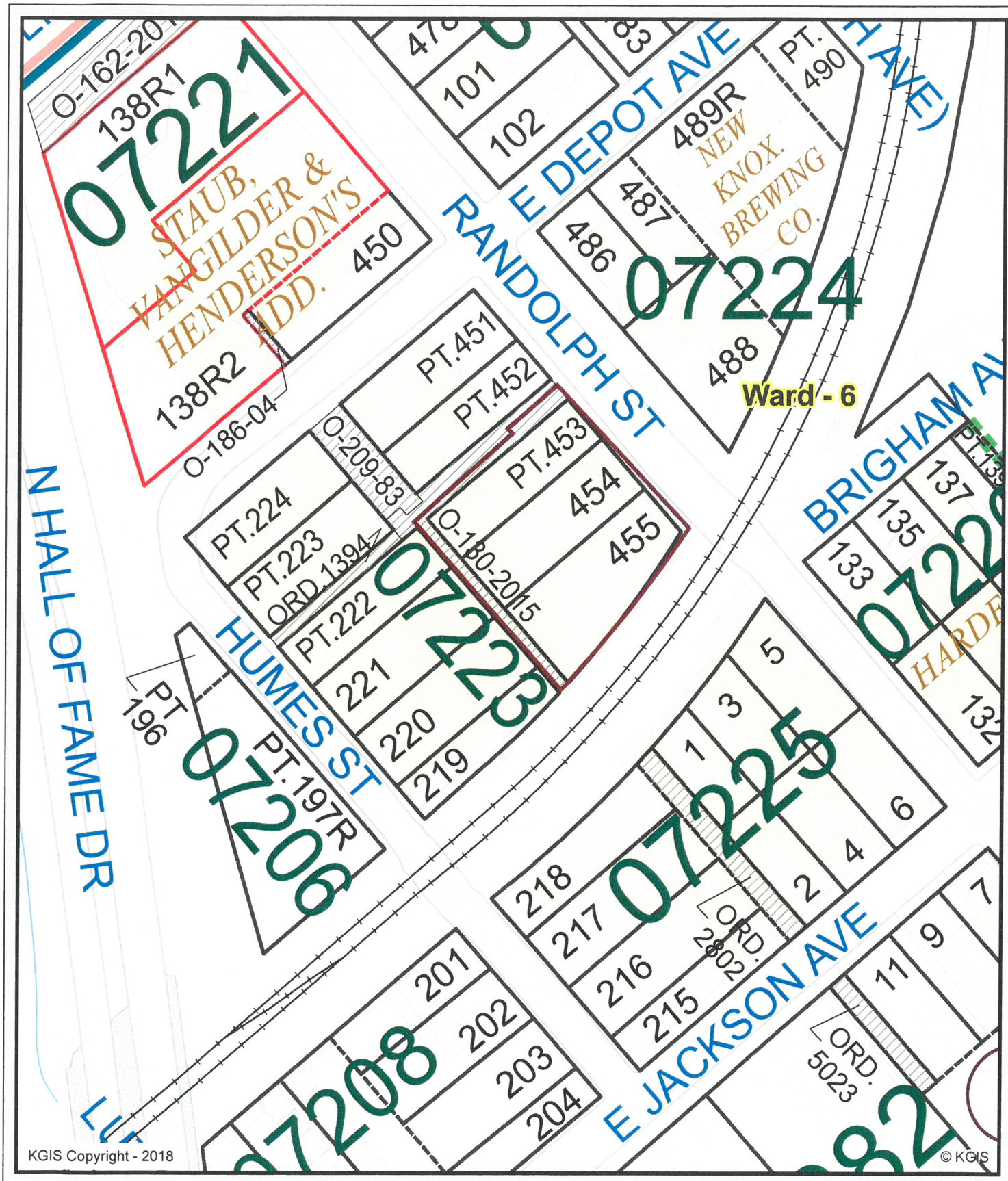

Spacebox Knxoville, LLC

201 Randolph St.

11-I-18-VA

Knoxville - Knox County - KUB Geographic Information System

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0 50 100 200

ft

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Spacebox Knxoville, LLC

201 Randolph St.

11-I-18-VA

Knoxville - Knox County - KUB Geographic Information System

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0 100 200 400

ft

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Parking Calculations

601 Self Storage Units = 12 + 5 = 17 required

291 SF Office = 1 required

28,885 SF Light (Craft) Industrial = 26 required

450 Seat Indoor Assembly = 113 required

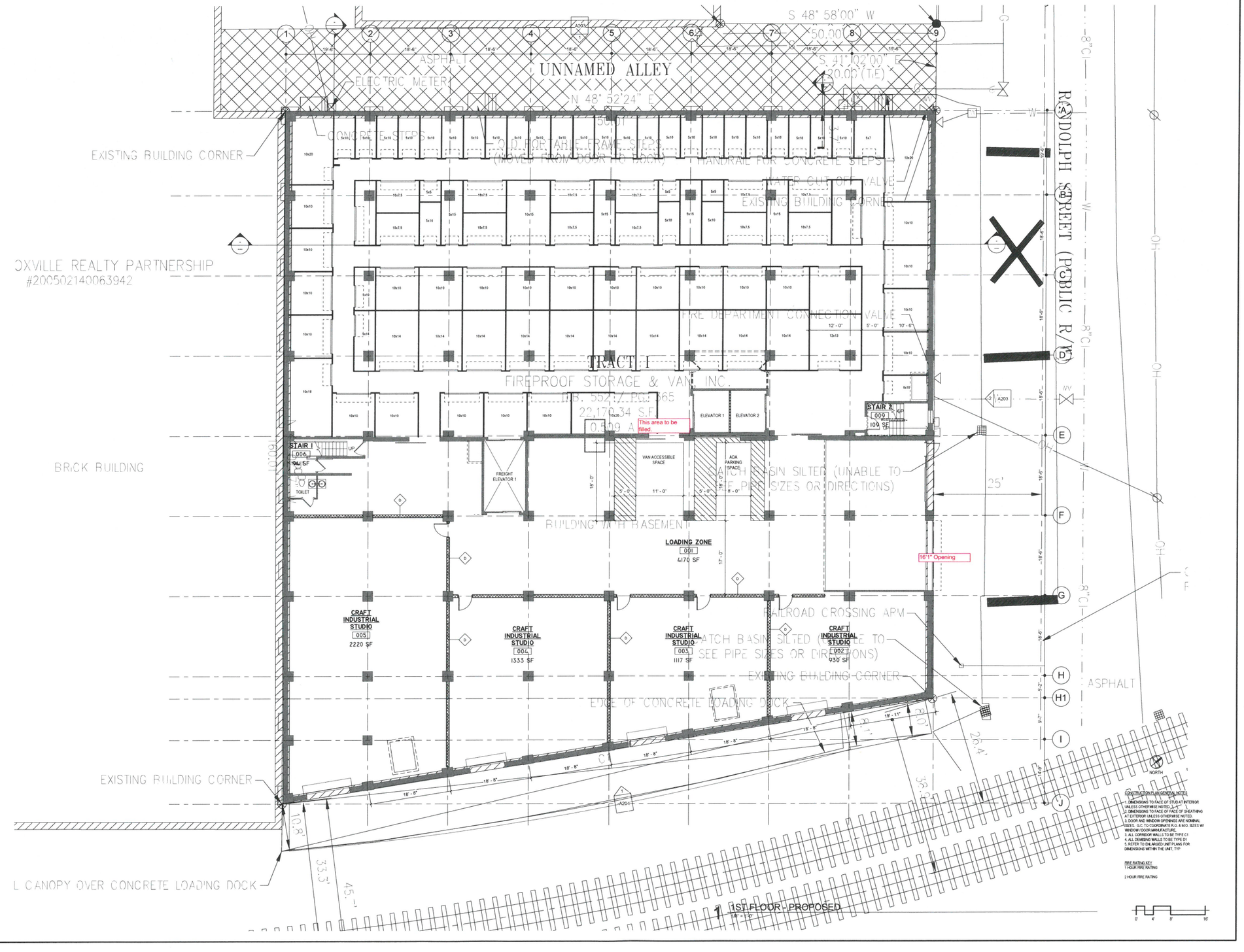
TOTAL REQUIRED = 157

TOTAL PROVIDED = 31 + City Public Parking Lot less than .25 mile away

Note: Indoor assembly occurring after hours and weekends mostly.

Note: Self storage is a very light parking use. Nashville requires 4 spaces TOTAL. Plus loading zone, which we are providing interior off of Randolph.

11-I-18-VA



CONSTRUCTION PLAN GENERAL NOTES

1. DIMENSIONS TO FACE OF STUD AT INTERIOR UNLESS OTHERWISE NOTED.
2. DIMENSIONS TO FACE OF FACE OF SHEATHING AT EXTERIOR UNLESS OTHERWISE NOTED.
3. DOOR AND WINDOW OPENINGS ARE NOMINAL SIZES. G.C. TO COORDINATE R.O. & M.O. SIZES W/ WINDOW / DOOR MANUFACTURE.
3. ALL CORRIDOR WALLS TO BE TYPE C1
4. ALL DEMISING WALLS TO BE TYPE D1
5. REFER TO ENLARGED UNIT PLANS FOR DIMENSIONS WITHIN THE UNIT, TYP

FIRE RATING KEY
1 HOUR FIRE RATING

2 HOUR FIRE RATING

ARCHITECT OF RECORD:

WADE - SQUIERS

206 3RD STREET SW
MT VERNON, IOWA
52314
P:319.899.6118
wade@ss-designgroup.com

CONSULTANTS:

STRUCTURAL ENGINEER

CIVIL ENGINEER

MEP ENGINEER

PRINTED

DATE	REMARKS
09/25/2018	OWNER REVIEW

Revision Schedule

Rev#	Description	Date

KEY PLAN

SPACEBOX KNOXVILLE

201 RANDLPH STREET
KNOXVILLE, TN 37919

FIRST FLOOR PLAN

00-000000

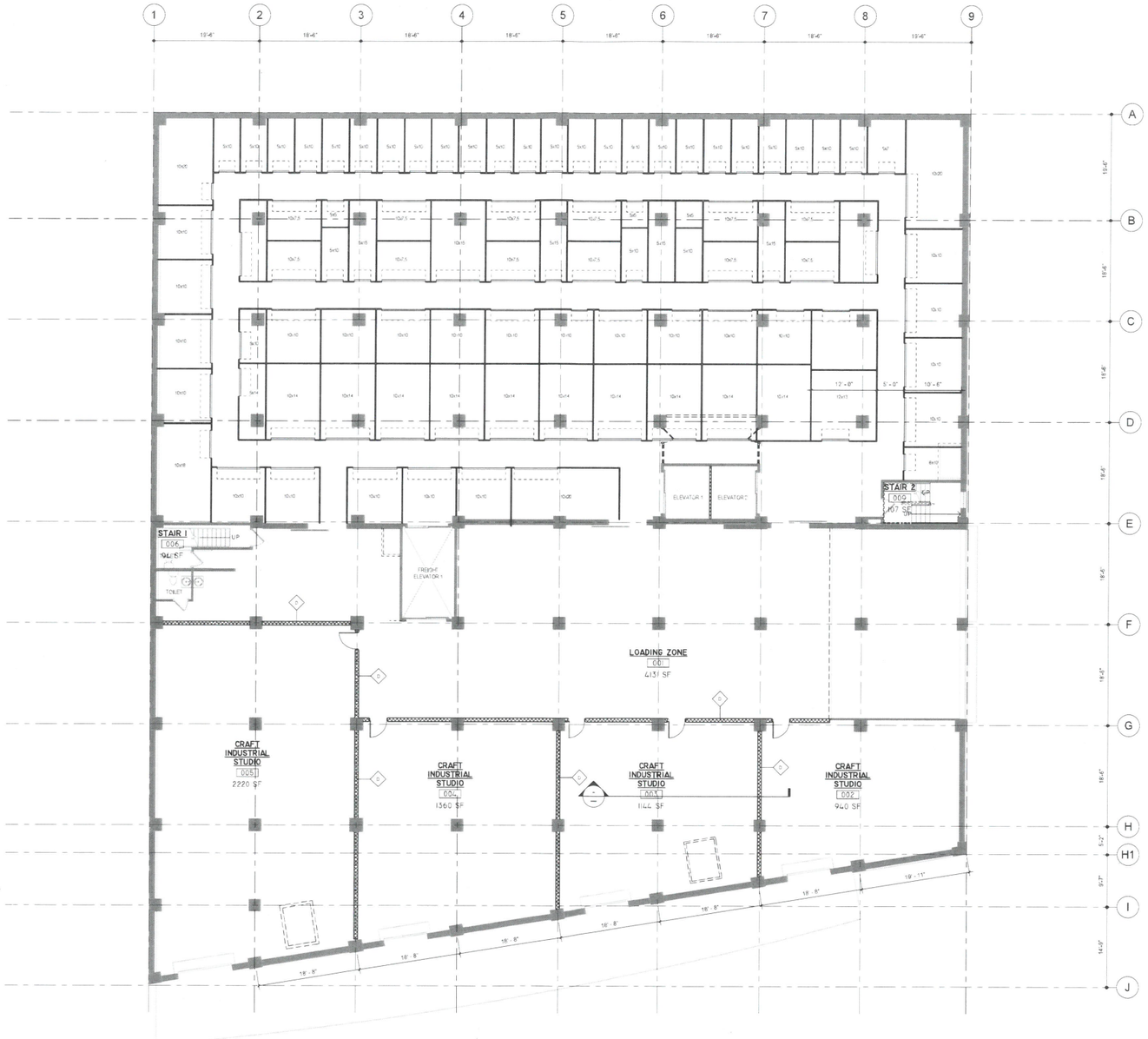
A101

DRAWN BY: AUTHOR

APPROVED BY:

NOT FOR CONSTRUCTION

11-I-18-VA



1 1ST FLOOR
1/8" = 1'-0"

NORTH

CONSTRUCTION PLAN GENERAL NOTES

1. DIMENSIONS TO FACE OF STUD AT INTERIOR UNLESS OTHERWISE NOTED.
2. DIMENSIONS TO FACE OF FACE OF THE ATHING AT EXTERIOR UNLESS OTHERWISE NOTED.
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3. ALL CORRIDOR WALLS TO BE TYPE C1
4. ALL DEMISING WALLS TO BE TYPE D1
5. REFER TO ENLARGED UNIT PLANS FOR DIMENSIONS WITHIN THE UNIT TYP.

FIRE RATING KEY
1 HOUR FIRE RATING

2 HOUR FIRE RATING

0 4 8 16

ARCHITECT OF RECORD:

WADE SQUIERS
ARCHITECTURE DESIGNING INSPIRING

206 3RD STREET SW
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52314
P.319.899.6118
wade@ss-designgroup.com

CONSULTANTS:

STRUCTURAL ENGINEER

CIVIL ENGINEER

MEP ENGINEER

PRINTED

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05/25/2018	OWNER REVIEW

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Revit	Description	Date

KEY PLAN

SPACEBOX KNOXVILLE
201 RANDOLPH STREET
KNOXVILLE, TN 37919

FIRST FLOOR PLAN

00-000000

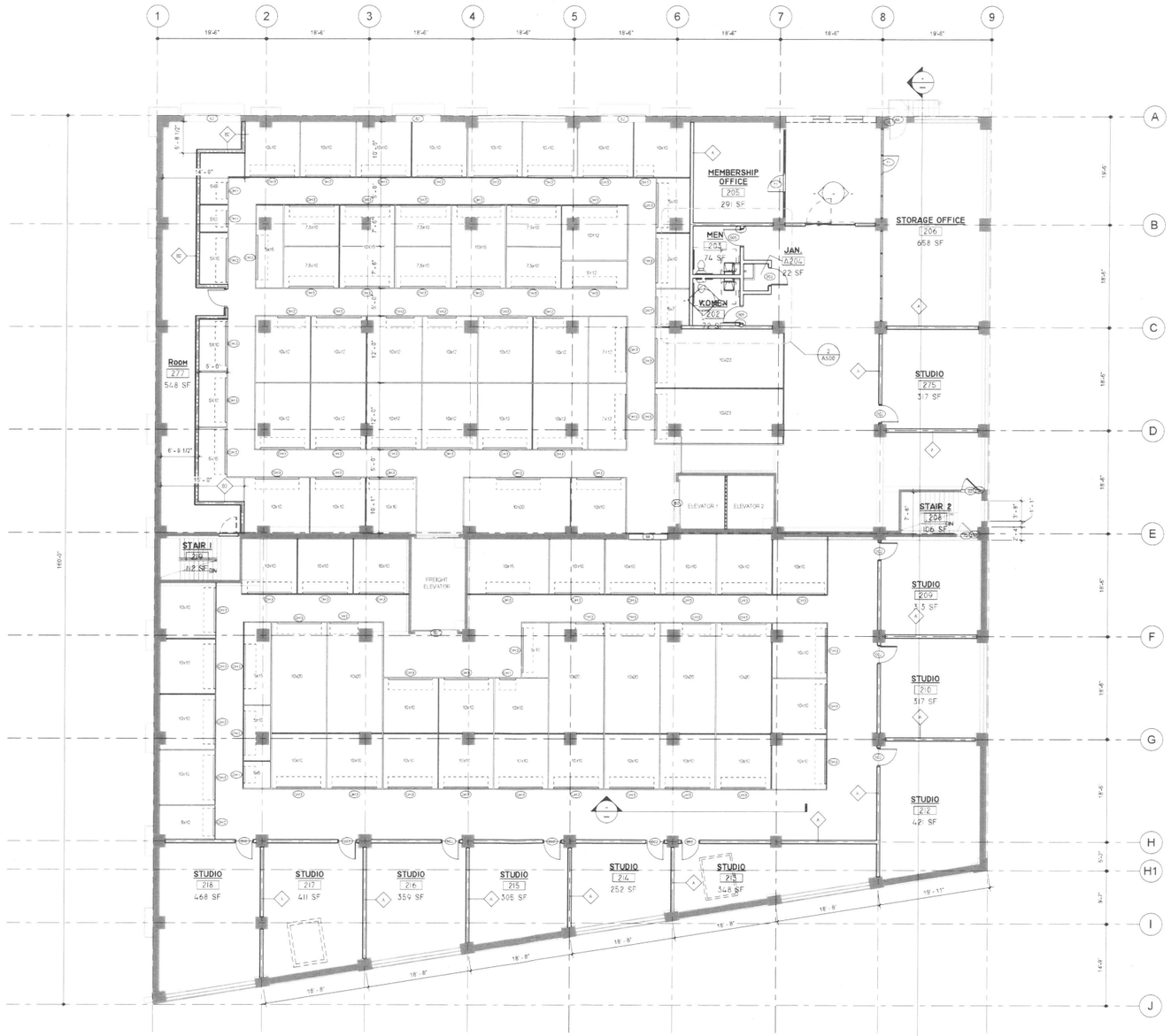
A101

DRAWN BY: AUTHOR

APPROVED BY:

NOT FOR CONSTRUCTION

11-I-18-VA



1 2ND FLOOR
1/8" = 1'-0"

ARCHITECT OF RECORD
WADE SOUTHERS ARCHITECTS
206 3RD STREET SW
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52314
P 319.899.6118
wade@ss-designgroup.com

CONSULTANTS:

STRUCTURAL ENGINEER

CIVIL ENGINEER

MEP ENGINEER

PRINTED

DATE	REMARKS
01-20-2019	OWNER REVIEW

Revision Schedule

Revit	Description	Date

KEY PLAN

SPACEBOX KNOXVILLE
201 RANEY PH. STREET
KNOXVILLE, TN 37919

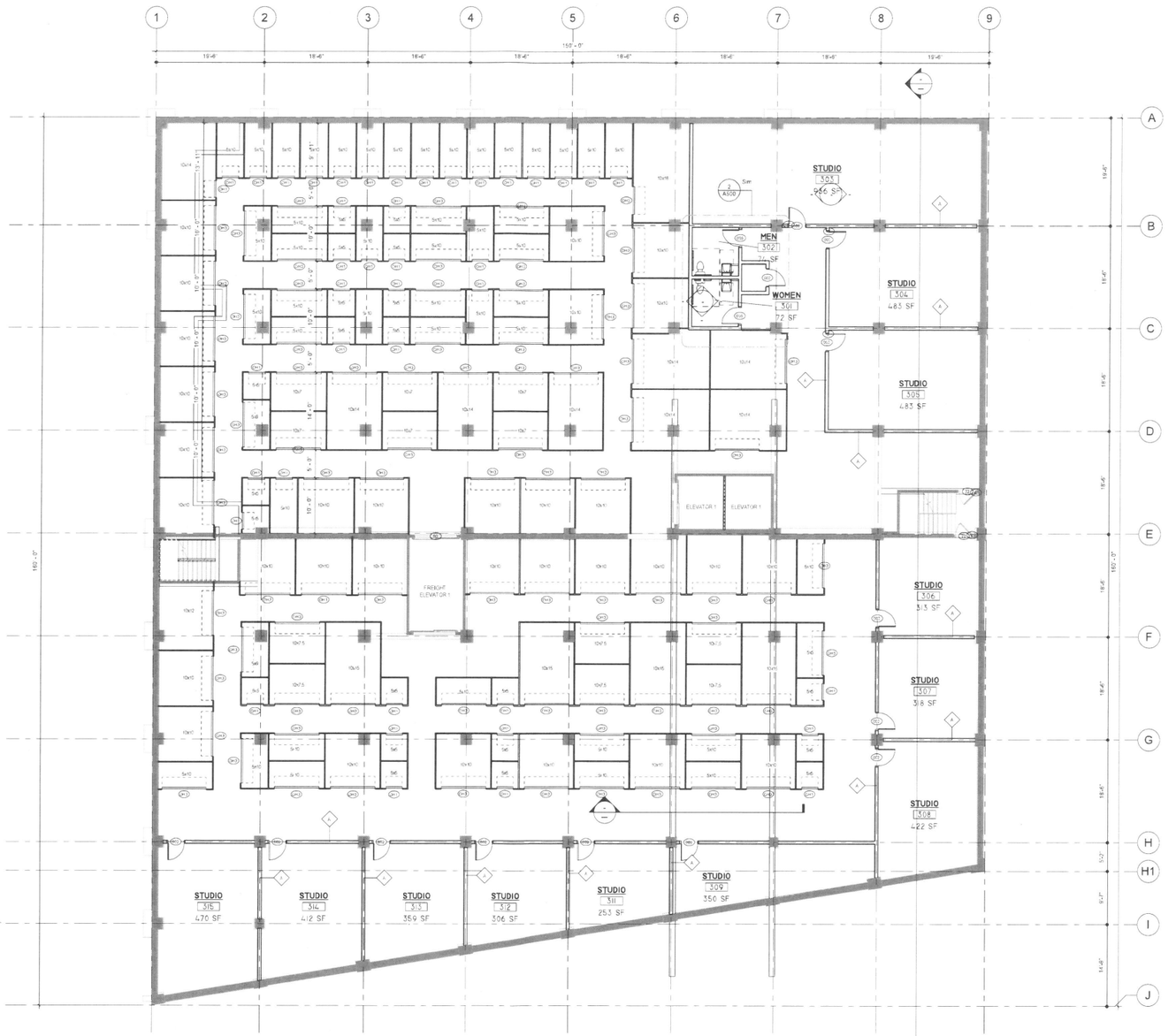
2ND FLOOR PLAN

90-000000 | A102

DRAWN BY: AUTHOR
APPROVED BY:

NOT FOR CONSTRUCTION

11-I-18-VA



1 3RD FLOOR PLAN
1/8" = 1'-0"

CONSTRUCTION PLAN GENERAL NOTES

1. DIMENSIONS TO FACE OF STUD AT INTERIOR UNLESS OTHERWISE NOTED.
2. DIMENSIONS TO FACE OF FACE OF SHEATHING AT EXTERIOR UNLESS OTHERWISE NOTED.
3. DOOR AND WINDOW OPENINGS ARE NOMINAL SIZES. VIF. TO CONFIRM ACTUAL R.O. & M.O. SIZES W/ WINDOW / DOOR MANUFACTURER.
4. ALL INTERIOR WALLS TO BE 5/8" TYPE C.
5. ALL EXTERIOR WALLS TO BE TYPE D.
6. REFER TO ENLARGED UNIT PLANS FOR DIMENSIONING WITHIN THE UNIT. TYP.

FIRE RATING KEY:
1 HOUR FIRE RATING

2 HOUR FIRE RATING

0' 4' 8' 16'

ARCHITECT OF RECORD:

WADE SQUIERS ARCHITECTS

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CONSULTANTS:

STRUCTURAL ENGINEER

CIVIL ENGINEER

MEP ENGINEER

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DATE	REMARKS
09.05.2019	OWNER REVIEW

Revision Schedule

Revision	Description	Date

KEY PLAN:

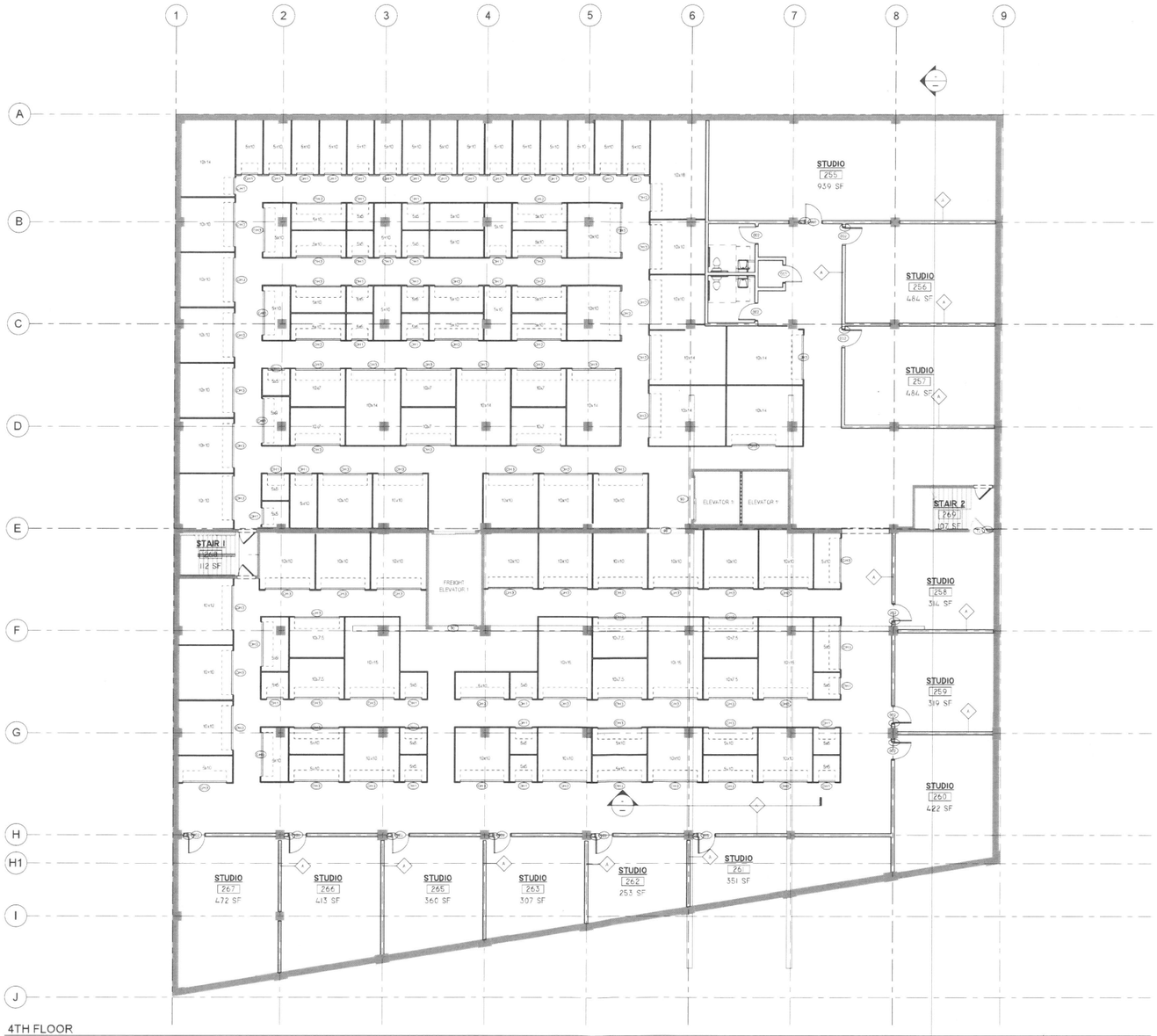
SPACEBOX KNOXVILLE
201 RANDLEPH STREET
KNOXVILLE, TN 37919

3RD FLOOR PLAN

86-000000	A103
DRAWN BY: AUTHOR	
APPROVED BY:	

NOT FOR CONSTRUCTION

11-I-18-VA



1 4TH FLOOR
1/8" = 1'-0"

ARCHITECT OF RECORD:
WADE SQUIRES ARCHITECTS
296 3RD STREET SW
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wade@si-designgroup.com

CONSULTANTS:

STRUCTURAL ENGINEER

CIVIL ENGINEER

MEP ENGINEER

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DATE	REMARKS
09-05-2019	OWNER REVIEW

Revision Schedule

Rev#	Description	Date

KEY PLAN

SPACEBOX KNOXVILLE
201 RANDLEPH STREET
KNOXVILLE TN 37916

4TH FLOOR PLAN

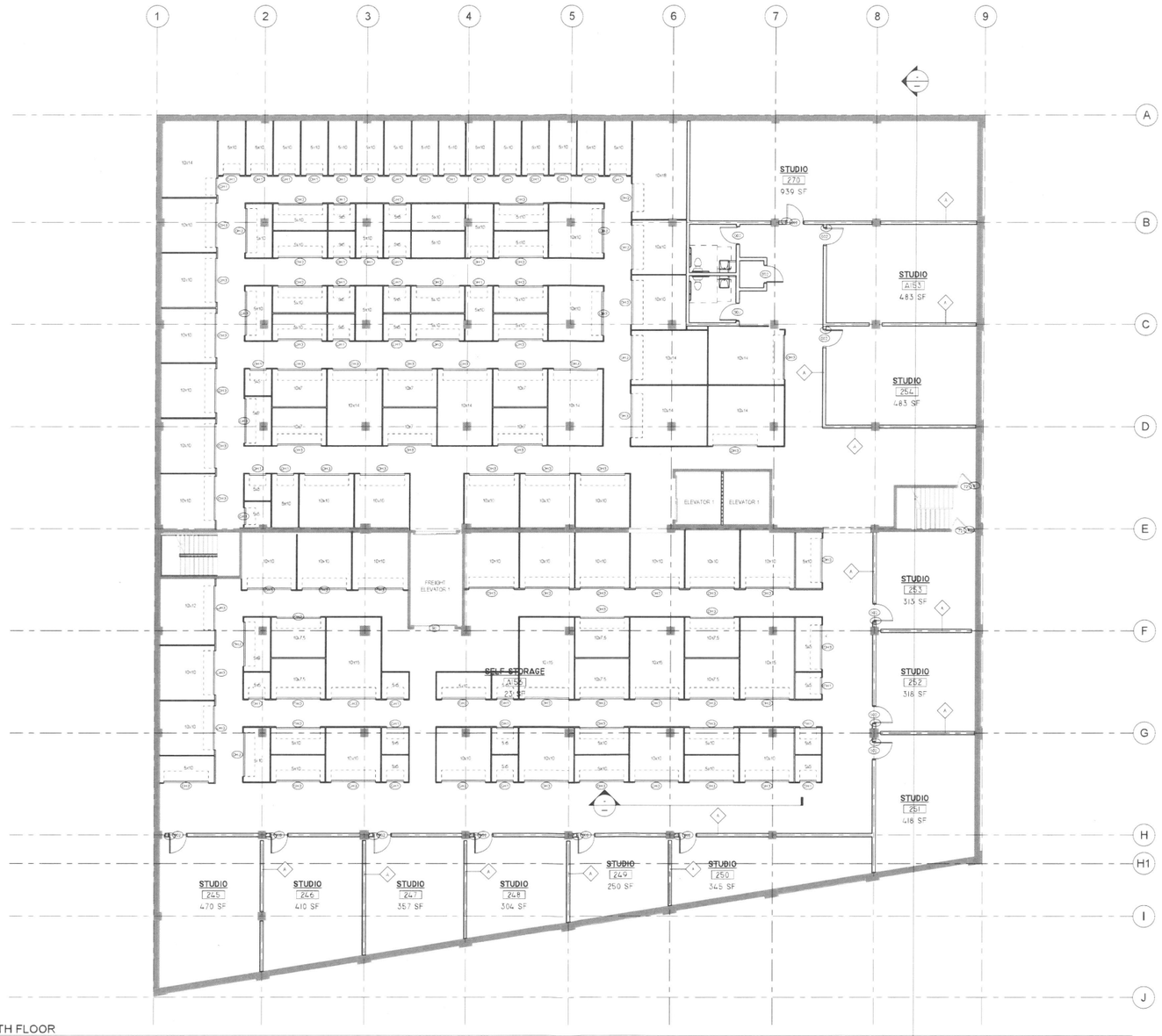
00-000000 | A104

Drawn by: AUTHOR

APPROVED BY:

NOT FOR CONSTRUCTION

11-I-18-VA



1 5TH FLOOR
1/8" = 1'-0"

ARCHITECT OF RECORD:

WADE SQUIERS
ARCHITECTURE
PLANNING
DESIGN

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CONSULTANTS:

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CIVIL ENGINEER

MEP ENGINEER

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DATE	REMARKS
09/05/2018	OWNER REVIEW

Revision Schedule

Revill	Description	Date

KEY PLAN

SPACEBOX KNOXVILLE

201 RANDOLPH STREET
KNOXVILLE, TN 37919

5TH FLOOR PLAN

A105

00-000000

DRAWN BY: AUTHOR

APPROVED BY:

NOT FOR CONSTRUCTION

11-I-18-VA

1 6TH FLOOR
1/8" = 1'-0"

NORTH

CONSTRUCTION PLAN GENERAL NOTES

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5. ALL DEMISING WALLS TO BE TYPE D1.
6. REFER TO ENLARGED UNIT PLANS FOR DIMENSIONS WITHIN THE UNIT. TYP.

FIRE RATING KEY:
1 HOUR FIRE RATING

2 HOUR FIRE RATING

0 4 8 16

ARCHITECT OF RECORD:

WADE R SQUIRES ARCHITECTS

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wade@sr-designgroup.com

CONSULTANTS:

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CIVIL ENGINEER

MEP ENGINEER

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DATE	REMARKS
05/25/2018	OWNER REVIEW

Revision Schedule

Rev#	Description	Date

KEY PLAN:

SPACEBOX KNOXVILLE
201 HANLEY HILL STREET
KNOXVILLE TN 37915

6TH FLOOR PLAN

00-000000 | A106

DRAWN BY: AUTHOR

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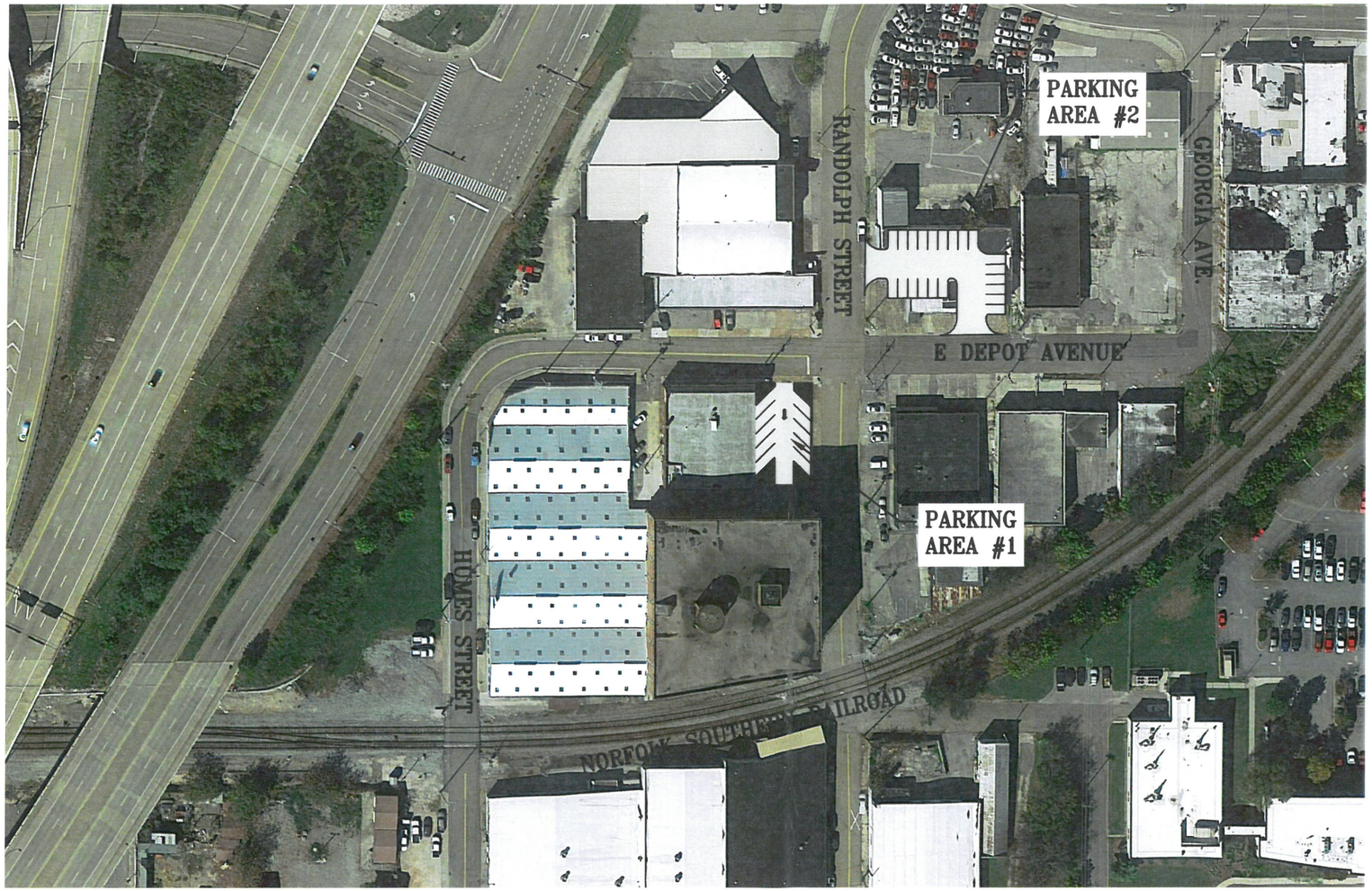


NORTH

0 100 200

SCALE: 1" = 100'

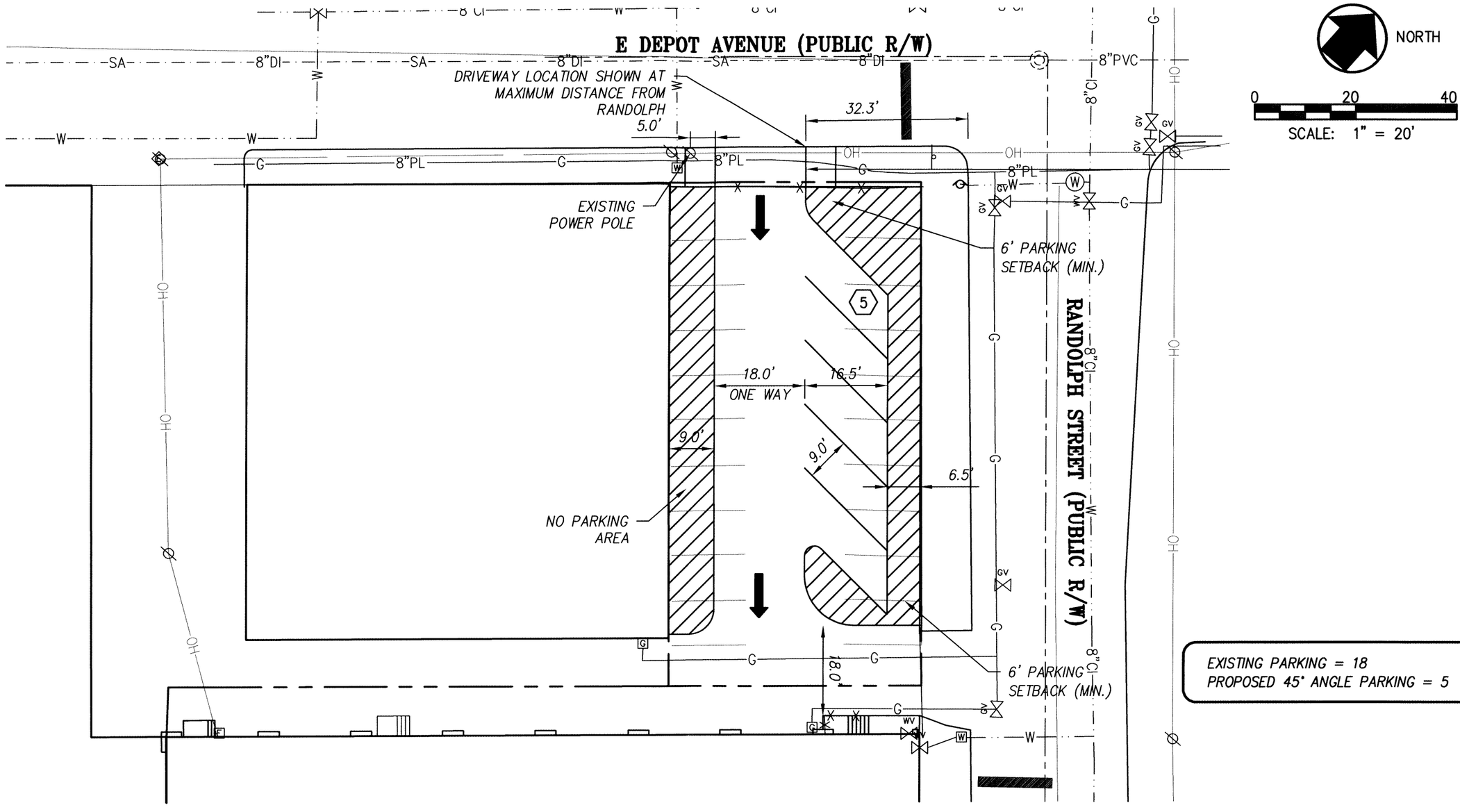
CANNON & CANNON INC
CONSULTING ENGINEERS · FIELD SURVEYORS
TEL 865.670.8555
WWW.CANNON-CANNON.COM
8550 Kingston Pike
Knoxville, TN 37919

DRAWN BY	CIO
CHECKED BY	JRH
DATE	10/15/2018
SCALE	1"=100'
CCI PROJ. NO.	01432-0000

FIREPROOF STORAGE FACILITY
201 RANDOLPH STREET
KNOXVILLE, TN

PARKING EXHIBIT
OVERALL SITE LOCATION PLAN
EX1.0

11-I-18-VA



EXISTING PARKING = 18
PROPOSED 45° ANGLE PARKING = 5

CANNON & CANNON INC
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8550 Kingston Pike
Knoxville, TN 37919

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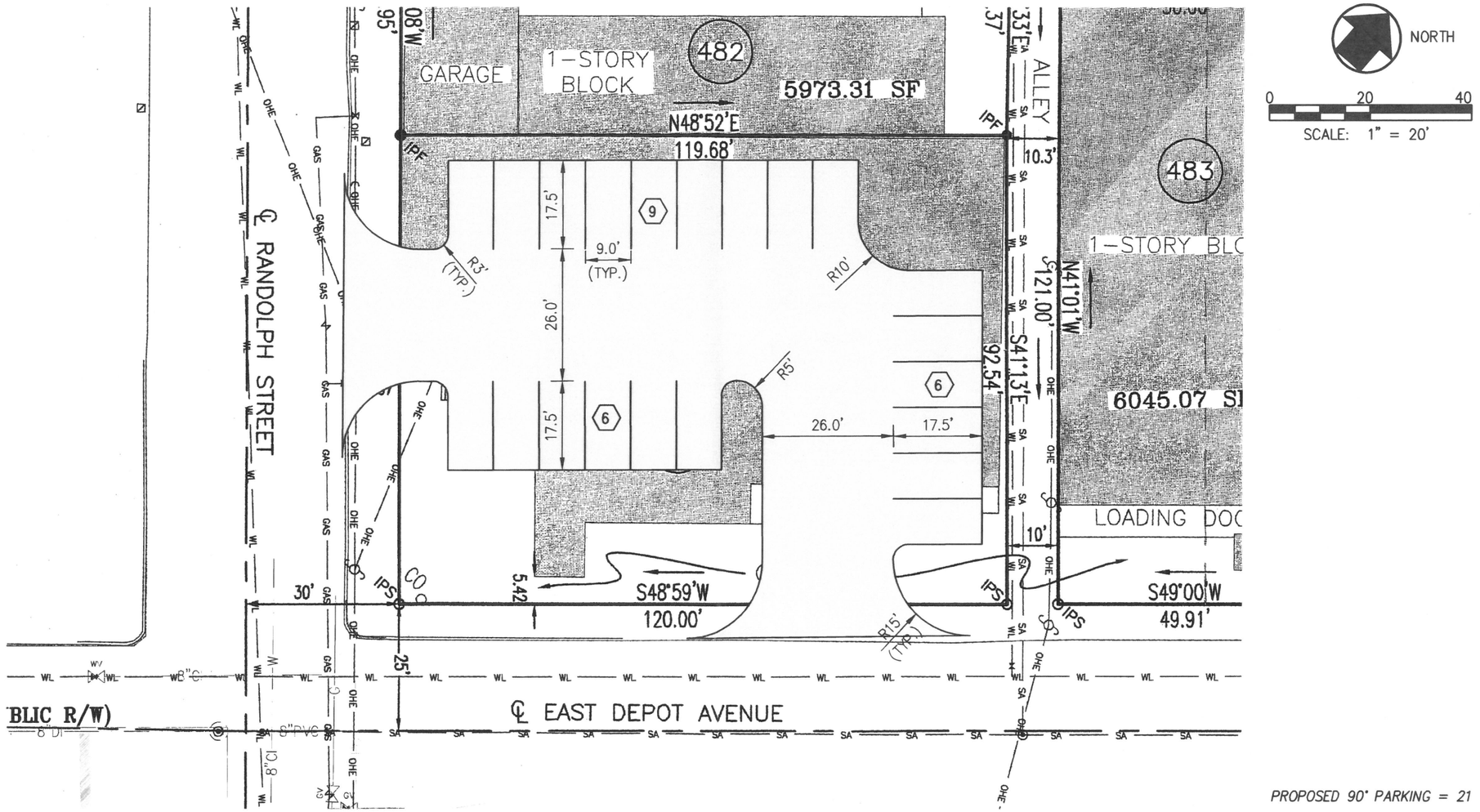
DATE	10/25/2018
SCALE	1"=20'
CCI PROJ. NO.	01432-0000

FIREPROOF STORAGE FACILITY
201 RANDOLPH STREET
KNOXVILLE, TN

PARKING EXHIBIT
PARKING AREA #1
EX1.1

11-I-18-VA



PROPOSED 90° PARKING = 21

CANNON & CANNON INC
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TEL 865.670.8555
WWW.CANNON-CANNON.COM
8550 Kingston Pike
Knoxville, TN 37919

DRAWN BY	CIO
CHECKED BY	JRH
DATE	10/15/2018
SCALE	1"=20'
CCI PROJ. NO.	01432-0000

FIREPROOF STORAGE FACILITY
201 RANDOLPH STREET
KNOXVILLE, TN

PARKING EXHIBIT
PARKING AREA #2
EX1.2

11-I-10-VA

CANNON & CANNON INC
CONSULTING ENGINEERS · FIELD SURVEYORS
TEL 865.670.8555 | 8550 Kingston Pike
WWW.CANNON-CANNON.COM | Knoxville, TN 37919

DRAWN BY	CIO
CHECKED BY	JRH
DATE	10/15/2018
SCALE	1"=200'
CCI PROJ. NO.	01432-0000

FIREPROOF STORAGE FACILITY
201 RANDOLPH STREET
KNOXVILLE, TN

PARKING EXHIBIT
OVERALL SITE LOCATION PLAN
EX1.0B

11-I-18-VA