

BOARD OF ZONING APPEALS

NAME OF APPLICANT Arthur Seymour

FILE NO. 7-I-18-VA

The applicant is: ☐ Owner ☐ Tenant ☐ Contractor ☒ Other _____

This is a request for:

☒ Zoning Variance (Building Permit Denied)

☐ Extension of Non-Conforming Use

☐ Appeal of Administrative Official's Decision

☐ Map Interpretation

PROPERTY INFORMATION

Street Address 619 Women's Basketball Hall of Fame Drive

☒ Temporary ☐ Official

Zoning District O-1

Zoning Map Number 95

Ward and Block 6/01041

Lot/Parcel 2R/095IH00101

This proposal pertains to: ☒ New Structure ☐ Extension of Existing Structure ☐ Off-Street Parking

☐ Signage ☐ Other _____

Is a plat required? ☒ Yes ☐ No

DESCRIPTION OF PROPOSAL

This is a new indoor storage facility. The facility will need variances for setbacks and lot coverage.

Describe specific ways in which this proposal fails to meet the requirements of the City of Knoxville Zoning Ordinance (please reference Section/Article of the Ordinance): _____

1. Decrease the front yard setback off Women's Basketball Hall of Fame Drive from 25' to 10' as per

Article 4, Section 2.2.1.D.1.

2. Decrease the front yard setback off James White Parkway from 25' to 11'-2" as per Article 4, Section 2.2.1.D.1.

3. Decrease the east side yard setback from 15' to 5' as per Article 4, Section 2.2.1.D.2.

4. Increase the maximum lot coverage from 35% to 52% as per Article 4, Section 2.2.1.D.5.b.

5. Decrease the minimum required parking from 17 spaces to 8 spaces as per Article 5, Section 7.D.1.Table 1.

REVISED

CITY OF KNOXVILLE BUILDING INSPECTOR

Brandon L.

DATE

07/23/18 - Revised

7-I-18-VA

APPLICANT'S HARDSHIP

Which special circumstance(s) of the property do not apply generally in the zoning district?

☒ Size ☐ Elevation ☐ Slope ☒ Shape ☐ Soil ☐ Subsurface ☐ Other _____

What legal hardship(s) prevents any reasonable use of your land under the terms of the Zoning Ordinance?

THE SIZE AND SHAPE CAUSED BY ALSO
ROADS: HALL OR PARK AND JAMES WHITE
PARKWAY

I affirm that the hardship described above was not created by anyone having an ownership interest in the property since 1962. ☒ Yes ☐ No If answering no, explain: _____

Are the conditions on your property the result of other man-made changes (such as the relocation of a road or highway)? ☐ No ☒ Yes If answering yes, describe: _____

NEW ROADS - CREATION OF JAMES
WHITE PARKWAY AND HALL OR PARK

APPLICANT'S AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of options on same, as listed below.

Signature: 

Address to which all correspondence should be mailed regarding this application:

Name (Print) Street Address City State Zip Telephone
ARTHUR G. SEYMOUR, JR.; PO BOX 39; KNOXVILLE, TN 37901 546-9321

Names of all property owners or holders of option on same must be listed here:

Name (Print) Street Address City State Zip Telephone

Date Filed:

6/18/18

Fee Paid:

\$250.00

klt.

Councilmanic District:

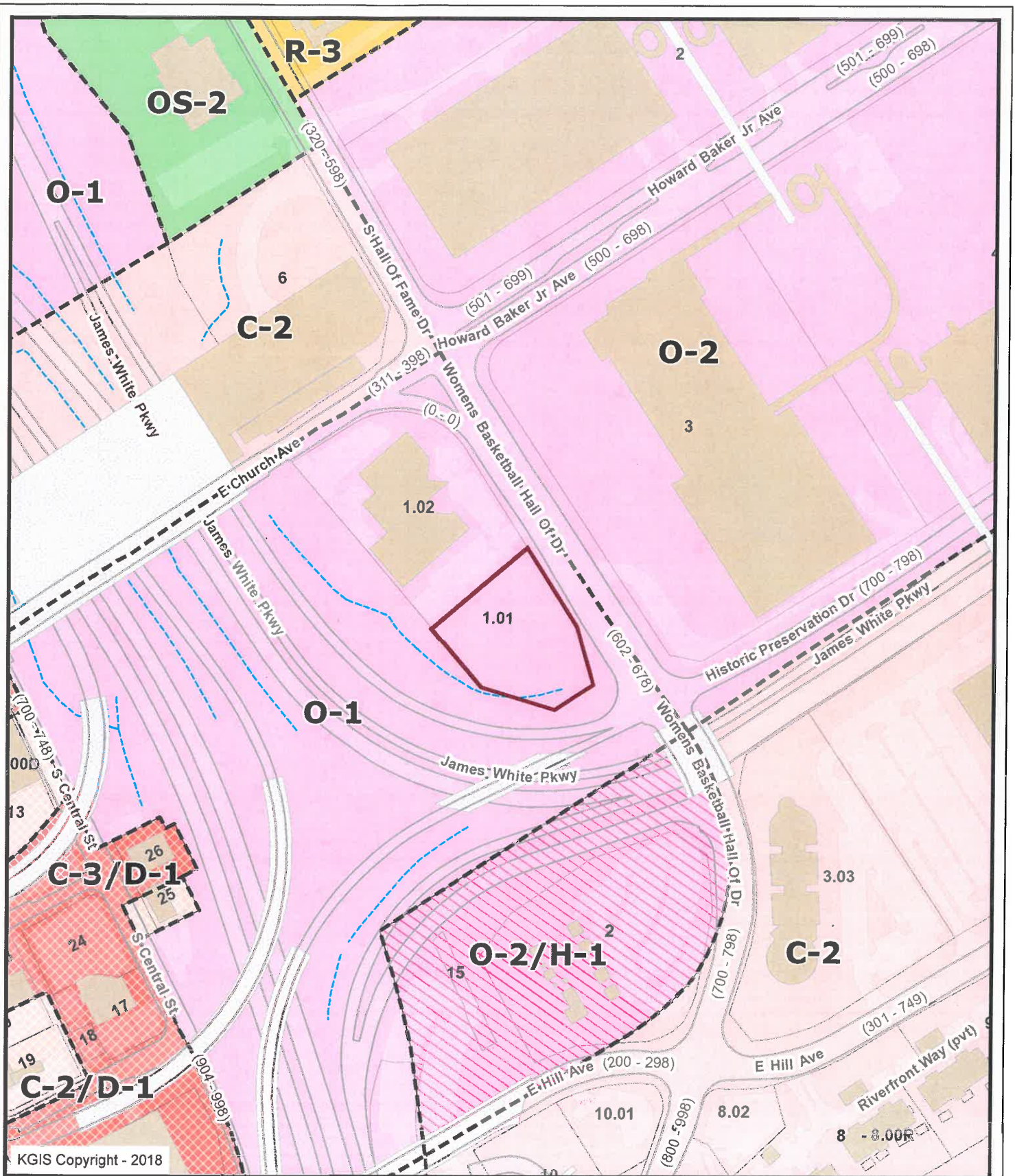
MPC Planning Sector:

General Location Description

Size: Acres

Size: Sq. Ft.

METROPOLITAN PLANNING COMMISSION**DATE**



Arthur Seymour
 619 Women's Basketball Hall of Fame Dr.
 7-I-18-VA

Knoxville - Knox County - KUB Geographic Information System



Printed: 10/1/2018 at 8:42:52 AM



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Arthur Seymour

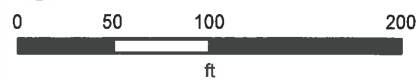
619 Women's Basketball Hall of Fame Dr.

7-I-18-VA

Knoxville - Knox County - KUB Geographic Information System



Printed: 10/1/2018 at 8:44:07 AM



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August 13, 2018

Mr. Scott Elder
Board of Zoning Appeals
Room 505, City-County Building
P. O. Box 1631
Knoxville, Tennessee 37901

Dear Mr. Elder:

Re: Variance Request 7-I-18-VA

We have reviewed our records and find that we have existing utility facilities located on or near the above referenced property. The approximate location of these facilities is indicated on the enclosed print. 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 following permanent utility easements for its facilities.

Underground Electric – 7.5 feet on each side of the centerline of the electric line, 15 feet total width

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,



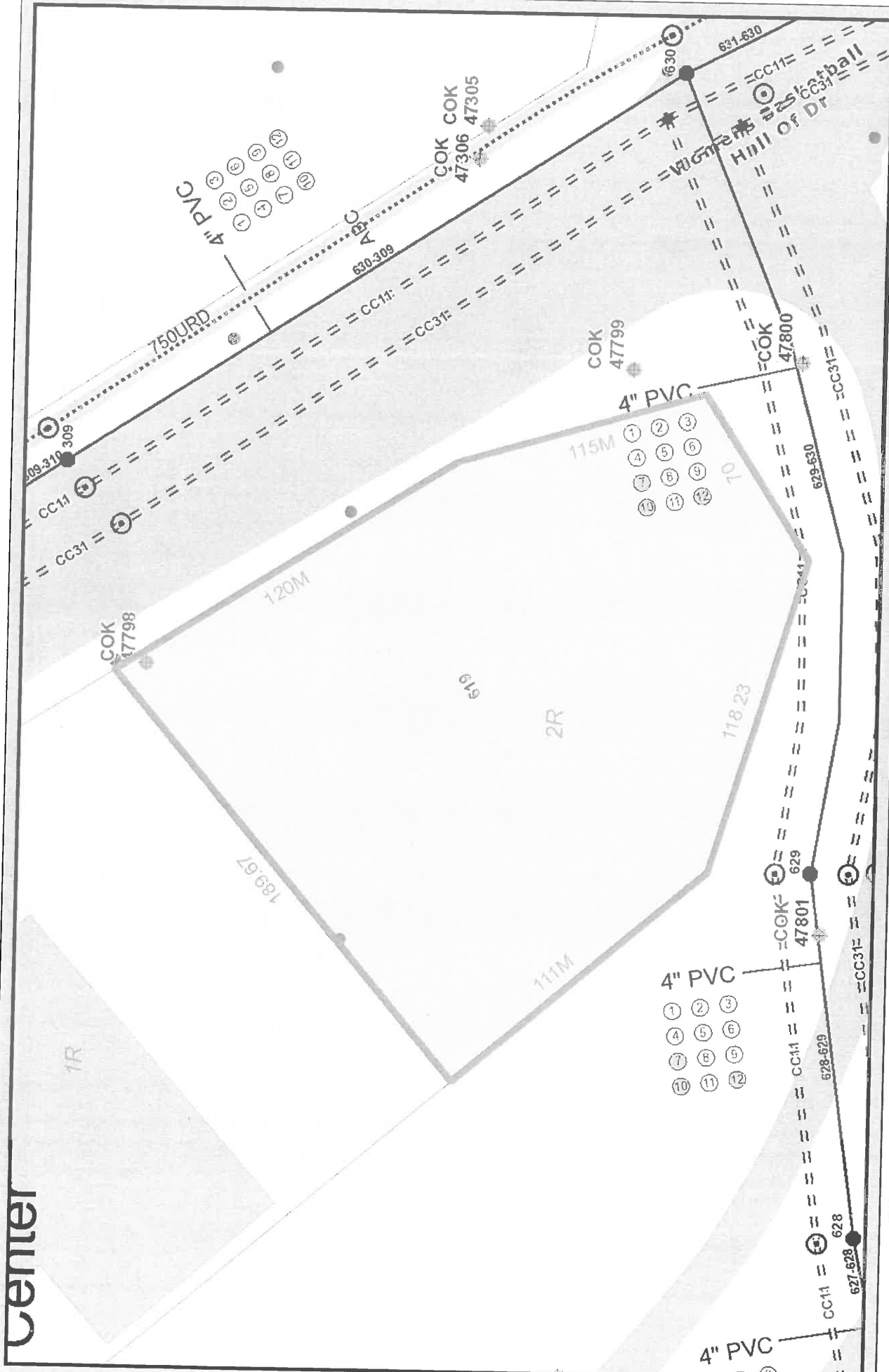
Christian G. Wiberley
Engineering

CGW

Electricity · Gas · Water · Wastewater

P.O. Box 59017 · Knoxville, TN 37950-9017 · (865) 524-2911 · www.kub.org

Center



File No. 7-I-18-VA 619 Hall of Fame Dr. (Underground Electric)

City Block 01041 CLT Map 95 Parcel 1.01

Knoxville Utilities Board

Printed: 8/13/2018 at 2:01:35 PM



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Created By: Christian Wberley

July 9, 2018

Mr. Scott Elder
Board of Zoning Appeals
Room 505, City-County Building
P. O. Box 1631
Knoxville, Tennessee 37901

Dear Mr. Elder:

Re: Variance Request 7-I-18-VA

We have reviewed our records and find that we have existing utility facilities located on or near the above referenced property. The approximate location of these facilities is indicated on the enclosed print. 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 following permanent utility easements for its facilities.

Water – 12.5 feet on each side of the centerline of the water line, 25 feet total width

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 G. Wiberley
Engineering

CGW

Juliana LeClair

From: Steve Borden <Steve.Borden@tn.gov>
Sent: Tuesday, July 17, 2018 3:44 PM
To: Juliana LeClair
Subject: RE: City of Knoxville - Board of Zoning Appeals Applications

Dear Ms. LeClair:

Please see the following comments for the proposed developments. Most of the concerns should be addressed in grading/drainage permits:

- 7L18VA Although drainage is a responsibility of the City of Knoxville since they are an organized municipality, the catch basins at this property are a frequent issue for maintenance (sinkholes and flooding). The variance requested is currently for Rennoc, but the property owner is showing a change to access on Broadway. We will review drainage via the traffic office as a commercial entrance permit when submitted.
- 7M18VA The request is to change the size of signage on private property along Kingston Pike. Highway Beautification was already aware of the signage changes (phone call with Gregory Peck on 7/17). This property maintains a large amount of controlled access. As the developer requests a commercial entrance permit/grading or drainage permit, TDOT will need to ensure that control access is maintained.
- 7I18VA This property maintains a large amount of controlled access. As the developer requests a commercial entrance permit/grading or drainage permit, TDOT will need to ensure that control access is maintained. It appears the developer is utilizing an adjoining property's driveway for access.

Please let me know if you have additional questions.

Thank you,



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

From: Juliana LeClair [<mailto:JLeClair@knoxvilletn.gov>]
Sent: Friday, July 13, 2018 11:45 AM
To: Steve Borden
Subject: City of Knoxville - Board of Zoning Appeals Applications

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

Hello Steve,

SITE TABULATION:

TOTAL SITE AREA:	33,304 SF
TOTAL BUILDING AREA:	50,550 SF
TOTAL BUILDING COVERED AREA:	17,350 SF

PROPOSED BLDG/SITE COVERAGE: 0.52

PROPOSED F.A.R.: 0.65

BUILDING AREA TABULATION:

3-STORY BUILDING

- 1ST FLOOR 16,600 SF
- 2ND FLOOR 16,600 SF
- 3RD FLOOR 17,350 SF

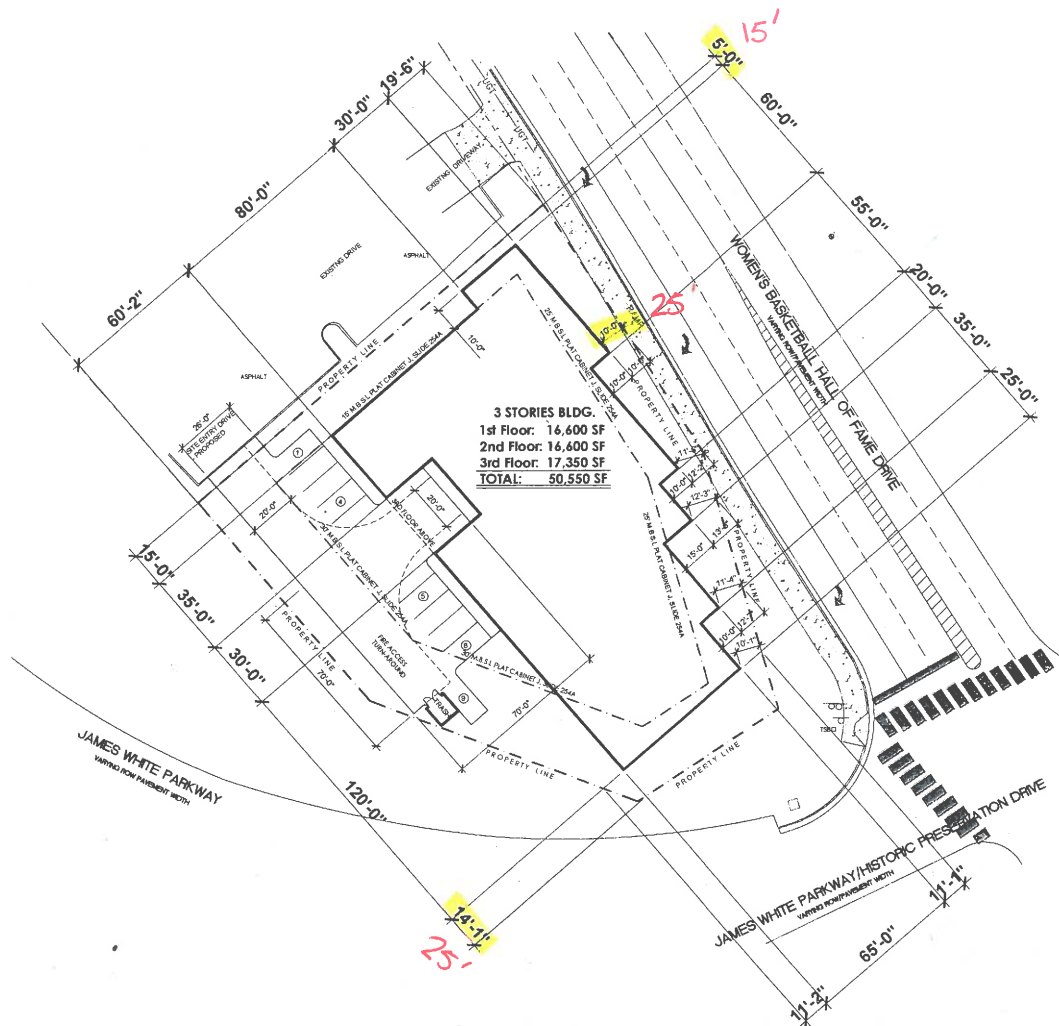
TOTAL BUILDING AREA:	50,550 SF
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PARKING TABULATION:

PARKING PROVIDED: 9 STALLS

SHARED USE OF EXISTING DRIVEWAY
TO ACCESS SITE IS PROPOSED.

7-I-18-VA



SITE TABULATION:

TOTAL SITE AREA: 33,304 SF
 TOTAL BUILDING AREA: 50,550 SF
 TOTAL BUILDING COVERED AREA: 17,350 SF

PROPOSED BLDG/SITE COVERAGE: **0.52** **35%**
 PROPOSED F.A.R.: 0.65

BUILDING AREA TABULATION:

3-STORY BUILDING
 • 1ST FLOOR 16,600 SF
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TOTAL BUILDING AREA: 50,550 SF

PARKING TABULATION:

PARKING PROVIDED: 9 STALLS

SHARED USE OF EXISTING DRIVEWAY
 TO ACCESS SITE IS PROPOSED.

STORAGE DIRECT - CHURCH STREET
 601 HALL OF FAME DRIVE, KNOXVILLE, TN 37915

SITE YIELD STUDY A

SCALE: 1"=20'

DATE: 15 MAY 2018
 18 JUNE 2018

PROJECT No: 17-1021

Platinum
 STORAGE GROUP

PLATINUM STORAGE
 GROUP
 2100 MAIN ST., SUITE 100,
 IRVINE, CA 92614 - 949-351-3439

ENRIQUE WALLACE III ARCHITECT
 27405 PUERTA REAL, SUITE 225, MISSION VIEJO, CA 92691
 949-555-6229



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