

BOARD OF ZONING APPEALS

NAME OF APPLICANT Houston Smelcer

FILE NO. 7-K-18-V4

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 2704 Mineral Springs Avenue		<input type="checkbox"/> Temporary <input checked="" type="checkbox"/> Official
Zoning District O-1	Zoning Map Number 069	
Ward and Block 33/16961	Lot/Parcel 9R/ 069EB01502	

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

Is a plat required? ☐ Yes ☒ No

DESCRIPTION OF PROPOSAL

Owner wants to increase the number of senior living units from 32 to 50. This increase will also increase the number of required parking spaces. Owner seeks variance to decrease required parking for a senior living facility from 60 to 45 spaces.

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 number of parking spaces from 60 to 45 spaces as per Article 5, Section 7.D.1.Table1.

CITY OF KNOXVILLE BUILDING INSPECTOR

Brandon L.

DATE

06/18/18

APPLICANT'S HARDSHIP

7-K-18-VA

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?

Lot is too small residents do not typically have a vehicleI 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: _____**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

Houston Smelcer 201 W. Springdale Ave. Knoxville, TN 37917 329-9119

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

Name (Print) Street Address City State Zip Telephone

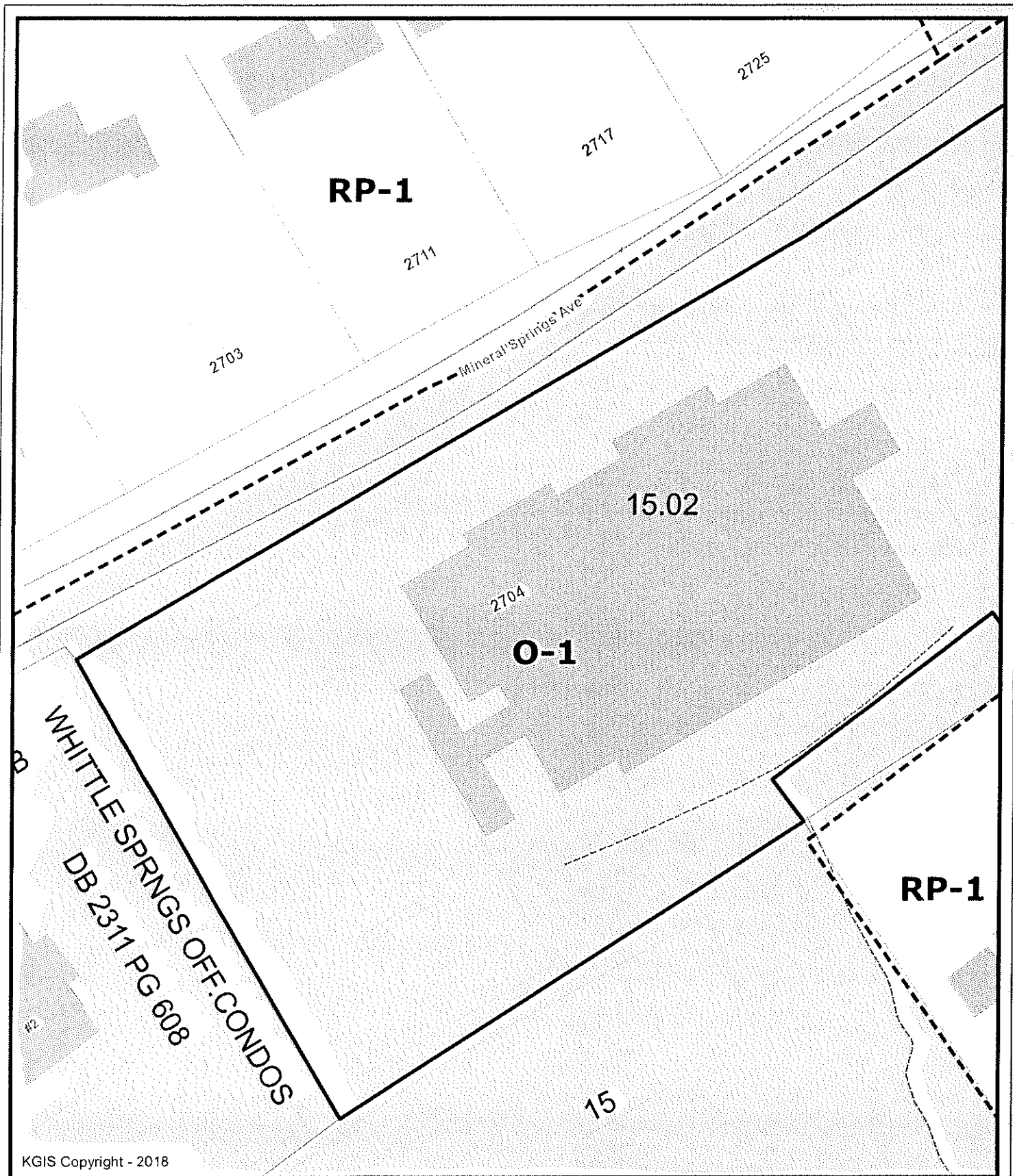
Tom Kelly 2701 Mineral Springs Ave Knoxville TN 37917Andy Smith " " " "Date Filed: 6/18/18Fee Paid: \$250.006/19/18 KCPCouncilmanic District: 4MPC Planning Sector: East City

General Location Description

Size: Acres

Size: Sq. Ft.

METROPOLITAN PLANNING COMMISSION**DATE**



KGIS Copyright - 2018

Houston Smelcer

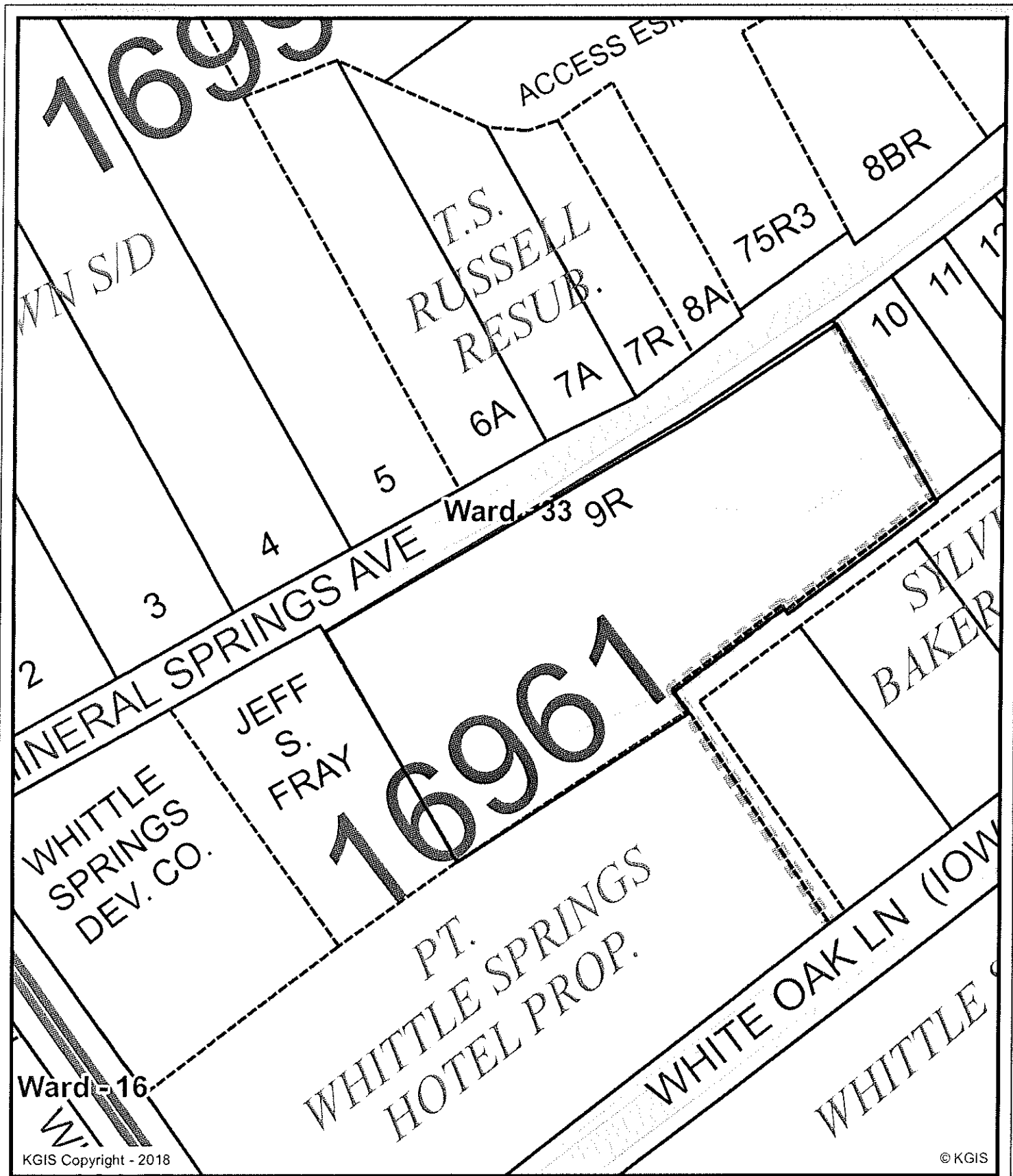
2704 Mineral Springs AVE
7-K-18-VA

Printed: 6/19/2018 at 4:01:31 PM



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 further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.



Houston Smelcer

2704 Mineral Springs AVE

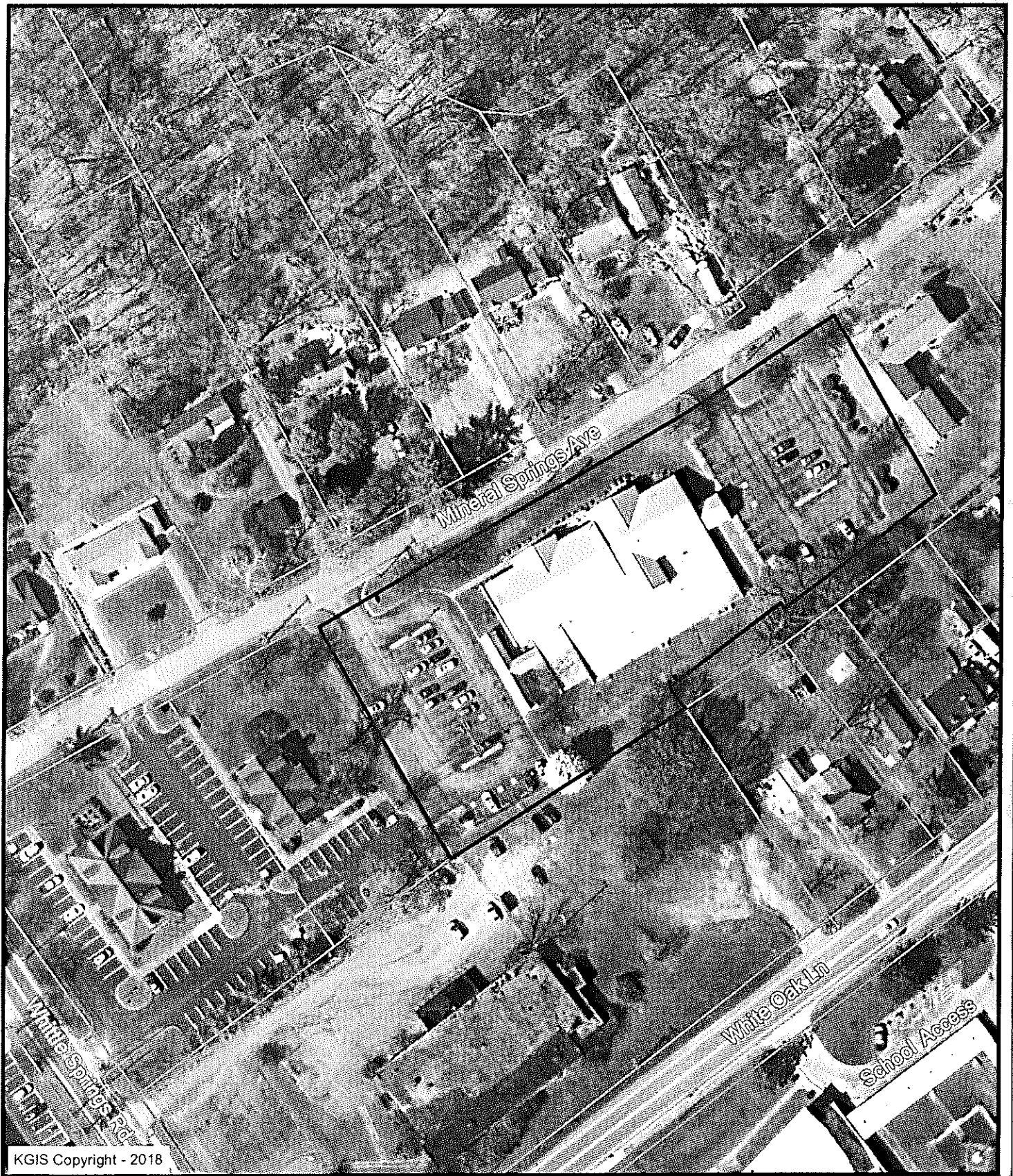
7-K-18-VA

Printed: 6/19/2018 at 4:01:59 PM



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 further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

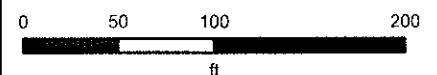


Houston Smelcer

2704 Mineral Springs AVE
7-K-18-VA

Knoxville - Knox County - KUB Geographic Information System

Printed: 6/19/2018 at 4:02:19 PM



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.

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 Requests 7-A-18-VA, 7-B-18-VA, 7-C-18-VA, 7-D-18-VA, 7-E-18-VA, 7-F-18-VA, 7-G-18-VA, 7-H-18-VA, 7-J-18-VA, 7-K-18-VA, 7-L-18-VA, and 7-M-18-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 G. Wiberley
Engineering

CGW



ARCHITECTURE
INTERIOR DESIGN
PLANNING

Date: 5-29-18
To: Thomas Brechko, MPC
Curtis Williams, Engineering
From: Mark Allan
Subject: UOR Comment – Responses (6-F-18-UR)

The following is in response to the UOR Comments dated 5-21-18 for the proposed development plan for Helen Ross McNabb Center to be located at 2704 Mineral Springs Ave.

UOR Responses:

1. Refer to PR-1 Project Data Parking calculations revised.
- 2a. Refer to PR-1 Terminal islands added.
- 2b. Refer to PR-1 Parking dimensions added.
- 2c. Refer to PR-1 Turning template added.
- 2d. Refer to PR-1 Bike parking noted at 13. (0.25 x 50units = 12.5).
3. Refer to PR-1 Project Data required BZA Variances noted for a) Usable Open Space b) Required Parking Spaces
c) Parking lot Side and Rear setbacks. (Currently in discussions with Building Dept. in regards to alternate Use category that would eliminate the need for these variances)
4. Refer to PR-1 Driveway and Curb Cut dimensions added.
5. Refer to PR-1 Demo notes, existing and proposed buildings.
6. Refer to PR-1 New Street curb noted.
7. Refer to PR-1 New sidewalk along Mineral Springs added.
8. Refer to PR-2 Proposed retaining wall heights added.
9. Refer to PR-1 Fire Lane gate, knox box, signage added
10. Refer to PR-1 Monument Sign relocated.
11. Refer to PR-1 Demo notes.
12. Refer to PR-3 Tree calculations.
13. This document.
14. Agreed.
15. Understood.
16. Yes, Existing impervious 50,157 SF, Proposed impervious 42,418 SF.
17. Yes, Refer to PR-2 General Note.
18. Platting will address.
19. Understood.

If you have any additional questions or comments please do not hesitate to contact this office.

Sincerely;

Mark D. Allan AIA

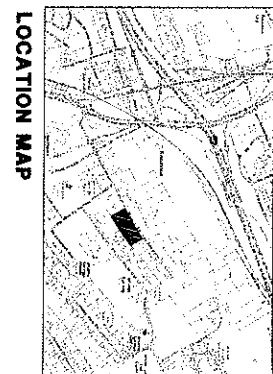
ALLAN ASSOCIATES ARCHITECTS, PLLC

5516 WALLWOOD ROAD
KNOXVILLE, TN 37912

TEL 865-689-1302
FAX 865-689-1378

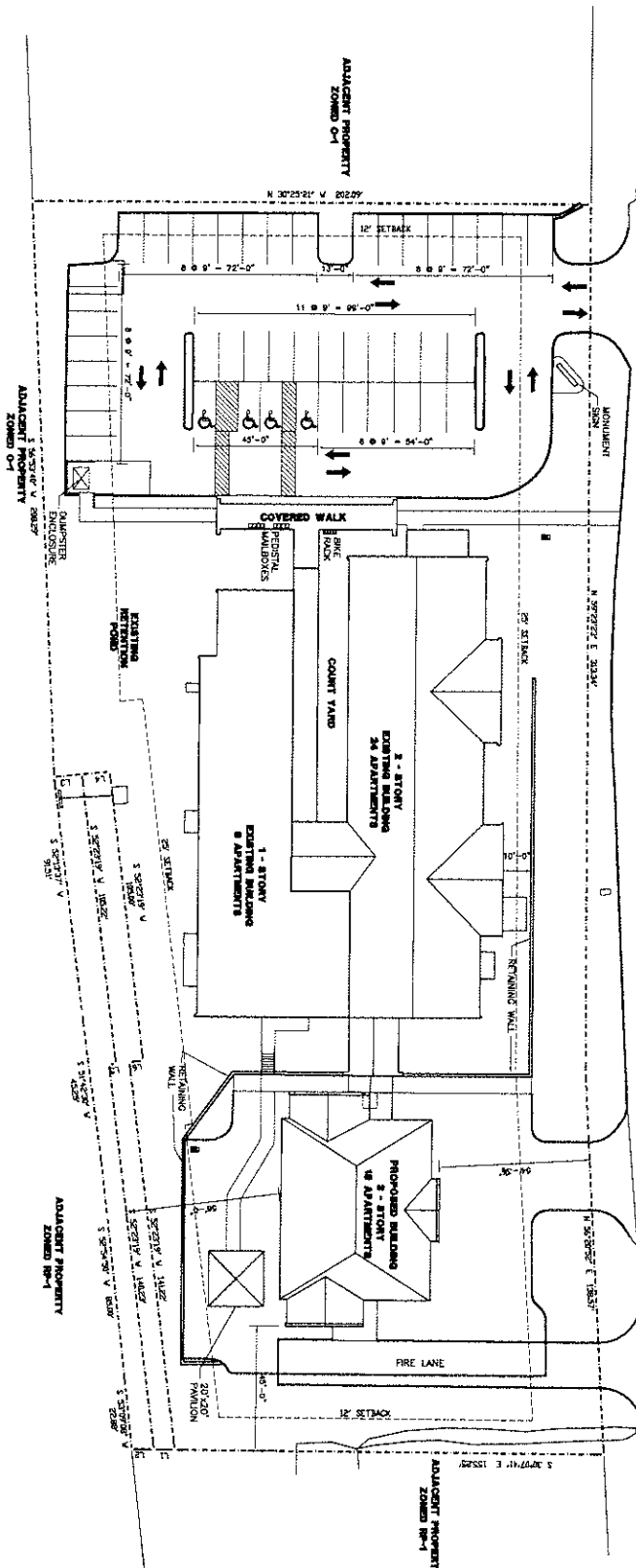
7-K-18-VA

SIGN ELEVATION
#SCALE/8"=1'-0"



LOCATION MAP

**ADJACENT PRIORITY
ZONED PG-1**



SITE PLAN - LAYOUT

[illegible]

LOAD FILE

DRWN BY: MGA
CHKD. BY: MDA
APPR BY: MDA
DATE: 4-27-18
REVISIONS

SITE PLAN - LAYOUT

HELEN ROSS McNABB
2704 MINERAL SPRINGS AVE KNOXVILLE TENNESSEE

ALLAN ASSOCIATES ARCHITECTS, PLLC

6518 WALLWOOD ROAD

885 / 552-1302

KNOXVILLE, TENNESSEE 37912

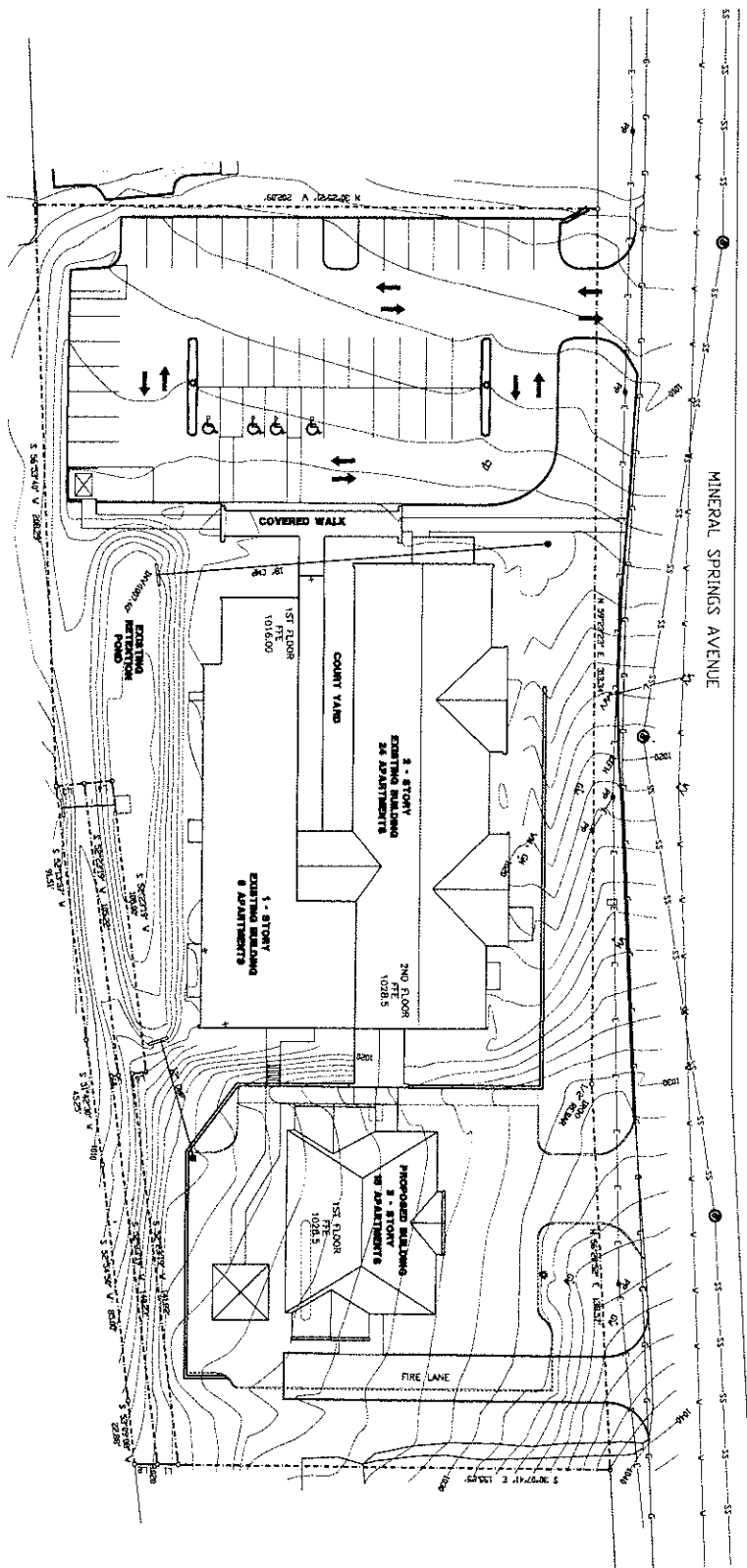
PP-1


BRACKET NUMBER



7-K-18-VA

SITE PLAN - DRAINAGE
SCALE: 1"=30'-0"

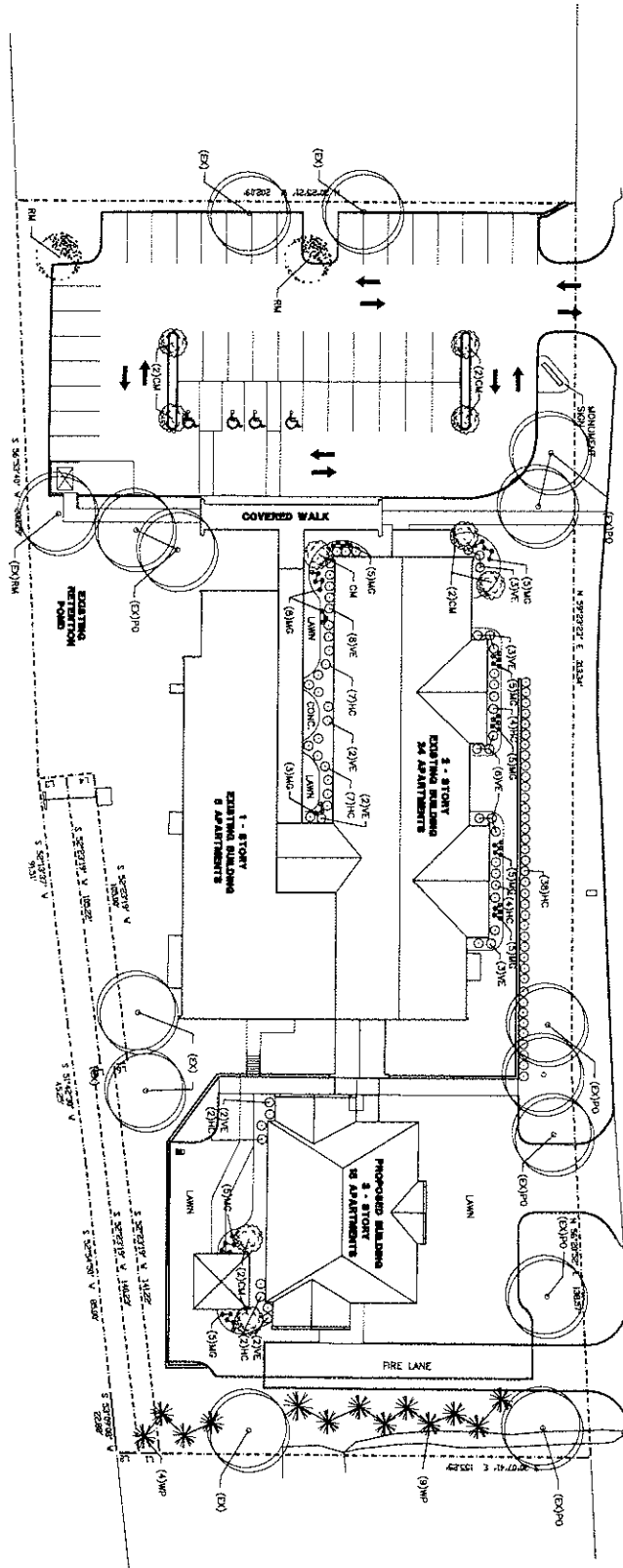


	HELEN ROSS McNABB 2704 MINERAL SPRINGS AVE KNOXVILLE, TENNESSEE	SITE PLAN - DRAINAGE	DRAWN BY: MDA CHKD. BY: MDA APPR. BY: MDA DATE: 4-27-18 REVISIONS	CADD FILE
	ALLAN ASSOCIATES ARCHITECTS, PLLC 6618 WALLWOOD ROAD 865 / 689-1802 KNOXVILLE, TENNESSEE 37912	PR-2	SHEET NUMBER	

7-K-18-VA

LANDSCAPE PLAN

SCALE: 1/8" = 1'-0"



ABBREV.	QNTY	COMMON/BOTANICAL NAME	SIZE
RM	2	RED WINE / AGR. BERRY	2' CAL
CH	11	CEASE HIRILE / ASPHALT RD	3' TO 4'
WP	13	WHITE PINE	5' TO 8'
HC	67	HOLT COPALIA / LIX. CERNITA	3' CAL
ME	37	WILD COATED BLOOMING / ELONHUS FORKING	3' CAL
MS	61	DRAG MONDO GROSS	4' FOT

PROVIDE HTL. EXCING • ALL LANDSCAPE BEDS.

PROVIDE 3" DEPTH SWEETED HARDWOOD BARK MULCH

• ALL LANDSCAPE BEDS.

GENERAL NOTE:
SITE LANDSCAPE PLAN PROVIDED FOR COMPLIANCE W/ CITY
REQUIREMENTS. ALL LANDSCAPE PLANTING TO BE PROVIDED FINAL PLAN
FOR OWNER AND CITY APPROVAL.

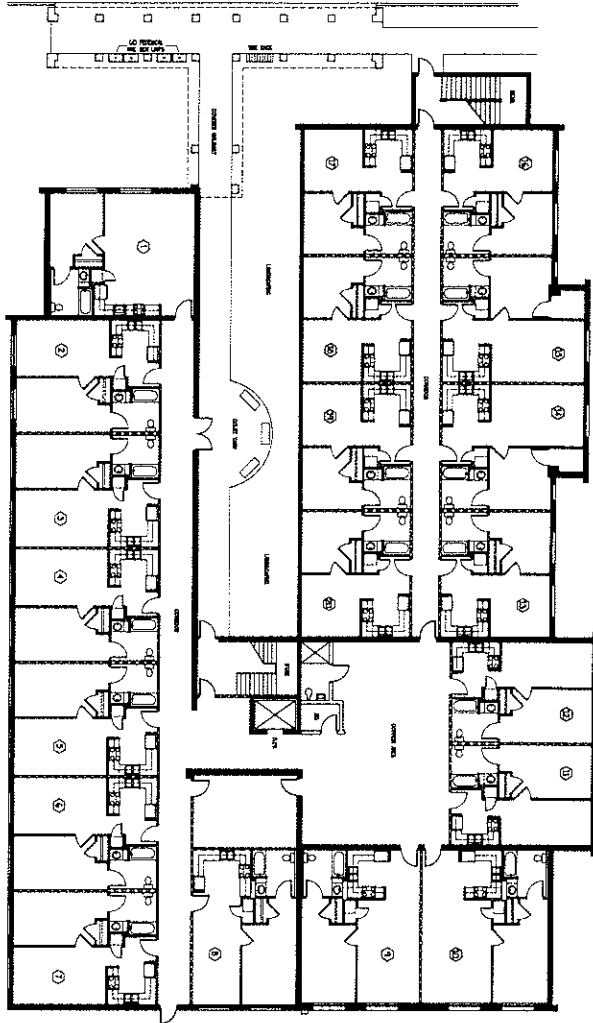
HELEN ROSS McNABB
2704 MINERAL SPRINGS AVE
KNOXVILLE, TENNESSEE

LANDSCAPE PLAN
ALLAN ASSOCIATES ARCHITECTS, PLLC
6618 WALLWOOD ROAD
KNOXVILLE, TENNESSEE 37912

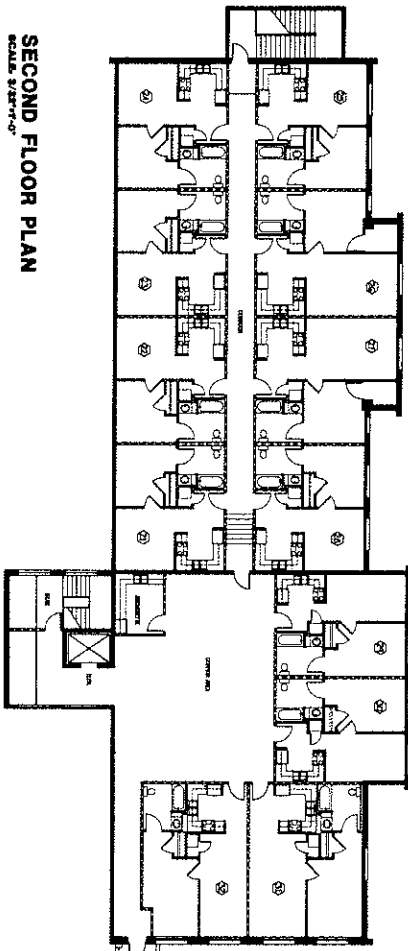
DRWN. BY: MOA
CHKD. BY: MOA
APPR. BY: MOA
DATE: 4-27-18
REVISIONS

SHEET NUMBER
PR-3

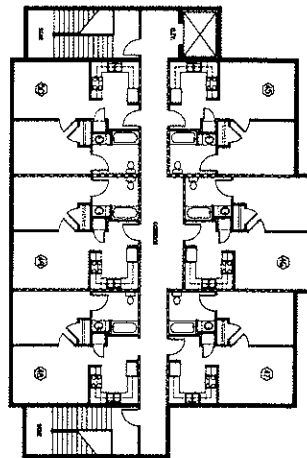
7-K-18-VA



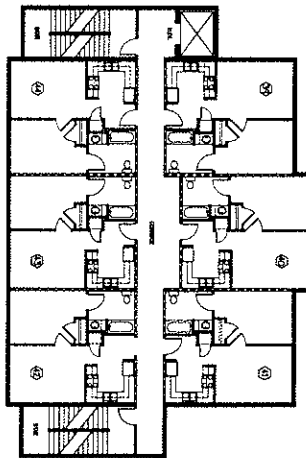
FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



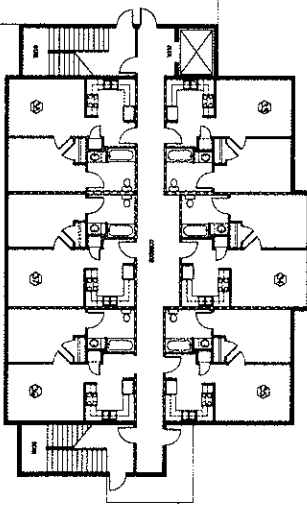
SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"



THIRD FLOOR PLAN
SCALE: 1/8"=1'-0"



SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"



FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

EXISTING BUILDING NEW ADDITION



HELEN ROSS McNABB
2704 MINERAL SPRINGS AVE
KNOXVILLE, TENNESSEE

FLOOR PLANS

ALLAN ASSOCIATES ARCHITECTS, PLLC

6516 WALLWOOD ROAD

865 / 869-1902

KNOXVILLE, TENNESSEE 37912

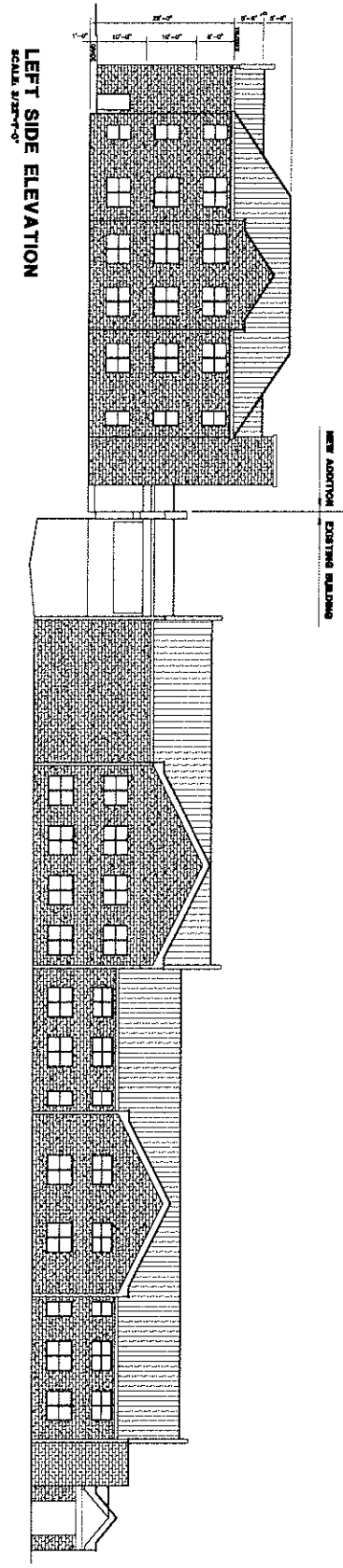
DRWN BY: MGA
CHKD BY: MGA
APPR BY: MGA
DATE: 4-28-18
REVISIONS

CAD FILE

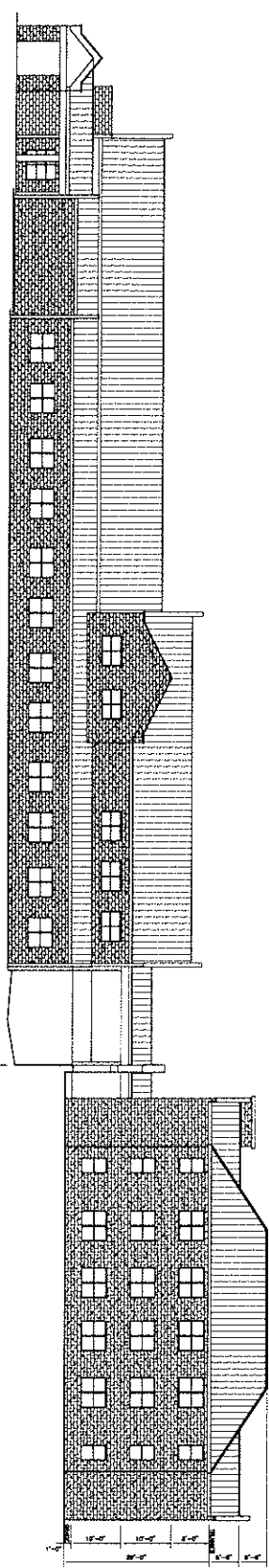
SHEET NUMBER

PR-4

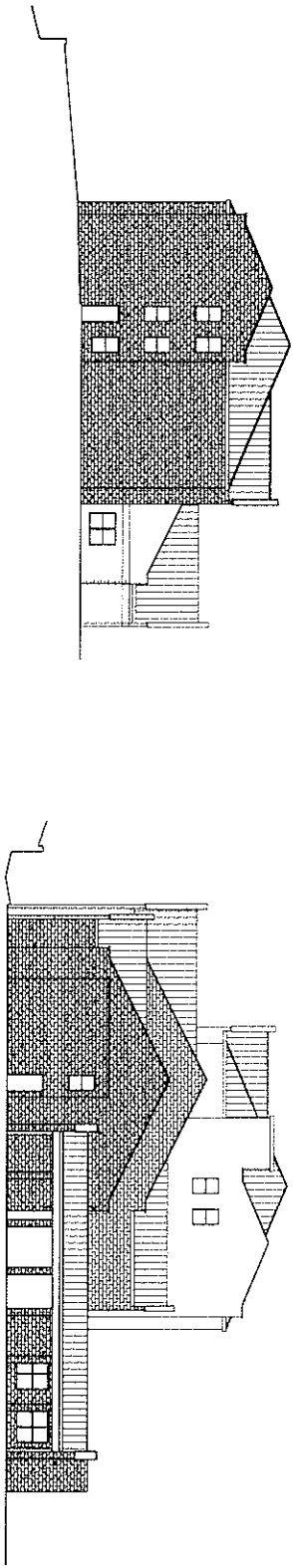
7-K-18-VA



LEFT SIDE ELEVATION
SCALE 1/8"=1'-0"



RIGHT SIDE ELEVATION
SCALE 1/8"=1'-0"



REAR ELEVATION
SCALE 1/8"=1'-0"

FRONT ELEVATION
SCALE 1/8"=1'-0"

HELEN ROSS MCNABB
2704 MINERAL SPRINGS AVE.
KNOXVILLE, TENNESSEE

EXTERIOR ELEVATIONS

ALLAN ASSOCIATES ARCHITECTS, PLLC

6610 WALLWOOD ROAD

606 / 659-1302

KNOXVILLE, TENNESSEE 37912

DRWN. BY: MDA
CHKD. BY: MDA
APPR. BY: MDA
DATE: 4-27-18
REVISIONS

CAD FILE

SHEET NUMBER

PR-5

7-K-18-VA