

File # 5-C-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 Aaron Jernigan, Studio Four Design	Owner <input type="checkbox"/>	New Structure <input checked="" type="checkbox"/>
Street Address 414 Clinch Avenue	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip Knoxville, Tennessee 37902	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number 865.523.5001	Other <input checked="" type="checkbox"/>	Signage <input type="checkbox"/>
Email ajernigan@s4dinc.com		Other <input type="checkbox"/>

THIS IS A REQUEST FOR:

Zoning Variance (Building Permit Denied)
 Extension of Non-Conforming Use/or Structure
 Appeal of Administrative Official's Decision
 Map Interpretation

PROPERTY INFORMATION

Street Address 207 South 17th Street City, State, Zip Knoxville, Tennessee 37916
 See KGIS.org for Parcel # 094NM019 and Zoning District C-G-2

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 your project and why you need variances.

1. Build-To Zone & Easement Conflict: We would like to ask that the corner side build-to zone be increased from 0' - 10' (KZO 5.3, Table 5-1) to 0' - 19'-3" to avoid conflict with an existing 10' easement.
2. Parking Setback: We would like to ask for the parking setback for lots abutting residential zones (KZO 11.3.C.2) to be reduced from 20' to 0'.
3. Facade Transparency: We would like to ask that the minimum allowable facade transparency be reduced, on the facade facing Seventeenth Street, from 30% (KZO 5.4, Table 5-2) to 22% on the ground level and from 15% to 7% on the upper level. We would like to ask that the minimum allowable facade transparency be reduced, on the facade facing Forrest Avenue, from 30% (KZO 5.4, Table 5-2) to 15% on the ground level and from 15% to 9% on the upper level.

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Describe hardship conditions that apply to this variance.

See attached description of hardship corresponding to the above items.

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 04.07.2021

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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):

17th Street elevation

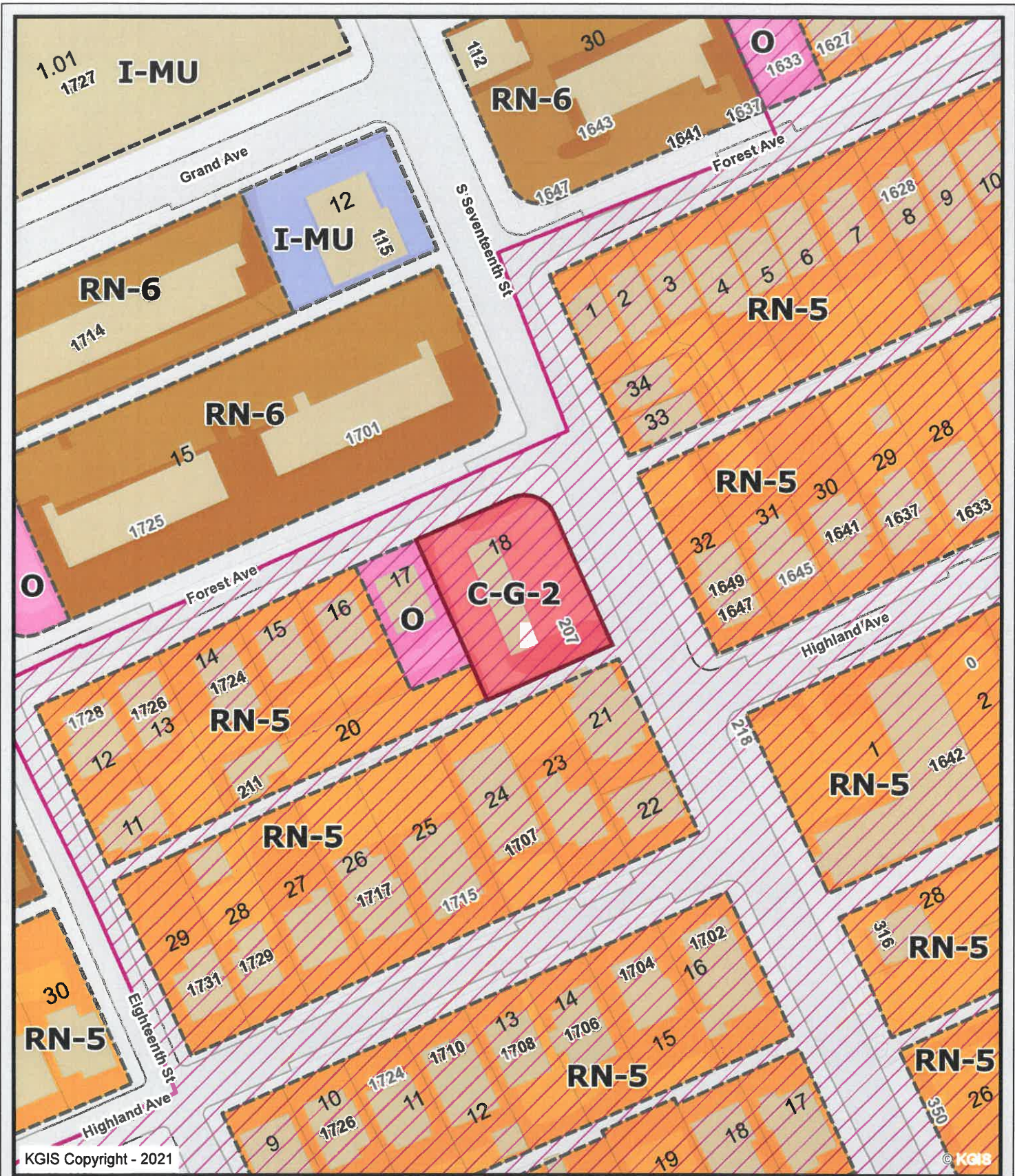
1. Reduce the minimum required amount of transparency on the ground floor façade from 30% to 22%. Per Article 5, Section 5.4. Table 5-2.
2. Reduce the minimum required amount of transparency on the upper floor façade from 15% to 7%. Per Article 5, Section 5.4. Table 5-2.

Forest Avenue elevation

3. Reduce the minimum required amount of transparency on the ground floor façade from 30% to 15%. Per Article 5, Section 5.4. Table 5-2.
4. Reduce the minimum required amount of transparency on the upper floor façade from 15% to 9%. Per Article 5, Section 5.4. Table 5-2.
5. Increase the maximum permitted corner-side yard, build-to-zone from 0 feet to 10 feet, to 0 feet to 19 feet 3 inches, along Forest Avenue. Per Article 5, Section 5.3. Table 5-1.
6. Reduce the minimum required interior side yard parking lot setback from 20 feet to 5.7 feet. Per Article 11, Section 11.3.C.2.

PROJECT INFORMATION

Date Filed 4-7-21	Fee Amount \$250.00
Council District 1st	BZA Meeting Date 5-18-21
PLANS REVIEWER Scott Elder	DATE 4-26-21 (Revised)



207 S. 17th Street

5-C-21-VA

Aaron Jernigan, Studio Four Design

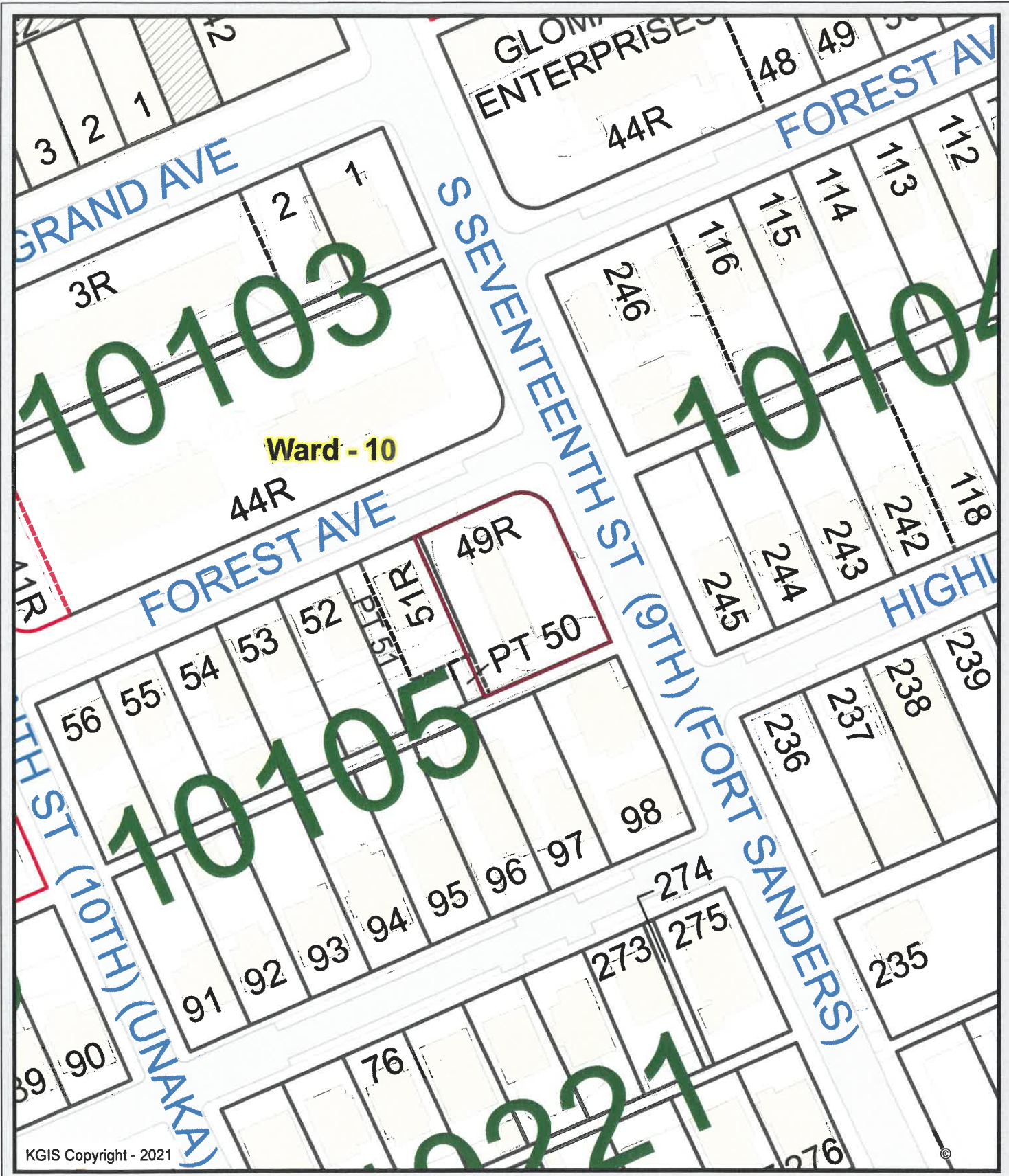
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207 S. 17th Street

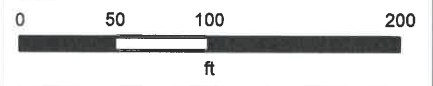
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207 S. 17th Street

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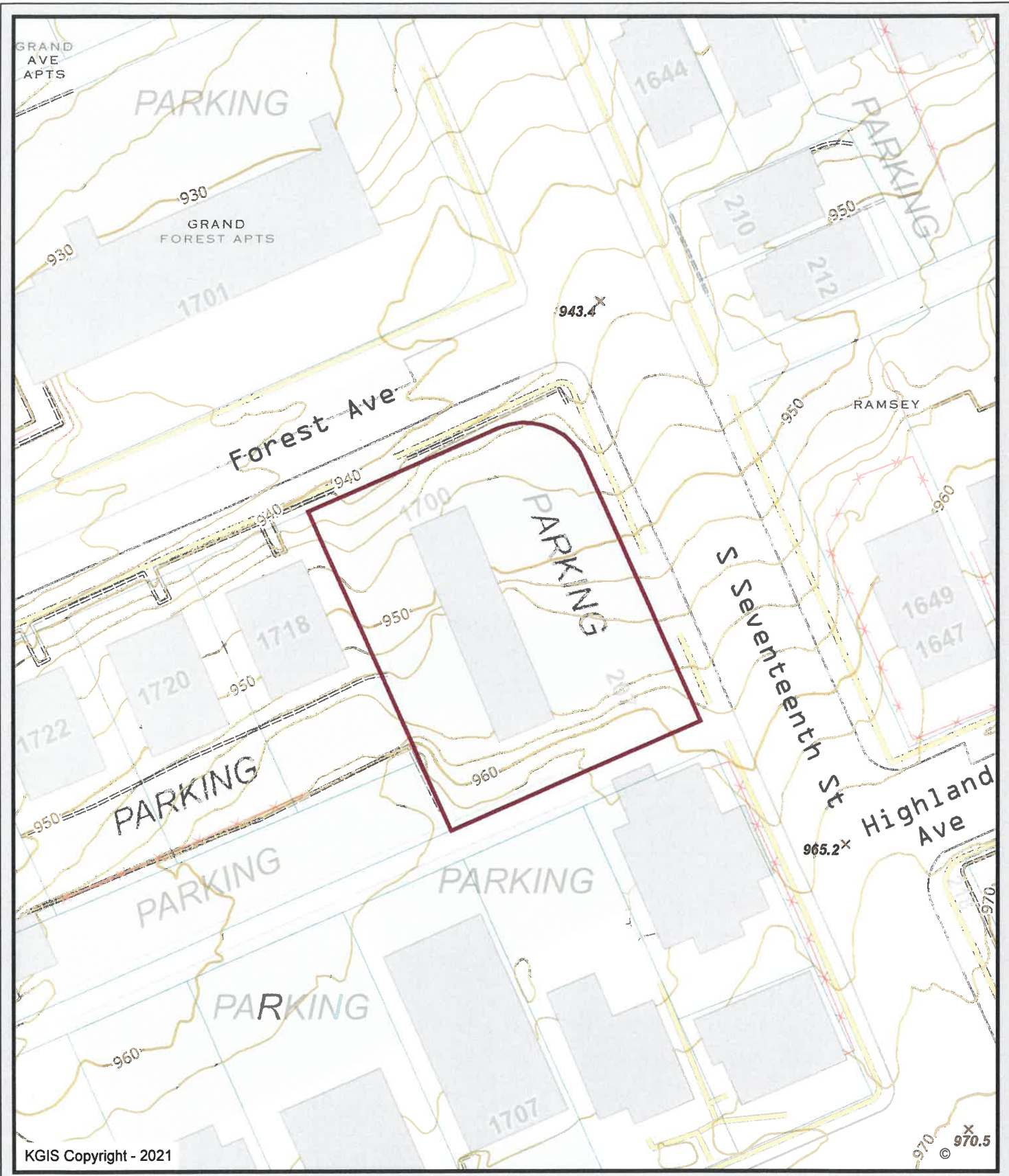
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207 S. 17th Street

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DESCRIPTIONS OF PERCIEVED HARDSHIPS

04.07.2021

Project: 207 South 17th Street
S4D Number: 19070

Meeting Title: Board of Zoning Appeals
Phase: Schematic Design

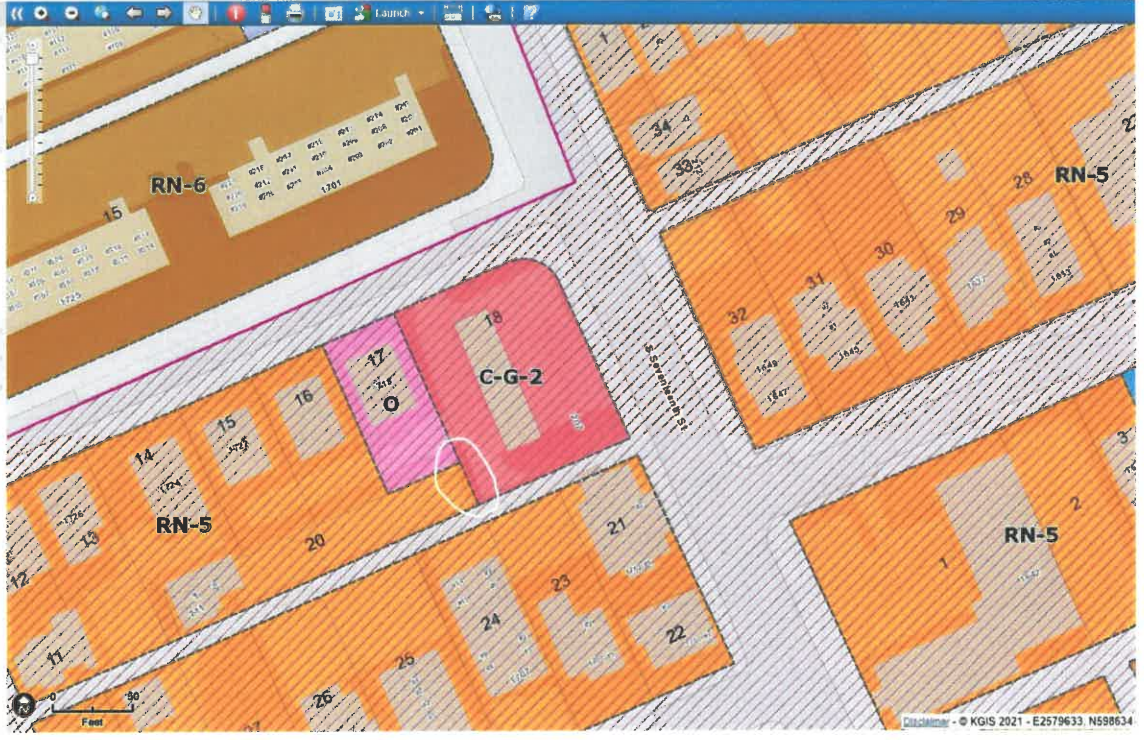
DESCRIPTIONS OF PERCIEVED HARDSHIPS

1. Per the attached survey, there is a 10' easement on both the 17th Street and Forest Avenue sides of the lot. According to the Knoxville Zoning Ordinance, Table 5-1, we have a front yard build-to zone of 0'-20' and a corner side build-to zone of 0'-10'. Therefore, in our corner side condition (along Forest Avenue), we would have no defined place to set a building façade line. This variance is needed to develop the lot beyond its current condition of an abandoned, former car wash.
2. A 20' parking setback from this relatively small abutment of a residential zone would create hardship for the developer's effort to conceal the proposed parking lot. We believe it is worth consideration that this strip of a residential zone currently contains parking itself and seems to be unbuildable. See attached screenshots from KGIS.
3. The grade change along 17th Street creates a hardship in how this transparency requirement is measured technically versus how windows are perceived. See attached diagrams showing façade / transparency ratios graphically. The façade transparency requirements of the zoning ordinance in the C-G-2 zone creates a hardship for non-mixed-use residential development. These requirements may cause excessive transparency (to the point of discomfort for the user) in a residential development.

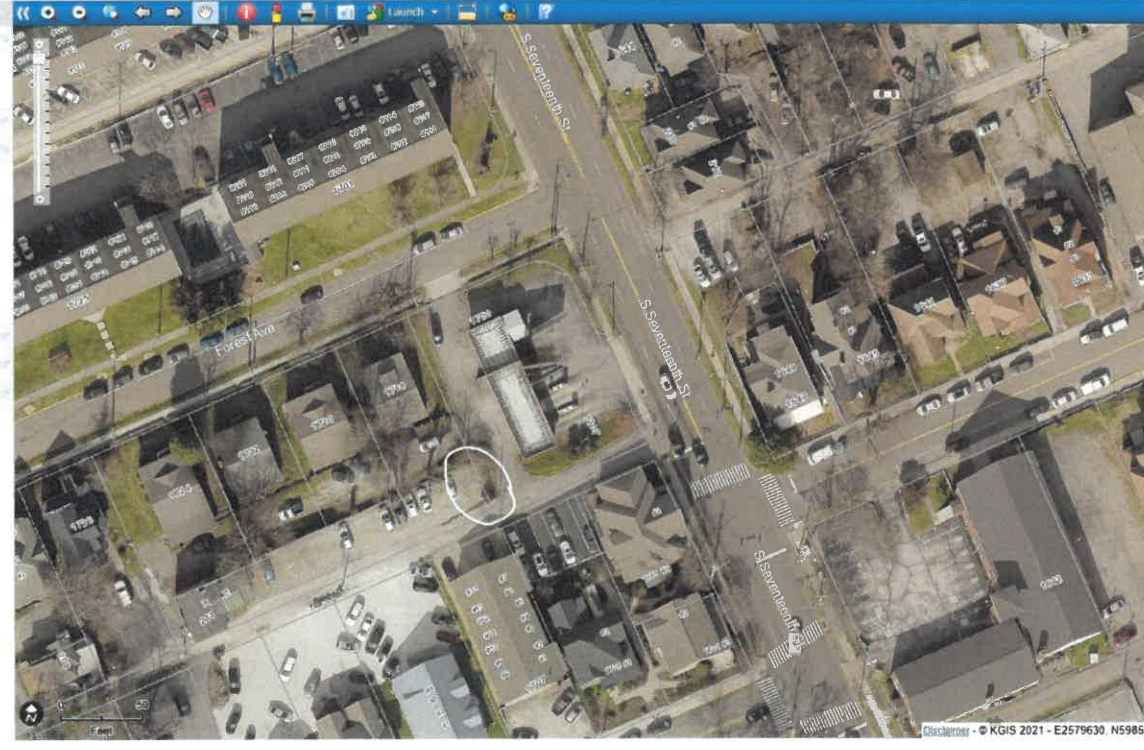
END

REVISED

- Intro Maps Results Legend Help
- Standard Maps
 - Standard Map
 - Aerial
- Historical Aerials
- Planning and Zoning Maps
 - Existing Landuse
 - FEMA Flood Map
 - Growth Plan
 - Historic Districts and Pre-1865 Structures
 - One Year Plan
 - Sector Plan
 - Zoning
- Political District Maps
- School District Maps
- Other Maps



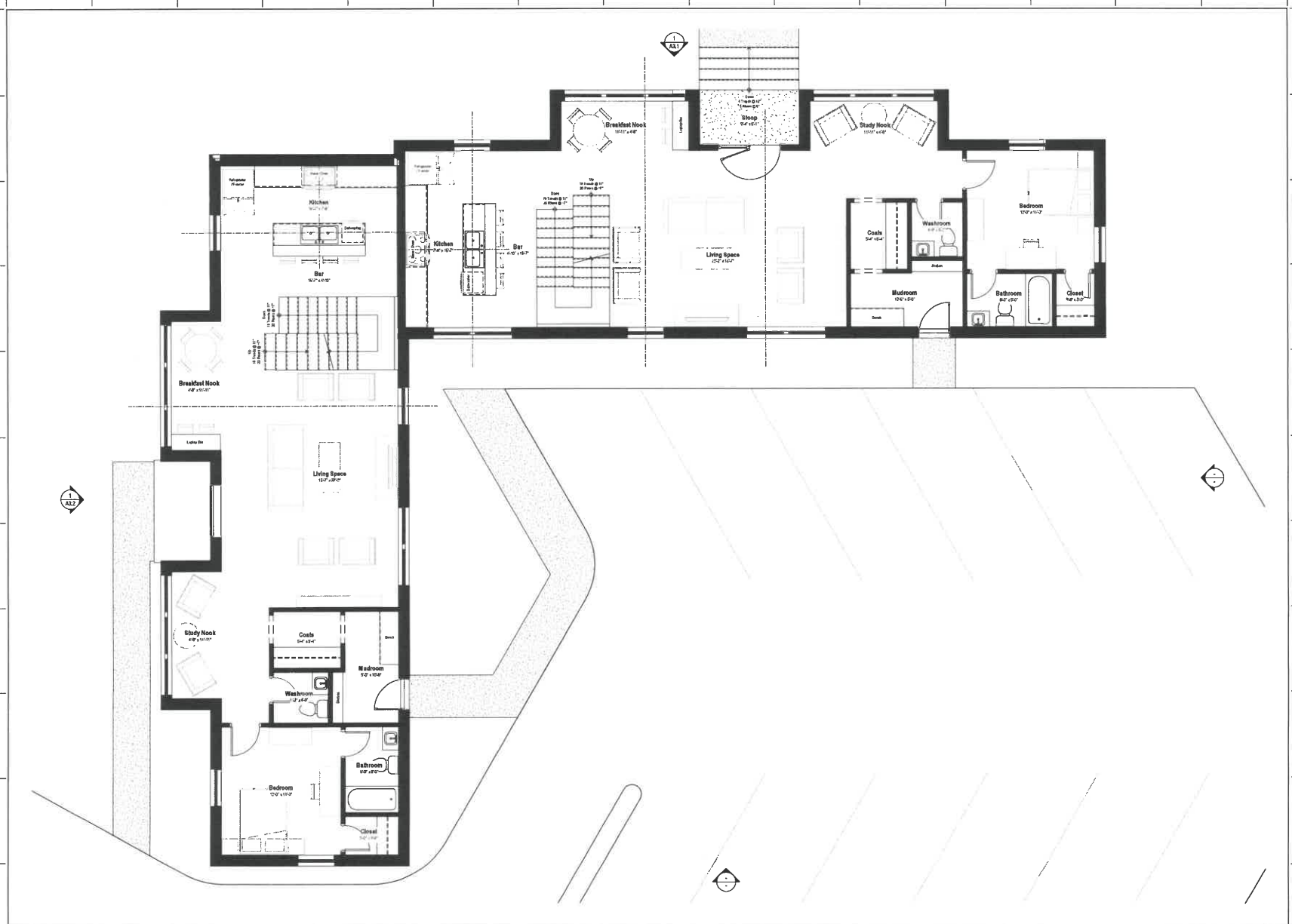
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- Other Maps



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Date: 4/7/21 10:14 AM
 Drawn By: Author
 File: W020_Plan01.dwg
 Checked By: Chester
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1 Main Level Plan
 1/4" = 1'-0"

STUDIO FOUR DESIGN

ARCHITECTURE & INTERIORS

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 p 603-523-0051 f 603-523-0053
 studiofourdesign.com

A New Duplex Development at:
207 South 17th Street
 207 South 17th Street
 Knoxville, Tennessee 37916



Project Phase: Schematic Design

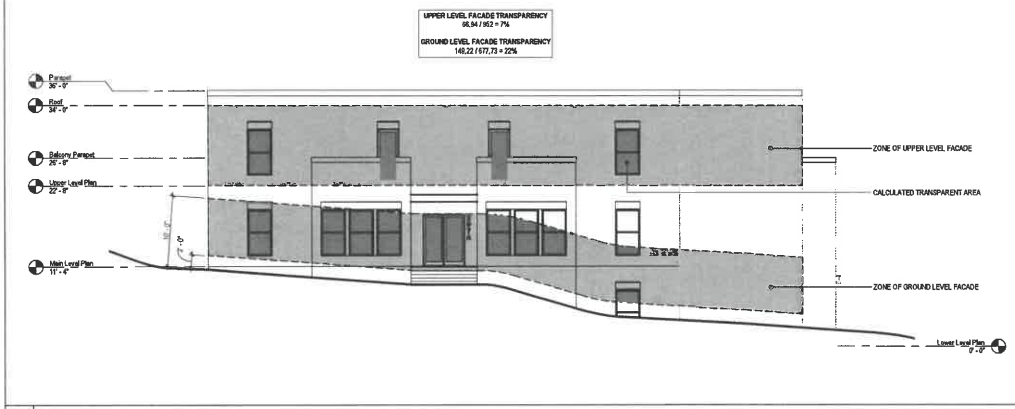
Issue Date: 04/07/2021

No.	Description	Date

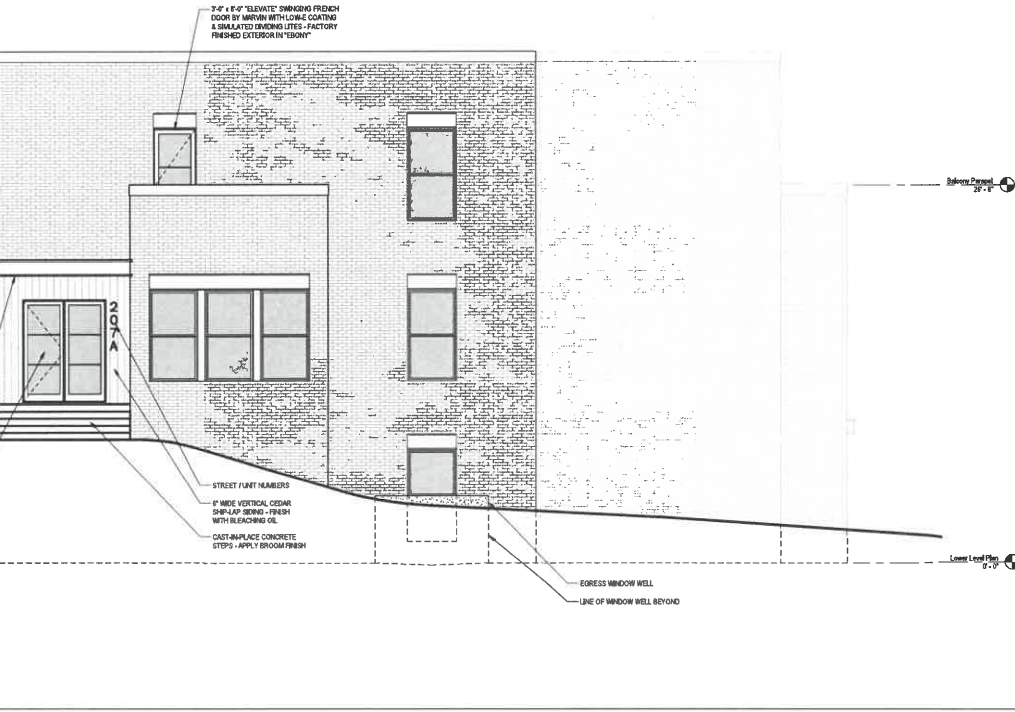
Job Number: 21021
 Main Level Plan

A1.2

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2 Seventeenth Street Elevation - Facade Transparency Diagram
1/8" = 1'-0"



1 Seventeenth Street (East) Elevation
1/8" = 1'-0"

Date: 6/20/2024 10:30 AM
 Drawn By: AJH
 File: W2024_PlanSet1021_207 S 17th Street03 Design0101_3175 South TN.dwg

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A New Duplex Development at:
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 207 South 17th Street
 Knoxville, Tennessee 37916



Project Phase: Schematic Design

Issue Date: 6/27/2024

Revisions	No.	Description	Date

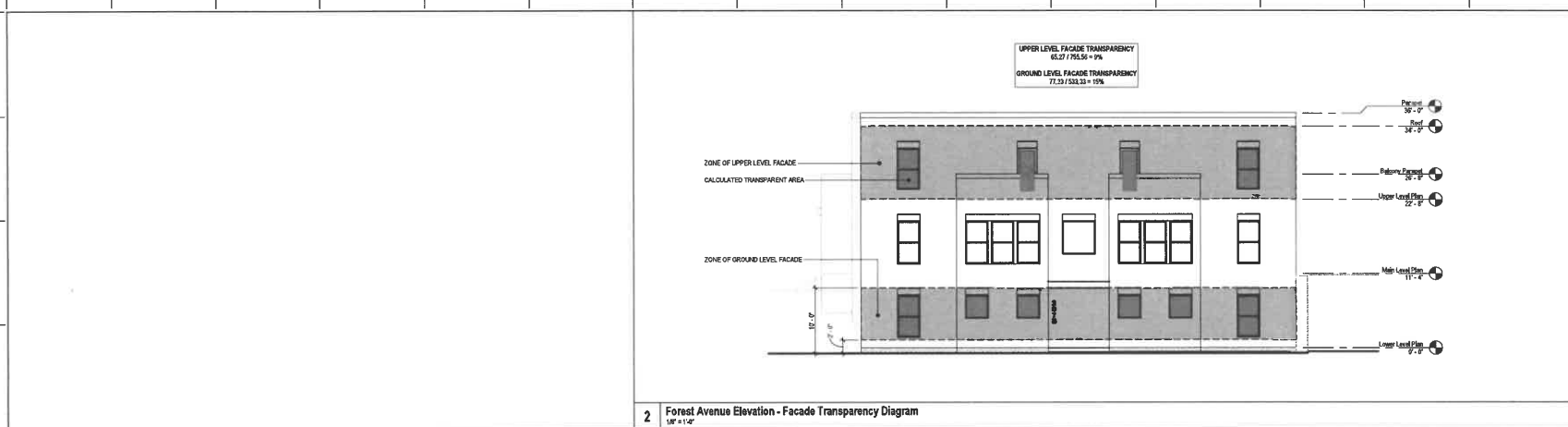
Job Number: 21021
 Elevations

A3.1

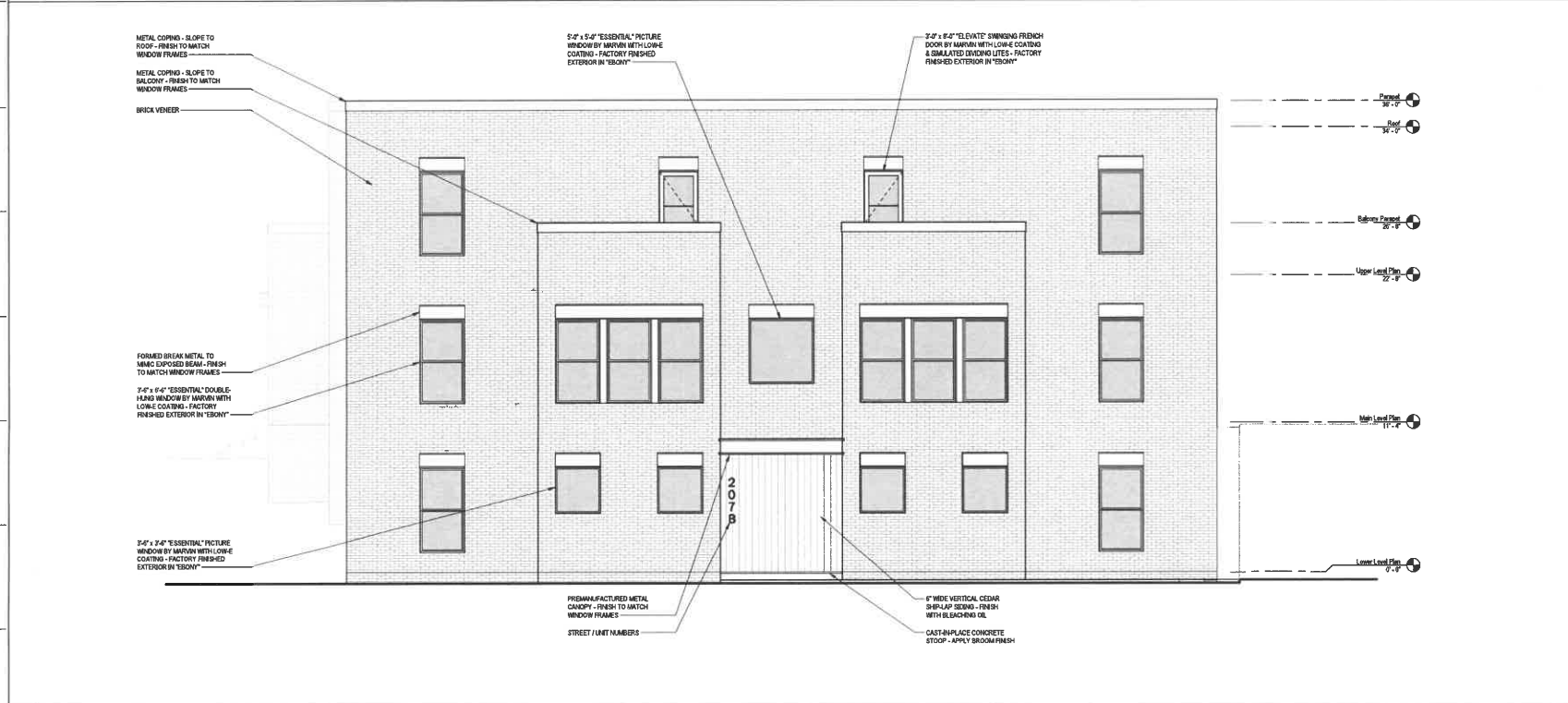
REVISED

DWG: 20240701 13:28 PM
 Checked By: Chider
 Drawn By: Auler
 File: 102021_Proposed0201_207 S 17th Street Duplex0201_207.dwg(17)_001.rvt

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2 Forest Avenue Elevation - Facade Transparency Diagram
 1/8" = 1'-0"



1 Forest Avenue (North) Elevation
 1/8" = 1'-0"

STUDIO FOUR DESIGN
 ARCHITECTURE & INTERIORS

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 studiofourdesign.com

A New Duplex Development at
207 South 17th Street
 207 South 17th Street
 Knoxville, Tennessee 37916



Project Phase: Schematic Design

Revision Log		
No.	Description	Date

Job Number: 21021
 Elevations

A3.2

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