

File # S-E-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 type="checkbox"/>
Street Address 414 Clinch Avenue	Contractor <input type="checkbox"/>	Modification of Existing Structure <input checked="" 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:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Zoning Variance (Building Permit Denied) | <input type="checkbox"/> Extension of Non-Conforming Use/or Structure |
| <input type="checkbox"/> Appeal of Administrative Official's Decision | <input type="checkbox"/> Map Interpretation |

PROPERTY INFORMATION

Street Address 1642 Highland Avenue	City, State, Zip Knoxville, Tennessee 37916
See KGIS.org for Parcel # 094NG001	and Zoning District RN-5

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. Setback: We would like to ask for a reduction in the required front yard setback (Highland Avenue side) from 25' or the average of the blockface to 8'. See attached site plan.
2. Parking: We would like to ask for a reduction in the required number of parking spaces from 61 spaces to 9 parking spaces.
3. Impervious Surface: We would like to ask for an increase to the maximum allowable impervious surface ratio from 60% to 70%.

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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

File # 5-E-21-VA



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):

1. Reduce the minimum required front yard setback from 25' or the average of the blockface to 8.1 feet. Per Article 4, Section 4.3. Table 4-1.
2. Reduce the minimum amount of required parking spaces for a place of worship from 61 spaces to 9 spaces. Per Article 11, Section 11.4. Table 11-2.
3. Increase the maximum permitted impervious surface coverage in an RN-1 zoning district from 60% to 70%. Per Article 4, Section 4.3. Table 4-1.

PROJECT INFORMATION

Date Filed 4-7-21

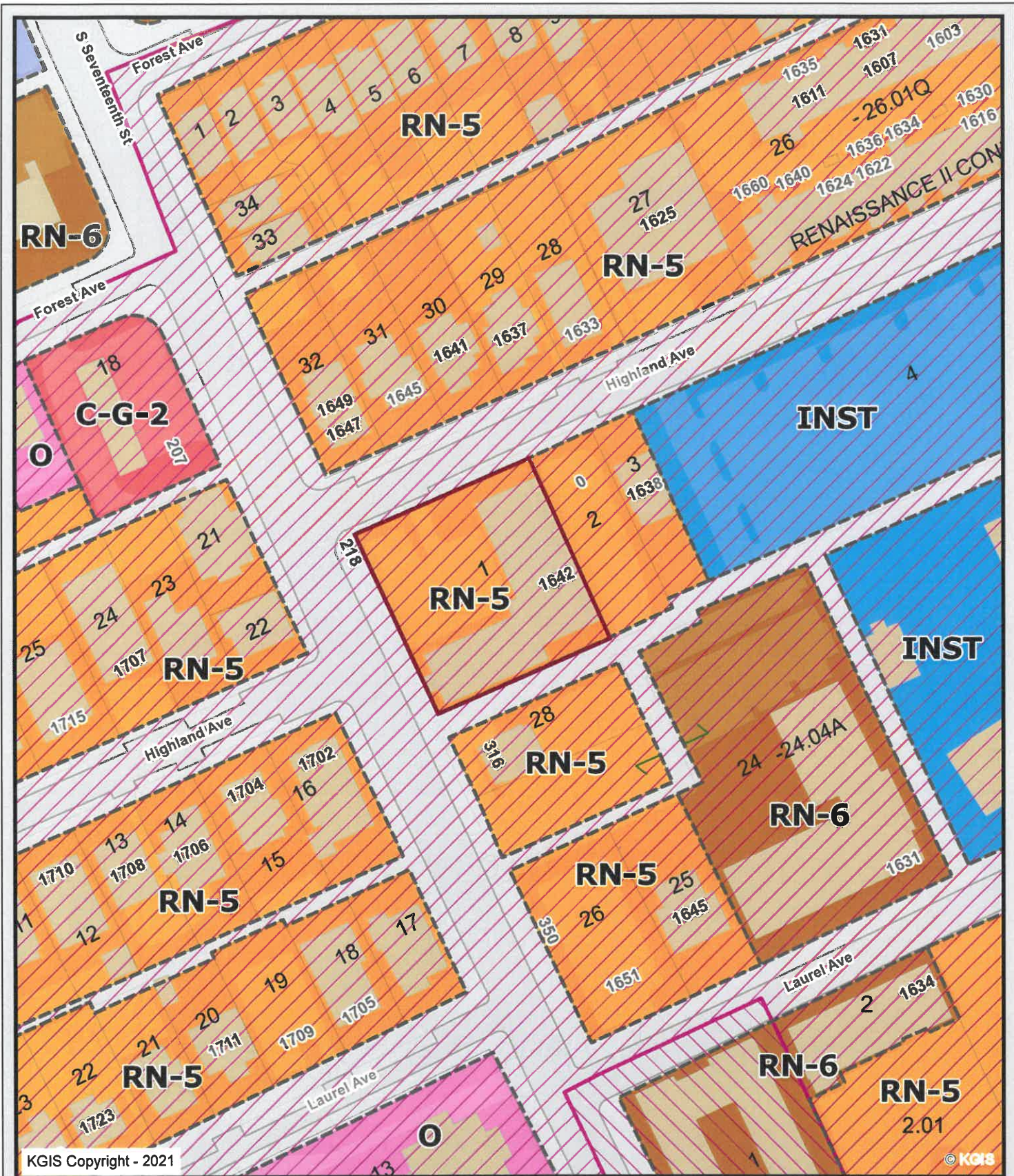
Fee Amount \$250.00

Council District 1st

BZA Meeting Date 5-18-21

PLANS REVIEWER Scott Elder

DATE 4-23-21



1642 Highland Ave.

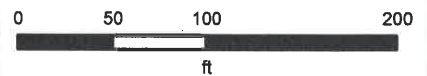
5-E-21-VA

Aaron Jernigan, Studio Four Design

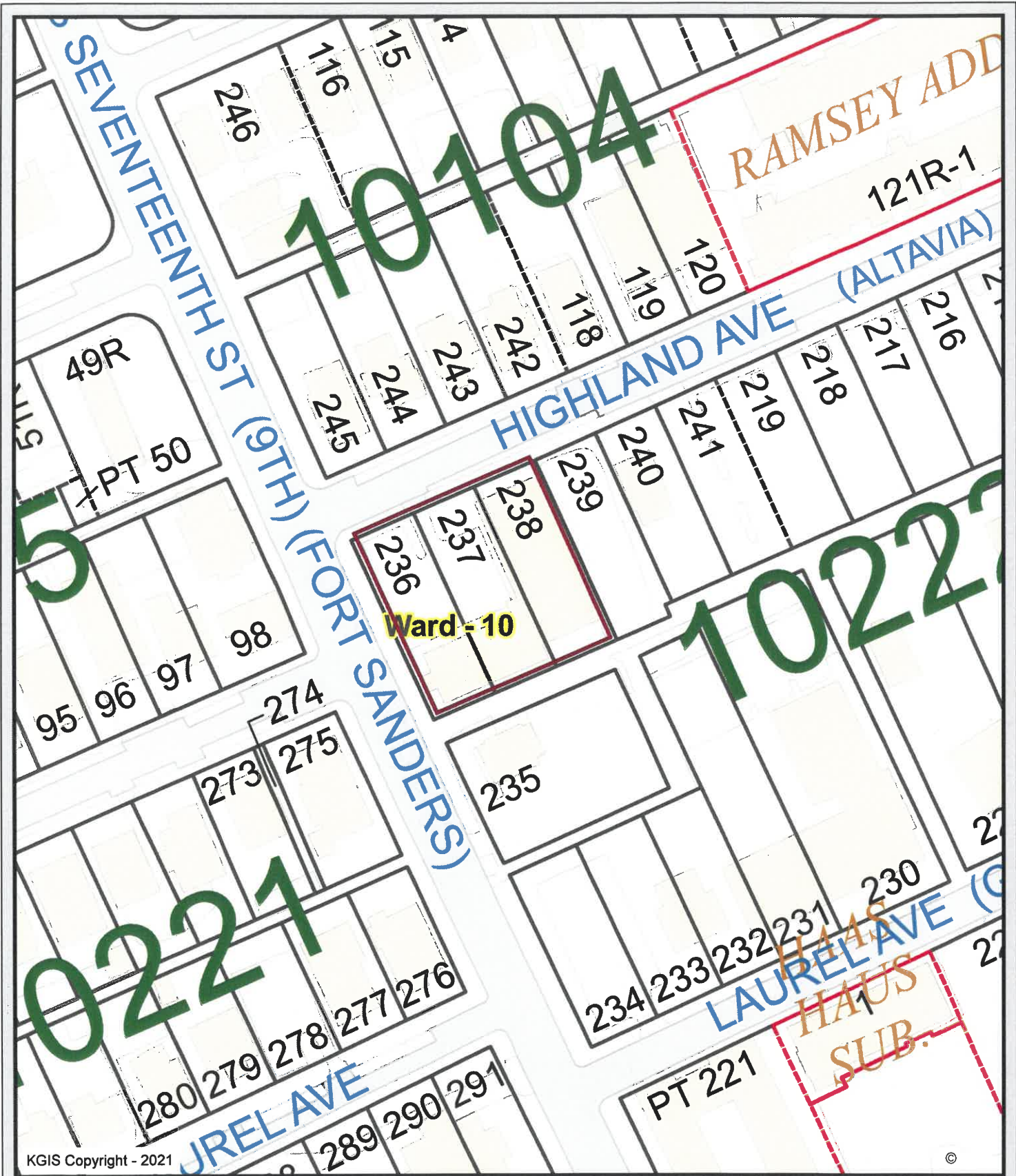
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1642 Highland Ave.

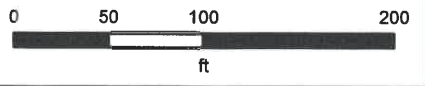
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1642 Highland Ave.

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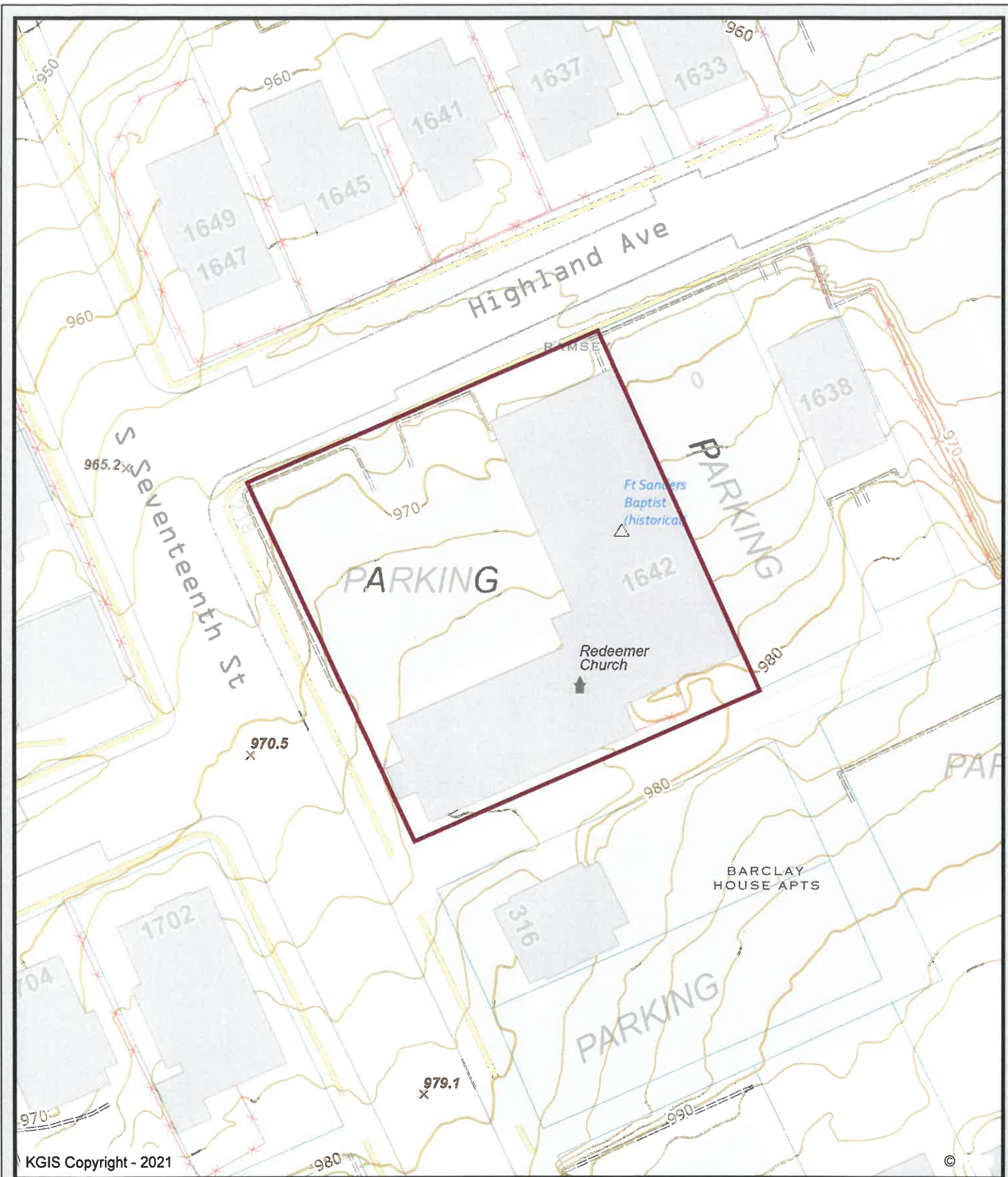
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1642 Highland Ave.

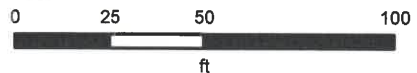
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DESCRIPTIONS OF PERCIEVED HARDSHIPS

04.07.2021

Project: Redeemer Church
S4D Number: 19070

Meeting Title: Board of Zoning Appeals
Phase: Schematic Design

DESCRIPTIONS OF PERCIEVED HARDSHIPS

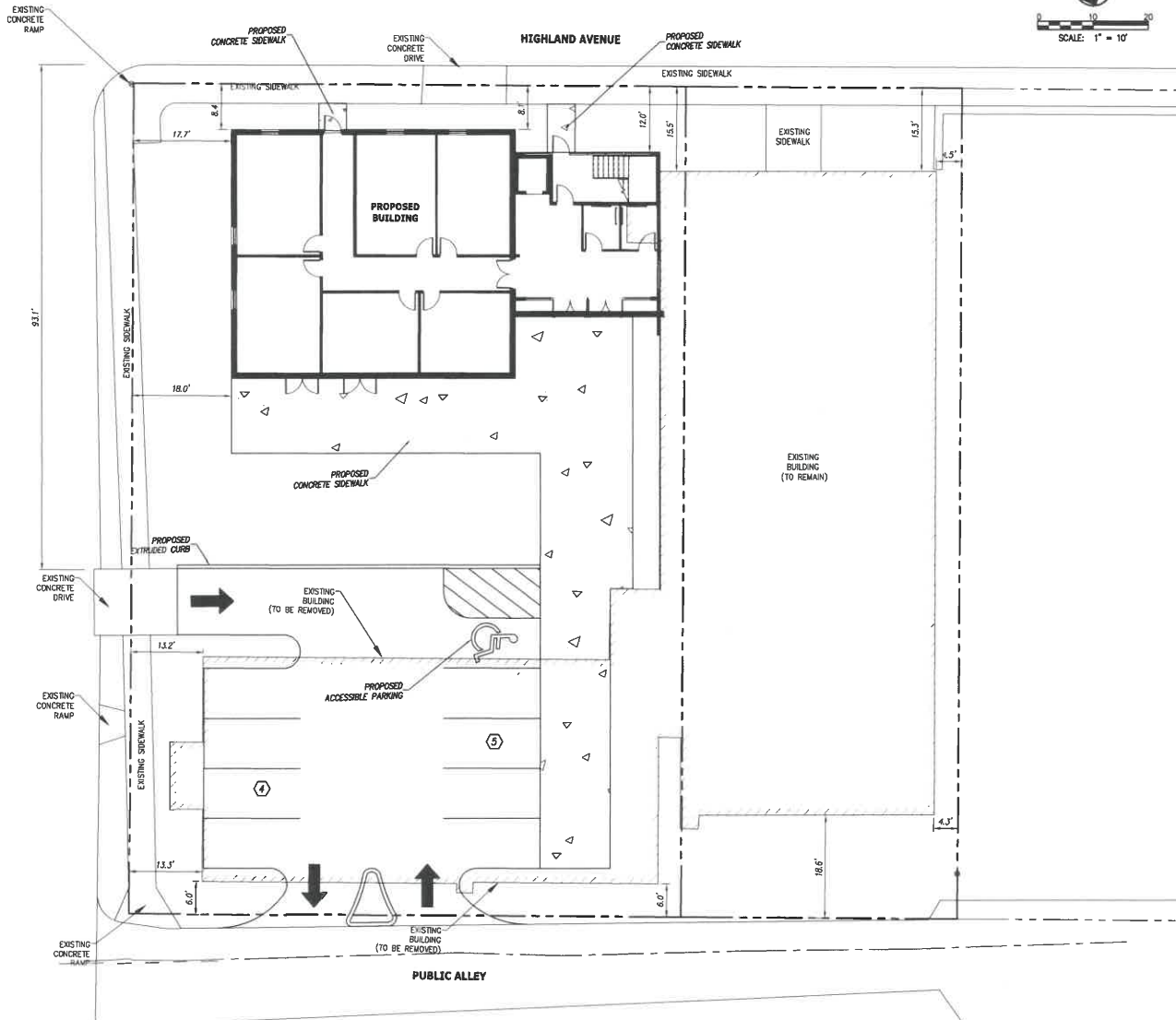
1. A 25' or average of the blockface setback creates a difficult condition by which to connect an addition to the existing portion of the building. The connection at this point would interrupt windows that are consistent with the character of the neighborhood and obstruct basement windows. The proposed 8' setback would allow preservation of all but one of the ground level windows and all but one of the basement windows.
2. The proposed project is designed for an urban lot with users being able to walk, utilize transit, bike, ride scooters, and use existing nearby parking lots on businesses and institutions that are closed on Sunday and have agreed to allow use of their lots. This would be a continuation of the current arrangement for parking. There are currently 14 parking spaces, existing. The proposed reduction of parking to 9 spaces is intended to allow for increased green space on the site.
3. The existing site impervious surface ratio is 77%. The proposed design would reduce the impervious surface to a ratio of 70%.

END

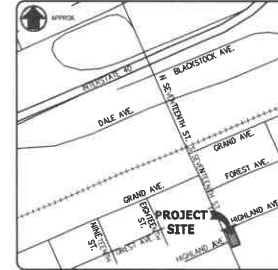
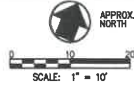
REVISED

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SEVENTEENTH STREET



1 Site Layout
1" = 10'



NOTES:

- PROPERTY CONCERNED REFLECTS PARCEL 01 AS SHOWN ON KNOX COUNTY CLT TAX MAP NO. 94. THE CITY BLOCK NUMBER IS 10222.
- ZONING FOR THE PROPERTY IS RH-5 "GENERAL RESIDENTIAL NEIGHBORHOOD".

PARKING SUMMARY:

EXISTING PARKING
 STANDARD SPACES = 12 SPACES
 ACCESSIBLE SPACES = 3 SPACES
 TOTAL SPACES = 15 SPACES

PROPOSED PARKING
 STANDARD SPACES = 08 SPACES
 ACCESSIBLE SPACES = 01 SPACES
 TOTAL SPACES = 09 SPACES

THE OCCUPANT LOAD OF THE SANCTUARY WAS CALCULATED BY DETERMINING THE AREA OF THE ZONE IN WHICH REDEEMER CHURCH CURRENTLY HAS PLACED THEIR NON-FIXED SEATS AND DIVIDING THIS AREA BY THE 7 OCCUPANTS PER NET SQUARE FOOT PRESCRIBED IN THE 2008 INTERNATIONAL BUILDING CODE IN TABLE 1004.5. THE CALCULATION IS AS FOLLOWS:

2434 SF / (7 OCC/37) = 348 OCC
 348 OCC = 348 SEATS (ASSUMED MAXIMUM)
 348 SEATS x (25 SPACES/SEAT) = 87 SPACES
 87 SPACES - 30% TRANSIT REDUCTION
 87 SPACES - 26 SPACES = 61 PARKING SPACES

STUDIO FOUR DESIGN INC.
 ARCHITECTURE & INTERIORS

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 studiofourdesign.com

**Redeemer Church of
 Knoxville Addition**
 2978 S 17th Street
 Knoxville, TN 37916



Project Phases: Schematic Design

Issue Date	Revisions	
No.	Description	Date

Job Number: 18092.00
 Site Layout - Scheme 2

C1.0.0a

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