

File #

5-J-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 Staci Meyer	Owner <input checked="" type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address 818 McCammon Rd	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip Knoxville, TN 37920	Tenant <input type="checkbox"/>	Off Street Parking <input checked="" type="checkbox"/>
Phone Number (574) 238-9706	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Email tsqbakery@gmail.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 106 E Young High Pike City, State, Zip Knoxville, TN 37920  
 See KGIS.org for Parcel # 109OK003 and Zoning District C-G-3

### 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.

The project is a change of use from a florist shop to an ice cream shop. The proposed building modifications require that the existing driveway to the rear parking lot be widened to 20'. However, there is not enough room on the site to address the widening required. Additionally, because the front parking lot and associated driveway were never granted a construction permit, they are required to be upgraded to conform to the current zoning code. However, to do so would leave very little, if any, remaining area for parking in that location. Topographic limitations prevent the addition of conforming parking spaces in the front of the building.

Variances requested include a reduction in the driveway width requirement from 20' to 18' and the three variances required to maintain the front parking and driveway as they currently exist (number of driveways where lot width is < 150'; driveway separation distance; parking setback from the street)

Describe hardship conditions that apply to this variance.

Existing site conditions (location of existing driveways, parking, and structure) and topographic limitations

### 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 04/08/2021

File # 5-J-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. Increase the number of driveways permitted for a lot with less than 150 feet of frontage from 1 driveway to 2 driveways. Per Article 11, Section 11.7.A.1. Table 11-4.
2. Reduce the minimum required distance between driveways in a development from 25 feet to 23.59 feet. Per Article 11, Section 11.7.B.2.
3. Reduce the minimum required width of a driveway for an eating and drinking establishment from 20 feet to 18 feet. Per Article 11, Section 11.7.C. Table 11-6.
4. Reduce the minimum required parking lot setback from 25 feet to 12.78 feet. Per Article 11, Section 11.3.B.

**PROJECT INFORMATION**

Date Filed 4-8-21

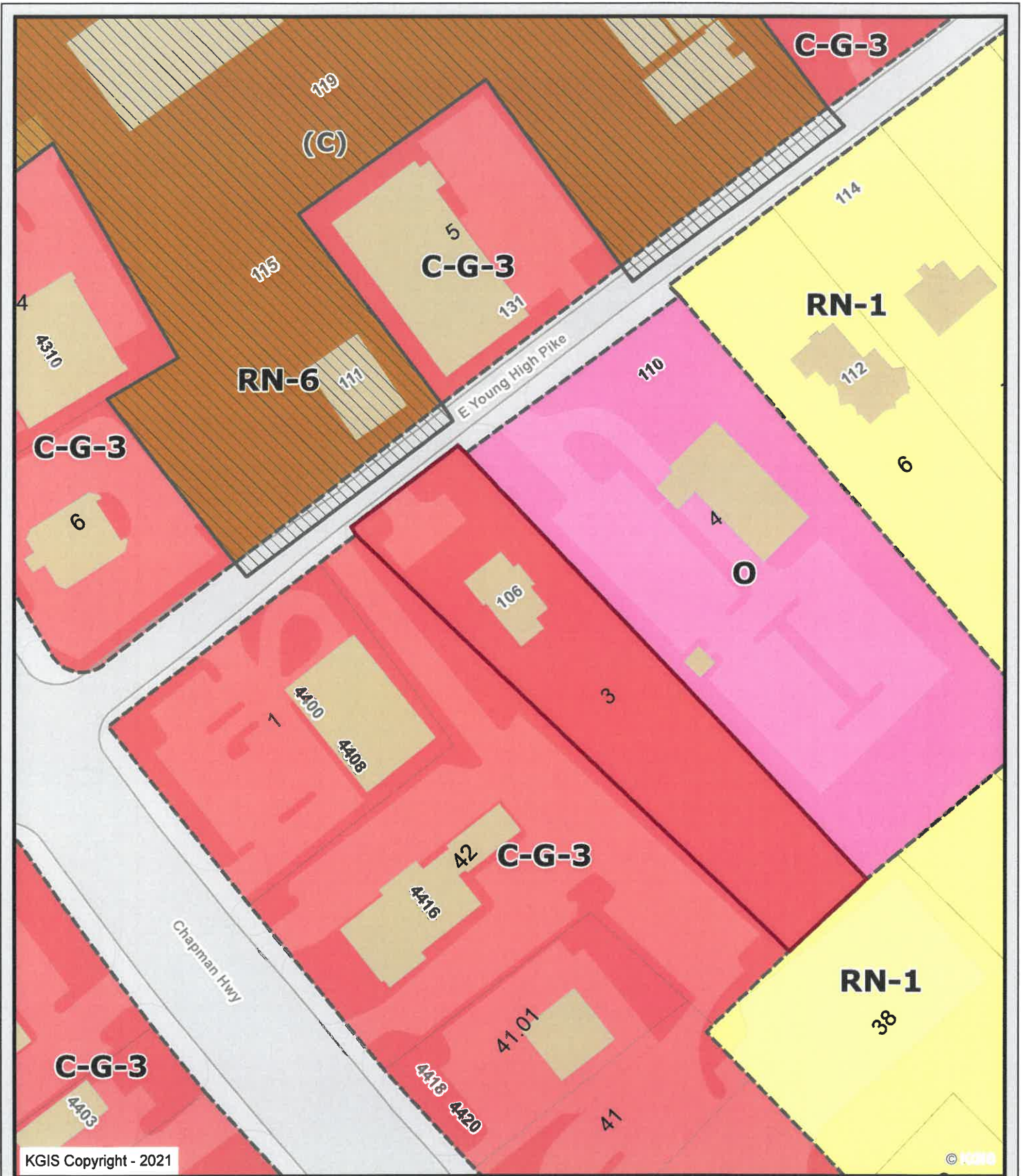
Fee Amount \$250.00

Council District 1st

BZA Meeting Date 5-18-21

PLANS REVIEWER Scott Elder

DATE 4-26-21



106 E. Young High Pike

5-J-21-VA  
Staci Meyer

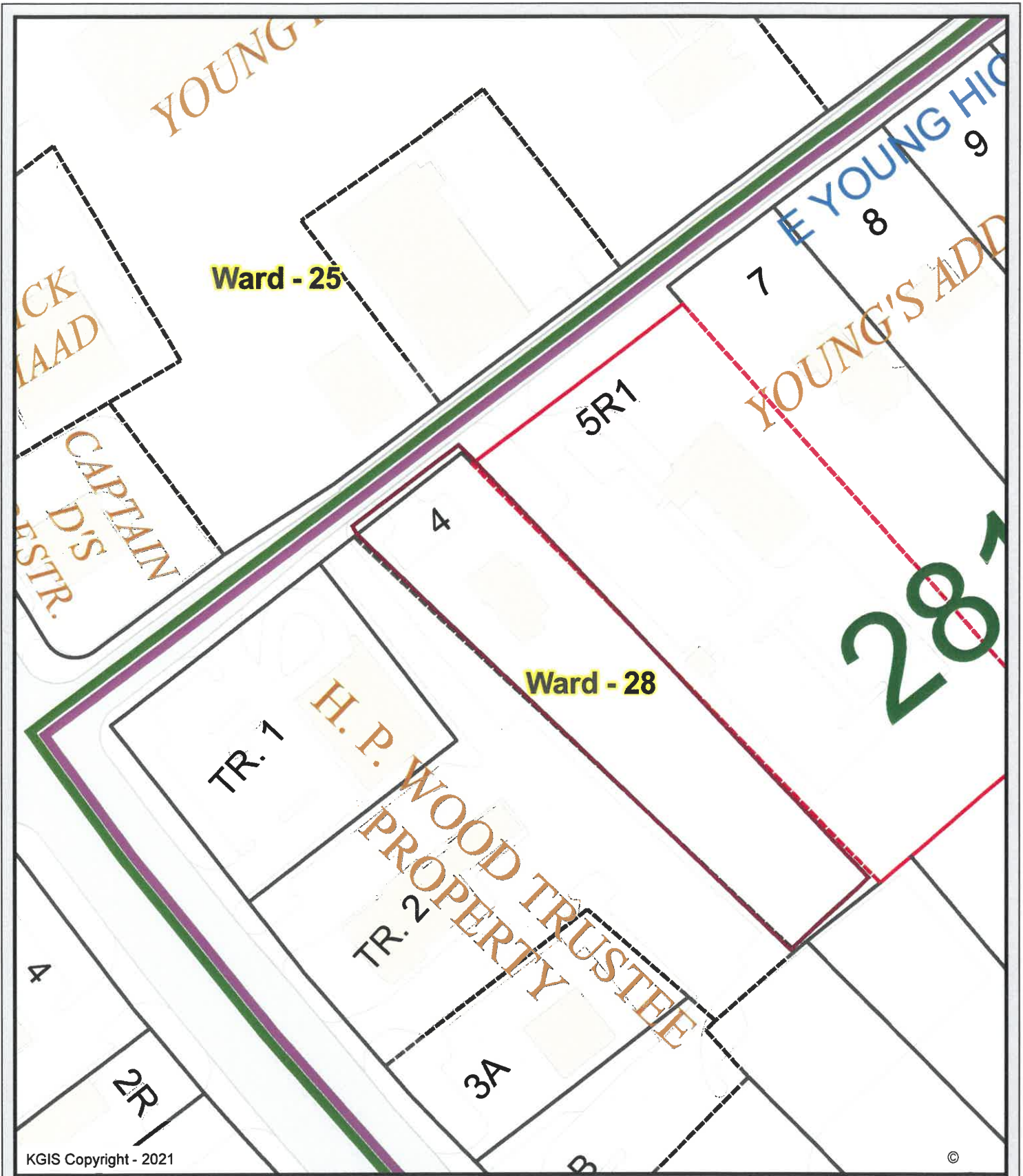
Knoxville - Knox County - KUB Geographic Information System



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106 E. Young High Pike

5-J-21-VA  
Staci Meyer

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## 106 E. Young High Pike

5-J-21-VA  
Staci Meyer

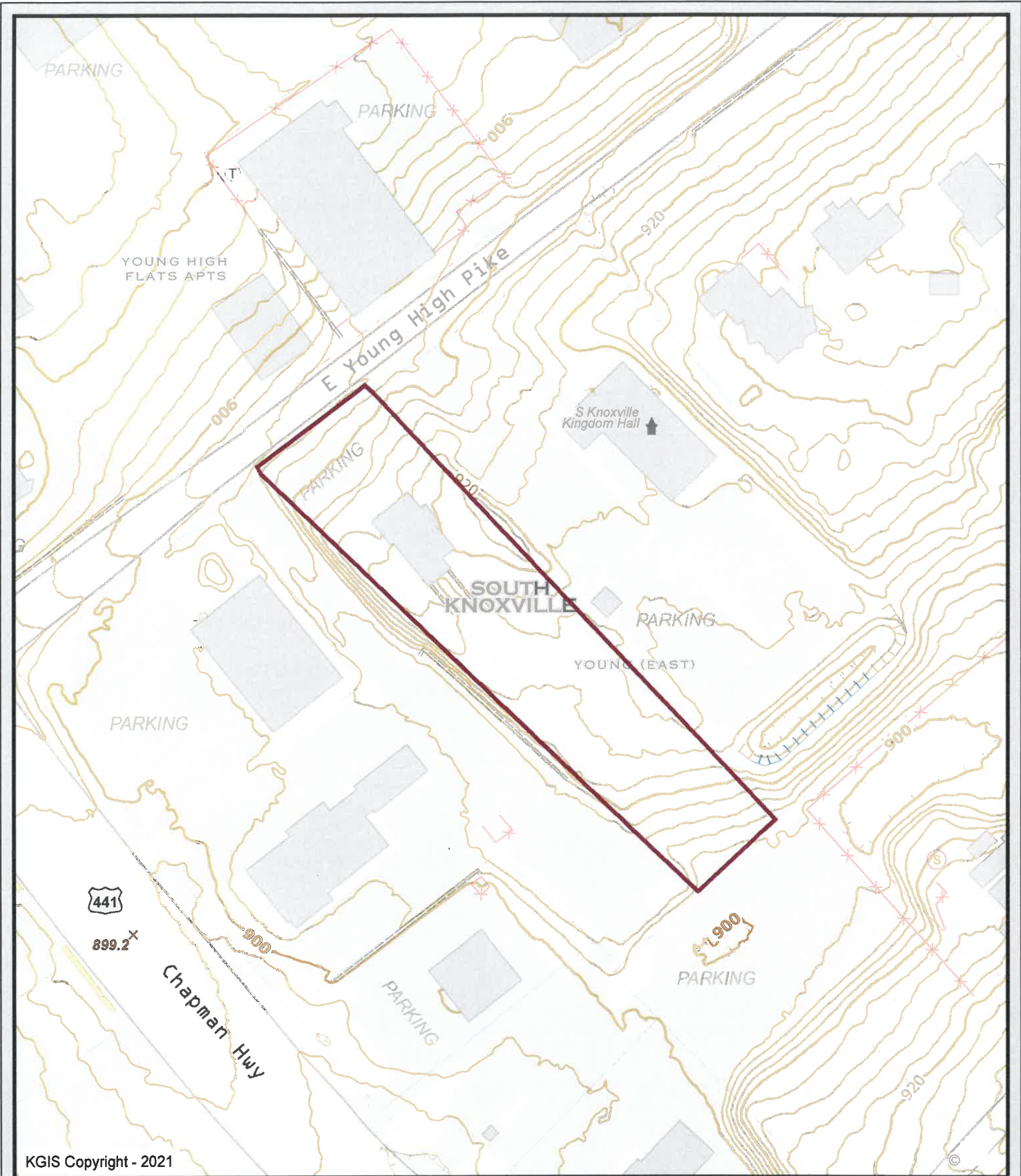
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# 106 E. Young High Pike

5-J-21-VA  
Staci Meyer

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Mc Lemore  
Florist

106

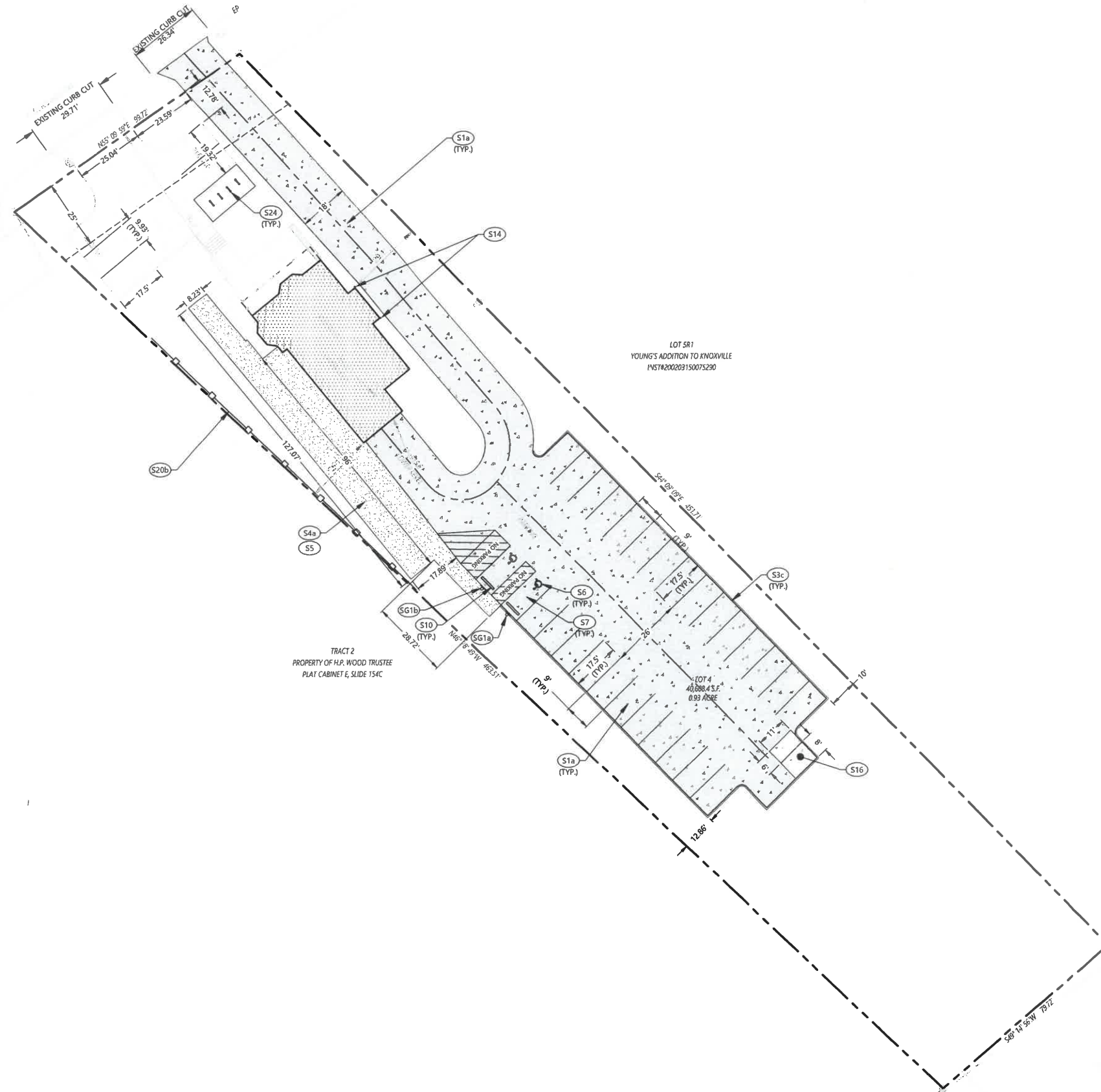




Mc Lemore  
Florist  
106







**SITE LAYOUT KEYNOTES**

CODE	DESCRIPTION	DET #/SHT #
S1a	ASPHALT PAVEMENT - LIGHT DUTY	1/C8.0
S3c	CONCRETE EXTRUDED CURB	2/C8.0
S4a	CONCRETE SIDEWALK	3/C8.0
S5	SIDEWALK JOINTS	4/C8.0
S6	ACCESSIBLE SYMBOL	5/C8.0
S7	ACCESSIBLE PARKING SPACE	6/C8.0
S10	CONCRETE WHEELSTOP	7/C8.0
S14	BOLLARD	8/C8.0
S16	CONCRETE DUMPSTER PAD	1/C8.1
S20b	WOODEN SCREEN FENCE	2/C8.1
S24	BIKE RACK	3/C8.1

**SITE SIGNAGE KEYNOTES**

CODE	DESCRIPTION	DET #/SHT #
SG1a	ACCESSIBLE PARKING SIGN	10/C8.0
SG1b	ACCESSIBLE PARKING SIGN (VAN)	10/C8.0

**SITE DATA**

COUNCIL DISTRICT: 1  
 COUNCIL MEMBER: TOMMY SMITH  
 PARCEL ID: 1090K003  
 CITY BLOCK: 28110  
 SITE ADDRESS: 106 E YOUNG HIGH PIKE  
 KNOXVILLE, TN 37920  
 SITE ACREAGE: 0.93 AC (40,608.4 FT<sup>2</sup>)  
 EXISTING ZONING: C-G-3 (COMMERCIAL)  
 PROPOSED USE: COMMERCIAL BAKERY

**IMPERVIOUS SURFACE AREA**

EXISTING IMPERVIOUS:  
 BUILDINGS: 0.04 AC (1,837.75 FT<sup>2</sup>)  
 DRIVES/SIDEWALKS: 0.23 AC (10,053.29 FT<sup>2</sup>)  
 TOTAL EXISTING IMPERVIOUS: 0.27 AC (11,891.04 FT<sup>2</sup>)

PROPOSED ADDITIONAL IMPERVIOUS:  
 BUILDINGS: 0.00 AC (00 FT<sup>2</sup>)  
 DRIVES/SIDEWALKS: 0.20 AC (8,523.98 FT<sup>2</sup>)  
 TOTAL ADDITIONAL IMPERVIOUS: 0.20 AC (8,523.98 FT<sup>2</sup>)

TOTAL IMPERVIOUS AREA: 0.47 AC (20,415.02 FT<sup>2</sup>)

**PARKING SUMMARY**

PARKING REQUIRED: 19 SPACES REQUIRED  
 MINIMUM REQUIRED: 55 SPACES ALLOWED

PARKING PROVIDED:  
 REGULAR SPACES: 31 SPACES  
 ACCESSIBLE (CAR): 1 SPACES  
 ACCESSIBLE (VAN): 1 SPACES  
 TOTAL SPACES PROVIDED: 33 SPACES PROVIDED

BICYCLE PARKING REQUIRED: 4 SPACES  
 BICYCLE PARKING PROVIDED: 8 SPACES

GARAGE: THE SUGAR QUEEN, LLC  
 ADDRESS: 818 MCCAMMON ROAD  
 KNOXVILLE, TN 37920  
 CLIENT PHONE NUMBER: ---  
 PHONE NO.: ---  
 CONTACT NAME: ---  
 CONTACT E-MAIL ADDRESS: client e-mail

PROJECT REPRESENTATIVE: S&ME, INC.  
 ADDRESS: 6515 NIGHTINGALE LANE  
 KNOXVILLE, TN 37909  
 865-934-6023  
 PHONE NO.: ---  
 CONTACT NAME: BRENT C. WOOD  
 CONTACT E-MAIL ADDRESS: bwood@smeinc.com

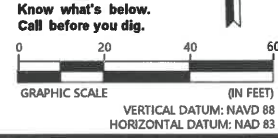
RECORDED DOCUMENTS: DEED BOOK 20210128 PAGE 0061422

FEMA PANEL:  
 THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE  
 ACCORDING TO COMMUNITY PANEL NO. 0292F, 05/02/2007, COMMUNITY NAME: CITY OF KNOXVILLE.

**PROPOSED FEATURES LEGEND**

BUILDING	[Pattern]
CONCRETE PAVEMENT	[Pattern]
CONCRETE SIDEWALK	[Pattern]
LIGHT DUTY PAVEMENT	[Pattern]
PAINTED STRIPE	[Pattern]
CONCRETE CURB	[Pattern]
CENTERLINE	[Pattern]

NOTES:  
 1. SEE SHEET C2.0 FOR GENERAL AND SITE LAYOUT NOTES.



6515 NIGHTINGALE LANE  
 KNOXVILLE, TN 37909  
 (865) 934-6023

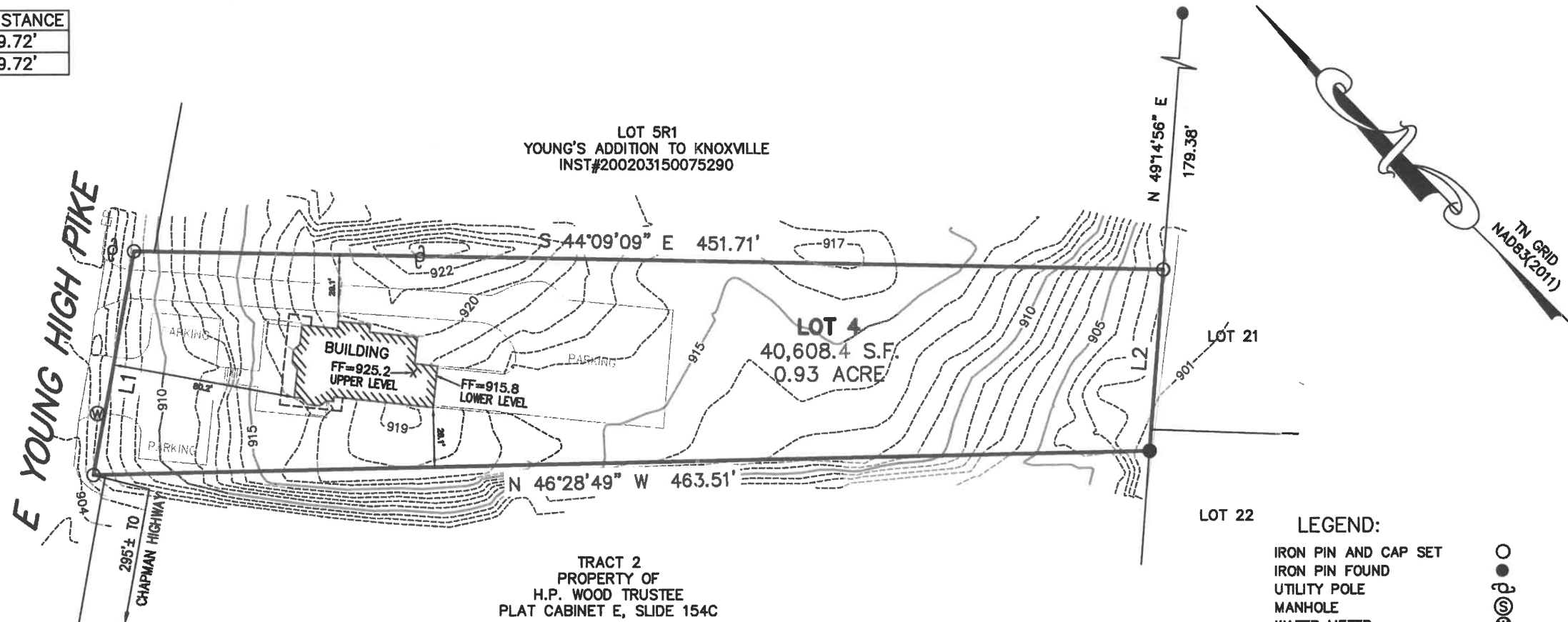
NO.	DATE	DESCRIPTION	BY	CHK	APP

**SITE LAYOUT PLAN**

SCHEMATIC DESIGN  
 SUGAR QUEEN CREAMERY  
 KNOXVILLE, KNOX COUNTY, TENNESSEE

PROJECT NUMBER: 211603  
 DRAWING NUMBER: C5.0

LINE	BEARING	DISTANCE
L1	N 55°09'59" E	99.72'
L2	S 49°14'56" W	79.72'



**NOTES:**

- PROPERTY IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE WORK WAS FURNISHED TO SURVEYOR PRIOR TO SURVEY.
- UTILITIES SHOWN WERE LOCATED FROM ACTUAL FIELD EVIDENCE. OTHER UTILITIES MAY EXIST AND NOT BE SHOWN OR VARY FROM WHERE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE ACTUAL LOCATION OF ANY UTILITIES SHOWN, WHICH ARE NOT VISIBLE FROM THE SURFACE.
- NEW CONSTRUCTION MUST CONFORM TO ALL LOCAL ZONING REGULATIONS.
- QUALITY OF NORTH IS BASED ON GLOBAL POSITIONING SYSTEM DATA COLLECTED IN REAL TIME USING THE TENNESSEE GEODETIC REFERENCE NETWORK, AN ORDER B GEODETIC ACCURACY, RELATIVE TO THE NATIONAL GEODETIC SURVEY NAD83(2011). DISTANCES HAVE NOT BEEN REDUCED TO GRID.



THIS IS TO CERTIFY THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR THE STATE OF TENNESSEE. THIS IS TO CERTIFY THAT ON THE DATE SHOWN, I MADE AN ACCURATE SURVEY OF THE PREMISES SHOWN HEREON USING THE LATEST RECORDED DEED AND OTHER INFORMATION FURNISHED TO ME, THAT THERE ARE NO EASEMENTS, ENCROACHMENTS OR PROJECTIONS EVIDENT OTHER THAN THOSE SHOWN. THE SURVEY WAS DONE UNDER THE AUTHORITY OF TCA 62-18-126; AND THE SURVEY IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-07.

<b>MORTGAGE LOAN SURVEY FOR BRIGHTBRIDGE, INC AND THE SMALL BUSINESS ADMINISTRATION</b>	
OWNER:	CHARLES W. JEFFRIES AND ELIZABETH S. JEFFRIES
ADDRESS:	106 E YOUNG HIGH PIKE
LOCATION:	TAX I.D. # 1090K003 9TH CIVIL DISTRICT KNOX COUNTY, TENNESSEE
DEED REF:	INST#201204120057281
SUBDIVISION:	LOT 4 YOUNG'S ADDITION
PLAT:	PLAT CABINET A, SLIDE 210D
DATE:	01/14/21
SCALE:	1"=60'

**ACRE by ACRE SURVEYING**  
P.O. BOX 18435  
KNOXVILLE, TN. 37928-2435  
PHONE (865) 686-0696

DRAWING # 21001