

File # 5-L-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: Tailwater South, LLC | Owner <input checked="" type="checkbox"/> | New Structure <input checked="" type="checkbox"/> |
| Street Address: 813 S. Northshore Dr., Suite 104 | Contractor <input type="checkbox"/> | Modification of Existing Structure <input type="checkbox"/> |
| City, State, Zip: Knoxville, TN 37919 | Tenant <input type="checkbox"/> | Off Street Parking <input type="checkbox"/> |
| Phone Number: (865) 588-8663 | Other <input type="checkbox"/> | Signage <input type="checkbox"/> |
| Email: lloyd@tailwaterproperties.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 : 1404 Island Home Avenue, #102 (Lot 13) City, State, Zip: Knoxville, TN 37920
 See KGIS.org for Parcel #: 095 OD 001, 095 OD 002, 095 OD 003 and Zoning District: SW-4

VARIANCE REQUIREMENTS

City of Knoxville Zoning Ordinance Article 16.3
 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.

Proposed project is a 20 unit residential town home (for sale) development on Island Home Avenue and McCormick Street, within the South Waterfront Form Based Zoning District.

Project is unable to meet requirements for 70% transparent glass on the ground level as required by Article 7, Section 7.1.3.E.6: "Building Frontages".

The façade frontages range from 20'-0", 24'-0" to 24'-8" wide and have corresponding Ground Level façade areas of 200sf, 240sf to 246sf. The minimum 70% transparency area required for these frontages range from 112sf, 135sf to 139sf. Due to the townhouses' B.O. Truss/T.O. Wall height being set at 9'-0" AFF and the 1'-0" structural header required above window, the T.O. Window height is set at 8'-0" AFF. With T.O. Window set at 8'-0" AFF, the corresponding window length, required to meet the minimum 70% transparency area, leaves inadequate room for wall structure and does not account for an entry door.

Describe hardship conditions that apply to this variance.

Due to the limited size of the facade frontages, glass windows can not adequately meet the 70% transparency requirement while still leaving adequate room for wall structure and an entry door. That amount of transparency also creates security & privacy concerns for residential occupants.

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 Lloyd L. Montgomery IV DATE 04/08/2021

File # 5-L-21-VA



BOARD OF ZONING APPEALS APPLICATION

*******OFFICE USE ONLY*******

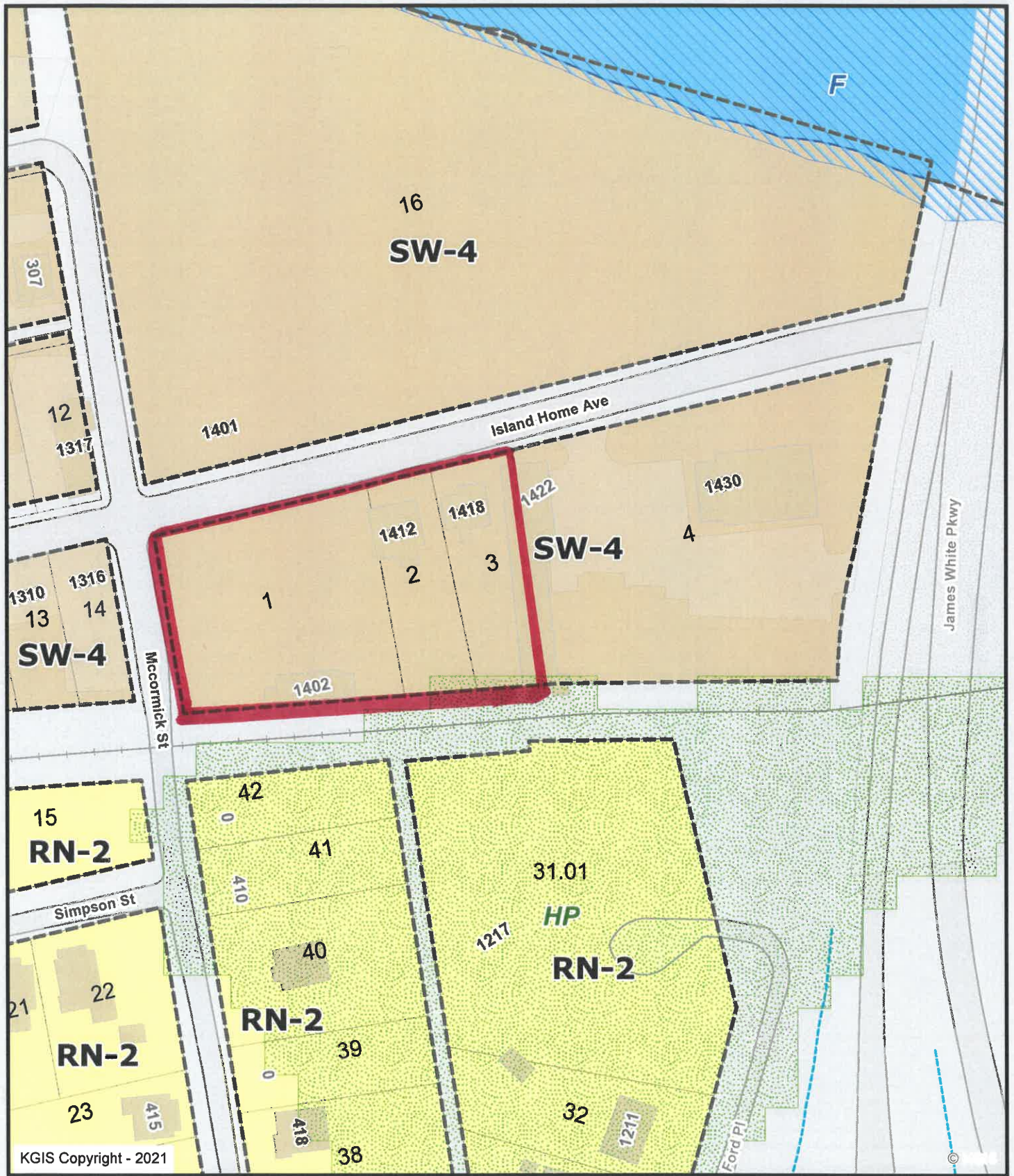
Is a plat required? Yes No Small Lot of record?

VARIANCE REQUEST(S) WITH ORDINANCE CITATION(S):

Reduce the minimum required percentage of transparent glass at the ground level on a principal frontage from 70% to 31.8%. Per Article 7, Section 7.1.3.E.6. Table.

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 4-8-21 |



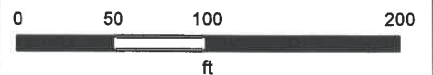
1404, 1408, 1416 Island Home Ave. & 404 McCormick St.

5K - 5W-21-VA
Tailwater South, LLC

Knoxville - Knox County - KUB Geographic Information System



Printed: 5/3/2021 at 2:29:24 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 futher covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

26061

Ward - 26

26062

1R
KERR
PROPERTY-
FORD PLACE

260

(THOMPSON) MCCORMICK ST

(BAKER ST)

ON ST

SIMPSON ADDI

KGIS Copyright - 2021

©

1404, 1408, 1416 Island Home Ave. & 404 McCormick St.

5K - 5W-21-VA
Tailwater South, LLC

Knoxville - Knox County - KUB Geographic Information System



Printed: 5/3/2021 at 2:29:58 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 futher covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.



KGIS Copyright - 2021

© KGIS

1404, 1408, 1416 Island Home Ave. & 404 McCormick St.

5K - 5W-21-VA
Tailwater South, LLC

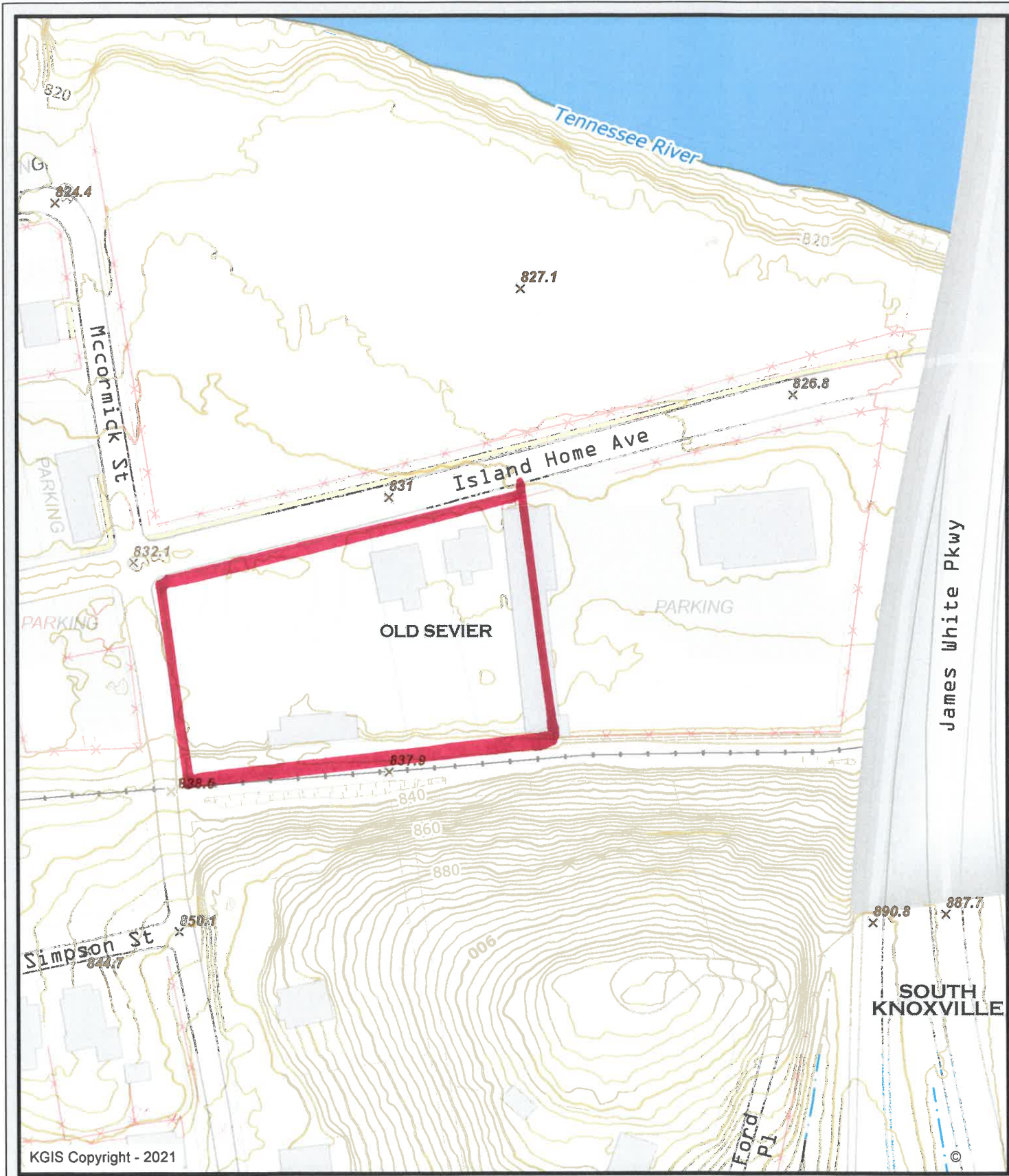
Knoxville - Knox County - KUB Geographic Information System



Printed: 5/3/2021 at 2:30:32 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 futher covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.



KGIS Copyright - 2021

1404, 1408, 1416 Island Home Ave. & 404 McCormick St.

5K - 5W-21-VA
Tailwater South, LLC

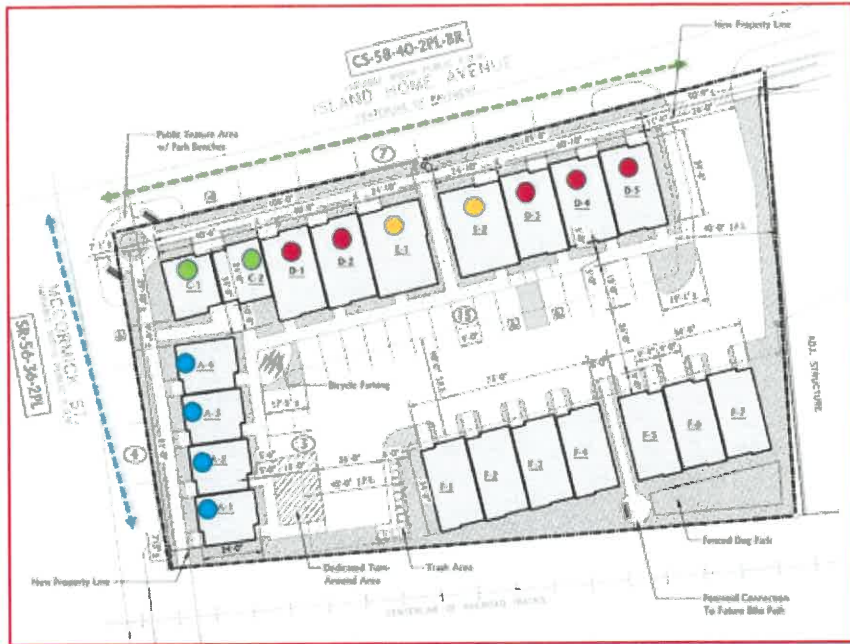
Knoxville - Knox County - KUB Geographic Information System



Printed: 5/3/2021 at 2:30:50 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 futher covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

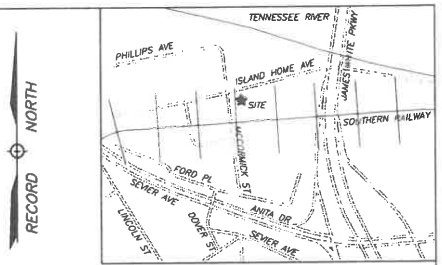


| Unit: | Ground Level Transparency: | Windows: | Doors: | Street Frontages: |
|------------------|----------------------------------|---|-----------------------------------|-------------------|
| A Series: | 22.8% = (45.6sf / 200sf) - MCS | 36sf Double (6'-0"x6'-0") | 9.6sf Single (40% of 3'-0"x8'-0") | 20'-0" - MCS |
| C Series: | 31.8% = (63.6sf / 200sf) - IHA | 54sf Triple (9'-0"x6'-0") | 9.6sf Single (40% of 3'-0"x8'-0") | 20'-0" - IHA |
| | 37.5% = (90sf / 240sf) - MCS | 54sf Triple (9'-0"x6'-0") 36sf Double (6'-0"x6'-0") | N/A | 24'-0" - MCS |
| D Series: | 31.8% = (63.6sf / 200sf) - IHA | 54sf Triple (9'-0"x6'-0") | 9.6sf Single (40% of 3'-0"x8'-0") | 20'-0" - IHA |
| E Series: | 27.6% = (68.1sf / 246.6sf) - IHA | 54sf Triple (9'-0"x6'-0") 4.5sf Single (1'-6"x3'-0") | 9.6sf Single (40% of 3'-0"x8'-0") | 24'-8" - IHA |

Note: (1) Windows & Doors Are Conceptual In-Nature.
 (2) Island Home Avenue (IHA)
 (3) McCormick Street (MCS)

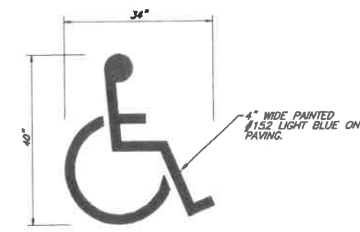
| Unit: | Openings - All Levels: | Windows: | Doors: | Street Frontage: | T.O. Roof |
|------------------|--|---|--|------------------|--------------|
| A Series: | 28% = (114sf / 413sf) - MCS | One (1) Single (1 x 18sf) = 18sf Two (2) Doubles (2 x 26sf) = 72sf | One (1) Single (1 x 24sf) = 24sf | 20'-0" - MCS | 20'-8" - MCS |
| C Series: | 35% = (216sf / 620sf) - IHA (Front Façade Facing IHA) | Two (2) Singles (2 x 18sf) = 36sf Two (2) Triples (2 x 54sf) = 108sf | One (1) Single (1 x 24sf) = 24sf One (1) Double (1 x 48sf) = 48sf | 20'-0" - IHA | 31'-0" - IHA |
| | 16% = (117sf / 744sf) - MCS (Side Façade Facing MCS) | One (1) Double (1 x 36sf) = 36sf One (1) Triple (1 x 54sf) = 54sf One (1) Triple Half Height (1 x 27sf) = 27sf | N/A | 24'-0" - MCS | 31'-0" - MCS |
| D Series: | 40% = (246sf / 620sf) - IHA | Two (2) Singles (2 x 18sf) = 36sf Three (3) Triples (3 x 54sf) = 162sf | Two (2) Singles (2 x 24sf) = 48sf | 20'-0" - IHA | 31'-0" - IHA |
| E Series: | 33% = (249sf / 765sf) - IHA | One (1) Single (1 x 18sf) = 18sf Two (2) Singles Half Height (2 x 4.5sf) = 9sf One (1) Double (1 x 36sf) = 36sf Three (3) Triples (3 x 54sf) = 162sf | One (1) Single (1 x 24sf) = 24sf | 24'-8" - IHA | 31'-0" - IHA |



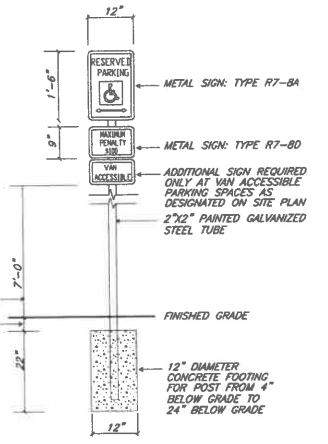


SITE PLAN NOTES:

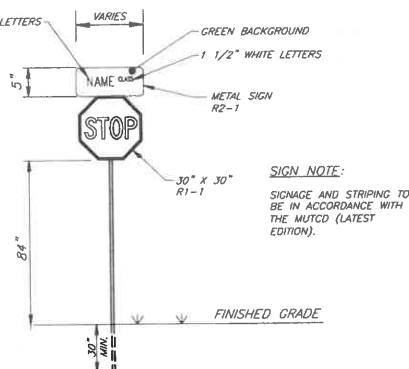
- 1) THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TELL ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE BRIGADION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
- 2) SIGNAGE AND STRIPING TO BE IN ACCORDANCE WITH THE MUTCD (LATEST EDITION).
- 3) SETBACKS ARE PER CITY OF KNOXVILLE SW-4 ZONING AND ARE AS FOLLOWS:
FRONT (MAX) - 10'
FRONTAGE AT SETBACK (MIN.) - 50ft
SIDE (MAX) - 25'
REAR (MIN.) - 3'
- 4) BOUNDARY INFORMATION FOR SURVEY PREPARED BY MATTHEW DAWSON RLS NO. 3050, DATED AUGUST 30, 2019.
- 5) ALL CONCRETE WALKS SHALL BE BROOM FINISHED AND COMPLY WITH CURRENT ADA REQUIREMENTS.
- 6) IT IS THE RESPONSIBILITY OF THE DEVELOPER TO OBTAIN PERMISSION FOR OFFSITE WORK.
- 7) ANY NON ADA COMPLIANT RAMPS OR DAMAGED SIDEWALKS WILL BE REPLACED WITH COMPLIANT SIDEWALKS AS SHOWN. ALL NEW WALKS SHALL BE ADA COMPLIANT.
- 8) NO LANDSCAPING SHALL BE INSTALLED WITHIN PUBLIC RIGHT OF WAY UNTIL A PERMISSIVE USE AGREEMENT HAS BEEN DRAFTED AND APPROVED BY THE CITY OF KNOXVILLE. ALL LANDSCAPING SHALL COMPLY WITH ALL ASPECTS OF THE KNOXVILLE TREE PROTECTION ORDINANCE.
- 9) ALL PROPOSED SIDEWALKS WITHIN THE R.O.W. SHALL COMPLY WITH THE CITY OF KNOXVILLE'S SPECIFICATIONS. ALL WALKS ON PRIVATE PROPERTY SHALL BE PER PROJECT SPECIFICATIONS.
- 10) ALL ASPHALT DAMAGED WITHIN PUBLIC R.O.W. SHALL BE REPAIRED PER THE CITY'S SPECIFICATIONS.
- 11) A PLAT WILL BE RECORDED DURING THE PERMITTING PROCESS TO MOVE PROPERTY LINES AND TO DEDICATE THE PEDESTRIAN ACCESS EASEMENT SHOWN HEREON.
- 12) PARKING SUMMARY: RESERVED AND SHARED
MAXIMUM OF 3 PARKING SPACES PER 1,000 SQUARE FEET AND MAXIMUM OF 2 PARKING SPACES PER RESIDENTIAL UNIT.
TOTAL UNITS = 20
TOTAL BUILDING AREA = 24,140 S.F.
REQUIRED BICYCLE PARKING SPACES = 3
TOTAL VEHICULAR SPACES PROVIDED (ONSITE) = 25 (INCLUDING GARAGES)
- 13) LANDSCAPING SHALL COMPLY WITH THE CITY OF KNOXVILLE'S TREE PROTECTION ORDINANCE.
- 14) REFER TO C.O.K. ZONING ORDINANCE (ARTICLE 11.9) FOR BIKE RACK SPECIFICATIONS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.



PAINTED HANDICAPPED SYMBOL N.T.S.



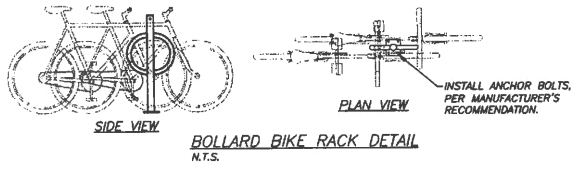
HANDICAPPED SIGN DETAIL N.T.S.



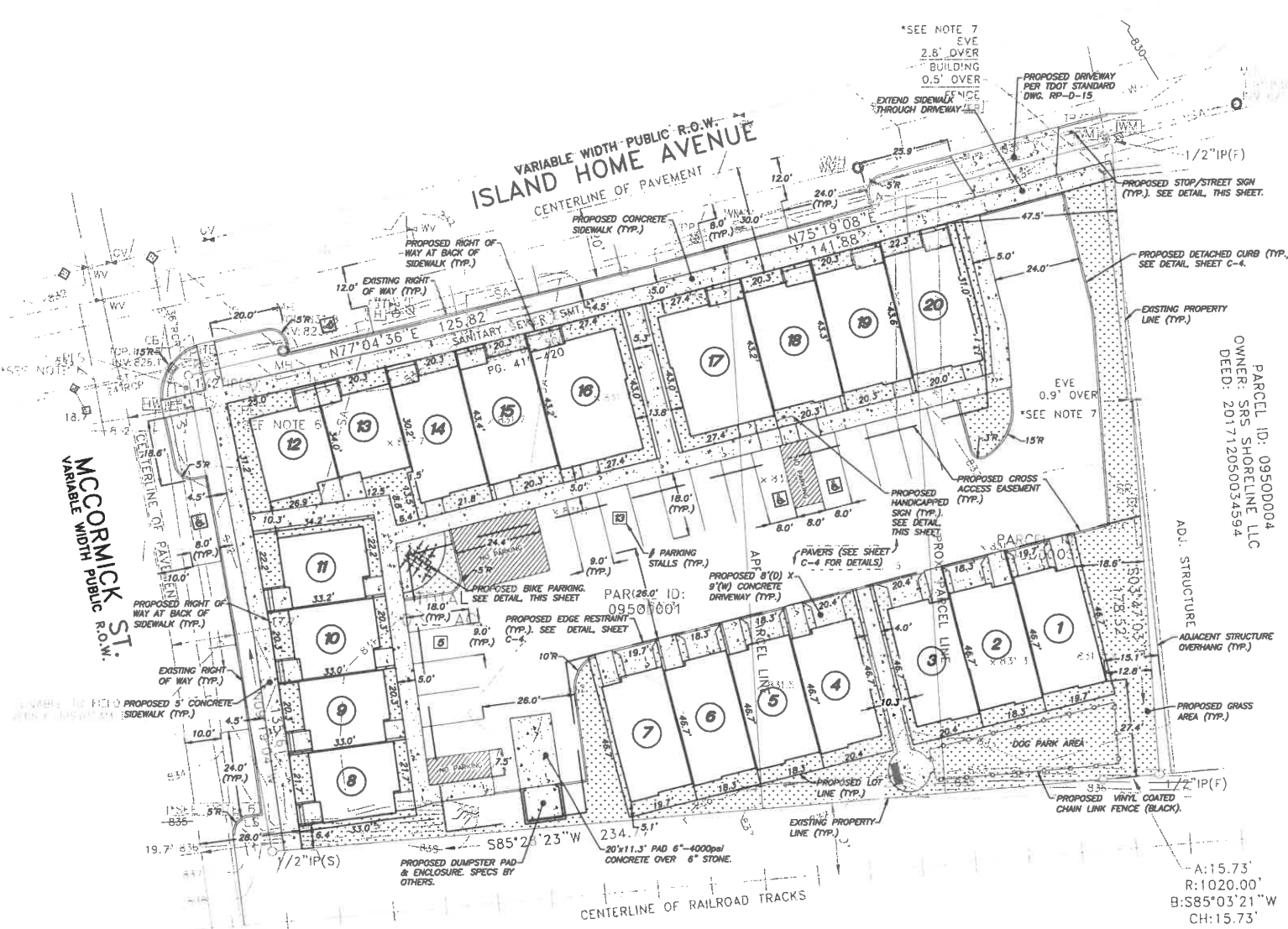
COMBINATION STOP SIGN / STREET NAME SIGN DETAIL

BIKE RACK NOTES:

- 1) 2-BIKE "BOLLARD BIKE RACK", AS MANUFACTURED BY THE PARK AND FACILITIES CATALOG, OR APPROVED EQUAL.
- 2) REFER TO C.O.K. ZONING ORDINANCE (ARTICLE 11.9) FOR BIKE RACK SPECIFICATIONS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.



BOLLARD BIKE RACK DETAIL N.T.S.



| INDIVIDUAL LOT SUMMARY | | | | | | | |
|------------------------|-------------------|-------------------|------|-------------------|------|----------------------|-----------------------|
| LOT NO. | TOTAL AREA (S.F.) | OPEN SPACE (S.F.) | % | FLOOR AREA (S.F.) | FAR | BUILDING AREA (S.F.) | BUILDING COVERAGE (%) |
| 1 | 918 | 303 | 33.0 | 2,011 | 2.19 | 615 | 67.0 |
| 2 | 856 | 236 | 27.6 | 2,011 | 2.35 | 620 | 72.4 |
| 3 | 953 | 338 | 35.5 | 2,011 | 2.11 | 615 | 64.5 |
| 4 | 953 | 338 | 35.5 | 2,011 | 2.11 | 615 | 64.5 |
| 5 | 856 | 236 | 27.6 | 2,011 | 2.35 | 620 | 72.4 |
| 6 | 856 | 236 | 27.6 | 2,011 | 2.35 | 620 | 72.4 |
| 7 | 918 | 303 | 33.0 | 2,011 | 2.19 | 615 | 67.0 |
| 8 | 715 | 252 | 35.2 | 824 | 1.15 | 463 | 64.8 |
| 9 | 671 | 204 | 30.4 | 824 | 1.23 | 467 | 68.6 |
| 10 | 671 | 204 | 30.4 | 824 | 1.23 | 467 | 68.6 |
| 11 | 746 | 283 | 37.9 | 824 | 1.10 | 463 | 62.1 |
| 12 | 848 | 385 | 45.4 | 967 | 1.14 | 463 | 54.6 |
| 13 | 756 | 289 | 38.2 | 967 | 1.28 | 467 | 61.8 |
| 14 | 905 | 221 | 24.4 | 1,464 | 1.62 | 684 | 75.6 |
| 15 | 880 | 194 | 22.0 | 1,464 | 1.66 | 686 | 78.0 |
| 16 | 1,181 | 341 | 28.9 | 1,983 | 1.68 | 840 | 71.1 |
| 17 | 1,181 | 340 | 28.8 | 1,983 | 1.68 | 841 | 71.2 |
| 18 | 880 | 194 | 22.0 | 1,464 | 1.66 | 686 | 78.0 |
| 19 | 884 | 198 | 22.4 | 1,464 | 1.66 | 686 | 77.6 |
| 20 | 958 | 277 | 28.9 | 1,464 | 1.53 | 681 | 71.1 |

| SITE SUMMARY | |
|-----------------------------|-------------------------------|
| CURRENT USE | VACANT |
| PROPOSED USE | RESIDENTIAL |
| ZONING | SW-4 |
| TOTAL AREA | 0.92-ACRE |
| RIGHT OF WAY DEDICATION | 0.09 ACRE |
| TOTAL AREA AFTER DEDICATION | 0.83 ACRE |
| PRIVATE RIGHT OF WAY AREA | 0.28 ACRE (12,185 S.F.) |
| OPEN SPACE* | 0.43 ACRE (18,557 S.F.)-51.0% |
| BUILDING COVERAGE | 12,214 S.F. |
| PERMEABLE PAVEMENT AREA | 10,650 S.F. |
| TOTAL FLOOR AREA | 30,583 S.F. |
| FLOOR AREA RATIO | 0.83 |
| FLATWORK / CONCRETE | 4,970 S.F. |
| GRASS AREA | 6,112 S.F. |
| TOTAL IMPERVIOUS AREA | 17,186 S.F. |
| PERCENT IMPERVIOUS | 47.5% |
| TOTAL NUMBER OF LOTS | 20 |
| TOTAL BIKE PARKING SPOTS | 7 |

| LOT SUMMARY (OVERALL) | |
|-----------------------------|-------------------------------|
| TOTAL AREA | 0.92-ACRE (40,075 S.F.) |
| RIGHT OF WAY DEDICATION | 0.09 ACRE (3,785 S.F.) |
| TOTAL AREA AFTER DEDICATION | 0.83 ACRE (36,413 S.F.) |
| TOTAL FEE SIMPLE LOTS AREA | 0.40 ACRE (17,586 S.F.) |
| PRIVATE RIGHT OF WAY AREA | 0.28 ACRE (12,185 S.F.) |
| OPEN SPACE* | 0.43 ACRE (18,557 S.F.)-51.0% |

*OPEN SPACE AREA SHOWN IS THE AREA OUTSIDE OF THE PROPOSED LOTS.



| REVISION | DATE | DESCRIPTION | BY | DWN: CLM | CHK: CAS | DWG. NO. 2102003 |
|----------|------|-------------|----|----------|----------|------------------|
| | | | | | | |
| | | | | | | |

SHEET C-2 (3 OF X)

SITE PLAN
STATION SOUTH

SITE ADDRESS: ISLAND HOME AVENUE, KNOXVILLE, TN 37920

CITY OF KNOXVILLE KNOX CO., TN
WARD NO. 26 CITY BLOCK NO. 26062
CLT MAP 95 INSERT 0 GROUP D PARCELS 1,2,3
SCALE: 1"=20'
MARCH 5, 2021

OWNER/DEVELOPER:
TAILWATER SOUTH, LLC.
813 SOUTH NORTHSHORE DRIVE, SUITE 104
KNOXVILLE, TN 37919
(865) 588-8663

URBAN ENGINEERING, INC.
11852 KINGSTON PIKE
FARRAGUT, TENNESSEE 37922
(865) 966-1924