

File #

5-X-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: Sanders Pace Architecture c/o John Sanders	Owner <input type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address: 514 W Jackson Ave, Suite 102	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip: Knoxville, TN 37902	Tenant <input type="checkbox"/>	Off Street Parking <input checked="" type="checkbox"/>
Phone Number: (865) 329-0316	Other <input checked="" type="checkbox"/>	Signage <input type="checkbox"/>
Email: jsanders@sanderspace.com		Other: <input type="checkbox"/>

### THIS IS A REQUEST FOR:

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

### PROPERTY INFORMATION

Street Address : 310 Thirteenth Street	City, State, Zip: Knoxville, TN 37916
See KGIS.org for Parcel #: 94 LM 027	and Zoning District: C-N

### 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.

Existing Building is 3,192 SF

The proposed project is a new 2nd floor tenant for an existing building located at 310 Thirteenth Street. The existing building has had an occupied tenant space serving as a neighborhood market (1,596 SF) on the first floor without a parking variance for decades and specifically for the past 7 years under the current ownership. The applicant's client intends to renovate the upper level (1,266 SF plus 330 SF of outdoor space) into an eating and drinking establishment. The parking requirement for BOTH the existing market on Level 01 and the new proposed Eating and Drinking Establishment on Level 02 (total 3,192 SF) within the C-N District is 9.58 or 10 spaces with one of those being a Van + Car Accessible Space per 11.4.C.1 allowing the minimum vehicular parking for a mixed use multi tenant structure (with one being a Van+Car Accessible Space). Per 11.4.B.2.a, the required vehicle parking can be reduced by 40% in the C-N District resulting in 6 spaces. The variance being requested is from 6 to 0 parking spaces.

REVISED

Describe hardship conditions that apply to this variance.

The existing shape and limited size of the existing property in relation to the existing historic resource.

### 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

John L. Sanders

DATE 04/12/2021

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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):**

Reduce the minimum number of required parking spaces for a mixed-use, multi-tenant building from 5 spaces to 0 spaces. Per Article 11, Section 11.4.C.1.

**PROJECT INFORMATION**

Date Filed 4-12-21

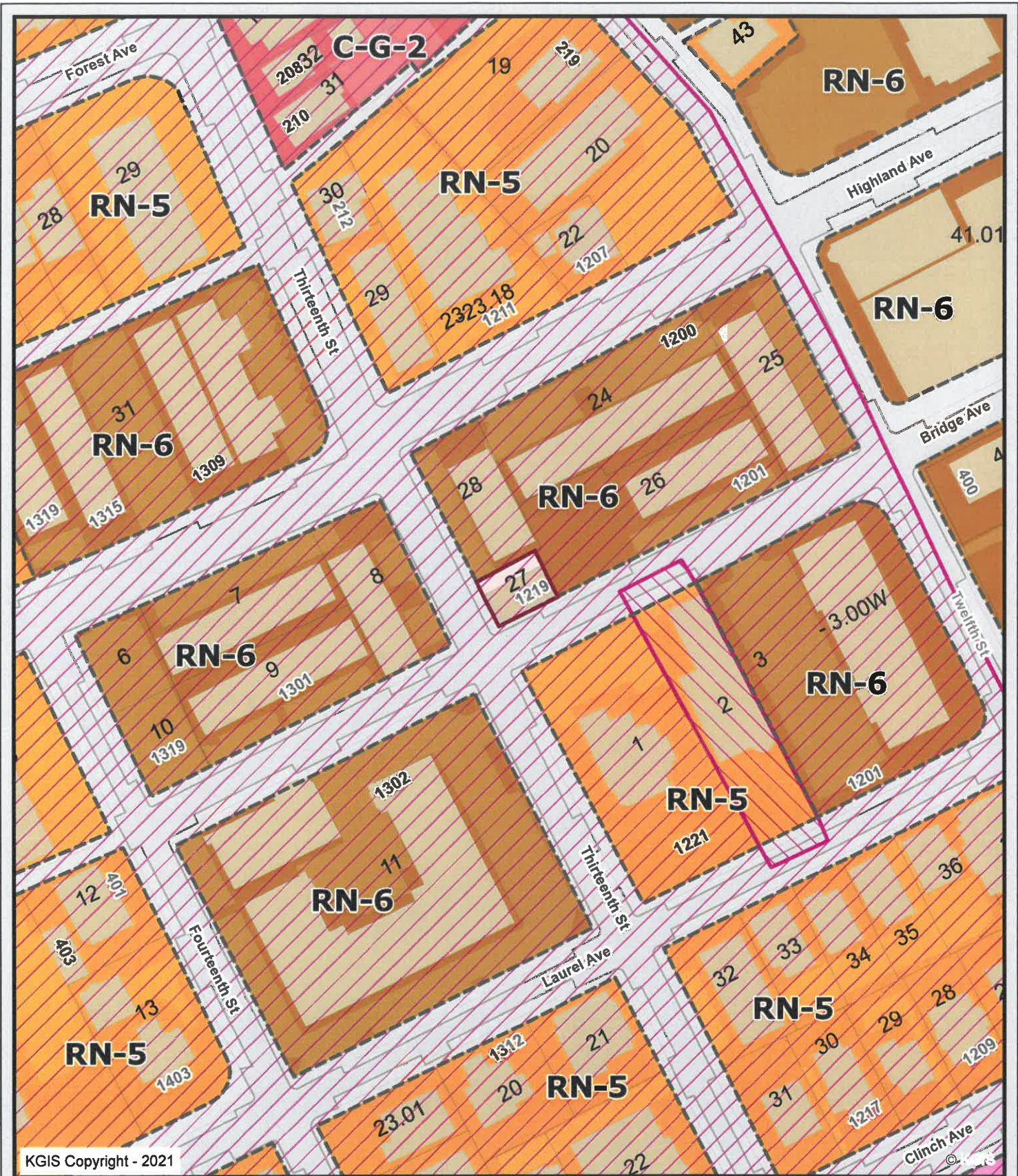
Fee Amount \$250.00

Council District 1st

BZA Meeting Date 5-18-21

PLANS REVIEWER Scott Elder

DATE 4-22-21 (Revised)



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### 310 Thirteenth St.

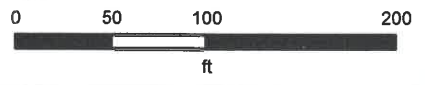
5-X-21-VA

Sanders Pace Architecture c/o John Sanders

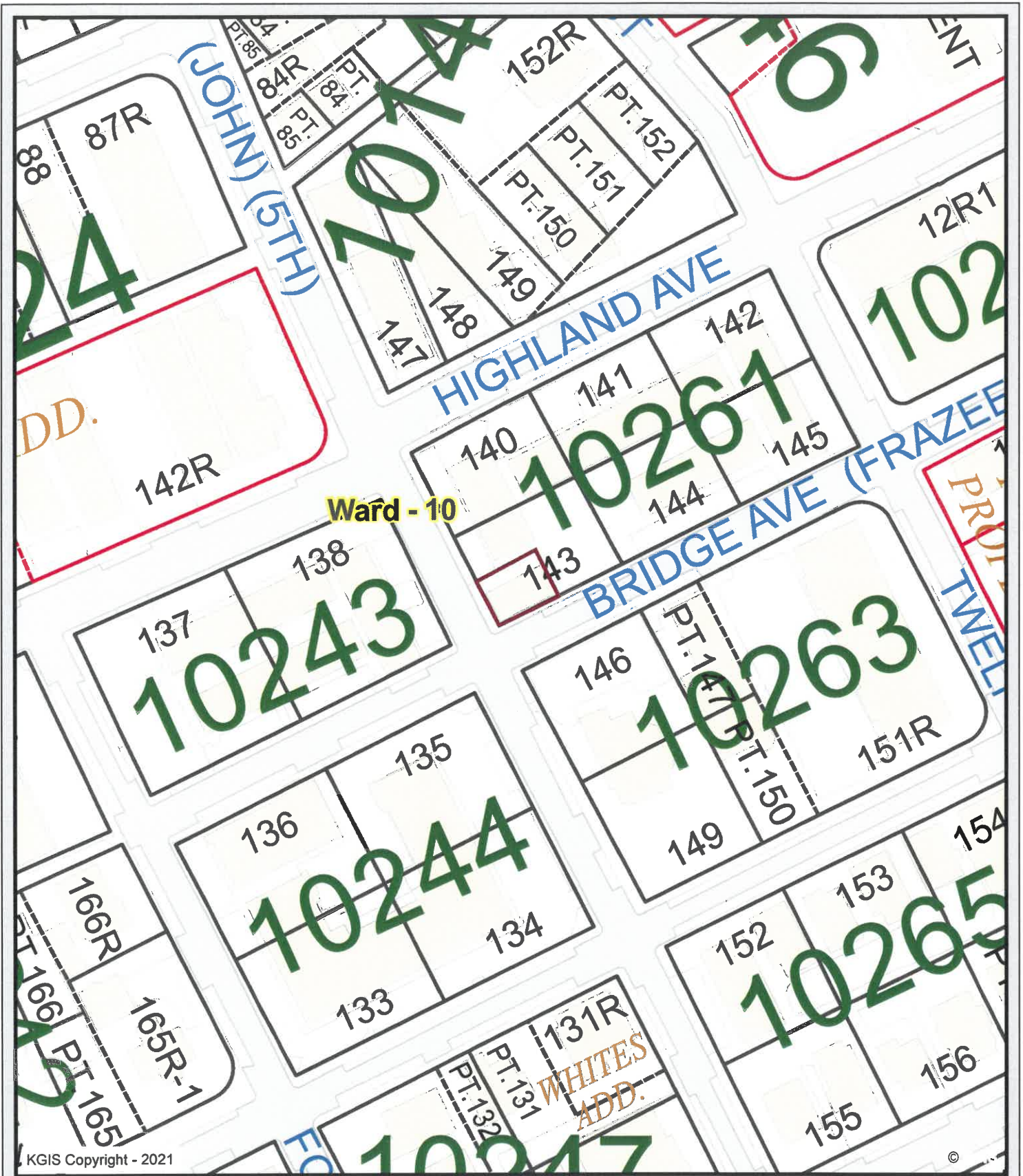
#### Knoxville - Knox County - KUB Geographic Information System



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310 Thirteenth St.

5-X-21-VA

Sanders Pace Architecture c/o John Sanders

Knoxville - Knox County - KUB Geographic Information System



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### 310 Thirteenth St.

5-X-21-VA

Sanders Pace Architecture c/o John Sanders

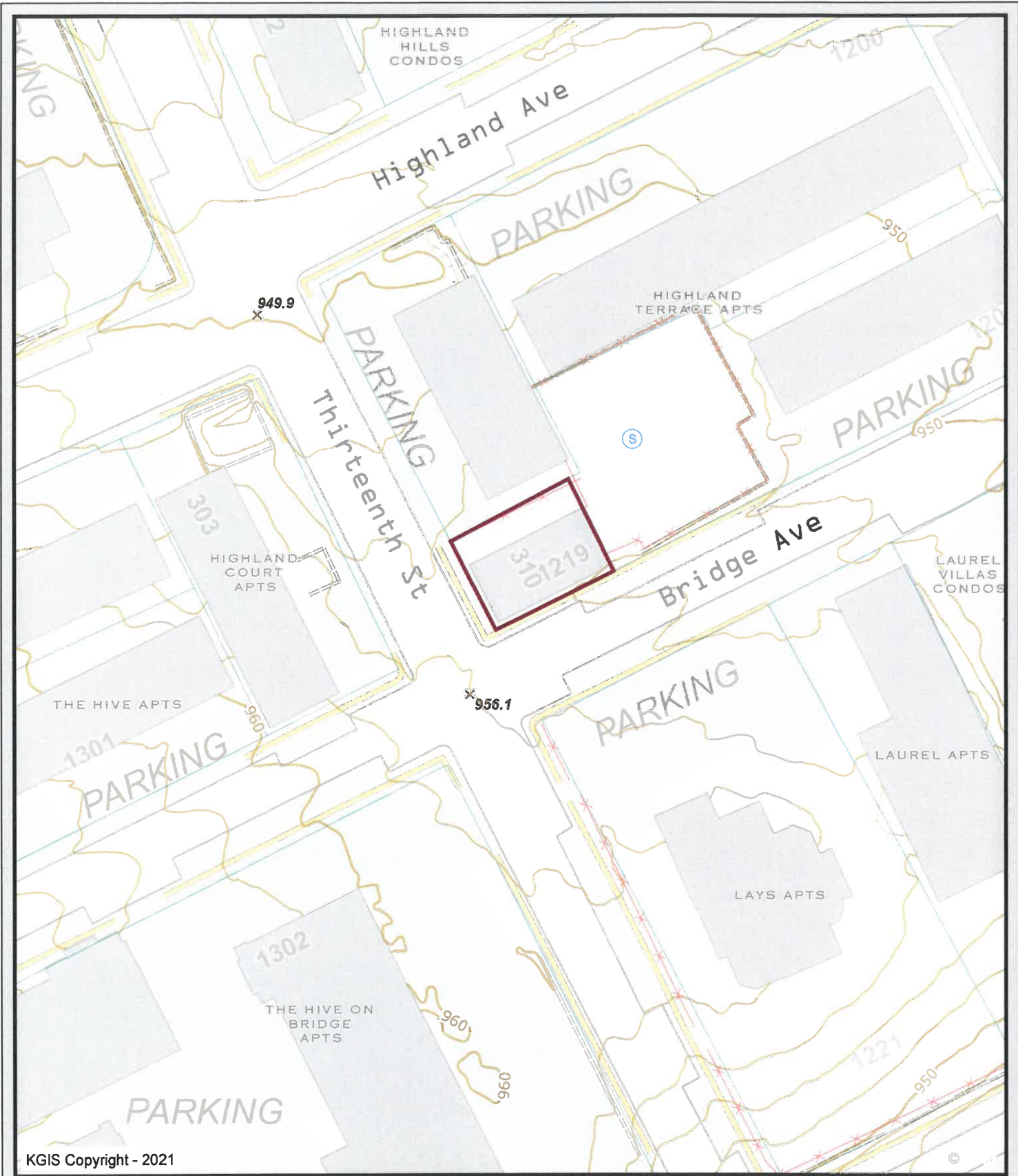
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**310 Thirteenth St.**

5-X-21-VA

Sanders Pace Architecture c/o John Sanders

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**From:** [Rob Sanders](#)  
**To:** [John L. Sanders, FAIA](#)  
**Cc:** [rivansilc@gmail.com](mailto:rivansilc@gmail.com)  
**Subject:** 13th Street Survey  
**Date:** Thursday, March 11, 2021 12:05:41 PM  
**Attachments:** [212026signed.pdf](#)  
[212026.dwg](#)

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Afternoon John,

Please see the attached. Please note the 2 encroachments. I don't know if they affect your design efforts or not.

Regards,

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### Rob Sanders, RLS

Geomatics Group Leader - Knoxville



S&ME  
Knoxville, TN [map](#)  
Chattanooga, TN [map](#)  
Nashville, TN [map](#)  
Mobile: 865.599.1631  
Direct: 865.415.3457  
[www.smeinc.com](http://www.smeinc.com)  
[LinkedIn](#) | [Twitter](#) | [Facebook](#)

Geomatics - Civil Engineering - Planning - Environmental  
Geotechnical - Construction Testing/Inspection Services



## Memorandum

**TO:** John Lynch Sanders, FAIA  
James Tente, Chief of Building Inspections, City of Knoxville

**FROM:** Lindsay Crockett, AICP, Historic Preservation Planner

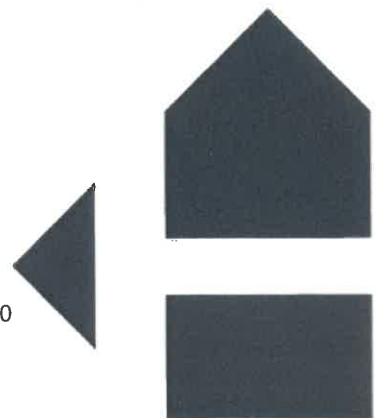
**DATE:** March 22, 2021

**SUBJECT:** Historic Designation Status: 310 13th Street

**ADDRESS:** 310 13th Street

### COMMENTS:

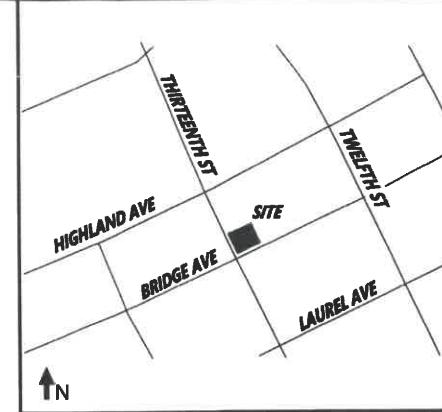
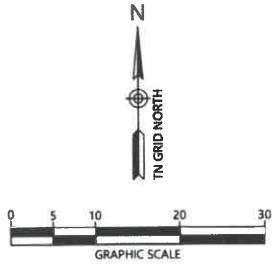
The building at 310 13th Street was listed on the National Register of Historic Places in 1980 (NRHP Reference No. 80003839) as a contributing structure to the Fort Sanders Historic District. 310 13th Street is also a contributing structure to the Fort Sanders Neighborhood Conservation (NC) zoning overlay ("Fort Sanders Neighborhood Conservation District Designation Report," July 2000).





**NOTES**

1. SURVEYOR'S LIABILITY FOR THE DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY WHOSE SIGNATURE APPEARS UPON THE SURVEY.
2. PARCELS NUMBERS SHOWN AS THUS (00) REFER TO TAX MAP 94, KNOX COUNTY, TENNESSEE.
3. ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
4. THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NUMBER 47093C0283G, DATED 8/5/2013.
5. THIS SURVEYOR WAS NOT PROVIDED WITH A TITLE COMMITMENT, THEREFORE THE PROPERTY IS SUBJECT TO THE FINDINGS OF A DETAILED TITLE SEARCH.
6. PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND / OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE LINES, ELECTRIC CABLES, WATER LINES, ETC. TO AVOID ANY HAZARD OR CONFLICT. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR EXCAVATION TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. DIAL 811 FOR A ONE CALL CENTER.
7. UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATIONS THAT WERE APPARENT AND COPIED FROM APPROPRIATE GOVERNING AGENCIES MAPS AND ARE APPROXIMATE AT BEST. THERE MAY BE UTILITIES, THE EXISTENCE OF WHICH IS UNKNOWN TO THE SURVEYOR.
8. TOPOGRAPHIC INFORMATION WAS DERIVED BY RANDOM SHOTS PER FIELD SURVEY; CONTOUR INTERVAL IS 0.5 FOOT. DATUM BASED ON NAVD 88.
9. ALL DEED & PLAT REFERENCES ARE MADE TO THE REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE.
10. SURVEY FIELD DATA COLLECTED ON FEBRUARY 23, 2021.



6515 NIGHTINGALE LANE  
KNOXVILLE, TN 37909  
(865) 970-0003

SRJ INVESTMENTS, LLC  
310 THIRTEENTH STREET  
KNOXVILLE, TENNESSEE 37902  
rj@srjmlc@gmail.com

**SURVEYOR'S CERTIFICATE**

I hereby certify that to the best of my knowledge and belief the hereon shown Boundary & Topographic Survey represents a Category "1" survey having an unadjusted ratio of precision which is not less than 1:10,000 and is true and correct.

ROBERT D. SANDERS JR. TN Registered Surveyor No. 1889

**LEGEND**

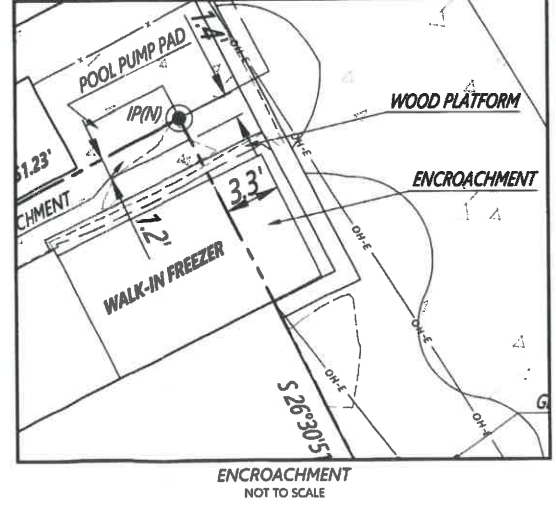
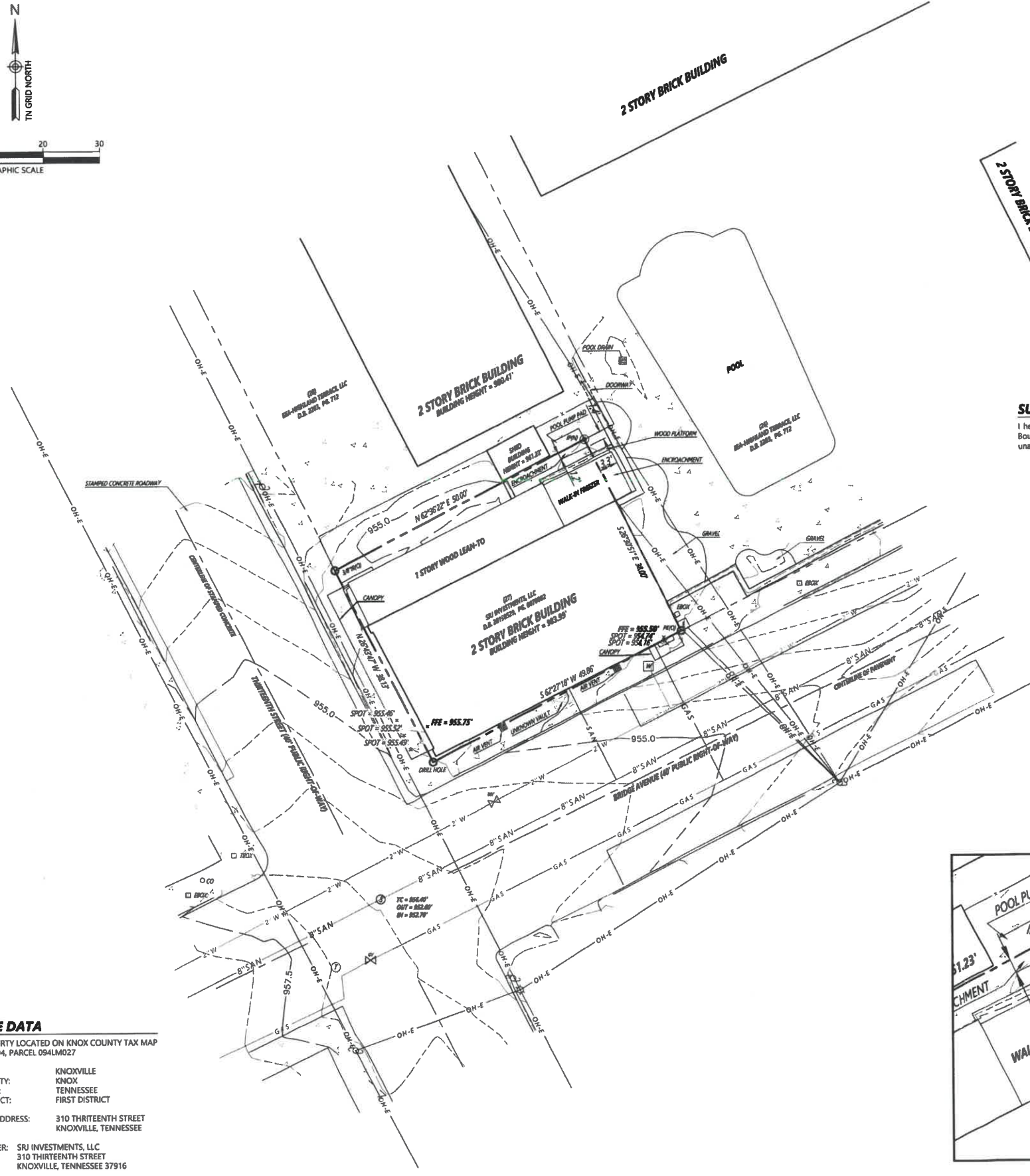
PARCEL NO.	(10)
LOT NO.	(10)
IRON ROD (OLD)	(10)
IRON ROD (SET)	(10)
IRON PIPE (OLD)	(10)
P.K. MARK (OLD)	(10)
CONCRETE MON (OLD)	(10)
PROPERTY LINE	---
FENCE LINE	x---
CONTOUR LINE	-500-
OVERHEAD POWER LINE	OH-E
SANITARY SEWER LINE	8" S AN
STORM SEWER LINE	15" S T
WATER LINE	8" W
GAS LINE	2" G
TELEPHONE MANHOLE	(10)
TELEPHONE RISER	(10)
TELEPHONE PRESTAL	(10)
ELECTRIC RISER	(10)
ELECTRIC METER	(10)
TRAFFIC SIGNAL POST	(10)
UTILITY POLE	(10)
GLY WIRE	(10)
UTILITY POLE W/ LIGHT	(10)
SANITARY SEWER MANHOLE	(10)
STORM SEWER MANHOLE	(10)
CLUB INLET	(10)
CATCH BASIN	(10)
CLEANOUT	(10)
FIRE HYDRANT	(10)
WATER METER	(10)
WATER VALVE	(10)
IRRIGATION CONTROL VALVE	(10)
GAS METER	(10)
GAS VALVE	(10)
SIGN POST	(10)
BOLLARD	(10)
CONCRETE	(10)

**SITE DATA**  
PROPERTY LOCATED ON KNOX COUNTY TAX MAP 94, PARCEL 094LMD27

CITY: KNOXVILLE  
COUNTY: KNOX  
STATE: TENNESSEE  
DISTRICT: FIRST DISTRICT

SITE ADDRESS: 310 THIRTEENTH STREET  
KNOXVILLE, TENNESSEE

OWNER: SRJ INVESTMENTS, LLC  
310 THIRTEENTH STREET  
KNOXVILLE, TENNESSEE 37916



NO.	DATE	DESCRIPTION	BY	CHK	APP
1	3/11/21	ORIGINAL ISSUE			

BOUNDARY AND TOPOGRAPHIC SURVEY

**310 THIRTEENTH STREET**

1ST CIVIL DISTRICT KNOX COUNTY, TENNESSEE  
10TH WARD CITY OF KNOXVILLE, TENNESSEE  
CITY BLOCK 10261

PROJECT NUMBER: 212026  
DRAWING NUMBER: S1.0