

File # 6-A-21-YA



# 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 Robert Campbell & Associates	Owner <input type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address 7523 Taggart Lane	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip Knoxville, TN 37938	Tenant <input type="checkbox"/>	Off Street Parking <input checked="" type="checkbox"/>
Phone Number (865) 947-5996	Other <input checked="" type="checkbox"/>	Signage <input type="checkbox"/>
Email gtucker@rgc-a.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 530 W Fifth Ave City, State, Zip Knoxville, TN 37917  
 See [KGIS.org](http://KGIS.org) for Parcel # 094EN008 and Zoning District DK-E

### 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.

This request is for a reduction of the parking aisle width. The site plan proposes the renovation of two parking areas, on the east and west ends of the property. The existing backout parking on W Fifth Avenue is being deleted per City Engineering. Improvements are proposed to the existing parking areas on the east and west. These improvements consist of reorientation of the spaces which will provide new A.D.A. parking. However, the available area does not allow for the 26 feet of width required by ordinance. The aisle width on the west end is 18.5 feet, and the aisle width on the east end is 16 feet.

Describe hardship conditions that apply to this variance.

Due to the length and width of the existing parking area, it is not feasible to provide the required aisle width.

### 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 4-29-2021

File #



# BOARD OF ZONING APPEALS APPLICATION

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

Is a plat required?    Yes     No

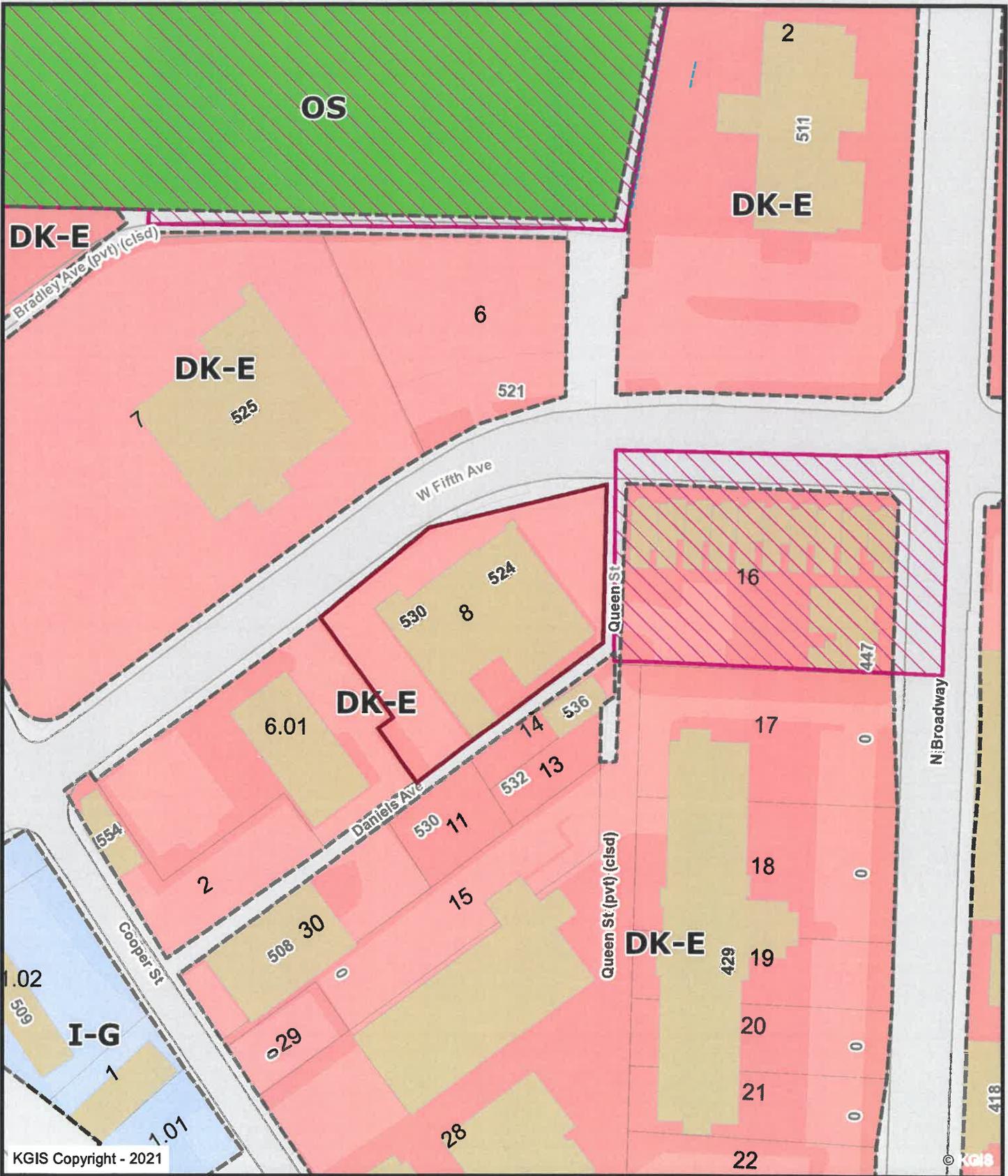
Small Lot of record?

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

*(This area is intentionally left blank for the applicant to provide variance request details and ordinance citations.)*

**PROJECT INFORMATION**

Date Filed	Fee Amount
Council District	BZA Meeting Date
<b>PLANS REVIEWER</b>	<b>DATE</b>



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530 W. Fifth Ave.

6-A-21-VA

Robert Campbell & Associates

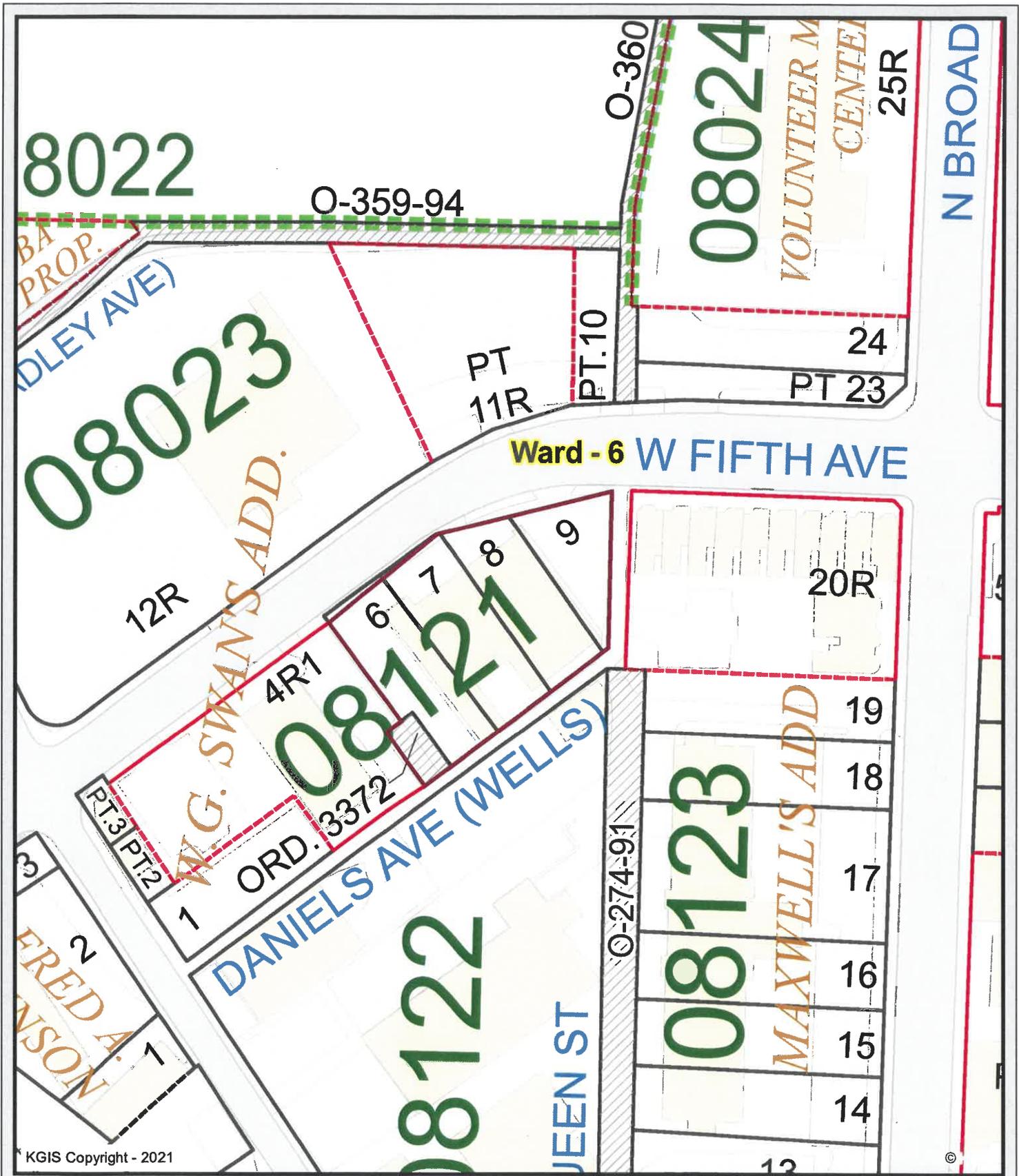
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530 W. Fifth Ave.

6-A-21-VA

Robert Campbell & Associates

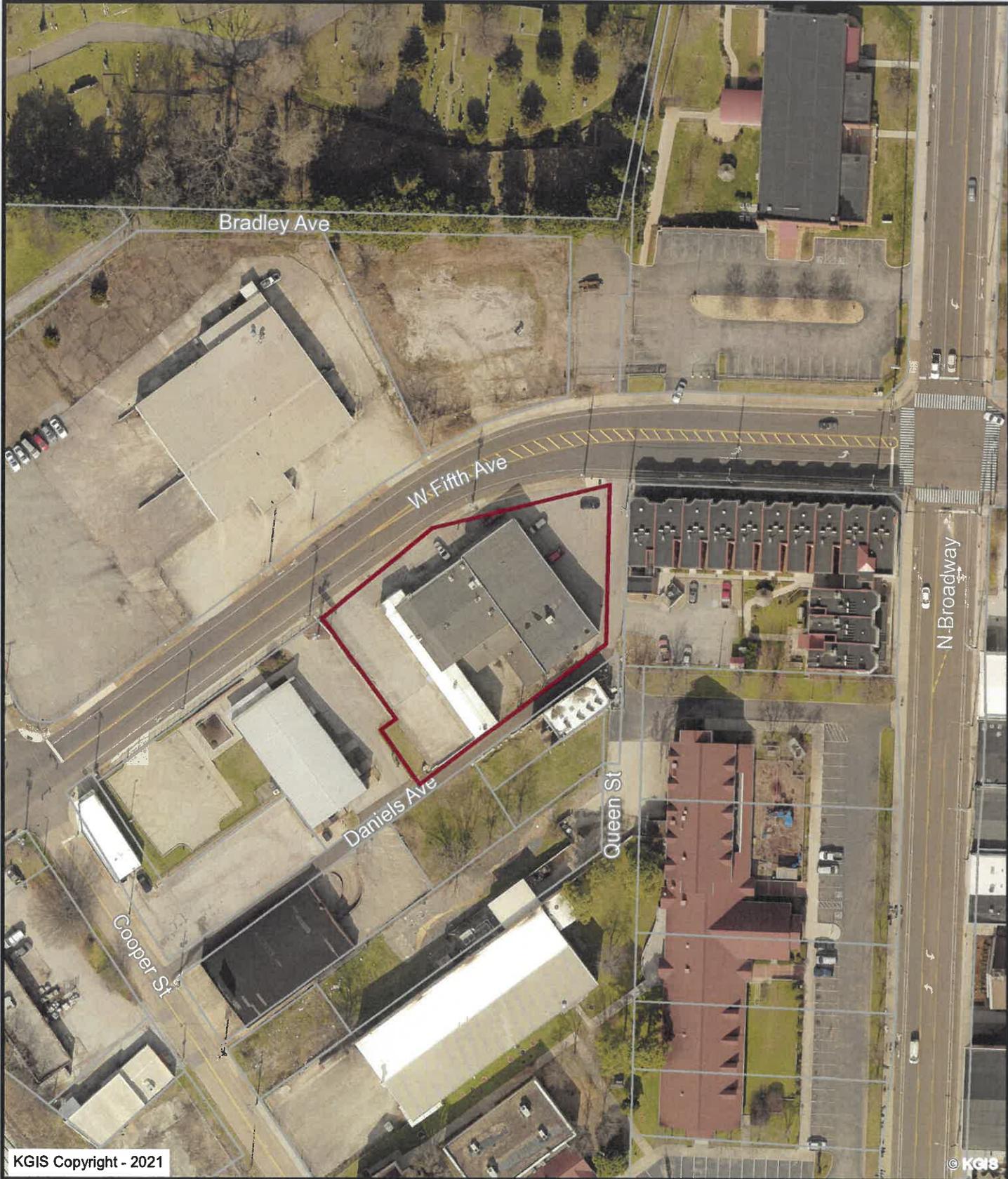
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**530 W. Fifth Ave.**

6-A-21-VA

Robert Campbell & Associates

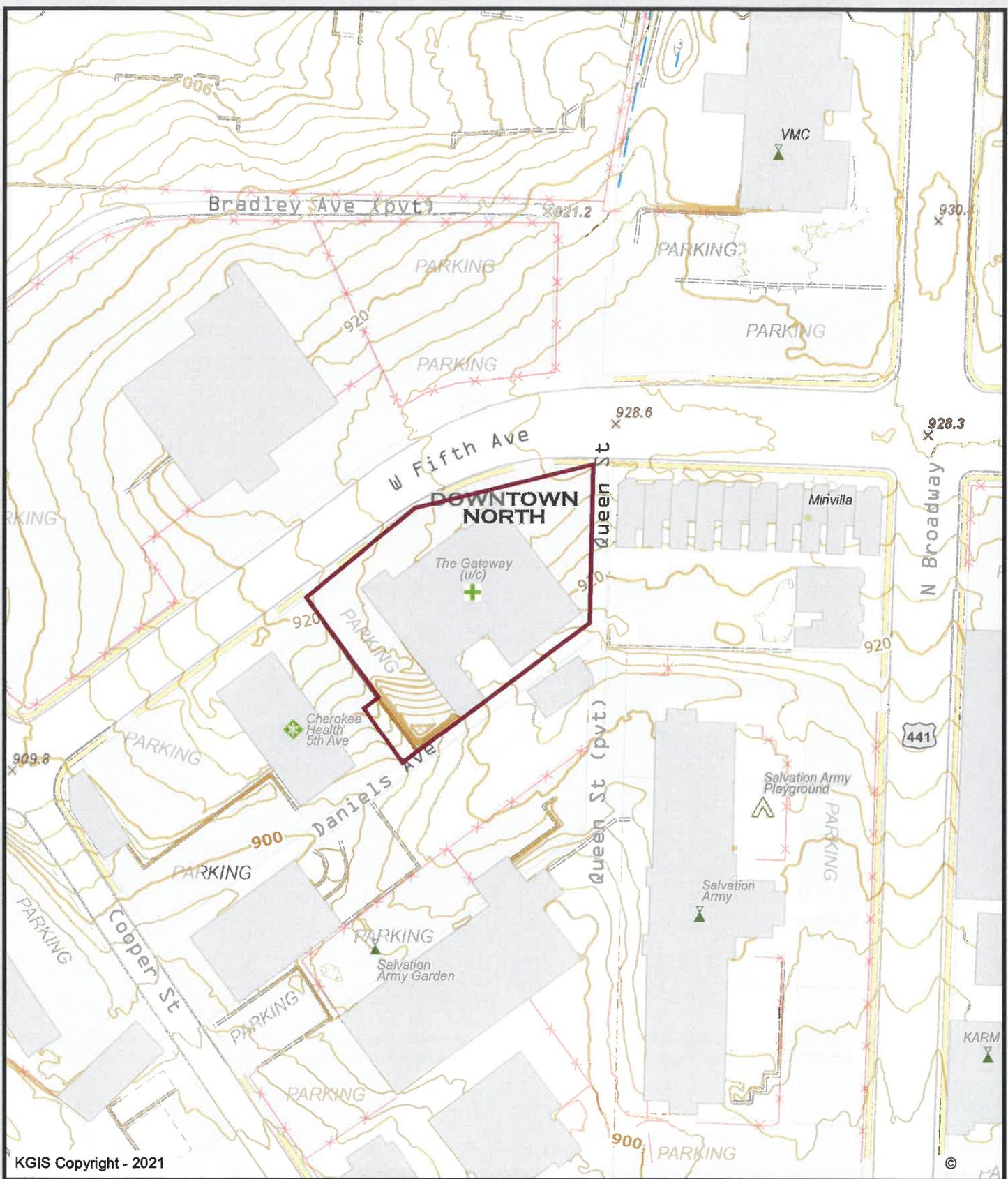
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**530 W. Fifth Ave.**

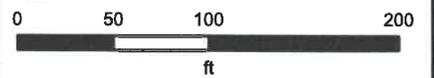
6-A-21-VA

Robert Campbell & Associates

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NOTES:

- 1) EXISTING MONUMENTS RECOVERED AS SHOWN.
- 2) EXISTING CONTOURS FROM TOPOGRAPHIC SURVEY. (NAVD 1988)
- 3) LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. THERE MAY BE OTHER UTILITIES NOT SHOWN. PRIOR TO ANY EXCAVATION, THE OWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATIONS AND DEPTHS.
- 4) CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY PRACTICES.
- 5) EROSION CONTROL MEASURES SHOWN ON OTHER SHEETS ARE A MINIMUM. THE CONTRACTOR IS RESPONSIBLE FOR CONTROL OF EROSION ON SITE. ADDITIONAL ITEMS MAY BE REQUIRED.
- 6) A UTILITY AND DRAINAGE EASEMENT EXISTS TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY. A UTILITY AND DRAINAGE EASEMENT EXISTS FIVE (5) FEET IN WIDTH ALONG ALL OTHER EXTERIOR LOT LINES AND ALONG BOTH SIDES OF ALL INTERIOR LOT LINES.
- 7) THE CONTRACTOR SHALL HAVE A STAMPED AND SIGNED COPY OF THIS PLAN ON SITE AT ALL TIMES DURING CONSTRUCTION
- 8) NO SLOPES SHALL BE STEEPER THAN 2H:1V
- 9) REDUCTION OF SITE IMPERVIOUS AREA TO LESS THAN 0.5 ACRES TO BE VERIFIED BY CITY OF KNOXVILLE DURING DEVELOPMENT CERTIFICATION.
- 10) VARIANCE APPROVED BY THE KNOXVILLE BOARD OF ZONING APPEALS ON JUNE 15, 2021 FOR REDUCTION OF THE PARKING AISLE WIDTHS.

NOTES:

- 1) ALL TREES SHALL BE PROPERTY MAINTAINED TO ENSURE THEIR SURVIVAL. ANY TREE WHICH FAILS TO SURVIVE SHALL BE REPLACED.
- 2) DECIDUOUS TREE SPECIES WILL BE RED MAPLE, FLOWERING DOGWOOD, RED OAK, TULIP POPLAR, SYCAMORE, AND REDBUD. A COMBINATION OF AT LEAST THREE (3) DIFFERENT SPECIES WILL BE PLANTED.
- 3) EVERGREEN TREES WILL INCLUDE AMERICAN HOLLY, EASTERN WHITE PINE, VIRGINIA PINE, SHORT LEAF PINE, CAROLINA HEMLOCK, CANADIAN HEMLOCK, EASTERN RED CEDAR, OR FRAZIER FIR. A COMBINATION OF AT LEAST THREE (3) DIFFERENT SPECIES WILL BE PLANTED.
- 4) 50% OF TREES WILL HAVE A MATURE HEIGHT OF AT LEAST 50 FEET.
- 5) SHRUBS TO BE PLANTED INCLUDE PFITZER'S JUNIPER AS SHOWN, AND A COMBINATION OF AZALEA, MYRTLE, RHODODENDRON, AND OTHER ORNAMENTAL VARIETIES.
- 6) REMAINING AREAS WILL BE SEEDED OR SODDED WITH A MIXTURE OF LAWN GRASSES.

SUMMARY OF IMPERVIOUS & IMPERVIOUS AREAS:

TOTAL PARCEL AREA: 28,305 SQ FT  
 TOTAL DISTURBED AREA: 5,600 SQ FT

IMPERVIOUS AREAS:

EXISTING = 25,895 SQ FT  
 REDUCTION = 5,242 SQ FT  
 PROPOSED NEW = 882 SQ FT  
 NET IMPERVIOUS AREA = 21,335 SQ FT (0.49 AC)

VEHICULAR USE AREA:

EXISTING = 11,650 SQ FT  
 REDUCTION = 2,104 SQ FT  
 PROPOSED NEW = 1,063 SQ FT  
 TOTAL NEW NET AREA = 10,609 SQ FT

PARKING SUMMARY

EXISTING SPACES = 38 W/ 2 ADA SPACES  
 PROPOSED = 24 W/ 2 ADA SPACES

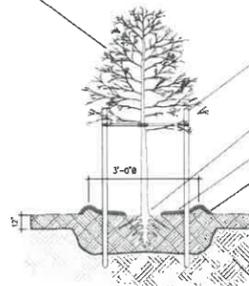
LEGEND

- ⊙ EIP EXISTING IRON PIN (FOUND)
- ⊙ MAG MAG NAIL (FOUND)
- ⊙ G.M. GAS METER
- ⊙ W.M. WATER METER
- ⊙ W.V. WATER VALVE
- ⊙ L.P. LIGHT POLE
- ⊙ M.H. MANHOLE
- ⊙ F.H. FIRE HYDRANT
- ⊙ P.T. POWER/TELEPHONE/CABLE
- ⊙ C.M. CITY CONTROL MONUMENT
- G --- GAS LINE (TYP)
- SA --- SANITARY SEWER (TYP)
- W --- WATER LINE (TYP)
- G.D. GUTTER DOWNSPOUT
- ▨ P.G. PROPOSED GRASS YARD
- ▨ P.P. PROPOSED PAVEMENT
- ▨ P.C. PROPOSED CONCRETE

TREE SPECIES TOTALS

- 2 - LARGE DECIDUOUS TREES (RED MAPLE, SUGAR MAPLE, TULIP POPLAR)
- 1 - LARGE EVERGREEN TREE (SHORTLEAF PINE, PITCH PINE, WHITE PINE)
- 1 - MEDIUM TREE (WEeping WILLOW, RIVER BIRCH, AMERICAN HOLLY)
- 1 - SMALL TREE (REDBUD, DOGWOOD, MAGNOLIA)
- 1 - FRUIT TREE (PEACH, PEAR, CHERRY, APPLE, WALNUT)

PRUNE ANY BROKEN BRANCHES FOUND IN THE CANOPY.

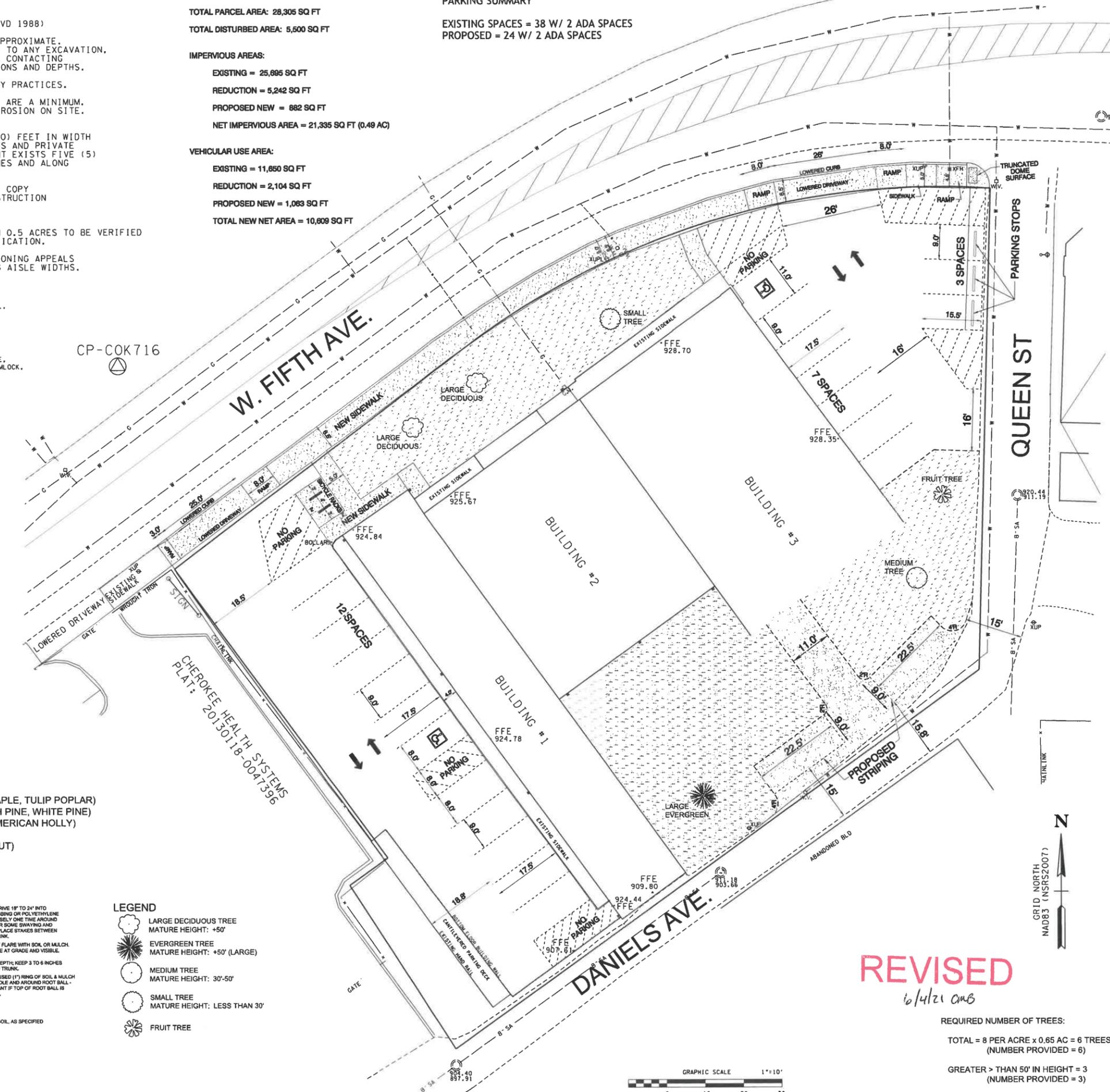


TREE PLANTING TYPICAL DETAIL NO SCALE

- HARDWOOD STAKE DRIVE 18" TO 24" INTO GROUND WITH 5" WEBBING OR POLYETHYLENE STRIPS TWISTED LOOSELY ONE TIME AROUND TRUNK ALLOWING FOR SOME SWAYING AND AFFIXED TO STAKE. PLACE STAKES BETWEEN 18" AND 30" FROM TRUNK.
- DO NOT COVER ROOT FLARE WITH SOIL OR MULCH. ROOT FLARE SHALL BE AT GRADE AND VISIBLE.
- MULCH: 3" SETTLED DEPTH; KEEP 3 TO 6 INCHES AWAY FROM BASE OF TRUNK.
- CREATE SLIGHTLY RAISED (1") RING OF SOIL & MULCH TO KEEP WATER IN HOLE AND AROUND ROOT BALL - ESPECIALLY IMPORTANT IF TOP OF ROOT BALL IS ABOVE GRADE LEVEL.
- FINISH GRADE
- BACKFILL PLANTING SOIL, AS SPECIFIED
- UNDISTURBED SOIL

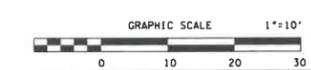
LEGEND

- ⊙ LARGE DECIDUOUS TREE MATURE HEIGHT: +50'
- ⊙ EVERGREEN TREE MATURE HEIGHT: +50' (LARGE)
- ⊙ MEDIUM TREE MATURE HEIGHT: 30'-50'
- ⊙ SMALL TREE MATURE HEIGHT: LESS THAN 30'
- ⊙ FRUIT TREE



**REVISED**  
 6/4/21 CMB

REQUIRED NUMBER OF TREES:  
 TOTAL = 8 PER ACRE x 0.65 AC = 6 TREES (NUMBER PROVIDED = 6)  
 GREATER > THAN 50' IN HEIGHT = 3 (NUMBER PROVIDED = 3)



**bma**  
 BARBER McMURRY  
 architects since 1915

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 bma1915.com



PROJECT NUMBER  
 194400

PROJECT NAME  
 METROPOLITAN DRUG COALITION

OWNER  
 MDC

PROJECT ADDRESS  
 530 W FIFTH AVE  
 KNOXVILLE, TN 37917

CONSULTANTS  
 ENGINEER:  
 ROBERT G. CAMPBELL & ASSOCIATES  
 7523 TAGGART LANE  
 KNOXVILLE, TN 37938  
 PHONE: 865-947-1996



OWNER:  
 METRO DRUG COALITION, INC.  
 4930 LYONS VIEW PIKE  
 KNOXVILLE, TN 37919

PARTNER-IN-CHARGE	RKD
PROJECT MANAGER	RKD
DRAWN BY	GMT
REVIEWED BY	RKD
ISSUE DATE	05.27.2021
REVISIONS	

**C201**  
 PROPOSED CIVIL SITE LAYOUT



PROJECT NUMBER  
194400

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METROPOLITAN DRUG COALITION

OWNER  
MDC

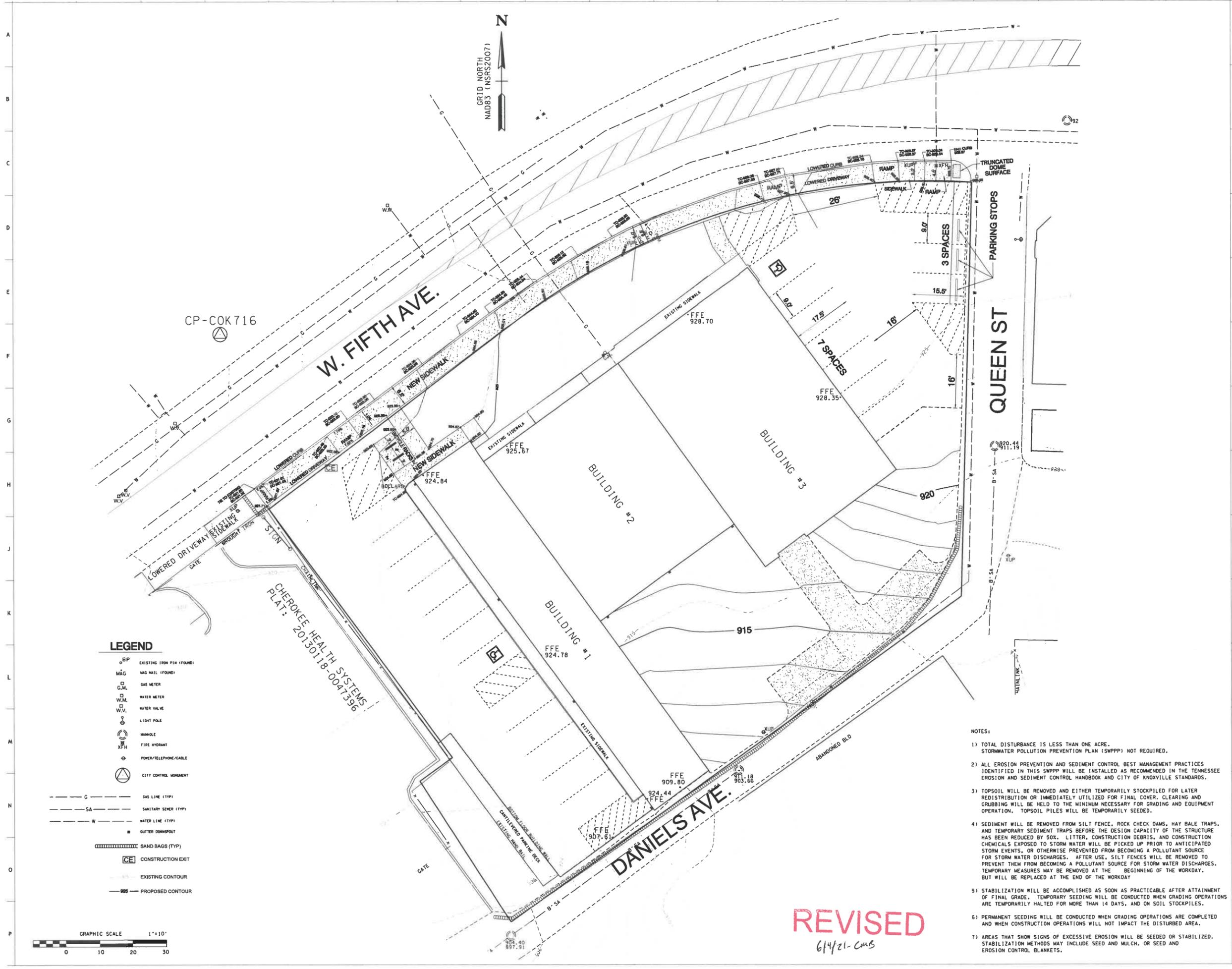
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CONSULTANTS  
ENGINEER:  
ROBERT G. CAMPBELL & ASSOCIATES  
7523 TAGGART LANE  
KNOXVILLE, TN 37938  
PHONE: 865-947-9996



OWNER:  
METRO DRUG COALITION, INC.  
4930 LYONS VIEW PIKE  
KNOXVILLE, TN 37919

PARTNER-IN-CHARGE	RKD
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- LEGEND**
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  - MAG MAG NAIL (FOUND)
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  - CITY CONTROL MONUMENT
  - G --- GAS LINE (TYP)
  - SA --- SANITARY SEWER (TYP)
  - W --- WATER LINE (TYP)
  - GUTTER DOWNSPOUT
  - ▨ SAND BAGS (TYP)
  - CE CONSTRUCTION EXIT
  - EXISTING CONTOUR
  - PROPOSED CONTOUR

- NOTES:**
- TOTAL DISTURBANCE IS LESS THAN ONE ACRE. STORMWATER POLLUTION PREVENTION PLAN (SWPPP) NOT REQUIRED.
  - ALL EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES IDENTIFIED IN THIS SWPPP WILL BE INSTALLED AS RECOMMENDED IN THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK AND CITY OF KNOXVILLE STANDARDS.
  - TOPSOIL WILL BE REMOVED AND EITHER TEMPORARILY STOCKPILED FOR LATER REDISTRIBUTION OR IMMEDIATELY UTILIZED FOR FINAL COVER. CLEARING AND GRUBBING WILL BE HELD TO THE MINIMUM NECESSARY FOR GRADING AND EQUIPMENT OPERATION. TOPSOIL PILES WILL BE TEMPORARILY SEEDED.
  - SEDIMENT WILL BE REMOVED FROM SILT FENCE, ROCK CHECK DAMS, HAY BALE TRAPS, AND TEMPORARY SEDIMENT TRAPS BEFORE THE DESIGN CAPACITY OF THE STRUCTURE HAS BEEN REDUCED BY 50%. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER WILL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS, OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES. AFTER USE, SILT FENCES WILL BE REMOVED TO PREVENT THEM FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORKDAY, BUT WILL BE REPLACED AT THE END OF THE WORKDAY.
  - STABILIZATION WILL BE ACCOMPLISHED AS SOON AS PRACTICABLE AFTER ATTAINMENT OF FINAL GRADE. TEMPORARY SEEDING WILL BE CONDUCTED WHEN GRADING OPERATIONS ARE TEMPORARILY HALTED FOR MORE THAN 14 DAYS, AND ON SOIL STOCKPILES.
  - PERMANENT SEEDING WILL BE CONDUCTED WHEN GRADING OPERATIONS ARE COMPLETED AND WHEN CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA.
  - AREAS THAT SHOW SIGNS OF EXCESSIVE EROSION WILL BE SEEDED OR STABILIZED. STABILIZATION METHODS MAY INCLUDE SEED AND MULCH, OR SEED AND EROSION CONTROL BLANKETS.

**REVISED**  
6/4/21-CMS

