

File # 8-I-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 Dominion Development Group	Owner <input checked="" type="checkbox"/>	New Structure <input checked="" type="checkbox"/>
Street Address 3834 Sutherland Ave	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) 809-9059	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Email SeanC@DominionDG.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 **10865 Parkside Drive** City, State, Zip **Knoxville, TN 37934**
 See KGIS.org for Parcel # **131 02930** and Zoning District **C-R-1**

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 will be a multi-family development consisting of three (3) apartment buildings and a common clubhouse building with 190 dwelling units. A Traffic Impact Study was required by the City and the recommendation was for a signalized intersection with a turn lane at the main entrance to the site.

In order to provide necessary driveway width for right turn out, straight/left out and entrance, a proposed roadway width of 36' has been designed (see attached Exhibit), which exceeds the 30' width allowed, without a variance. The corresponding curb cut length of 86.2' also exceeds the maximum of 60' allowed without a variance. This will be a similar condition to other developments along the whole length of Parkside Drive in the Turkey Creek area.

Describe hardship conditions that apply to this variance.

The requirement from the City for a signalized intersection makes it necessary for the wider driveway to allow adequate lane widths.

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

7/14/21

File # 8-1-21-VA



BOARD OF ZONING APPEALS APPLICATION

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

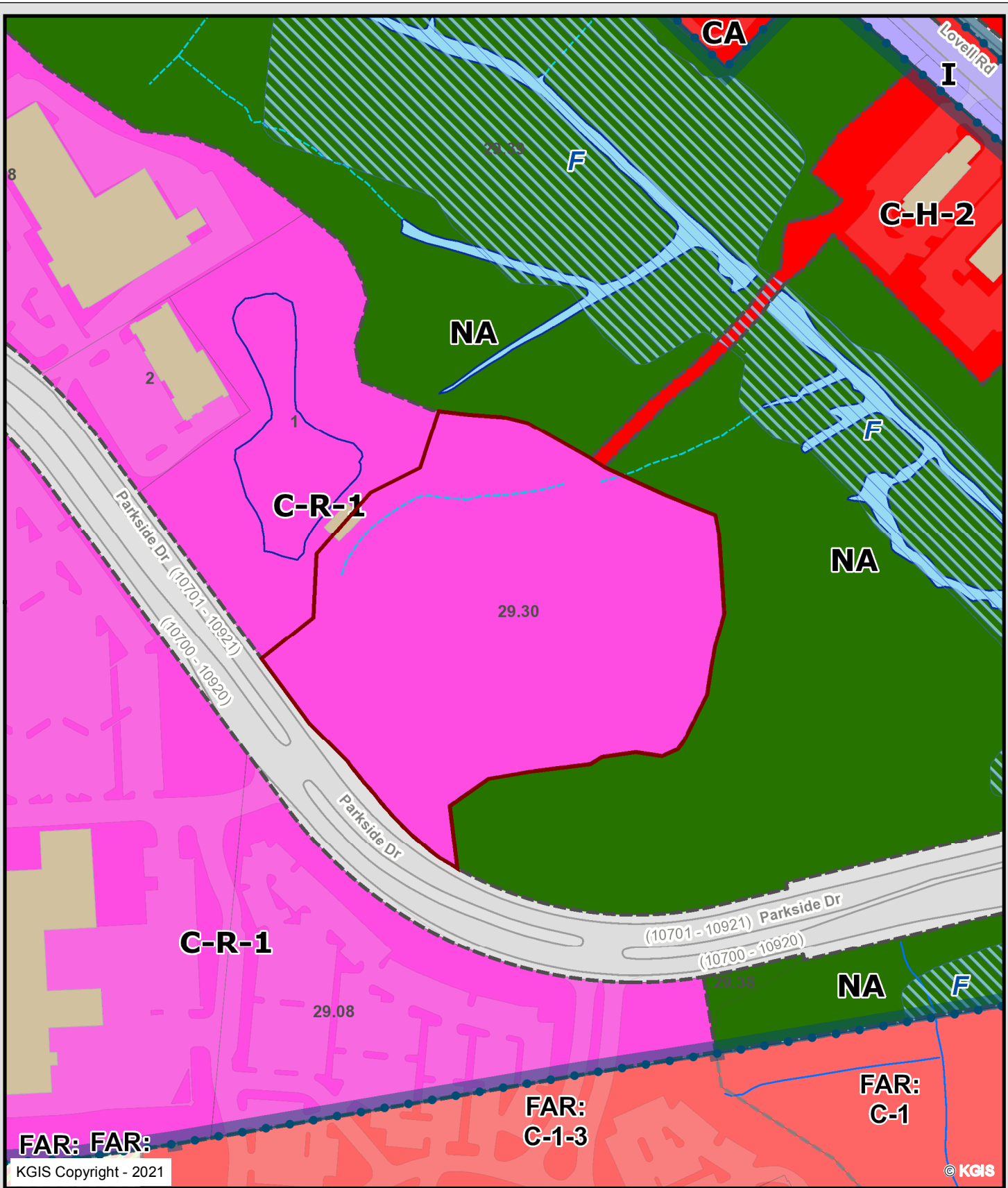
Is a plat required? Yes No Small Lot of record?

VARIANCE REQUEST(S) WITH ORDINANCE CITATION(S)

- 1) Increase the maximum driveway width from 30 ft to 36 ft. Article 11.7.c Table 11-6
- 2) Increase the maximum curb cut width from 60 ft to 86.2 ft. Article 11.7.c Table 11-6

PROJECT INFORMATION

Date Filed	7-14-21	Fee Amount	\$ 250.00
Council District	2	BZA Meeting Date	8-17-21
PLANS REVIEWER	Adam Kohntopp	DATE	2021-07-14



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10865 Parkside Dr

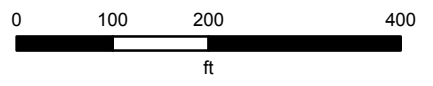
8-I-21-VA

Dominion Development Group

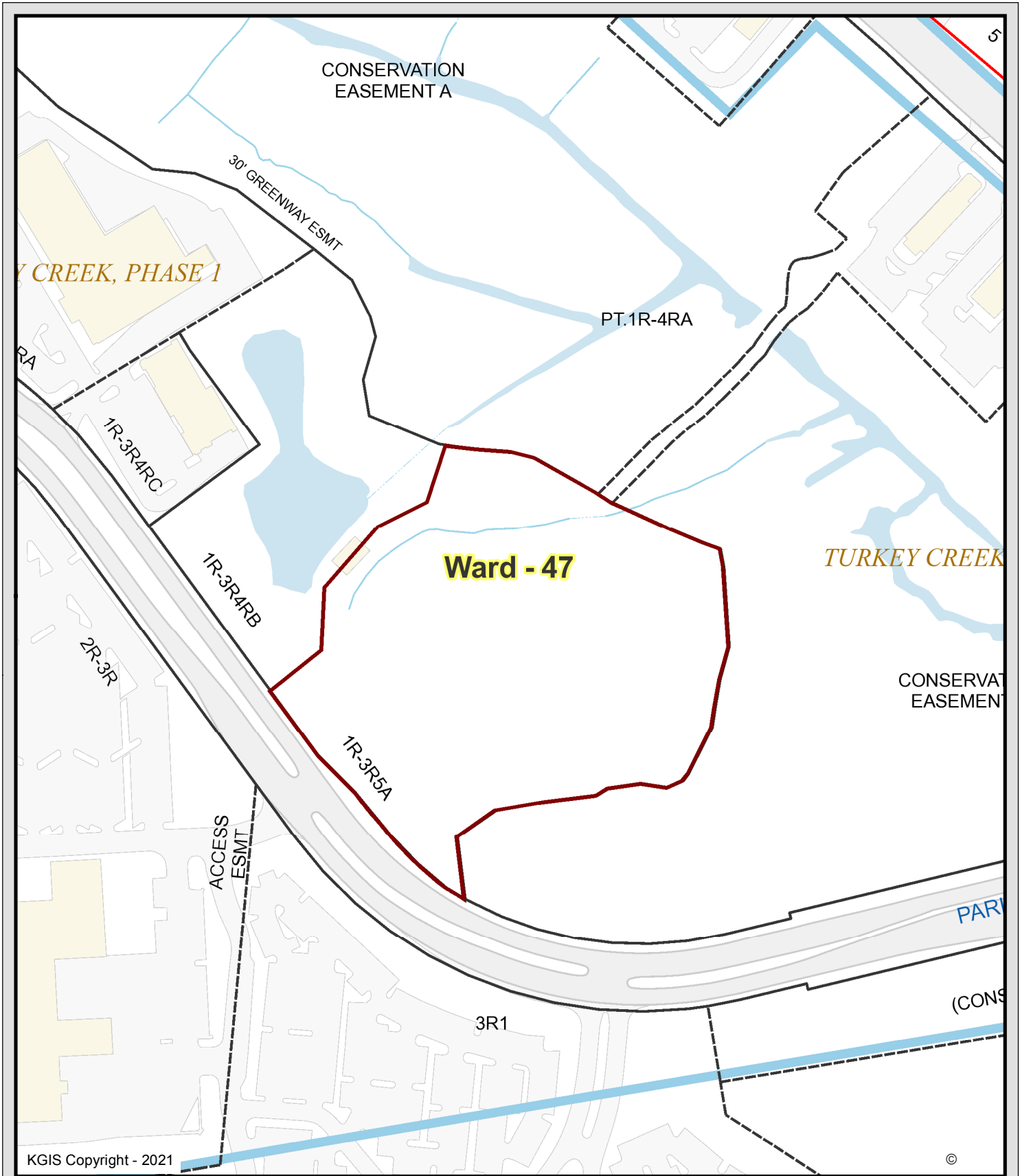
Knoxville - Knox County - KUB Geographic Information System



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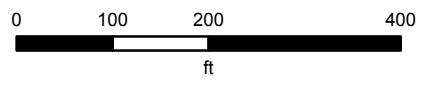
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10865 Parkside Dr

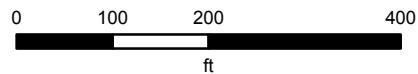
8-I-21-VA

Dominion Development Group

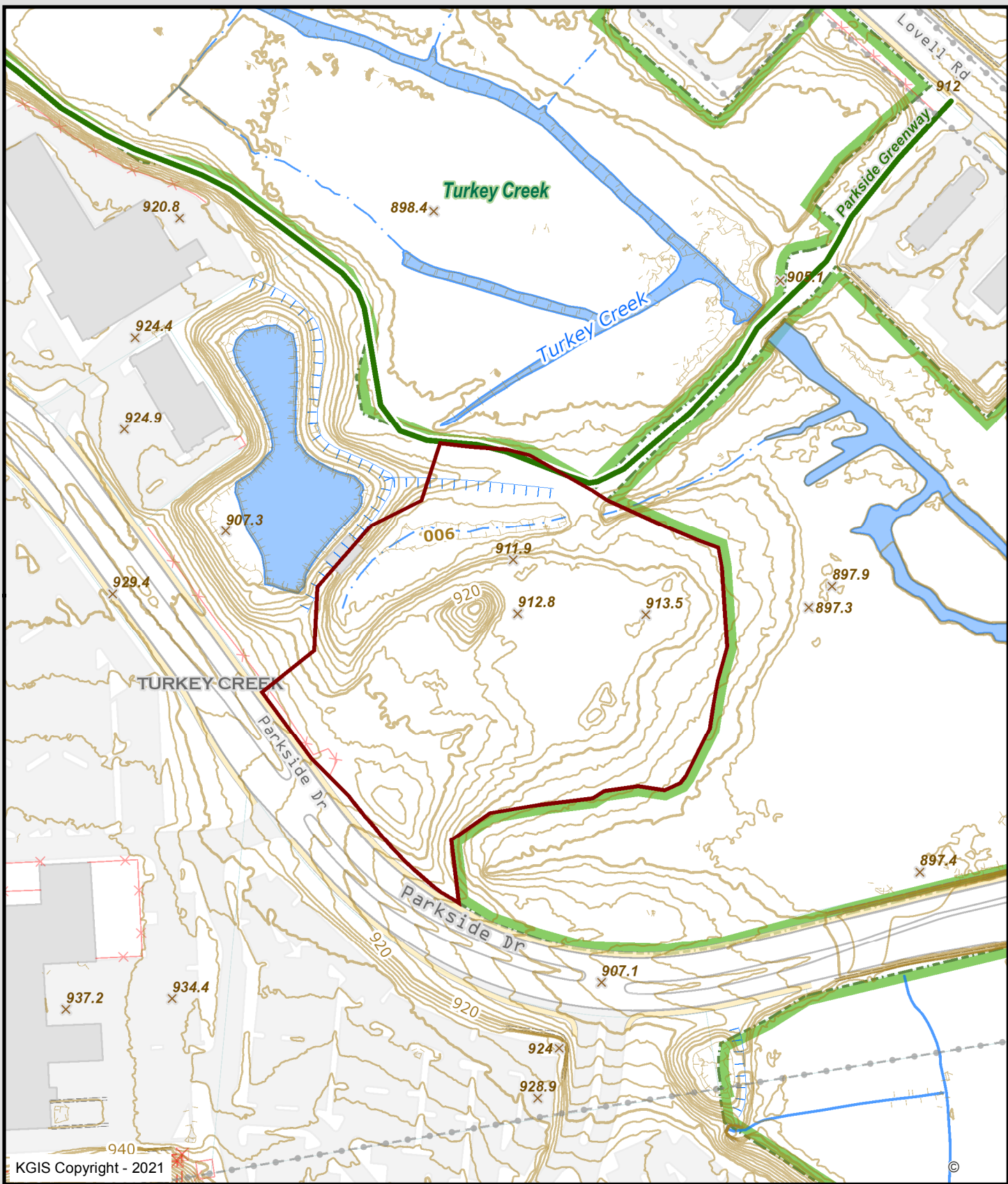
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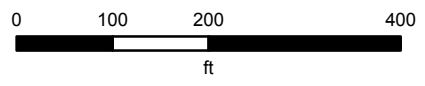
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August 9, 2021

Mr. Scott Elder
Board of Zoning Appeals
Room 475, City-County Building
P. O. Box 1631
Knoxville, Tennessee 37901

Dear Mr. Elder:

Re: Variance Requests 8-A-21-VA, 8-C-21-VA, 8-F-21-VA, 8-G-21-VA, 8-I-21-VA, and 8-J-21-VA

We have reviewed our records and, as far as we have been able to determine, KUB has no existing utility facilities located within the variance areas and we have no objection to the requested variances. However, KUB does not release and hereby retains all easements and rights for existing facilities, whether or not identified in our research.

If you have any questions regarding this matter, please call me at (865) 558-2483.

Sincerely,



Christian Wiberley, P.E.
Engineering

CGW

RE: BZA August applications

Steve Borden <Steve.Borden@tn.gov>

Mon 8/9/2021 4:31 PM

To: Cheri Burke <cmburke@knoxvilletn.gov>

Please find the following responses from TDOT District 18 Operations for the July BZA applications:

8-A-21-VA: 1301 Wilshire Rd: Operations has no comment

8-C-21-VA: 3001 Knoxville Center Dr: Operations has comment

8-F-21-VA: 6202 Westland Dr: Operations has comment

8-G-21-VA: 700 Eleanor St: Operations has comment

8-I-21-VA: 10865 Parkside Dr: Operations has comment

8-J-21-VA: 525 Henley St: Operations has comment

If you have further questions, please let me know.



Steven M. Borden, P.E. | Director/Assistant Chief Engineer

TDOT – Region 1

7345 Region Lane

Knoxville, TN 37914

(865) 594-2400

Steve.Borden@tn.gov

tn.gov/tdot

From: Cheri Burke <cmburke@knoxvilletn.gov>

Sent: Tuesday, August 3, 2021 11:53 AM

To: Steve Borden <Steve.Borden@tn.gov>

Subject: [EXTERNAL] BZA August applications

***** This is an EXTERNAL email. Please exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email - STS-Security. *****

Good morning Steve,

Please have your staff review the applications located [at this link](#) and provide your response by 8/9/21, if at all possible.

8-A-21-VA: 1301 Wilshire Rd

8-C-21-VA: 3001 Knoxville Center Dr

8-F-21-VA: 6202 Westland Dr

8-G-21-VA: 700 Eleanor St

8-I-21-VA: 10865 Parkside Dr

8-J-21-VA: 525 Henley St

Thank you!

Cheri Burke

Administrative Specialist

Neighborhood Codes Enforcement

City of Knoxville

865-215-2867

865-215-2119