

CITY OF KNOXVILLE 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 Matthew Jordan Owner [] New Structure [x] Street Address 505 Market Street Suite 300 Contractor [] Modification of Existing Structure [] City, State, Zip Knoxville, TN 37902 Tenant [] Off Street Parking [] Phone Number 8659341915 Other [x] Signage [] Email mjordan@bma1915.com Other []

THIS IS A REQUEST FOR: [x] Zoning Variance (Building Permit Denied) [] Extension of Non-Conforming Use/or Structure [] Appeal of Administrative Official's Decision [] Map Interpretation

PROPERTY INFORMATION Street Address 945 Dameron Avenue City, State, Zip KNOXVILLE TN 37921 See KGIS.org for Parcel # 094CL018 and Zoning District RN-2

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 supportive housing for the Susannah's House organization. Susannah's House is a faith-based, not-for-profit, outpatient facility with programs to provide ongoing treatment and support to pregnant and post-partem moms in recovery at no cost to them. This new building (approximately 3,000 square feet in area) would provide the ability for the organization to offer a safe and affordable place to live for up to eight women and their babies. The project is partially funded by a grant from the Tennessee Department of Mental Health and Substance Abuse Services. A variance is requested to increase the maximum allowable impervious surface coverage from 40% to 54% to allow the parking area to be constructed on the site. Please see the supporting documents illustrating the slope and proposed layout of the site. Describe hardship conditions that apply to this variance. Due to exceptionally steep site topography, it is unfeasible to construct required parking spaces other than in the back of the lot. Additional pavement is needed for the driveway to reach the area.

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 [Signature] DATE 11 AUG 2021

File #



BOARD OF ZONING APPEALS APPLICATION

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

Is a plat required? Yes No

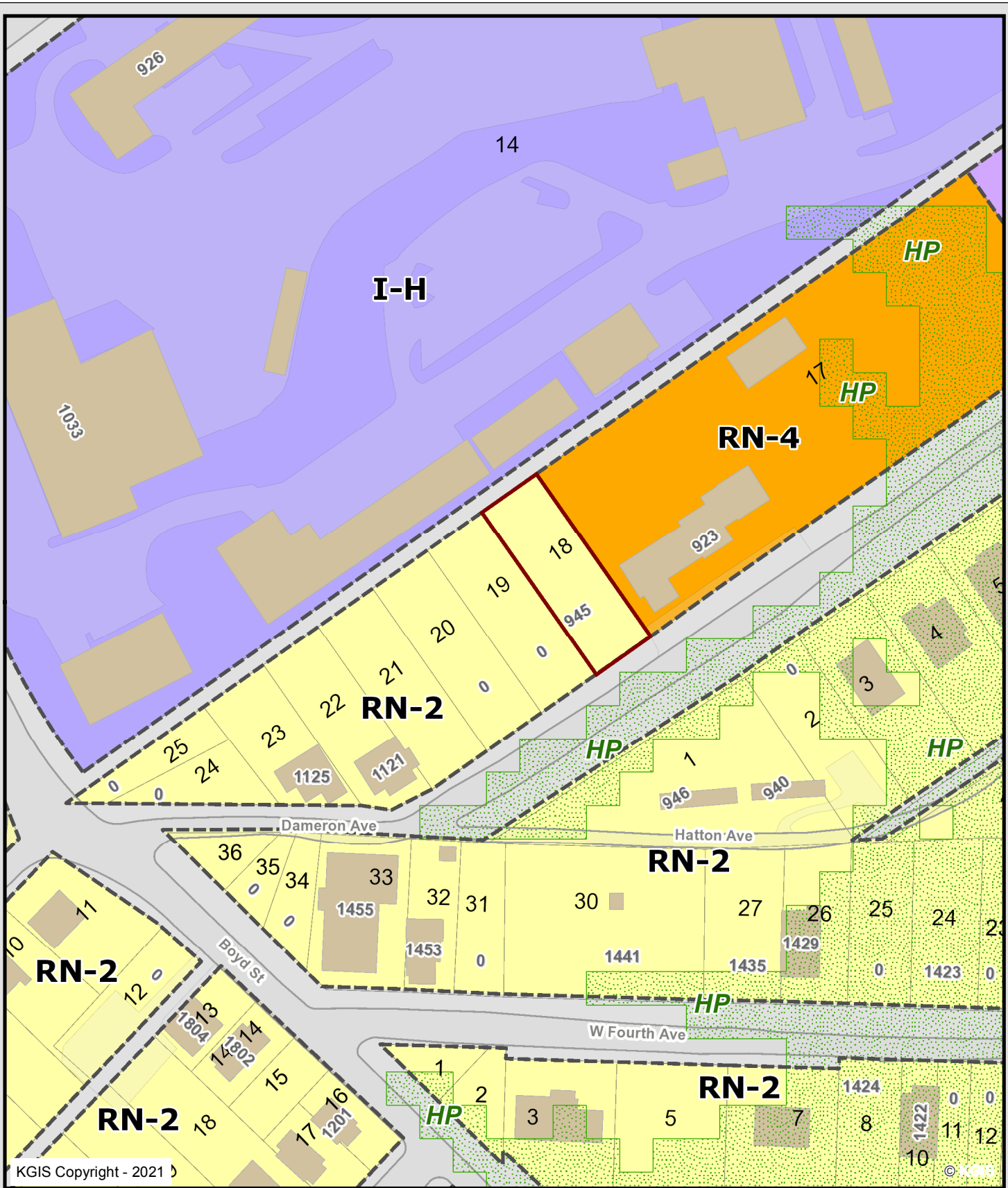
Small Lot of record?

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

(This area is currently blank for variance requests and ordinance citations.)

PROJECT INFORMATION

Date Filed	Fee Amount
Council District	BZA Meeting Date
PLANS REVIEWER	DATE



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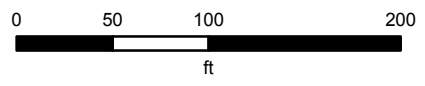
945 Dameron Ave

9-D-21-VA
Matthew Jordan

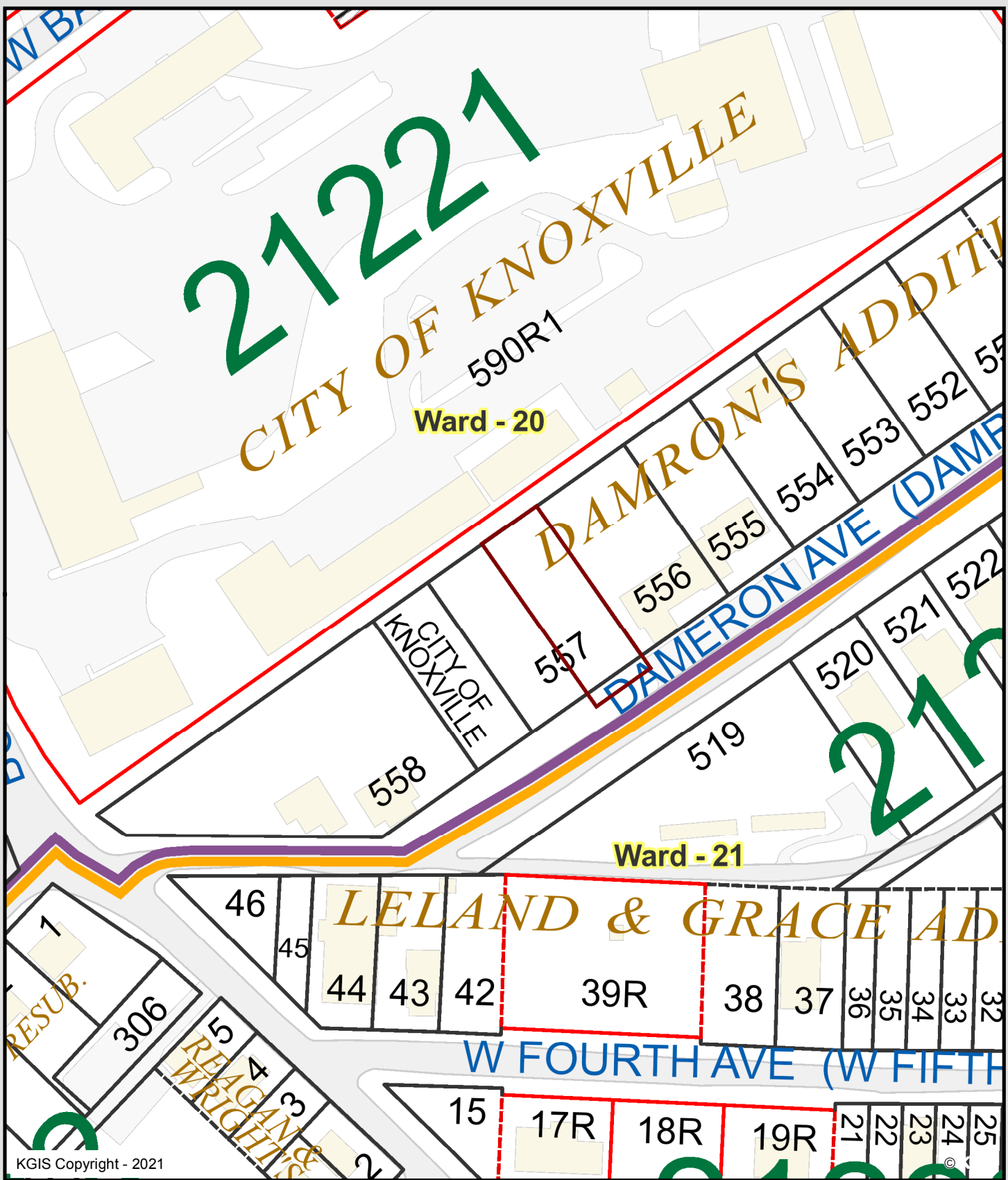
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945 Dameron Ave

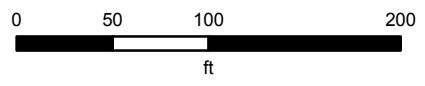
9-D-21-VA

Matthew Jordan

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945 Dameron Ave

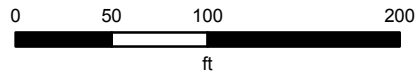
9-D-21-VA

Matthew Jordan

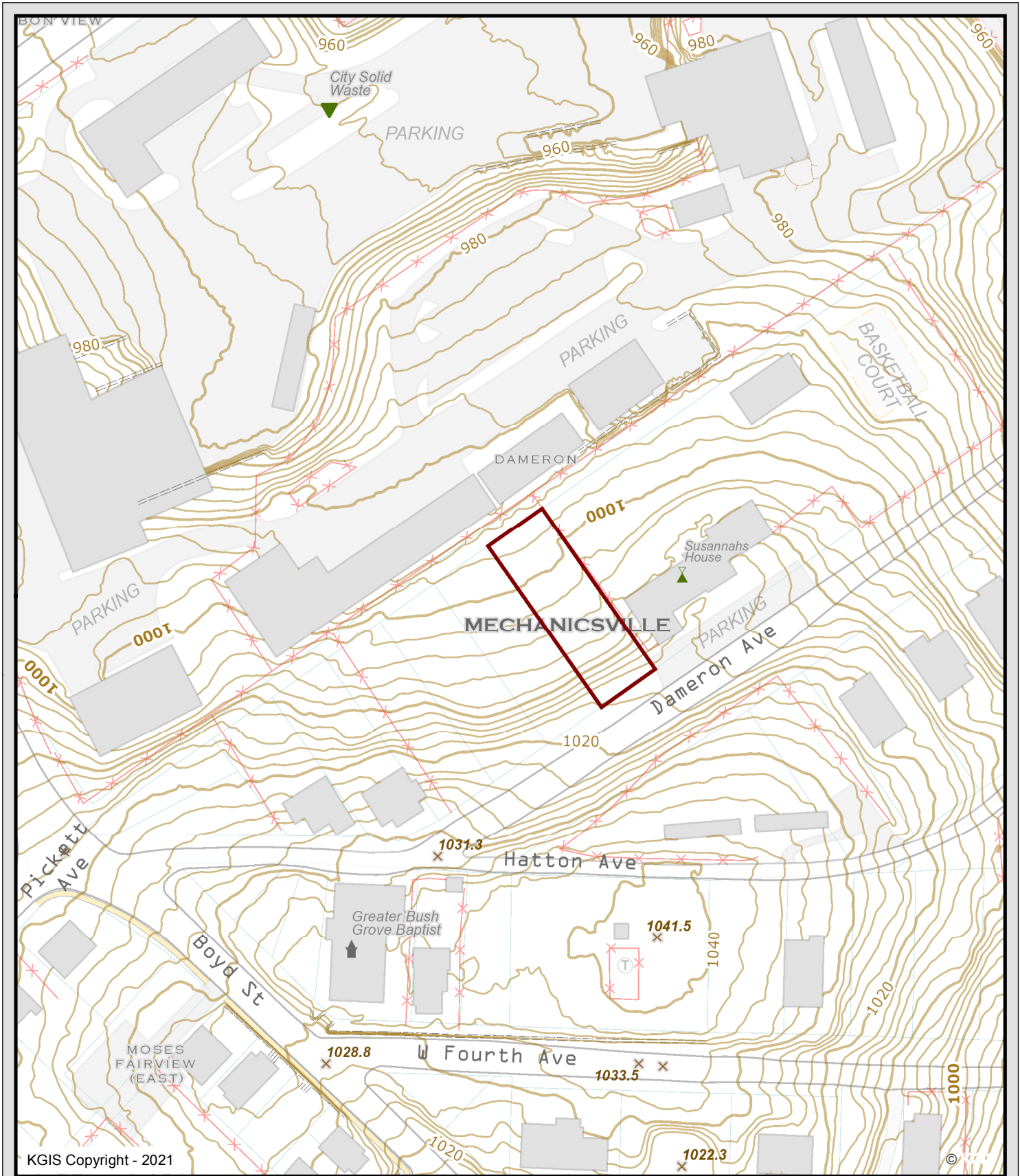
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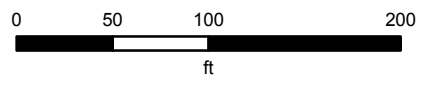
945 Dameron Ave

9-D-21-VA
Matthew Jordan

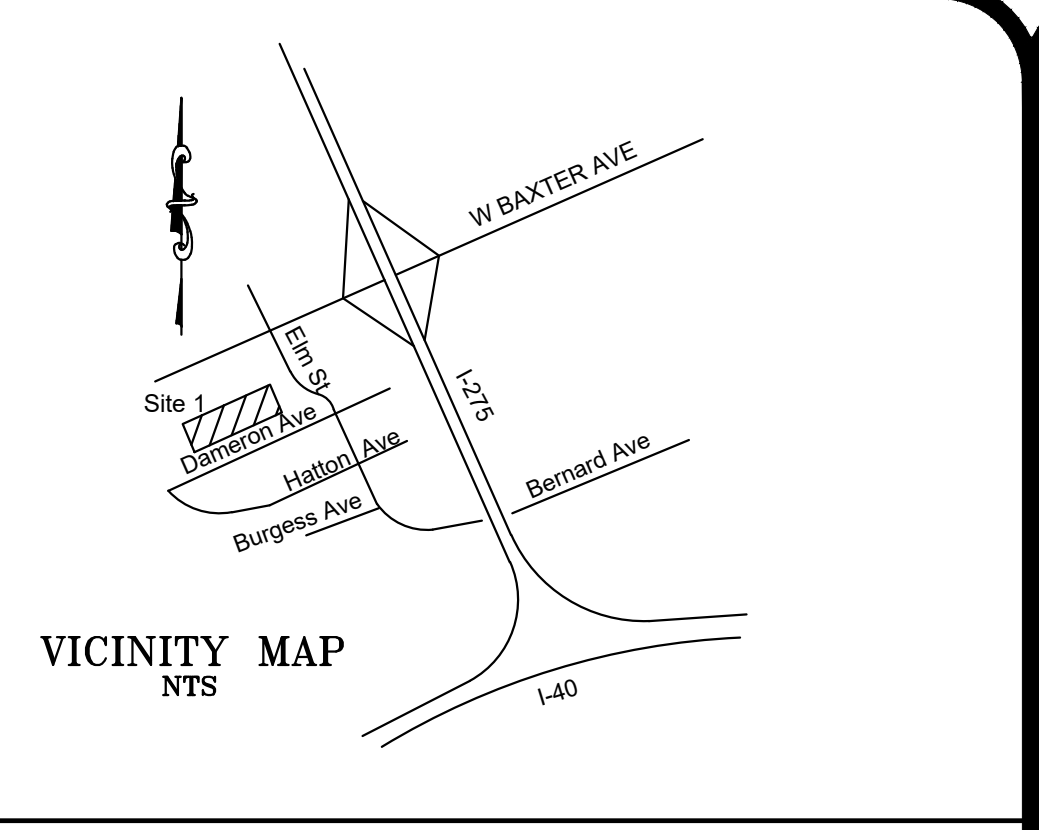
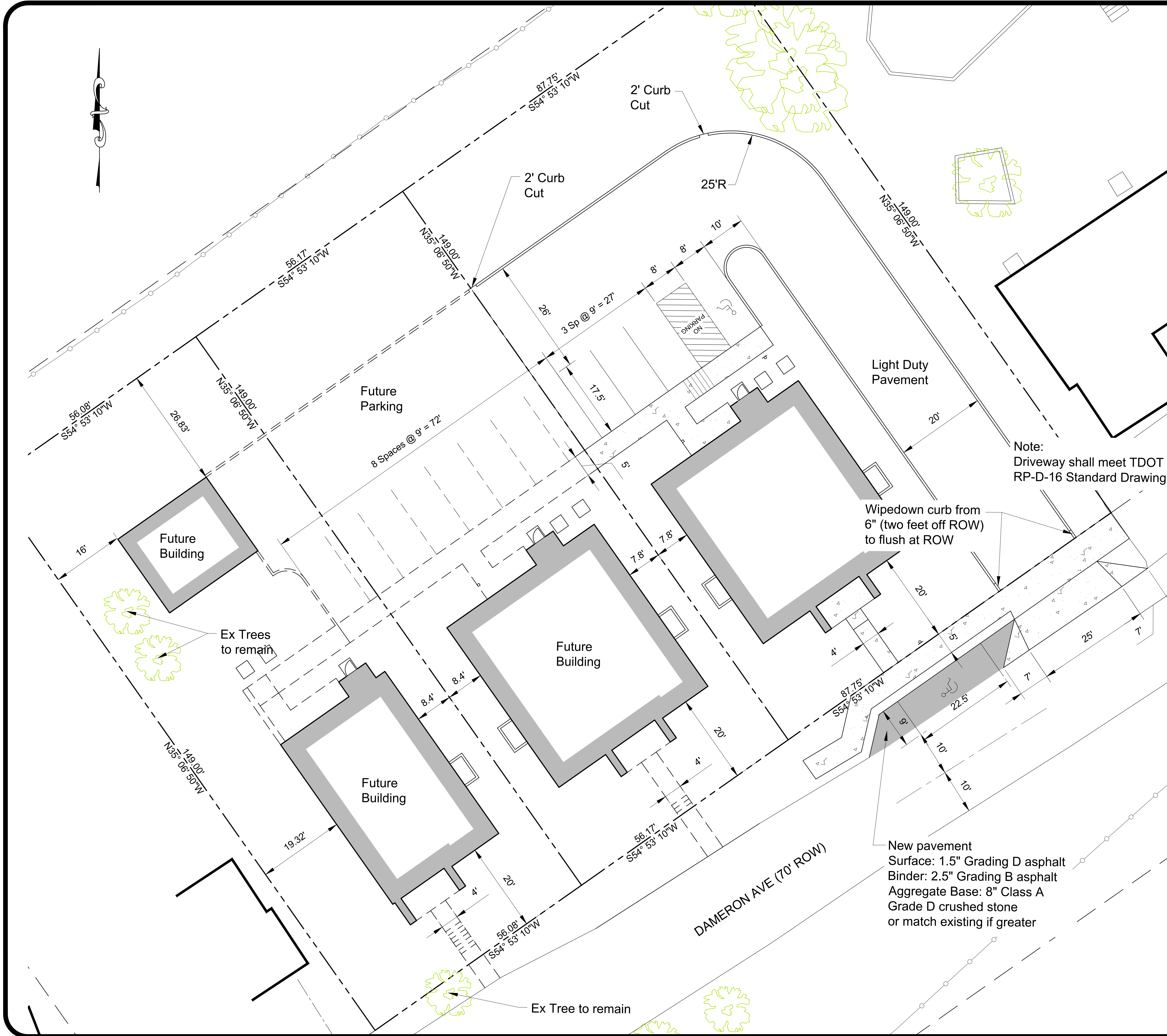
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- ### General Notes
- The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records and where possible measurements taken in the field. This information is not to be relied upon as being exact or complete. The contractor must call Tennessee One Call and any utility that does not subscribe to one call at least 72 hours before any excavation, to request exact field location of the utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.
 - Property is located in Knoxville and is Zoned RN-2.
 - Setbacks: Front - 20', Side - 5' min. not less than 15' total, Rear - 25'.
 - Total Acreage = 0.68 Acres
 - Owner: Susannahs House INC
923 Dameron Ave.
Knoxville, TN 37920
 - Survey By: Land Development Solutions
310 Simmons Rd. Ste K
Knoxville, TN 37922
 - City Block - 21221
Parcel ID - 094CL018, 094CL012, 094CL020, & 094CL021
 - Vertical Datum is NAVD88

- ### Layout Notes
- All dimensions to curb line reference face of curb - see detail.
 - See architectural drawings for building dimensions. All dimensions to building are approximate unless specifically noted as building layout points.
 - See Utility Plan for new and existing utility line locations. See Grading and Drainage Plan for new and existing storm drain locations.
 - Landscaping shall comply with Knoxville Tree Protection Ordinance.

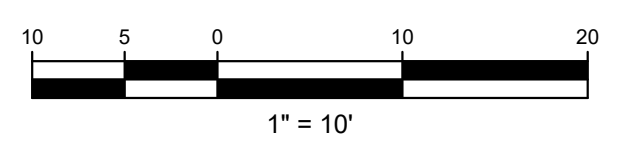
- ### Site Notes
- Total site area = 0.68 acres
 - Total disturbed area = 0.58 acres
 - Total existing impervious area = 0.21 acres
 - Total post developed impervious area = 0.33 acres
 - Temporary seeding is required when grading operations are temporarily halted for over 14 days and on soil stockpiles. Permanent seeding is required when grading operations are completed and when construction operations will not impact the disturbed area. Seed areas that show signs of excessive erosion.
 - Contact the City of Knoxville Division of Traffic Engineering (865-215-6136) to obtain traffic control permits for street closures.
 - If existing trees are removed - six trees shall be planted. 3 Dogwoods/Redbuds & 3 Red Maples/Black Gum per Knoxville Tree Ordinance.

Impervious Surface Coverage Maximum = 40%
 Lot Size = 13,075 SF
 Impervious Area = 7,061 SF
 Coverage = 54%

Note:
 Driveway shall meet TDOT
 RP-D-16 Standard Drawing

Wipedown curb from
 6" (two feet off ROW)
 to flush at ROW

New pavement
 Surface: 1.5" Grading D asphalt
 Binder: 2.5" Grading B asphalt
 Aggregate Base: 8" Class A
 Grade D crushed stone
 or match existing if greater



Project: Susannah's House
 Dameron Avenue
 Knoxville, Tennessee

LAND DEVELOPMENT SOLUTIONS

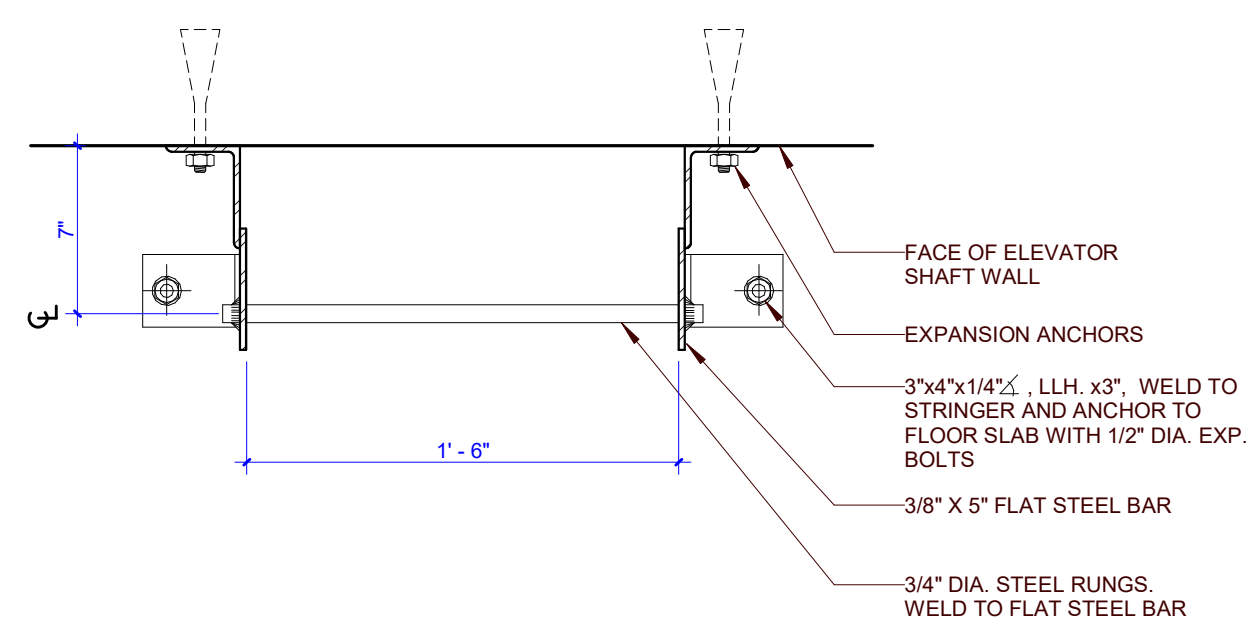
310 SIMMONS RD., SUITE K-KNOXVILLE, TENNESSEE 37922
 PH. 865-671-2281

Drawing Description: Site Layout Plan

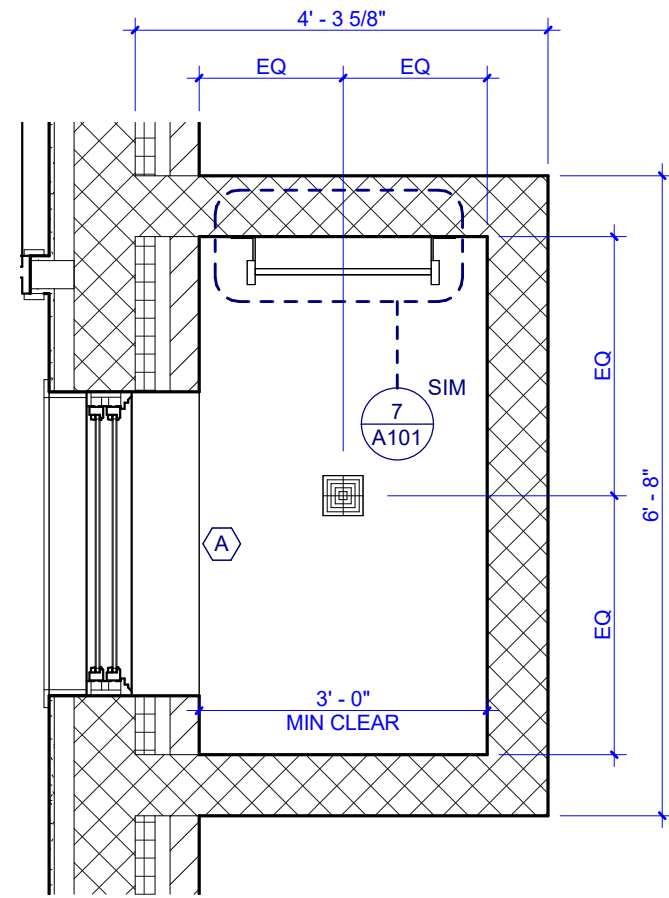
No.	Date	Revision

Drawn By	CDB
Checked	EJB
Approved	EJB
Job No.	2021024
1"=10' Scale	6/7/21 Date

C101
 Sheet No.



7 WINDOW WELL LADDER DETAIL



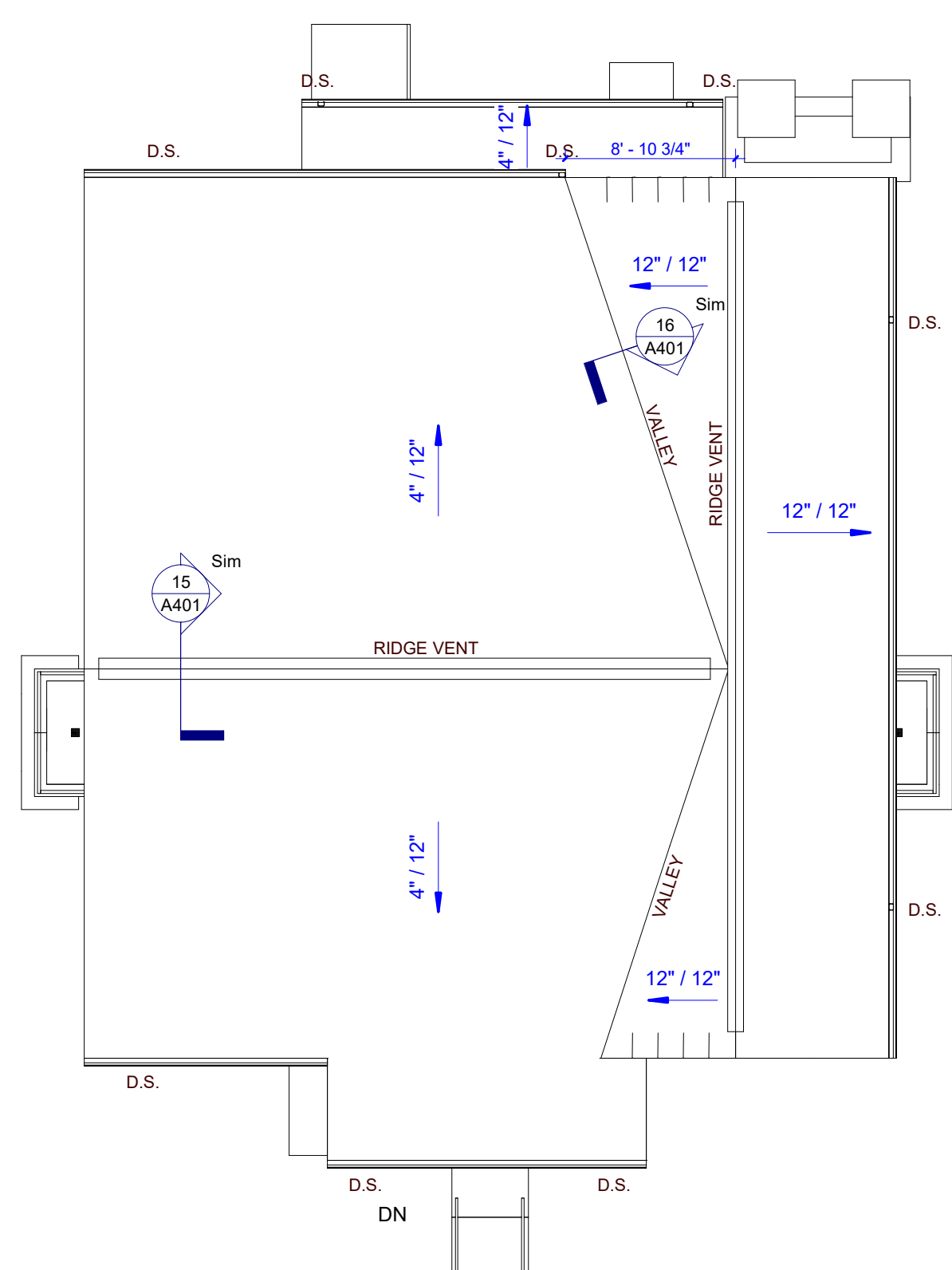
6 WINDOW WELL

ROOF PLAN GENERAL NOTES

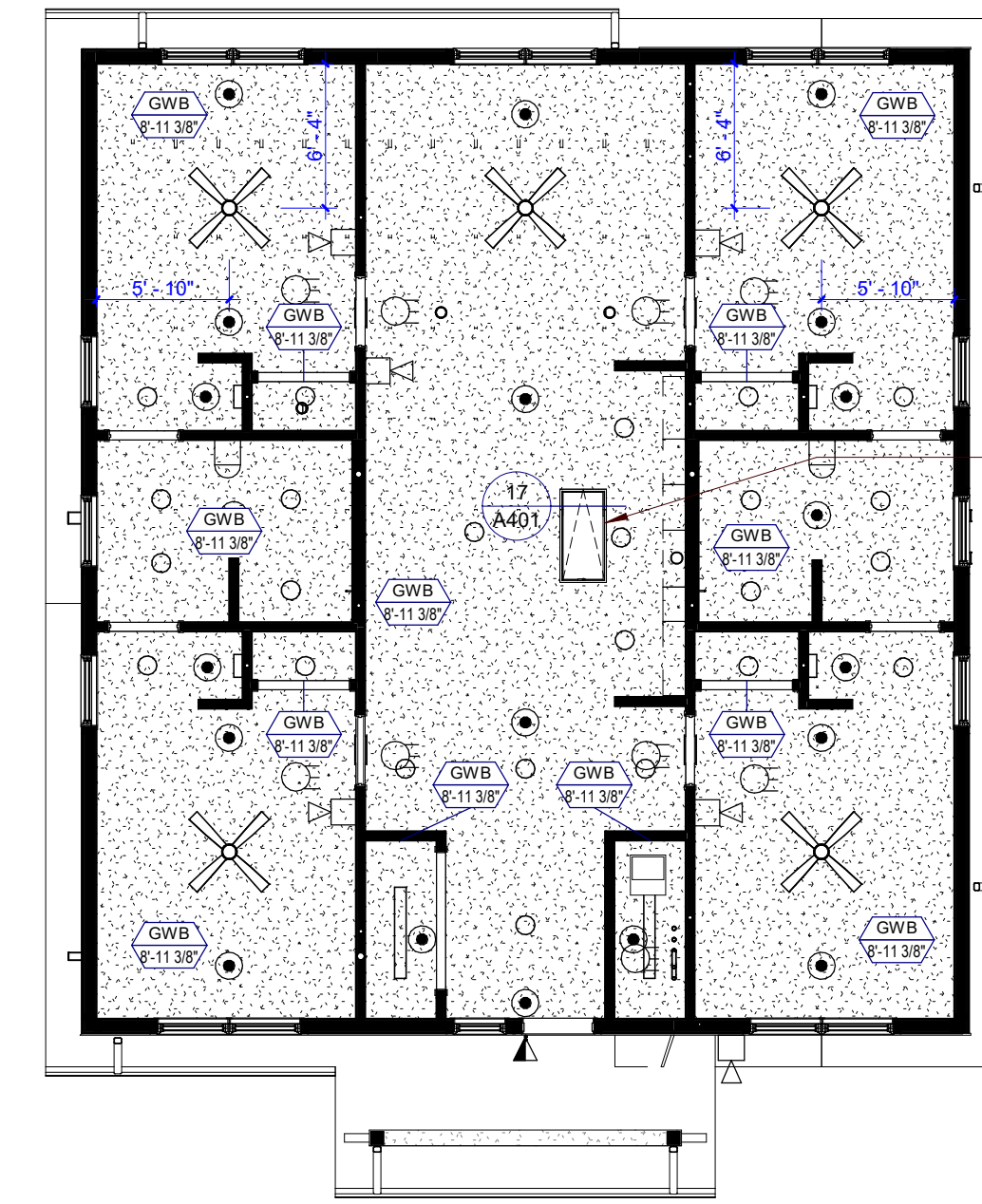
- 1. COORDINATE WITH APPLICABLE DIMENSIONS AND DETAILS ON OTHER SHEETS.
2. NOTES AND DETAILS ARE TYPICALLY APPLICABLE TO SIMILAR ITEMS ELSEWHERE ON THE SHEET.

ROOF PLAN LEGEND

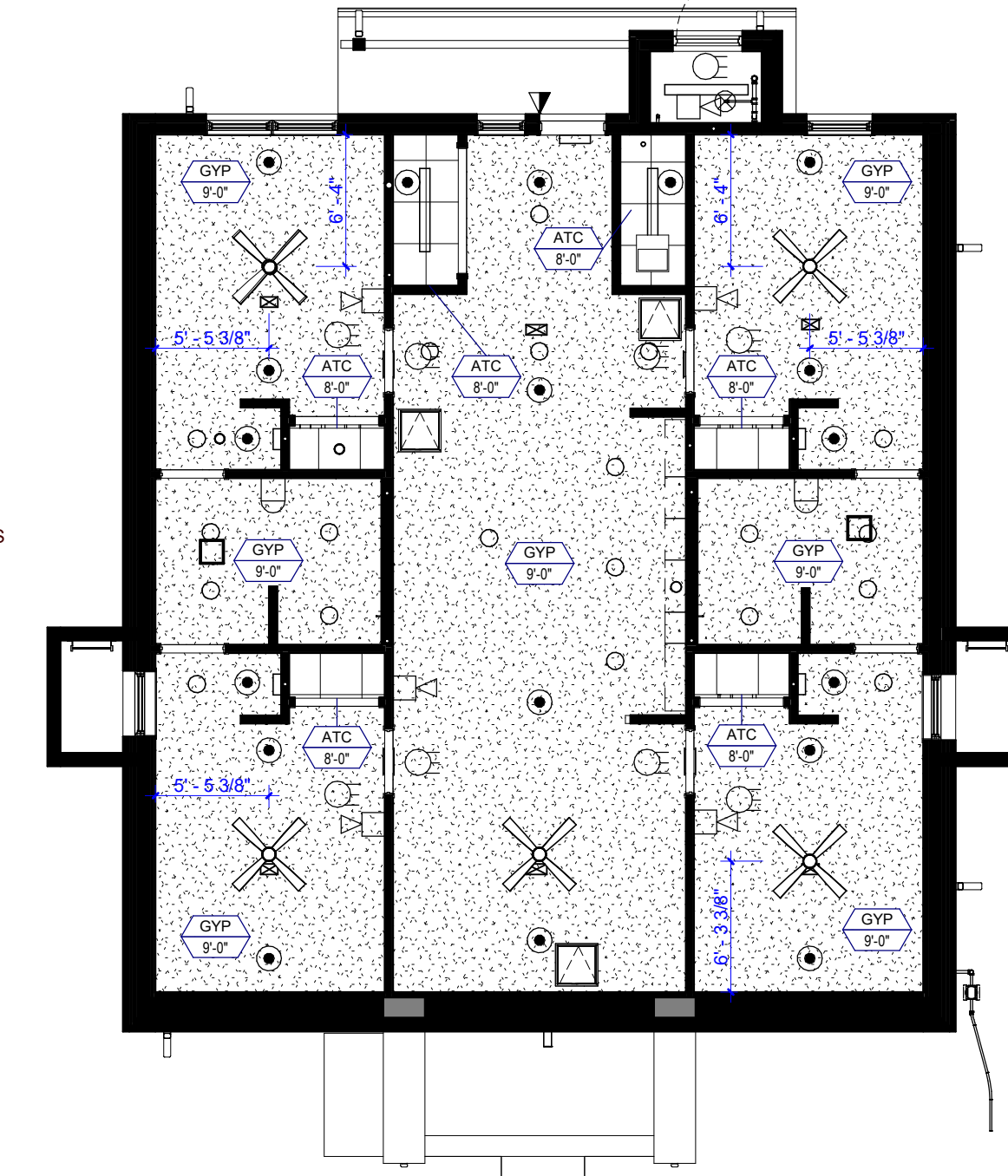
DOWNWARD ROOF SLOPE OF 4" IN 12" MINIMUM (UNLESS NOTED OTHERWISE)



3 ROOF PLAN



5 UPPER LEVEL RCP



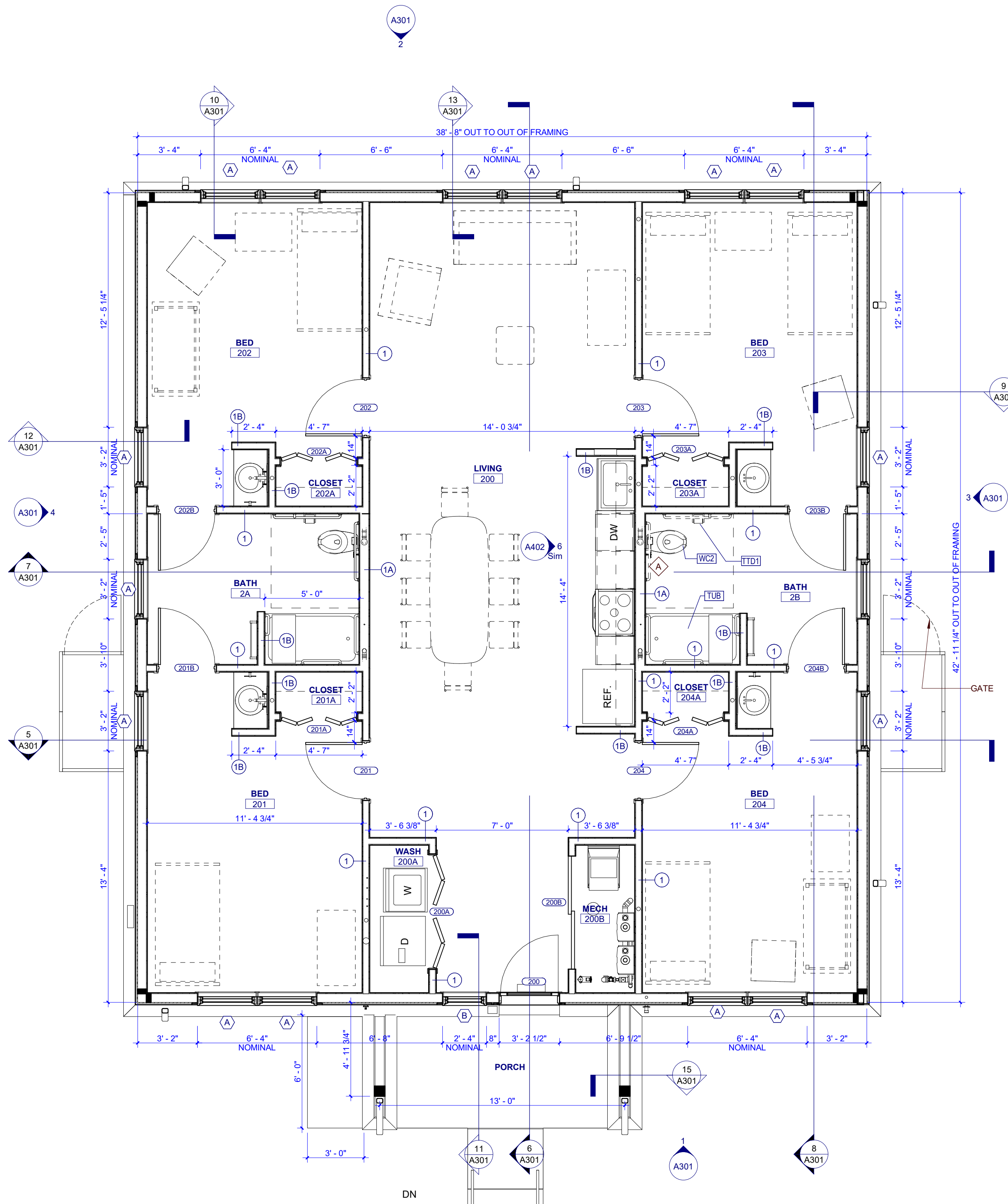
4 LOWER LEVEL RCP

RCP GENERAL NOTES

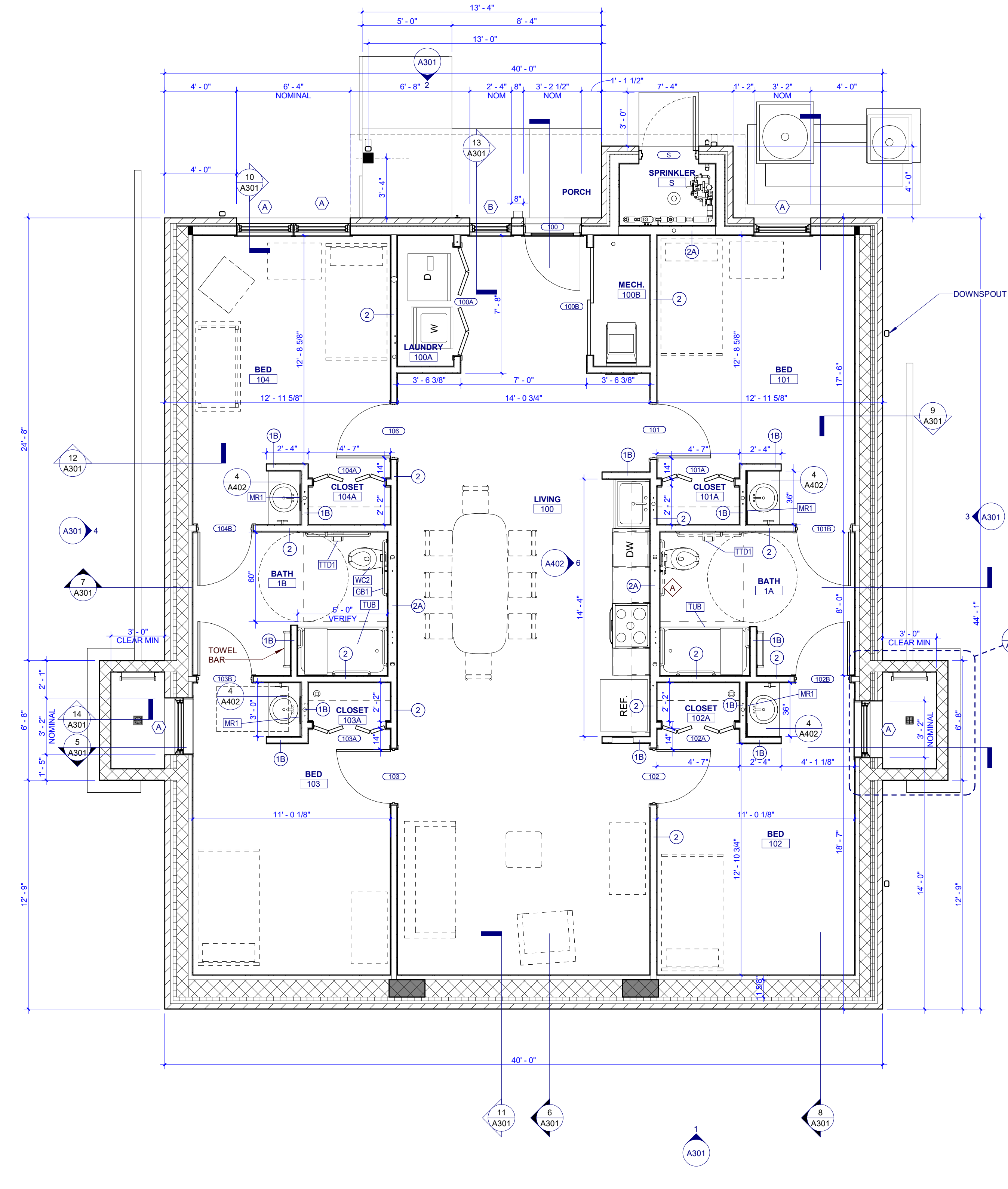
- 1. COORDINATE WITH APPLICABLE NOTES AND DIMENSIONS ON OTHER SHEETS.
2. NOTES AND DETAILS ARE TYPICALLY APPLICABLE TO SIMILAR ITEMS ELSEWHERE ON THE SHEET.

REFLECTED CEILING PLAN LEGEND

- 2X2 ACOUSTICAL CEILING
GYPSUM BOARD (INTERIOR)
CEMENT BOARD SOFFIT (EXTERIOR)
CEILING FANLIGHT



2 UPPER LEVEL FLOOR PLAN



1 LOWER LEVEL FLOOR PLAN



505 Market St Suite 300 Knoxville, TN 37902
1.865.934.1915
oma1915.com



PROJECT NUMBER 206100

PROJECT NAME SUPPORTIVE HOUSING

OWNER SUSANNAH'S HOUSE

PROJECT ADDRESS 945 DAMERON AVE KNOXVILLE, TN 37921

GENERAL NOTES

- 1. COORDINATE WITH APPLICABLE DIMENSIONS AND DETAILS ON OTHER SHEETS.
2. NOTES AND DETAILS ARE TYPICALLY APPLICABLE TO SIMILAR ITEMS ELSEWHERE ON THE SHEET.

FLOOR PLAN KEYNOTES

- PROVIDE BLOCKING FOR FUTURE GRAB BARS SEE A101

WALL LEGEND

UNRATED PARTITION

Table with 2 columns: Role and Name. Includes Partner-in-Charge (CVG), Project Manager (MGJ), Drawn By (JBM), Reviewed By (TWM), Issue Date (07 JUNE 2021), and Revisions.

A101 FLOOR PLANS



PROJECT NUMBER
206100

PROJECT NAME
SUPPORTIVE HOUSING

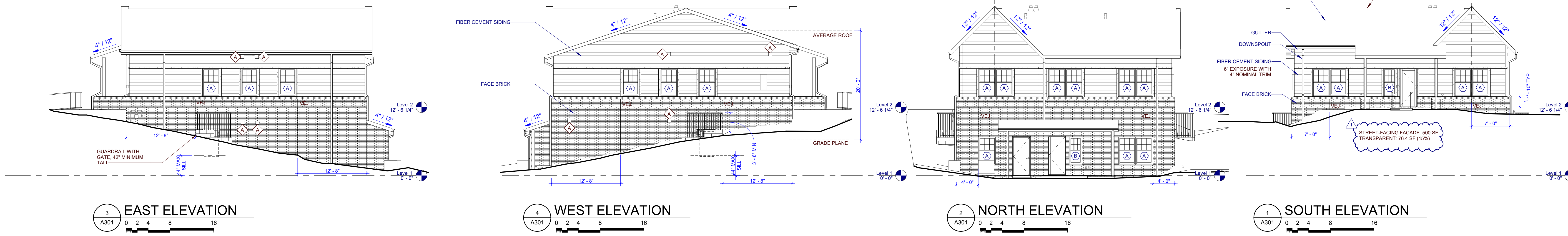
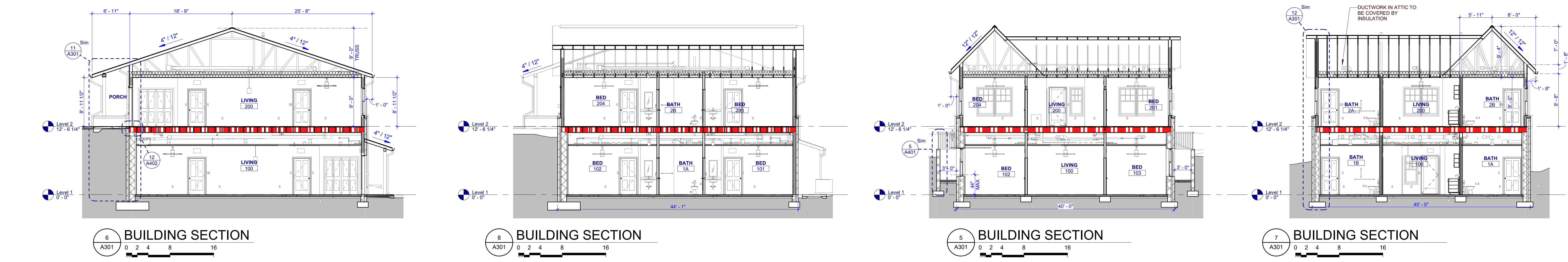
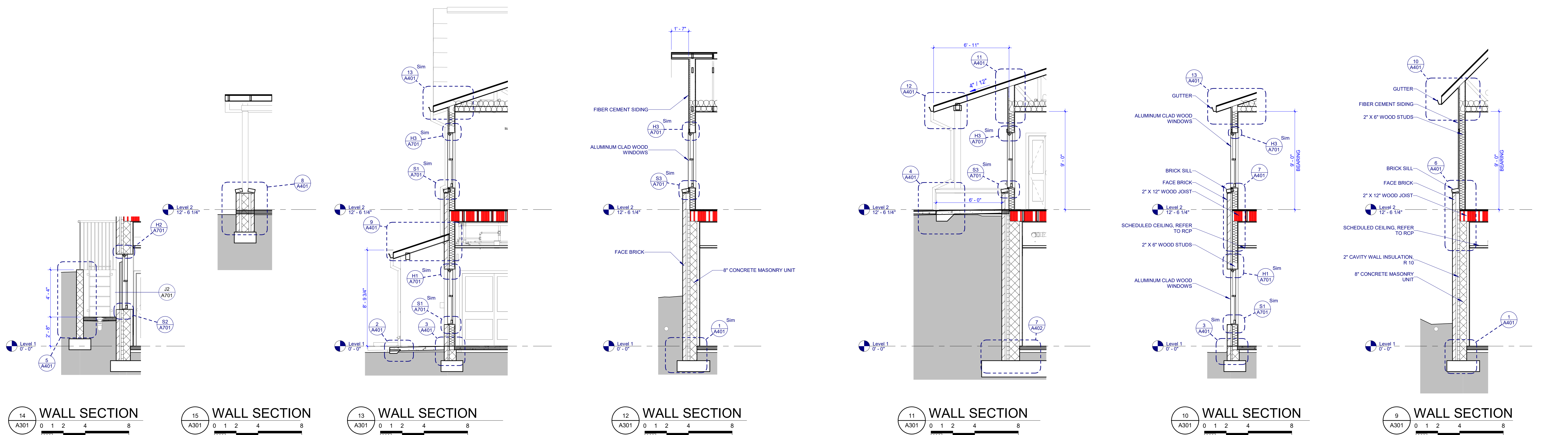
OWNER
SUSANNAH'S HOUSE

PROJECT ADDRESS
**945 DAMERON AVE
KNOXVILLE, TN 37921**

GENERAL NOTES

- COORDINATE WITH APPLICABLE DIMENSIONS AND DETAILS ON OTHER SHEETS.
- NOTES AND DETAILS ARE TYPICALLY APPLICABLE TO SIMILAR ITEMS DRAWN ELSEWHERE ON THE SHEET.
- DIMENSIONS ARE TO FACE OF MASONRY, SYNCAST, COMPOSITE METAL PANELS, CURTAINWALL, OR EDGE OF OPENING UNLESS OTHERWISE NOTED.
- LOCATE VERTICAL VENEER EXPANSION JOINTS (VEJ) AT MAX 25 FEET ON CENTER WHERE NOT SHOWN OTHERWISE. COORDINATE LOCATIONS WITH THE ARCHITECT.
- NOT USED
- SEE SHEET A701 FOR EXTERIOR WINDOW TYPES AND DETAIL REFERENCES.
- NOT USED
- NOT USED
- PROVIDE MASONRY VENEER EXPANSION JOINTS (VEJ) AT INSIDE CORNERS AND INTERSECTIONS WITH OTHER MATERIALS TYPE.
- SEE STRUCTURAL DRAWINGS FOR SIZE, DEPTH, AND REINFORCING OF ALL FOOTINGS.
- SEE STRUCTURAL DRAWINGS FOR SIZES AND CONNECTIONS OF ALL STRUCTURAL STEEL FRAMING MEMBERS.

PARTNER-IN-CHARGE	CVG
PROJECT MANAGER	MGJ
DRAWN BY	MGJ/JBM
REVIEWED BY	TWM
ISSUE DATE	07 JUNE 2021
REVISIONS	
1	22 JUL 2021



220721.001.03.01 Rev. 07/2021 206100 - 206100.dwg (bma1915.com)

Jennifer Forte

From: Cheri Burke
Sent: Friday, September 10, 2021 10:30 AM
To: Jennifer Forte
Subject: Fw: BZA September applications

From: Steve Borden <Steve.Borden@tn.gov>
Sent: Wednesday, September 8, 2021 3:47 PM
To: Cheri Burke <cmburke@knoxvilletn.gov>
Subject: RE: BZA September applications

Please find the following responses from TDOT District 18 to the September BZA applications:

9A21VA: 3903 Whedbee Dr – Operations has No Comment
9B21VA: 4410 Western Ave - Increasing sign height from 20' to 25'. Setbacks seem to be met. – Operations has No Comment
9C21VA: 5213 Homberg Dr – Operations has No Comment
9D21VA: 945 Dameron Ave– Operations has No Comment
9E21VA: 3841 Woodhill Pl– Operations has No Comment



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, September 7, 2021 10:44 AM
To: Steve Borden <Steve.Borden@tn.gov>
Subject: [EXTERNAL] BZA September 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 9/13/21.

September 14, 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 9-A-21-VA, 9-B-21-VA, 9-C-21-VA, 9-D-21-VA, and 9-E-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