



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	Owner <input type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Email		Other <input type="checkbox"/>

THIS IS A REQUEST FOR:	
<input 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	City, State, Zip
See KGIS.org for Parcel #	and Zoning District

VARIANCE REQUIREMENTS

City of Knoxville Zoning Ordinance Article 16, Section 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.

Describe hardship conditions that apply to this variance.

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 _____

File # 1-D-22-VA



BOARD OF ZONING APPEALS APPLICATION

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

Is a plat required? Yes No

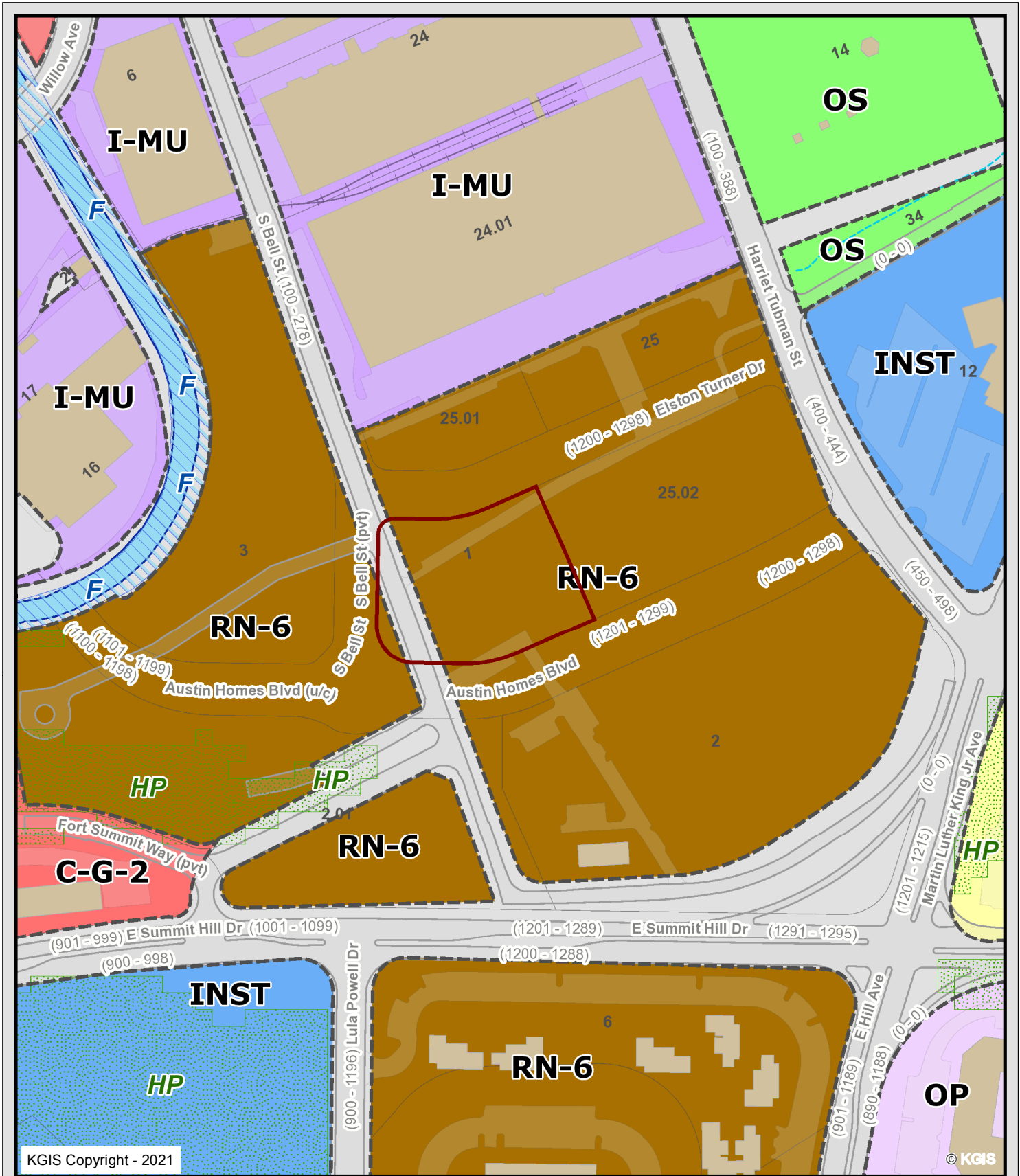
Small Lot of record?

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

Large empty rectangular area for providing variance request details and ordinance citations.

PROJECT INFORMATION

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



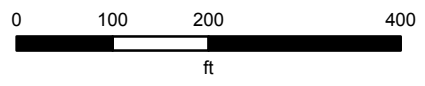
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0 S Bell St
 1-D-22-VA
 Kevin Liegibel

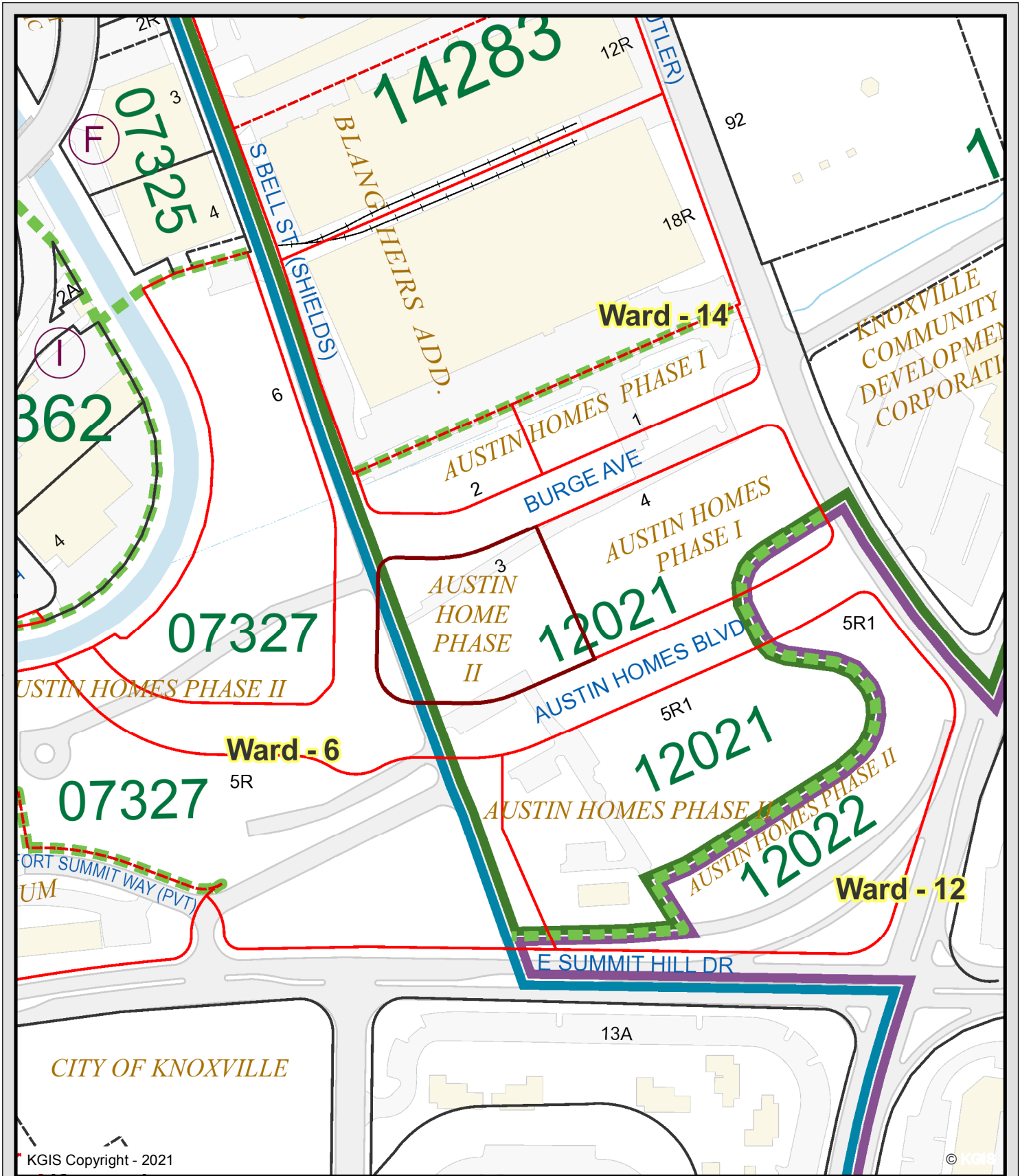


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Knoxville - Knox County - KUB Geographic Information System

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Kevin Liegibel

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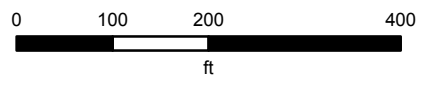
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1-D-22-VA
Kevin Liegibel

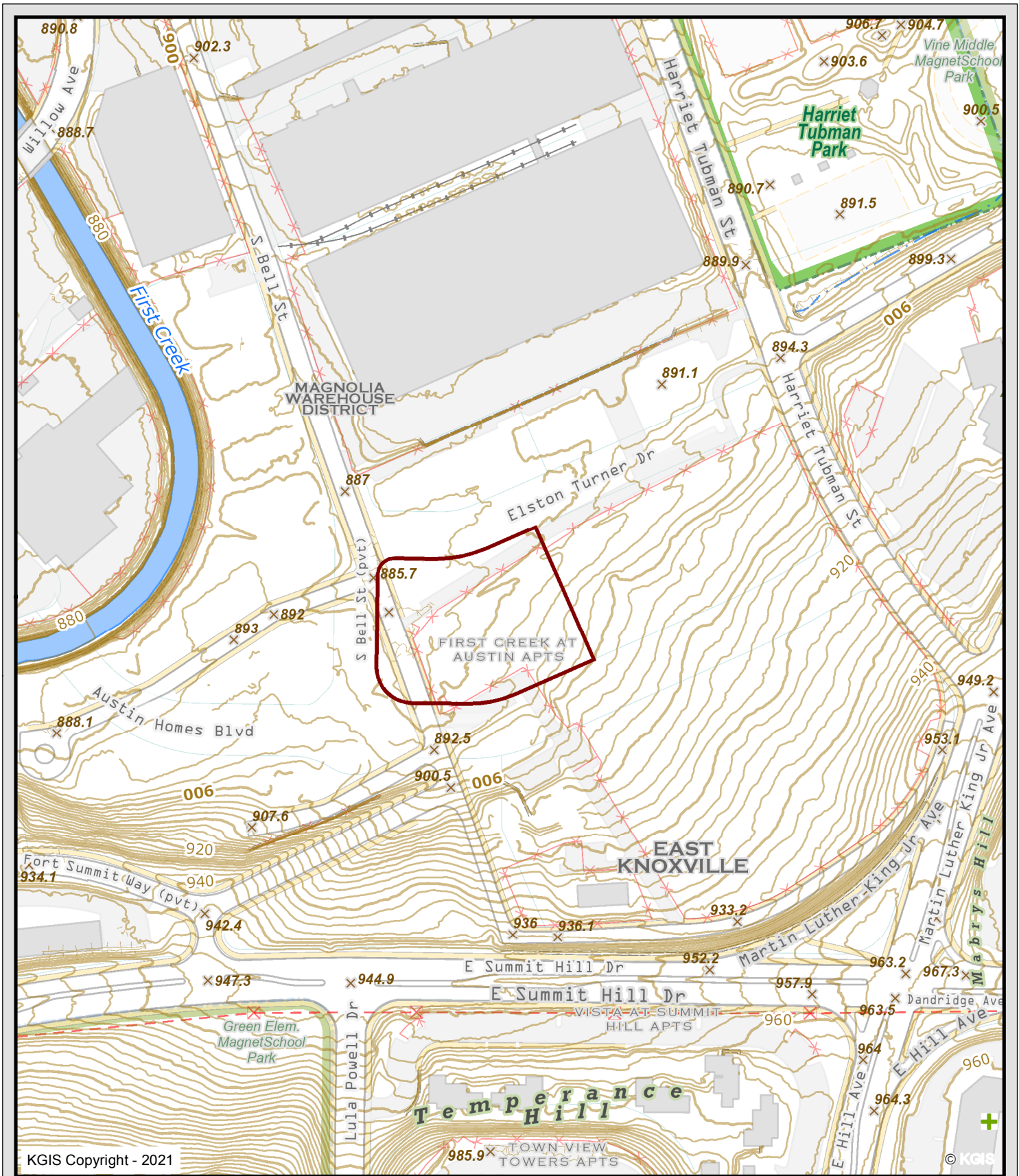
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AUSTIN HOMES REDEVELOPMENT



PROPOSED:

LOT 3: 64,442 SF (PROVIDED)

BUILDING A: 53 MF UNITS
5000 SF + 52 x 825 SF = 47,900 SF

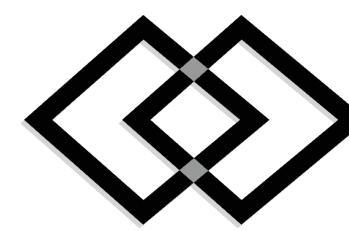
BUILDING D: 8 MF UNITS
8 x 825 SF = 6,600 SF

BUILDING E: 6 TOWNHOMES
6 x 1500 SF = 9,000 SF

TOTAL UNITS: 67 (61 MF + 6 TH)
LOT 3 REQUIRED: 63,500 SF



SOUTHEAST VENTURE
Design Services



PARTNERS
DEVELOPMENT



CITY OF KNOXVILLE
INDYA KINCANNON, MAYOR

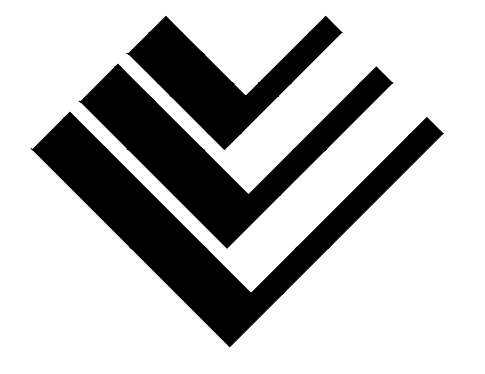
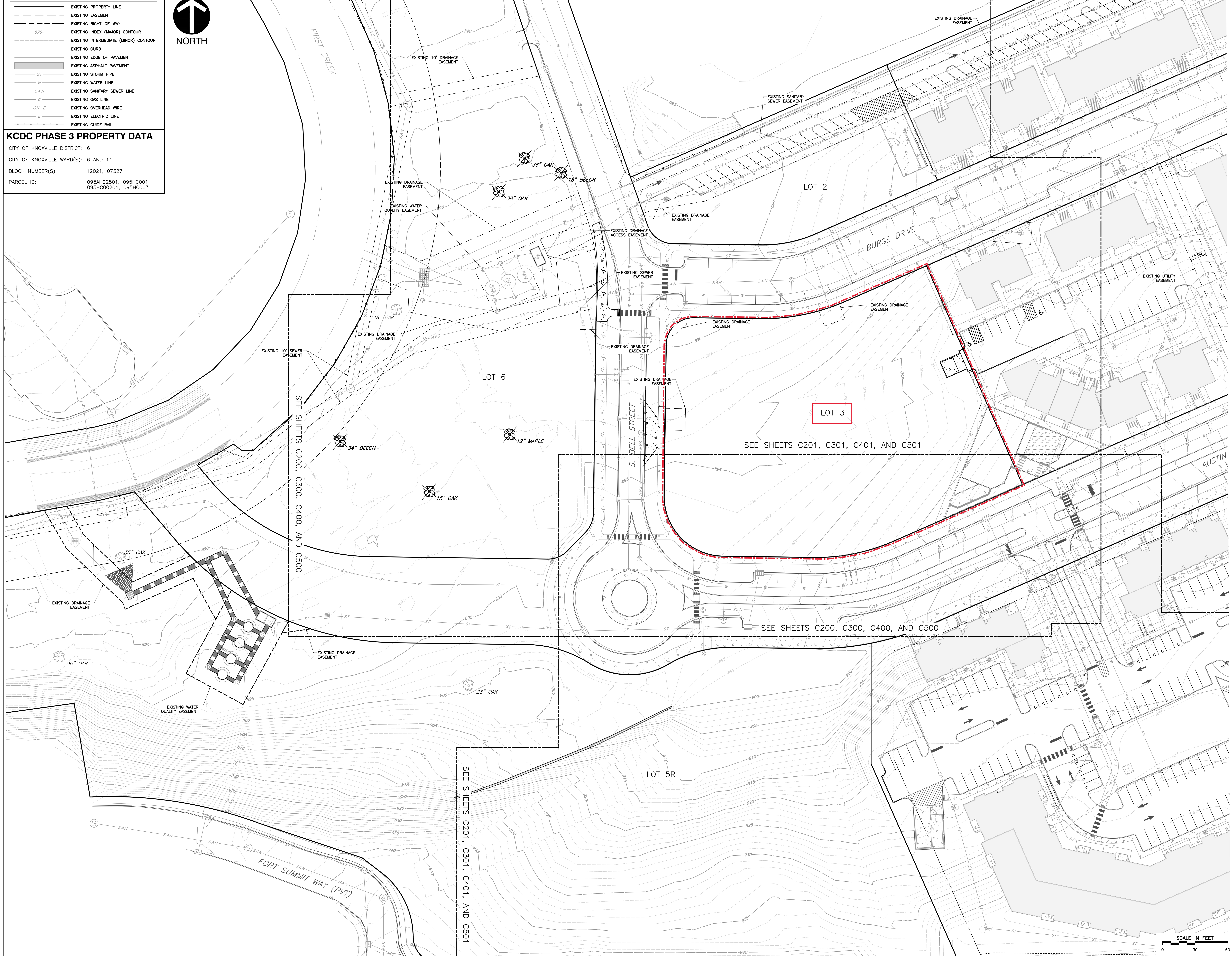


- LEGEND**
- EXISTING PROPERTY LINE
 - - - EXISTING EASEMENT
 - - - EXISTING RIGHT-OF-WAY
 - - - EXISTING INDEX (MAJOR) CONTOUR
 - - - EXISTING INTERMEDIATE (MINOR) CONTOUR
 - EXISTING CURB
 - EXISTING EDGE OF PAVEMENT
 - EXISTING ASPHALT PAVEMENT
 - EXISTING STORM PIPE
 - EXISTING WATER LINE
 - EXISTING SANITARY SEWER LINE
 - EXISTING GAS LINE
 - OH-E EXISTING OVERHEAD WIRE
 - E EXISTING ELECTRIC LINE
 - EXISTING GUIDE RAIL



KCDC PHASE 3 PROPERTY DATA

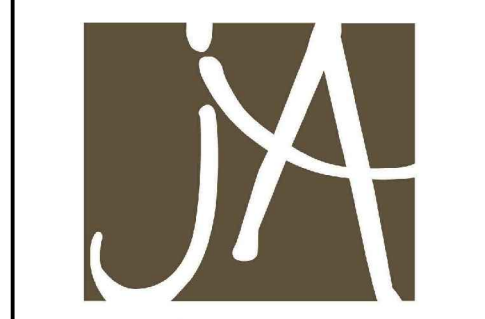
CITY OF KNOXVILLE DISTRICT: 6
 CITY OF KNOXVILLE WARD(S): 6 AND 14
 BLOCK NUMBER(S): 12021, 07327
 PARCEL ID: 095AH02501, 095HC001, 095HC00201, 095HC003



SOUTHEAST VENTURE
 DESIGN SERVICES
 4030 ARMORY OAKS DRIVE
 NASHVILLE, TENNESSEE 37204
 (615) 833-8716



Civil & Environmental Consultants, Inc.
 2704 CHEROKEE FARM WAY, SUITE 101
 KNOXVILLE, TENNESSEE 37920
 (865) 977-9997



Johnson Architecture
 2240 SUTHERLAND AVE. #105
 KNOXVILLE, TENNESSEE 37919
 (865) 671-9060

AUSTIN HOMES REDEVELOPMENT PHASE 3
 KNOXVILLE, KNOX COUNTY, TN



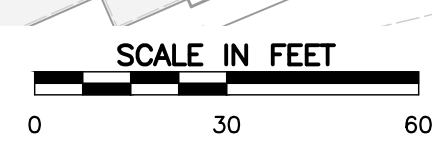
SEAL
PRELIM. FOR REVIEW

ISSUED	DATE
SCHEMATIC DESIGN	09/17/2021
75% DESIGN DEVELOPMENT	11/19/2021
100% DESIGN DEVELOPMENT	12/02/2021

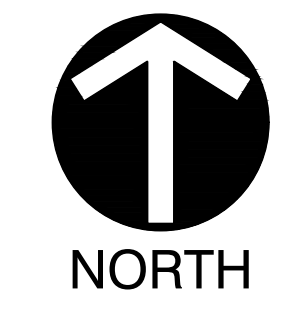
No. Δ	REVISED	DATE

EXISTING CONDITIONS PLAN
C100

DRAWN: MWB
 CHECKED: GHP
 CEC PROJECT # 314-264



DESCRIPTION	DETAIL
A LANDSCAPE AREA / ISLAND	202 (C800)
B CONCRETE SIDEWALK	208 (C800)
C EXTRUDED CONCRETE CURB	205 (C800)
D INTEGRAL CONCRETE CURB & SIDEWALK	217 (C801)
E 30" CONCRETE CURB AND GUTTER	214 (C801)
F ACCESSIBLE SIDEWALK RAMP	207 (C800)
G ACCESSIBLE PARKING SPACE	210 (C800)
H 4" PAINTED WHITE PARKING STRIPES	212 (C800)
I PAINTED DIRECTIONAL ARROW	212 (C800)
J 24" PAINTED WHITE STOP BAR	212 (C800)
K PAINTED CROSSWALK STRIPING	215 (C801)
L MISCELLANEOUS TRAFFIC MARKINGS	212 (C800)
M LIGHT DUTY ASPHALT PAVEMENT (PARKING SPACES)	213 (C800)
N HEAVY DUTY ASPHALT PAVEMENT (DRIVE AISLES)	213 (C800)
O HEAVY DUTY CONCRETE PAVEMENT	209 (C800)
P DUMPSTER ENCLOSURE (SEE ARCH. PLANS)	
Q RETAINING WALL (SEE C.300 SHEET)	
R "STOP" SIGN	203 (C800)
S "DO NOT ENTER" SIGN	203 (C800)
T ACCESSIBLE PARKING SIGN	201 (C800)
U VAN ACCESSIBLE PARKING SIGN	201 (C800)
V CONCRETE PATIO (SEE ARCH. PLANS)	
W COMMUNITY GARDEN PLOTS	
X TRANSFORMER PAD (SEE MEP PLANS)	
Y BIKE PADS	
Z STANDARD CONCRETE SIDEWALK	218 (C801)
AA COMPACT PARKING SPACE SIGN	



KCDC PHASE 3 PARKING NOTES

RESIDENTIAL		
UNIT BREAKDOWN:	MULTI-FAMILY	90
	1 BEDROOM	48
	2 BEDROOM	10
	4 BEDROOM	4
	TOWNHOME	6
CITY OF KNOXVILLE PARKING REQUIRED:		
	MULTI-FAMILY	1.20
	1 BEDROOM	1.45
	2 BEDROOM	1.70
	TOWNHOME	2.25
COMMERCIAL		
MIXED USE MULTI-TENANT STRUCTURES:	2,518 SF GFA	
CITY OF KNOXVILLE PARKING REQUIRED: 3 PER 1,000 SF GFA		
TOTAL REQUIRED SPACES (WITH 30% REDUCTION) = 157 SPACES		
PARKING PROVIDED = 157 SPACES INCLUDING 12 COMPACT SPACES INCLUDING 6 ACCESSIBLE SPACES		

LEGEND

	EXISTING PROPERTY LINE
	EXISTING EASEMENT
	EXISTING RIGHT-OF-WAY
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	EXISTING INTERMEDIATE (MINOR) CONTOUR
	EXISTING CURB
	EXISTING EDGE OF PAVEMENT
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	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD WIRE
	EXISTING ELECTRIC LINE
	EXISTING GUIDE RAIL
	PROPOSED ROADWAY CENTERLINE
	PROPOSED CURB
	PROPOSED HEAVY DUTY CONCRETE
	PROPOSED STRIPING
	PROPOSED SIDEWALK
	PROPOSED EASEMENT
	PROPOSED MUNICIPAL BOUNDARY
	PROPOSED SETBACK LINE
	PROPOSED SUBJECT PROPERTY BOUNDARY
	PROPOSED BUILDING
	PROPOSED LIGHT DUTY ASPHALT PAVEMENT
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT

SOUTHEAST VENTURE
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JA
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KNOXVILLE, TENNESSEE 37919
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AUSTIN HOMES REDEVELOPMENT PHASE 3
KNOXVILLE, KNOX COUNTY, TN

KCDC Knoxville's Community Development Corporation
Southeastern Housing Foundation
An Institute of KNOXVILLE LEADERSHIP FOUNDATION

SEAL
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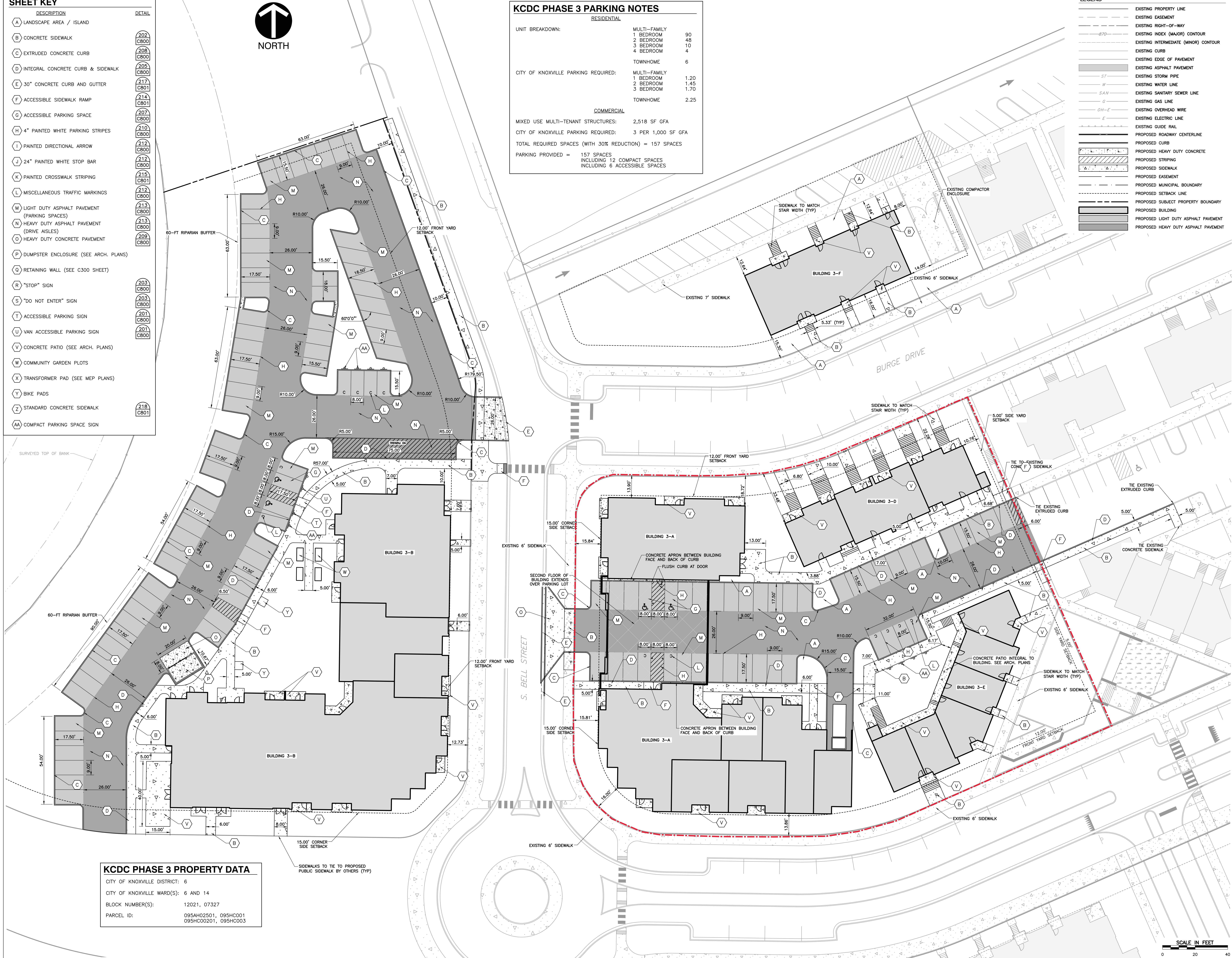
SITE LAYOUT PLAN
C200

DRAWN: MVB
CHECKED: GHP
CEC PROJECT # 314-264

KCDC PHASE 3 PROPERTY DATA

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SCALE IN FEET
0 20 40





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	PROPOSED SETBACK LINE
	PROPOSED SUBJECT PROPERTY BOUNDARY
	PROPOSED BUILDING
	PROPOSED LIGHT DUTY ASPHALT PAVEMENT
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	PROPOSED LIMITS OF DISTURBANCE
	PROPOSED INDEX (MAJOR) CONTOUR
	PROPOSED INTERMEDIATE (MINOR) CONTOUR
	PROPOSED SLOPE LABEL
	PROPOSED SPOT ELEVATION
	TOP OF CURB ELEVATION
	BOTTOM OF CURB ELEVATION

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**AUSTIN HOMES
 REDEVELOPMENT PHASE 3**
 KNOXVILLE, KNOX COUNTY, TN

An Initiative of KNOXVILLE LEADERSHIP FOUNDATION

SEAL
**PRELIM.
 FOR
 REVIEW**

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100% DESIGN DEVELOPMENT	12/02/2021

No.	REVISION	DATE

SITE GRADING
 PLAN
C300

DRAWN: MWB
 CHECKED: GHP
 CEC PROJECT # 314-264

