

File # 4-A-22-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 Capitol Lofts, LLC	Owner <input checked="" type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address 122 South Gay Street	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip Knoxville, Tennessee 37902	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number 865-406-0938	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Email daniel@smithlawtn.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 305 West Vine Avenue	City, State, Zip Knoxville, TN 37902
See KGIS.org for Parcel # 094 EJ 032	and Zoning District DK-G

**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.**

- This project proposes the construction of a 7 story building containing 2 floors of garage parking and five floors of residential apartment units (122-125 total). A resort style pool and outdoor amenity area is planned for the western part of the property. The subject narrow site is along a very steep hill/ridge overlooking Jackson avenue. In order to accomplish the project, we are seeking the following variances to the DK-G design standards:
- 5.5(b) - 80% build to % for 5 feet. The steep slope along vine (28' rise over 495' run along the site's property line) would exert a tremendous force on any building structure that incorporated a retaining wall within the podium structure. As a result, a separate, permanent retaining wall must be installed to isolate the proposed building. At the east part of the property, the retaining wall will range from 5-10 feet. At the west part of the property it will be as high as 25+'. Consequently the design calls for a soil nail wall at the west, and a poured in place along the east. This requires that the building at the west edge be set back +/-23' from the property line, and 10' at the east edge. The 10' set back at the west is necessary to accommodate vehicular traffic pulling into the parking structure from the very steep, vine avenue. Additionally, KUB requires sufficient area to access transformer vault that must be placed in front of the building along Vine Avenue.
- 5.5(c) - Building facade must incorporate an entry every 50'. Because of the steep slope, the parking structure is built into the side of the hill. This makes it impracticable to design an entry into the parking garage every 50'. Instead, the proposed building has an entry every 148'.
- 5.5(c) - Transparency. The zoning language is unclear whether this requires a variance; however, the parking 1 and 2 levels incorporate openings without glazing. To the extent transparency only applies to windows or doors, a variance is requested with respect to the Fenestrian Design requirements, such that the garage openings would count toward the transparency requirement.
- 5.5(d) - Exposed concrete walls. The proposed building incorporates poured in place, painted concrete walls and columns throughout the exterior of the podium structure (similar to the new condominiums on vine). Green, vegetation screens will be employed to accent the concrete.

**Describe hardship conditions that apply to this variance.**

This a narrow lot on a very steep hill (with a history of instability) overlooking Jackson Avenue. The unique challenges of this site (in particular the Class 4 seismic class and need to isolate the building from lateral earth loads) make it impractical to develop the site without variances to the set back requirements. Additionally, certain design requirements intended to apply to a typical, flat urban street should be loosened to allow for site development along a street with such a very steep slope/grade.

**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 2.16.2022

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):**

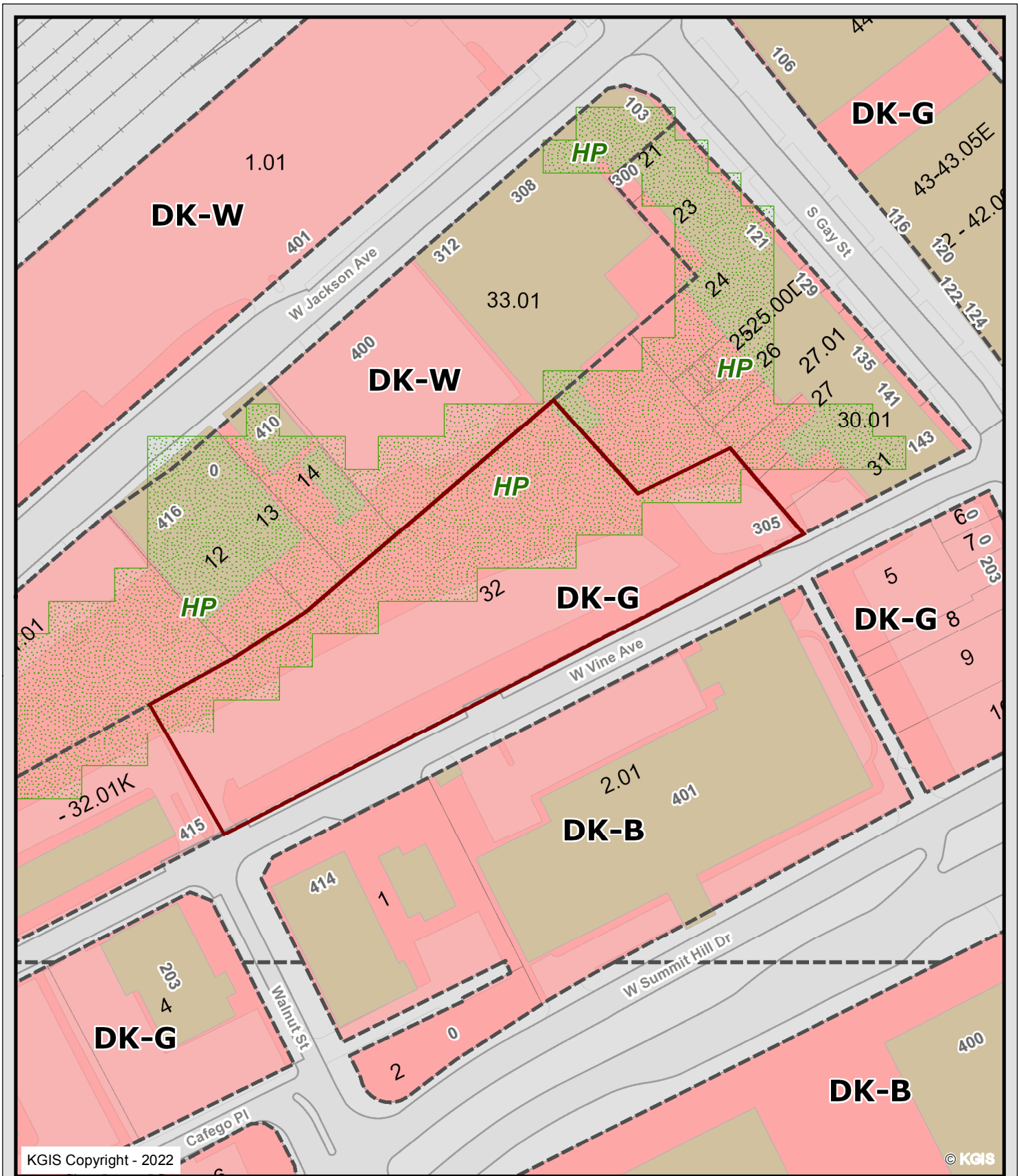
Large empty rectangular area for providing variance request details and ordinance citations.

**PROJECT INFORMATION**

Date Filed | Fee Amount

Council District | BZA Meeting Date

**PLANS REVIEWER** | **DATE**



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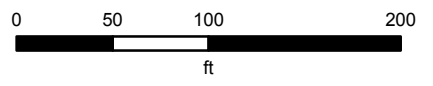
### 305 WEST VINE AVE

4-A-22-VA  
DANIEL SMITH

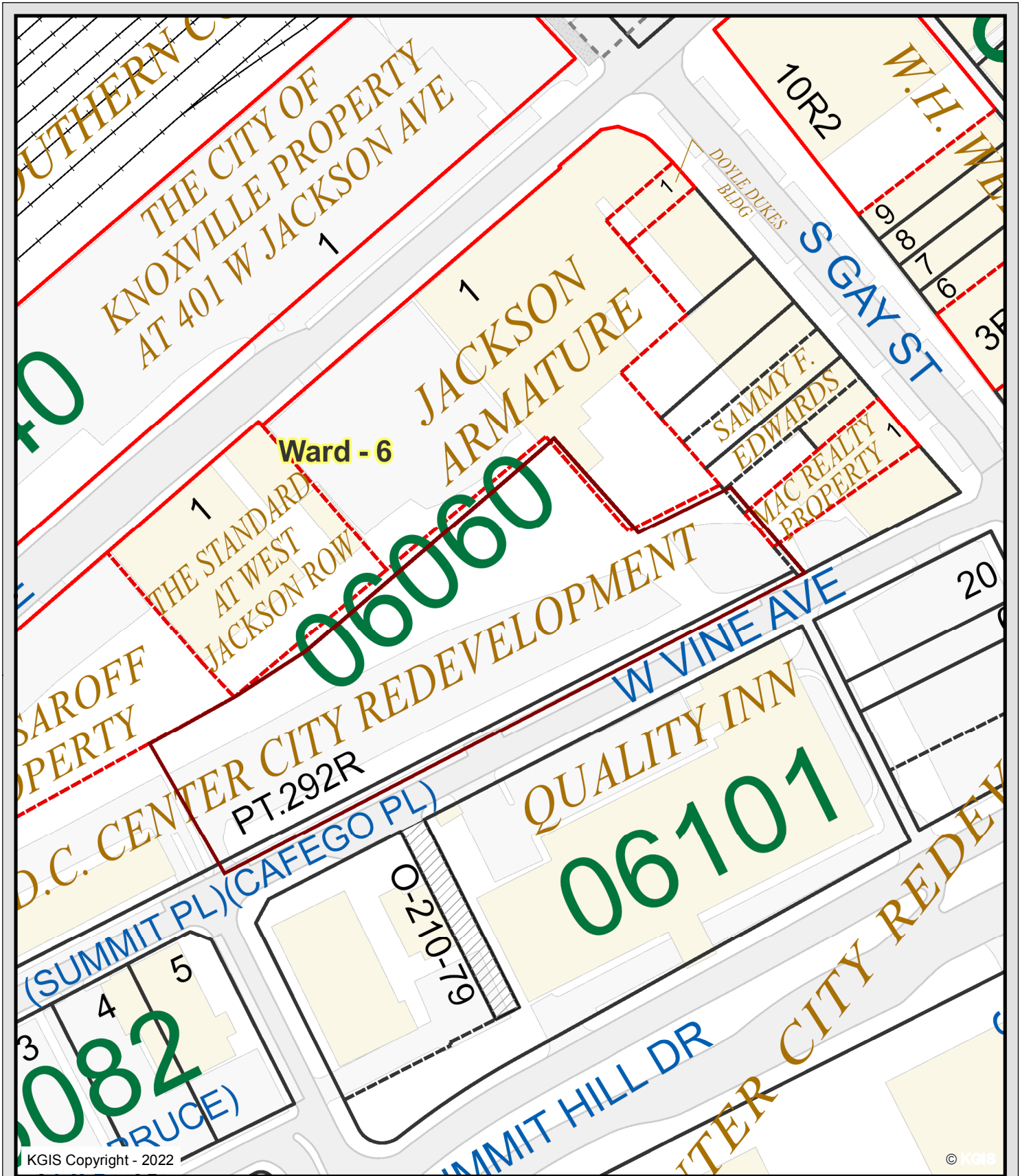
#### Knoxville - Knox County - KUB Geographic Information System



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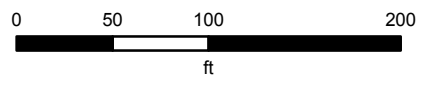
305 WEST VINE AVE

4-A-22-VA  
DANIEL SMITH

Knoxville - Knox County - KUB Geographic Information System



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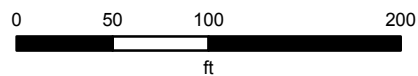
# 305 WEST VINE AVE

4-A-22-VA  
DANIEL SMITH

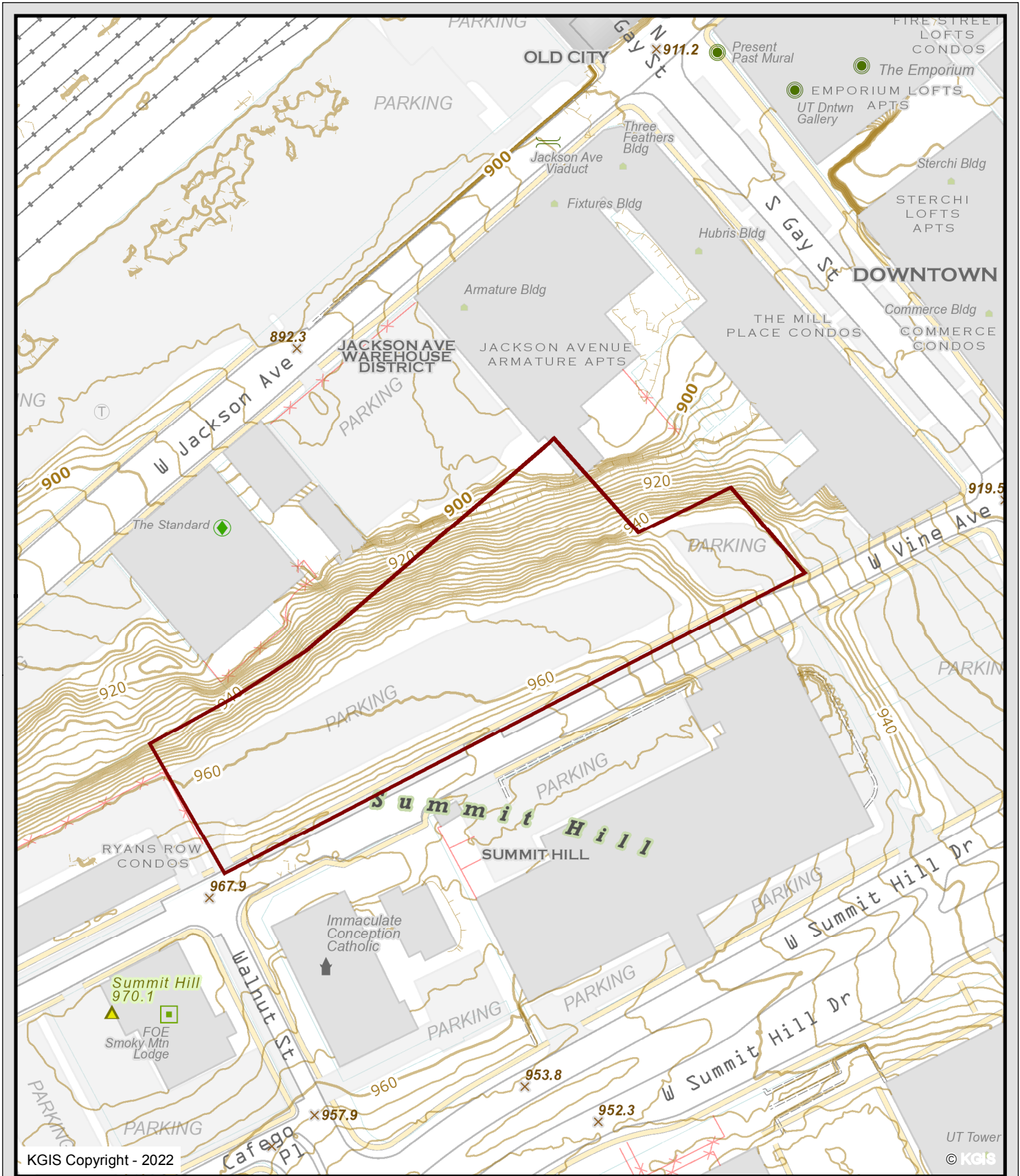
**Knoxville - Knox County - KUB Geographic Information System**



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UT Tower  
© KGIS

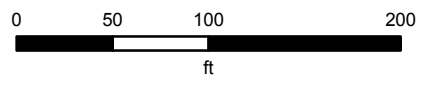
### 305 WEST VINE AVE

4-A-22-VA  
DANIEL SMITH

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



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**SITE PLAN LEGEND**

**GENERAL NOTES AND REFERENCE**

- COVERED MULTIFAMILY DWELLINGS MUST HAVE AT LEAST ONE BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE. RE: ANSI A117.1
- RE: LANDSCAPE PLANS FOR ACCESSIBLE ROUTE.
- UNIT PLANS HAVE ALTERNATES KNOWN AS PARTIALS. RE: BUILDING PLANS FOR UNIT PARTIALS.
- LANDINGS SHALL HAVE SLOPE NOT TO EXCEED 2% SLOPE AS PER SECTION 1008.1.4.
- ALL PLAN DEFICIENCIES SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION PRIOR TO COMMENCEMENT OF WORK.
- GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES THAT ARE LOCATED MORE THAN 30" MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36" HORIZONTALLY TO THE EDGE OF THE OPEN SIDE.
- LANDSCAPING AND CIVIL INFORMATION SHOWN FOR GRAPHICAL REPRESENTATION. RE: LANDSCAPE AND CIVIL FOR DETAILED SITE INFORMATION.

**ABBREVIATIONS**

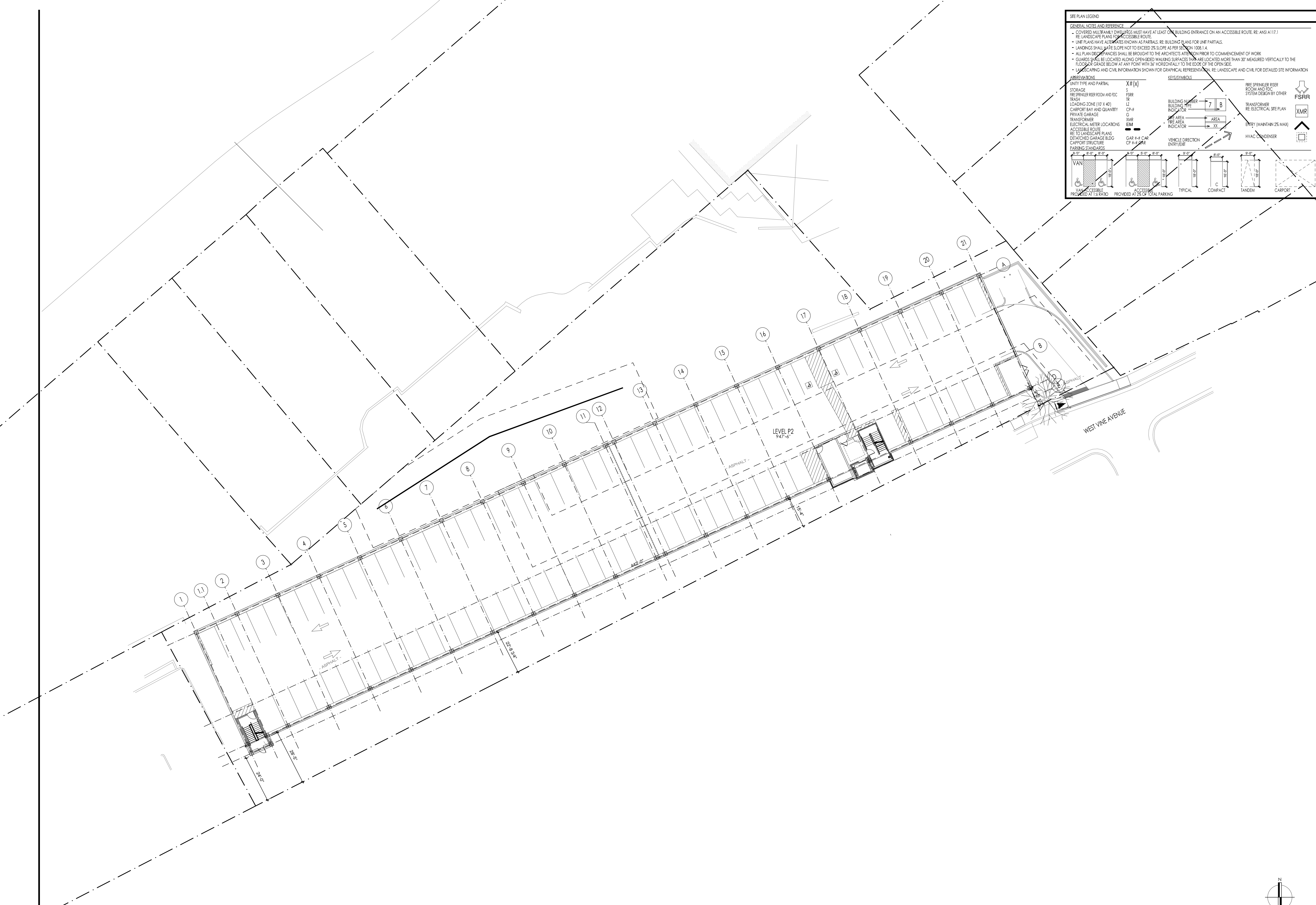
UNITY TYPE AND PARTIAL	X# [X]
STORAGE	S
FIRE SPRINKLER ROOM AND FDC	FSRR
TRASH	TR
LOADING ZONE (10' X 40')	LZ
CARPORT BAY AND QUANTITY	CP-B
PRIVATE GARAGE	G
TRANSFORMER	ZMR
ELECTRICAL METER LOCATIONS	EM
RE: TO LANDSCAPE PLANS	GAR #=H CAR
DETACHED GARAGE BLDG	CP #=A GAR
CARPORT STRUCTURE	

**KEY/SYMBOLS**

BUILDING NUMBER	7	8
BUILDING TYPE		
INDICATOR		
FIRE AREA	AREA	
FIRE AREA INDICATOR	XX	
VEHICLE DIRECTION ENTRY/EXIT		
TRANSFORMER		
RE: ELECTRICAL SITE PLAN		
ENTRY (MAINTAIN 2% MAX)		
HYAC CONDENSER		

**PARKING STANDARDS**

VAN	8'-0"	5'-0"	18'-0"
ACCESSIBLE PROVIDED AT 1:4 RATIO	8'-0"	5'-0"	18'-0"
ACCESSIBLE PROVIDED AT 2% OF TOTAL PARKING	8'-0"	5'-0"	18'-0"
TYPICAL	8'-0"	5'-0"	18'-0"
COMPACT	8'-0"	5'-0"	18'-0"
TANDEM	8'-0"	5'-0"	18'-0"
CARPORT	8'-0"	5'-0"	18'-0"



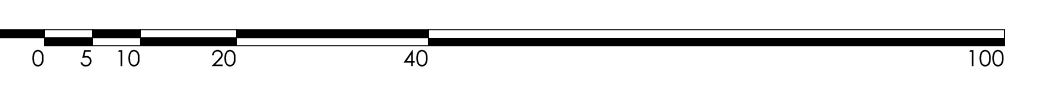
**PROJECT NAME**  
CITY, STATE  
CLIENT NAME

ISSUED FOR  
REVIEW ONLY  
NOT TO BE USED FOR  
REGULATORY APPROVAL,  
PERMITTING, OR  
CONSTRUCTION  
REVISIONS

PROJECT #  
21000  
DATE  
02-18-2022

SHEET NO.  
A.101  
LEVEL P2  
SITE PLAN

1 SITE PLAN - LEVEL P2  
SCALE 1"=20'-0"



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**SITE PLAN LEGEND**


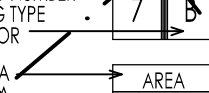


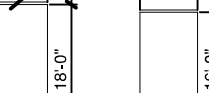
**GENERAL NOTES AND REFERENCE**

- COVERED MULTIFAMILY DWELLINGS MUST HAVE AT LEAST ONE BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE. RE: ANSI A117.1
- RE: LANDSCAPE PLANS ACCESSIBLE ROUTE.
- UNIT PLANS HAVE ALTERNATES KNOWN AS PARTIALS. RE: BUILDING PLANS FOR UNIT PARTIALS.
- LANDINGS SHALL HAVE SLOPE NOT TO EXCEED 2% SLOPE AS PER SECTION 1008.1.4.
- ALL PLAN DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION PRIOR TO COMMENCEMENT OF WORK.

**ABBREVIATIONS**

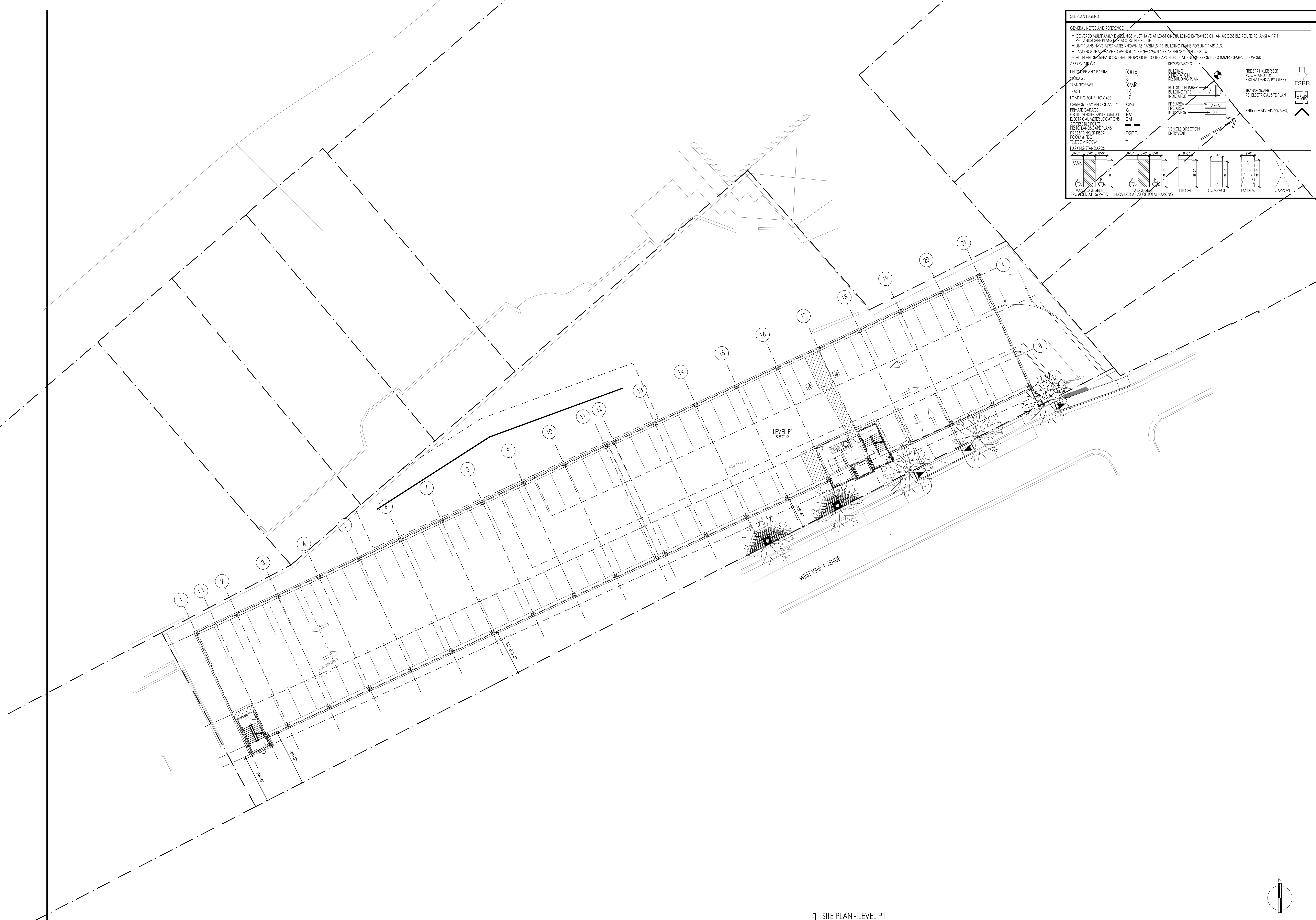
UNIT TYPE AND PARTIAL	X#(X)	BUILDING ORIENTATION	FSRR	FIRE SPRINKLER RISER ROOM AND FDC SYSTEM DESIGN BY OTHER
STORAGE	S	RE: BUILDING PLAN	XMR	TRANSFORMER RE: ELECTRICAL SITE PLAN
TRANSFORMER	XMR	BUILDING NUMBER INDICATOR	TR	ENTRY (MAINTAIN 2% MAX)
TRASH	TR	RE: LANDSCAPE PLANS	LZ	
LOADING ZONE (10' X 40')	LZ	RE: LANDSCAPE PLANS	CP-#	
CARPORT BAY AND QUANTITY	CP-#	ELECTRIC METER LOCATIONS	EM	
PRIVATE GARAGE	G	ACCESSIBLE ROUTE	EM	
ELECTRIC VEHICLE CHARGING STATION	EV	RE: TO LANDSCAPE PLANS	FSRR	
ELECTRIC METER LOCATIONS	EM	FIRE SPRINKLER RISER ROOM & FDC	T	
ACCESSIBLE ROUTE	EM	TELECOM ROOM		
RE: TO LANDSCAPE PLANS				

**KEY SYMBOLS**

**PARKING STANDARDS**

VAN	8'-0" x 18'-0"	5'-0" x 18'-0"	5'-0" x 18'-0"	5'-0" x 18'-0"	5'-0" x 18'-0"
ACCESSIBLE PROVIDED AT 1:2 RATIO	8'-0" x 18'-0"	5'-0" x 18'-0"	5'-0" x 18'-0"	5'-0" x 18'-0"	5'-0" x 18'-0"
ACCESSIBLE PROVIDED AT 2% OF TOTAL PARKING	8'-0" x 18'-0"	5'-0" x 18'-0"	5'-0" x 18'-0"	5'-0" x 18'-0"	5'-0" x 18'-0"
TYPICAL	8'-0" x 18'-0"	5'-0" x 18'-0"	5'-0" x 18'-0"	5'-0" x 18'-0"	5'-0" x 18'-0"
COMPACT	8'-0" x 18'-0"	5'-0" x 18'-0"	5'-0" x 18'-0"	5'-0" x 18'-0"	5'-0" x 18'-0"
TANDEM	8'-0" x 18'-0"	5'-0" x 18'-0"	5'-0" x 18'-0"	5'-0" x 18'-0"	5'-0" x 18'-0"
CARPORT	8'-0" x 18'-0"	5'-0" x 18'-0"	5'-0" x 18'-0"	5'-0" x 18'-0"	5'-0" x 18'-0"



**CAPITOL LOFTS**  
 KNOXVILLE, TENNESSEE  
 TERMINUS REAL ESTATE

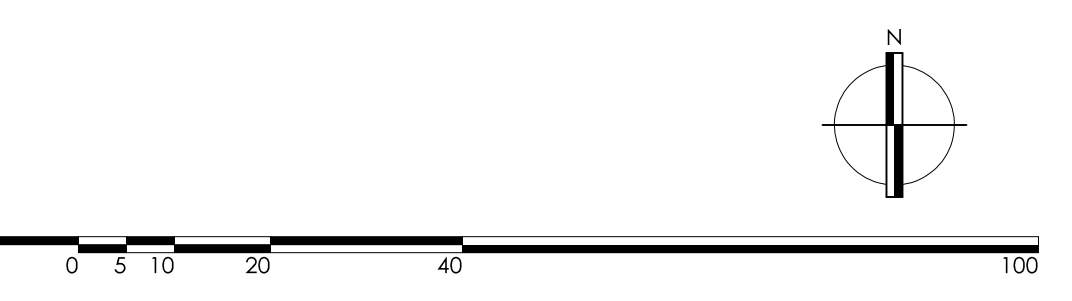
REVISIONS

PROJECT #  
21011

DATE  
01-19-2022

SHEET #  
**A.102**  
P1 LEVEL  
SITE PLAN

**1 SITE PLAN - LEVEL P1**  
 SCALE 1"=20'-0"



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**SITE PLAN LEGEND**

**GENERAL NOTES AND REFERENCE**

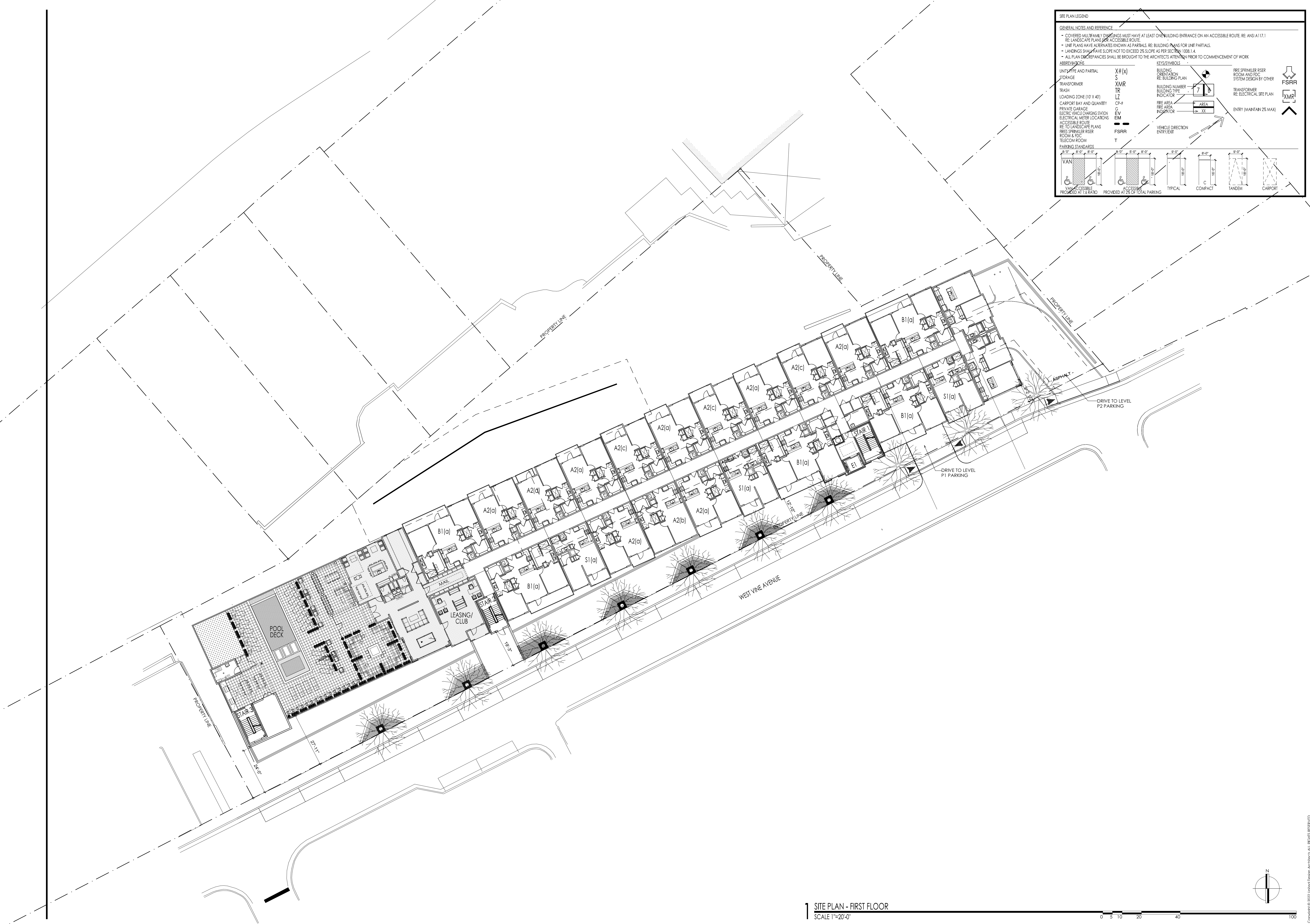
- COVERED MULTIFAMILY DWELLINGS MUST HAVE AT LEAST ONE BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE. RE: ANSI A117.1
- RE: LANDSCAPE PLANS FOR ACCESSIBLE ROUTE.
- UNIT PLANS HAVE ALTERNATES KNOWN AS PARTIALS. RE: BUILDING PLANS FOR UNIT PARTIALS.
- LANDINGS SHALL HAVE SLOPE NOT TO EXCEED 2% SLOPE AS PER SECTION 1008.1.4.
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**ABBREVIATIONS**

UNIT TYPE AND PARTIAL	X#(X)	BUILDING ORIENTATION	RE: BUILDING PLAN	FIRE SPRINKLER RISER ROOM AND FDC SYSTEM DESIGN BY OTHER	FSRR
STORAGE	S	BUILDING NUMBER	INDICATOR	TRANSFORMER	RE: ELECTRICAL SITE PLAN
TRANSFORMER	XMR	TRASH	TR	VEHICLE DIRECTION	ENTRY (MAINTAIN 2% MAX)
LOADING ZONE (10' X 40')	LZ	PRIVATE GARAGE	G	EV	EM
CARPORT BAY AND QUANTITY	CP-#	ELECTRIC VEHICLE CHARGING STATION	EV	FSRR	T
ACCESSIBLE ROUTE	AR	ELECTRIC METER LOCATIONS	EM	T	
RE: LANDSCAPE PLANS		ACCESSIBLE ROUTE	AR		
RE: TO LANDSCAPE PLANS		VEHICLE DIRECTION	ENTRY/EXIT		
RE: SPRINKLER RISER ROOM & FDC					
TELECOM ROOM	T				

**PARKING STANDARDS**

VAN	8'-0" x 18'-0"	8'-0" x 18'-0"	8'-0" x 18'-0"	8'-0" x 18'-0"	8'-0" x 18'-0"	8'-0" x 18'-0"
ACCESSIBLE	PROVIDED AT 1:3 RATIO	PROVIDED AT 2% OF TOTAL PARKING	TYPICAL	COMPACT	TANDEM	CARPORT



**CAPITOL LOFTS**  
 KNOXVILLE, TENNESSEE  
 TERMINUS REAL ESTATE

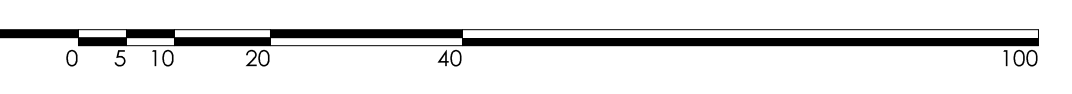
REVISIONS

PROJECT #  
21011

DATE  
01-19-2022

SHEET #  
**A.103**  
FIRST FLOOR  
SITE PLAN

**SITE PLAN - FIRST FLOOR**  
 SCALE 1"=20'-0"



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**SITE PLAN LEGEND**

**GENERAL NOTES AND REFERENCE**

- COVERED MULTIFAMILY DWELLINGS MUST HAVE AT LEAST ONE BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE. RE: ANS I 117.1 RE: LANDSCAPE PLANS FOR ACCESSIBLE ROUTE.
- UNIT PLANS HAVE ALTERNATES KNOWN AS PARTIALS. RE: BUILDING PLANS FOR UNIT PARTIALS.
- LANDINGS SHALL HAVE SLOPE NOT TO EXCEED 2% SLOPE AS PER SECTION 1008.1.4.
- ALL PLANS DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO COMMENCEMENT OF WORK.

**ABBREVIATIONS**

UNIT TYPE AND PARTIAL	X#(X)	KEY SYMBOLS	FIRE SPRINKLER ROOM AND FDC SYSTEM DESIGN BY OTHER
STORAGE	S	BUILDING ORIENTATION RE: BUILDING PLAN	FSRR
TRANSFORMER	XMR	BUILDING NUMBER	TRANSFORMER RE: ELECTRICAL SITE PLAN
TRASH	TR	BUILDING TYPE INDICATOR	XMR
LOADING ZONE (10' X 40')	LZ	FIRE AREA INDICATOR	AREA
CARPORIT BAY AND QUANTITY	CP-#	FIRE AREA INDICATOR	XX
PRIVATE GARAGE	G	VEHICLE DIRECTION ENTRY/EXIT	T
ELECTRIC VEHICLE CHARGING STATION	C		
ELECTRICAL METER LOCATIONS	EM		
ACCESSIBLE ROUTE RE: LANDSCAPE PLANS	—		
FIRE SPRINKLER ROOM & FDC	FSRR		
TELECOM ROOM	T		

**PARKING STANDARDS**

VAN	8'-0" x 18'-0"	PROVIDED AT 12% RATIO
MINI VAN	8'-0" x 16'-0"	PROVIDED AT 2% OF TOTAL PARKING
TYPICAL	8'-0" x 18'-0"	
COMPACT	8'-0" x 16'-0"	
TANDEM	8'-0" x 18'-0"	
CARPORIT	8'-0" x 18'-0"	



**CAPITOL LOFTS**  
 KNOXVILLE, TENNESSEE  
 TERMINUS REAL ESTATE

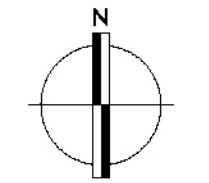
REVISIONS

PROJECT #  
21011

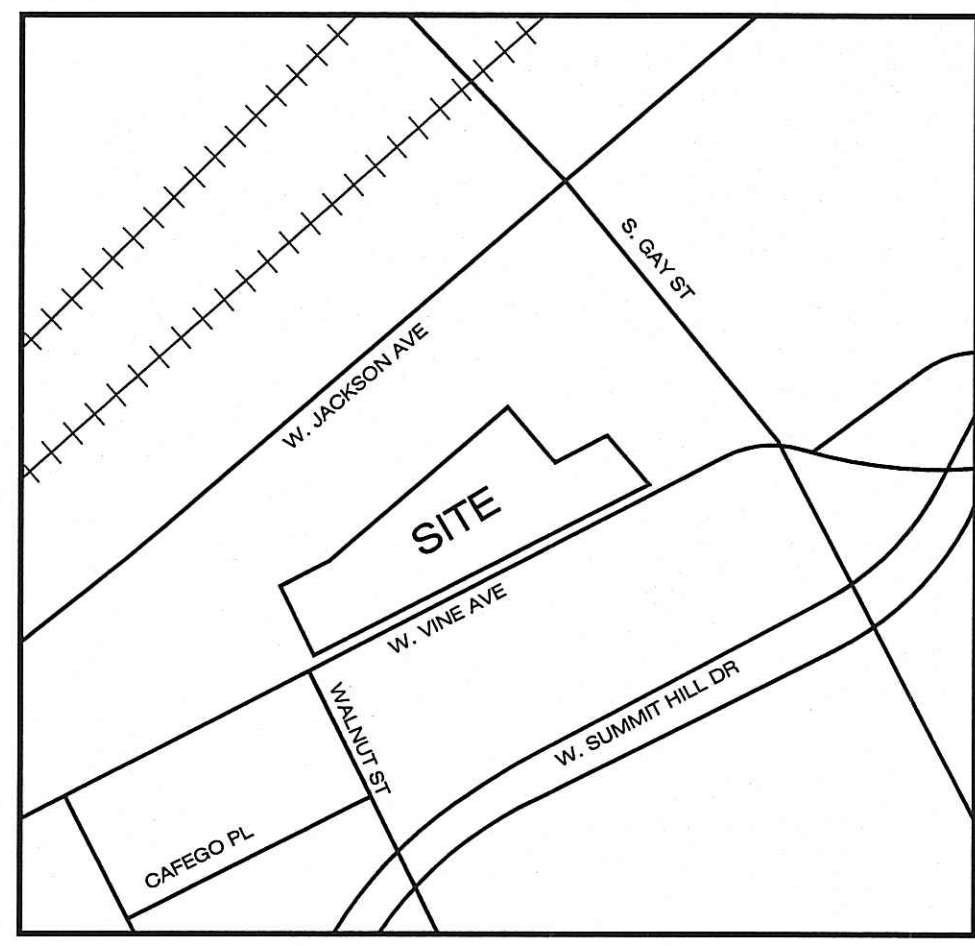
DATE  
01-09-2022

SHEET #  
**A.103**  
FIRST FLOOR  
SITE PLAN

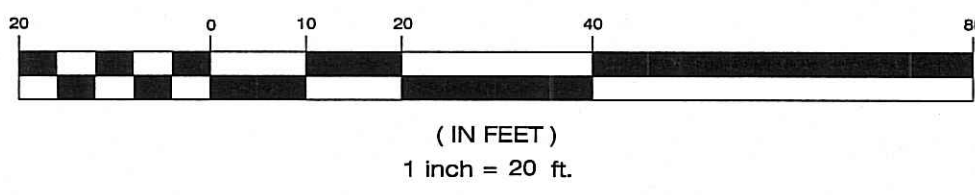
1 SITE PLAN - FIRST FLOOR  
SCALE 1"=20'-0"



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GRAPHIC SCALE

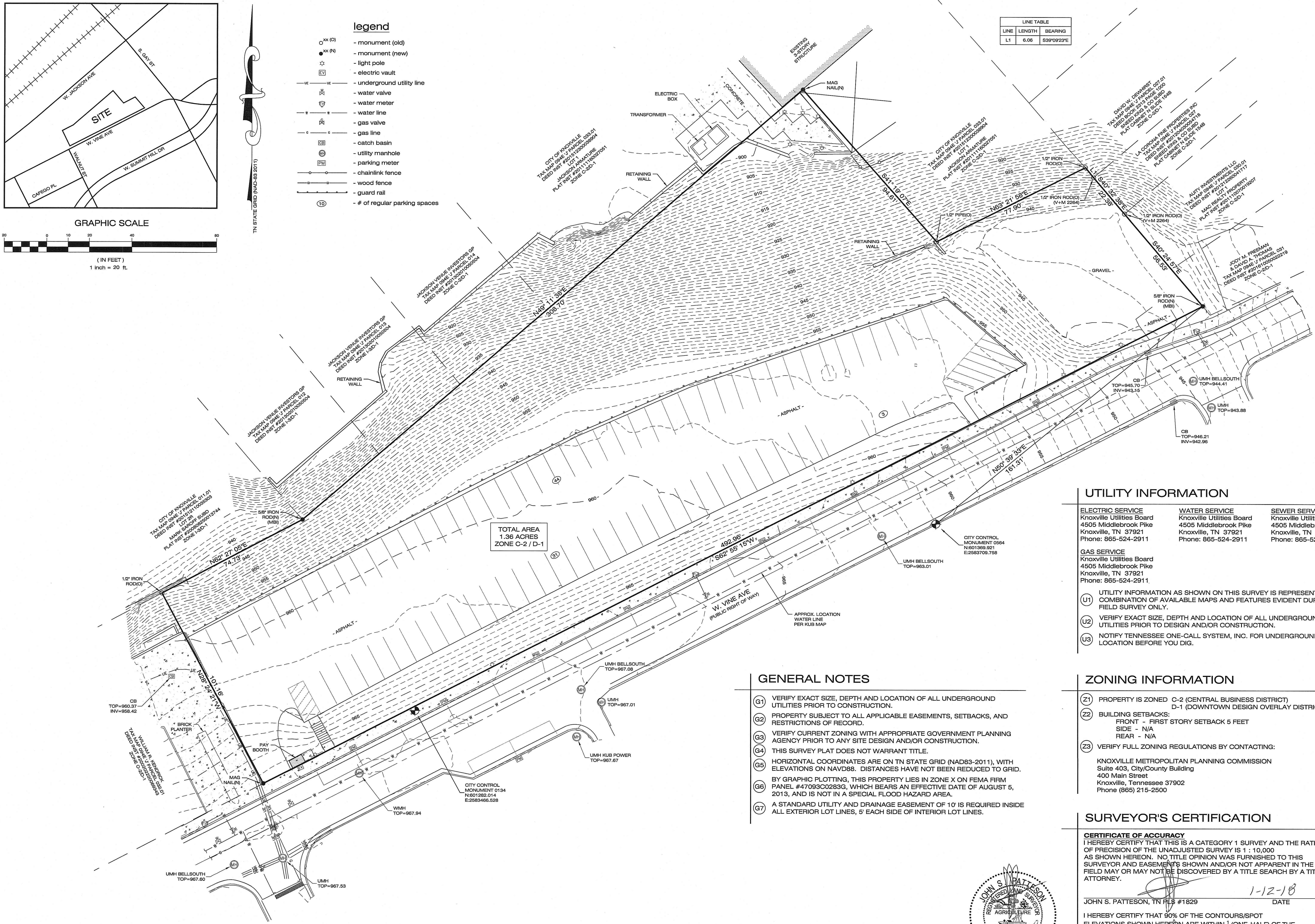


TN STATE GRID (NAD83 2011)

legend

- x (C) - monument (old)
- x (N) - monument (new)
- ☆ - light pole
- EV - electric vault
- — — — — underground utility line
- ⊕ - water valve
- ⊕ - water meter
- — — — — water line
- ⊕ - gas valve
- — — — — gas line
- CB - catch basin
- UMH - utility manhole
- PM - parking meter
- — — — — chainlink fence
- — — — — wood fence
- — — — — guard rail
- ⑩ - # of regular parking spaces

LINE	LENGTH	BEARING
L1	6.06	S89°09'23"E



UTILITY INFORMATION

- |                                                                                                                             |                                                                                                                          |                                                                                                                          |
|-----------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
| <b>ELECTRIC SERVICE</b><br>Knoxville Utilities Board<br>4505 Middlebrook Pike<br>Knoxville, TN 37921<br>Phone: 865-524-2911 | <b>WATER SERVICE</b><br>Knoxville Utilities Board<br>4505 Middlebrook Pike<br>Knoxville, TN 37921<br>Phone: 865-524-2911 | <b>SEWER SERVICE</b><br>Knoxville Utilities Board<br>4505 Middlebrook Pike<br>Knoxville, TN 37921<br>Phone: 865-524-2911 |
| <b>GAS SERVICE</b><br>Knoxville Utilities Board<br>4505 Middlebrook Pike<br>Knoxville, TN 37921<br>Phone: 865-524-2911      |                                                                                                                          |                                                                                                                          |
- U1 UTILITY INFORMATION AS SHOWN ON THIS SURVEY IS REPRESENTED BY A COMBINATION OF AVAILABLE MAPS AND FEATURES EVIDENT DURING THE FIELD SURVEY ONLY.
  - U2 VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DESIGN AND/OR CONSTRUCTION.
  - U3 NOTIFY TENNESSEE ONE-CALL SYSTEM, INC. FOR UNDERGROUND UTILITY LOCATION BEFORE YOU DIG.

GENERAL NOTES

- G1 VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- G2 PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS, AND RESTRICTIONS OF RECORD.
- G3 VERIFY CURRENT ZONING WITH APPROPRIATE GOVERNMENT PLANNING AGENCY PRIOR TO ANY SITE DESIGN AND/OR CONSTRUCTION.
- G4 THIS SURVEY PLAT DOES NOT WARRANT TITLE.
- G5 HORIZONTAL COORDINATES ARE ON TN STATE GRID (NAD83-2011), WITH ELEVATIONS ON NAVD88. DISTANCES HAVE NOT BEEN REDUCED TO GRID.
- G6 BY GRAPHIC PLOTTING, THIS PROPERTY LIES IN ZONE X ON FEMA FIRM PANEL #47093C0283G, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 5, 2013, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
- G7 A STANDARD UTILITY AND DRAINAGE EASEMENT OF 10' IS REQUIRED INSIDE ALL EXTERIOR LOT LINES, 5' EACH SIDE OF INTERIOR LOT LINES.

ZONING INFORMATION

- Z1 PROPERTY IS ZONED C-2 (CENTRAL BUSINESS DISTRICT) D-1 (DOWNTOWN DESIGN OVERLAY DISTRICT)
- Z2 BUILDING SETBACKS:  
FRONT - FIRST STORY SETBACK 5 FEET  
SIDE - N/A  
REAR - N/A
- Z3 VERIFY FULL ZONING REGULATIONS BY CONTACTING:  
  
KNOXVILLE METROPOLITAN PLANNING COMMISSION  
Suite 403, City/County Building  
400 Main Street  
Knoxville, Tennessee 37902  
Phone (865) 215-2500

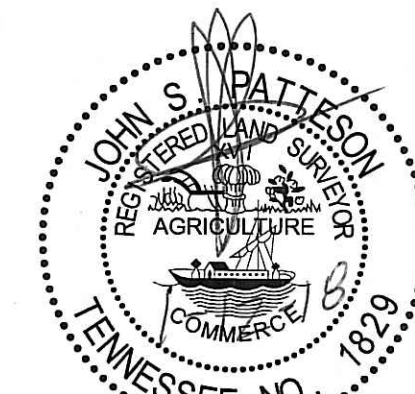
SURVEYOR'S CERTIFICATION

**CERTIFICATE OF ACCURACY**  
I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1 : 10,000 AS SHOWN HEREON. NO TITLE OPINION WAS FURNISHED TO THIS SURVEYOR AND EASEMENTS SHOWN AND/OR NOT APPARENT IN THE FIELD MAY OR MAY NOT BE DISCOVERED BY A TITLE SEARCH BY A TITLE ATTORNEY.

JOHN S. PATTESON, TN PLS #1829 DATE 1-12-18

I HEREBY CERTIFY THAT 90% OF THE CONTOURS/SPOT ELEVATIONS SHOWN HEREON ARE WITHIN 1/2 (ONE-HALF) OF THE CONTOUR INTERVAL AS SHOWN HEREON.

JOHN S. PATTESON, PLS TN REG NO. 1829 DATE 1-12-18



**MBI**  
289 N. WEISGARDER RD.  
KNOXVILLE, TENNESSEE  
37919  
PHONE: 865 584 0999  
FAX: 865 584 5213  
www.michaelbradyinc.com  
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architecture, engineering, interior, SURVEYING

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OWNER:  
Knoxville Community  
Development Corp.  
400 Main Ave  
Knoxville, TN 37902

BOUNDARY & TOPOGRAPHIC SURVEY OF:  
**305 W. VINE AVENUE**  
KNOXVILLE, TENNESSEE

Knox County, Tn  
City of Knoxville, Tn  
City Ward: 6  
City Block: 06060  
  
Tax Parcel Id:  
Map 094E 'J' Parcel 032  
  
Deed Ref(s):  
Book 1944 Page 450  
  
Plat Ref(s):  
Cabinet F Side 27A  
  
Crew Chief: Z. Beason  
Drawn By: M. Blankenship  
Appvd. By: J. Patteson

Field date: 12-7-17  
Drawing date: 1-12-18  
Last Revision:  
  
Scale: 1" = 20'  
  
Job No. 170775  
  
Sheet: 1 OF 1

**SITE PLAN LEGEND**

**GENERAL NOTES AND REFERENCE**

- COVERED MULTIFAMILY DWELLINGS MUST HAVE AT LEAST ONE BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE. RE: ANS: A117.1 RE: LANDSCAPE PLANS FOR ACCESSIBLE ROUTE.
- UNIT PLANS HAVE ALTERNATES KNOWN AS PARTIALS. RE: BUILDING PLANS FOR UNIT PARTIALS.
- LANDINGS SHALL HAVE SLOPE NOT TO EXCEED 2% SLOPE AS PER SECTION 1008.1.A
- ALL PLUMBING DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO COMMENCEMENT OF WORK

**ABBREVIATIONS**

UNIT TYPE AND PARTIAL	X#(X)	KEY SYMBOLS	FIRE SPRINKLER RISER ROOM AND FDC SYSTEM DESIGN BY OTHER
STORAGE	S	BUILDING ORIENTATION RE: BUILDING PLAN	FSRR
TRANSFORMER	XMR	BUILDING NUMBER	XMR
TRASH	TR	BUILDING TYPE INDICATOR	TRANSFORMER RE: ELECTRICAL SITE PLAN
LOADING ZONE (10' X 40')	LZ	FIRE AREA INDICATOR	ENTRY (MAINTAIN 2% MAX)
CARPORT BAY AND QUANTITY	CP-#	FIRE AREA INDICATOR	
PRIVATE GARAGE	G	VEHICLE DIRECTION ENTRY/EXIT	
RECYCLING CHANGING STATION	C		
ELECTRIC METER LOCATIONS	EM		
ACCESSIBLE ROUTE RE: TO LANDSCAPE PLANS	FSRR		
FIBER OPTIC RISER ROOM & FDC	T		
TELECOM ROOM			

**PARKING STANDARDS**

VAN	8'-0" x 18'-0"	ACCESSIBLE	8'-0" x 18'-0"	TYPICAL	8'-0" x 18'-0"	COMPACT	8'-0" x 18'-0"	TANDEM	8'-0" x 18'-0"	CARPORT	8'-0" x 18'-0"
VAN ACCESSIBLE PROVIDED AT 1% RATIO		PROVIDED AT 2% OF TOTAL PARKING									



**CAPITOL LOFTS**  
 KNOXVILLE, TENNESSEE  
 TERMINUS REAL ESTATE

- 1 PARKING LOT
- 2 CROWN PLAZA KNXVILLE DOWNTOWN
- 3 IMMACULATE CONCEPTION CHURCH
- 4 THIS STANDARD
- 5 SWEET P's BARBECUE
- 6 SHELFISH KNOXVILLE
- 7 145 S GAY STREET
- 8 WICKED CHICKEN
- 9 RYAN ROAD

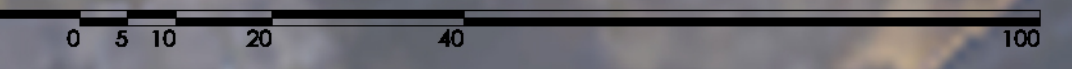
REVISIONS

PROJECT #  
21011

DATE  
01-09-2022

SHEET #  
**A.103**  
FIRST FLOOR  
SITE PLAN

**SITE PLAN - FIRST FLOOR**  
SCALE 1"=20'-0"

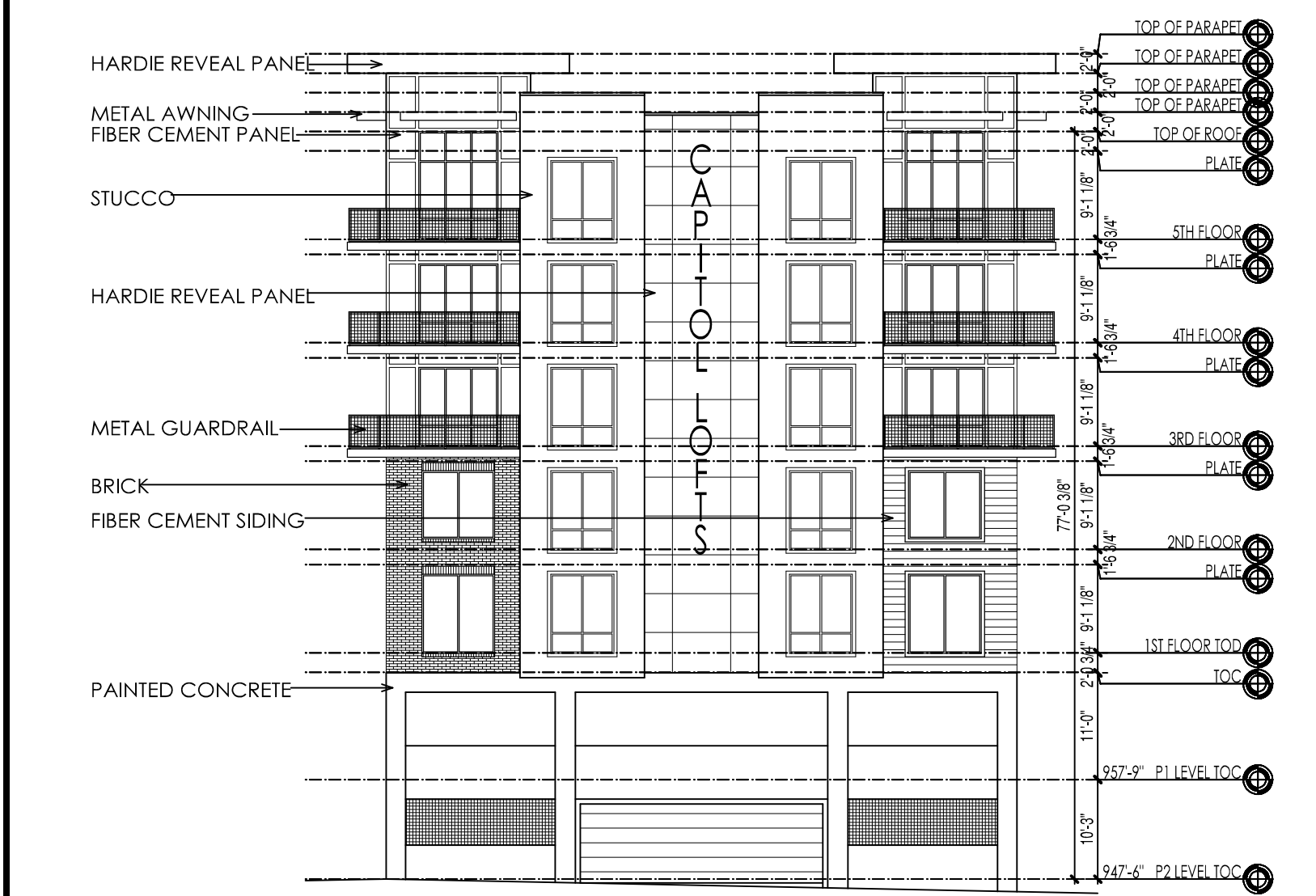




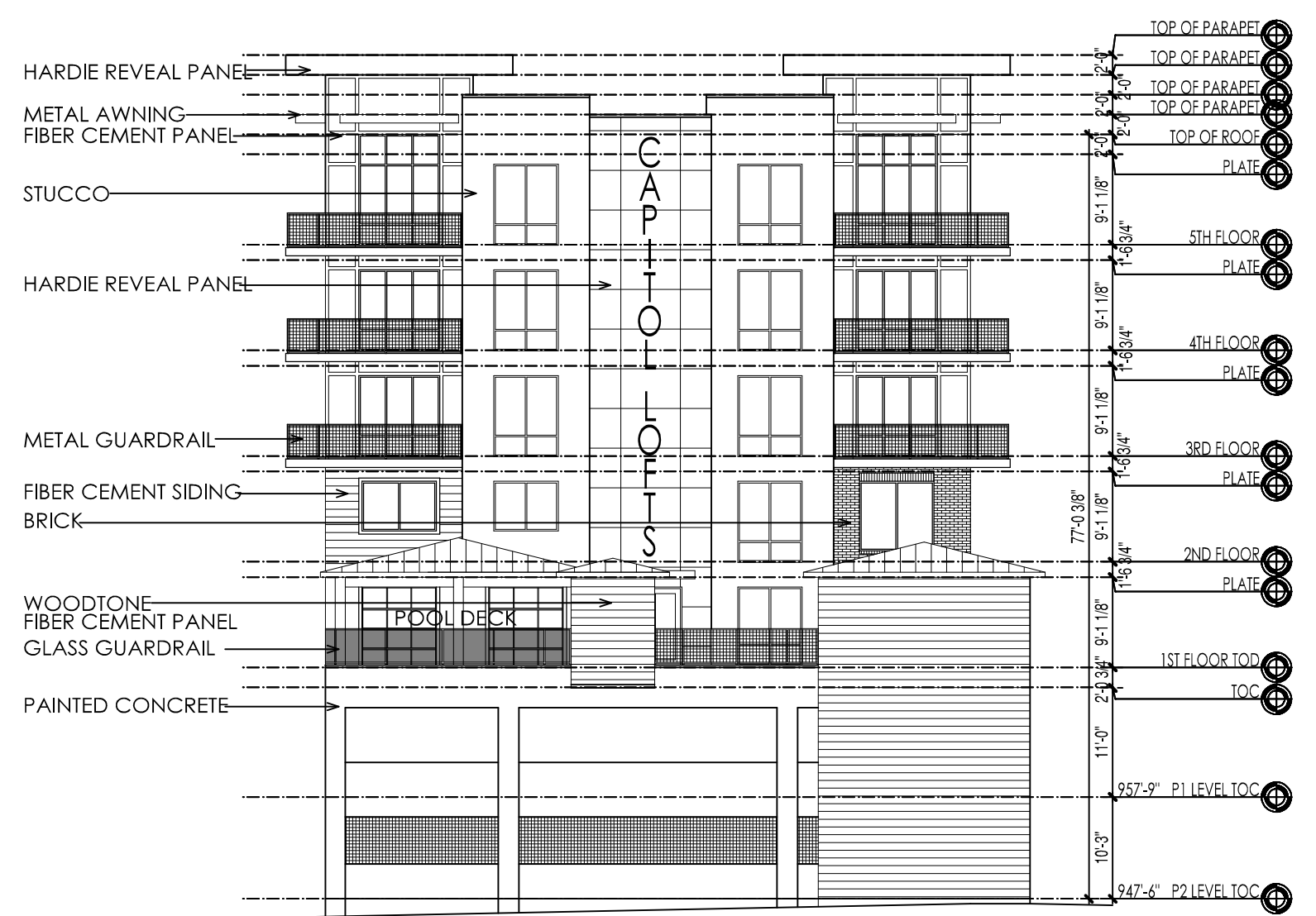
**1 BLDG ELEVATION - SOUTH**
  
 SCALE 1/16"=1'-0"
   


**SOUTH ELEVATION - VINE AVENUE**

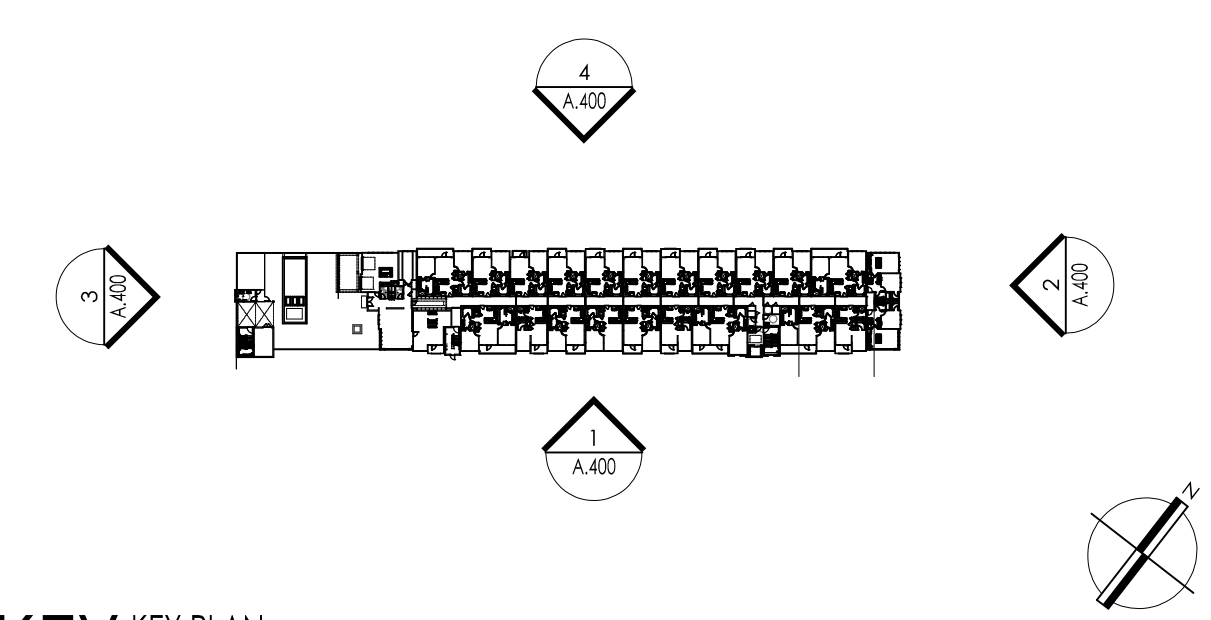
FLOOR	OPENING AREA	WALL AREA	TRANSPARENT %
P2	57 SF	248 SF	22.98%
P1	798 SF	2,015 SF	39.60%
1	1,685 SF	3,851 SF	43.75%
2	1,685 SF	3,851 SF	43.75%
3	1,737 SF	3,851 SF	45.51%
4	1,737 SF	3,851 SF	45.51%
5	2,014 SF	5,366 SF	37.53%



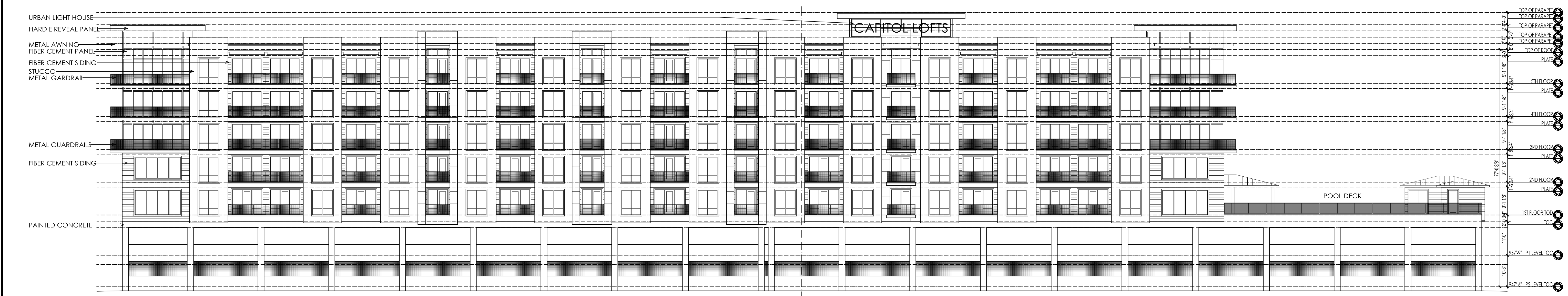
**2 BLDG ELEVATION - EAST**
  
 SCALE 1/16"=1'-0"
   

**3 BLDG ELEVATION - WEST**
  
 SCALE 1/16"=1'-0"
   

**KEY KEY PLAN**
  
 SCALE 1/8"=1'-0"



**4 BLDG ELEVATION - NORTH**
  
 SCALE 1/16"=1'-0"
   


ISSUED FOR PREDESIGN 02-18-2022  
 NOT TO BE USED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

REVISIONS

PROJECT # 21011

DATE 02-18-2022

SHEET # A.400

BLDG ELEVATIONS

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1 BLDG ELEVATION - SOUTH  
 SCALE 1/16"=1'-0"



2 BLDG ELEVATION - EAST  
 SCALE 1/16"=1'-0"



3 BLDG ELEVATION - WEST  
 SCALE 1/16"=1'-0"



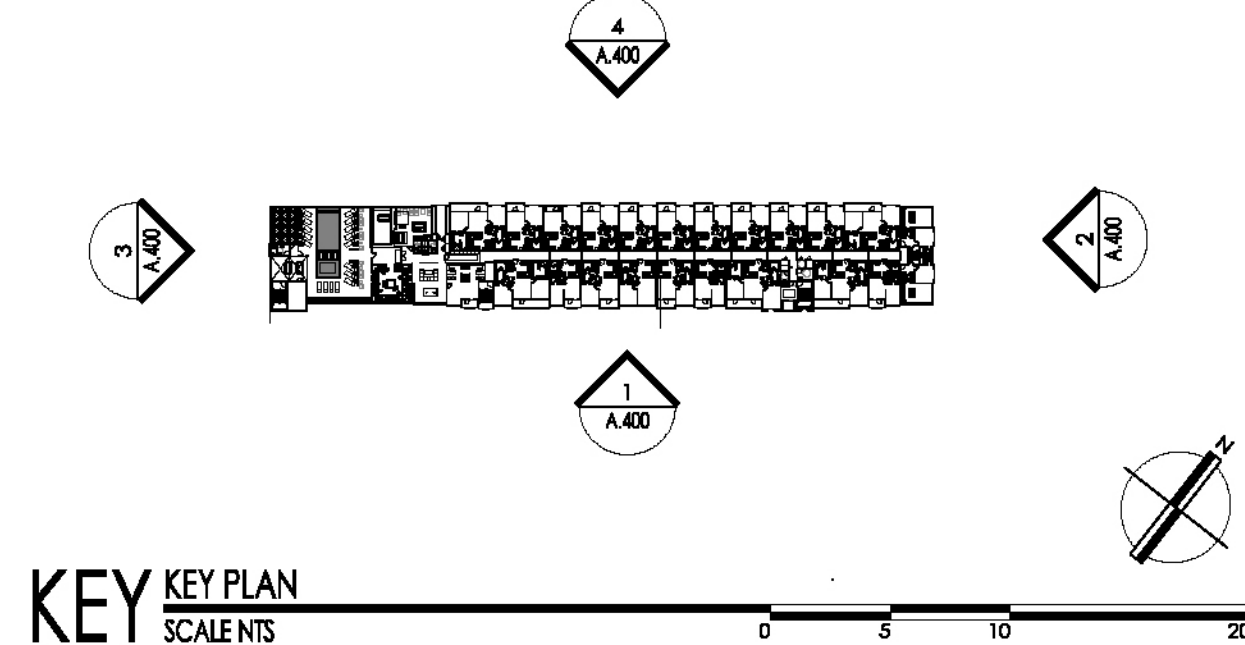
B1 MERIDIAN BRICK KING SIZE V255  
 MORTAR GREY

P1 SHERWIN WILLIAMS URBAN BRONZE SW 7048  
 METAL, HARDIE REVEAL PANEL BAL-

P2 SHERWIN WILLIAMS ANNONYMOUS SW 7046  
 FIBER CEMENT PANEL, BALCONY FACIA, GARAGE

P3 SHERWIN WILLIAMS AGREEABLE GRAY SW 7029  
 FIBER CEMENT PANEL, FIBER CEMENT SIDING

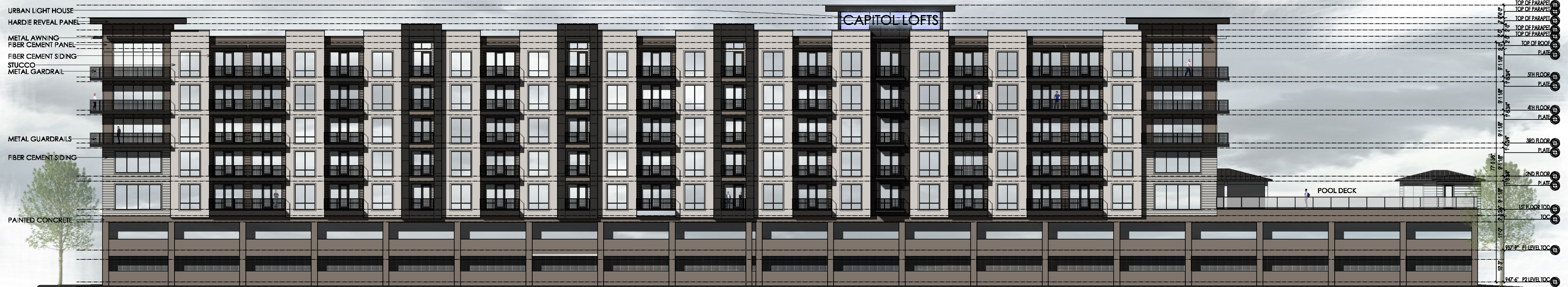
W1 WOODTONE RUSTIC SERIES CASCADE SLATE



CAPITOL LOFTS  
 KNOXVILLE, TENNESSEE  
 TERMINUS REAL ESTATE

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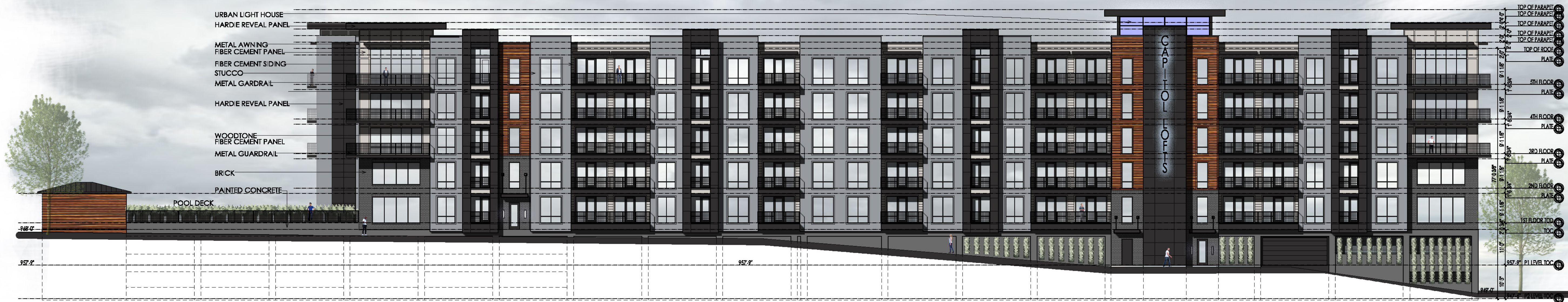
REVISIONS



4 BLDG ELEVATION - NORTH  
 SCALE 1/16"=1'-0"

PROJECT # 21011  
 DATE 01-09-2022  
 SHEET # A.400  
 BLDG ELEVATIONS

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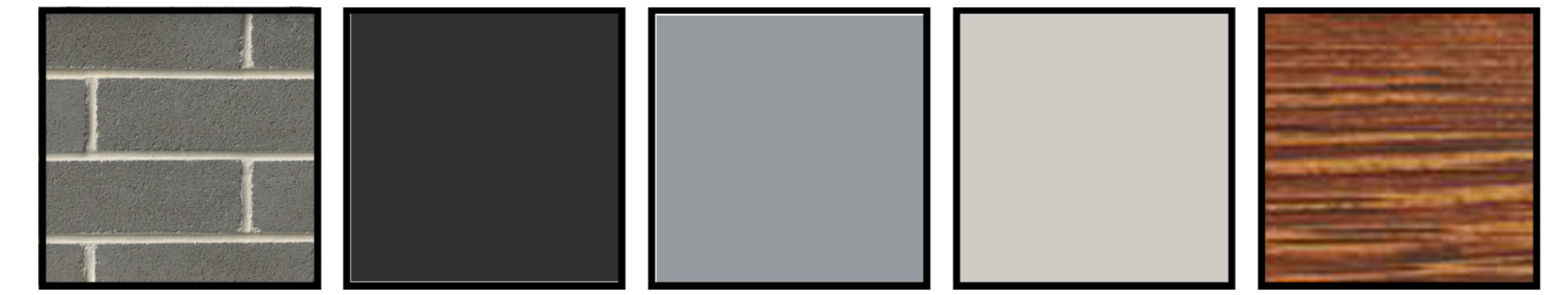
1 BLDG ELEVATION - SOUTH  
 SCALE 1/16"=1'-0"



2 BLDG ELEVATION - EAST  
 SCALE 1/16"=1'-0"



3 BLDG ELEVATION - WEST  
 SCALE 1/16"=1'-0"



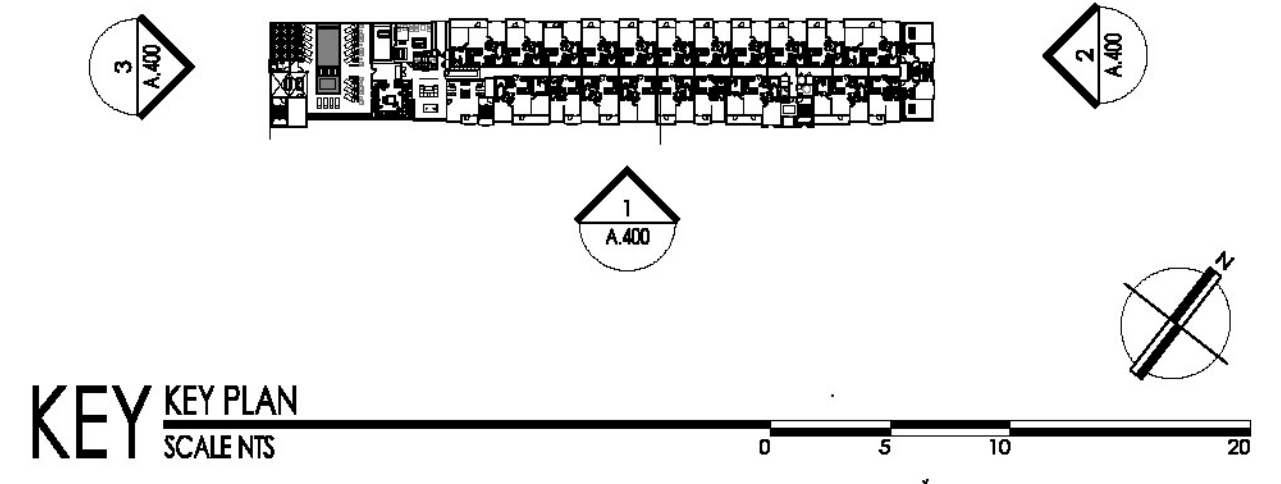
B1 MERIDIAN BRICK KING SIZE ANCHOR  
 MORTAR DARK GREY

P1 SHERWIN WILLIAMS URBAN BRONZE SW 7048  
 METAL, HARDIE REVEAL PANEL BAL-

P2 SHERWIN WILLIAMS NETWORK GRAY SW 7073  
 FIBER CEMENT PANEL

P3 SHERWIN WILLIAMS AGREEABLE GRAY SW 7029  
 FIBER CEMENT PANEL, FIBER CEMENT SIDING

W1 WOODTONE RUSTIC SERIES OLD CHERRY

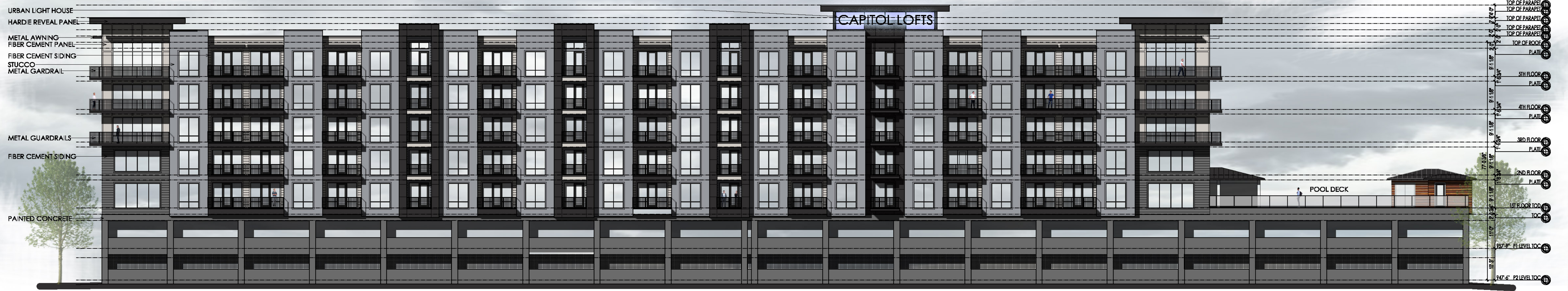


KEY KEY PLAN  
 SCALE NTS

CAPITOL LOFTS  
 KNOXVILLE, TENNESSEE  
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REV/S/ONS



4 BLDG ELEVATION - NORTH  
 SCALE 1/16"=1'-0"

PROJECT # 21011

DATE 01-09-2022

SHEET # A.400

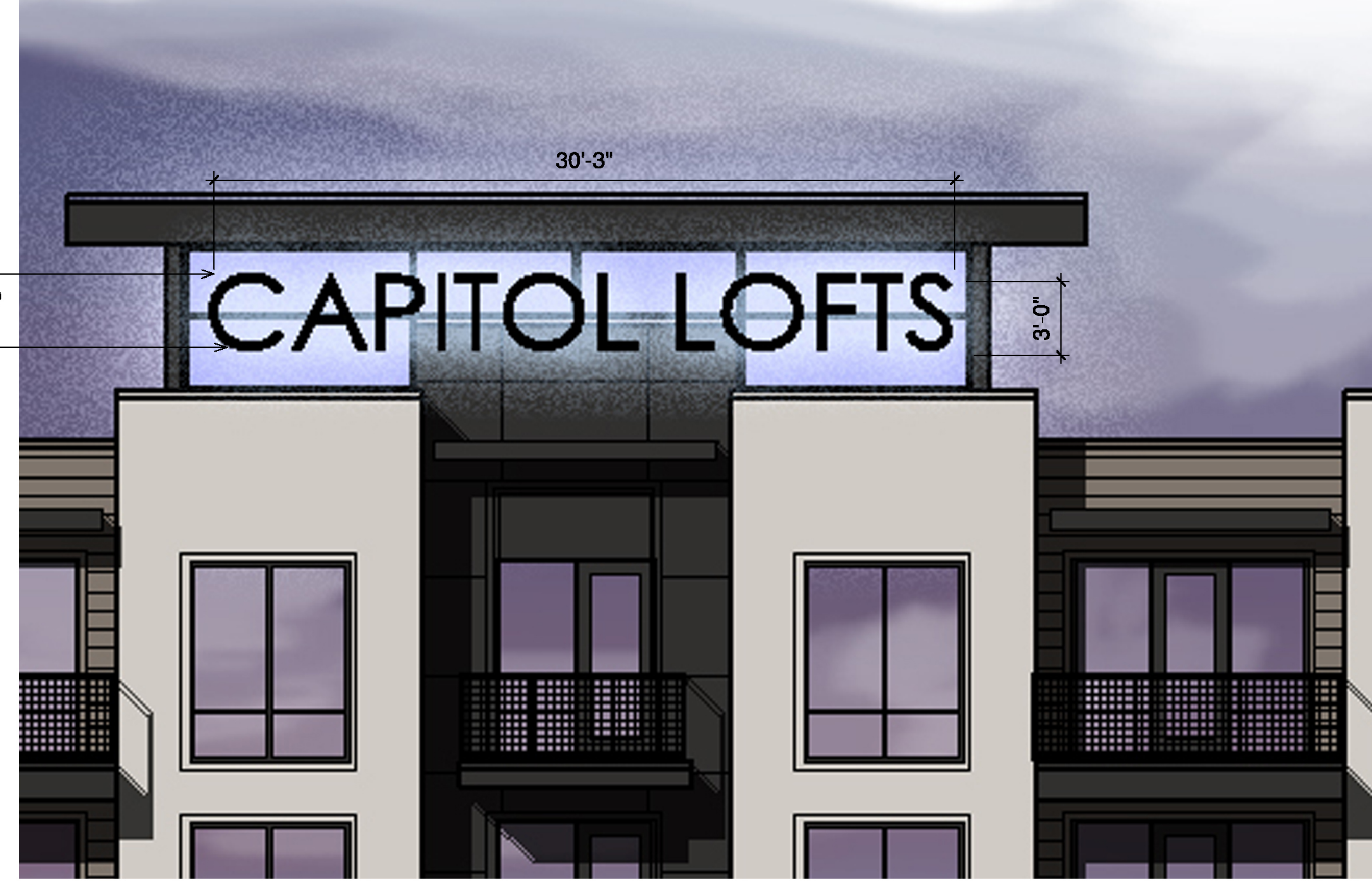
BLDG ELEVATIONS

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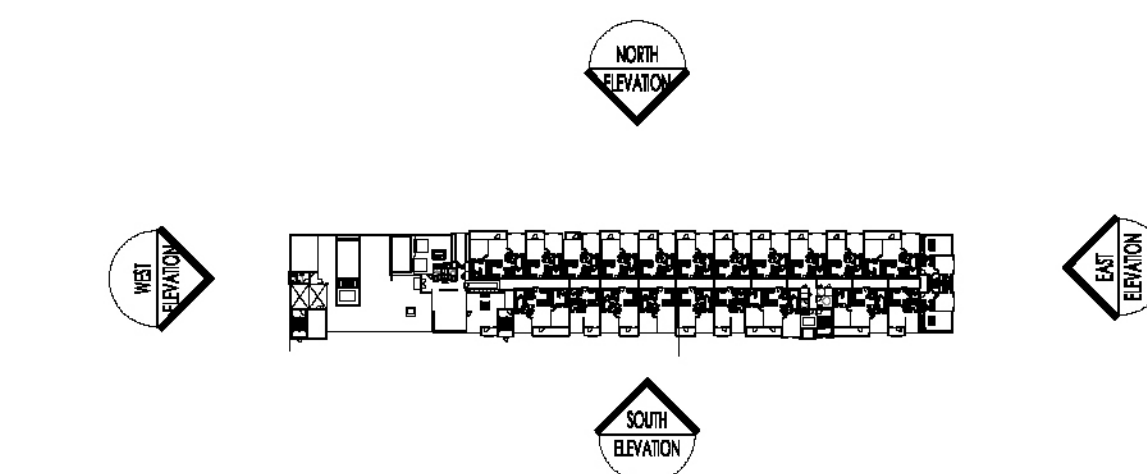
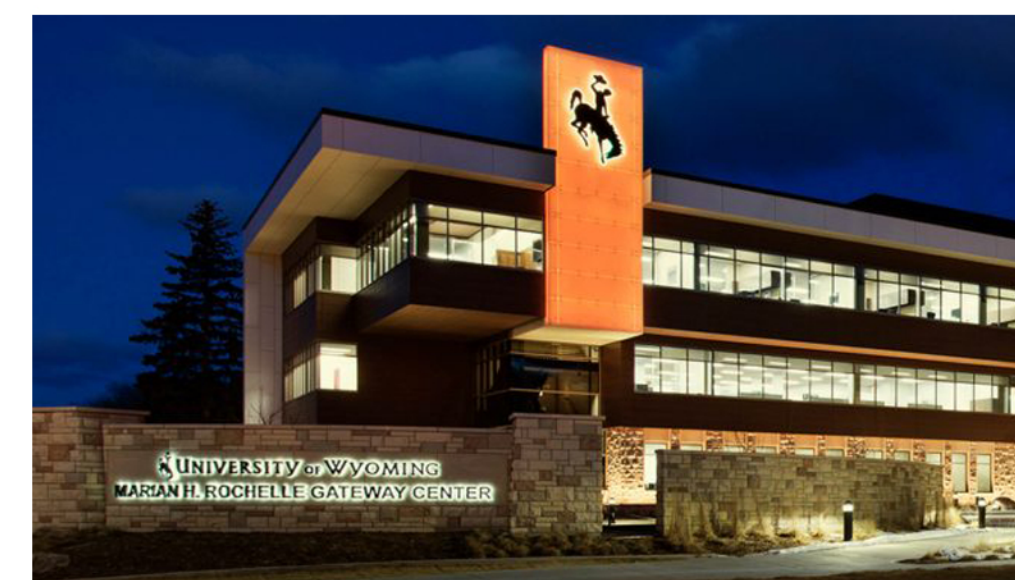


1 PROPOSED BUILDING SIGNAGE - SOUTH ELEVATION  
SCALE 1/16"=1'-0"

URBAN LIGHT HOUSE  
W/ MULTI-COLOR LED  
BACKLIGHTING  
BUILDING SIGNAGE



2 PROPOSED BUILDING SIGNAGE - NORTH ELEVATION  
SCALE 1/16"=1'-0"



KEY KEY PLAN  
SCALE NTS

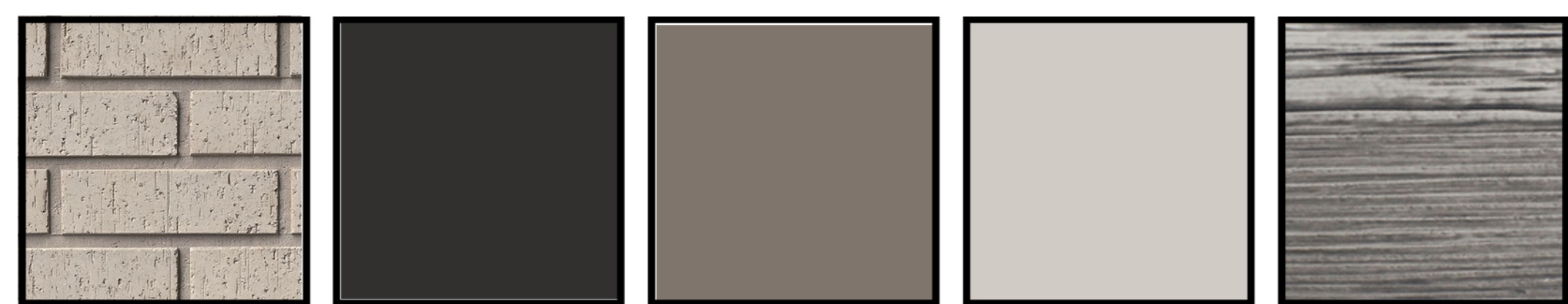


URBAN LIGHT HOUSE  
OPAQUE FILL ON INTERIOR SIDE OF GLAZING  
BACKLITE WITH MULTI-COLORED LED LIGHTING

UNDER SOFFIT LIGHTING



LIVING WALL WITH T5 LED LIGHTS



**B1** MERIDIAN BRICK KING SIZE V255  
MORTAR GREY

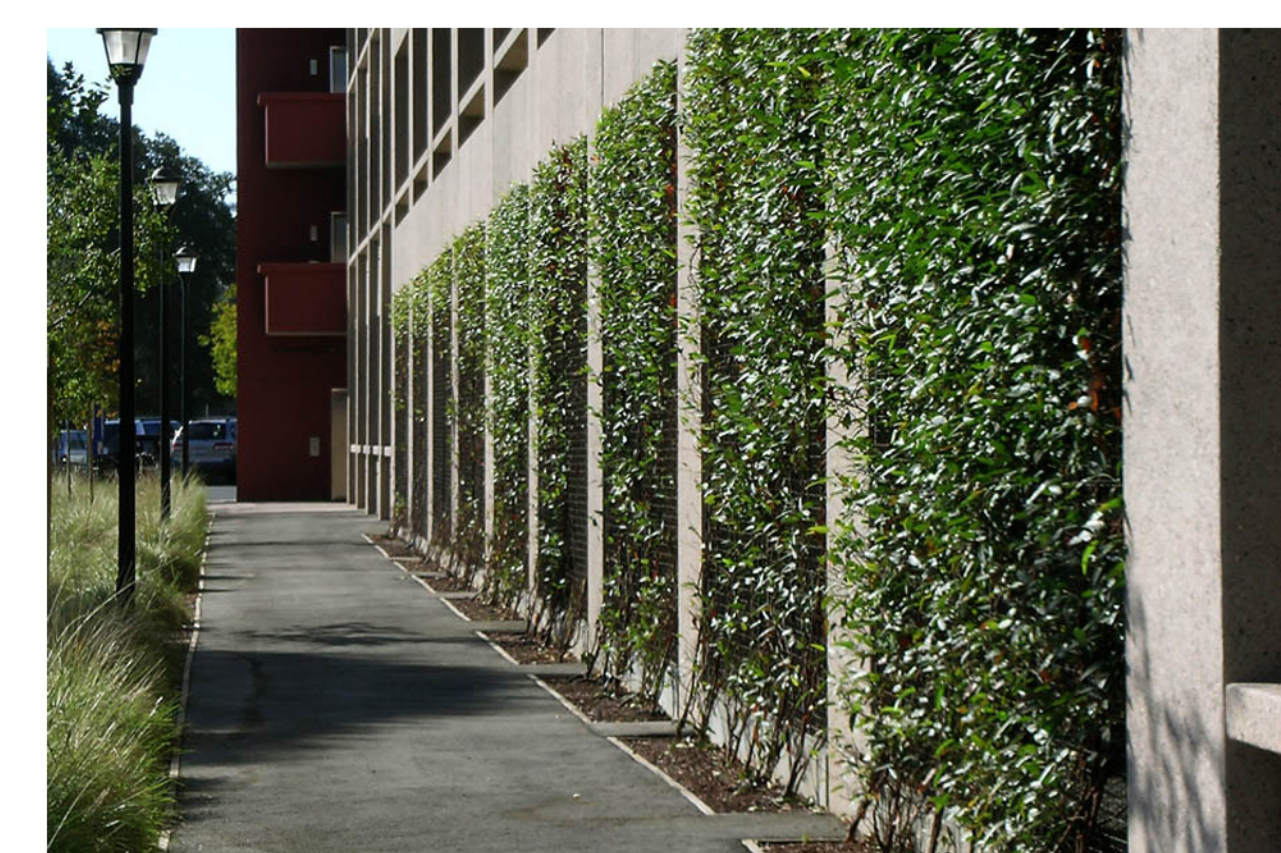
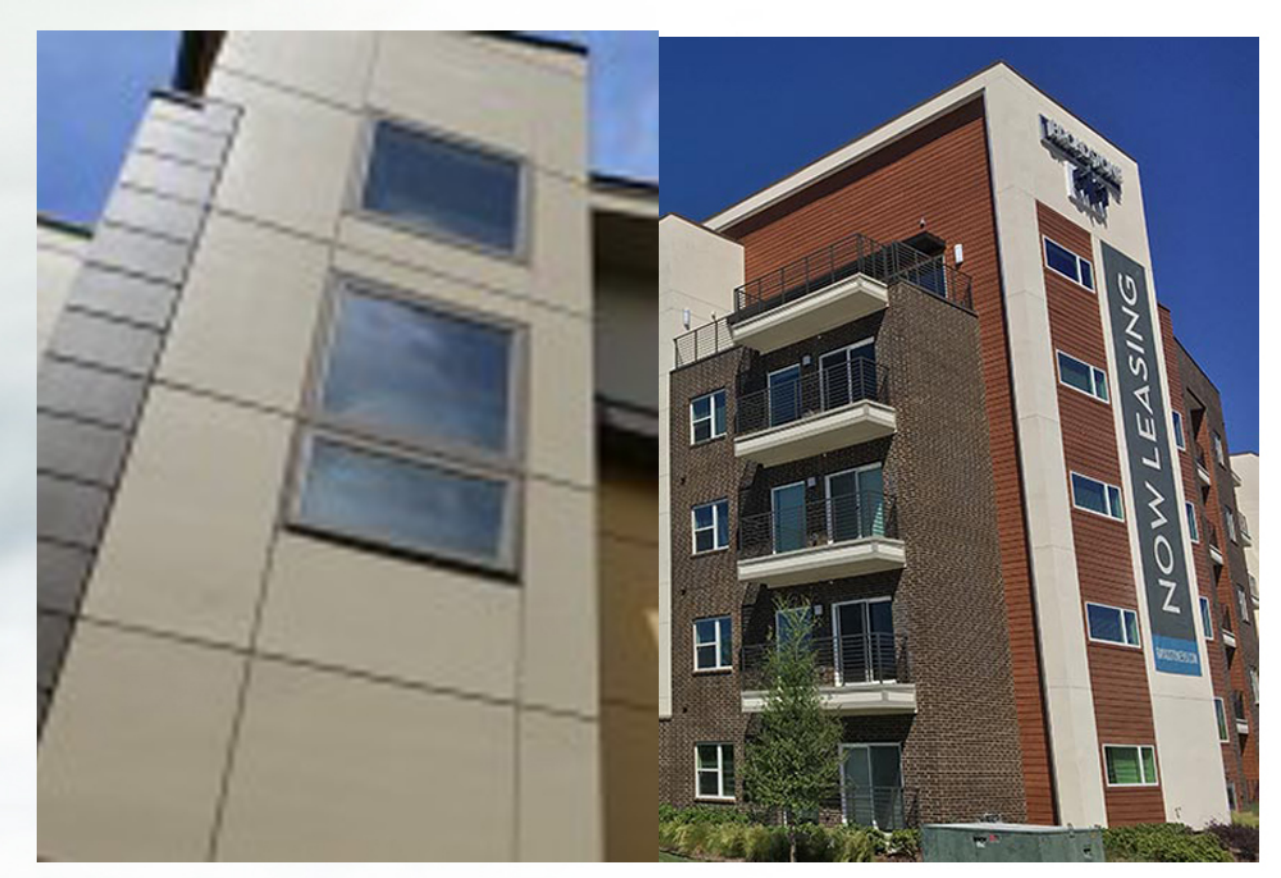
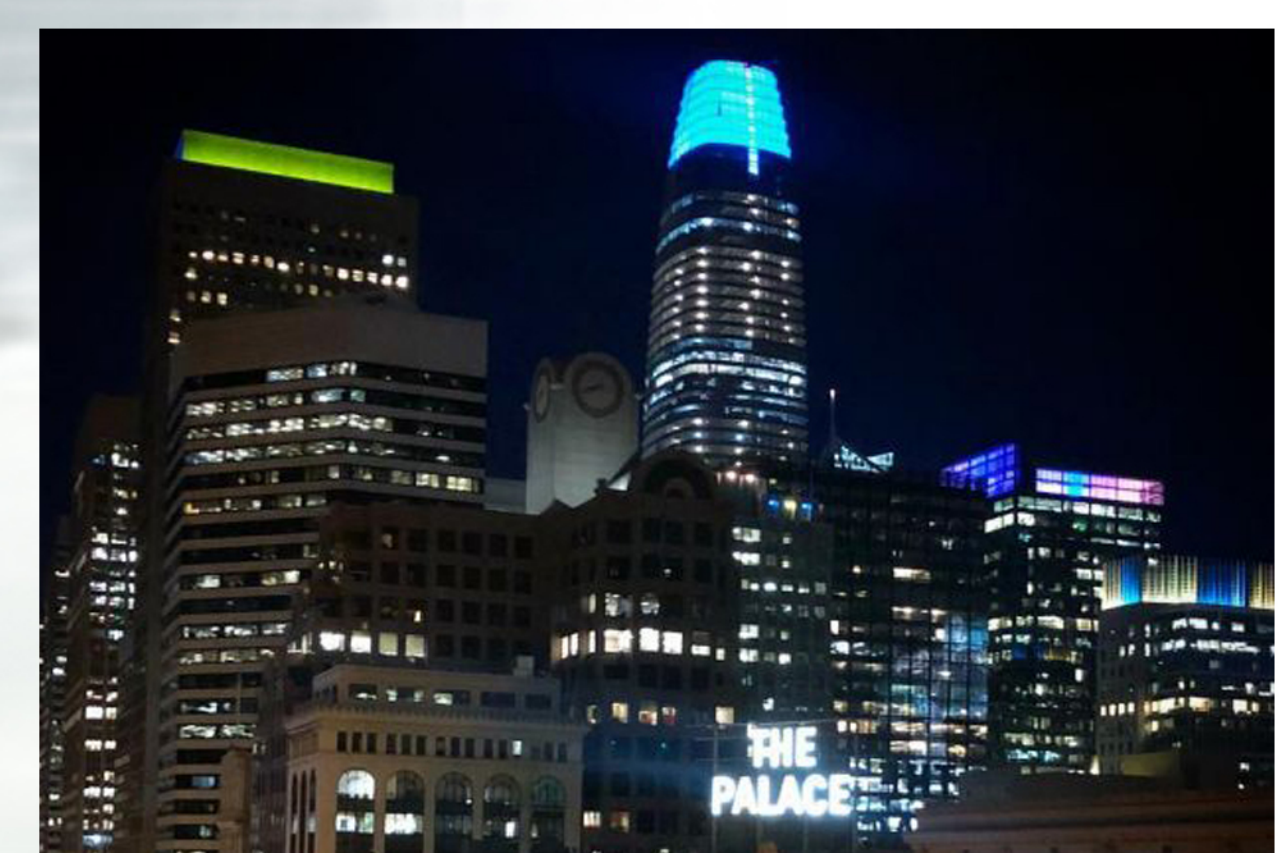
**P1** SHERWIN WILLIAMS URBAN BRONZE SW 7048  
METAL, HARDIE REVEAL PANEL BAL-

**P2** SHERWIN WILLIAMS ANNONYMOUS SW 7046  
FIBER CEMENT PANEL, BALCONY FACIA, GARAGE

**P3** SHERWIN WILLIAMS AGREEABLE GRAY SW 7029  
FIBER CEMENT PANEL, FIBER CEMENT SIDING

**W1** WOODTONE RUSTIC SERIES CASCADE SLATE

- 1** BRICK
- 2** STUCCO
- 3** FIBER CEMENT PANEL
- 4** FIBER CEMENT SIDING
- 5** WOODTONE FIBER CEMENT SIDING
- 6** HARDIE REVEAL PANEL WITH REGLETS
- 7** PAINTED CONCRETE



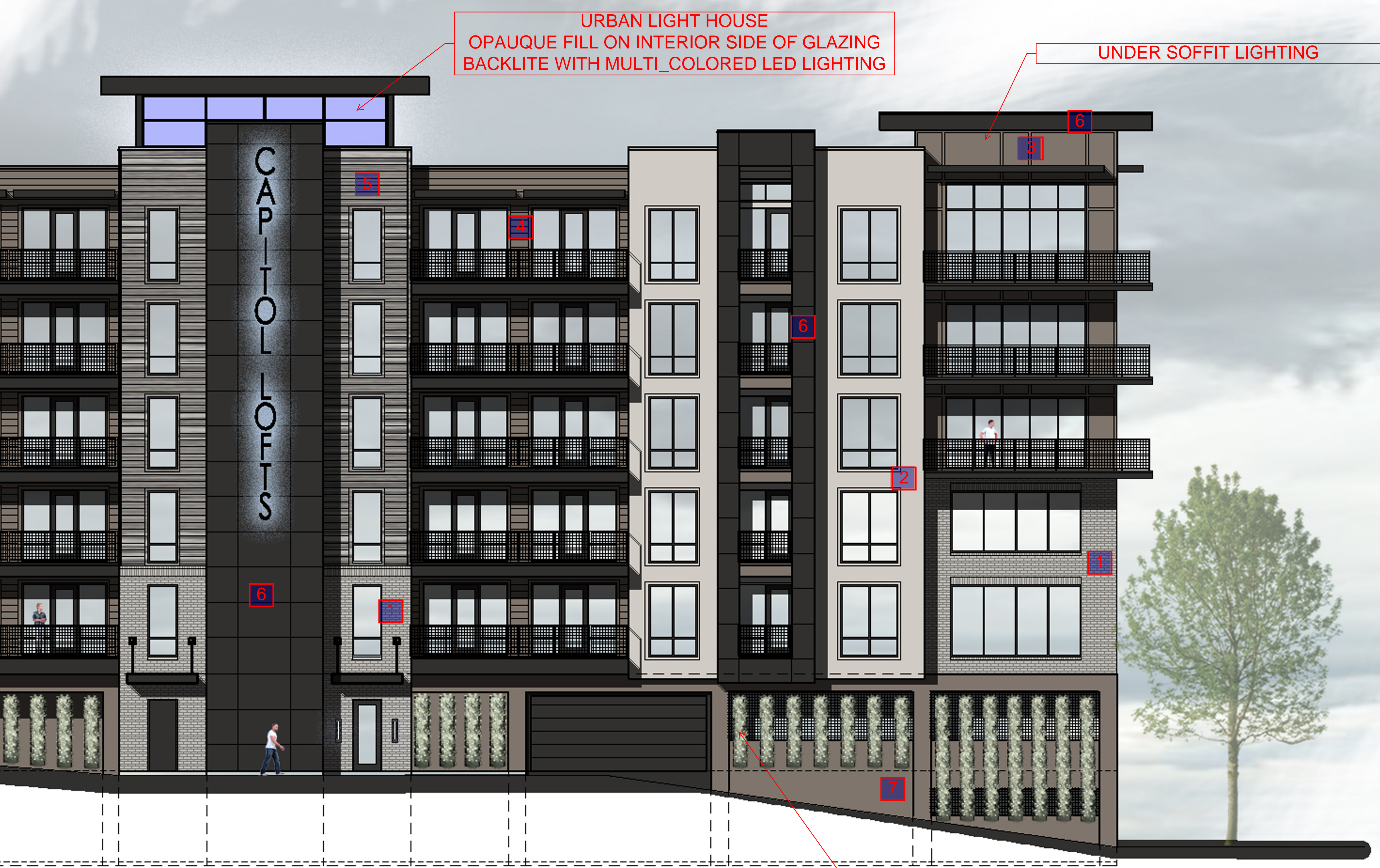
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PROJECT #  
21011

DATE  
01-09-2022

SHEET #  
**A.400**

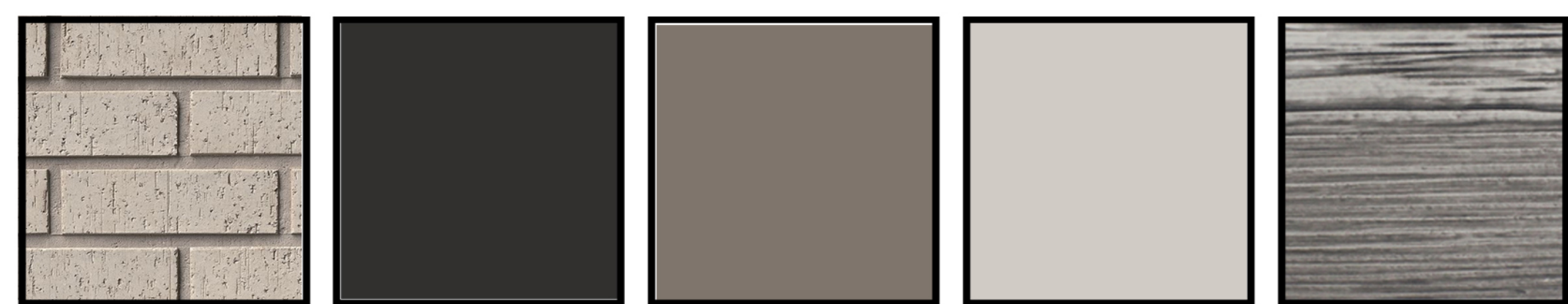
BLDG ELEVATIONS



URBAN LIGHT HOUSE  
 OPAUQUE FILL ON INTERIOR SIDE OF GLAZING  
 BACKLITE WITH MULTI\_COLORED LED LIGHTING

UNDER SOFFIT LIGHTING

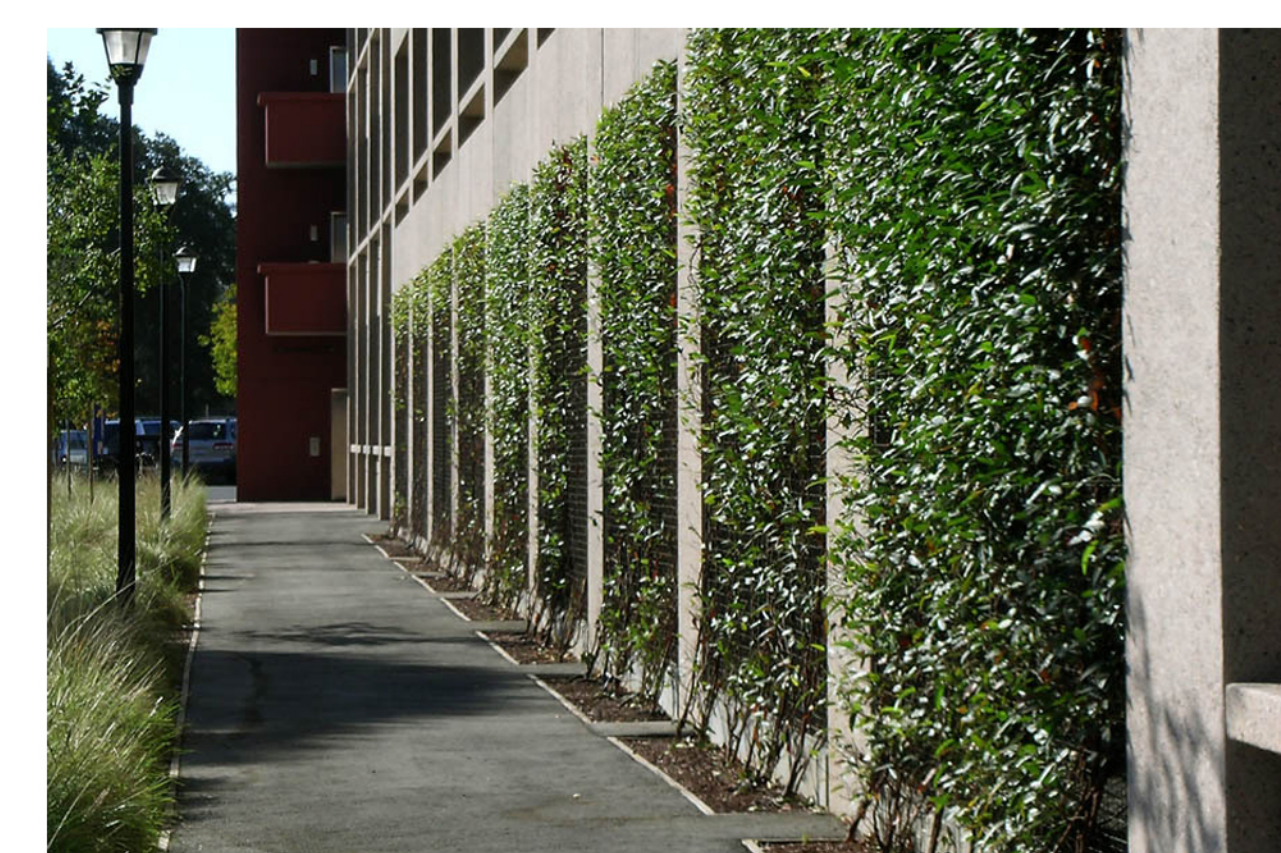
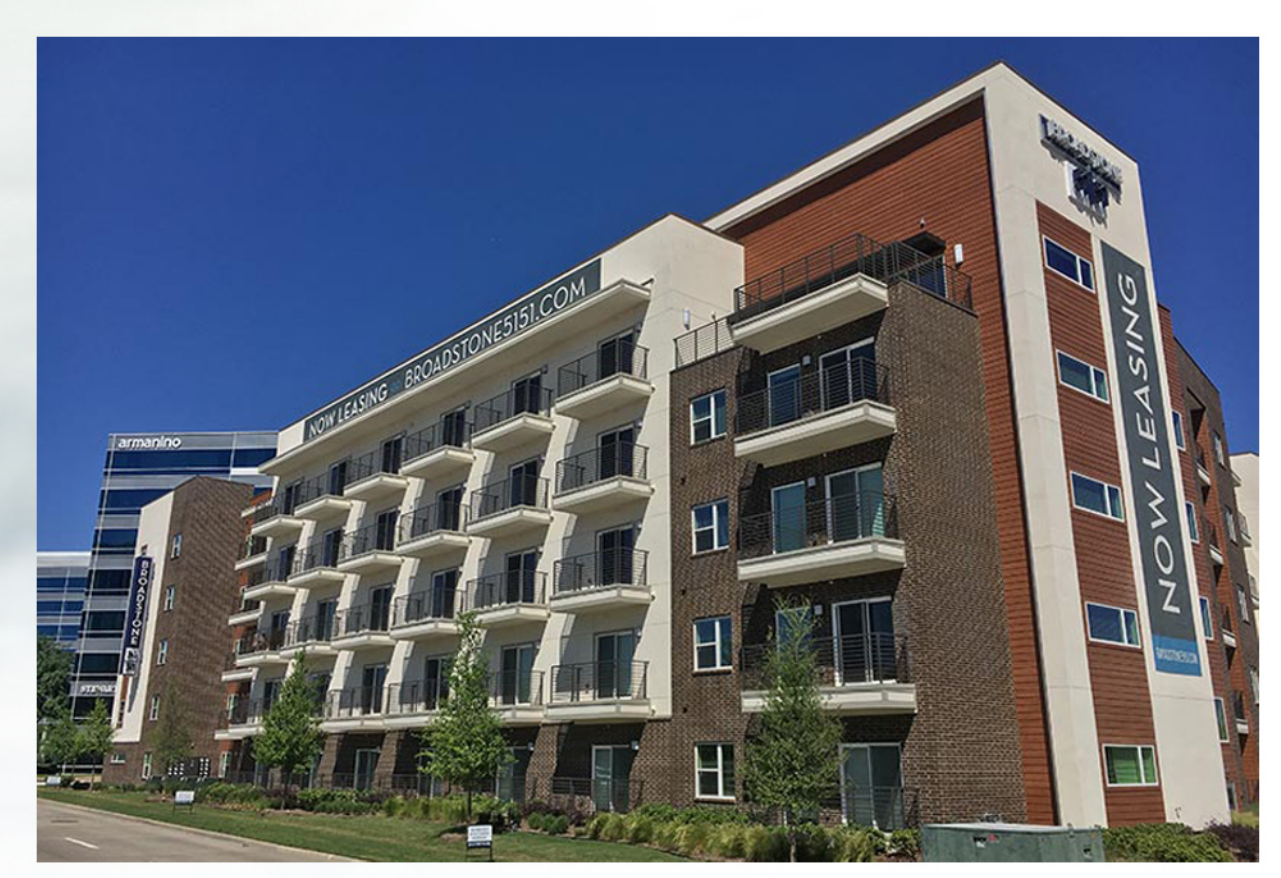
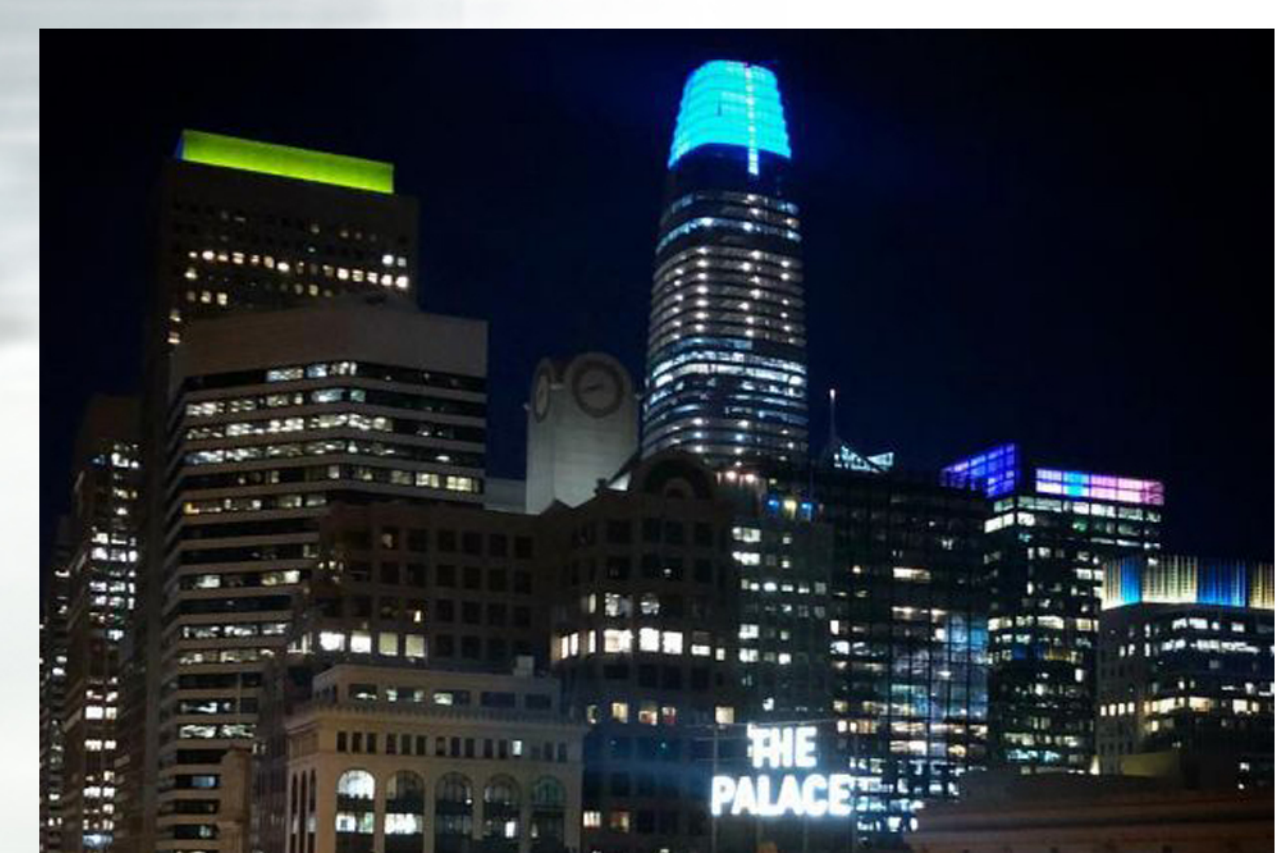
LIVING WALL WITH T5 LED LIGHTS



<b>B1</b> MERIDIAN BRICK KING SIZE V255  MORTAR GREY	<b>P1</b> SHERWIN WILLIAMS URBAN BRONZE SW 7048  METAL, HARDIE REVEAL PANEL BAL-	<b>P2</b> SHERWIN WILLIAMS ANNONYMOUS SW 7046 FIBER CEMENT PANEL, BALCONY FACIA, GARAGE	<b>P3</b> SHERWIN WILLIAMS AGREEABLE GRAY SW 7029 FIBER CEMENT PANEL, FIBER CEMENT SIDING	<b>W1</b> WOODTONE RUSTIC SERIES CASCADE SLATE
------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------	---------------------------------------------------------

- 1 BRICK
- 2 STUCCO
- 3 FIBER CEMENT PANEL
- 4 FIBER CEMENT SIDING
- 5 WOODTONE FIBER CEMENT SIDING
- 6 HARDIE REVEAL PANEL WITH REGLETS
- 7 PAINTED CONCRETE

1 BLDG ELEVATION - SOUTH  
 SCALE 1/16"=1'-0"  
 0 1 2 5 10 20



CAPITOL LOFTS  
 KNOXVILLE, TENNESSEE  
 TERMINUS REAL ESTATE

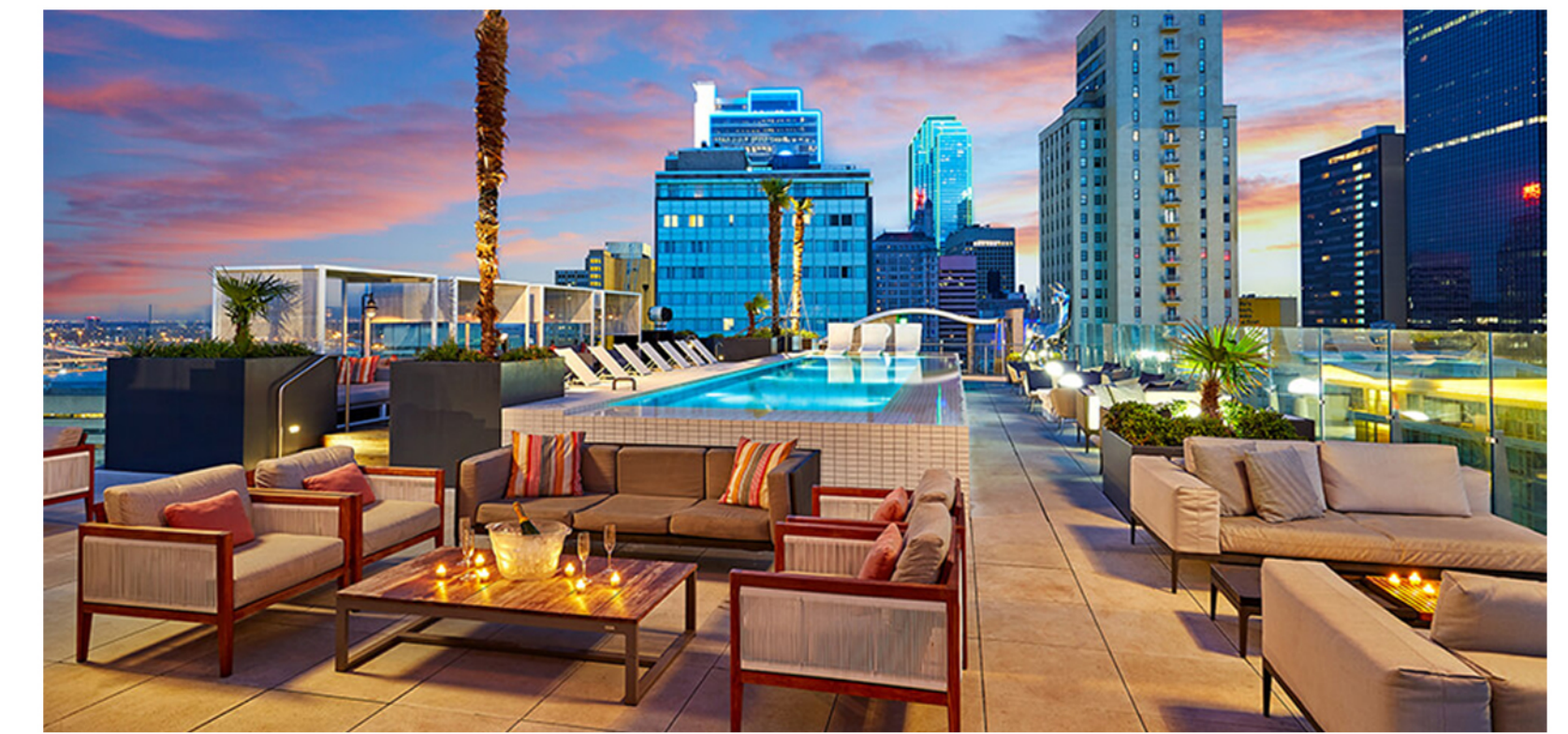
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 REVISIONS

PROJECT #  
 21011  
 DATE  
 01-09-2022  
 SHEET #  
 A.400  
 BLDG ELEVATIONS

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- 1 LEASING/CLUB
- 2 INFINITY EDGE POOL
- 3 POOL SEATING AREA
- 4 POOL EQUIPMENT ROOM
- 5 TANNING
- 6 COVERED SEATING
- 7 FIRE PIT AND SEATING
- 8 DOG WASH
- 9 DOG PARK
- 10 BENCH SEATING AREA WITH PAVERS AND TREE WELL
- 11 PICNIC AND GRILL AREA



PROJECT LOCATION

KNOXVILLE, TENNESSEE

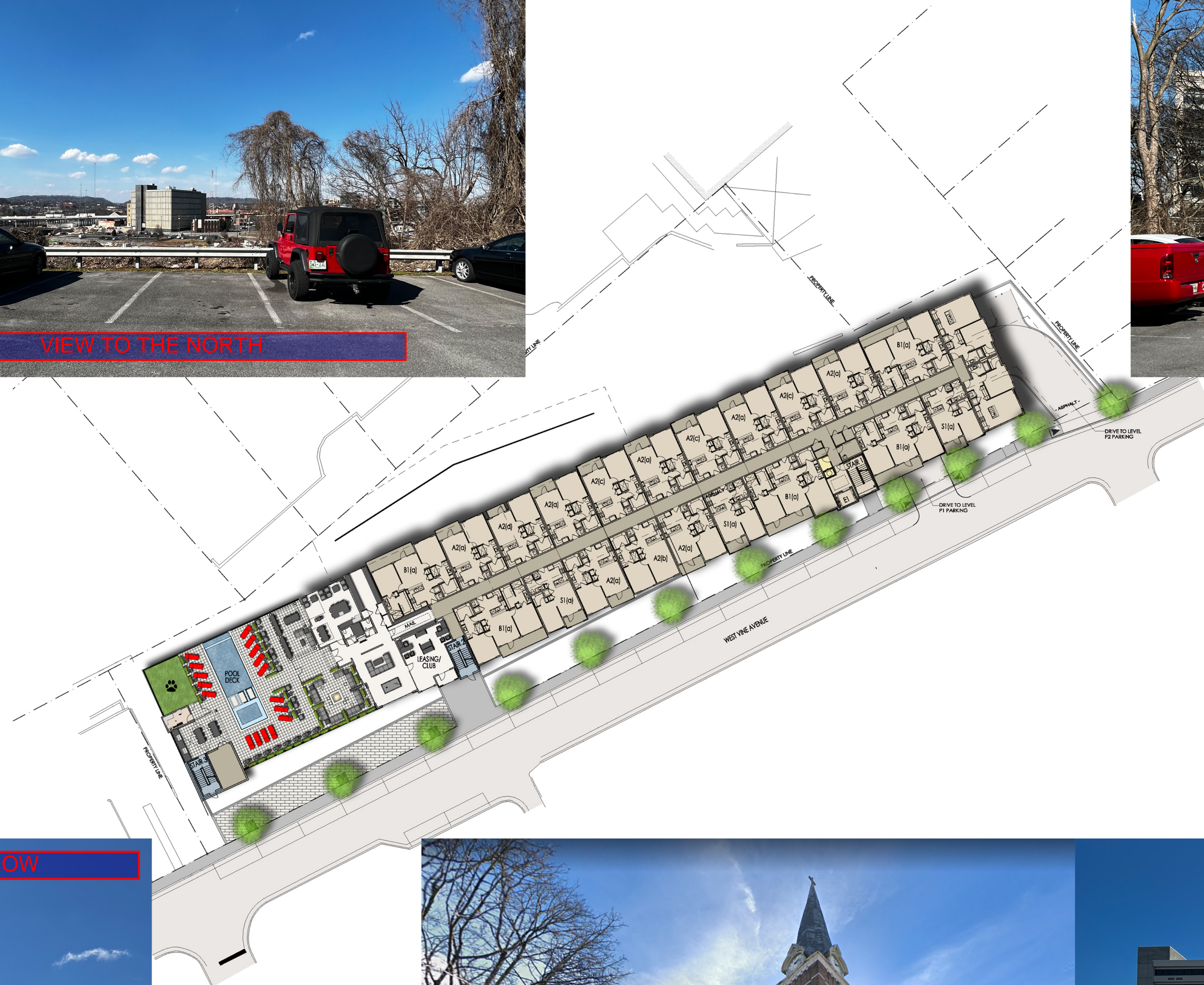




VIEW TO THE NORTH



VIEW TO THE EAST



LENVINGUS RECA



VIEW TO WEST, RYAN'S ROW



VIEW TO SOUTH, IMMACULATE CONCEPTION CHURCH



VIEW TO THE SOUTH, CROWN PLAZA









- Building elevations for all sides. Drawings for additions should illustrate the relationship to the existing structure. Drawings should show the relationship to buildings on the property and adjacent lots.
- Fully labeled color photographs of the property, with detailed photos of any existing elements that you wish to change.
- A list of proposed materials
- Information illustrating the design and type of lighting and trim details.
- Other information needed to explain your request such as labeled photos of existing elements that you wish to imitate from the subject property or any other property.

## Level 3

### CONSTRUCTION OF NEW BUILDING/STRUCTURE; INCLUDING PARKING FACILITIES

- CIVIL • Site Plan, indicating the extent of the proposal and its relationship to any existing structures on the property and neighboring properties, as well as the relationship to property lines.
- ARCH • Building elevations for all sides. Drawings should show the relationship to buildings on the property and adjacent lots.
- OWNER/CIVIL • Fully labeled color photographs of the property, with detailed photos of any existing elements that you wish to change.
- ARCH • A list of proposed materials.
- ARCH • Information illustrating the design and type of lighting and trim details.
- Other information needed to explain your request.

### SITE DESIGN, PARKING, PLAZAS, LANDSCAPE

- CIVL OR LANDSCAPE • Site Plan, indicating the extent of the proposal and its relationship to any existing structures on the property, streets, public property, and any structures on immediate adjacent lots.
- Landscape plan, indicating species and planting sizes, irrigation, lighting location and detail, hardscape materials and colors
- Fully labeled color photographs of the property and surrounding properties
- Information illustrating the design and type of lighting and other design elements.

#### ***NOTE: Demolition of an Existing Building/Structure***

Please check with local (H) or National Register Districts before considering demolition of an existing structure.

## Board of Zoning Appeals – City Staff Comments

Tuesday, April 19th, 2022

### Variance Findings (Article 16.3.E):

*The Board of Zoning Appeals may authorize a variance from the strict application of this Code so as to relieve such difficulties or hardship only in accordance with all of the following criteria:*

- 1. Variances will be granted only where special circumstances or conditions (such as exceptional narrowness, topography or siting) fully described in the findings of the Board, do not apply generally in the district.*
- 2. Variances will not be granted to allow a use otherwise excluded from the particular district in which requested.*
- 3. For reasons fully set forth in the findings of the Board, the aforesaid circumstances or conditions are such that the strict application of the provisions of this Code would deprive the applicant of any reasonable use of his/her land. Mere loss in value does not justify a variance; there must be a deprivation of beneficial use of land.*
- 4. Any variance granted under the provisions of this section must be the minimum adjustment necessary for the reasonable use of the land.*
- 5. The granting of any variance is in harmony with the general purposes and intent of this Code and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the General Plan for development*

### Meeting Agenda

#### **4-A-22-VA**

Location: 305 West Vine Avenue

Staff Comments: The proposed project is to construct a seven story, 125-unit residential apartment complex along West Vine Avenue. The parcel is zoned DK-G and has a build to zone of 0 to 5 feet where the building is to be located. The proposed building is proposed to be setback approximately 28 feet and 5 inches at the furthest point from the front property line. The DK-G district design standards require a ground floor minimum transparency of 30% on the front façade facing West Vine Avenue. The applicant is proposing to decrease this to 22.98% along the P2 floor. The design standards also require the building façade abutting West Vine Avenue to incorporate building entries no less than one every 50 feet. The applicant is proposing increase this to 148 feet since the units will not be accessed externally from West Vine Avenue.

The variance requests are:

1. Increase the maximum permitted build-to-zone distance from 5 feet to 28 feet 5 inches. Per Article 5, Section 5.5.B. Table 5-3.

2. Reduce the minimum required ground floor transparency percentage from 30% to 22.98%. Per Article 5, Section 5.5.C. Table 5-4.
3. Increase the maximum distance permitted between building entries from 50 feet to 148 feet. Per Article 5, Section 5.5.C. Table 5-4.

#### **4-B-22-VA**

Location: 6603 Stone Mill Drive

Staff Comments: The parcel is zoned EN with a minimum rear setback of 25 feet. In 2011, the prior owner was issued a stop work order with regard to the addition being built beyond the setback and told to seek a variance. A variance was never filed and the addition was completed illegally. The current property owner is requesting approval to reduce the rear setback on the existing addition on the house from 25 feet to 9.54 feet.

The variance request is:

Decrease the minimum rear setback from 25 feet to 9.54 feet in the EN district. Per Article 4.3; Table 4-1.

#### **4-F-22-VA**

Location: 4345 Apex Drive

Staff Comments: The parcel is a through lot with frontage on Apex Drive and Hollywood Road. It is zoned RN-1, where the front setback is an average blockface of the existing residential structures along the same side of Apex Drive. The average front setback along Apex Drive is 91 feet. The applicant is proposing to reduce the average front setback from 91 feet to 63.9 feet to construct a single-family residence that is addressed and fronts on Apex Drive.

The variance request is:

Reduce the front setback from 91 feet to 63.9 feet for development of a single-family residence. Per Article 4.3; Table 4-1.

#### **4-G-22-VA**

Location: 4341 Apex Drive

Staff Comments: The parcel is a through lot with frontage on Apex Drive and Hollywood Road. It is zoned RN-1, where the front setback is an average blockface of the existing residential structures along the same side of Apex Drive. The average front setback along Apex Drive is 91 feet. The applicant is proposing to reduce the average front setback from 91 feet to 60 feet to construct a single-family residence that is addressed and fronts on Apex Drive.

The variance requests are:

Reduce the front setback from 91 feet to 60 feet for development of a single-family residence. Per Article 4.3; Table 4-1.

**4-H-22-VA**

Location: 407 Saint Paul Street / 316 West Blount Avenue

Staff Comments: The parcel is located in the South Waterfront Form Based Code and zoned SW-6. The applicant is proposing 28 townhomes and requesting variances from the following requirements in the SW-6 district.

The variance requests are:

1. Decrease the minimum building height requirement from 40 feet to 34 feet for development of townhomes. Per Article 7.1.3.G.4.
2. Decrease the ground level minimum transparent glass on the principal frontage from a minimum of 70% to 40% for development of townhomes. Per Article 7.1.3.G.6.
3. Decrease the openings above the first story on the principal frontage from a minimum of 25% to 20% for the development of townhomes. Per Article 7.1.3.G.6.

**From:** [Steve Borden](#)  
**To:** [Jennifer Scobee](#)  
**Subject:** RE: April BZA applications  
**Date:** Monday, April 11, 2022 11:07:28 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)

---

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

[4-A-22-VA: 305 West Vine Ave](#) – Operations has no comment. Property not adjacent to ROW. Appeals have no notable impact to ROW.

[4-B-22-VA: 6603 Stone Mill Dr](#) - Operations has no comment. Property not adjacent to ROW. Appeals have no notable impact to ROW.

[4-C-22-VA: 2810 Painter Ave](#) – Operations has no comment. Property not adjacent to ROW. Appeals have no notable impact to ROW.

[4-E-22-VA:1537 Forest Ave](#) - Operations has no comment. Property not adjacent to ROW. Appeals have no notable impact to ROW.

[4-F-22-VA: 4345 Apex Dr](#) - Operations has no comment. Property not adjacent to ROW. Appeals have no notable impact to ROW.

[4-G-22-VA: 4341 Apex Dr](#)- Operations has no comment. Property not adjacent to ROW. Appeals have no notable impact to ROW.

[4-H-22-VA:407 Saint Paul St/316 W Blount Ave](#)-

- Property not adjacent to ROW. Appeals do not directly impact to ROW, however the addition of homes would likely increase utilization of an unsignalized intersection with SR-71. Property is one block off of US441 SR-71 just southeast of the Henley St. Bridge. A signalized intersection controls the access to SR-71 at the W. Blount Ave intersection. However, the Department has concerns about the added traffic to St. Paul Street. The Department requests that a traffic study be conducted that illustrates how additional trips generated by this development impacts the signalized intersection at SR-71 and W. Blount Ave. and associated queueing.
- Drainage should not be of concern as the Roadway is higher in elevation and natural drainage for the area moving away from ROW.



**Steven M. Borden, P.E.** | Director/Assistant Chief Engineer  
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[tn.gov/tdot](http://tn.gov/tdot)



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April 12, 2022

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

Dear Mr. Elder:

**Re: Variance Request 4-A-22-VA**

We have reviewed our records and find that we have existing utility facilities located on or near the above referenced property. The approximate location of these facilities is indicated on the enclosed print. However, KUB does not release and hereby retains all easements and rights for existing facilities, whether or not shown on these prints.

Should the variance be granted, KUB will require the following permanent utility easements for its facilities.

Underground Electric – 7.5 feet on each side of the centerline of the electric lines, 15 feet total width

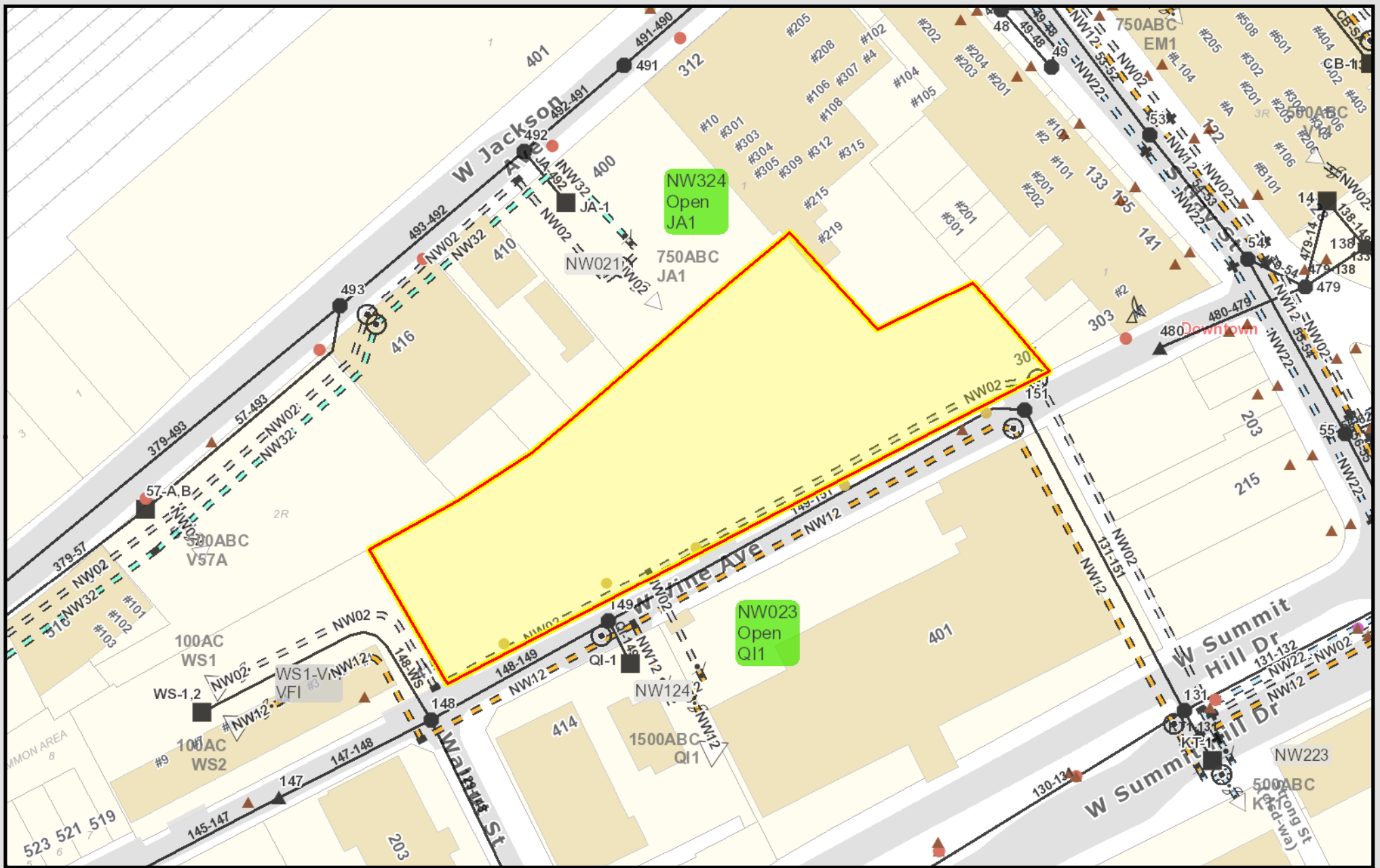
If you have any questions regarding this matter, please call me at (865) 558-2483.

Sincerely,

A handwritten signature in black ink, appearing to read 'C. Wiberley', is written over a white background.

Christian Wiberley, P.E.  
Engineering

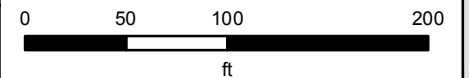
CGW



File No. 4-A-22-VA (Electric)



Printed: 4/12/2022 at 9:50:26 AM



**Knoxville Utilities Board**

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