

File # 4-H-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



CONNOLLY
DEVELOPMENT VENTURES

March 10, 2022

City of Knoxville Board of Zoning Appeals

City County Building
400 Main Street, Room 475
Knoxville, TN 37902

Re: 407 Saint Paul St / 316 W Blount Ave Variance Requests

Dear BZA Members:

We appreciate the opportunity to discuss our hardship conditions and why we are requesting variances in order to achieve the intent of the form-based code.

The size of the parcel does not support the potential use allowed by the zoning requirements. For the parcel to be responsibly developed, a balance of zoning intent and functional practicality is needed.

The shape of the parcel along with the sloping topography present construction efficiency challenges for a single large structure, like an office or apartment building. The high-density townhouse solution provides the “urban edge” and population activity sought by the zoning, while increasing the tax base. The individual units can follow the slope of the topography which eliminates large blank retaining or garage walls, as seen on the nearby apartment buildings. This residential construction type is best accomplished with conventional wood construction and reasonable floor-to-floor heights. The 40’ minimum is not practical for 3-story residential construction, however, a 34’ building height on a slope will yield a similar sense of scale.

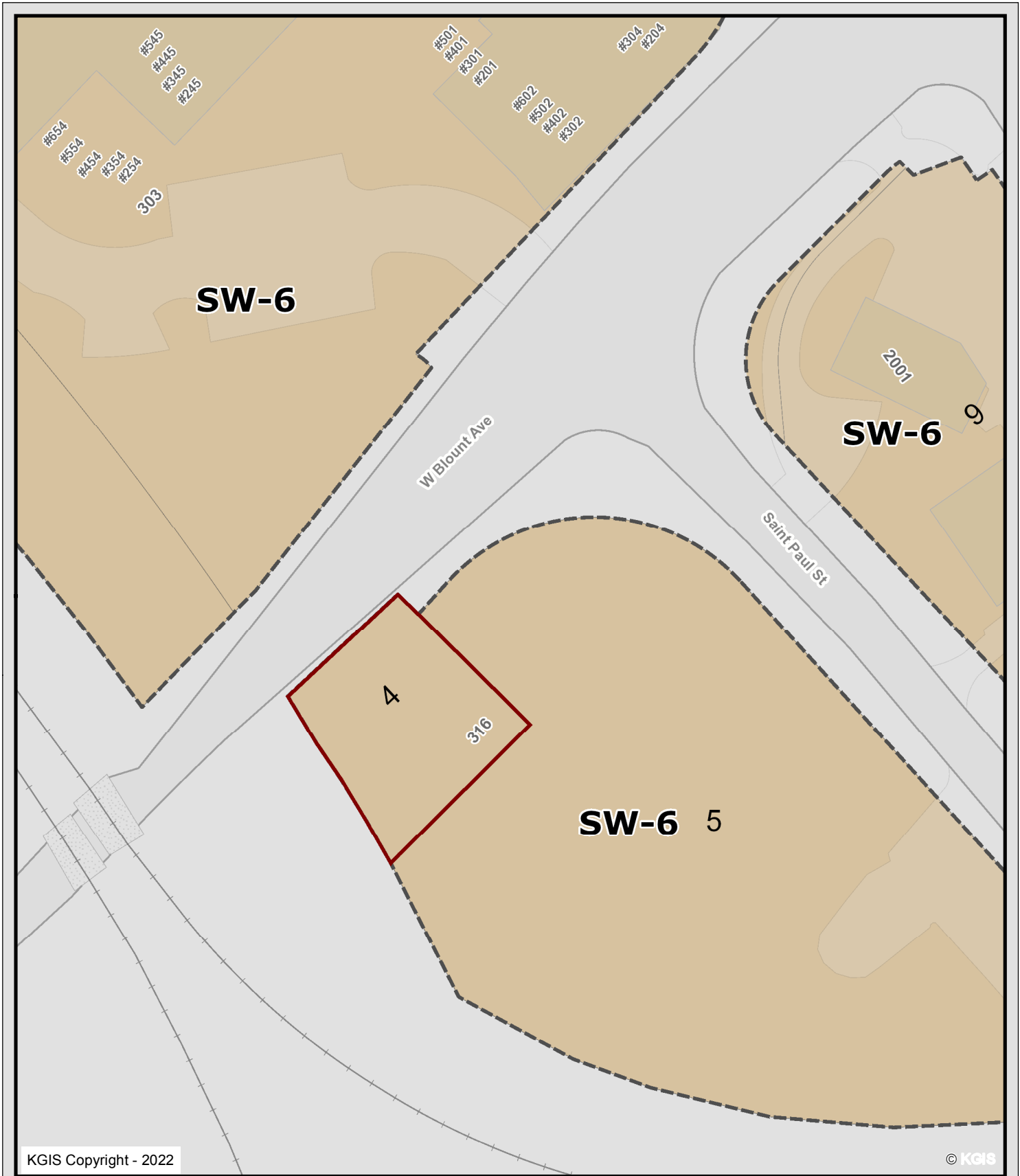
The residential project type is an allowable use; however, the transparency requirements do not work well for this use. They were established for retail/commercial, and are a critical aspect of developing a sense of life and activity in the urban environment. To meet the intent of the transparency requirements, each townhouse will have a street facing porch or patio with a recessed entrance. The recess helps to eliminate the perception of a flat blank wall, while the porch itself functions as a gathering and welcoming place.

We look forward to discussing the requested variances further and answer any questions at the April meeting.

Sincerely,

Thomas Connolly

Owner
Connolly Development Ventures



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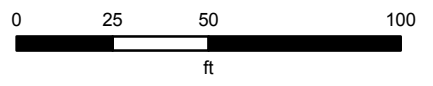
316 W BLOUNT AVE

4-H-22-VA
KELSEY GAINES

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PARKING
ESMT

SIDEWALK ESMT

RAIN
GARDEN
ESMT

Ward - 25

SAINT

HOLSTON RR

A. DEAN &
CINDY S. MIRE



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316 W BLOUNT AVE

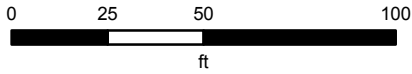
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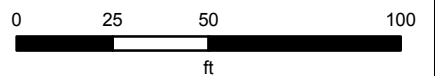
4-H-22-VA

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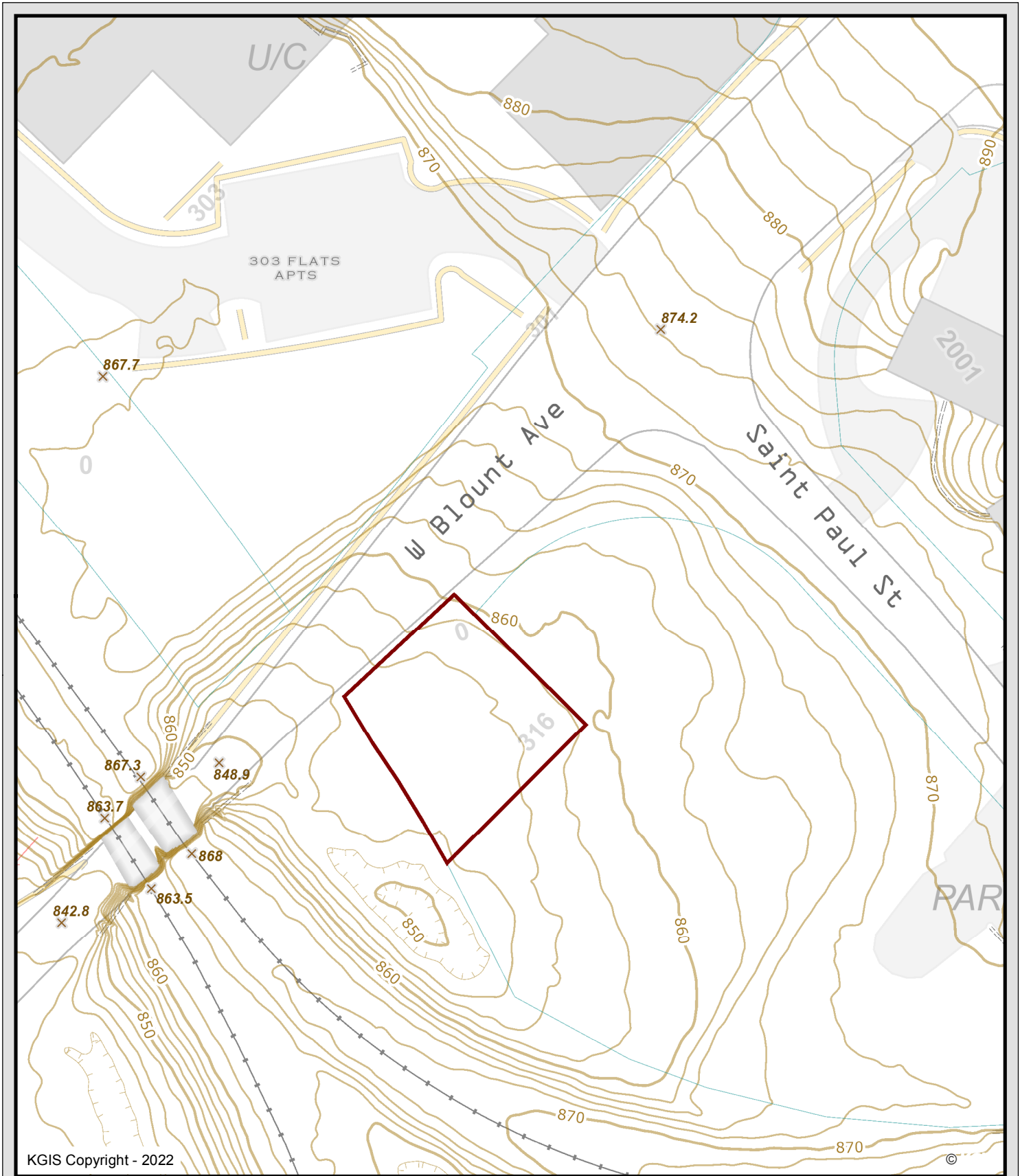
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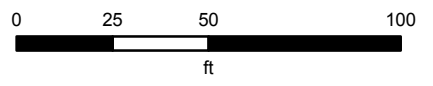
316 W BLOUNT AVE

4-H-22-VA
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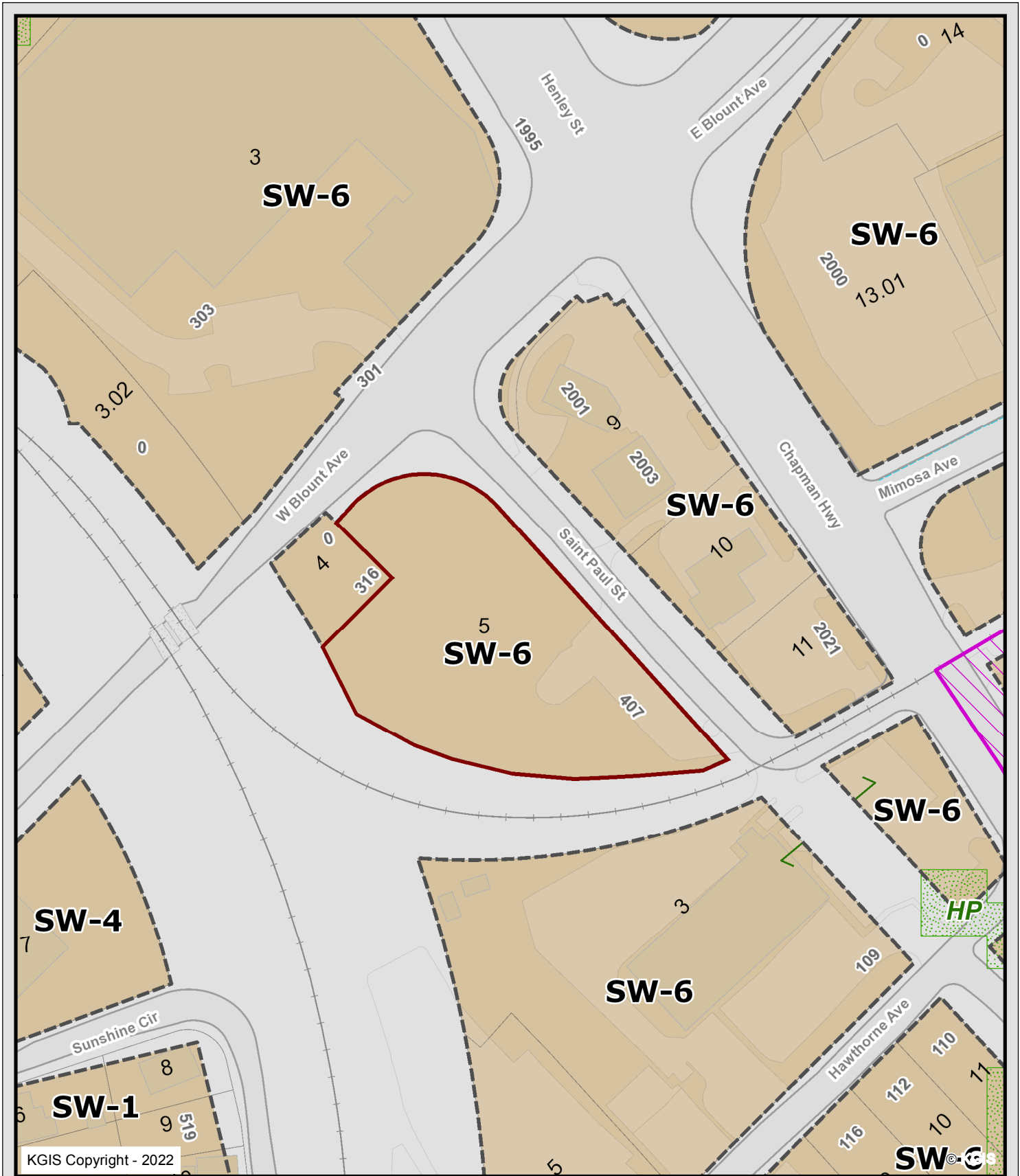
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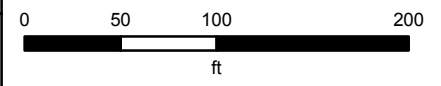
407 SAINT PAUL ST

4-H-22-VA
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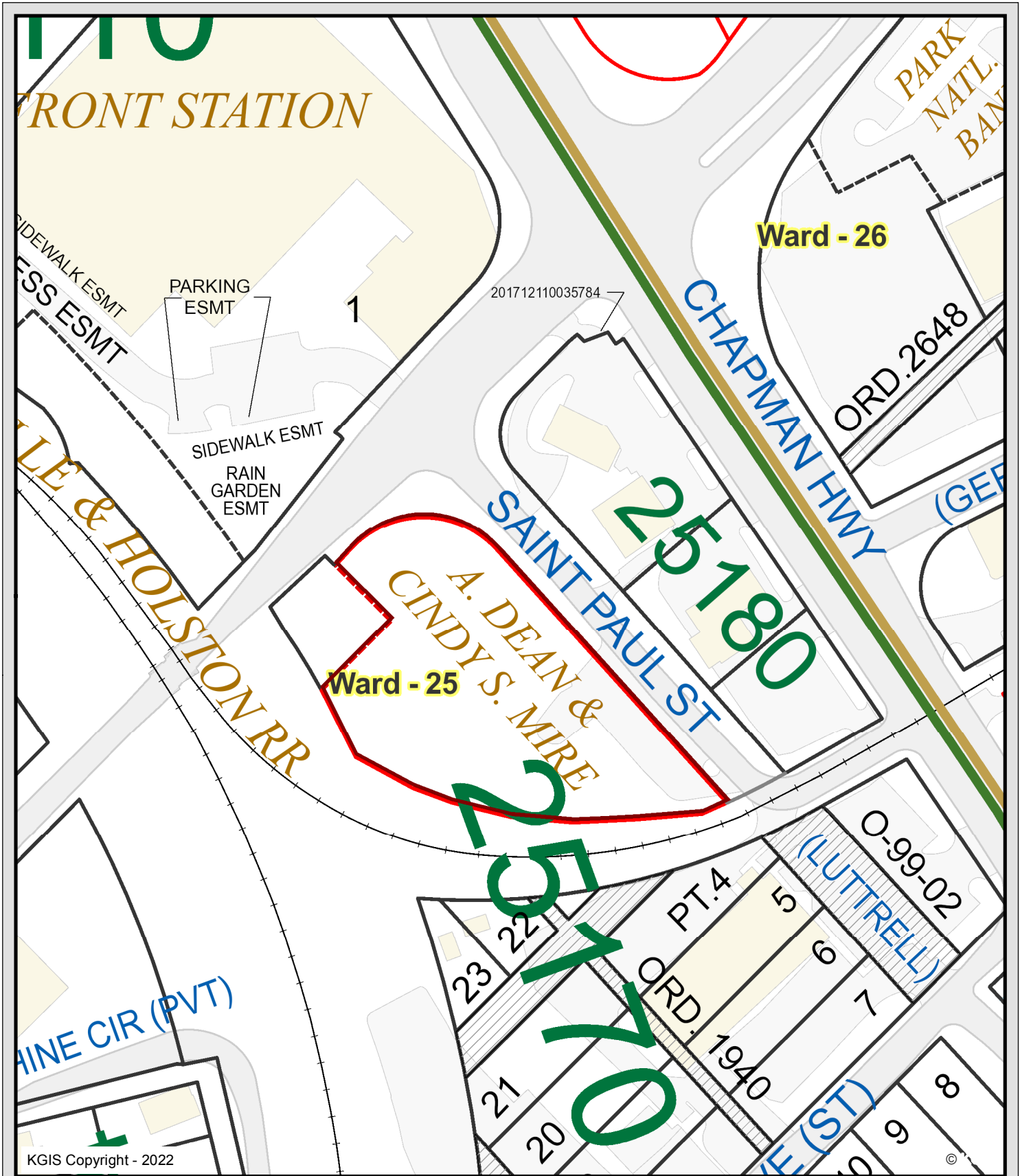
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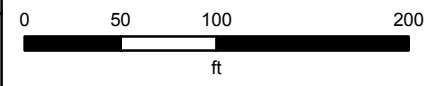
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407 SAINT PAUL ST

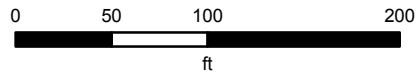
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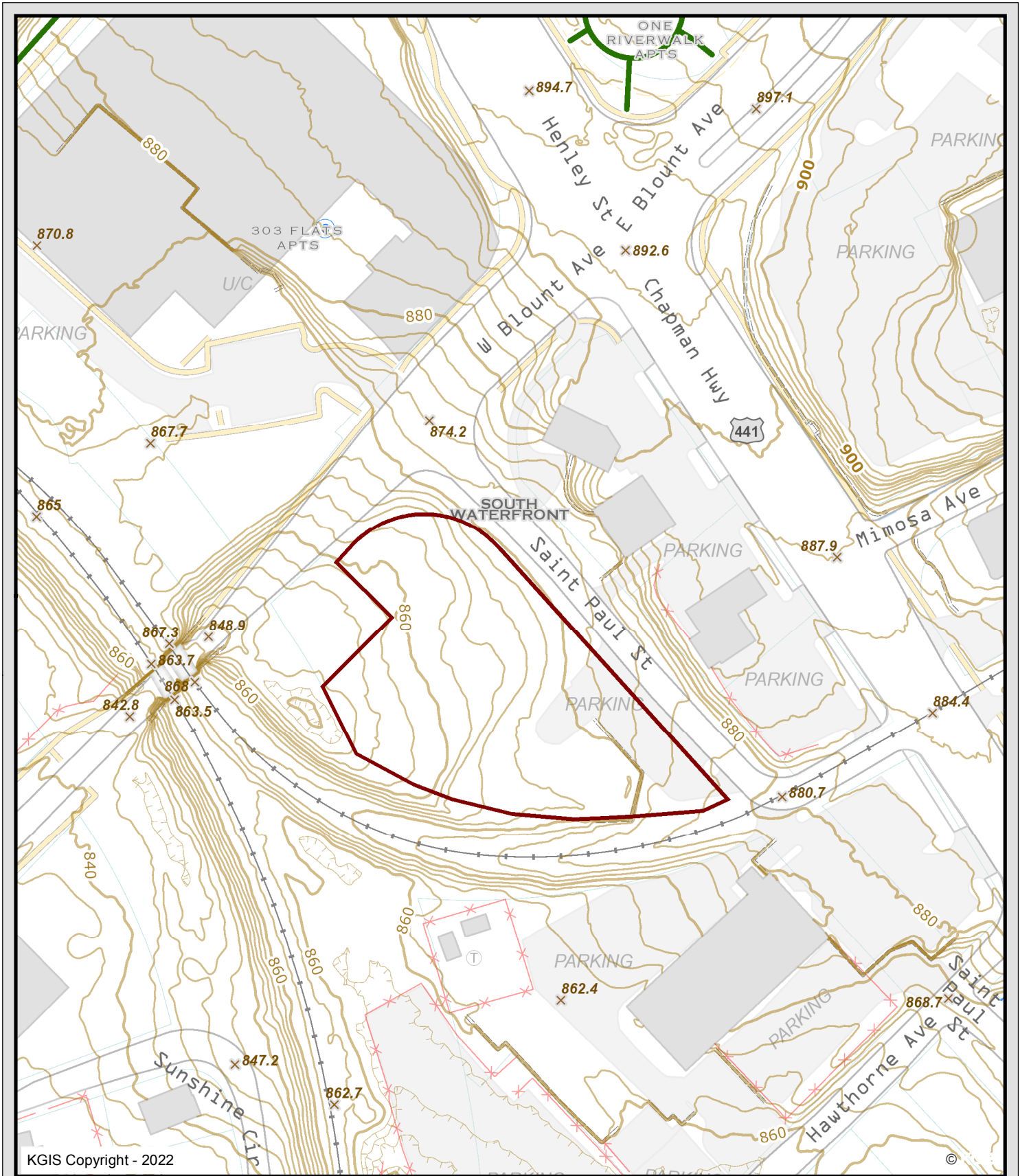
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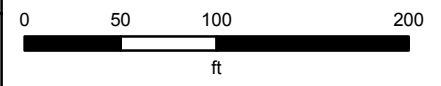
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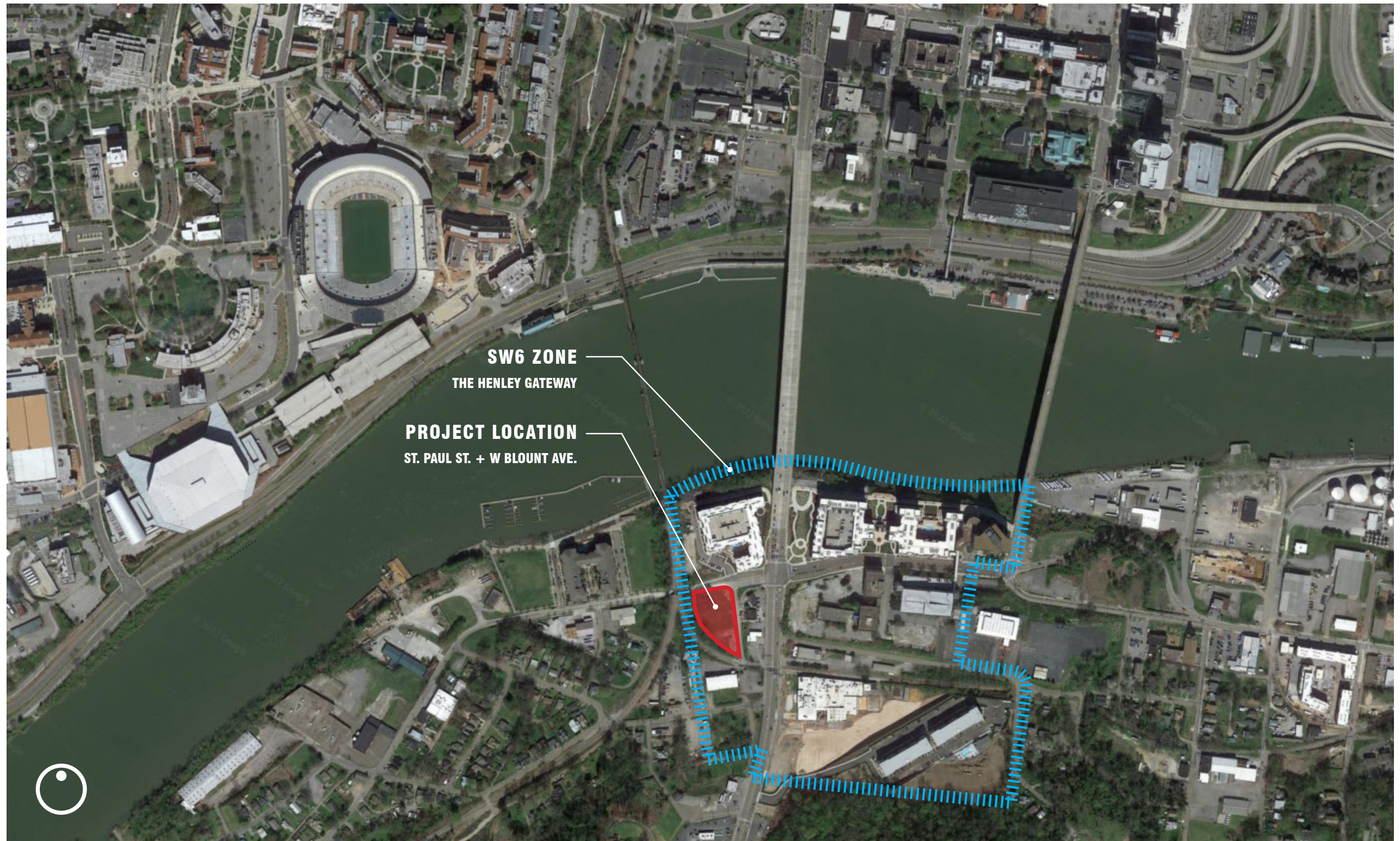
09 march 2022

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PROPOSED TOWNHOUSE PROJECT
St. Paul St. + W Blount Ave.
Knoxville . Tennessee





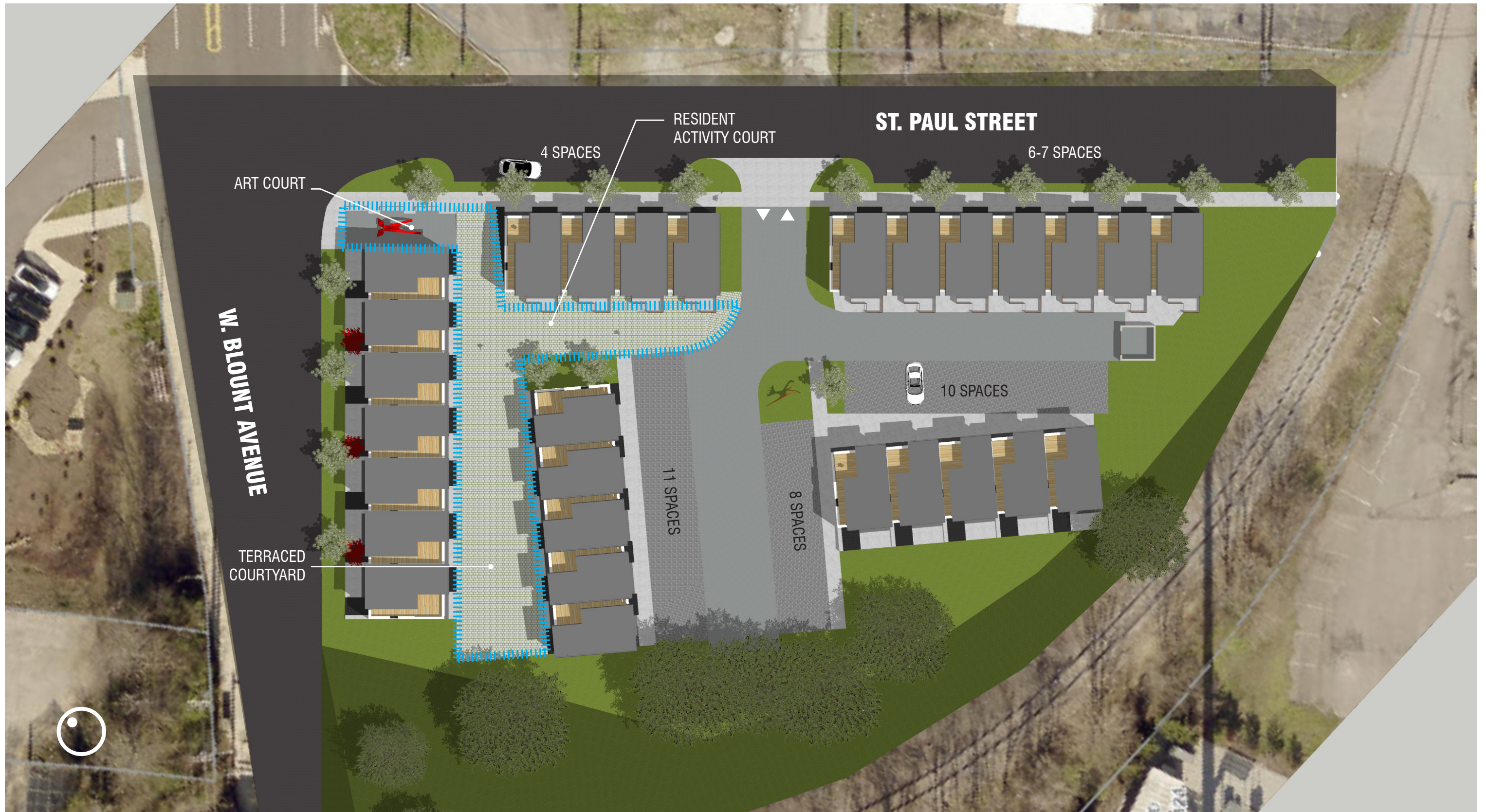
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PROPOSED TOWNHOUSE PROJECT
St. Paul St. + W Blount Ave.
Knoxville . Tennessee





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PROPOSED TOWNHOUSE PROJECT
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Knoxville . Tennessee





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PROPOSED TOWNHOUSE PROJECT
St. Paul St. + W Blount Ave.
Knoxville . Tennessee





ELEVATION @ ST. PAUL STREET ▲
NOT TO SCALE



ELEVATION @ W. BLOUNT AVENUE ▶
NOT TO SCALE

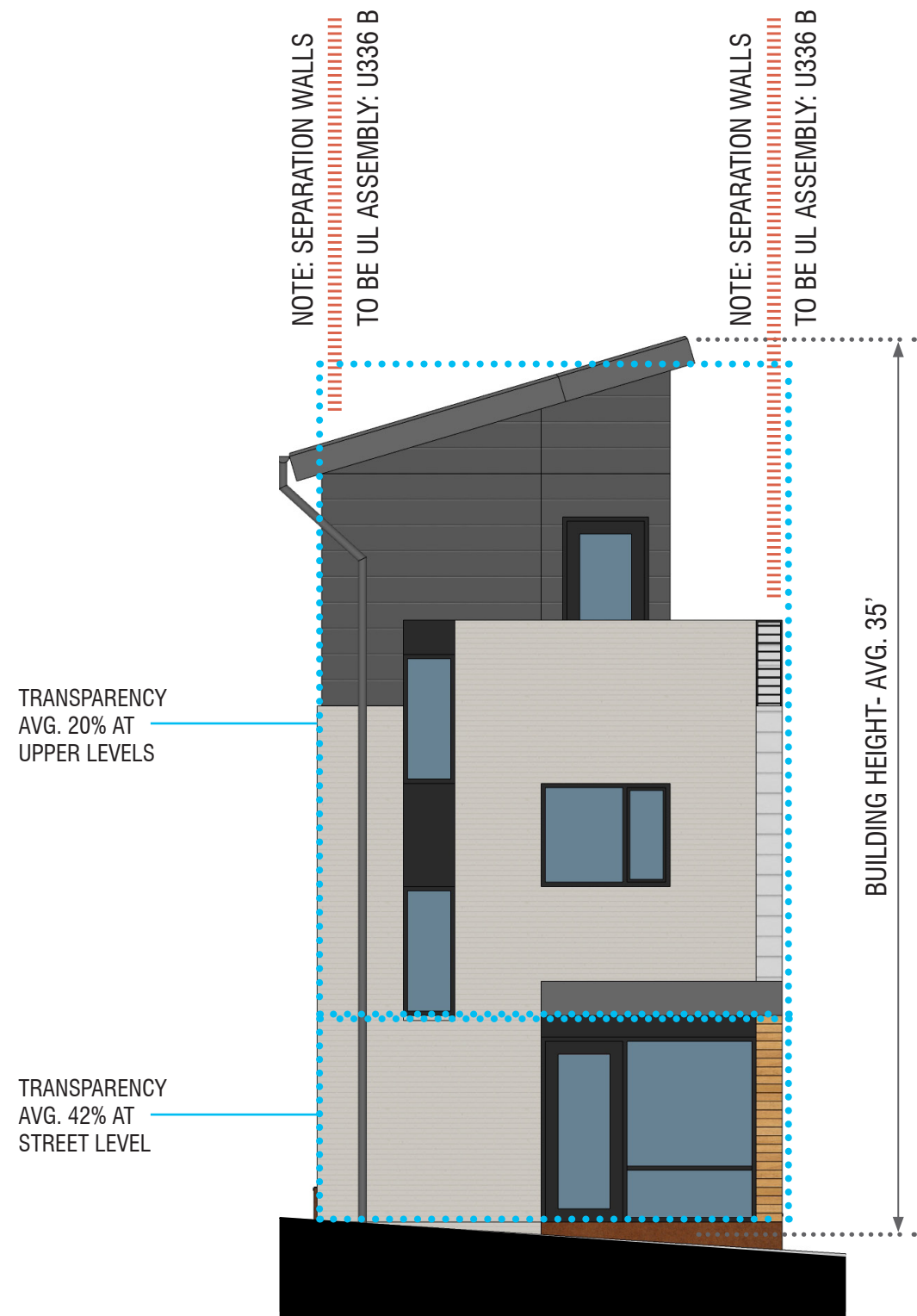
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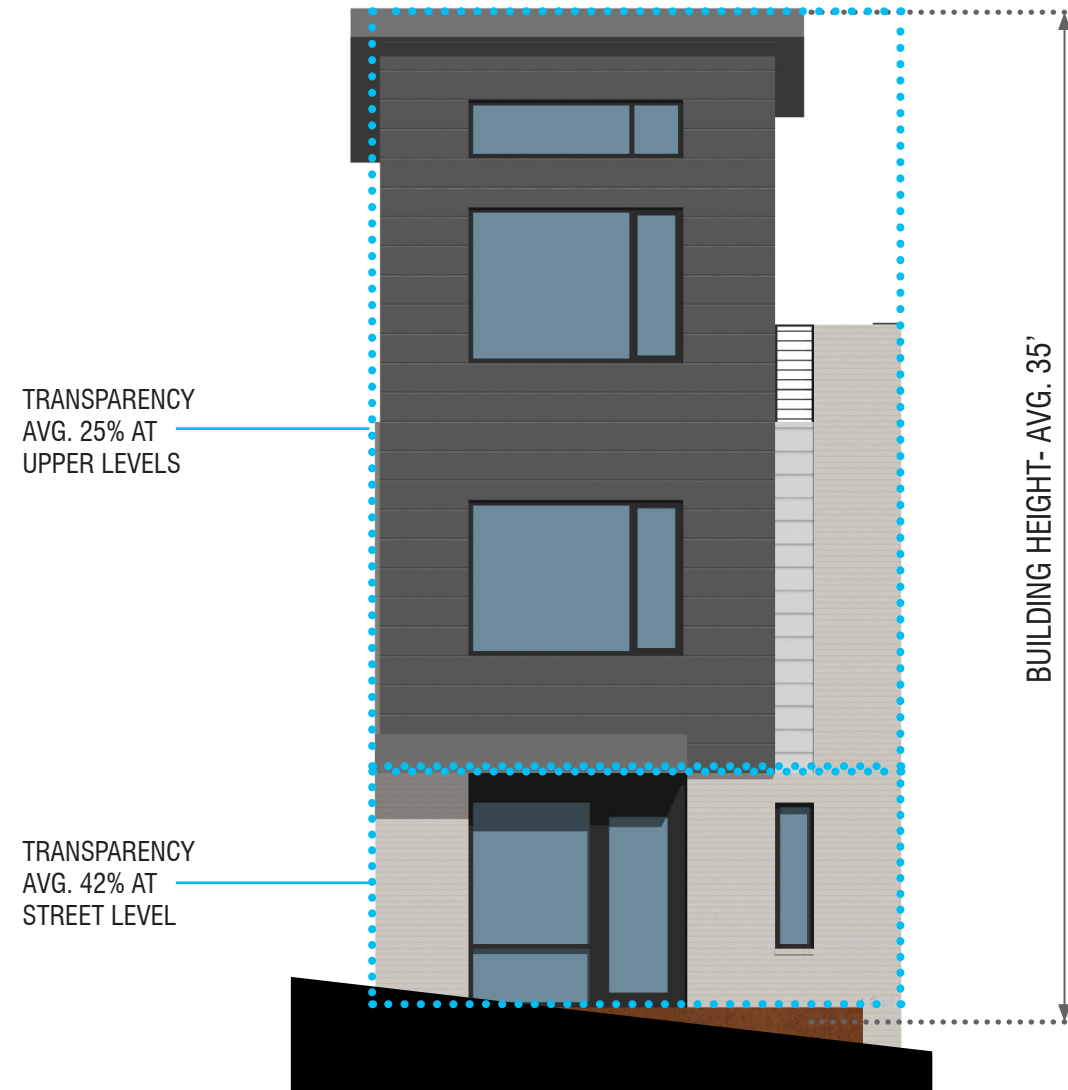


PROPOSED TOWNHOUSE PROJECT
St. Paul St. + W Blount Ave.
Knoxville . Tennessee





3-STORY UNIT @ ST. PAUL STREET
NOT TO SCALE



3-STORY UNIT @ W. BLOUNT AVENUE
NOT TO SCALE

FACADE MATERIALS @ R.O.W.



ROOFING- ENERGY STAR
STANDING SEAM OR TPO



CEMENT PANEL SYSTEM



RIBBED METAL PANEL- ACCENT



BRICK- MAIN FACADES



WOOD ACCENT



PAINTED OR WEATHERING STEEL

09 march 2022

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PROPOSED TOWNHOUSE PROJECT
St. Paul St. + W Blount Ave.
Knoxville . Tennessee



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
TDOT – Region 1
7345 Region Lane
Knoxville, TN 37914
(865) 594-2400
Steve.Borden@tn.gov
tn.gov/tdot



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 Requests 4-B-22-VA, 4-F-22-VA, 4-G-22-VA, and 4-H-22-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,

A handwritten signature in black ink, appearing to read 'C. Wiberley', is written over the typed name.

Christian Wiberley, P.E.
Engineering

CGW