

File # 5-H-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 Ron Whittaker                    | Owner <input type="checkbox"/>            | New Structure <input type="checkbox"/>                        |
| Street Address 240 W. Bessemer Street | Contractor <input type="checkbox"/>       | Modification of Existing Structure <input type="checkbox"/>   |
| City, State, Zip Alcoa, TN 37701      | Tenant <input type="checkbox"/>           | Off Street Parking <input type="checkbox"/>                   |
| Phone Number 865-980-3500             | Other <input checked="" type="checkbox"/> | Signage <input type="checkbox"/>                              |
| Email rwhittaker@c2rl.com             |   | Other Temporary Structure <input checked="" 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 4301 Kingston Pike  | City, State, Zip Knoxville, TN 37919 |
| See KGIS.org for Parcel # 107LA017 | and Zoning District RN-1             |

### 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 will add a temporary classroom facility for Knoxville Montessori School to accommodate additional space requirements until the future permanent classroom facility can be constructed. This appeal is requesting a variance on the 10 foot buffer strip on the east interior side setback. The sidewalk and ramp providing access from the existing school to the temporary classroom facility will be located within this 10 foot buffer strip.

Describe hardship conditions that apply to this variance.

- 1) Placement of temporary classroom facility needs to be out of way of future construction activity for the permanent classroom facility.
- 2) The temporary classroom facility needs to be easily accessible from the existing school building.

### 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 4-11-2022

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.

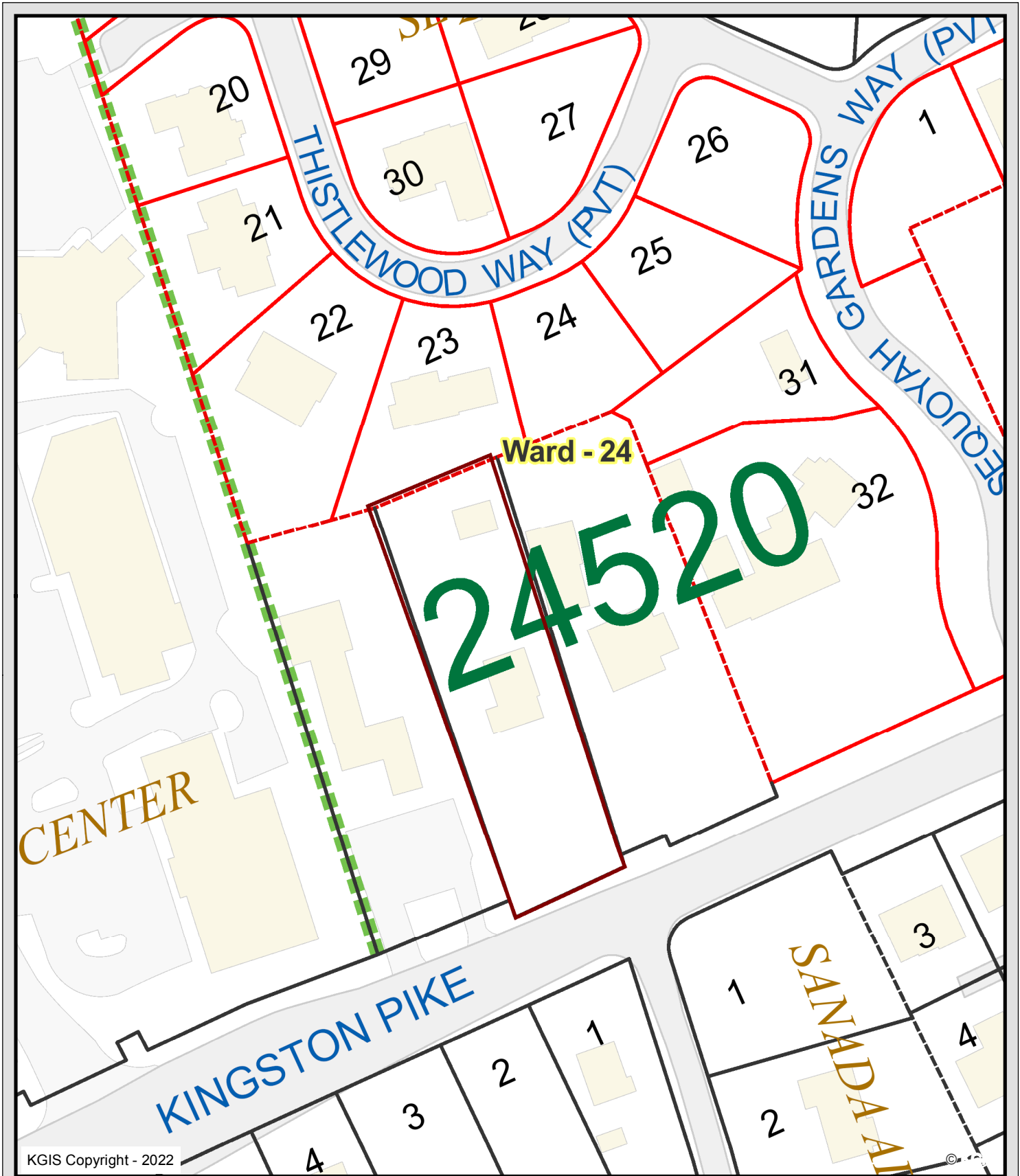
**PROJECT INFORMATION**

Date Filed | Fee Amount

Council District | BZA Meeting Date

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





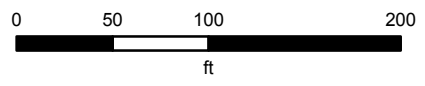
KGIS Copyright - 2022

4301 KINGSTON PK  
 5-H-22-VA  
 RON WHITTAKER

Knoxville - Knox County - KUB Geographic Information System



Printed: 4/14/2022 at 10:51:38 AM



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**4301 KINGSTON PK**

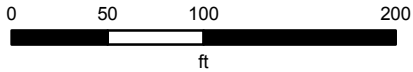
5-H-22-VA

RON WHITTAKER

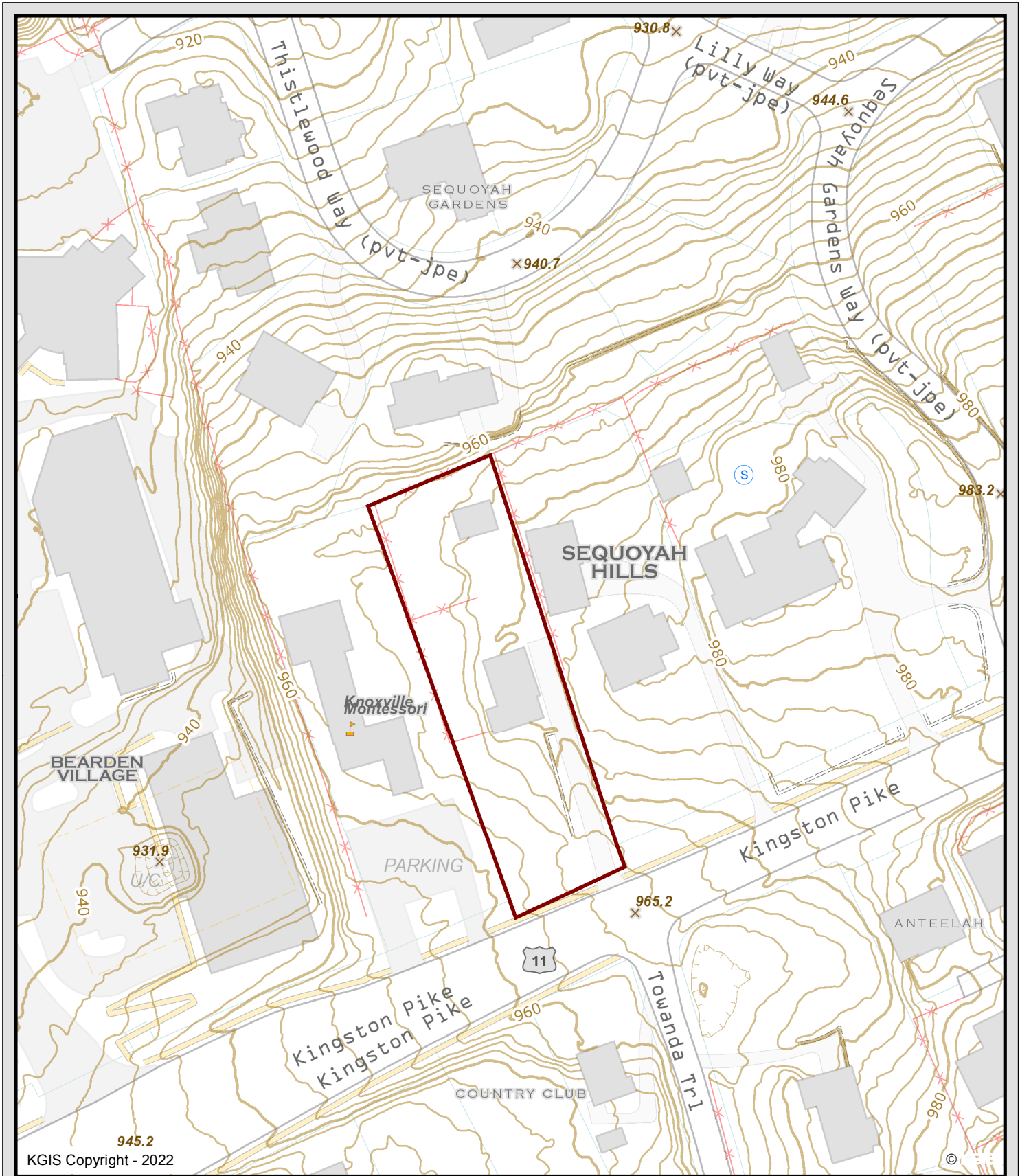
**Knoxville - Knox County - KUB Geographic Information System**



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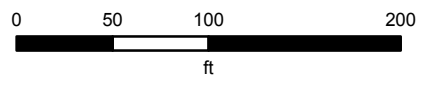
**4301 KINGSTON PK**

5-H-22-VA  
RON WHITTAKER

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

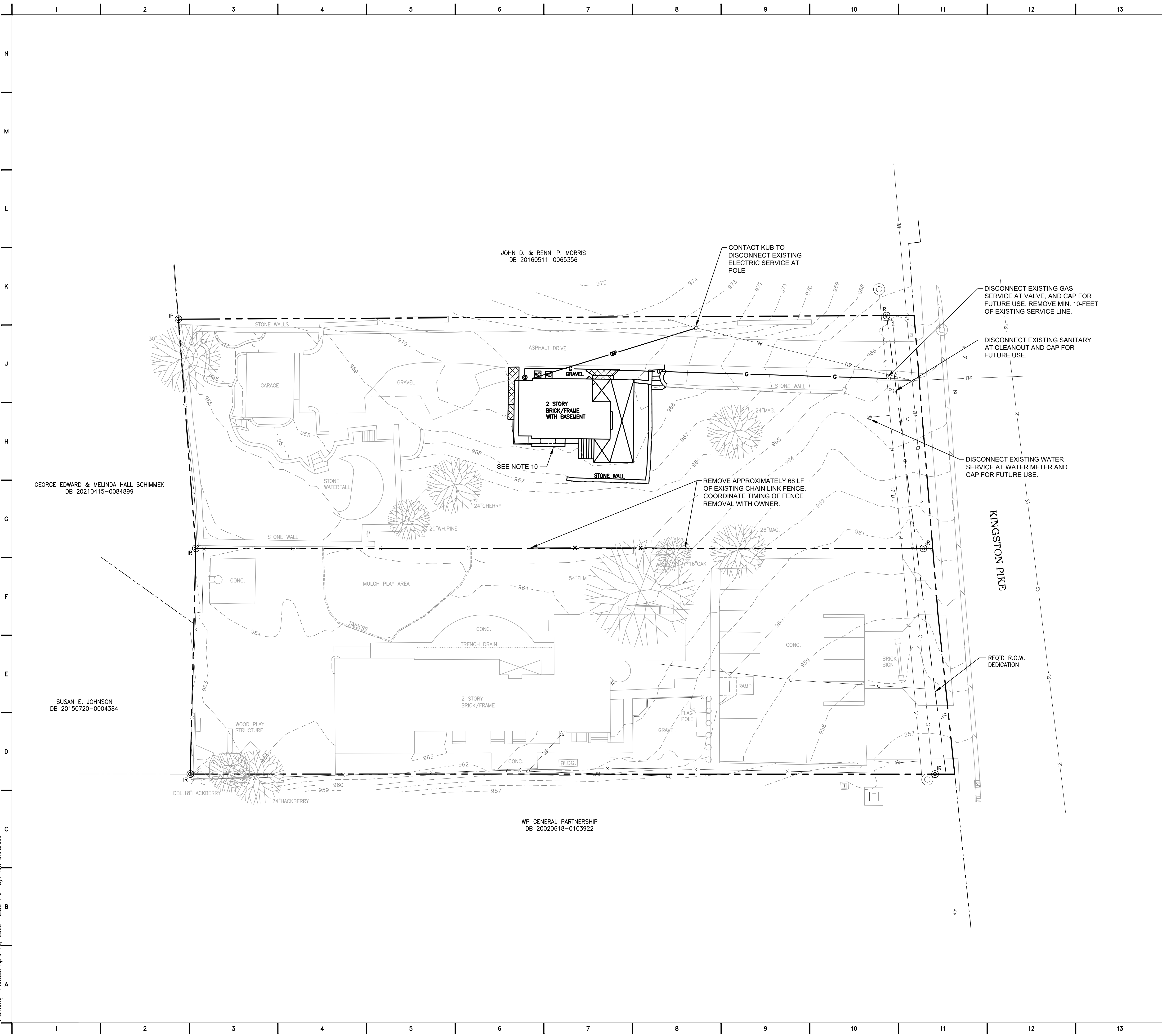


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H:\Knoxville Montessori School\507.01 - Temporary Classroom Space\02-Drawings\Sheets\C1-0 Site Demolition Plotting.dwg Plotted: April 13, 2022 12:58 PM By: Tim Childers



**LEGEND**

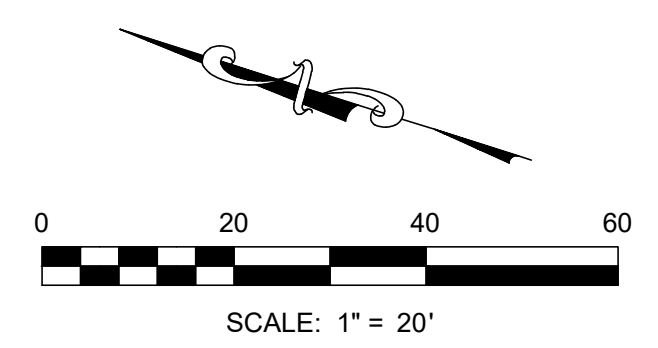
- EXISTING**
- IRON ROD
  - IRON PIPE
  - UTILITY POLE
  - ⊕ UTILITY-LIGHT POLE
  - GUY
  - ⊙ ELECTRIC METER
  - ⊠ ELECTRIC TRANSFORMER
  - ⊙ TRAFFIC SIGNAL BOX
  - ⊙ TELEPHONE PEDESTAL
  - ⊙ FIBER OPTICS MARKER
  - ⊙ GAS METER
  - ⊙ VALVE
  - ⊙ WATER METER
  - ⊙ FIRE HYDRANT
  - ⊙ MANHOLE
  - ⊙ CLEANOUT
  - ⊙ CURB INLET
  - ⊙ AIR CONDITIONER UNIT
  - ⊙ BOLLARD
  - TREE
  - INDEX CONTOUR
  - INTERMEDIATE CONTOUR
  - x-x- CHAIN LINK FENCE
  - w- WATER LINE
  - ss- SANITARY SEWER LINE
  - g- GAS LINE
  - rcp- REINFORCED CONCRETE PIPE
  - op- OVERHEAD POWER LINE
  - - - PROPERTY BOUNDARY
  - ⊕ B.M.
- NEW**
- ▨ CONCRETE TO BE REMOVED

**DEMOLITION NOTES**

1. SURVEY PROVIDED BY PROFESSIONAL LAND SYSTEMS, DATED SEPTEMBER 12, 2016. NO SURVEY HAS BEEN PERFORMED BY C2RL ENGINEERS, INC.
2. LOCATION OF UTILITIES SHOWN WITHIN THESE PLANS ARE APPROXIMATE ONLY. EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD BY CONTACTING THE UTILITY COMPANIES INVOLVED. NOTIFICATION BY CALLING TENNESSEE ONE CALL AT 1-800-351-1111 WILL BE REQUIRED.
3. ALL APPLICABLE EROSION & SEDIMENT CONTROL SHALL BE INSTALLED AND INSPECTED BEFORE DEMOLITION MAY BEGIN. SEE SHEET C1.2 FOR EROSION CONTROL PLAN.
4. CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH ALL ITEMS TO BE DEMOLISHED. PLAN DEMOLITION ACTIVITIES TO PRESERVE ALL ON-SITE TREES AND LANDSCAPING AROUND EXISTING BUILDING. COORDINATE DEMOLITION SEQUENCE AND TIMING WITH OWNER.
5. REMOVAL OF EXISTING UTILITY SERVICES SHALL BE COORDINATED WITH KUB NEW SERVICES.
6. CONTRACTOR TO FILL ALL HOLES RESULTING FROM DEMOLITION AND COMPACT FILL TO 90% OF OPTIMUM (STANDARD PROCTOR).
7. ALL DEMOLITION DEBRIS SHALL BE HAULED OFF-SITE. BURNING SHALL NOT BE PERMITTED. CONTRACTOR SHALL COMPLETELY REMOVE ALL BUILDINGS, FOUNDATIONS, DRIVEWAYS, ETC. AS SHOWN ON PLANS AND DISPOSE OF DEBRIS ACCORDING TO FEDERAL, STATE AND LOCAL REGULATIONS.
8. CONTRACTOR SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) DURING DEMOLITION.
9. CONTRACTOR SHALL TAKE CARE TO PREVENT MUD, DEBRIS, ETC. FROM ENTERING ADJACENT ROADWAYS. ANY DEBRIS THAT MAY ENTER ROADWAY SHALL BE REMOVED IMMEDIATELY.
10. EVERY EXISTING DEMOLITION ITEM REQUIRED TO ACCOMPLISH CONSTRUCTION MAY NOT BE ILLUSTRATED. CONTRACTOR SHALL COORDINATE AND ACCOMPLISH ALL DEMOLITION REQUIRED WHETHER SHOWN OR NOT. ITEMS SCHEDULED FOR DEMOLITION ARE ILLUSTRATED IN BOLD. WORK INCLUDES ALL ELEMENTS TO BE DEMOLISHED INCLUDING FOUNDATIONS AND UTILITIES. UTILITIES SHALL BE CUT / CAPPED / PROPERLY DECOMMISSIONED AT LIMITS OF DEMOLITION.

**PROJECT CONTACTS**

|  |  |
|--|--|
| <b>OWNER</b>   | <b>UTILITIES</b>   |
| KNOXVILLE MONTESSORI ASSOCIATION, INC<br>GILLIAN DENHAM JONES<br>4311 KINGSTON PIKE<br>KNOXVILLE, TN 37919<br>(865) 525-6042 | KNOXVILLE UTILITIES BOARD<br>TONY JARNIGAN<br>4505 MIDDLEBROOK PIKE<br>KNOXVILLE, TN 37921<br>(865) 558-2625 |



**C2RL, INC**  
engineers

240 W. Bessemer Street, Alcoa, TN 37701  
Ph. (865) 980-3500

DATE: \_\_\_\_\_

REVISIONS:

|  |  |
|--|--|
|  |  |
|  |  |
|  |  |
|  |  |

Temporary Classroom Space  
Knoxville, TN

Knoxville Montessori School  
Knoxville, TN

Site Demolition Plan

**FOR REVIEW ONLY**

JOB NO: 507.01  
DATE: 4.14.22  
DRAWN: TCC  
CHECKED: JRW

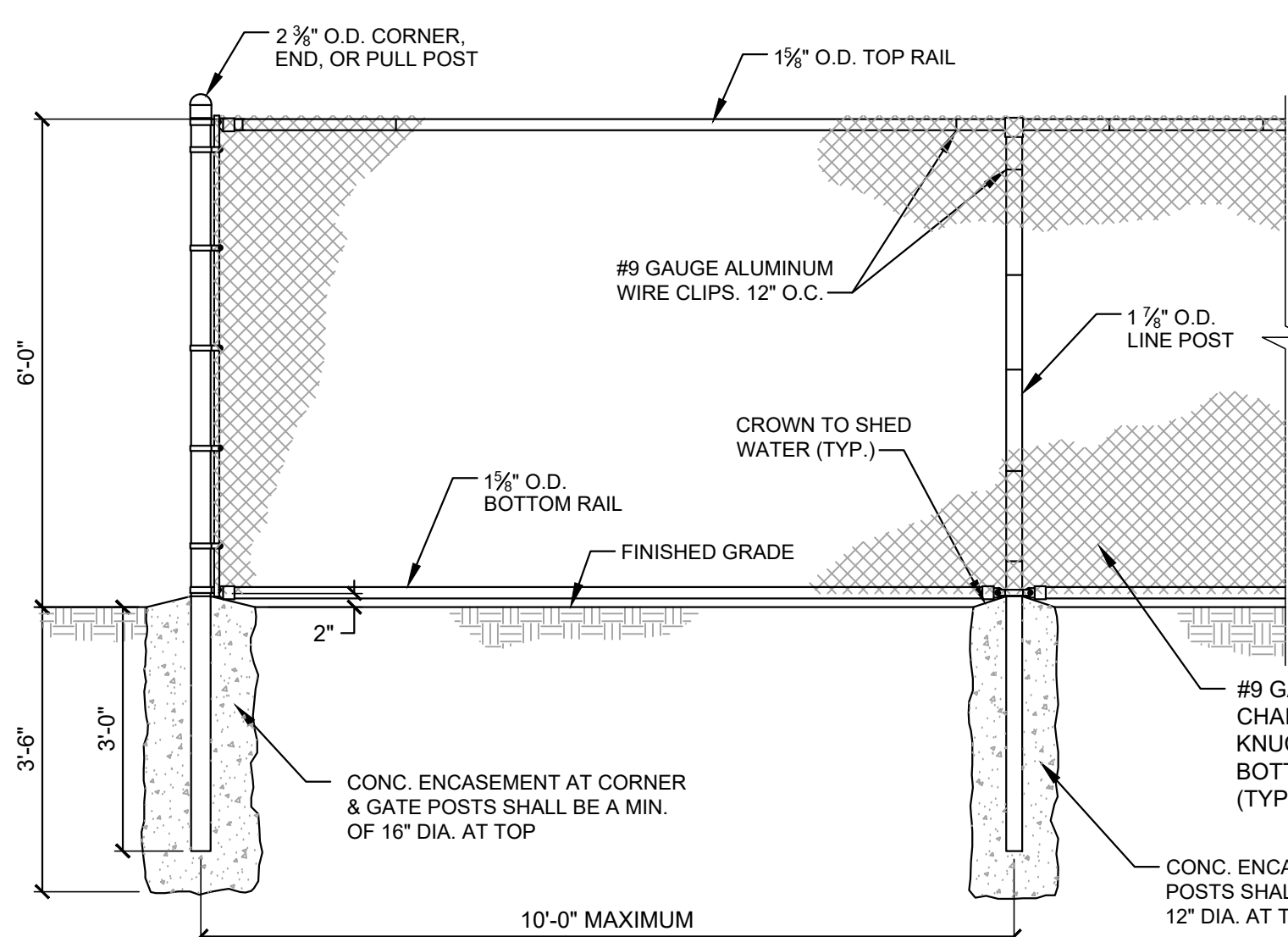
**C1.0**

SHEET NO.





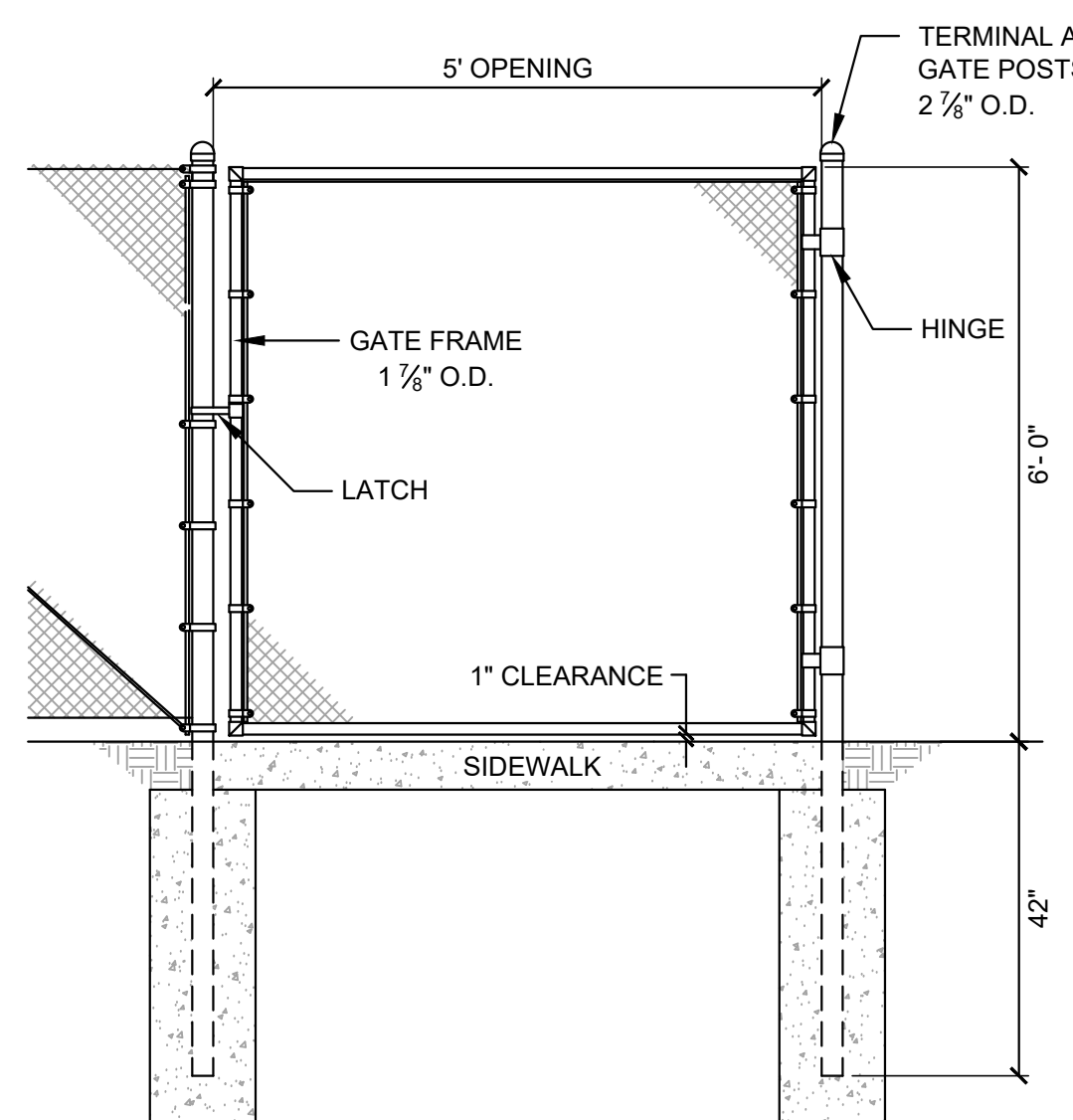




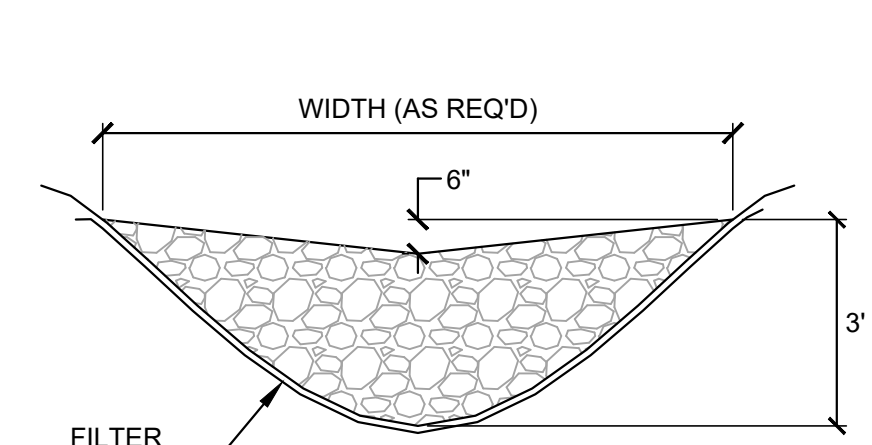
**STANDARD BRACING PANEL AND LINE POST**

**NOTES:**

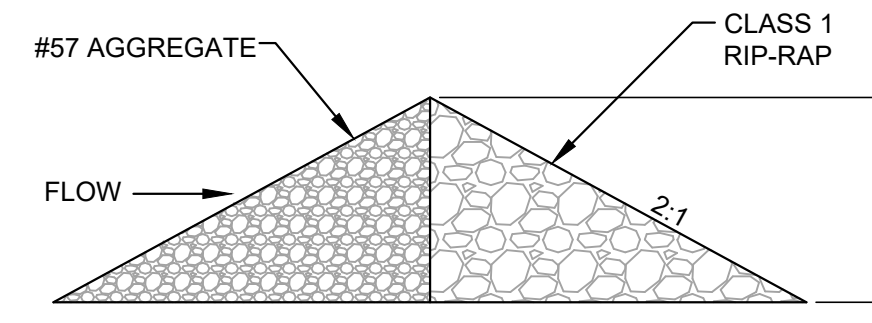
1. ALL CHAIN LINK FENCE TO BE 2" MESH, 9 GAUGE, POLYMER COATED STEEL FABRIC MEETING ASTM F688 WITH KNUCKLED TOP AND BOTTOM SELVAGES.
2. STEEL FENCE FRAMEWORK SHALL BE POLYMER COATED WITH A PVC AND POLYOLEFIN COATING FUSED AND ADHERED TO THE EXTERIOR ZINC COATING. PVC COATING SHALL HAVE A MINIMUM THICKNESS OF 10-MILS AND MEET ASTM F1043.
3. TENSION WIRE SHALL BE POLYMER COATED 7 GAUGE WIRE COMPLYING WITH ASTM F1664.
4. ALL FITTINGS SHALL BE POLYMER COATED WITH A MINIMUM OF 0.008" THICKNESS FUSED AND ADHERED TO THE ZINC COATING IN COMPLIANCE WITH ASTM F626.
5. TIE WIRE AND HOG RINGS SHALL BE POLYMER COATED IN COMPLIANCE WITH ASTM F626.
6. SWING GATES SHALL BE GALVANIZED STEEL WELDED FABRICATION IN COMPLIANCE WITH ASTM F900. GATES SHALL BE POLYMER COATED IN COMPLIANCE WITH ASTM F626. MOVABLE PARTS MAY BE FIELD COATED USING A LIQUID POLYMER TOUCH UP.
7. ALL POLYMER COATING SHALL BE BLACK IN COMPLIANCE WITH ASTM F934.



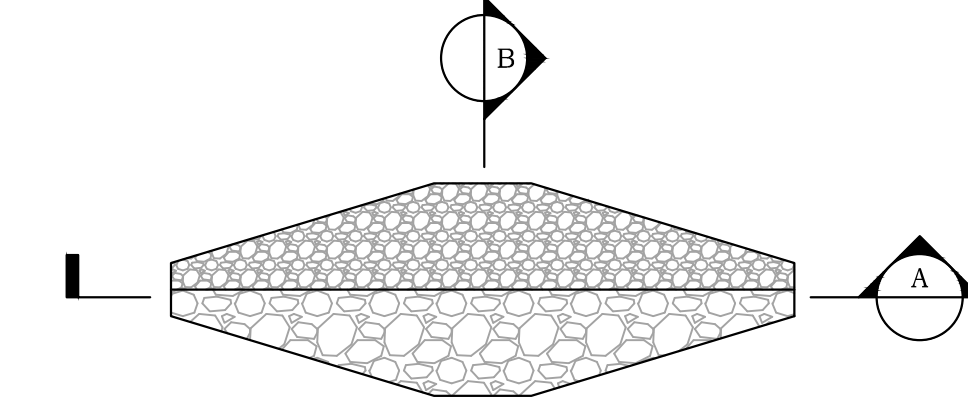
**MAN GATE**



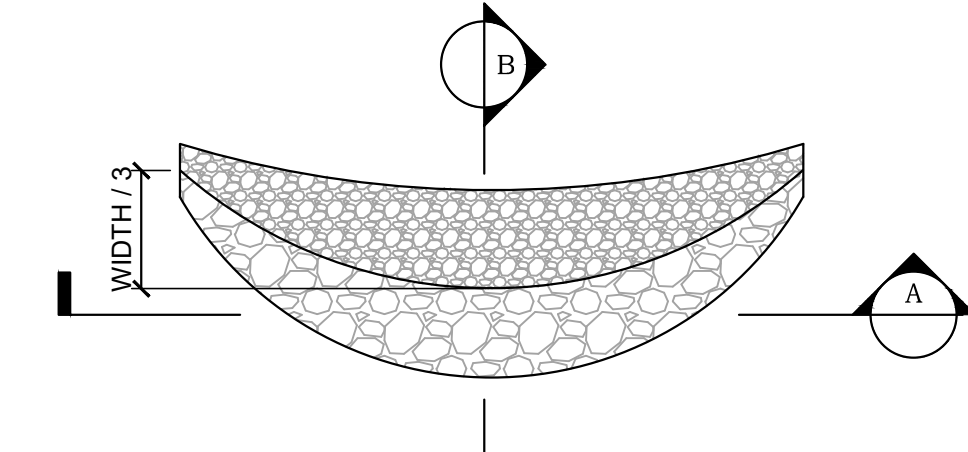
**SECTION A**



**SECTION B**



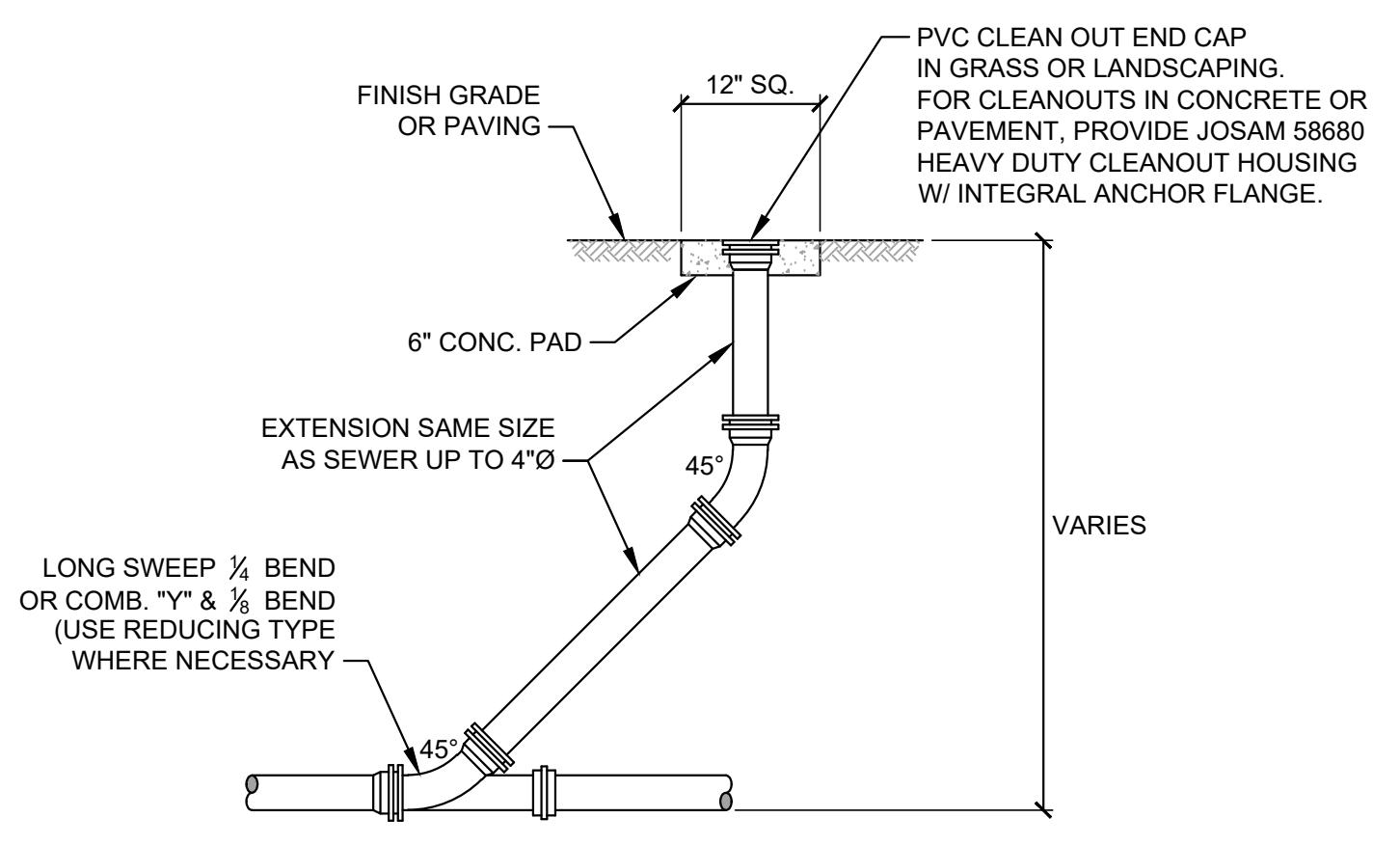
**PLAN (STRAIGHT DAM)**



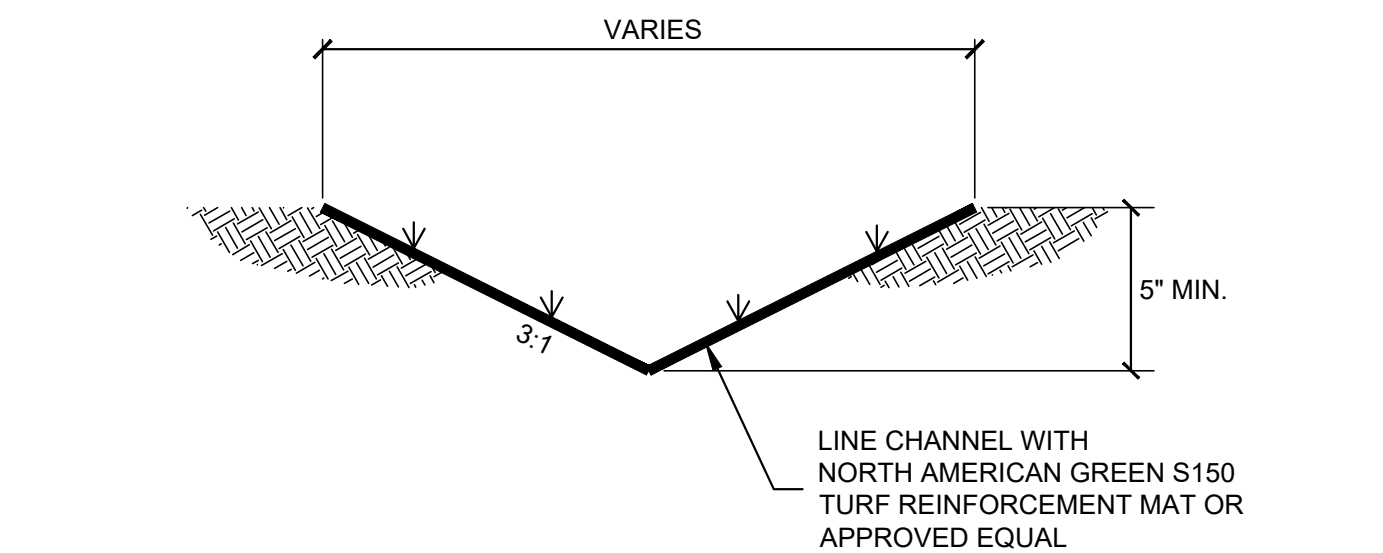
**PLAN (CURVED DAM)**

**J1 FENCE**  
NOT TO SCALE

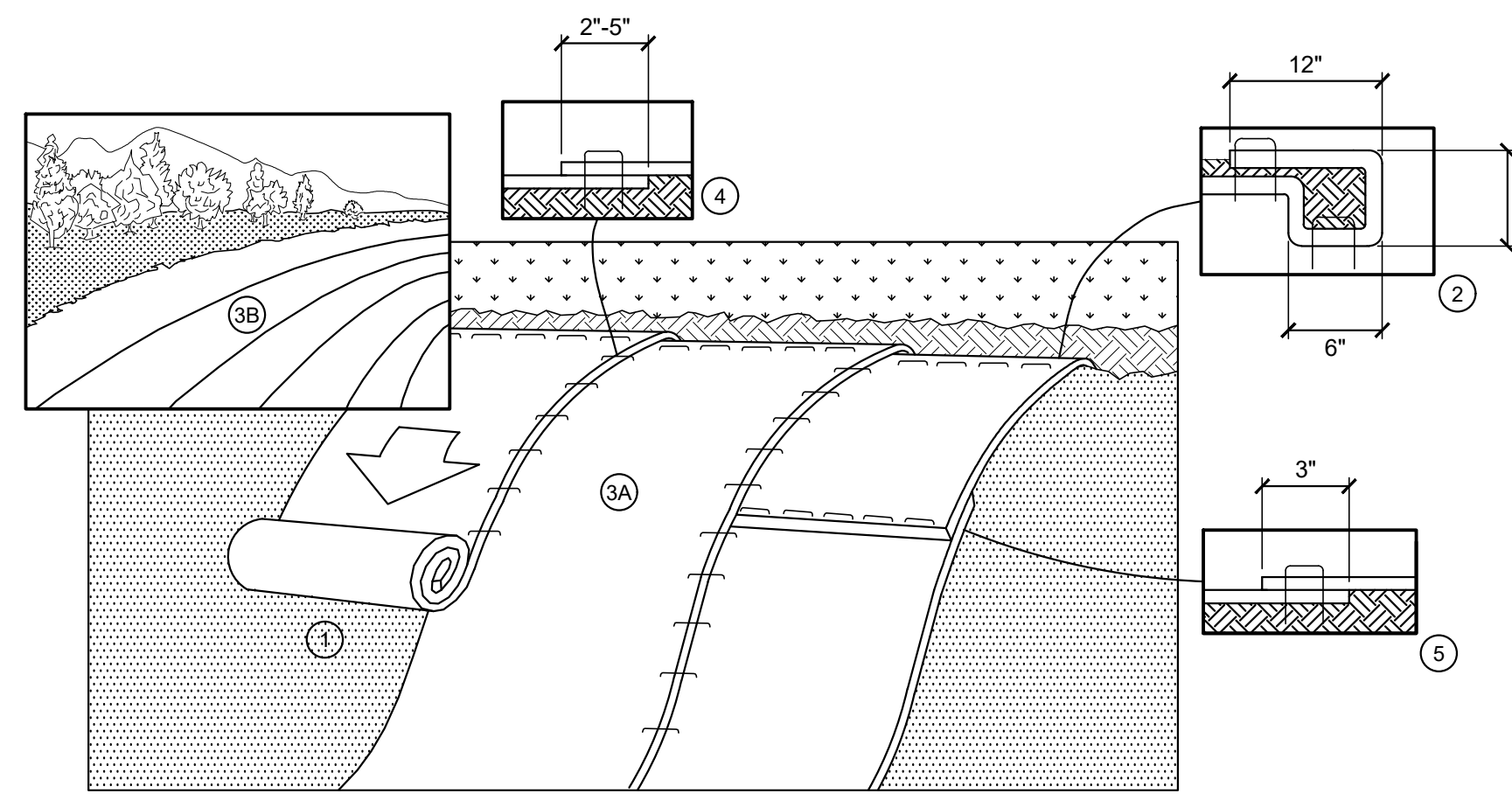
**J11 ROCK CHECK DAM (TEMPORARY)**  
NOT TO SCALE



**F1 SANITARY CLEANOUT**  
NOT TO SCALE



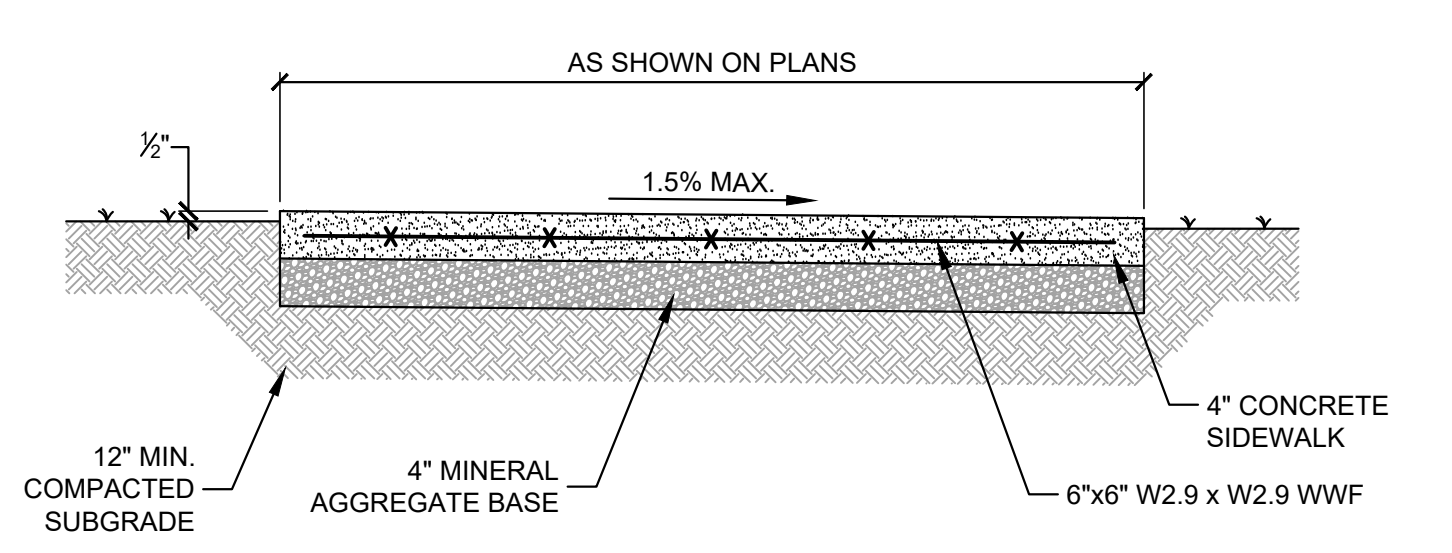
**G5 DRAINAGE CHANNEL**  
NOT TO SCALE



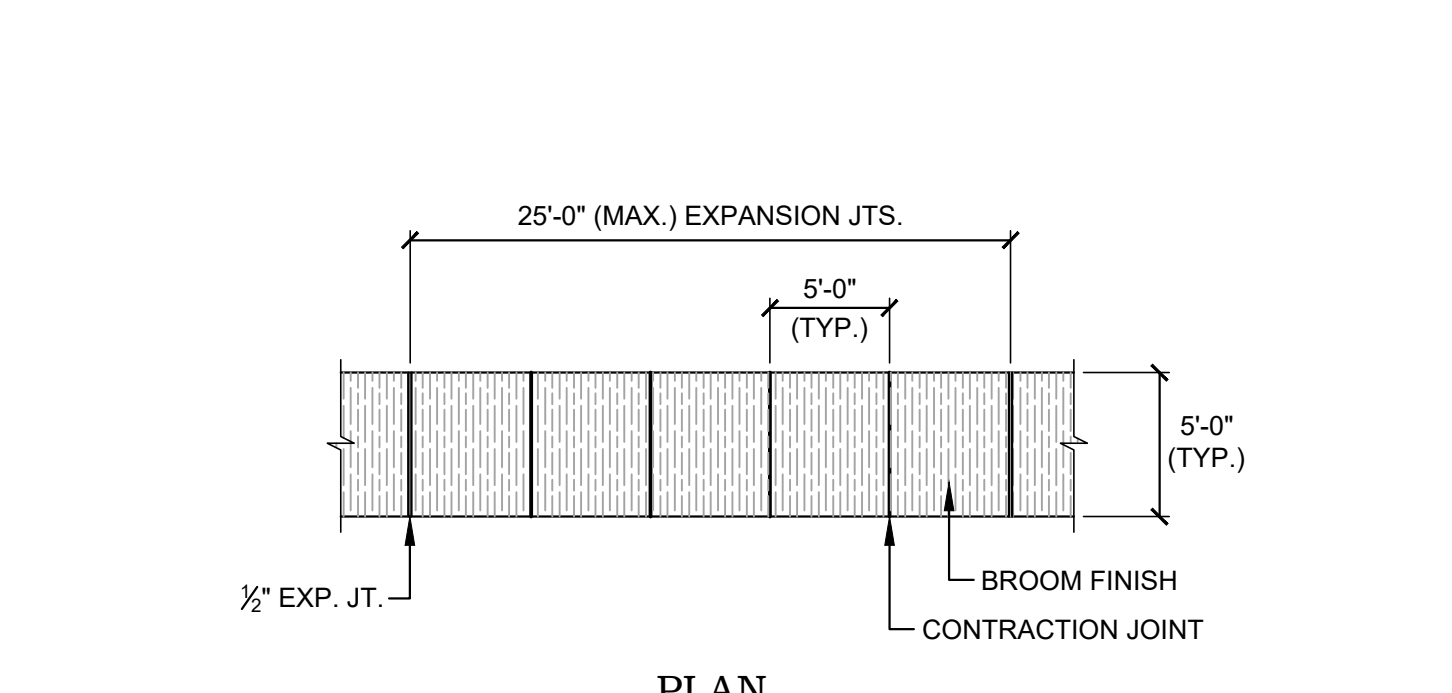
**E9 EROSION CONTROL BLANKETS (SLOPES)**  
NOT TO SCALE

**SLOPE INSTALLATION NOTES**

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO THE COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A) DOWN OF (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-5" OVERLAP DEPENDING ON BLANKET TYPE.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WIDTH.
6. IN LOOSE SOIL CONDITIONS THE USE OF STAPLE OR STAKE LENGTH GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE BLANKETS.

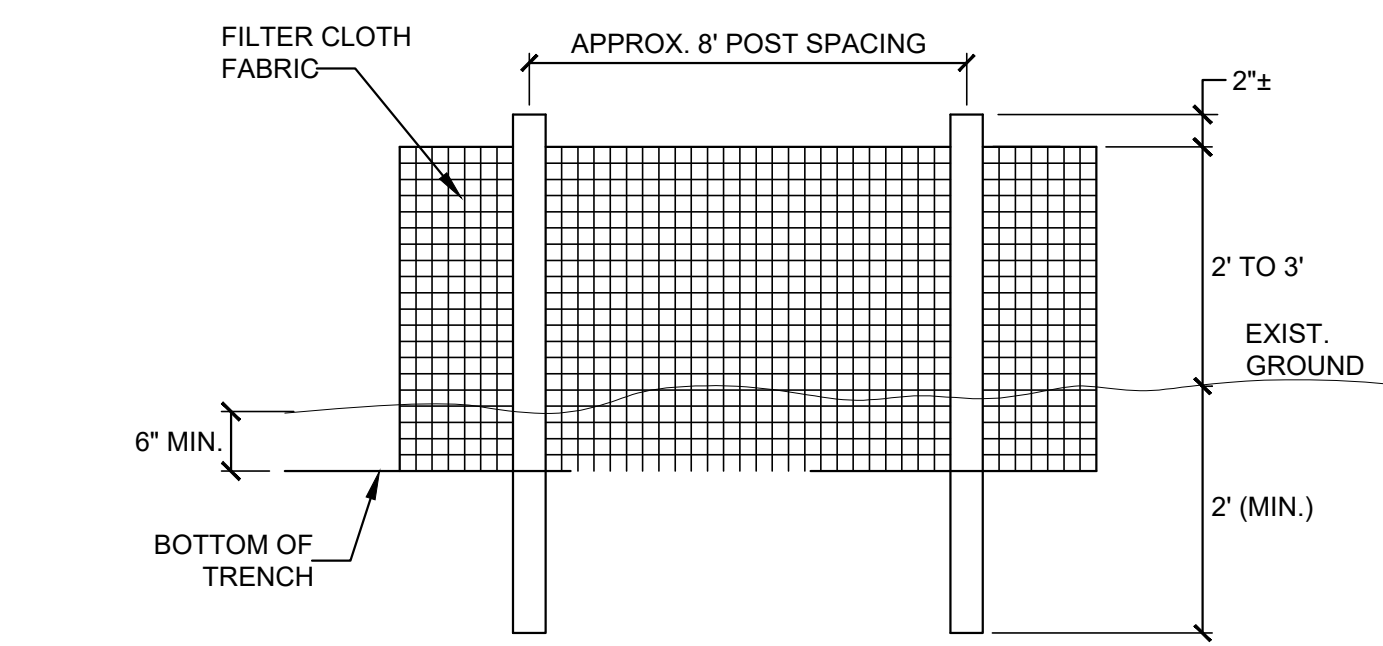


**TYPICAL SECTION IN GRASS**

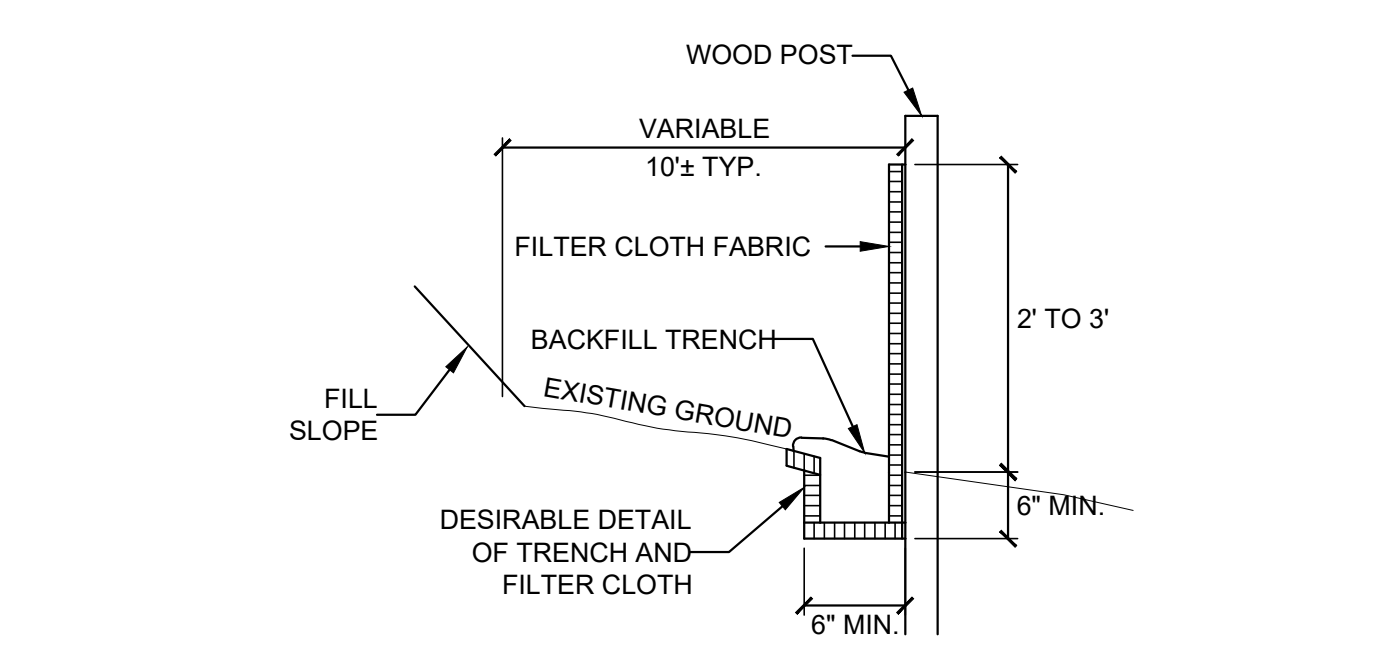


**PLAN**

**NOTE**  
A PRE-ASSEMBLED SILT FENCE MEETING THE REQUIREMENTS OF THIS DRAWING IS ACCEPTABLE IN LIEU OF A FIELD CONSTRUCTED SILT FENCE.



**ELEVATION**

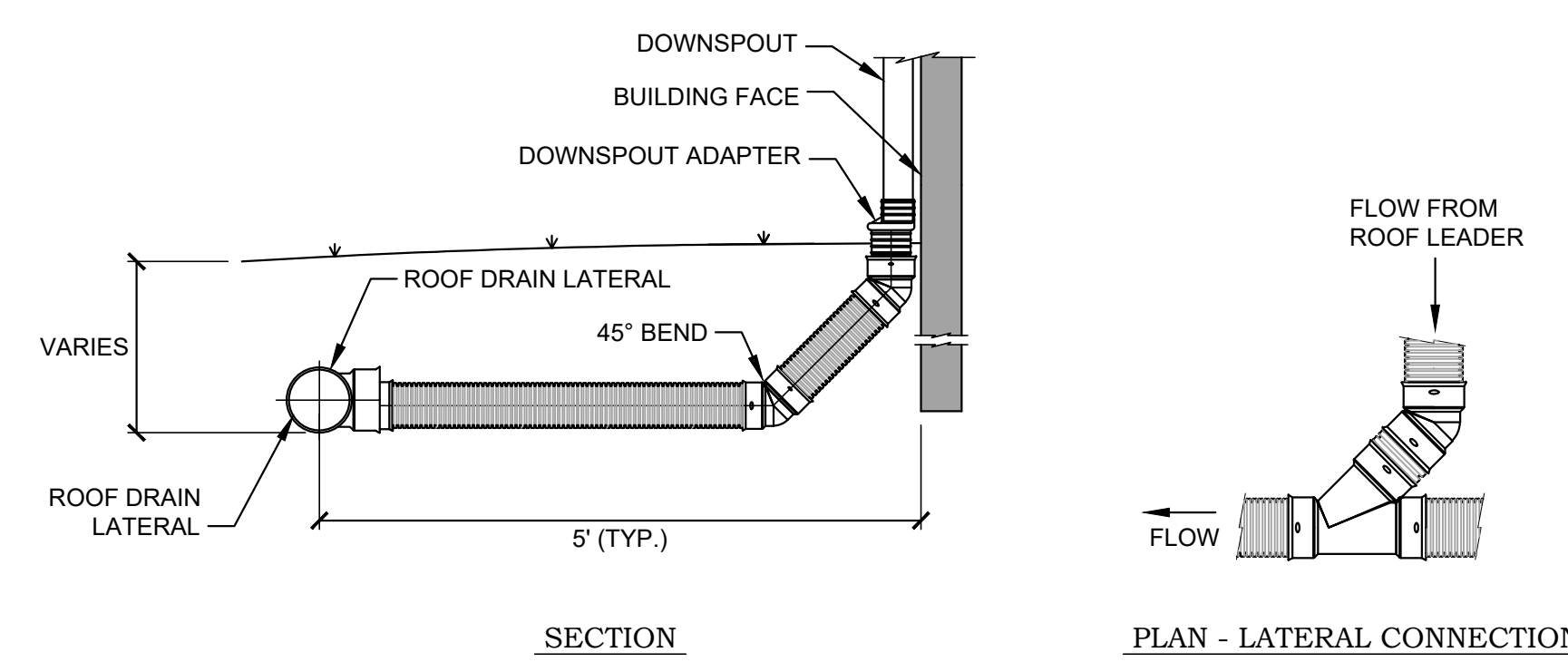


**SECTION**

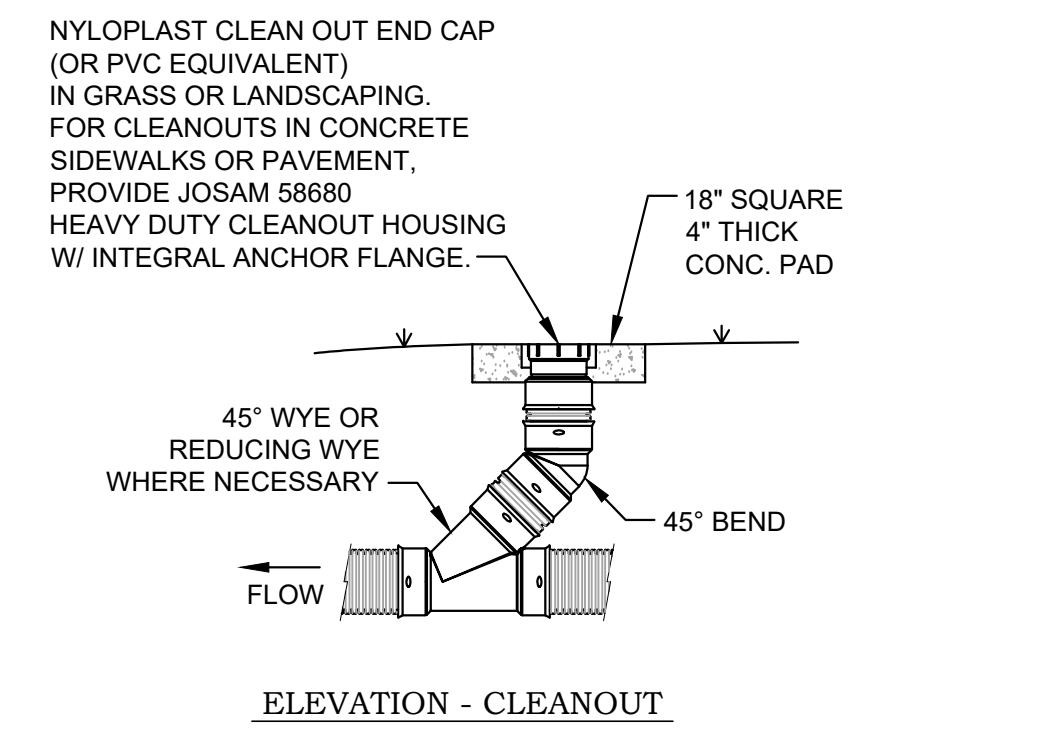
**A1 CONCRETE SIDEWALK**  
NOT TO SCALE

**A5 SILT FENCE (TEMPORARY)**  
NOT TO SCALE

**A9 ROOF LEADER CONNECTIONS**  
NOT TO SCALE



**NOTE:**  
ALL ROOF LEADER CONNECTION PIPING SHALL BE HDPE OR PVC.



**ELEVATION - CLEANOUT**

|            |  |
|------------|--|
| DATE:      |  |
| REVISIONS: |  |

Temporary Classroom Space  
Knoxville, TN  
Knoxville Montessori School  
Knoxville, TN  
Details

**FOR REVIEW ONLY**

JOB NO: 507.01  
DATE: 4.14.22  
DRAWN: TCC  
CHECKED: JRW

**C2.1**

SHEET NO.

H:\Knoxville Montessori School\507.01 - Temporary Classroom Space\02-Drawings\Sheets\C2\_Details.dwg Plotted: April 14, 2022 8:27 AM By: Tim Childress

**C2RL, INC** engineers  
240 W. Bessemer Street, Alcoa, TN 37701  
Ph. (865) 980-3500

## Jennifer Scobee

---

**From:** Steve Borden <Steve.Borden@tn.gov>  
**Sent:** Monday, May 9, 2022 5:45 PM  
**To:** Jennifer Scobee  
**Subject:** RE: Board of Zoning Appeals - May 17, 2022 Application Packets

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

- 4-E-22-VA – 1537 FOREST AVE- Operations has no comment.
- 5-A-22-VA – 3917 HOLSTON DR- Operations has no comment
- 5-B-22-VA – 4831 SUMMIT CIR- Operations has no comment.
- 5-C-22-VA – 3908 WILANI RD- Operations has no comment.
- 5-D-22-VA – 3912 WILANI RD- Operations has no comment.
- 5-E-22-VA – 200 E. BLOUNT AVE – If setback is reduced/eliminated, operations would comment that no part of any structure shall be allowed to encroach on State-owned ROW including the structure itself, overhanging roof/awnings, or signage.
- 5-F-22-VA – 2750 SCHAAD RD- Operations has no comment.
- 5-G-22-VA – 1905, 1909, 1911, 1915 LAKE AVE- Operations has no comment.
- 5-H-22-VA – 4301 KINGSTON PK- Operations has no comment.
- 5-J-22-VA – 3330 WEST GOVERNOR JOHN SEVIER HWY- Operations has no comment. (Lighting in request not adjacent to roadway section.)
- 5-K-22-VA – 451 WEST BLOUNT AVE- Operations has no comment.
- 5-L-22-VA – 5705 CRESTWOOD DR- 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](mailto:Steve.Borden@tn.gov)  
[tn.gov/tdot](http://tn.gov/tdot)