



BOARD OF ZONING APPEALS APPLICATION

Please reach out to a City of Knoxville Zoning Examiner about your project before submitting a variance application.

APPLICANT INFORMATION	APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name Joshua Wright	Owner <input checked="" type="checkbox"/>	New Structure <input checked="" type="checkbox"/>
Street Address 608 W. Hill Ave #401	Contractor <input checked="" type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip Knoxville, TN 37902	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number 901-786-8946	Other <input checked="" type="checkbox"/>	Signage <input type="checkbox"/>
Email josh@architectswright.com		Other <input type="checkbox"/>

THIS IS A REQUEST FOR:

Zoning Variance (Building Permit Denied) Extension of Non-Conforming Use/or Structure

Appeal of Administrative Official's Decision Map Interpretation

PROPERTY INFORMATION

Street Address 2425 Anita Drive City, State, Zip Knoxville, TN 37920

See KGIS.org for Parcel # 095OD00603 and Zoning District RN-4

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.

The project is a single building, six story, multifamily development with 50 units. Total square footage of approximately 73,000sf. The property is 5.93 acres.
 Level 1, parking
 Level 2-6, multifamily
 Roof occupiable by owners

Variance:
 Maximum height increased to 70'
 Maximum lot area increased to 5.93 acres or 258,311sf.

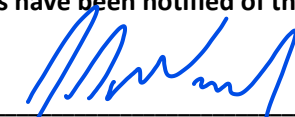
The allowable number of units on this site = 259,310sf / 2000sf/du = 129 dwelling units allowed
 We are proposing a smaller number of units in a single location. This works with the topography, respects the intent of the hillside protection overlay and preserves the natural beauty of the southside of Knoxville by minimally disturbing the site while maintaining the primary shape of the hill and the large, mature trees. The building height of 70' is to the railing of the roof deck. The current height of the mature trees is over 110'. In the summer this building will be barely visible.
 The building will have little influence on its neighbors due to its isolation caused by topographical separation and James White Parkway.

Describe hardship conditions that apply to this variance.

The hillside protection overlay and topography limits area of development thus requiring a single, higher density building with lower lot density overall. Even developed as townhouses we would be allowed 86 dwelling units.
 Because the site has unique features and neighboring relationships it does not fit neatly into any zoning district.

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 06/08/2022

File #



BOARD OF ZONING APPEALS APPLICATION

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

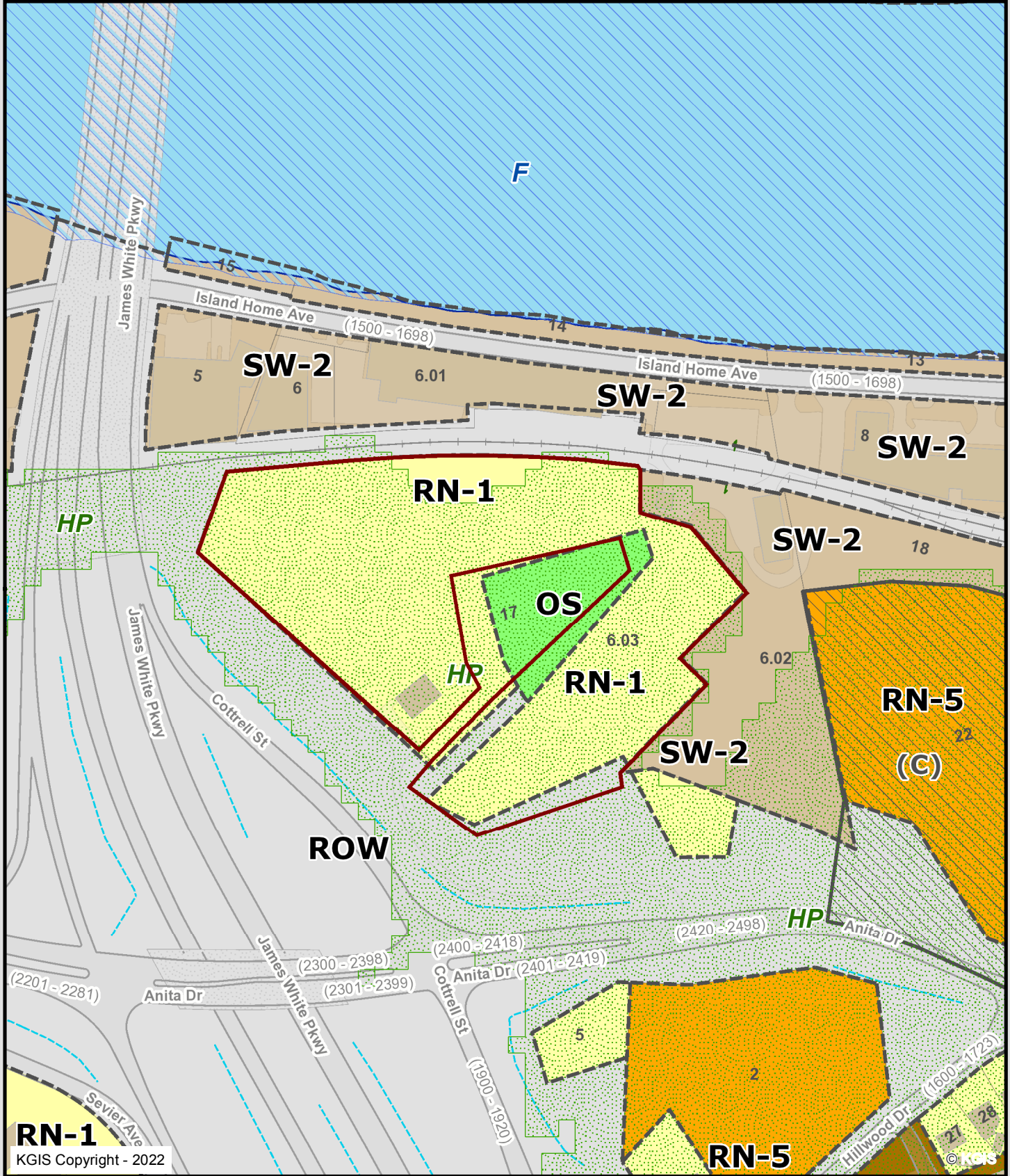
Is a plat required? Yes No

Small Lot of record?

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

PROJECT INFORMATION

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



RN-1
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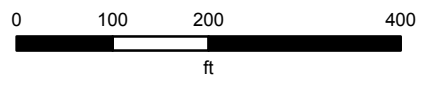
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2425 ANITA DR
 7-G-22-VA
 JOSHUA WRIGHT

Knoxville - Knox County - KUB Geographic Information System



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Ward - 12

JAMES WHITE PKWY

TIDEWATER SUPPLY CO, INC

NORCO SUBDIVISION

1

2

PERM. ESMT

3R

AREA OF DISCREPANCY (GAP) SEE ADJACENT PLATS

ISLAND P

ALLIED INDUSTRIAL EQUIPMENT CO

4R

NORCO SUBDIVISION

3R

SIMPSON CEMETERY

Ward - 26

26070

COTTRELL ST

ANITA DR

26350

HILLWOOD DR

20R 19

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2425 ANITA DR

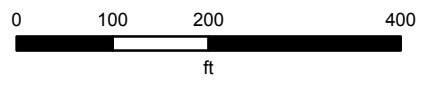
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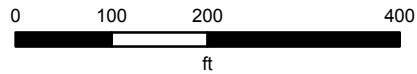
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JOSHUA WRIGHT

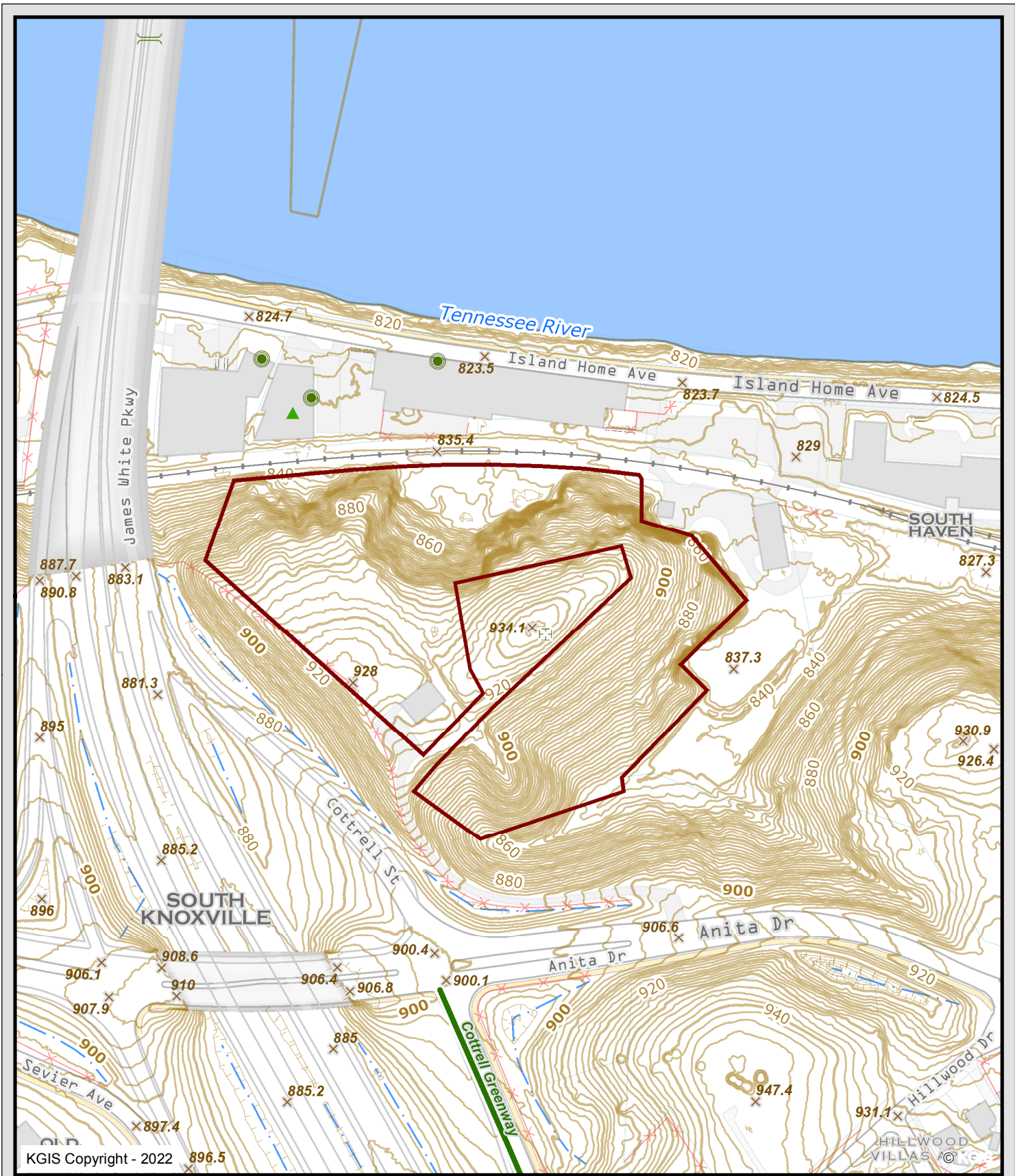
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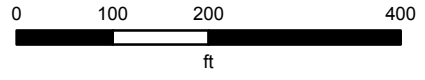
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BUILDING OUTLINE AS VIEWED FROM ANITA DRIVE'S BRIDGE OVER JAMES WHITE PARKWAY, WINTER, SHOWING EXISTING HOUSE



BUILDING OUTLINE AS VIEWED FROM ANITA DRIVE'S BRIDGE OVER JAMES WHITE PARKWAY, SUMMER, SHOWING FULL FOLIAGE COVER. THE BUILDING WILL BE HIDDEN.



ENTRY FROM ANITA DRIVE



RIVERSIDE BALCONIES

MANY TREES HAVE BEEN REMOVED FROM THESE RENDERINGS TO DISPLAY THE BUILDING FACADES.



FROM ACROSS RIVER



FROM JAMES WHITE PARKWAY BRIDGE



P.O. BOX 2181
KNOXVILLE, TN 37901
machination.info
865.321.8909

HONEYSUCKLE IN THE URBAN WILDERNESS

ANITA DRIVE - KNOXVILLE,
TENNESSEE

PROJECT # 2201

A100

RENDERINGS

04/28/22



HONEYSUCKLE - 3 & 2 BEDROOMS

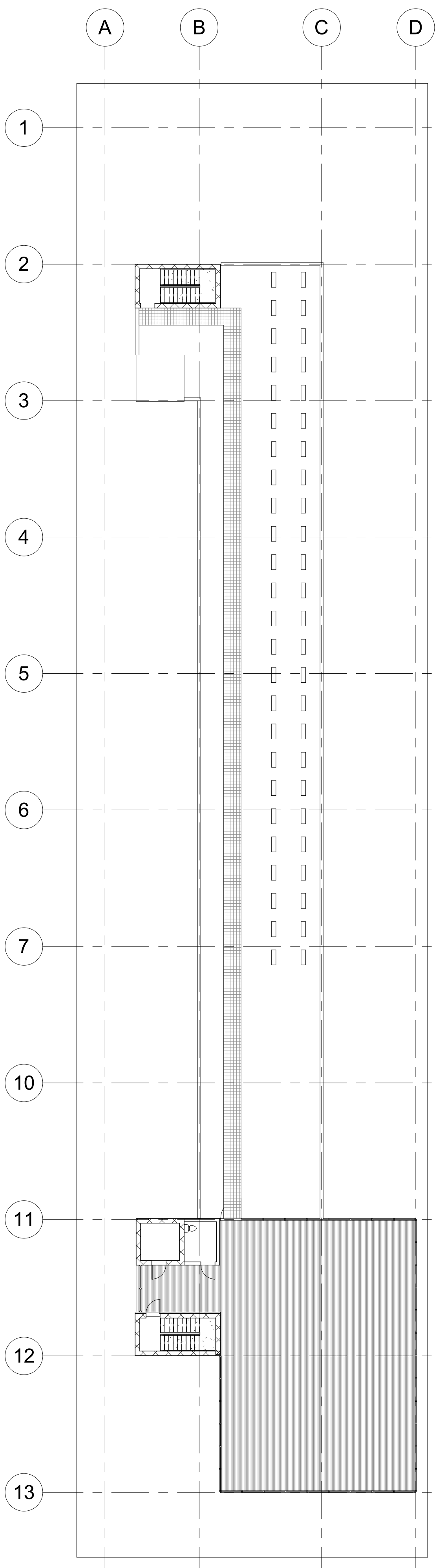
ANITA DRIVE - KNOXVILLE,
TENNESSEE

PROJECT # 2201

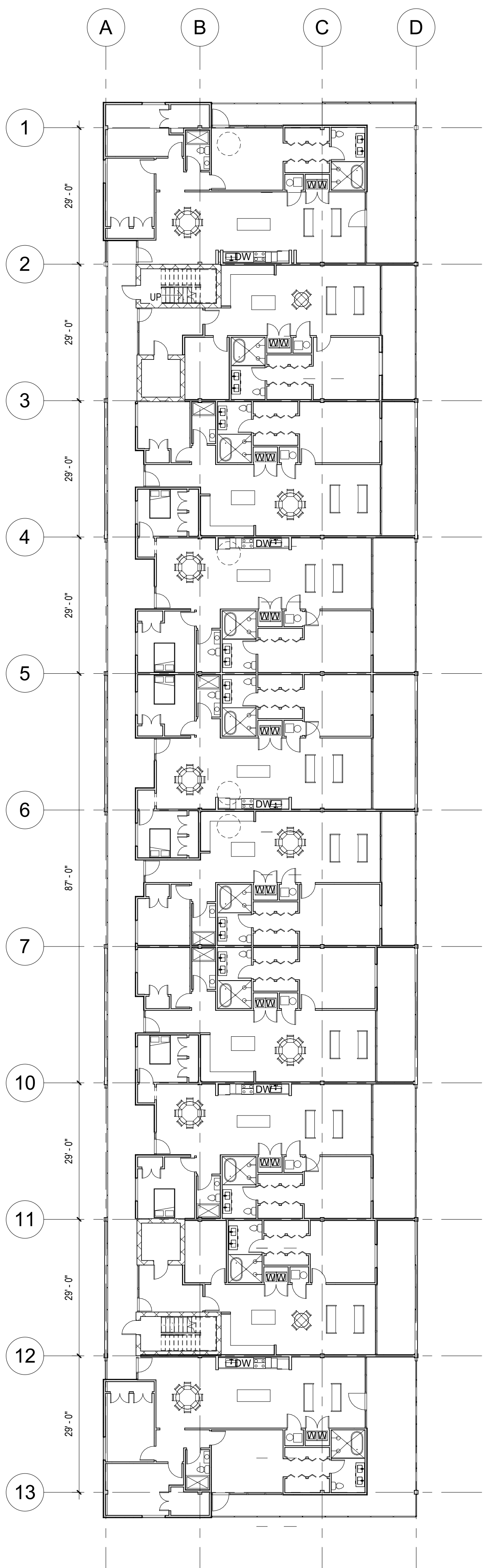
A101

SITE

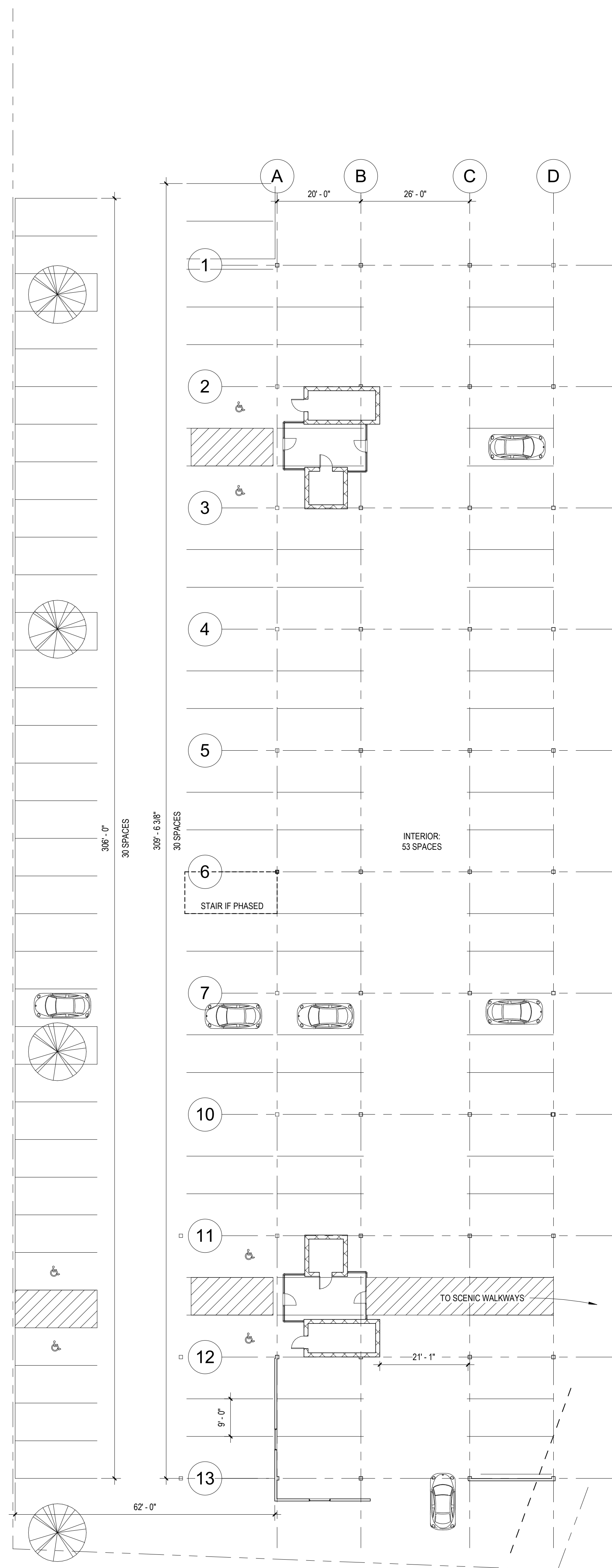
04/20/22



3 ROOF PLAN
1/16" = 1'-0"



2 FLOOR PLAN - LEVEL 2-4
1/16" = 1'-0"

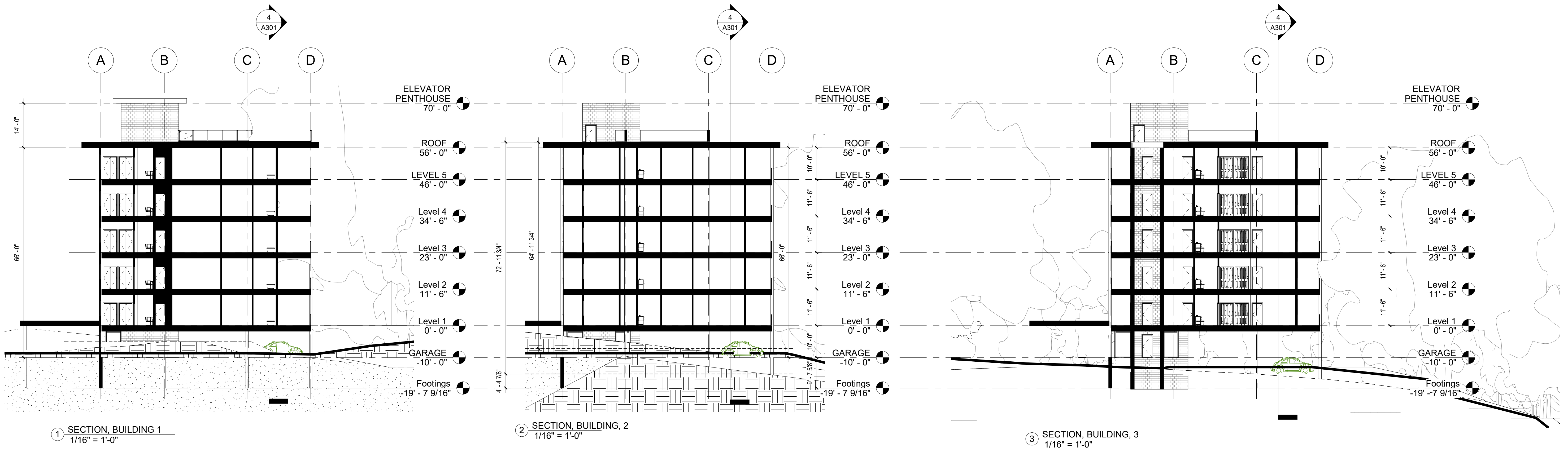


1 FLOOR PLAN - GARAGE
1/16" = 1'-0"

HONEYSUCKLE - 3 & 2 BEDROOMS

ANITA DRIVE - KNOXVILLE,
TENNESSEE

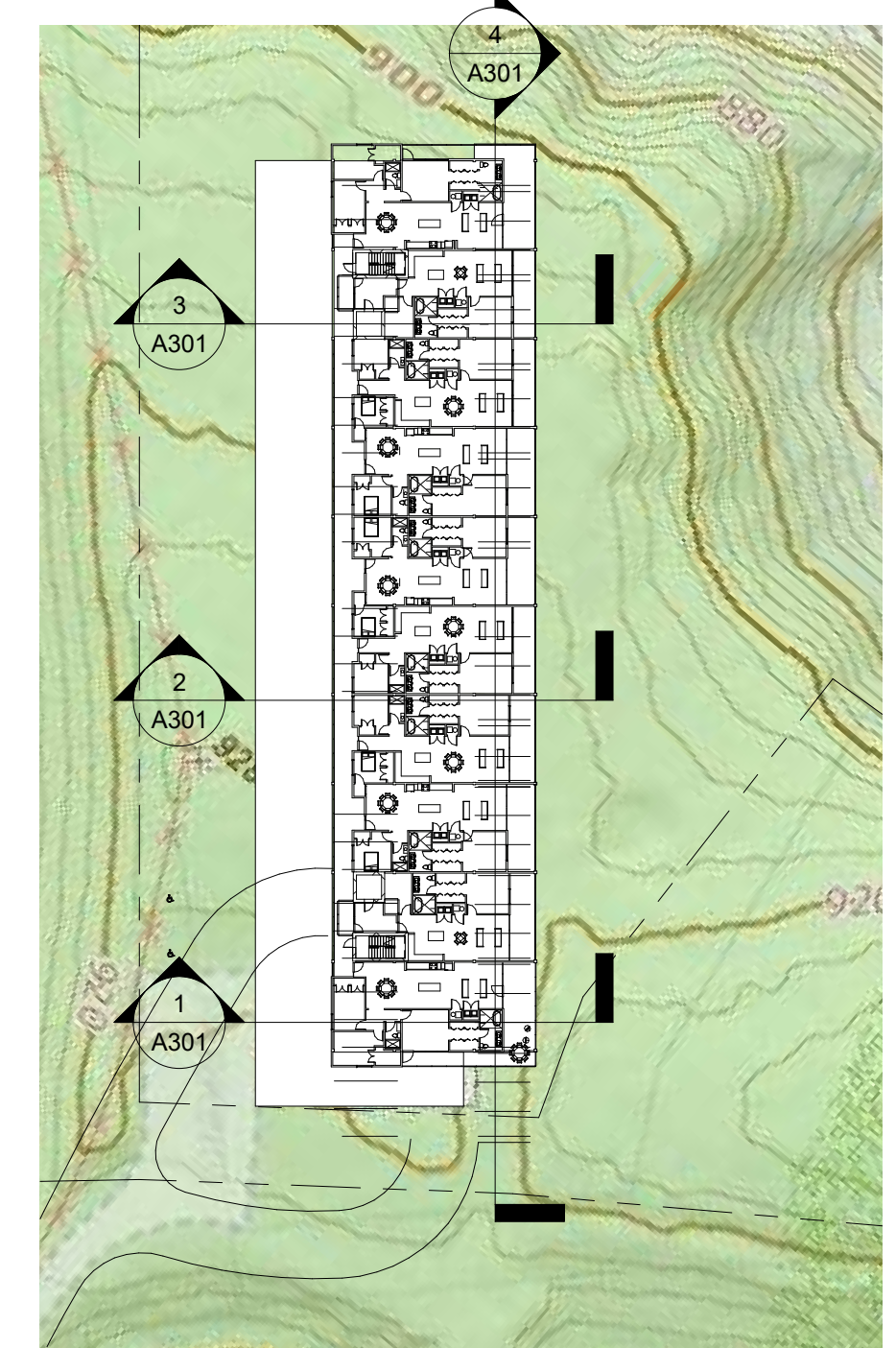
HONEYSUCKLE - 3 & 2 BEDROOMS
ANITA DRIVE - KNOXVILLE,
TENNESSEE



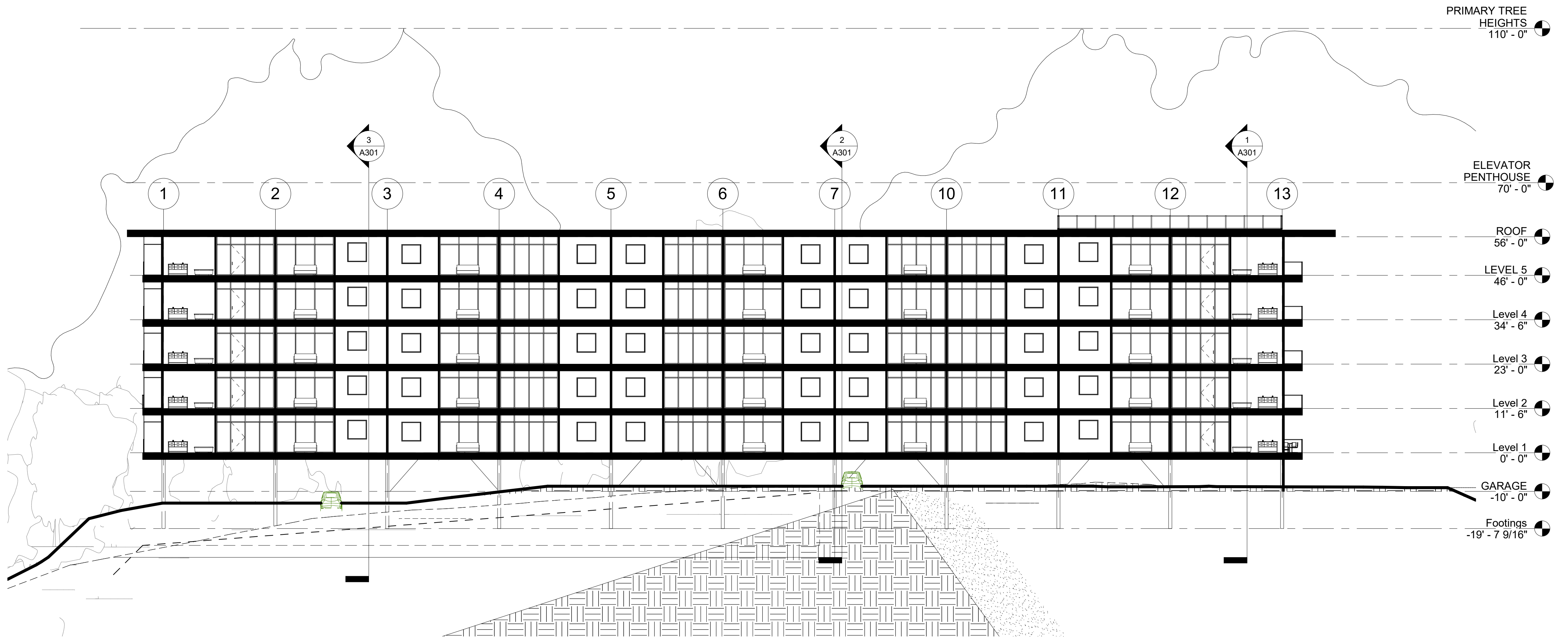
1 SECTION, BUILDING 1
1/16" = 1'-0"

2 SECTION, BUILDING 2
1/16" = 1'-0"

3 SECTION, BUILDING 3
1/16" = 1'-0"



6 FLOOR PLAN - GARAGE
1" = 60'-0"



4 SECTION, SITE, LONGITUDINAL
1/16" = 1'-0"

PRIMARY TREE
HEIGHTS
110' - 0"

ELEVATOR
PENTHOUSE
70' - 0"

ROOF
56' - 0"

LEVEL 5
46' - 0"

Level 4
34' - 6"

Level 3
23' - 0"

Level 2
11' - 6"

Level 1
0' - 0"

GARAGE
-10' - 0"

Footings
-19' - 7 9/16"