



# 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 (Individual not company) Adam Wilson, P.E.	Owner <input type="checkbox"/>	New Structure <input checked="" type="checkbox"/>
Street Address 2704 Cherokee Farm way, Suite 101	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip Knoxville, TN 37920	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number 865-340-4921	Other <input checked="" type="checkbox"/>	Signage <input type="checkbox"/>
Applicant Email awilson@cecinc.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 1790/1814 Vermont Avenue, 1763/1775/1787 Virginia Avenue, Previously 1800/1900 Vermont Ave City, State, Zip Knoxville, TN 37921

See [KGIS.org](http://KGIS.org) for Parcel # 094BB001 City Council District # 6 and Zoning District RN-6

**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 application is a supplement to the previously approved variance (8-D-23-VA) for Phase 1 of the Western Heights neighborhood redevelopment. The verbiage of the previous variance application requested that the front setback requirement along Vermont and Virginia Avenue be reduced from 25'-0" to 10'-0". The building forms on Vermont and Virginia Avenue are a similar mass and height, however, due to the severe topographical challenges of the site, the 2A and 3A building heights along Virginia Avenue would require a 35'-0" setback in base zoning. The intent of the original variance application was to reduce all Vermont and Virginia Avenue front setbacks to 10'-0" for the RN-6 zoning designation. The building heights and design are unchanged from the initial variance application. Our site topography is influencing the height of the buildings as well as limiting their location. We are requesting a variance to reduce the 35'-0" setback required on Virginia Avenue to 10'-0" along with the previously approved setback variance.

Describe hardship conditions that apply to this variance.

This variance is being requested due to topographical hardships (approximately 110'-0" elevation difference across the site) that limit the development of the property.

Site plans and any other relevant information associated with the hardship must accompany this application.

## 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 Adam Wilson DATE 01/11/2024

Digitally signed by Adam Wilson  
DN: cn=US, e=awilson@cecinc.com, o=Civil & Environmental Consultants, Inc., CN=Adam Wilson  
Reason: I am the author of this document  
Date: 2024.01.11 10:15:20-0500'

**RECEIVED**  
By JScoobe at 11:28 am, Jan 11, 2024 rev 1/23

File #



**BOARD OF ZONING APPEALS APPLICATION**

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

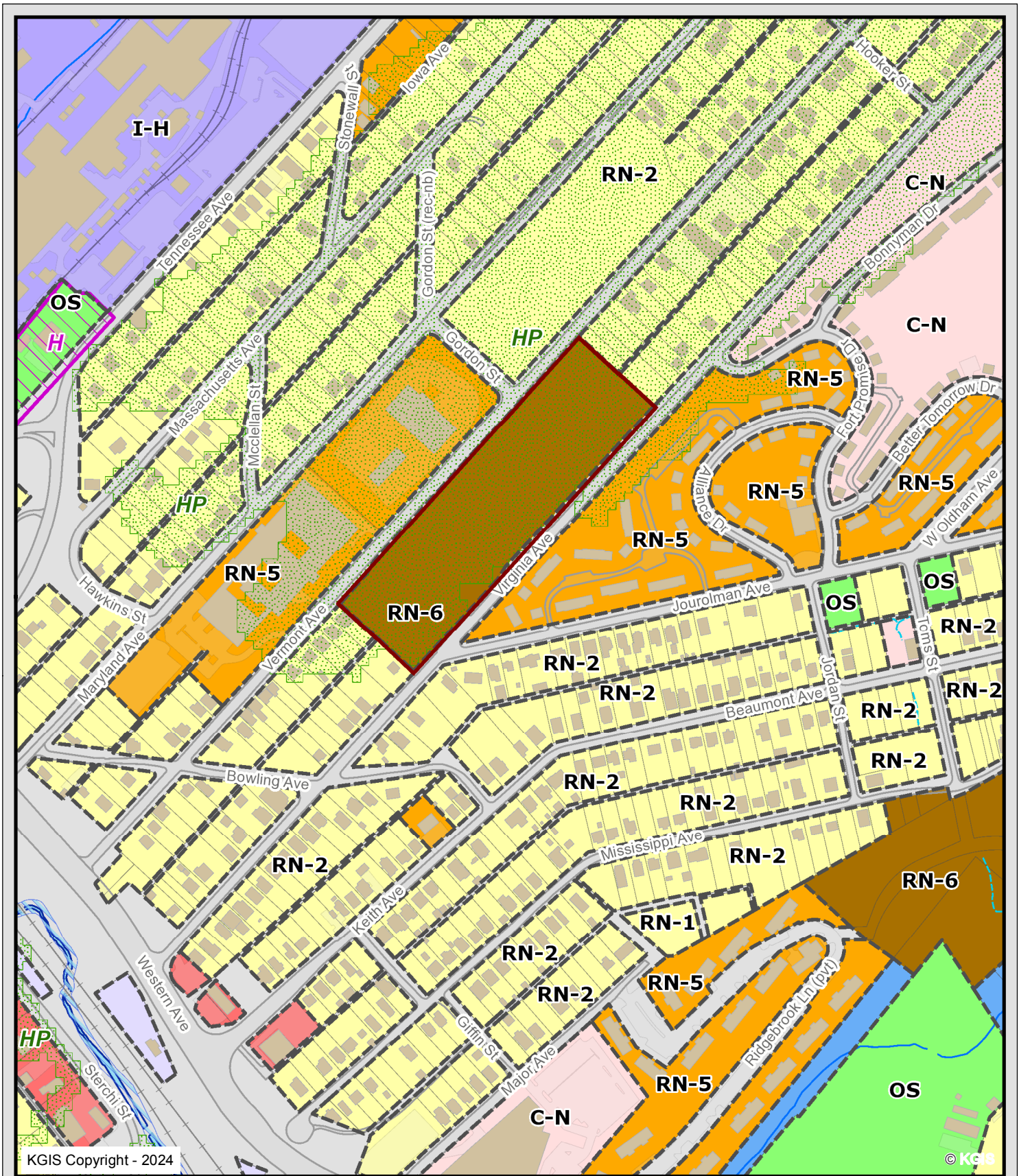
Is a plat required?    Yes      No  

**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
<b>PLANS REVIEWER</b>	<b>DATE</b>



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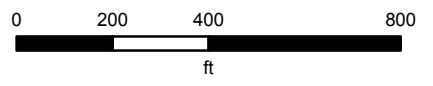
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2-C-24-VA  
ADAM WILSON

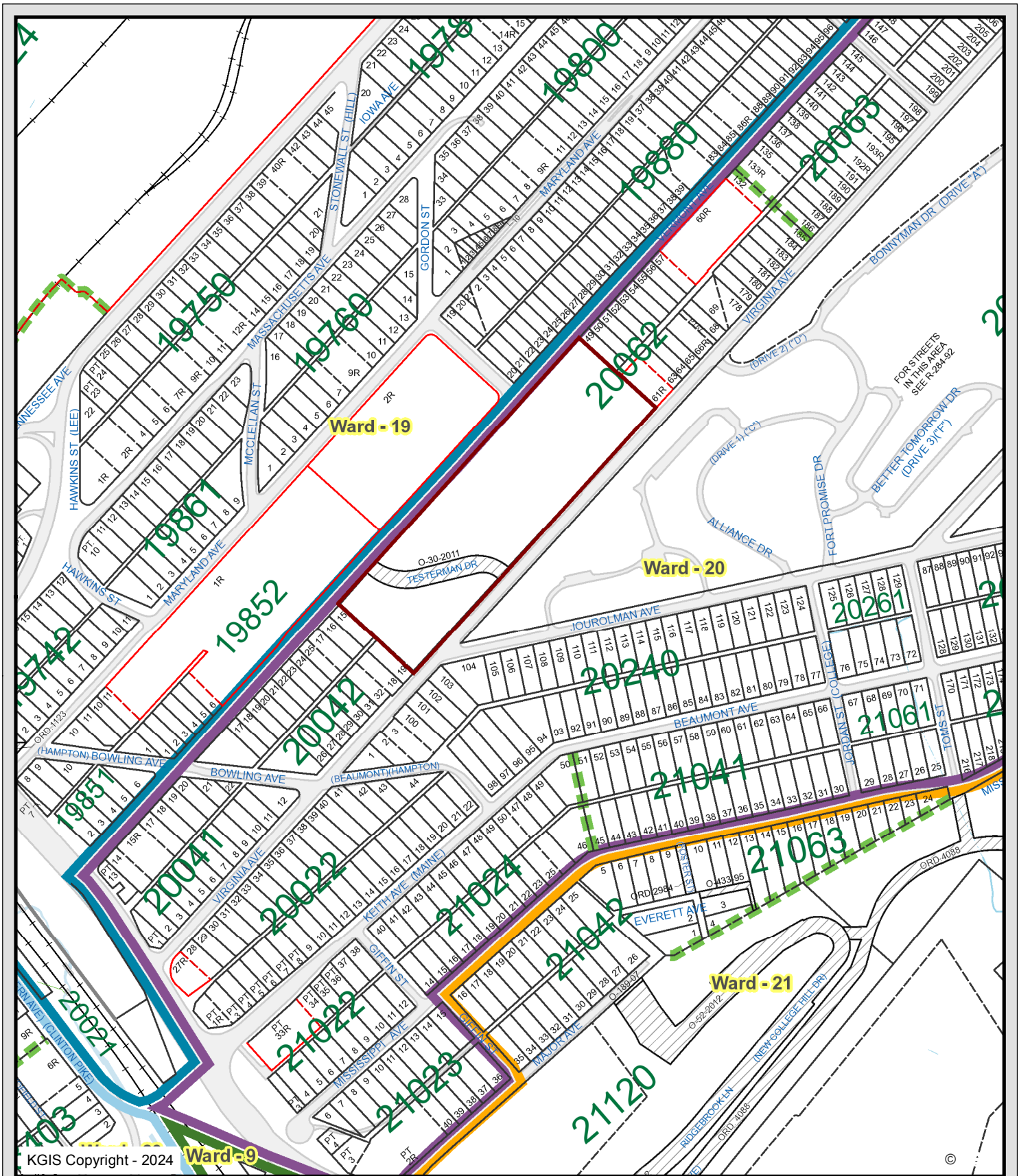
#### Knoxville - Knox County - KUB Geographic Information System



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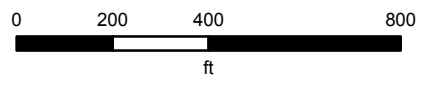
### 1775 VIRGINIA AVE

2-C-24-VA  
ADAM WILSON

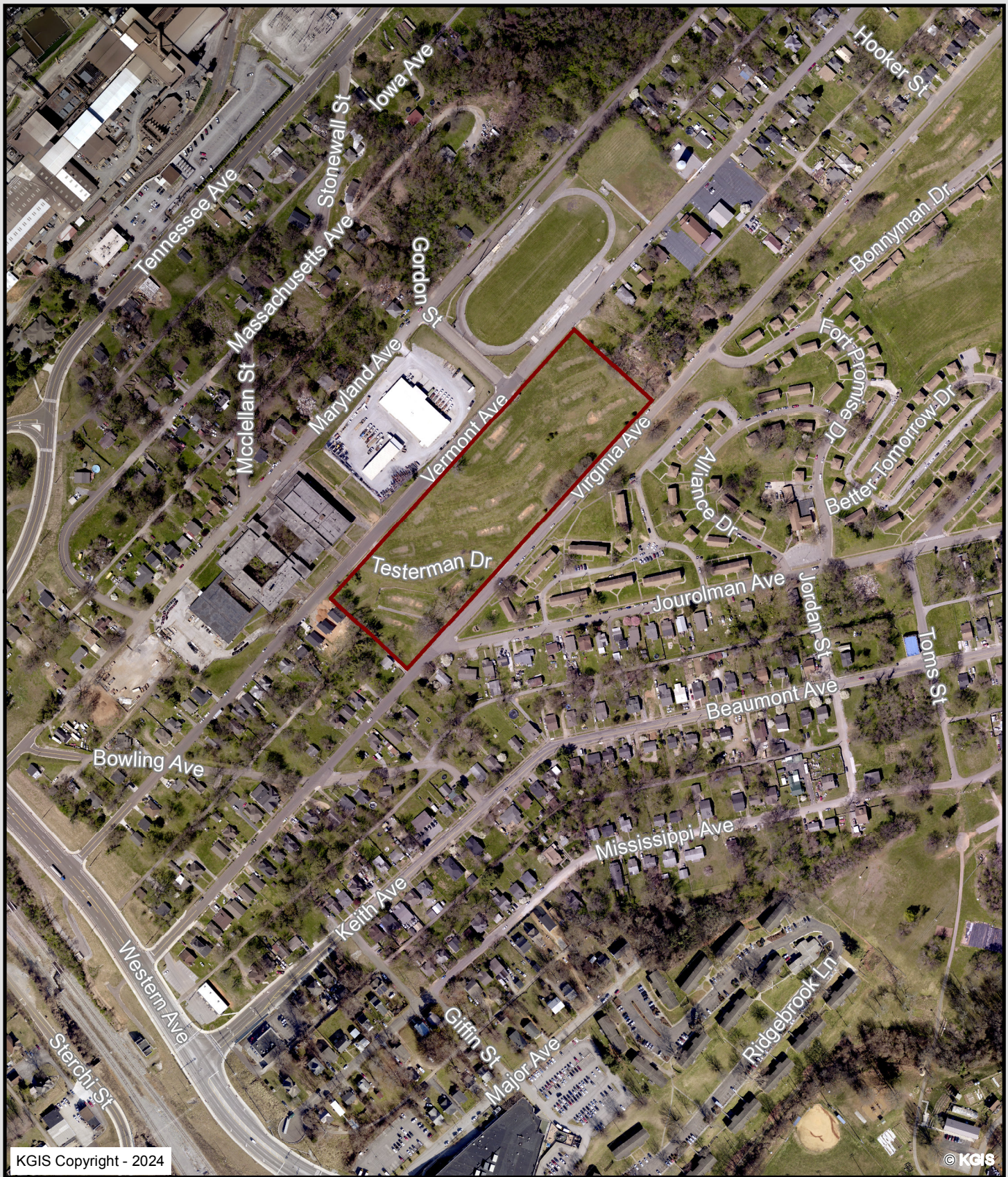
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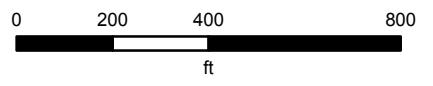
# 1775 VIRGINIA AVE

2-C-24-VA  
ADAM WILSON

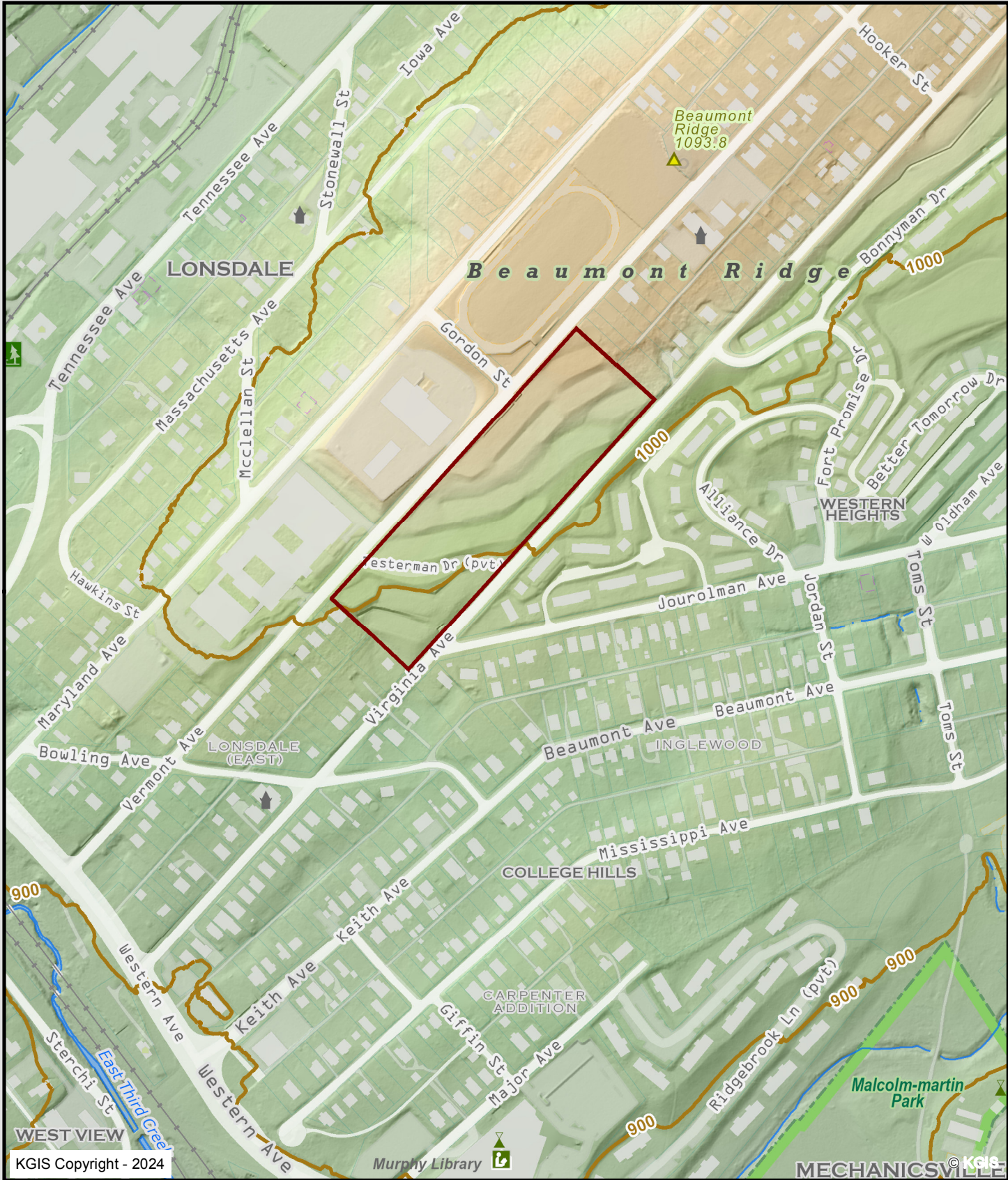
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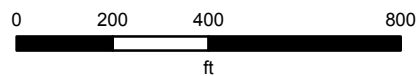
1775 VIRGINIA AVE

2-C-24-VA  
ADAM WILSON

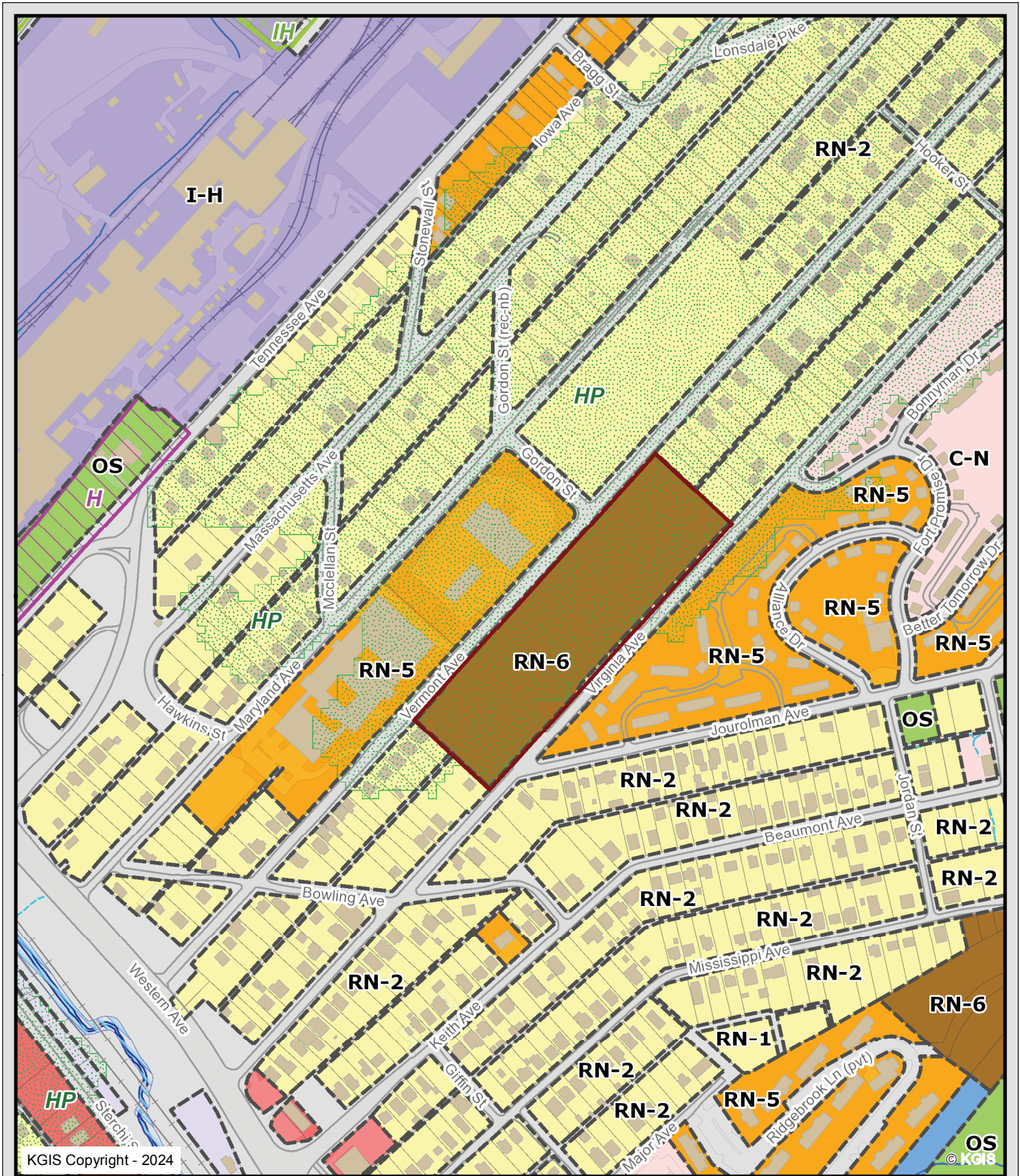
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# Western Heights Phase 1

Adam Wilson

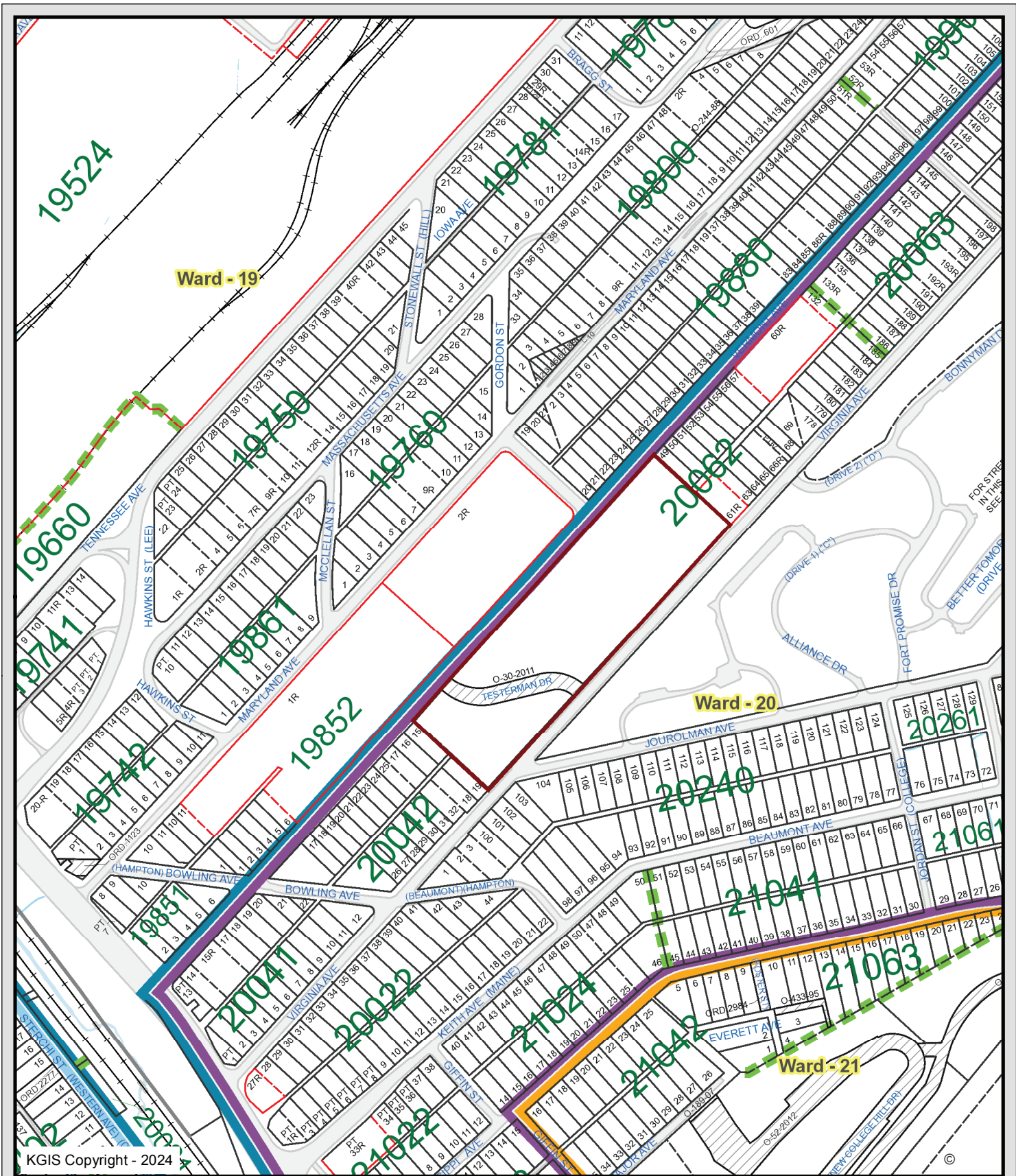
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# Western Heights Phase 1

Adam Wilson

## Knoxville - Knox County - KUB Geographic Information System

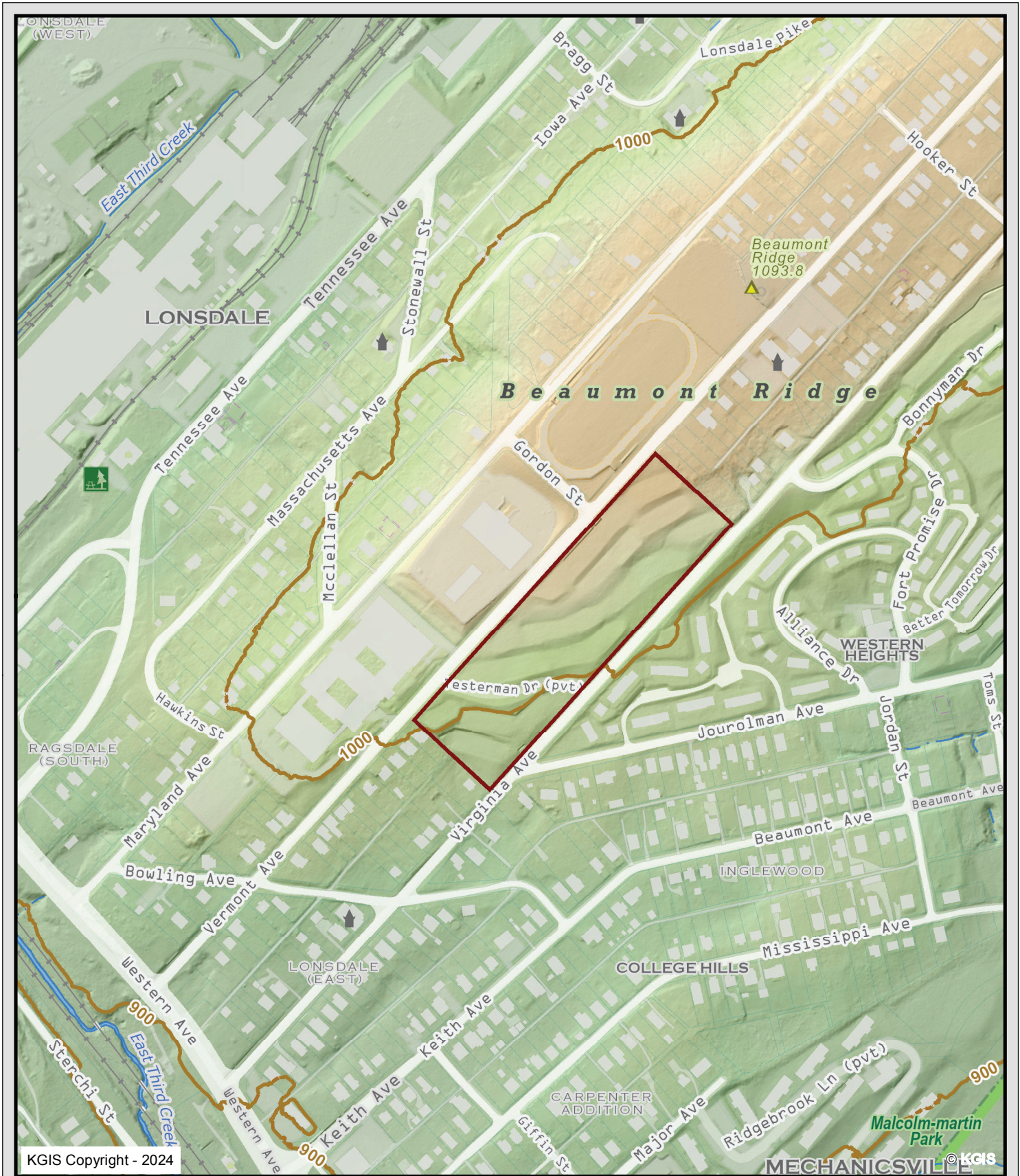
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# Western Heights Phase 1

Adam Wilson

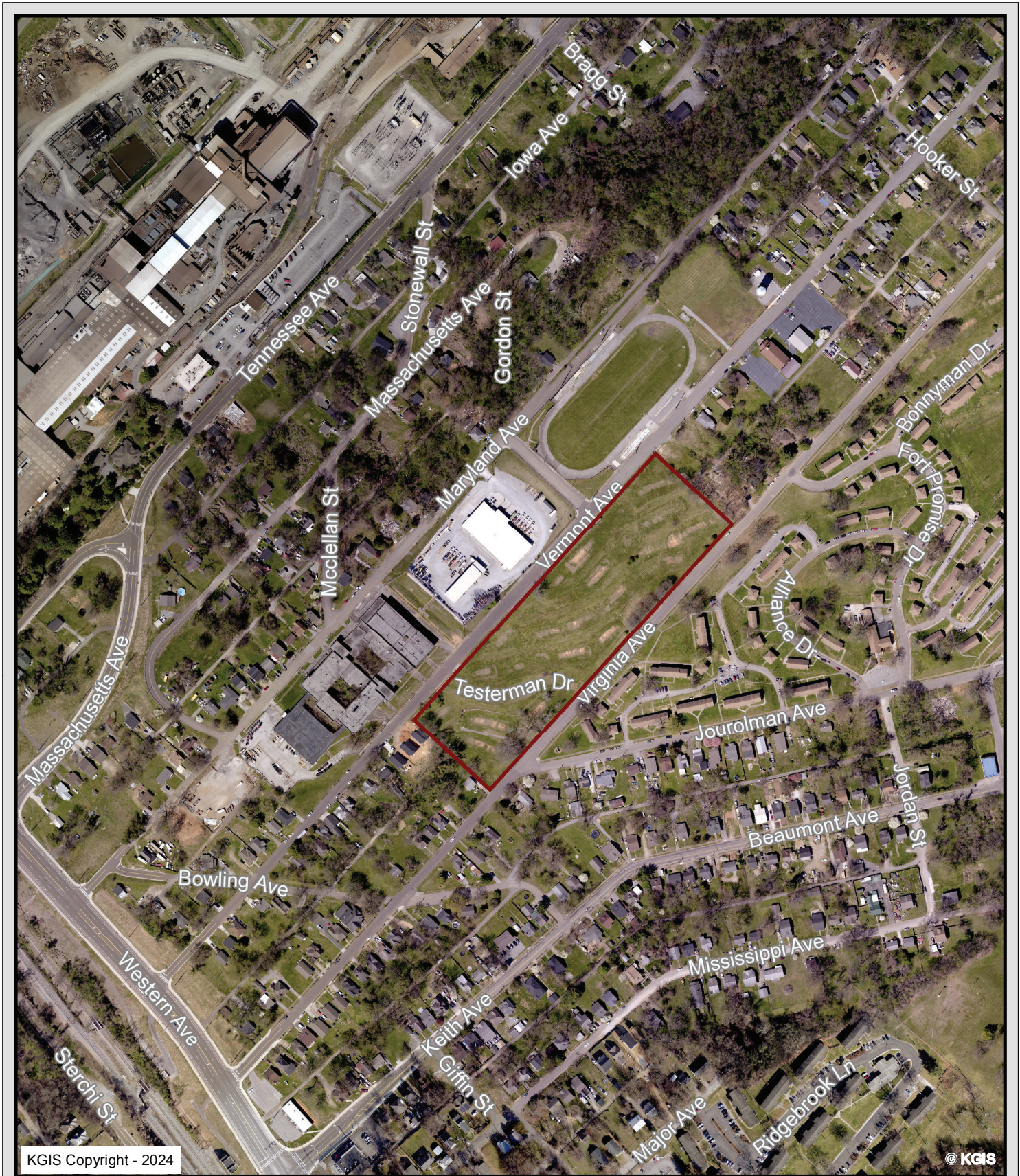
**Knoxville - Knox County - KUB Geographic Information System**



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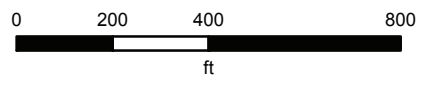
# Western Heights Phase 1

Adam Wilson

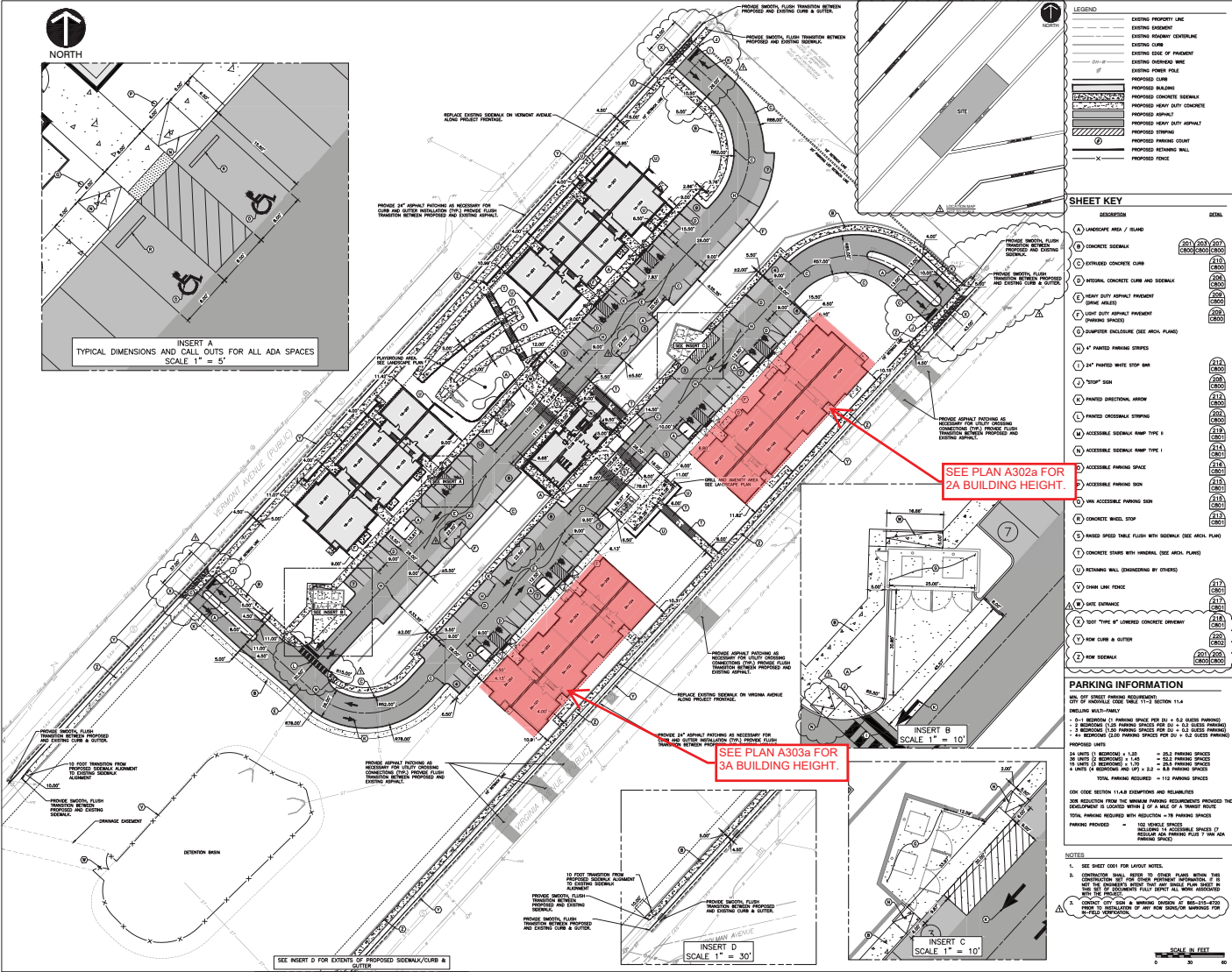
## Knoxville - Knox County - KUB Geographic Information System



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No. Date: 01/12/2024  
 Revision: REVISION 1



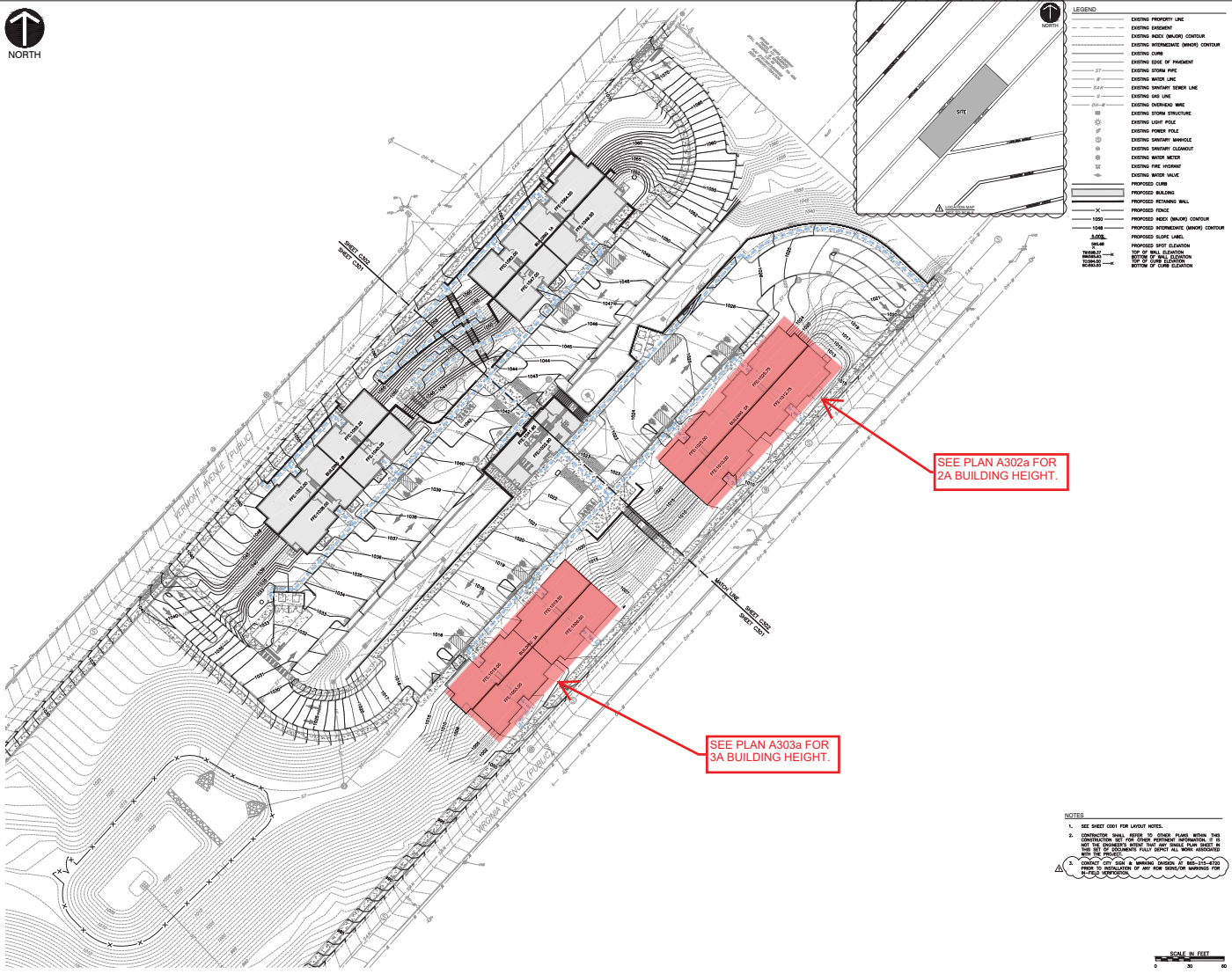
**TRANSFORMING WESTERN  
 PHASE I**  
 1760 & 1814 VERMONT AVENUE  
 1763, 1775, & 1787 VIRGINIA AVENUE  
 ANNOUILLE, TN 37021

Drawing:

SITE PLAN LAYOUT

10/11/2023  
 CONSTRUCTION DOCUMENTS

**C200**

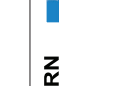


**LEGEND**

---	EXISTING PROPERTY LINE
---	EXISTING EASEMENT
---	EXISTING INTERMEDIATE (WHOLE) CONTOUR
---	EXISTING INTERMEDIATE (WHOLE) CONTOUR
---	EXISTING CURB
---	EXISTING EDGE OF PAVEMENT
---	EXISTING STORM PIPE
---	EXISTING WATER LINE
---	EXISTING SANITARY SEWER LINE
---	EXISTING GAS LINE
---	EXISTING OVERHEAD WIRE
---	EXISTING STORM STRUCTURE
---	EXISTING LIGHT POLE
---	EXISTING POWER POLE
---	EXISTING SANITARY WHOLE
---	EXISTING SANITARY CLOSURE
---	EXISTING WATER METER
---	EXISTING FIRE HYDRANT
---	EXISTING WATER VALVE
---	PROPOSED CURB
---	PROPOSED PAVEMENT
---	PROPOSED RETAINING WALL
---	PROPOSED FENCE
---	PROPOSED INTERMEDIATE (WHOLE) CONTOUR
---	PROPOSED INTERMEDIATE (WHOLE) CONTOUR
---	PROPOSED SLOPE LABEL
---	PROPOSED SLOPE LABEL
---	PROPOSED SLOPE ELEVATION
---	TOP OF FIN. ELEVATION
---	TOP OF CURB ELEVATION
---	BOTTOM OF CURB ELEVATION



No: Date: Revision:  
 01122024 REVISION 1



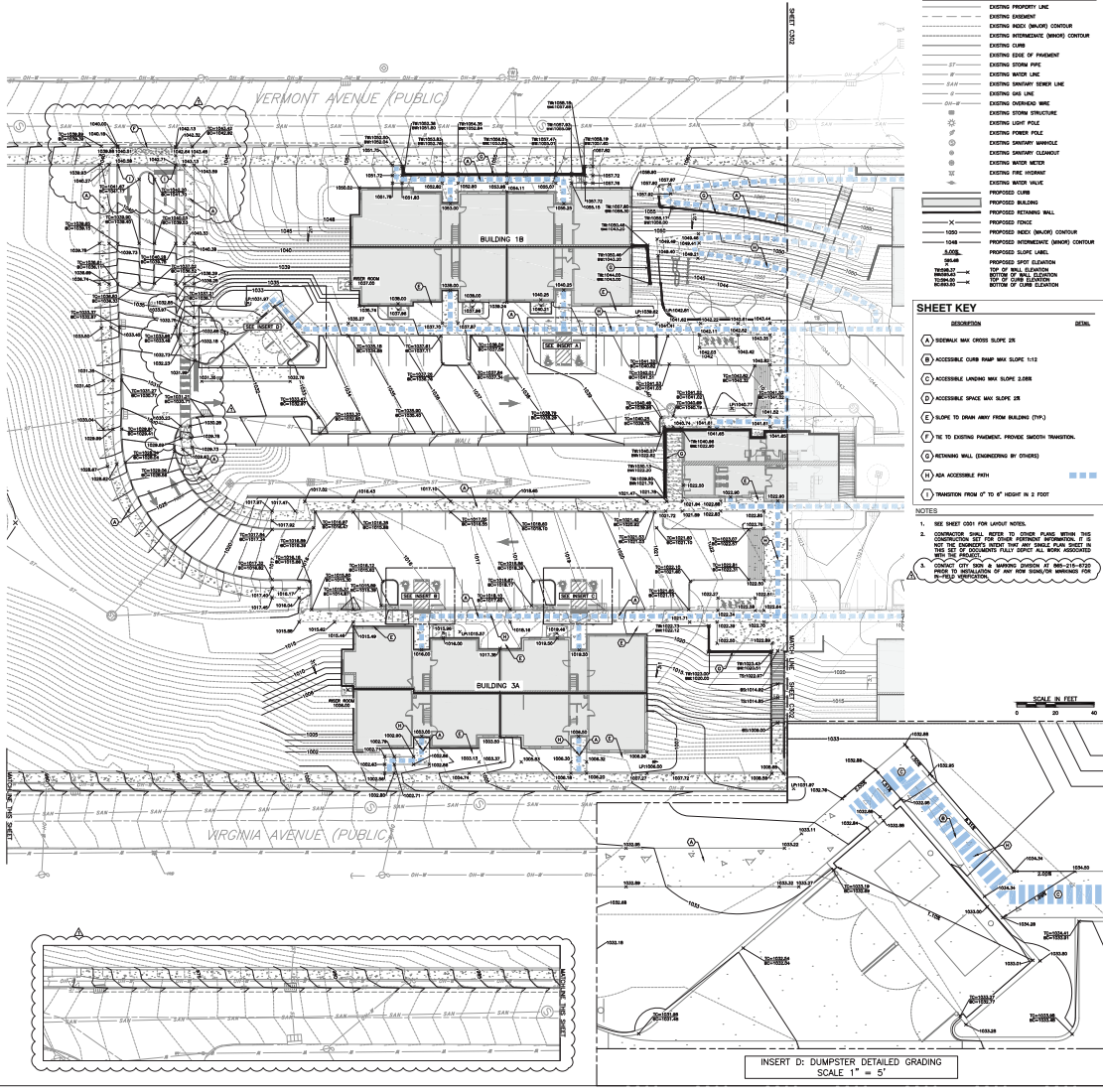
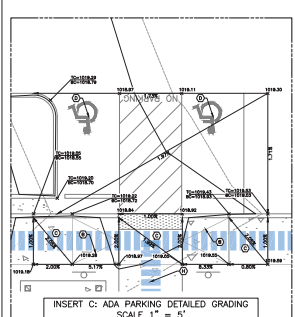
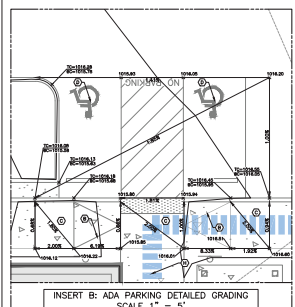
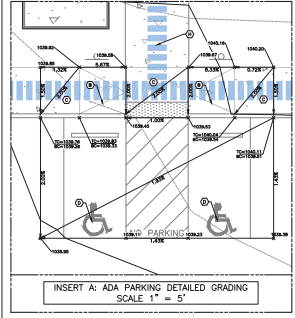
Client Contact: Andrew Gabe  
 855 Contact: Matthew Gabe  
 843.562.6422

**TRANSFORMING WESTERN PHASE I**  
 1750 & 1814 VERMONT AVENUE  
 1763, 1775, & 1757 VIRGINIA AVENUE  
 ANCONVILLE, TN 37021

- NOTES**
- SEE SHEET C001 FOR LAYOUT NOTES.
  - CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR ALL SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL PLANS SHOWN IN THIS SET ACCURATELY REFLECT ALL WORK PROPOSED.
  - CONTACT CITY SOIL & WATER DIVISION AT 615-215-4720 PRIOR TO CONSTRUCTION OF ANY WORK UNLESS OTHERWISE NOTED ON THESE DRAWINGS.



Drawing:  
 SITE GRADING PLAN  
 10/11/2023  
 CONSTRUCTION DOCUMENTS  
**C300**



INSERT D: DUMPSTER DETAILED GRADING SCALE 1" = 5'

**LEGEND**

---	EXISTING PROPERTY LINE
---	EXISTING EASEMENT
---	EXISTING INTERMEDIATE (MHO) CONTOUR
---	EXISTING INTERMEDIATE (MHO) CONTOUR
---	EXISTING CURB
---	EXISTING EDGE OF PAVEMENT
---	EXISTING STORM PIPE
---	EXISTING WATER LINE
---	EXISTING SANITARY SEWER LINE
---	EXISTING GAS LINE
---	EXISTING OVERHEAD WIRE
---	EXISTING STORM STRUCTURE
---	EXISTING LIGHT POLE
---	EXISTING POWER POLE
---	EXISTING SANITARY WHOLE
---	EXISTING SANITARY CLEANOUT
---	EXISTING FIRE HYDRANT
---	EXISTING WATER METER
---	EXISTING FENCE
---	PROPOSED CURB
---	PROPOSED WALKING
---	PROPOSED RETAINING WALL
---	PROPOSED FENCE
---	PROPOSED INTERMEDIATE (MHO) CONTOUR
---	PROPOSED SLOPE LABEL
---	PROPOSED SLOPE
---	PROPOSED SLOPE ELEVATION
---	TOP OF FIN. ELEVATION
---	TOP OF CURB ELEVATION
---	BOTTOM OF CURB ELEVATION

**SHEET KEY**

DESCRIPTION	SCALE
1. GENERAL WALKING SURFACE	1" = 10'
2. ACCESSIBLE CURB WALK SURFACE	1" = 10'
3. ACCESSIBLE WALKING SURFACE	1" = 10'
4. ACCESSIBLE DRIVEWAY	1" = 10'
5. SLOPE TO DRAIN AWAY FROM BUILDING (TYP.)	1" = 10'
6. SLOPE TO DRAIN AWAY FROM SMOOTH TRANSITION	1" = 10'
7. RETAINING WALL (EXCEPTED BY OTHERS)	1" = 10'
8. ADA ACCESSIBLE PATH	1" = 10'
9. WALKWAY FROM 6" TO 8" HEIGHT IN 2 FOOT	1" = 10'

**NOTES**

- SEE SHEET C031 FOR LOT/UT NOTED.
- CONSTRUCTION SHALL BE TO BE COMPLETED WITHIN 180 DAYS OF THE DATE OF THE PERMIT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.



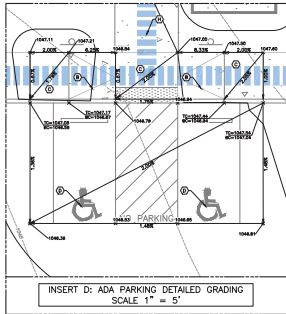
Client: **DATE:** 01/12/2024 **REVISION:** REVISION 1



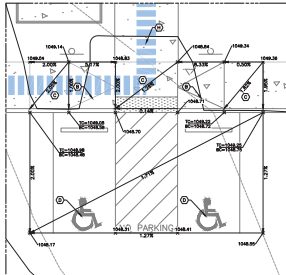
**TRANSFORMING WESTERN PHASE I**  
 1750 & 1814 VERMONT AVENUE  
 1763, 1775, & 1757 VIRGINIA AVENUE  
 KNOXVILLE, TN 37921

**SITE GRADING PLAN ENLARGEMENT WEST SIDE**  
 10/11/2023  
 CONSTRUCTION DOCUMENTS

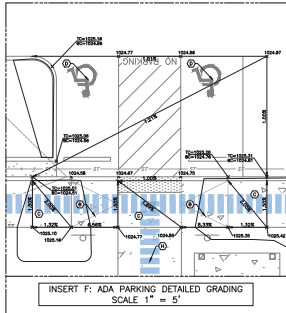
**C301**



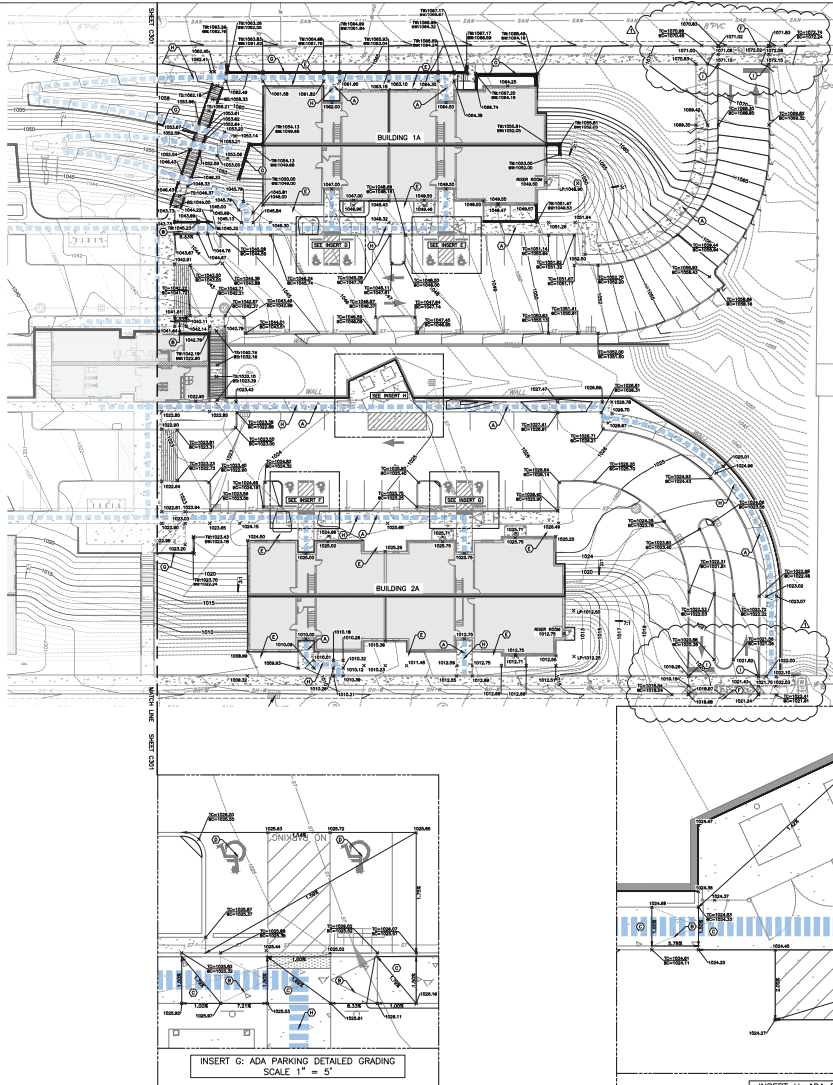
INSERT D: ADA PARKING DETAILED GRADING  
SCALE 1" = 5'



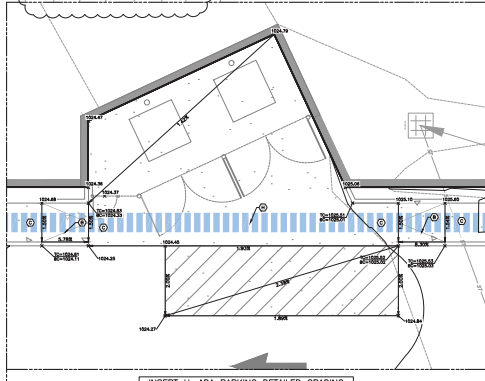
INSERT E: ADA PARKING DETAILED GRADING  
SCALE 1" = 5'



INSERT F: ADA PARKING DETAILED GRADING  
SCALE 1" = 5'



INSERT G: ADA PARKING DETAILED GRADING  
SCALE 1" = 5'



INSERT H: ADA PARKING DETAILED GRADING  
SCALE 1" = 5'

**LEGEND**

---	EXISTING PROPERTY LINE
---	EXISTING EXISTING
---	EXISTING MECH (W/WH) CONTOUR
---	EXISTING INTERIMEDIATE (W/WH) CONTOUR
---	EXISTING CURB
---	EXISTING EDGE OF PAVEMENT
---	EXISTING STORM PIPE
---	EXISTING WATER LINE
---	EXISTING SANITARY SEWER LINE
---	EXISTING GAS LINE
---	EXISTING OVERHEAD WIRE
---	EXISTING STORM STRUCTURE
---	EXISTING LIGHT POLE
---	EXISTING POWER POLE
---	EXISTING SANITARY WHOLE
---	EXISTING SANITARY CLEANOUT
---	EXISTING WATER METER
---	EXISTING FIRE HYDRANT
---	EXISTING WATER VALVE
---	PROPOSED CURB
---	PROPOSED PAVING
---	PROPOSED RETAINING WALL
---	PROPOSED FENCE
---	PROPOSED MECH (W/WH) CONTOUR
---	PROPOSED INTERIMEDIATE (W/WH) CONTOUR
---	PROPOSED SLOPE LABEL
---	PROPOSED SLOPE ELEVATION
---	TOP OF CURB ELEVATION
---	TOP OF CURB ELEVATION
---	BOTTOM OF CURB ELEVATION

**SHEET KEY**

DESCRIPTION	SYMBOL
1. RETAINING WALL CROSS SECTION	(A)
2. ACCESSIBLE CURB RAMP WITH SLOPE 1:12	(B)
3. ACCESSIBLE LANDING WITH SLOPE 1:48	(C)
4. ACCESSIBLE SPACE WITH SLOPE 2%	(D)
5. SLOPE TO DRAIN AWAY FROM BUILDING (TYP.)	(E)
6. RETAINING WALL DESIGN BY OTHERS	(F)
7. ADA ACCESSIBLE PATH	(G)
8. TRANSITION FROM 4" TO 6" HEIGHT IN 2 FEET	(H)

**NOTES**

- SEE SHEET C301 FOR LEGEND NOTES.
- CONTRACTOR SHALL VERIFY TO OTHER PLANS WITHIN THIS CONSTRUCTION PERMIT THAT ANY SPOTS ALREADY EXISTING IN THIS PROJECT ARE IN ACCORDANCE WITH THE PROPOSED GRADING.
- CONTRACTOR SHALL VERIFY TO OTHER PLANS WITHIN THIS CONSTRUCTION PERMIT THAT ANY SPOTS ALREADY EXISTING IN THIS PROJECT ARE IN ACCORDANCE WITH THE PROPOSED GRADING.



No. Date: Revision:  
01/12/2024 REVISION 1



Client Contact: Anna Kirby  
(615) 562-0420



805 Contact: Ianette Gore

**TRANSFORMING WESTERN  
PHASE I**  
1790 & 1814 VERMONT AVENUE  
1763, 1775, & 1797 VIRGINIA AVENUE  
KNOXVILLE, TN 37921

Bank One Building, LLC  
1790 Vermont Avenue, Suite 201  
Knoxville, TN 37920

Drawing:

SITE GRADING PLAN  
ENLARGEMENT EAST SIDE

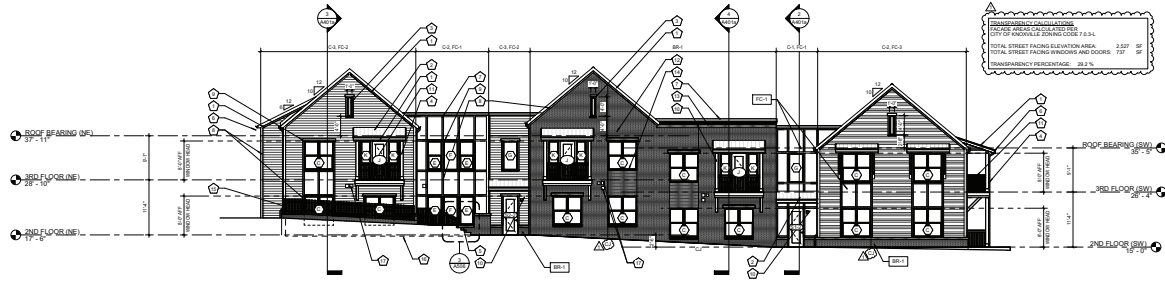
10/11/2023  
CONSTRUCTION DOCUMENTS

**C302**

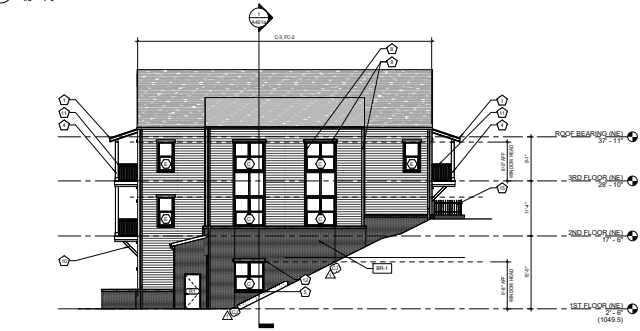
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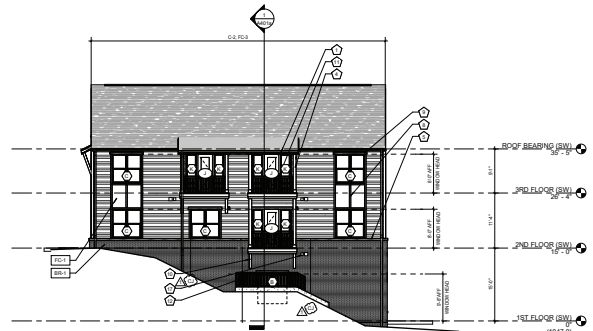
1 **SOUTHEAST ELEVATION**  
1/8" = 1'-0"



2 **NORTHWEST ELEVATION (STREET FACING FACADE)**  
1/8" = 1'-0"



3 **NORTHEAST ELEVATION**  
1/8" = 1'-0"



4 **SOUTHWEST ELEVATION**  
1/8" = 1'-0"

ELEVATION KEYNOTES	
1	PAINTING WOOD FLOOR
2	RESURFACING EXISTING WOOD FLOORING
3	REPAIRING EXISTING WOOD FLOORING
4	REPAIRING EXISTING WOOD FLOORING
5	REPAIRING EXISTING WOOD FLOORING
6	REPAIRING EXISTING WOOD FLOORING
7	REPAIRING EXISTING WOOD FLOORING
8	REPAIRING EXISTING WOOD FLOORING
9	REPAIRING EXISTING WOOD FLOORING
10	REPAIRING EXISTING WOOD FLOORING
11	REPAIRING EXISTING WOOD FLOORING
12	REPAIRING EXISTING WOOD FLOORING
13	REPAIRING EXISTING WOOD FLOORING
14	REPAIRING EXISTING WOOD FLOORING
15	REPAIRING EXISTING WOOD FLOORING
16	REPAIRING EXISTING WOOD FLOORING
17	REPAIRING EXISTING WOOD FLOORING
18	REPAIRING EXISTING WOOD FLOORING
19	REPAIRING EXISTING WOOD FLOORING
20	REPAIRING EXISTING WOOD FLOORING
21	REPAIRING EXISTING WOOD FLOORING
22	REPAIRING EXISTING WOOD FLOORING
23	REPAIRING EXISTING WOOD FLOORING
24	REPAIRING EXISTING WOOD FLOORING
25	REPAIRING EXISTING WOOD FLOORING
26	REPAIRING EXISTING WOOD FLOORING
27	REPAIRING EXISTING WOOD FLOORING
28	REPAIRING EXISTING WOOD FLOORING
29	REPAIRING EXISTING WOOD FLOORING
30	REPAIRING EXISTING WOOD FLOORING
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50	REPAIRING EXISTING WOOD FLOORING
51	REPAIRING EXISTING WOOD FLOORING
52	REPAIRING EXISTING WOOD FLOORING
53	REPAIRING EXISTING WOOD FLOORING
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97	REPAIRING EXISTING WOOD FLOORING
98	REPAIRING EXISTING WOOD FLOORING
99	REPAIRING EXISTING WOOD FLOORING
100	REPAIRING EXISTING WOOD FLOORING

MATERIAL LEGEND	
EB	EVENING BLUE
CB	BOOTHBAY BLUE
MB	MARINO BEIGE
BB	BRICK VONDER AMBROSIO
BC	BRICK VONDER NOTTINGHAM
PC	PAINTED OR PREFINISHED FIBER CEMENT PANELING (SMOOTH TEXTURE) WITH FIBER CEMENT TRIM
PF	PAINTED OR PREFINISHED FIBER CEMENT LAP SIDING WITH TERMINATING EXPOSURE, 4" x 8"
PP	PAINTED OR PREFINISHED FIBER CEMENT LAP SIDING WITH TERMINATING EXPOSURE, 4" x 8"

MATERIAL PERCENTAGES	
PAINTING	10%
WOOD	10%
BRICK	10%
CEMENT	10%
GLASS	10%
ROOFING	10%
INSULATION	10%
FOUNDATION	10%
MECHANICAL	10%
ELECTRICAL	10%
PLUMBING	10%
LANDSCAPE	10%
OTHER	10%
TOTAL	100%



No. Date: Revision: 1 01/12/2024 Revision 1



Client Contact: Murray Gier  
 858 Contact: Murray Gier  
 8647156240

**TRANSFORMING WESTERN PHASE I**  
 1750 & 1814 VERMONT AVENUE  
 1763, 1775, & 1787 VIRGINIA AVENUE  
 KNOXVILLE, TN 37921

Drawing: BUILDING 1A - EXTERIOR ELEVATIONS

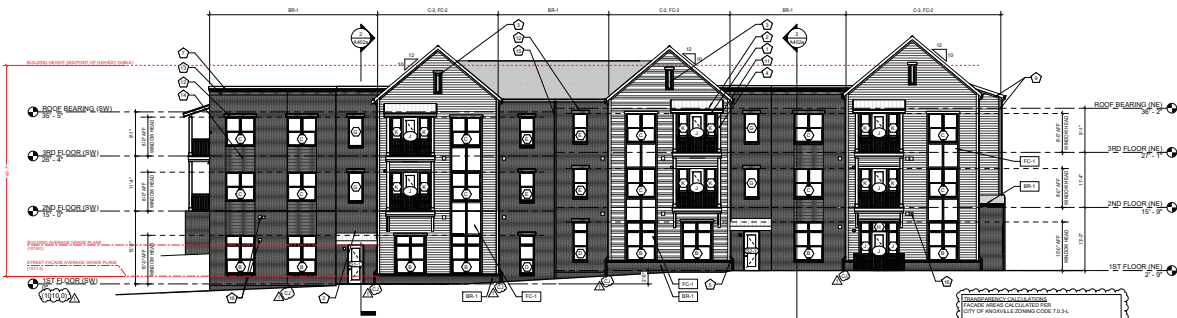
10/11/2023 CONSTRUCTION DOCUMENTS

A301a





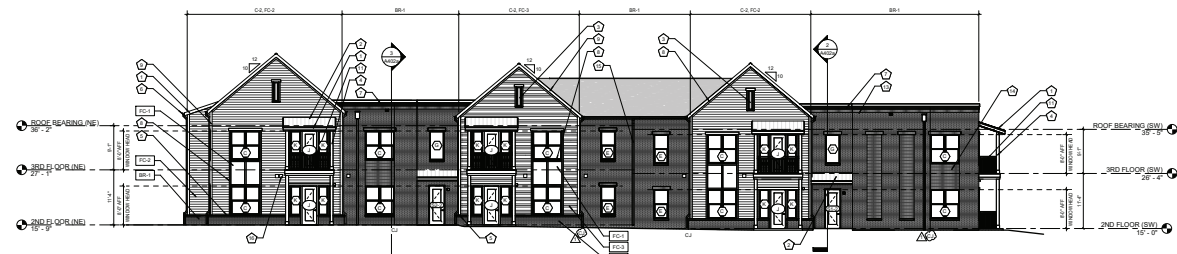
1/9/2024 11:32:51 AM



1 SOUTHEAST ELEVATION (STREET FACING FACADE)

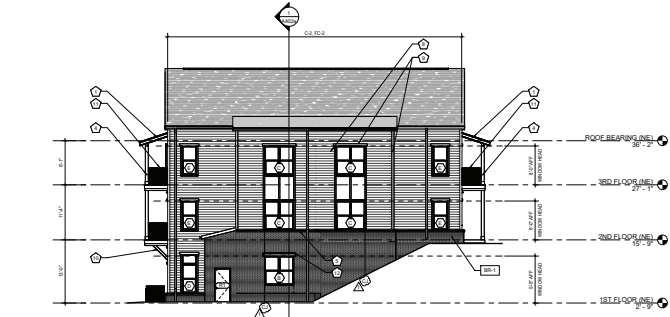
1/8" = 1'-0"

BUILDING HEIGHT ABOVE STREET FACADE AVERAGE GRADE PLANE 42'-0"  
 BUILDING FRONT SETBACK UNDER GRADE 25'-0"  
 FRONT SETBACK REDUCTION TO 10'-0" REQUESTED DUE TO SLOPE HANDSHP ON EXISTING SITE.



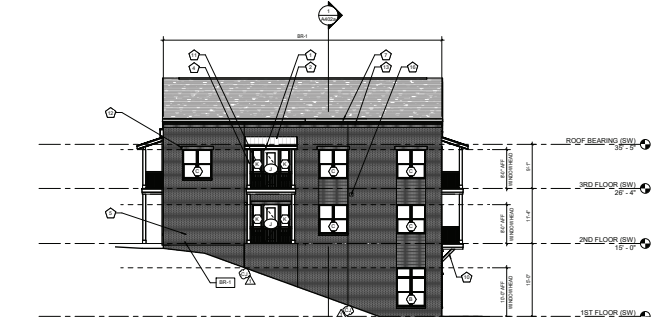
2 NORTHWEST ELEVATION

1/8" = 1'-0"



3 NORTHEAST ELEVATION

1/8" = 1'-0"



4 SOUTHWEST ELEVATION

1/8" = 1'-0"

ELEVATION KEYNOTES	
1	ROOFING
2	ROOFING
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MATERIAL LEGEND	
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MATERIAL PERCENTAGES	
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No. Date: Revision:  
 1 01/12/2024 Revision 1

Client Contact: ANNA LIBBY  
 (607) 562-0400

SGS Contract: PLANTER GEE  
 505 Project Number: 300300

Brinshore  
 BRINSHORE

KCDC  
 KENNESSETT COUNTY DEVELOPMENT CORPORATION

TRANSFORMING WESTERN  
 PHASE I  
 1750 & 1814 VERMONT AVENUE  
 1763, 1775, & 1787 VIRGINIA AVENUE  
 KNOXVILLE, TN 37921

Brinshaw Construction, LLC  
 505 Project Number: 300300  
 Knoxville, TN 37921

Drawing:  
 BUILDING 2A -  
 EXTERIOR ELEVATIONS

10/11/2023  
 CONSTRUCTION DOCUMENTS

A302a



## Jennifer Scobee

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**From:** Steve Borden <Steve.Borden@tn.gov>  
**Sent:** Wednesday, February 7, 2024 10:15 AM  
**To:** Jennifer Scobee  
**Subject:** RE: COK February BZA applications

Jennifer,

In reviewing the February BZA applications, no impacts to State owned property or streets have been identified. District 18 has no objection to these requests.

Please let me know if you need any additional information.

Thank you,



**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)



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February 7, 2024

Mr. Bryan Berry, Deputy Director  
Board of Zoning Appeals  
Room 475, City-County Building  
P. O. Box 1631  
Knoxville, Tennessee 37901

Dear Mr. Berry:

**Re: Variance Requests 1-D-24-VA, 2-A-24-VA, and 2-C-24-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.

Sincerely,

A handwritten signature in black ink, appearing to read "C. Wiberley". The signature is written in a cursive style.

Christian Wiberley, P.E.  
Engineering



OYP  
865.215.2500

R  
REZONING  
865.215.2500  
KnoxPlanning.org / Cases /  
7-0-23-RZ

**VARIANCE**  
*2-C-24-VA*  
Knoxville BZA  
**PUBLIC HEARING**  
**(865) 215-4244**