



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) Rodney Calvin, DKLEVV	Owner <input type="checkbox"/>	New Structure <input checked="" type="checkbox"/>
Street Address 3523 Maloney Rd	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 checked="" type="checkbox"/>
Phone Number 865-474-9264	Other <input checked="" type="checkbox"/>	Signage <input type="checkbox"/>
Applicant Email rodney@dklevy.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 1108 Sevier Ave City, State, Zip Knoxville, TN 37920
 See [KGIS.org](https://www.kgis.org) for Parcel # 095ON001 City Council District # 1 and Zoning District SW-3

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 involves the construction of a mixed-use facility with off-street parking on a corner lot in the South Waterfront District as shown in the attached Site Layout Plan. The project is adjacent to the City's Sevier Avenue Streetscapes Project (see attached Present Layout sheet from Streetscapes plans). As shown, the Streetscapes project permanently removes approximately 274 sf from the lot and temporarily removes an additional 507 sf for construction. The remaining usable area has an irregular shape. No parking is required in the SW-3 Zone; however, this project design includes parking to serve the project and seeks to maximize the use of the site, adding as much parking possible in order to minimize the amount of parking that will overflow to public streets. Due to these limitations, we request a variance to reduce the 26-foot drive aisle width to 24 feet, and to increase the maximum front setback from 10 ft to 13 ft.

Describe hardship conditions that apply to this variance.

Lot area reduction for adjacent City project creates a hardship in constructing a mixed-use facility with adequate off-street parking.

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

Digitally signed by Rodney Calvin
Date: 2024.01.30 15:25:36 -05'00'

DATE 01/30/2024

File #



BOARD OF ZONING APPEALS APPLICATION

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

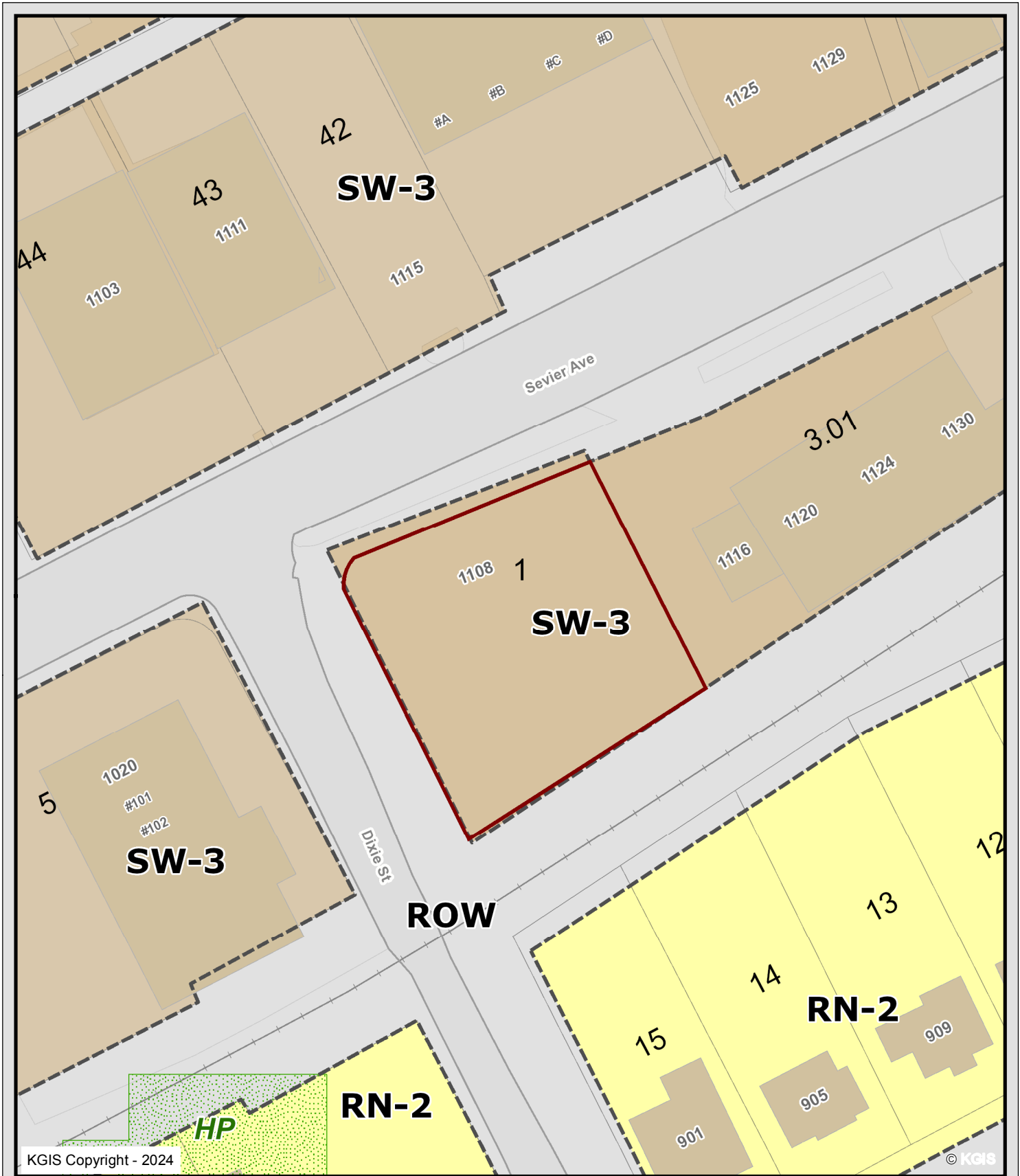
Is a plat required? Yes No

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

(This area is intentionally left blank for the applicant to provide variance request details.)

PROJECT INFORMATION

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



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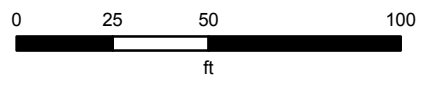
1108 SEVIER AVE

3-F-24-VA
RODNEY CALVIN

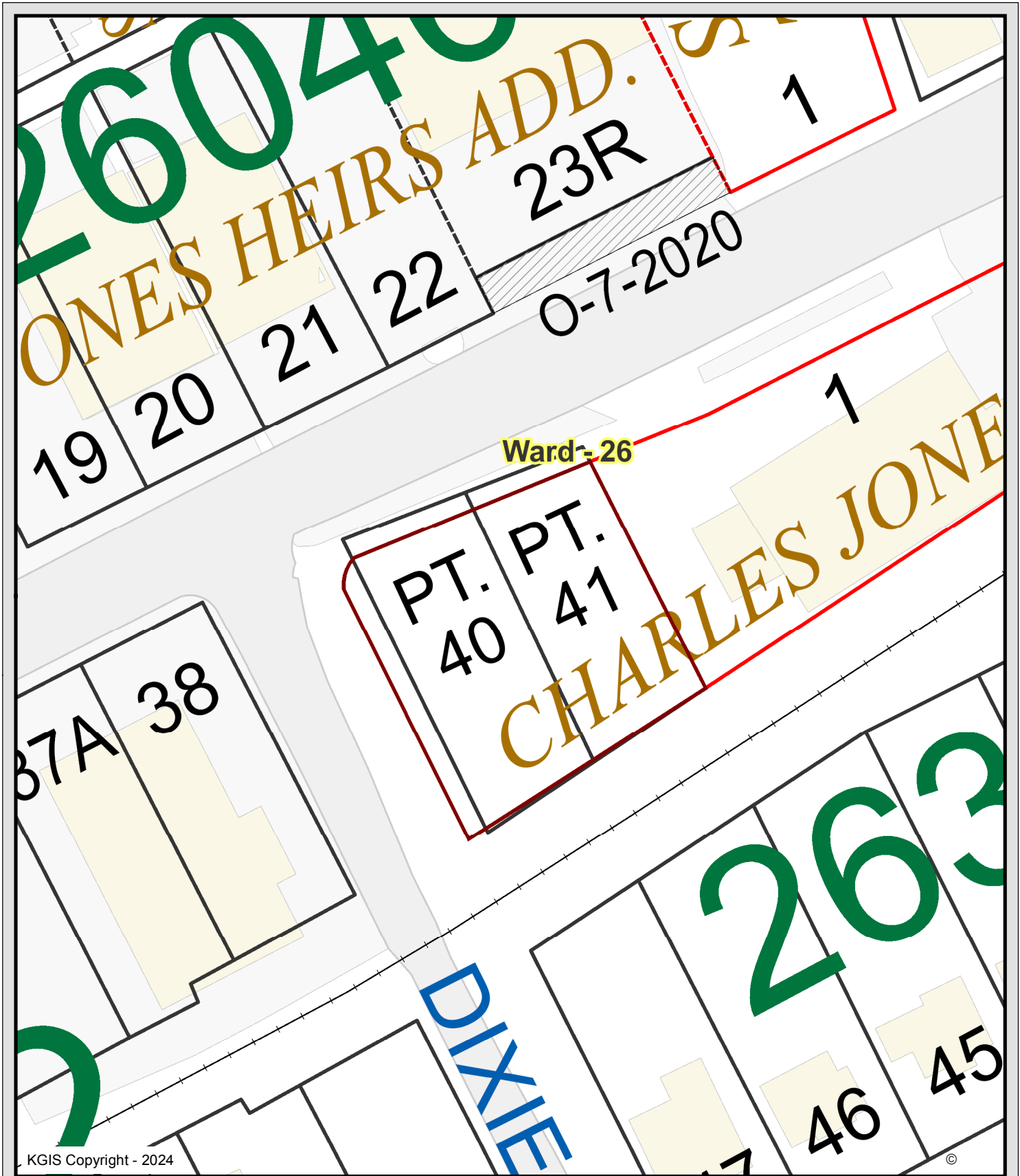
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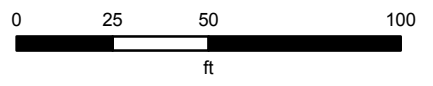
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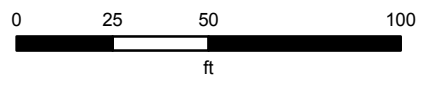
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3-F-24-VA
RODNEY CALVIN

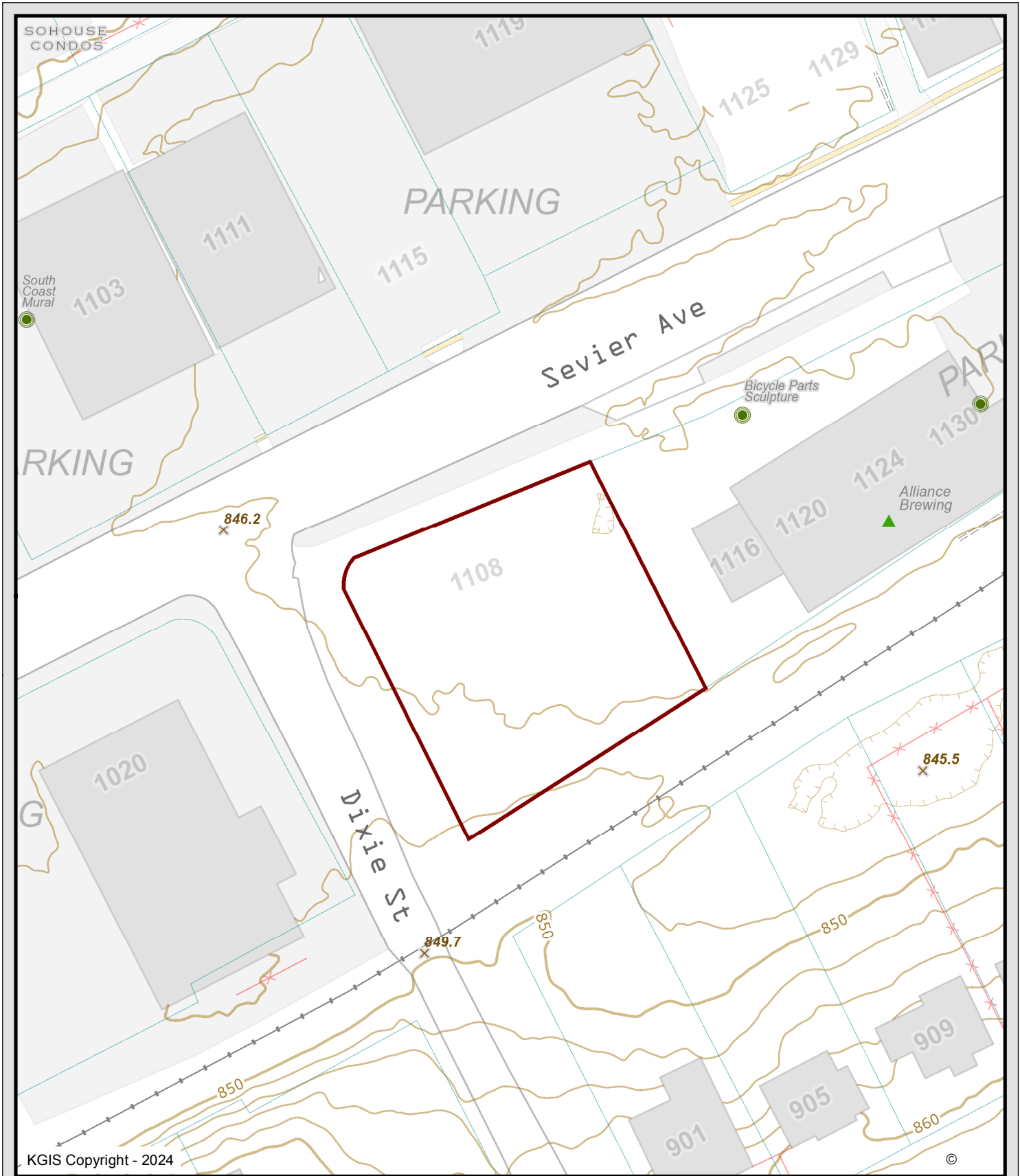
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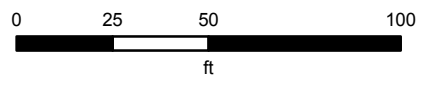
1108 SEVIER AVE

3-F-24-VA
RODNEY CALVIN

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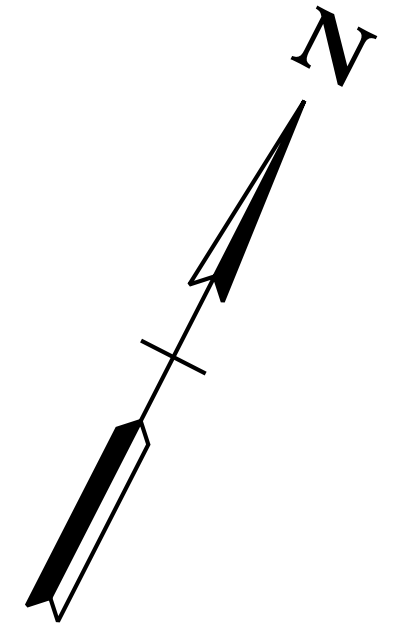
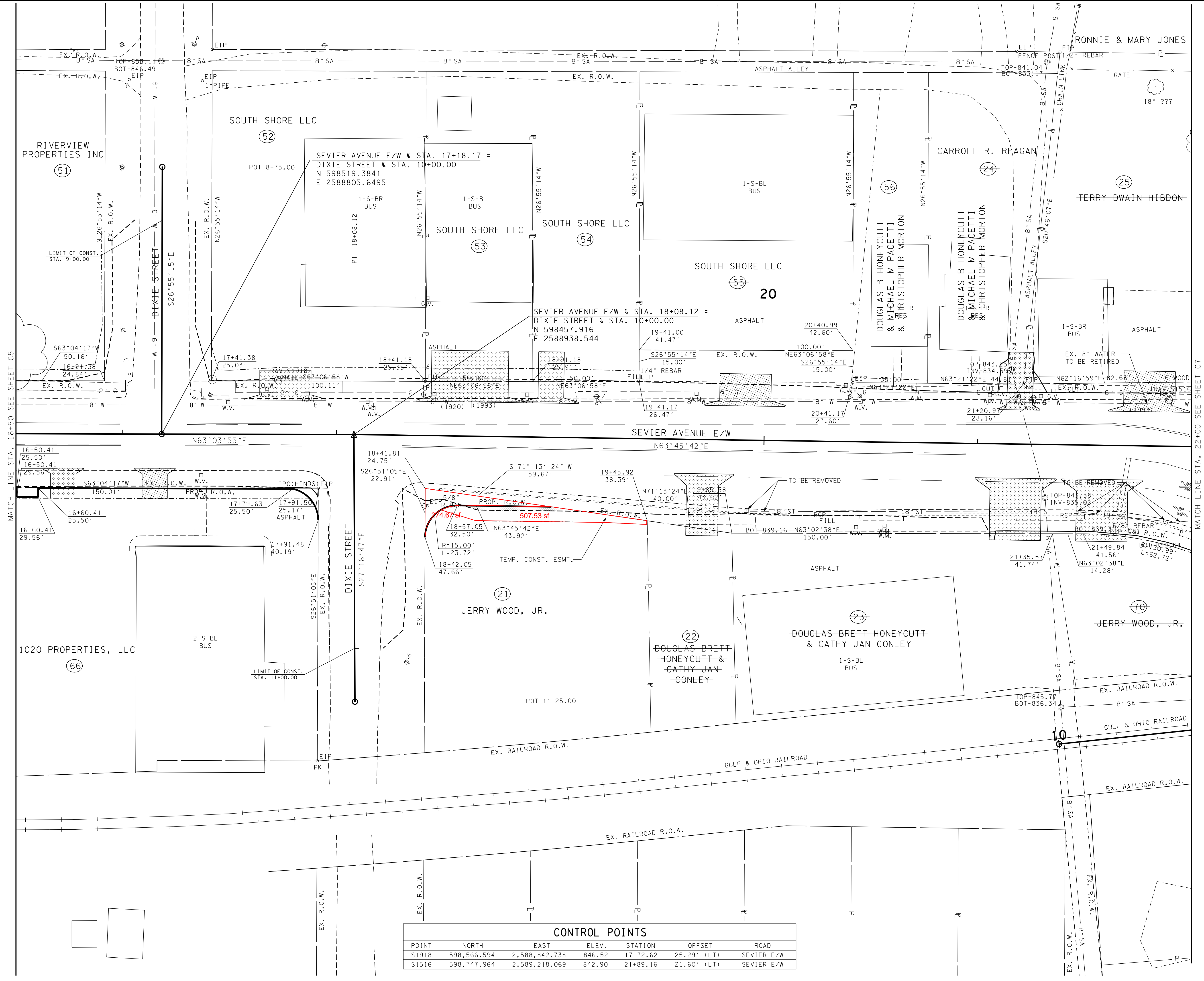


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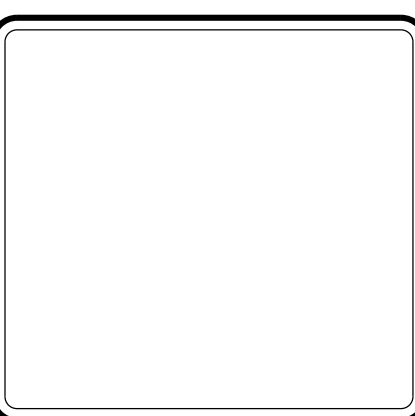


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NO.	DATE	DESCRIPTION



CITY OF KNOXVILLE, TENNESSEE
SEVIER AVENUE ROADWAY IMPROVEMENTS



KENTUCKY
606-248-6600

TENNESSEE
865-546-5800

NORTH CAROLINA
828-253-2796

SOUTH CAROLINA
864-574-4775

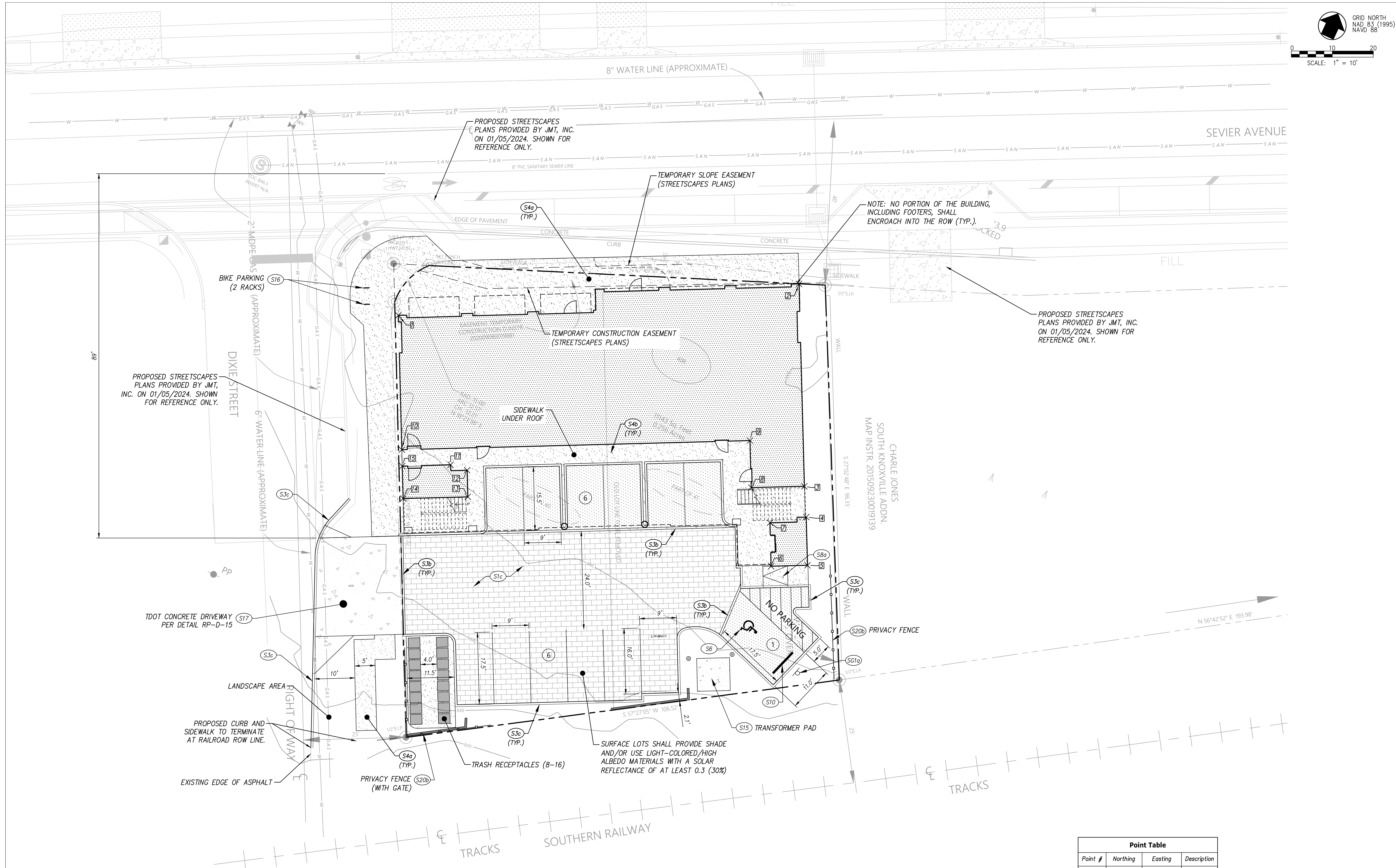
GEORGIA
770-627-3590

www.vaughnmelton.com

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DRAWN: D.E.H.
CHECKED: J.C.E.
JOB NO: 051430-37
SCALE: 1" = 20'
DATE: 06-30-2017
FILE NAME:
DRAWING TITLE: PRESENT LAYOUT
DWG OF
DRAWING NO: C6

CONTROL POINTS						
POINT	NORTH	EAST	ELEV.	STATION	OFFSET	ROAD
S1918	598,566.594	2,588,842.738	846.52	17+72.62	25.29' (LT)	SEVIER E/W
S1516	598,747.964	2,589,218.069	842.90	21+89.16	21.60' (LT)	SEVIER E/W



SITE LAYOUT KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
S10	ASPHALT PAVEMENT - LIGHT DUTY	1/C401
S11	PERMEABLE PAVEMENT	9/C402
S3b	CONCRETE RIBBON CURB	9/C402
S3c	CONCRETE POST CURB	9/C402
S4a	CONCRETE SIDEWALK	3/C401
S4b	CONCRETE SIDEWALK WITH TURN DOWN CURB	4/C401
S5	SIDEWALK JOINTS	5/C401
S6	ACCESSIBLE SYMBOL	6/C401
S8a	ACCESSIBLE RAMP	9/C401
S10	CONCRETE WHEELSTOP	8/C401
S14	BOLLARD	10/C401
S15	UTILITY PAD	11/C401
S16	BIKE RACK	12/C401
S17	CONCRETE DRIVEWAY	13/C401
S20	WOODEN SCREEN FENCE (SPECIFY HEIGHT)	SEE ARCH.

SITE SIGNAGE KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
S67a	ACCESSIBLE PARKING SIGN	7/C401

PROPOSED FEATURES LEGEND	
[Pattern]	BUILDING
[Pattern]	CONCRETE PAVEMENT
[Pattern]	CONCRETE SIDEWALK
[Pattern]	HEAVY DUTY PAVEMENT
[Pattern]	LIGHT DUTY PAVEMENT
[Pattern]	PERVIOUS PAVEMENT
[Pattern]	PAINTED STRIPE
[Pattern]	CONCRETE CURB
[Pattern]	CENTERLINE
[Pattern]	FENCE

SUMMARY:	
GROUND FLOOR SQUARE FOOTAGE:	4,724 SF
RESIDENTIAL SQUARE FOOTAGE:	12,785 SF
TOTAL SQUARE FOOTAGE:	19,293 SF
# OF UNITS:	12 UNITS (RESIDENTIAL)
PARKING PROVIDED:	
STANDARD:	11 SPACES
COMPACT:	01 SPACES
ADA:	01 SPACES
TOTAL:	13 SPACES
PARKING REQUIREMENTS:	
MAXIMUM (3 SPACES/1,000 SF):	38 SPACES
MAXIMUM (2 SPACES/UNIT):	24 SPACES
MINIMUM ADA:	01 SPACE (VAN)
BIKE PARKING:	
PROVIDED:	4 SPACES
REQUIRED:	4 SPACES
PROPERTY SIZE:	
IMPERVIOUS AREAS:	11,143 SF
OPEN SPACE - LANDSCAPE:	1,087 SF
OPEN SPACE - OTHER IMPERVIOUS AREA NOT BUILDING:	4,257 SF
OPEN SPACE %:	48%
PARKING LOT PAVEMENT AREA:	
PARKING LOT PERVIOUS PAVERS AREA:	2,229 SF
% OF PERVIOUS PAVERS (65% MIN):	68%

- NOTES:**
- REFER TO SHEET C200 FOR GENERAL NOTES.
 - WASTE IS TO BE SERVICED PRIVATELY.
 - SURFACE LOTS SHALL PROVIDE SHADE AND/OR USE LIGHT-COLORED/HIGH ALBEDO MATERIALS WITH A SOLAR REFLECTANCE OF AT LEAST 0.3 (30%).
 - ROOFS SHALL USE AN ENERGY STAR COMPLIANT (HIGHLY REFLECTIVE) MATERIAL FOR A MINIMUM OF 75% OF THE ROOF SURFACE.
 - SEVIER AVENUE STREETSCAPE WILL SUPPLY ROW SIDEWALK AND CURBING FOR ALL SEVIER AVENUE AND A PORTION OF DIXIE STREET. THE PRIVATE DEVELOPMENT SHALL PROVIDE ROW SIDEWALK AND CURBING ALONG DIXIE STREET, FROM THE RAILROAD ROW MOVING NORTH, TO TIE INTO THE TERMINATION POINTS OF THE COD STREETSCAPE.
 - CONTRACTOR SHALL COORDINATE DEMOLITION AND CONSTRUCTION OF IMPROVEMENTS SHOWN ON THESE PLANS WITH CITY OF KNOXVILLE (COK) SEVIER AVENUE STREETSCAPES PROJECT.

Point Table			
Point #	Northing	Eastng	Description
1	598475.24	2588679.26	BC
2	598523.46	2588764.54	BC
3	598479.30	2588786.56	BC
4	598472.69	2588790.14	BC
5	598462.15	2588795.39	BC
6	598458.19	2588787.45	BC
7	598467.70	2588782.71	BC
8	598473.51	2588774.96	BC
9	598483.79	2588769.84	BC
10	598445.92	2588693.88	BC
11	598447.60	2588706.21	BC
12	598448.11	2588710.42	BC
13	598442.30	2588713.32	BC
14	598435.26	2588699.20	BC
15	598442.34	2588695.66	BC

811
Know what's below.
Call before you dig.

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TEL 865.670.8555 | 10025 Investment Drive
Suite 120
www.cannon-cannon.com | Knoxville, TN 37920

DKLEVY
architecture + design
3523 Maloney Rd., Knoxville, TN 37920
p. 865.474.9264 | www.dklevy.com

SEVIER & DIXIE MIXED-USE

DESIGN DEVELOPMENT

CODE INFORMATION
TYPE OF CONSTRUCTION:
TYPE III-B, SPRINKLERED
OCCUPANCY CLASS:
RESIDENTIAL R-2
BUSINESS B
FIRE PROTECTION SYSTEMS
FIRE ALARM (NFPA 72)
SMOKE ALARM
SPRINKLER SYSTEM (NFPA 13)
FIRE EXTINGUISHERS (NFPA 10)
UL RATED ASSEMBLIES

REVISIONS

23042 SEVIER & DIXIE MIXED-USE
ISSUE DATE: 12.04.2023
CLIENT: RADIUS PARTNERS
ADDRESS: 1108 SEVIER AVE, KNOXVILLE, TN
SCALE: As indicated
C100
SITE LAYOUT

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