



# 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 checked="" 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 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 313 Hawthorne Ave	City, State, Zip Knoxville, TN 37920
See <a href="https://www.kgis.org">KGIS.org</a> for Parcel # 108DB010	City Council District # 1 and Zoning District SW-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 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. This corner lot has an irregular shape and is steeply sloped (10%-35%), making development of the property difficult. No parking is required in the SW-4 Zone. However, this project design includes parking to serve the project. The design of which 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 the afore mentioned site limitations, a variance is requested to reduce the 26-foot drive aisle width to 22 feet for a portion of the parking lot. This reduction will maximize the number of parking stalls that can be constructed within the site.

**Describe hardship conditions that apply to this variance.**  
 Irregularly shaped lot with steep slopes 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: 2024.02.08 09:33:08 -05'00' DATE 02/08/2024

File #



**BOARD OF ZONING APPEALS APPLICATION**

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

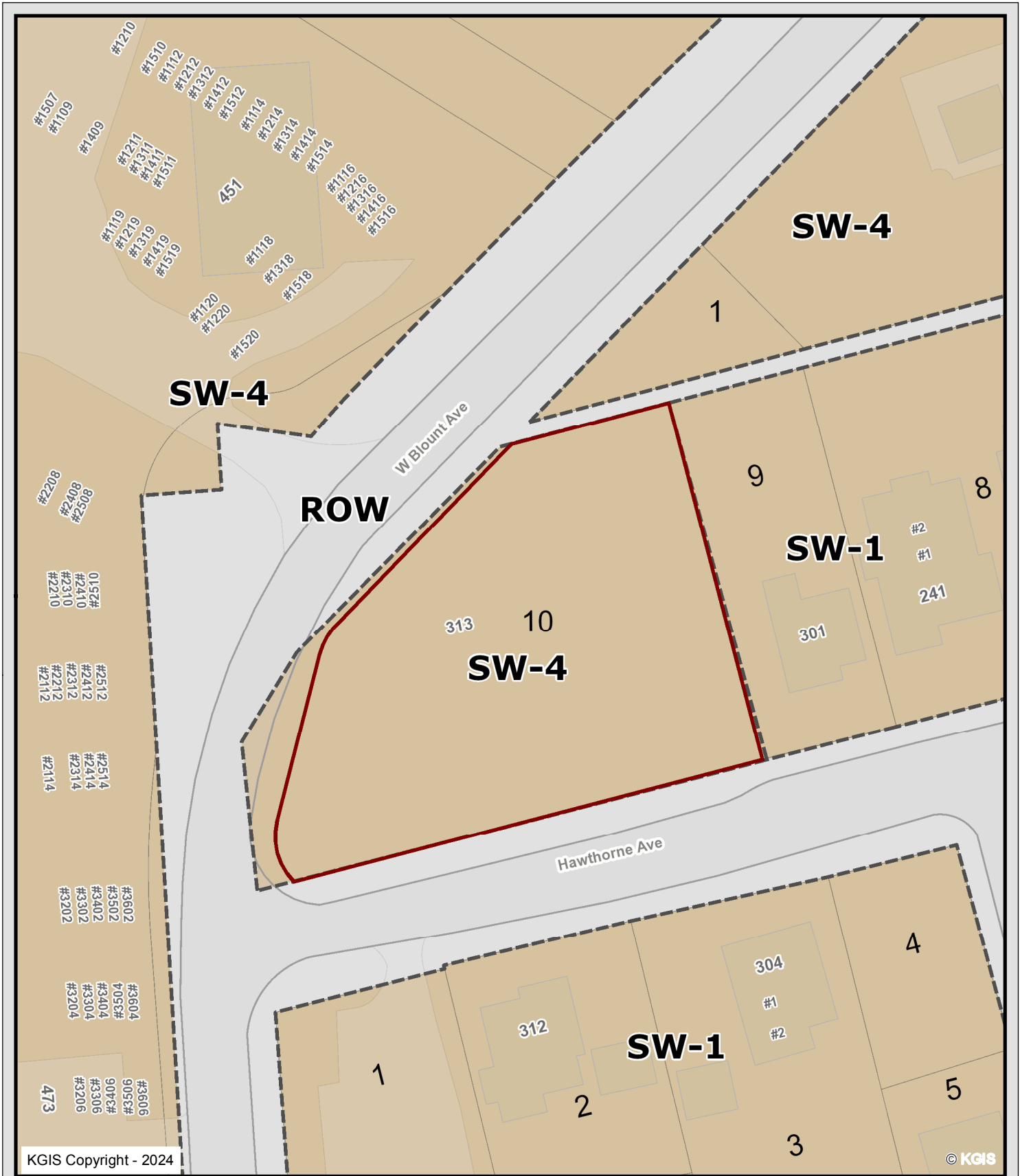
Is a plat required?    Yes      No  

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

*(This area is currently blank for variance requests.)*

**PROJECT INFORMATION**

Date Filed	Fee Amount
Council District	BZA Meeting Date
<b>PLANS REVIEWER</b>	<b>DATE</b>



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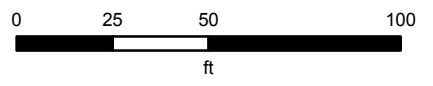
### 313 HAWTHORNE AVE

3-G-24-VA  
RODNEY CALVIN

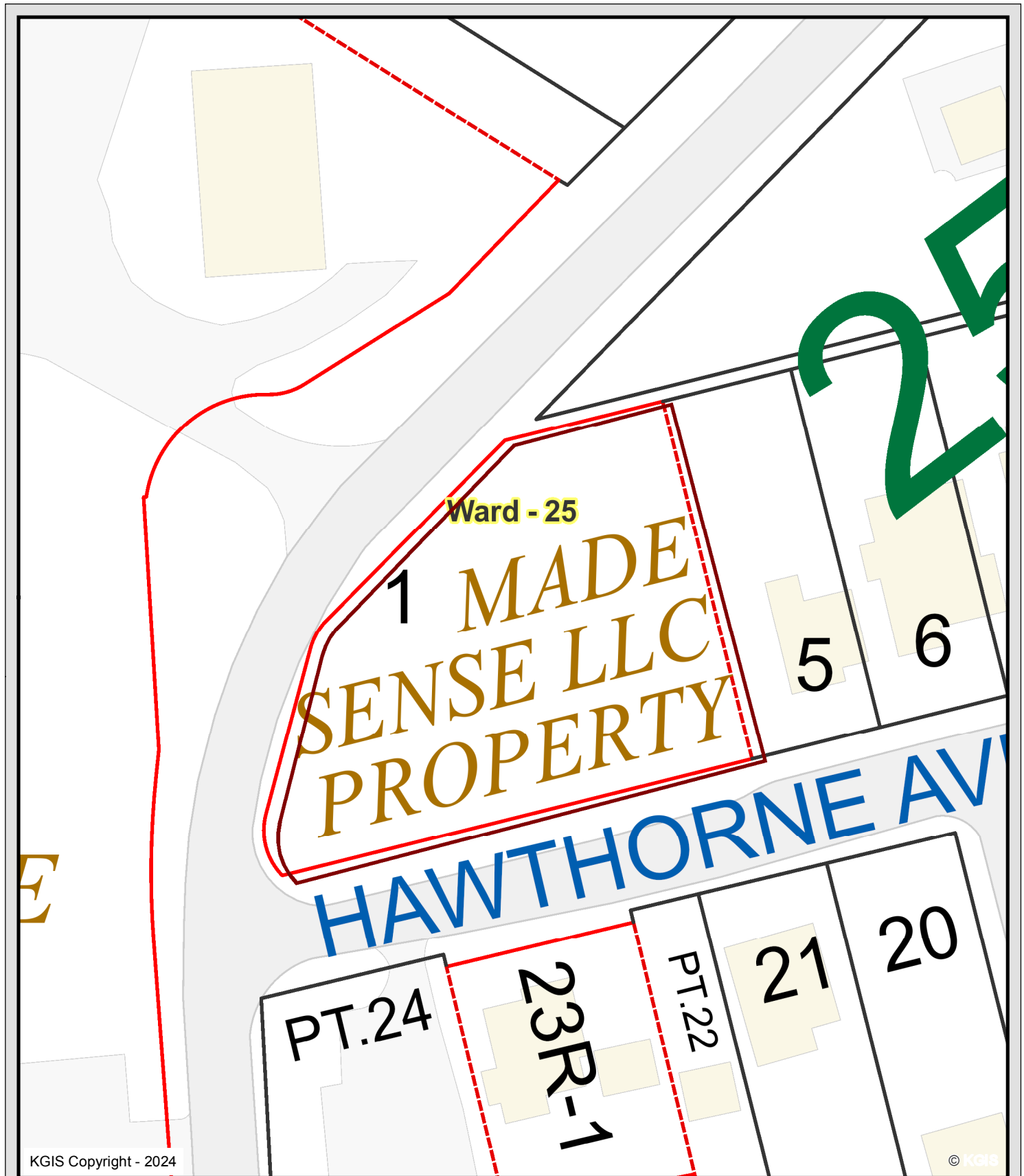
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313 HAWTHORNE AVE

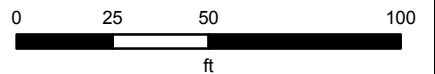
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RODNEY CALVIN

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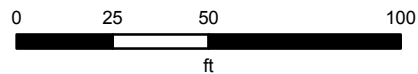
# 313 HAWTHORNE AVE

3-G-24-VA  
RODNEY CALVIN

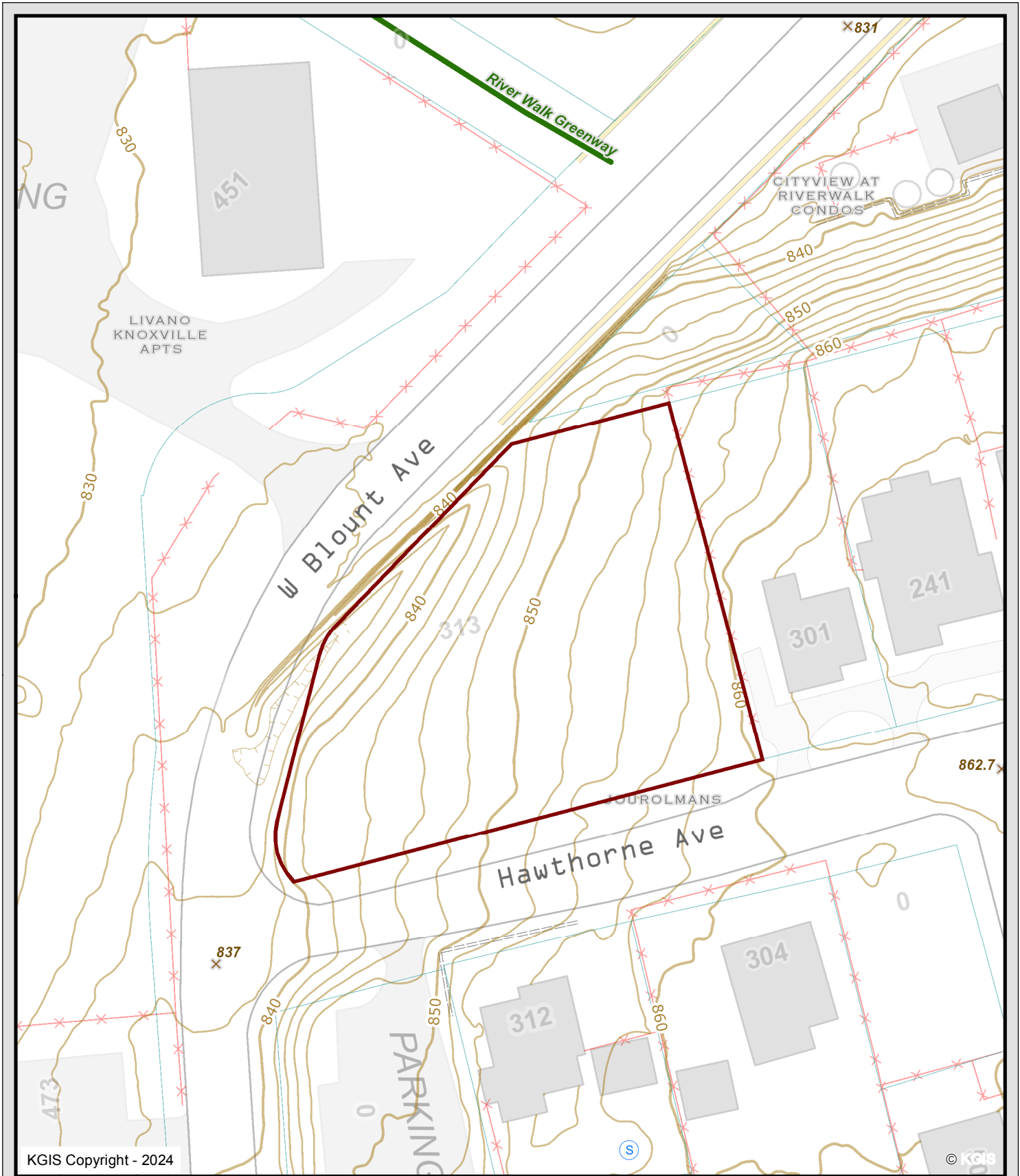
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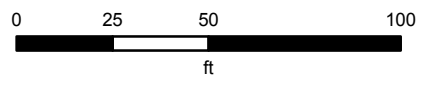
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3-G-24-VA  
RODNEY CALVIN

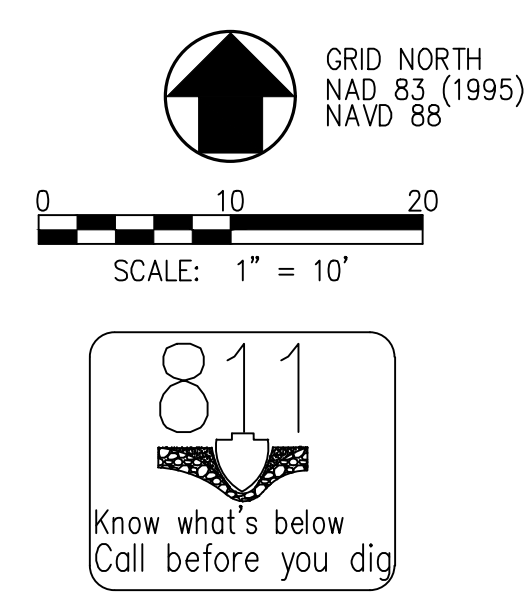
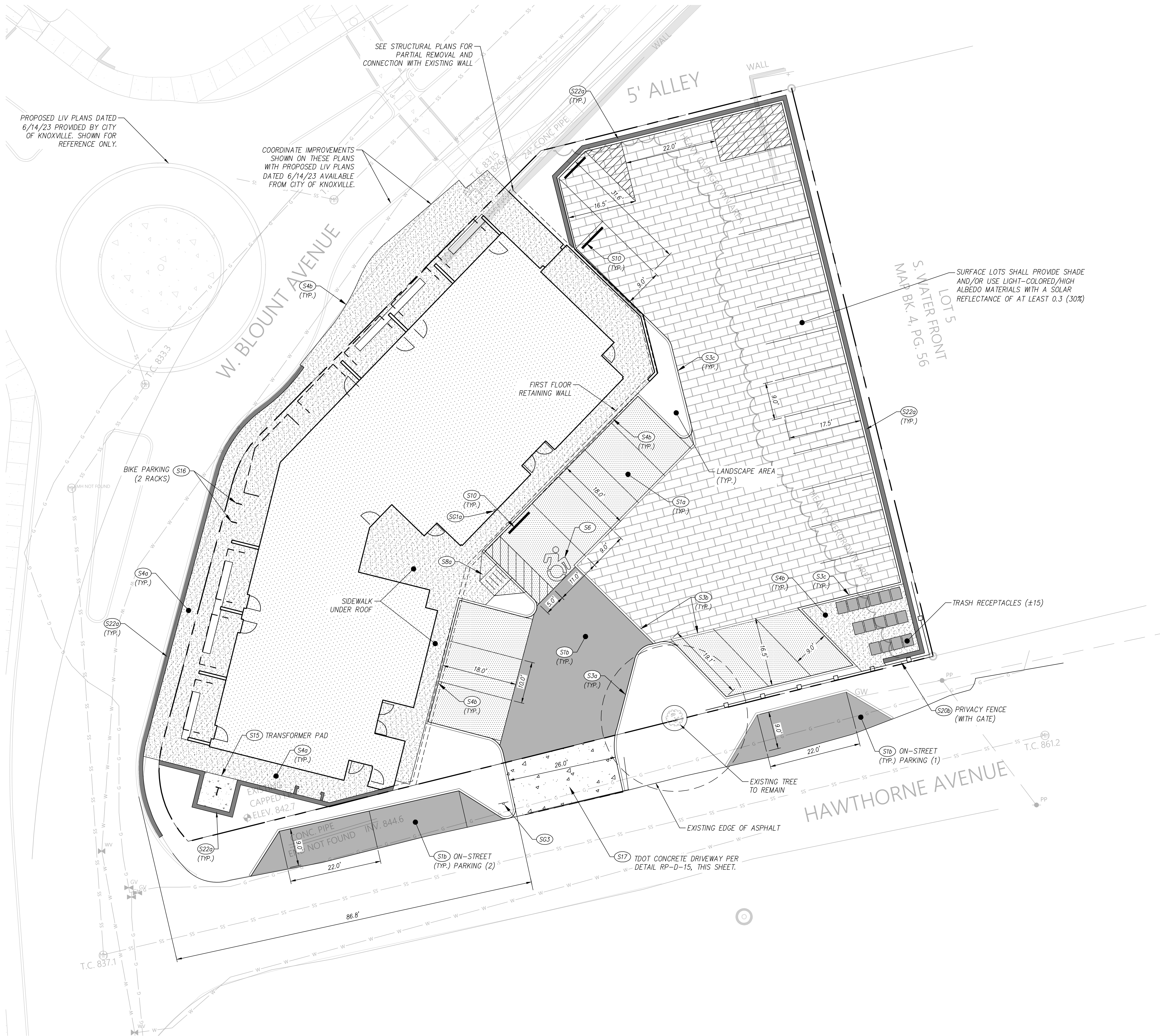
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SITE LAYOUT KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
S1a	ASPHALT PAVEMENT - LIGHT DUTY	1/C401
S1b	ASPHALT PAVEMENT - HEAVY DUTY	1/C401
S1c	PERMEABLE PAVEMENT	9/C402
S3a	CONCRETE EXTRUDED CURB	2/C401
S3b	CONCRETE RIBBON CURB	9/C402
S3c	CONCRETE POST 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
S20a	WOODEN SCREEN FENCE (SPECIFY HEIGHT)	SEE ARCH.
S22a	RETAINING WALL	SEE STRUCT.

**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

SITE SIGNAGE KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
S61a	ACCESSIBLE PARKING SIGN (WALL-MOUNTED)	7/C401
S63	"STOP" SIGN	14/C401

**SUMMARY:**

GROUND FLOOR SQUARE FOOTAGE:	6,952 SF
RESIDENTIAL SQUARE FOOTAGE:	22,649 SF
TOTAL SQUARE FOOTAGE:	29,765 SF
# OF UNITS:	22 UNITS

**PARKING PROVIDED:**

STANDARD:	25 SPACES
COMPACT:	00 SPACES
ADA:	01 SPACES
PUBLIC STREET PARKING:	03 SPACES
TOTAL:	29 SPACES

**PARKING REQUIREMENTS:**

MAXIMUM (3 SPACES/1,000 SF):	68 SPACES
MAXIMUM (2 SPACES/UNIT):	44 SPACES
MINIMUM ADA:	01 SPACE (VAN)

**BIKE PARKING:**

PROVIDED:	4 SPACES
REQUIRED:	4 SPACES

**PROPERTY SIZE:**

IMPERVIOUS AREAS:	20,493 SF
OPEN SPACE - LANDSCAPE:	18,872 SF
OPEN SPACE - OTHER IMPERVIOUS:	1,621 SF
NOT BUILDING:	11,350 SF
OPEN SPACE %:	63%

**PARKING LOT PAVEMENT AREA:** 9,280 SF  
**PARKING LOT PERVIOUS PAVERS AREA:** 6,226 SF  
**% OF PERVIOUS PAVERS (65% MIN):** 67%

- 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%).

**CANNON & CANNON INC**  
 TEL 865.670.8555 | 10025 Investment Drive  
 WWW.CANNON-CANNON.COM | Suite 120  
 Knoxville, TN 37992

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

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# HAWTHORNE MIXED-USE

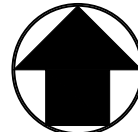
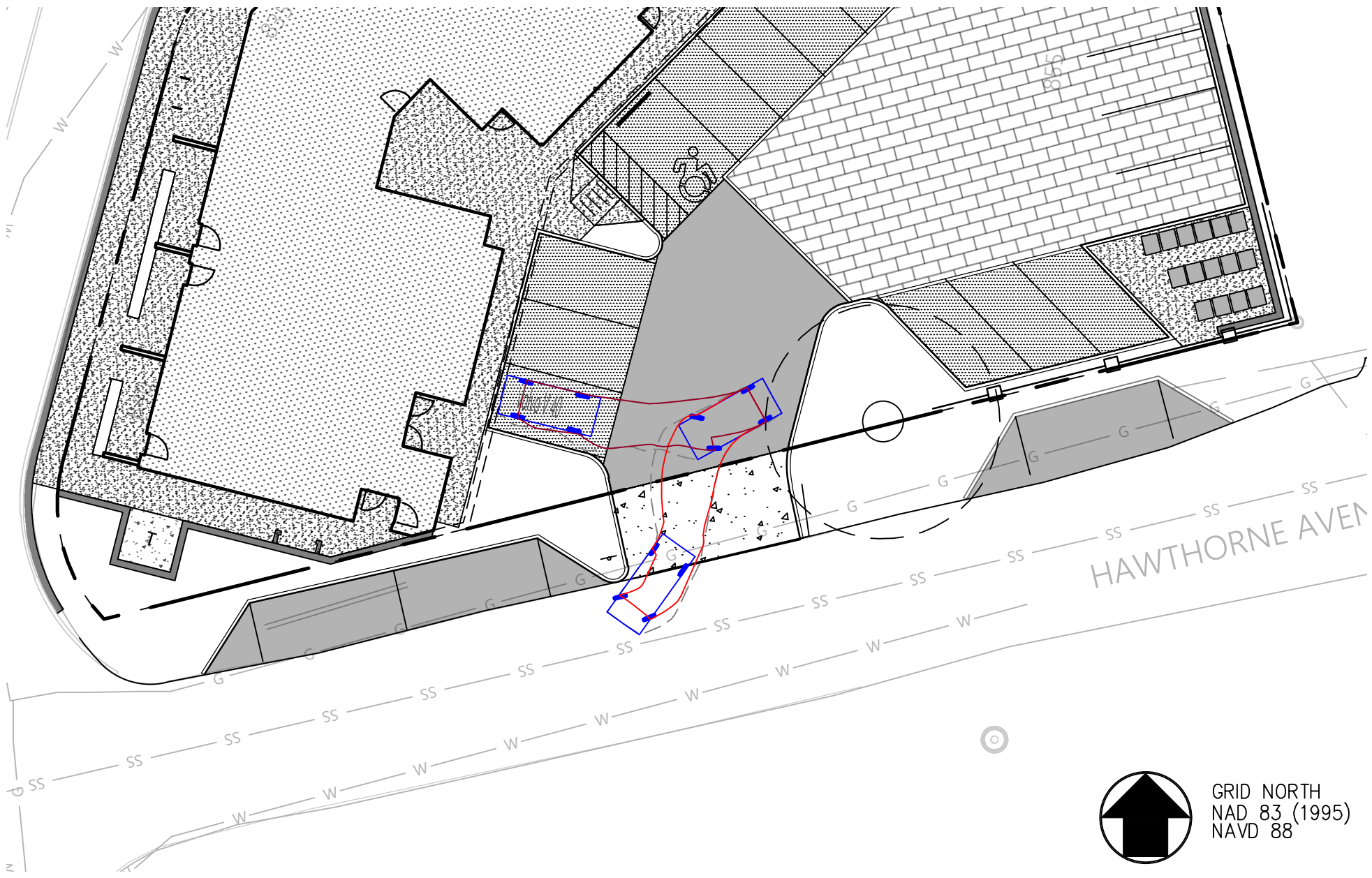
## DESIGN DEVELOPMENT

**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**

NO	DESCRIPTION	DATE

**22096 HAWTHORNE MIXED-USE**  
 ISSUE DATE: 02/16/24  
 CLIENT: RADIUS PARTNERS  
 ADDRESS: 313 HAWTHORNE AVE., KNOXVILLE, TN  
 SCALE: As indicated  
**C100**  
 SITE LAYOUT PLAN



GRID NORTH  
 NAD 83 (1995)  
 NAVD 88

**CC CANNON & CANNON INC**  
 TEL 865.670.8555  
 WWW.CANNON-CANNON.COM

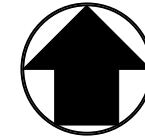
10025 Investment Drive  
 Suite 120  
 Knoxville, TN 37932

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DRAWN	<b>BCW</b>
CHECKED	<b>HKS</b>

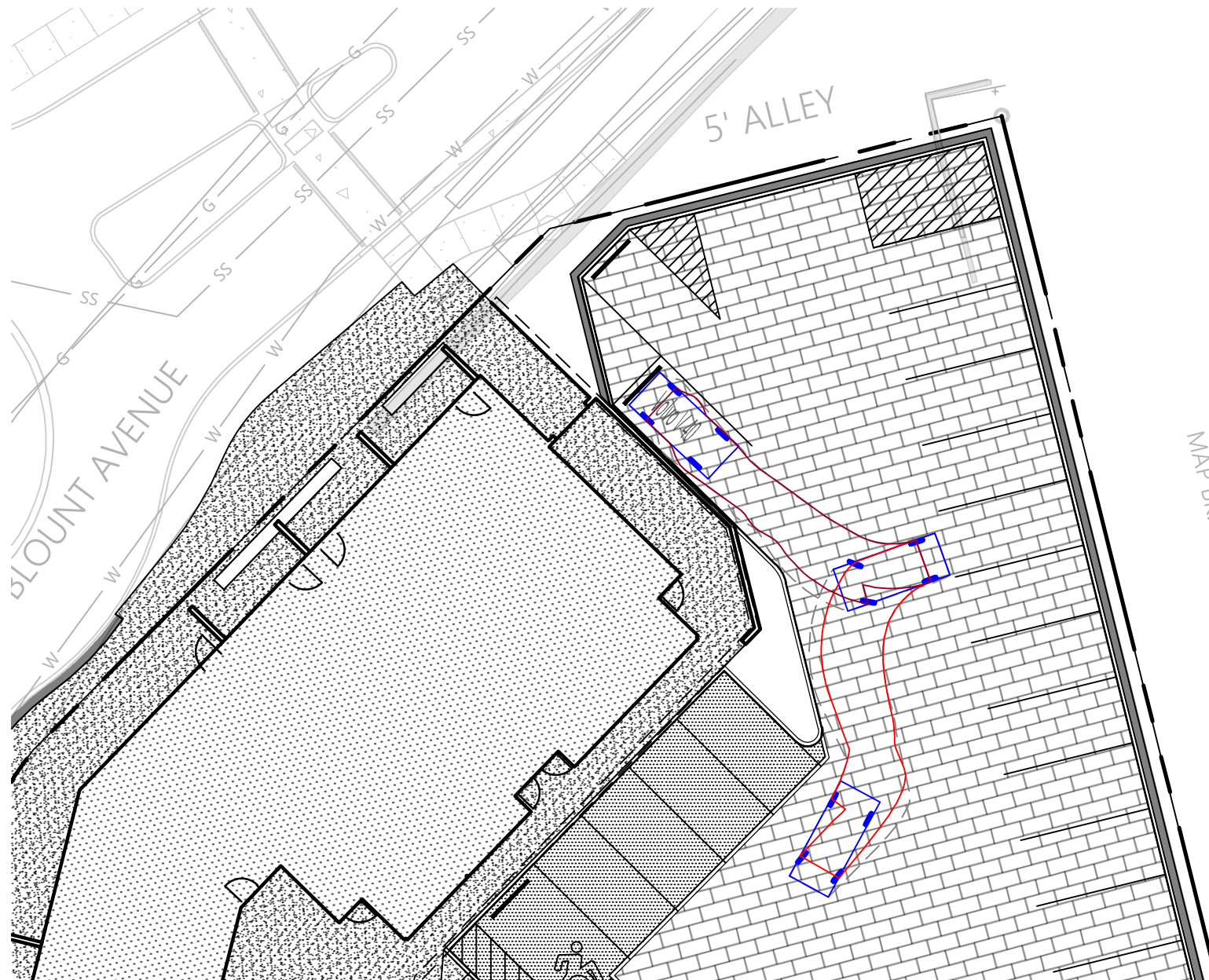
**VEHICLE TRACKING - 001**

HAWTHORNE MIXED-USE  
 313 HAWTHORNE AVE  
 KNOXVILLE, TN 37920





GRID NORTH  
NAD 83 (1995)  
NAVD 88



LOT 5  
S. WATER FRONT  
MAP BK. 4, PG. 56



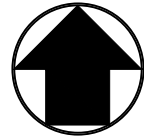
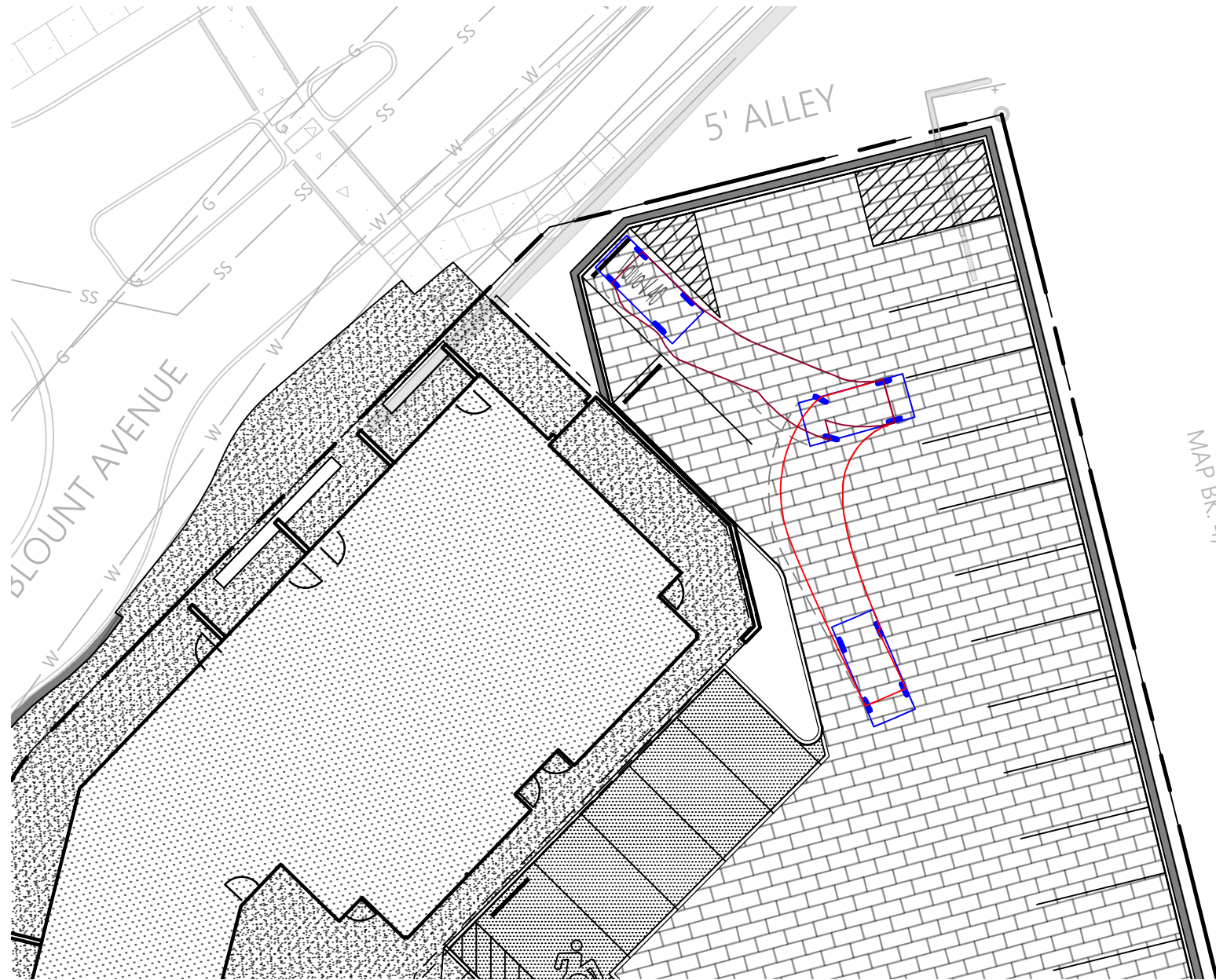
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10025 Investment Drive  
Suite 120  
Knoxville, TN 37932

CCI PROJ.	01778-0000
DATE	02/28/24
SCALE	1" = 20'
DRAWN	BCW
CHECKED	HKS

### VEHICLE TRACKING - 002

HAWTHORNE MIXED-USE  
313 HAWTHORNE AVE  
KNOXVILLE, TN 37920



GRID NORTH  
 NAD 83 (1995)  
 NAVD 88

LOT 5  
 S. WATER FRONT  
 MAP BK. 4, PG. 56

**CANNON & CANNON INC**

TEL 865.670.8555  
 WWW.CANNON-CANNON.COM

10025 Investment Drive  
 Suite 120  
 Knoxville, TN 37932

CCI PROJ. 01778-0000

DATE 02/28/24

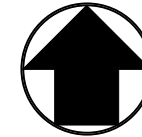
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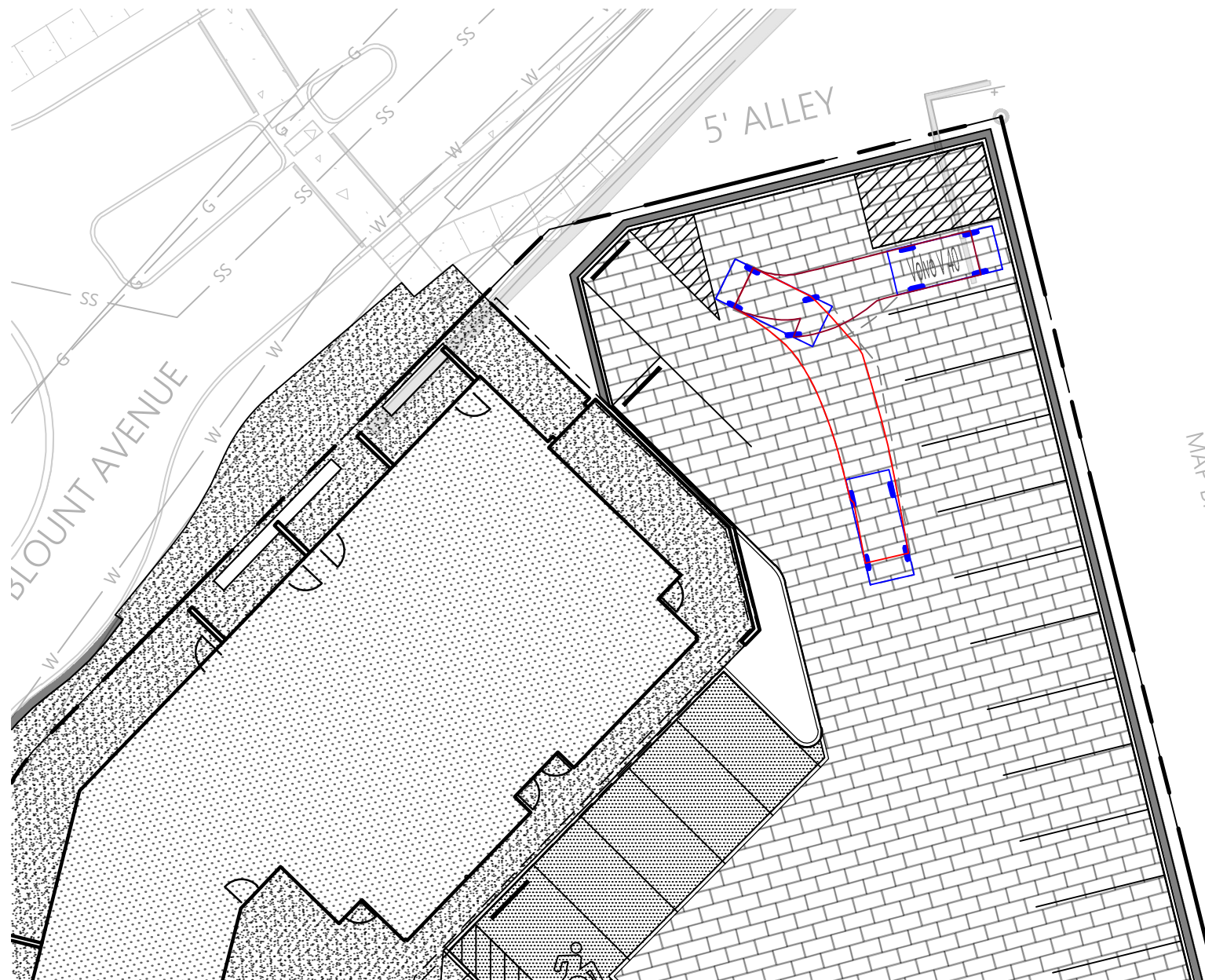
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**VEHICLE TRACKING - 003**

HAWTHORNE MIXED-USE  
 313 HAWTHORNE AVE  
 KNOXVILLE, TN 37920



GRID NORTH  
NAD 83 (1995)  
NAVD 88



TEL 865.670.8555  
WWW.CANNON-CANNON.COM

10025 Investment Drive  
Suite 120  
Knoxville, TN 37932

CCI PROJ. 01778-0000

DATE 02/28/24

SCALE 1" = 20'

DRAWN BCW

CHECKED HKS

### VEHICLE TRACKING - 004

HAWTHORNE MIXED-USE  
313 HAWTHORNE AVE  
KNOXVILLE, TN 37920