



# 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) George Ewart	Owner <input type="checkbox"/>	New Structure <input checked="" type="checkbox"/>
Street Address 404 Bearden Park Circle	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip Knoxville, TN 37919	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number 865 - 602 - 7771	Other <input checked="" type="checkbox"/>	Signage <input type="checkbox"/>
Applicant Email tlattro@georgeewart.com		Other <input 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 10001 Kingston Pike	City, State, Zip Knoxville, TN 37922
See <b>KGIS.org</b> for Parcel # 131 12101	City Council District # 2 and Zoning District C-H-2

**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 is a Clearspan Fabric Building housing and covering six pickleball courts. The steel frame is wrapped with a non-combustible PVC coated fabric that is translucent and permits a significant amount of diffused light into the play areas. Due to the parcel's axe-like shape and position behind another lot that fronts Kingston Pike, our lot only has a sliver of access to Kingston Pike and is not viewable from the road. We request an increase in plastic material usage from 25% to 78% in accordance with article 5.4.B. Citing Article 5.4, table 5-2, we also request that the transparency required be reduced from 30% to 0% due to the fabric's natural ability to diffuse natural light and the need of light control for the sport-centric program.

**Describe hardship conditions that apply to this variance.**  
 Our project, which is a pickleball facility, is acceptable in the C-H-2 zone. Due to the nature of this use, it in itself does not comply with the typical design standards in a C-H-2 zone. This parcel is fronted by an I-G zone and only has access behind with a 50' access drive. The use also requires control of lighting due to the nature of the sport and windows do not allow for proper control of light. The fabric selected achieves this goal. So, we ask to reduce the requirement for transparency from 30% to 0% and increase the use of plastic from 25% to 78%.

**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  DATE 03.14.24

File #



# BOARD OF ZONING APPEALS APPLICATION

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

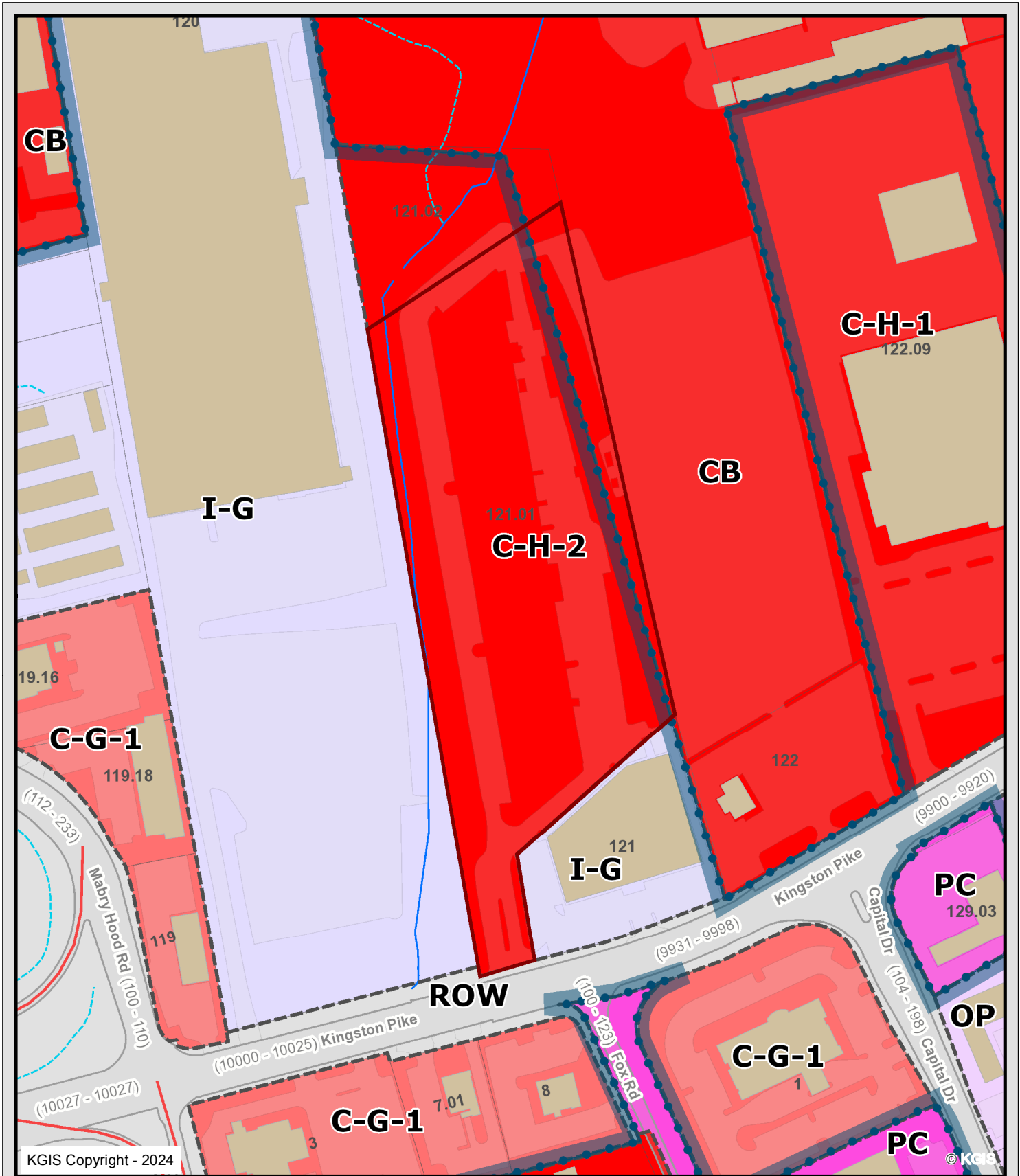
Is a plat required?    Yes      No  

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

*(This area is intentionally left blank for the applicant to provide details of the variance request and ordinance citations.)*

**PROJECT INFORMATION**

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



10001 KINGSTON PK

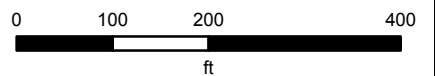
4-K-24-VA

GEORGE EWART

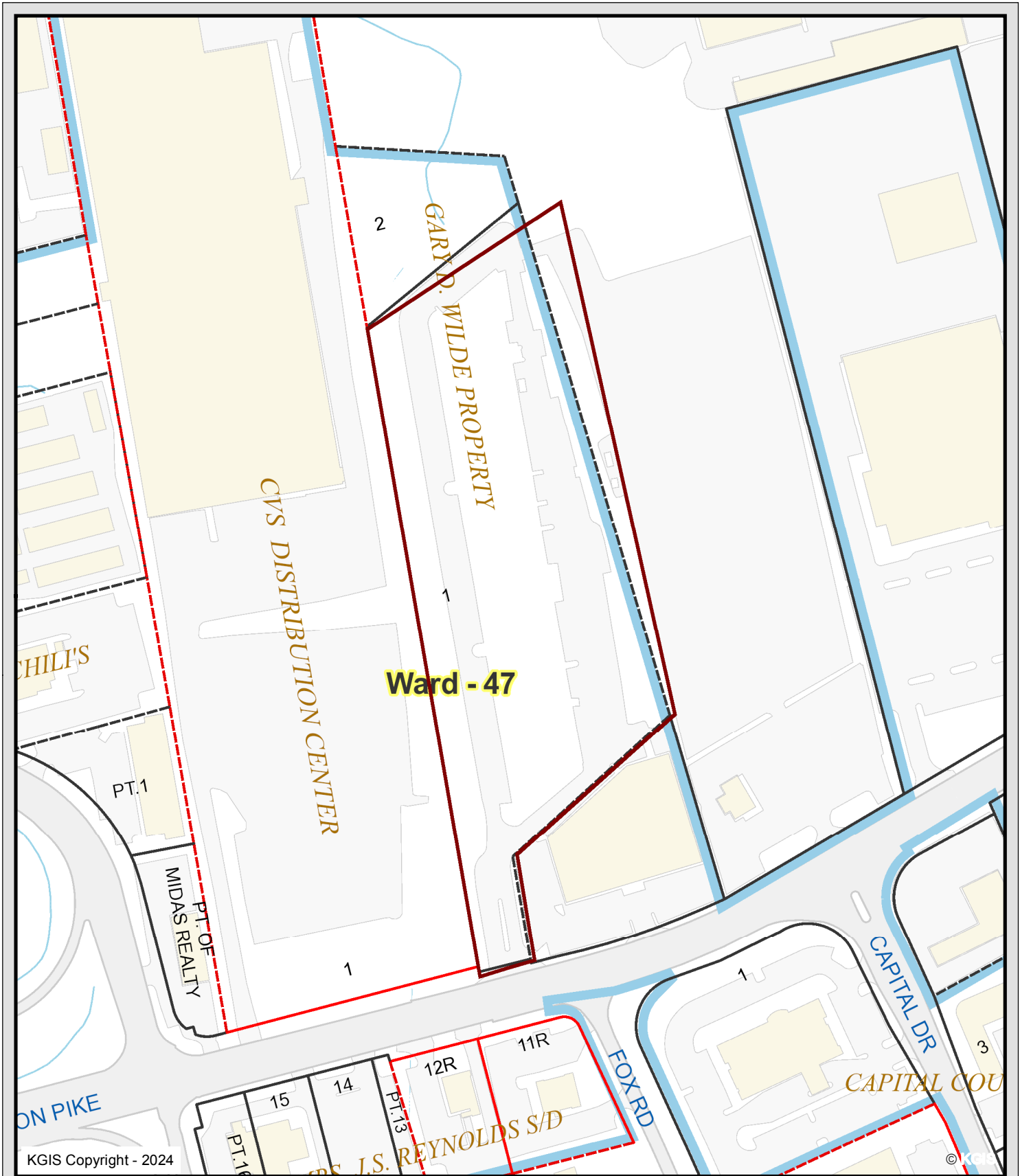
Knoxville - Knox County - KUB Geographic Information System



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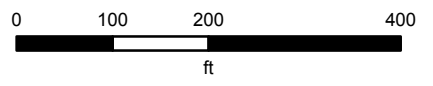
10001 KINGSTON PK

4-K-24-VA  
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# 1001 KINGSTON PK

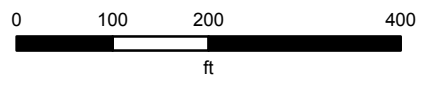
4-K-24-VA

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

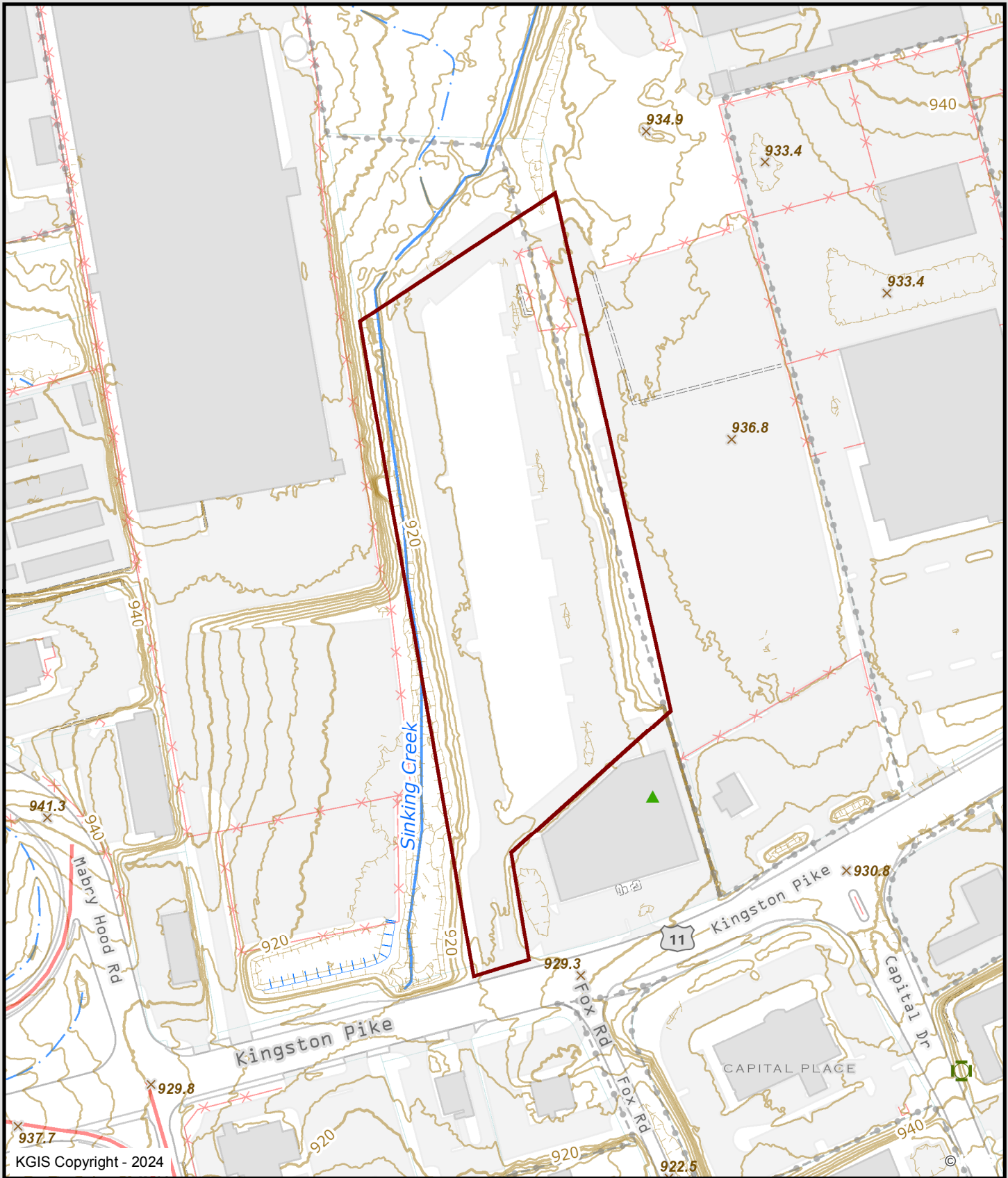


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# 10001 KINGSTON PK

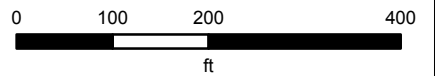
4-K-24-VA

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## Knoxville - Knox County - KUB Geographic Information System



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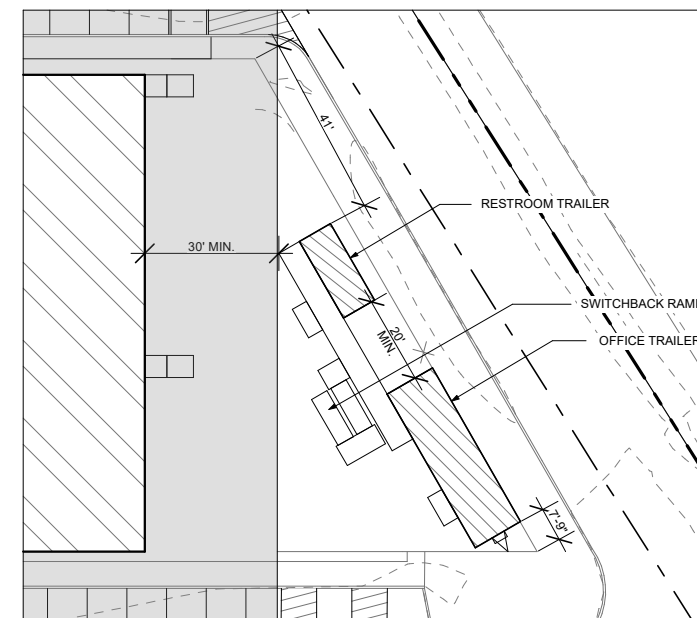


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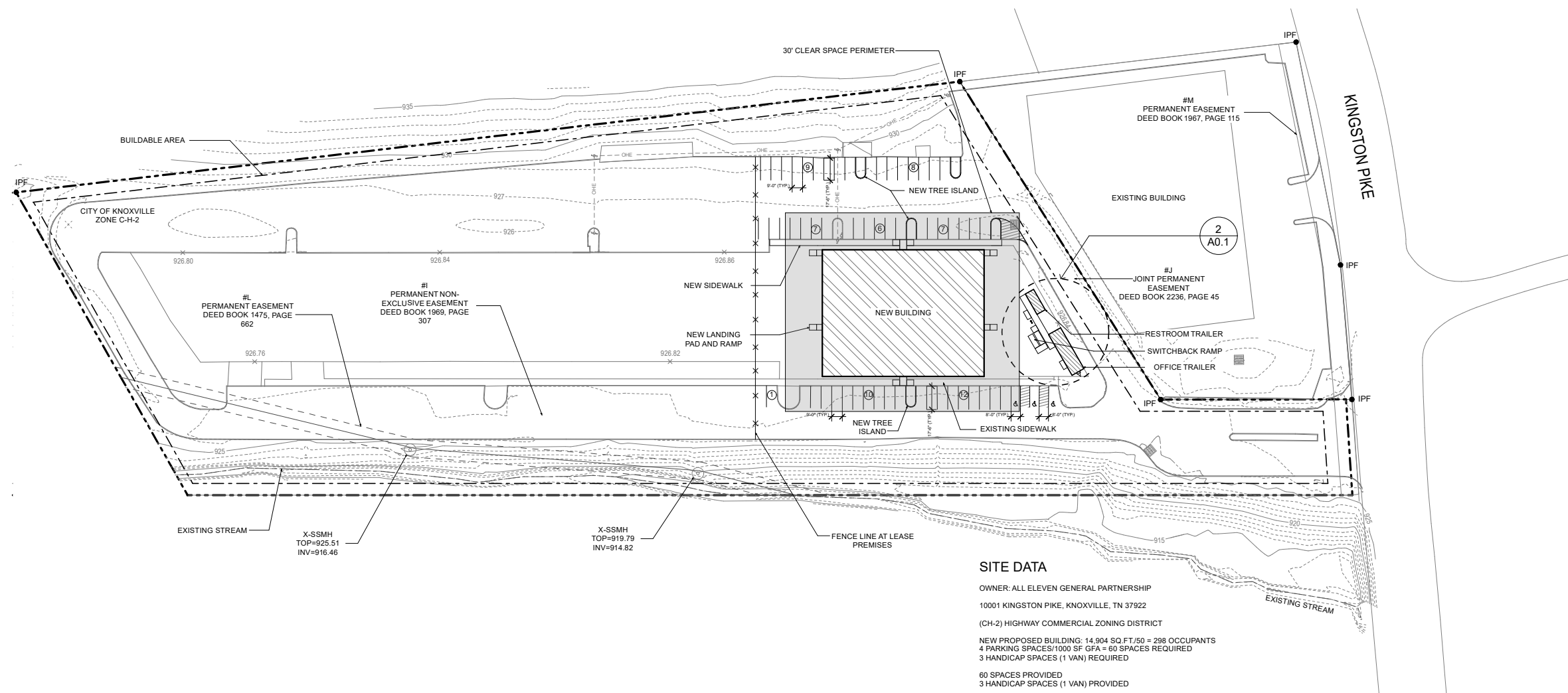


**GEORGE  
ARMOUR  
EWART  
ARCHITECT**

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Knoxville, TN 37919  
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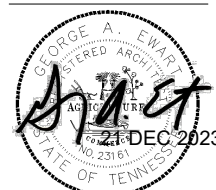
**2**  
**A0.1** MODULAR BUILDING LOCATION  
SCALE: 1" = 20'



**SITE DATA**

OWNER: ALL ELEVEN GENERAL PARTNERSHIP  
10001 KINGSTON PIKE, KNOXVILLE, TN 37922  
(CH-2) HIGHWAY COMMERCIAL ZONING DISTRICT  
NEW PROPOSED BUILDING: 14,904 SQ.FT./50 = 298 OCCUPANTS  
4 PARKING SPACES/1000 SF GFA = 60 SPACES REQUIRED  
3 HANDICAP SPACES (1 VAN) REQUIRED  
60 SPACES PROVIDED  
3 HANDICAP SPACES (1 VAN) PROVIDED  
30' CLEAR SPACE PERIMETER: NO BUILT STRUCTURES ARE TO BE CONSTRUCTED OR PLACED WITHIN 30' OF THE NEW PROPOSED BUILDING.  
WILLSCOT 44' X 12' OFFICE TRAILER BY OTHERS  
WILLSCOT 20' X 8' RESTROOM TRAILER BY OTHERS  
**SETBACKS:**  
FRONT: 20'  
SIDE: 10'  
REAR: 10'

NEW BUILDING  
**PREMIER PICKLEBALL**  
10001 KINGSTON PIKE  
KNOXVILLE, TN



ARCHITECTURAL SITE PLAN

DATE: 21 DEC 2023  
PROJECT NO.: 23088  
PROJECT MGR.: T. LATTRO

**1**  
**A0.1** ARCHITECTURAL SITE PLAN  
SCALE: 1" = 50'



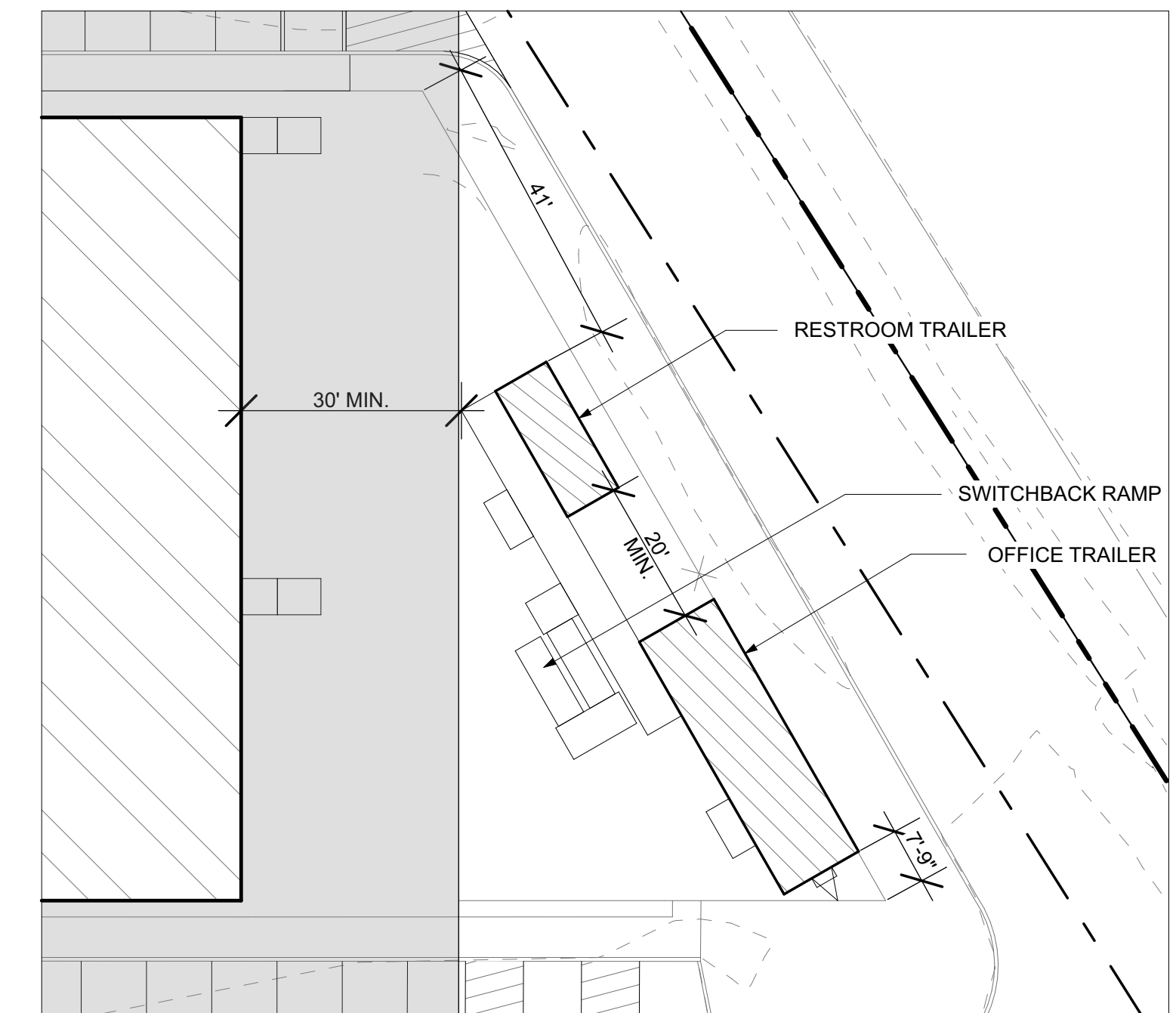
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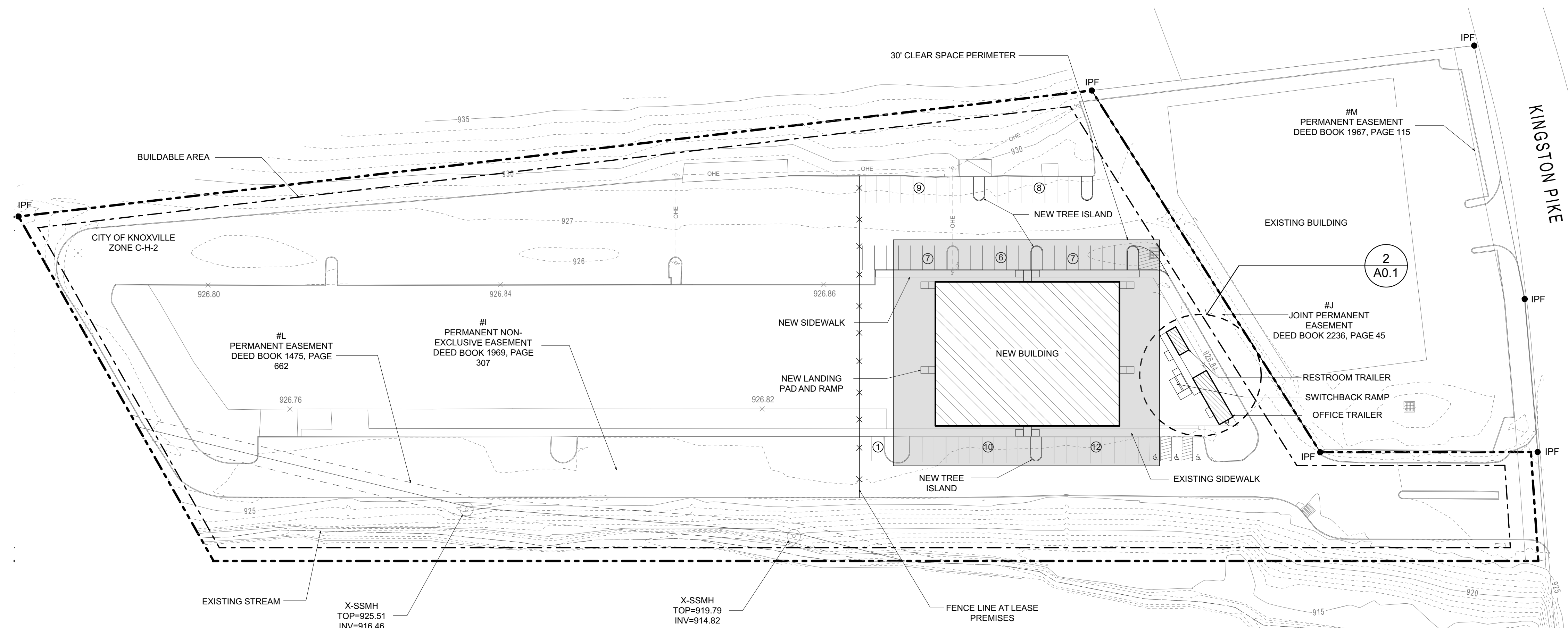


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**2**  
**A0.1** MODULAR BUILDING LOCATION  
SCALE: 1" = 20'

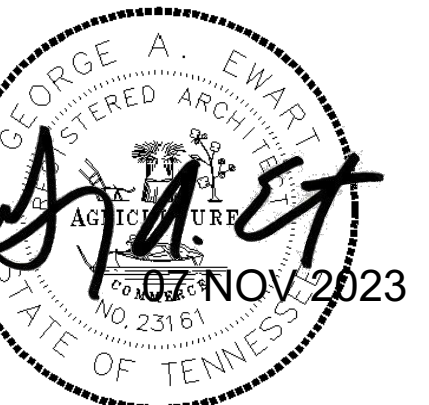


**SITE DATA**

OWNER: ALL ELEVEN GENERAL PARTNERSHIP  
10001 KINGSTON PIKE, KNOXVILLE, TN 37922  
(CH-2) HIGHWAY COMMERCIAL ZONING DISTRICT  
NEW PROPOSED BUILDING: 14,904 SQ.FT./50 = 298 OCCUPANTS  
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**SETBACKS:**  
FRONT: 20'  
SIDE: 10'  
REAR: 10'

**1**  
**A0.1** ARCHITECTURAL SITE PLAN  
SCALE: 1" = 50'

NEW BUILDING  
**PREMIER PICKLEBALL**  
10001 KINGSTON PIKE  
KNOXVILLE, TN



ARCHITECTURAL SITE PLAN

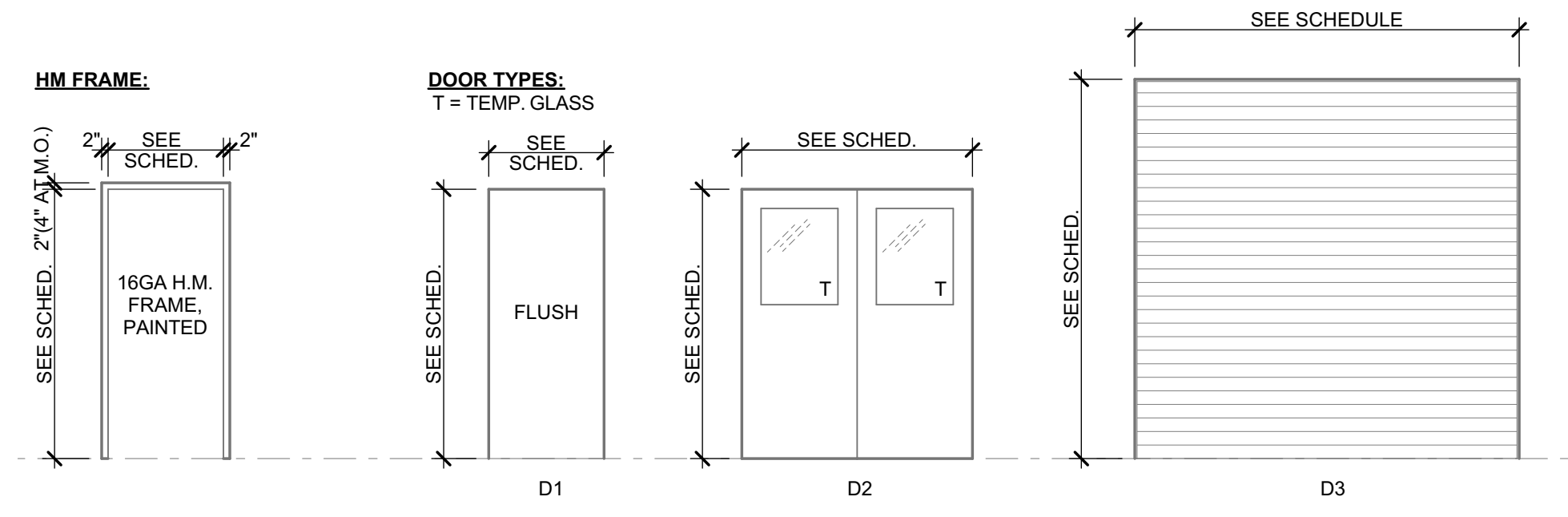
DATE: 07 NOV 2023  
PROJECT NO.: 23088  
PROJECT MGR.: T. LATTRO

**A0.1**

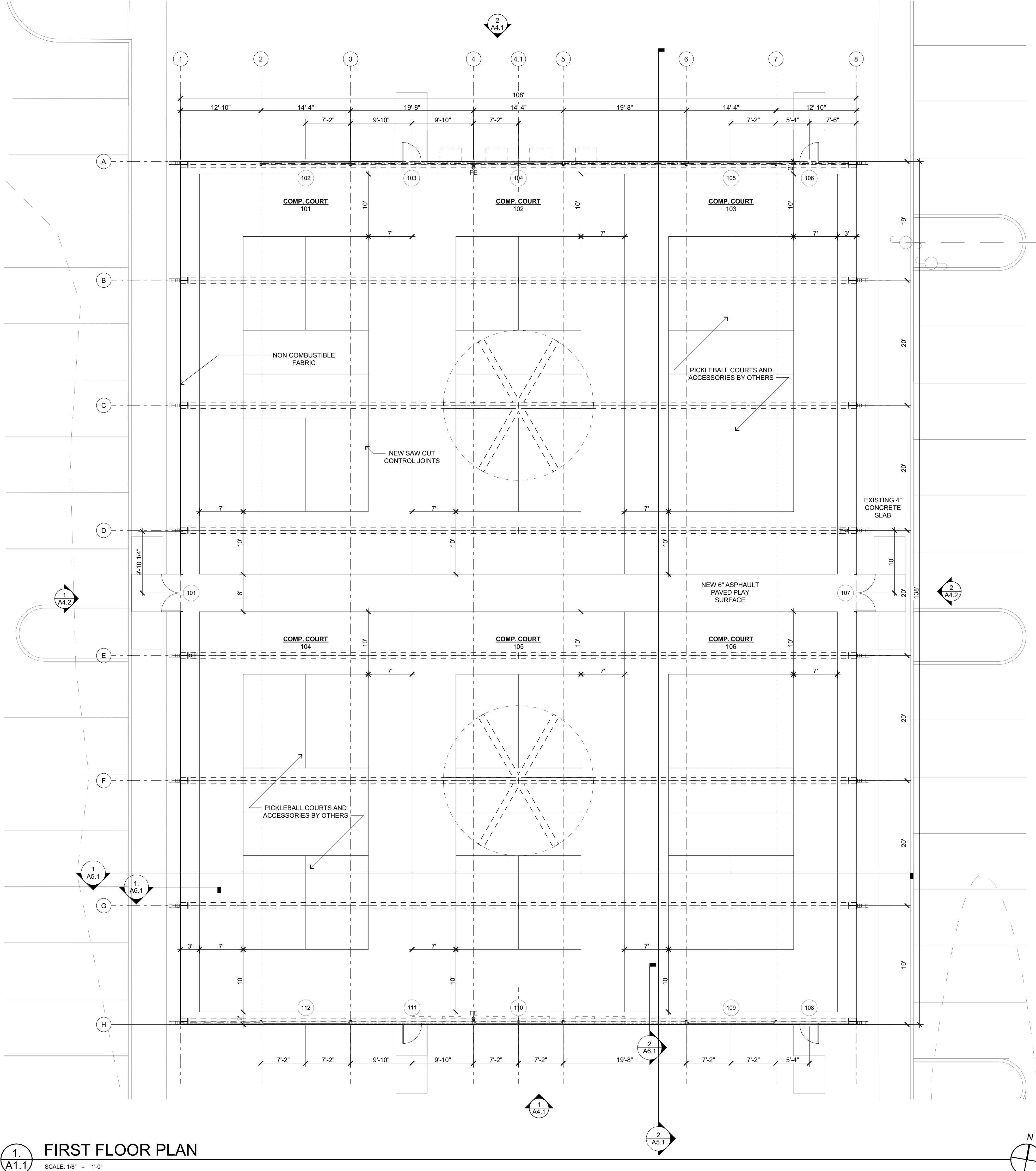
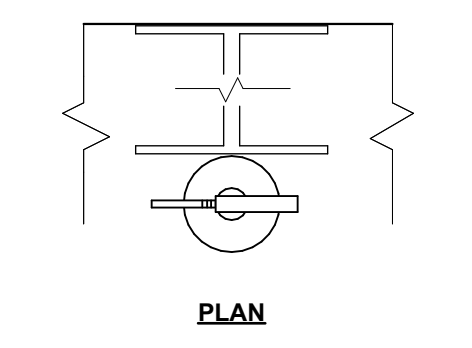
DOOR SCHEDULE											
MARK	SIZE			LABEL	MATL	TYPE	FRAME			HWDR SET	REMARKS
	W	H	T				MATL	HEAD	JAMB		
101	(2)3'-0"	7'-0"	1-3/4"	-	HM	D2	HM	H1	J1	ENTRY	-
102	3'-0"	7'-0"	1-3/4"	-	HM	D3	HM	-	-	GARAGE DOOR	-
103	3'-0"	7'-0"	1-3/4"	-	HM	D1	HM	H1	J1	ENTRY	-
104	3'-0"	7'-0"	1-3/4"	-	HM	D3	HM	-	-	GARAGE DOOR	-
105	3'-0"	7'-0"	1-3/4"	-	HM	D3	HM	-	-	GARAGE DOOR	-
106	3'-0"	7'-0"	1-3/4"	-	HM	D1	HM	H1	J1	ENTRY	-
107	(2)3'-0"	7'-0"	1-3/4"	-	HM	D2	HM	H1	J1	ENTRY	-
108	3'-0"	7'-0"	1-3/4"	-	HM	D1	HM	H1	J1	ENTRY	-
109	3'-0"	7'-0"	1-3/4"	-	HM	D3	HM	-	-	GARAGE DOOR	-
110	3'-0"	7'-0"	1-3/4"	-	HM	D3	HM	-	-	GARAGE DOOR	-
111	3'-0"	7'-0"	1-3/4"	-	HM	D1	HM	H1	J1	ENTRY	-
112	3'-0"	7'-0"	1-3/4"	-	HM	D3	HM	-	-	GARAGE DOOR	-

**DOOR NOTES:**

1. CAULK BOTH SIDES OF ALL DOOR FRAMES.
2. PROVIDE DBL. STUDS AND BASE ANCHORS AT ALL JAMBS. TYP.
3. HARDWARE ON DOORS SHALL BE LEVER TYPE FOR HANDICAP ACCESSIBILITY.
4. CONTRACTOR SHALL VERIFY ALL HARDWARE SETS W/ OWNER PRIOR TO INSTALLATION.
5. THRESHOLDS AT ALL EXT. DOORS SHALL BE MAX. 1/2" HIGH.
6. REFER TO SHEET AS FOR OTHER REQUIREMENTS AND SPECIFICATIONS.
7. PROVIDE COAT HANGERS ON DOORS IN TOILETS.



**FIRE EXTINGUISHER CABINET**



**PLAN LEGEND:**

	NON COMBUSTIBLE BUILDING FABRIC LINE
	FIRE EXTINGUISHER
	GUTTER DOWNSPOUT
	NEW DOOR

**1. FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

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NEW BUILDING  
**PREMIER PICKLEBALL**  
10001 KINGSTON PIKE  
KNOXVILLE, TN



**FIRST FLOOR PLAN**

DATE: 07 NOV 2023  
PROJECT NO.: 23088  
PROJECT MGR.: T. LATTRO

**A1.1**



**FIRE SPREAD DATA FOR EXTERIOR FABRIC**



Product Data Sheet  
Typical Properties

Product: DAF Coated PVC/PVDF  
 Item ID: 28CPPVDF#G75 (## - Width)  
 Fabric: 1500D x 1500D Polyester, 22x27  
 Coating: PVC  
 Topcoat: Double Fluorinated PVDF (Double-Sided)  
 Standard Embossing: Polish  
 Weight: 29 oz/sq. yd.  
 Thickness: 30 mil  
 Standard Width: 81", custom widths available  
 Standard Color: White  
 Tensile Strength: Warp: 540#/1" / Fill: 580#/1" (ASTM D-751 Strip Method)  
 Tear Resistance: 240# Warp and Fill (ASTM D-751 Tongue Method)  
 Trapezoidal Tear: Warp: 120# / Fill: 110# (ASTM D-751)  
 Adhesion: 25 #/2" (ASTM D-751)  
 Flame Resistance: NFPA 701 Test 1&2, CFM Title 19  
 UV Resistance: 30 years pro-rated  
 Cold Crack Resistance: -40°F (ASTM D-2136)  
 Mildew Resistance: Yes  
 Self-Cleaning: Yes  
 RF Weldable: Yes

Revised 7/24/2018 -LS/P

Per DAF, QA material is max rated at 158 F

420 Braen Avenue • Wyckoff, New Jersey 07481 • Tel: (201) 251-1222  
 Toll Free: (800) 228-9837 • Fax: (201) 251-1221 • www.dafproducts.com

**FLAME RETARDANT**

**Fabric Registration**

**LICENSE NUMBER: F-059302**

**DAF REINFORCED TENT**

**Product Marketed by:**  
**DAF PRODUCTS, INC.**  
 420 BRAEN AVENUE  
 WYCKOFF, NJ, 07481

**Issue Date :** 05/04/2023  
**Expiration Date :** 06/30/2024

This product meets the minimum requirements of flame resistance established by the California State Fire Marshal for products identified in Section 13115, California Health and Safety Code. The scope of the approved use of this product is provided in the current edition of the CALIFORNIA APPROVED LIST OF FLAME RETARDANT CHEMICALS AND FABRICS, GENERAL AND LIMITED APPLICATIONS CONCERNS published by the California State Fire Marshal.

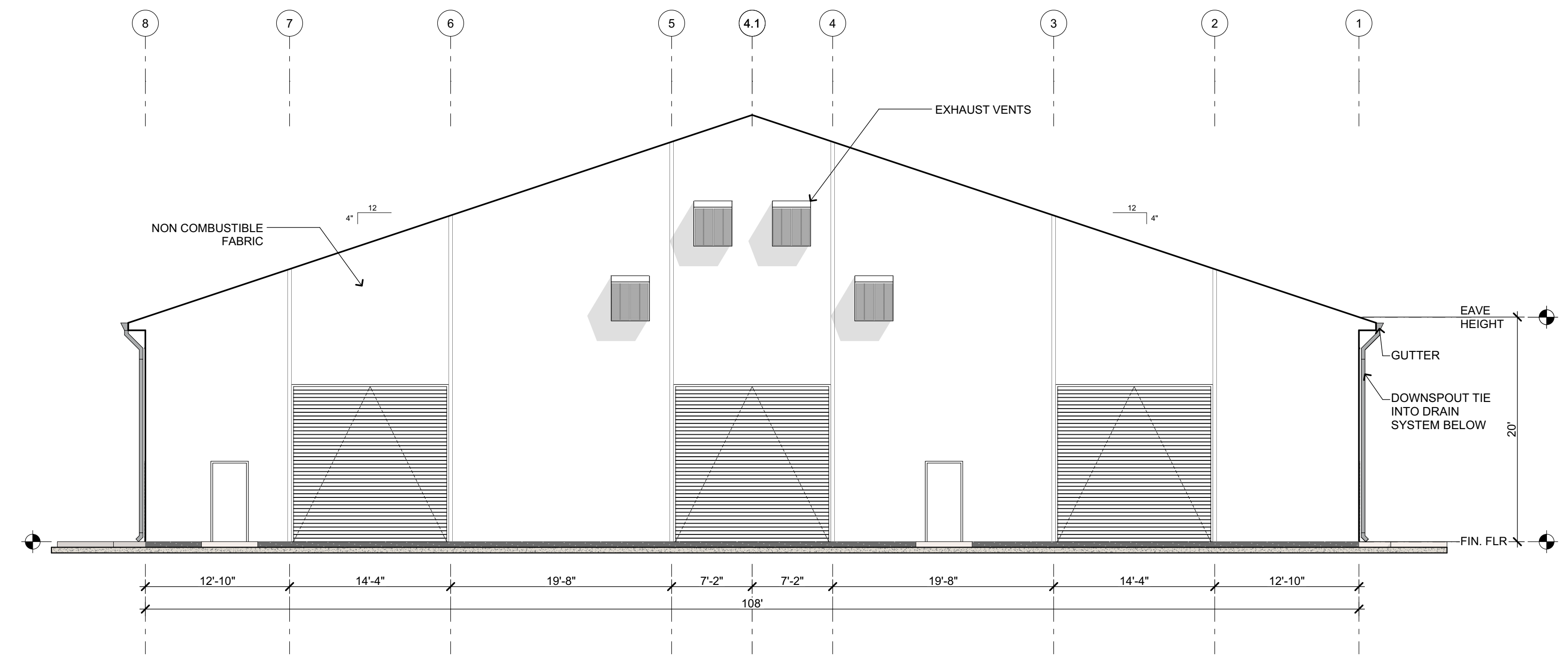
*C. Walker*  
 Issued By Cortney Walker  
 Fire Engineering License Manager  
 Fire Engineering & Investigations Division

*Patricia Setter*  
 Reviewed and Approved By Patricia Setter  
 Deputy State Fire Marshal III  
 Fire Engineering & Investigations Division

OFFICE OF THE STATE FIRE MARSHAL

Please visit [calfire.gov/motus.org](http://calfire.gov/motus.org) for more information on Licensing and Permitting with CAL FIRE

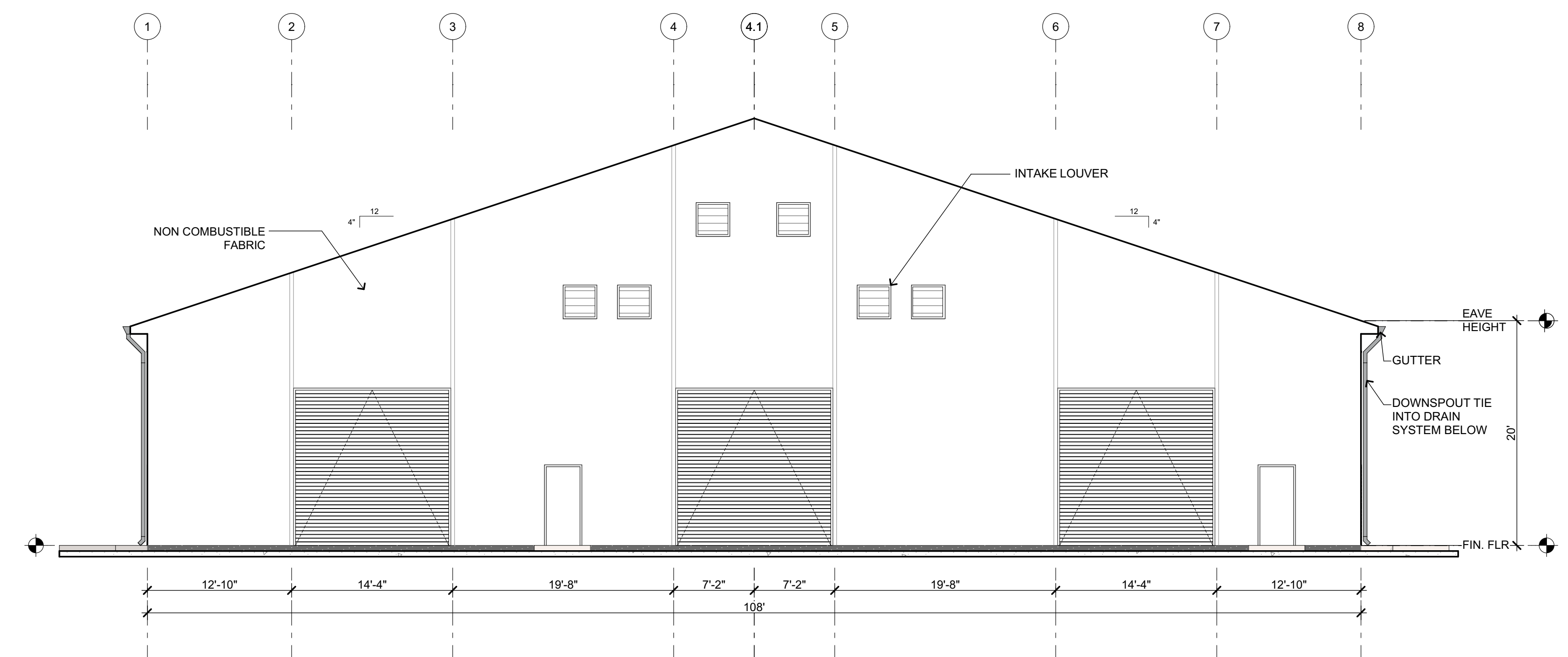
Page 1 of 1



2  
A4.1

**NORTH ELEVATION**

SCALE: 1/8" = 1'-0"



1  
A4.1

**SOUTH ELEVATION**

SCALE: 1/8" = 1'-0"

NFPA 701 Test Method 2 Testing of "Vinylplan 6970" Page 2 of 2  
 For: Oy Scantarp Ab Report No.: 18-002-351(B2)

**ACCREDITATION** To ISO/IEC 17025 for a defined Scope of Testing by the International Accreditation Service

**SPECIFICATIONS OF ORDER**

Determine flame resistance in accordance with Test Method 2 of NFPA 701, 2015 Edition, as per Exova Warringtonfire North America Quotation No. 18-002-660,174RV2 dated June 5, 2018.

**SAMPLE IDENTIFICATION** (Exova sample identification number 18-002-S0351-2)

Material described as, "Flame retardant PVC coated fabric" and identified as, "Vinylplan 6970".

**TEST RESULTS** **NFPA 701-2015 Test Method 2**  
 Standard Methods of Fire Tests for Flame Propagation of Textiles and Films

Note: Material was tested "as-received" and in flat sheet configuration.  
 Measured Weight: 1051 gm/m<sup>2</sup>

Trial	Length of Char (mm)	Afterflame Time (s)	Flaming Dripping (s)	Result
1	230	0.0	0.0	Pass
2	251	0.0	0.0	Pass
3	262	0.0	0.0	Pass
4	287	0.0	0.0	Pass
5	267	0.0	0.0	Pass
6	228	0.0	0.0	Pass
7	285	0.0	0.0	Pass
8	244	0.0	0.0	Pass
9	231	0.0	0.0	Pass
10	256	0.0	0.0	Pass
<b>Average:</b>	<b>254.1</b>	<b>-</b>	<b>-</b>	
<b>Maximum Specified Individual:</b>	<b>435</b>	<b>2.0</b>	<b>2.0</b>	

**CONCLUSIONS**

When tested "as-received" and in flat sheet configuration, the material identified in this report meets the flame propagation requirements of Test Method 2 of NFPA 701, 2015 Edition.

*Serap Carpino*  
 Serap Carpino,  
 Technologist

*Ian Smith*  
 Ian Smith,  
 Technical Manager.

Note: This report and service are covered under Exova Canada Inc. Standard Terms and Conditions of Contract which may be found on the Exova website ([www.exova.com](http://www.exova.com)), or by calling 1-866-263-9268.

**NFPA 701 - 2015 Edition**  
 Standard Methods of Fire Tests for  
 Flame Propagation of Textiles and Films

For conducting flame tests of fabrics hung in folds, at least 4 specimens, each 610 x 1200 mm (24 x 47 inches) are required. Each specimen is folded longitudinally to form four folds. Those specimens that cannot be folded are tested in the flat configuration.

For conducting flame tests of materials in the flat configuration, Test Method 2 of NFPA 701 specifies testing at least 10 specimens, each 125 x 1200 mm (5 x 47 inches).

Prior to testing, the specimens are conditioned at 105°C (220°F) for a period of 1 to 3 hours. If specimens melt or permanently deform at 105°C they shall be conditioned at 20°C ± 5°C for at least 24 hours prior to flame exposure.

Each specimen is removed from the conditioning chamber individually, and immediately suspended in a steel stack, 305 mm (12 inches) square and 2133 mm (84 inches) high. The stack is open at both the top and bottom and is supported 305 mm above the floor. The lower edge of the specimen is positioned 100 mm (4 inches) above the tip of a gas burner which is inclined at 25° to the vertical. The burner is adjusted to yield a flame 280 mm (11 inches) in height and is positioned directly beneath the specimen for a period of 2 minutes. Char length is then measured. Char length is defined as the original length of the specimen minus the distance from the top edge of the specimen to the horizontal line above which all material is intact.

**Flame Resistance Requirements:**

Specimen Configuration	Maximum Char Length or Destroyed Material Length (mm)	Maximum Afterflame Time (s)	Maximum Duration of Flaming Drips on Floor of Tester (s)
Folded	1050	2.0	2.0
Flat	435	2.0	2.0



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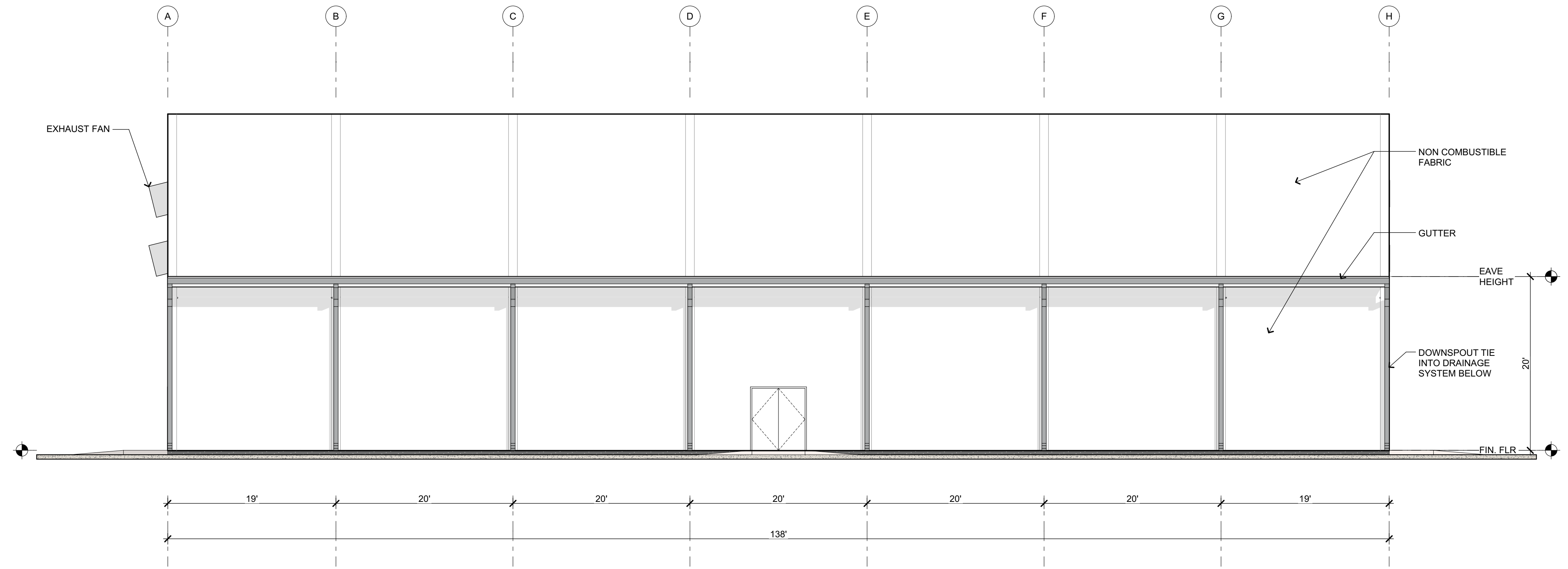
**NEW BUILDING**  
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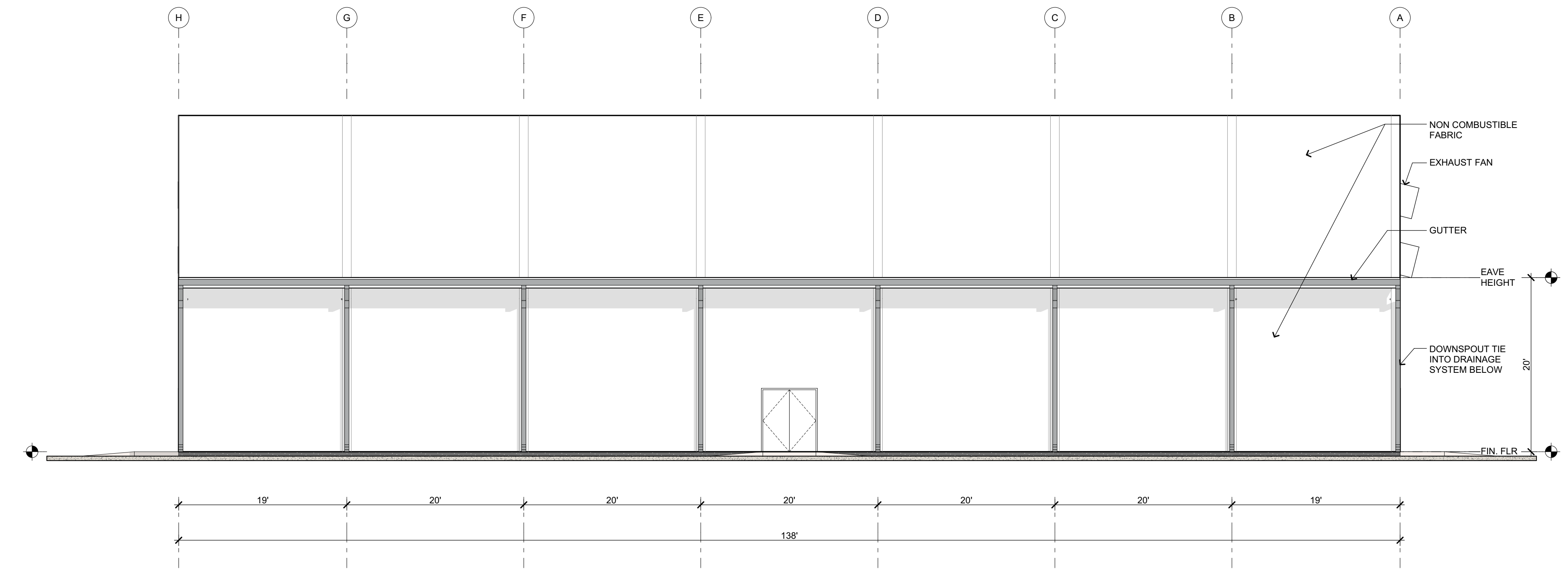
**EXTERIOR ELEVATIONS**

DATE: 07 NOV 2023  
 PROJECT NO.: 23088  
 PROJECT MGR.: T. LATTRO

**A4.1**



1 WEST ELEVATION  
 SCALE: 1/8" = 1'-0"



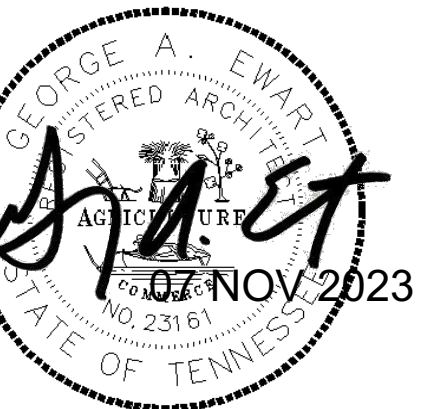
2 EAST ELEVATION  
 SCALE: 1/8" = 1'-0"



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EXTERIOR ELEVATIONS

DATE: 07 NOV 2023  
 PROJECT NO.: 23088  
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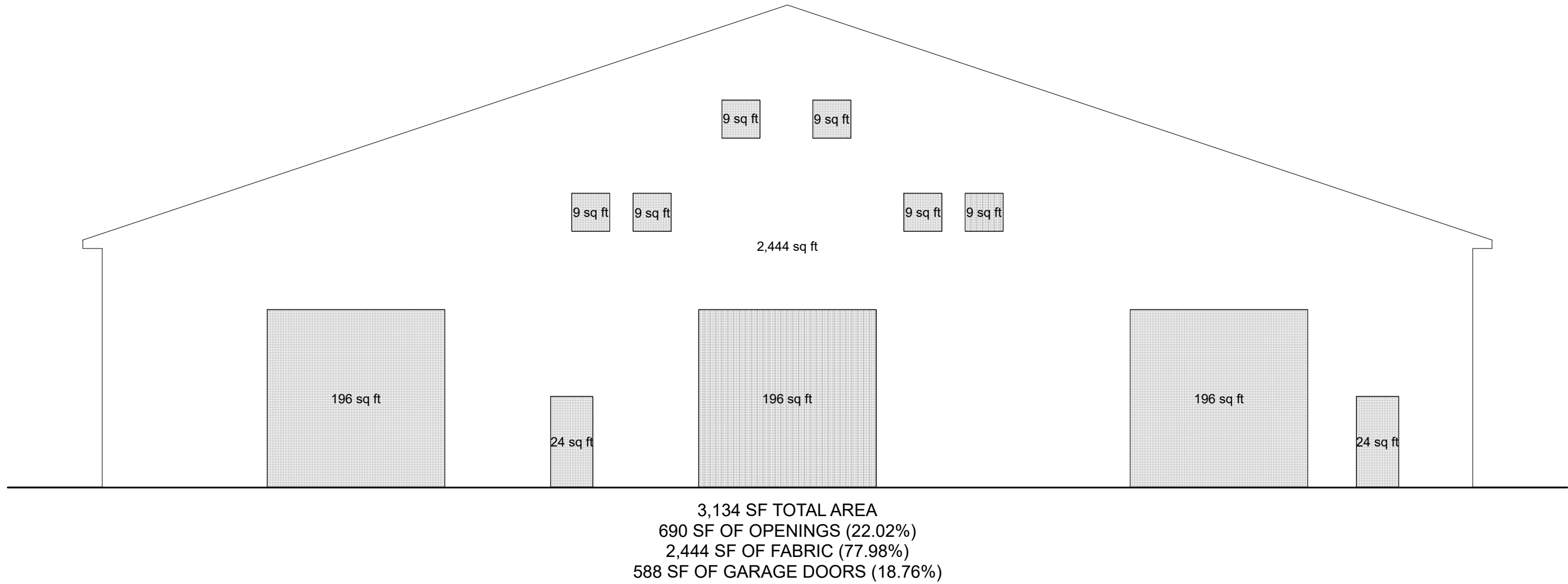
**A4.2**





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1 SOUTH FACADE AREAS  
A4.3 SCALE: 1/4" = 1'-0"

NEW BUILDING  
**PREMIER PICKLEBALL**  
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KNOXVILLE, TN



SOUTH FACADE AREAS

DATE: 21 DEC 2023  
PROJECT NO.: 23088  
PROJECT MGR.: T. LATTRO

**A4.3**





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NEW BUILDING  
**PREMIER PICKLEBALL**  
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KNOXVILLE, TN



PROGRAM IMAGES

DATE: 21 DEC 2023  
PROJECT NO.: 23088  
PROJECT MGR.: T. LATTRO

**A4.4**