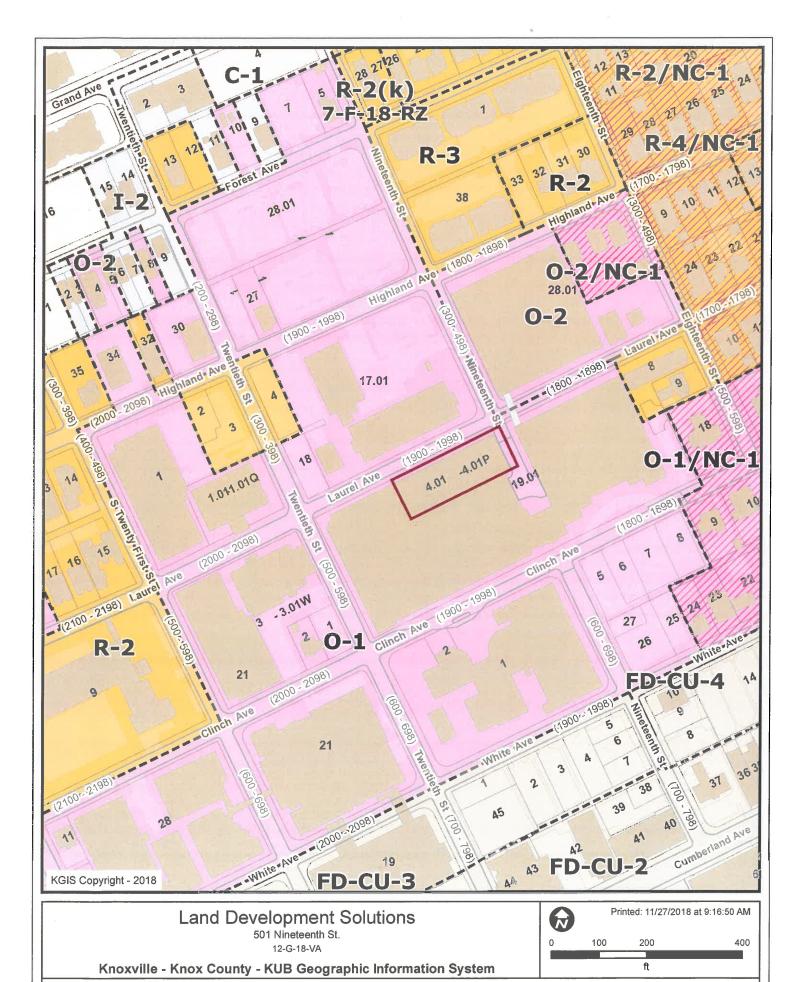
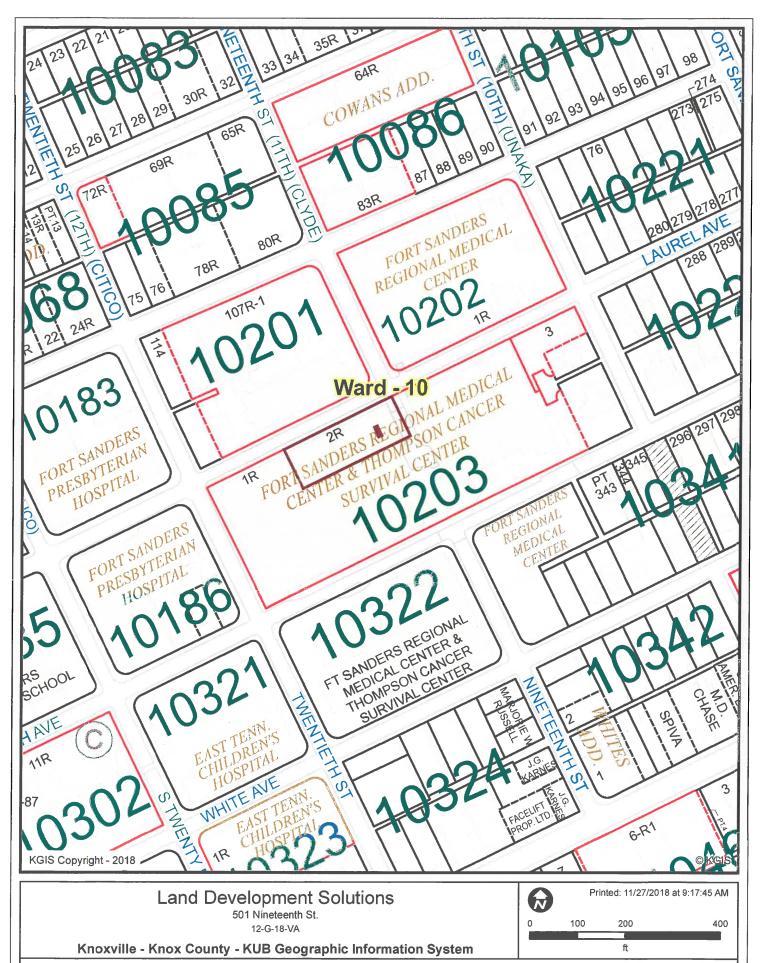
	File #	12-6-18-VA				
CITY OF KNOXVILLE BOARD OF ZONING APPEALS APPLICATION						
APPLICANT INFORMATION	APPLICANT IS:	THIS PROPOSAL PERTA	AINS TO:			
Name Land Development Solutions	Owner	New Structure	V			
Street Address 310-K Simmons Rd	Contractor 🗹	Modification of Existing Structure	. 🗆			
City, State, Zip Knoxville, TN 37922	Tenant \square	Off Street Parking				
Phone Number 865-671-2281	Other	Signage				
Email		Other				
THIS IS	A REQUEST FOR					
Zoning Variance (Building Permit Denied)		on of Non-Conforming Use/or Struc	cture			
Appeal of Administrative Official's Decision		erpretation	William State of the			
	TY INFORMATIO	N and the second				
Street Address 501 Nineteenth St						
City, State, Zip Knoxville, TN 37916	3					
Parcel # (see KGIS.org) 094NK00401						
Zoning District (see KGIS.org) O-1	CE REQUIREMEN	TC.	RESERVE NEWS			
City of Knoxville Zoning Ordinance Article 7, Section 2 The City of Knoxville Board of Zoning Appeals shall have the power and and under the restrictions set out in this section. The purpose of the variance is to modify the strict application of the spe shallow or steep lots, or other exceptional physical conditions, whereby which would deprive an owner of the reasonable use of his land. The variety preventing an owner from using his property as the zoning ordinance in	authority to grant varia ecific requirements of t such strict application riance shall be used on	nces from terms of this ordinance accordinis ordinance in the case of exceptionally would result in practical difficulty or unne	irregular, narrow, ecessary hardship			
	TION OF APPEA					
Describe your project and why you need variances.						
Construction of an overhead connector between the Laurel Plaza Building located at the northwest quadrant of the Laurel Ave and 19th Street intersection and the Center for Advance Medicine (CAM) building. This connector will provide access between the Laurel Plaza building which houses central sterile, materials management & housekeeping functions to the CAM building where the new emergency department is being constructed. There is a 7' elevation difference between floors and an elevator is required at the Laurel Plaza end to match the CAM Bldg elevation & provide proper street clearance.						
Proposed Front yard setback = 0' Article 4. Section 2.2.1.D.1 - Required Front yard setback = 25'						
inturior setback also needed.						
Describe hardship conditions that apply to this variance.						
The 25' setback in this location will prevent the construction of the columns required to support the connector. The need for the elevator to match floor elevations and provide the required vertical clearance from the road requires the connector to be constructed as proposed.						
APPLICAN	T AUTHORIZATIO	ON				
I hereby certify that I am the authorized applicant//epresenting ALL property owners involved						
in this request and that all owners have been porfiled of this request in writing.						
C/A/		DATE 1/19	/40			
APPLICANT'S SIGNATURE		DATE	10_			

			File #	12-6-18-	VĄ	
CITY OF	FKNOXVILL	E BOAR	D OF ZONIN	NG APPEALS AI	PPLICATI	ON
		*****OFFIC	E USE ONL	Y*****		
Is a plat required?	Yes No	✓		Small Lot of record?		
	VARIA	ACE REGUESI(S)	WITH ORDINAN	CE CHAHON(S):		See See
1. Reduce the per Article 4.	minimum requir , Section 2.2.1.[ed front yard s D.1.	etback on Laure	l Avenue from 25 ft	. to 0 ft.	
	minimum requi , Section 2.2.1.		ard setback fron	n 15 ft. to 0 ft.		
		*	N.			

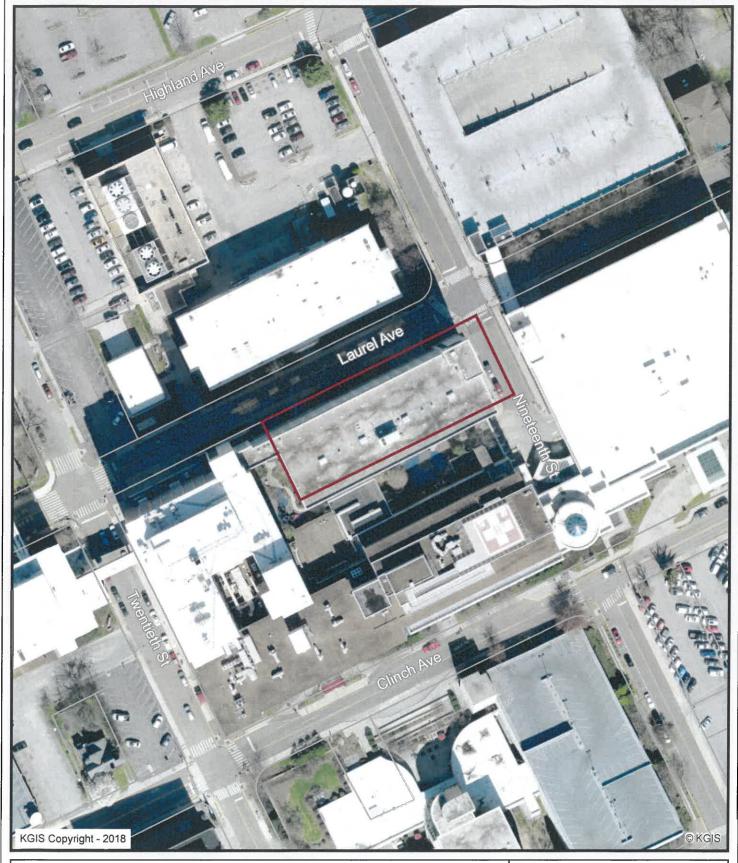
PROJECT INFORMATION			
Date Filed 11/20/2018	Fee Amount 250.00		
Council District 1	BZA Meeting Date December 20, 2018		
PLANS REVIEWER Scott Elder	DATE 11/21/2018		



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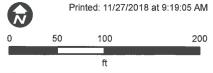
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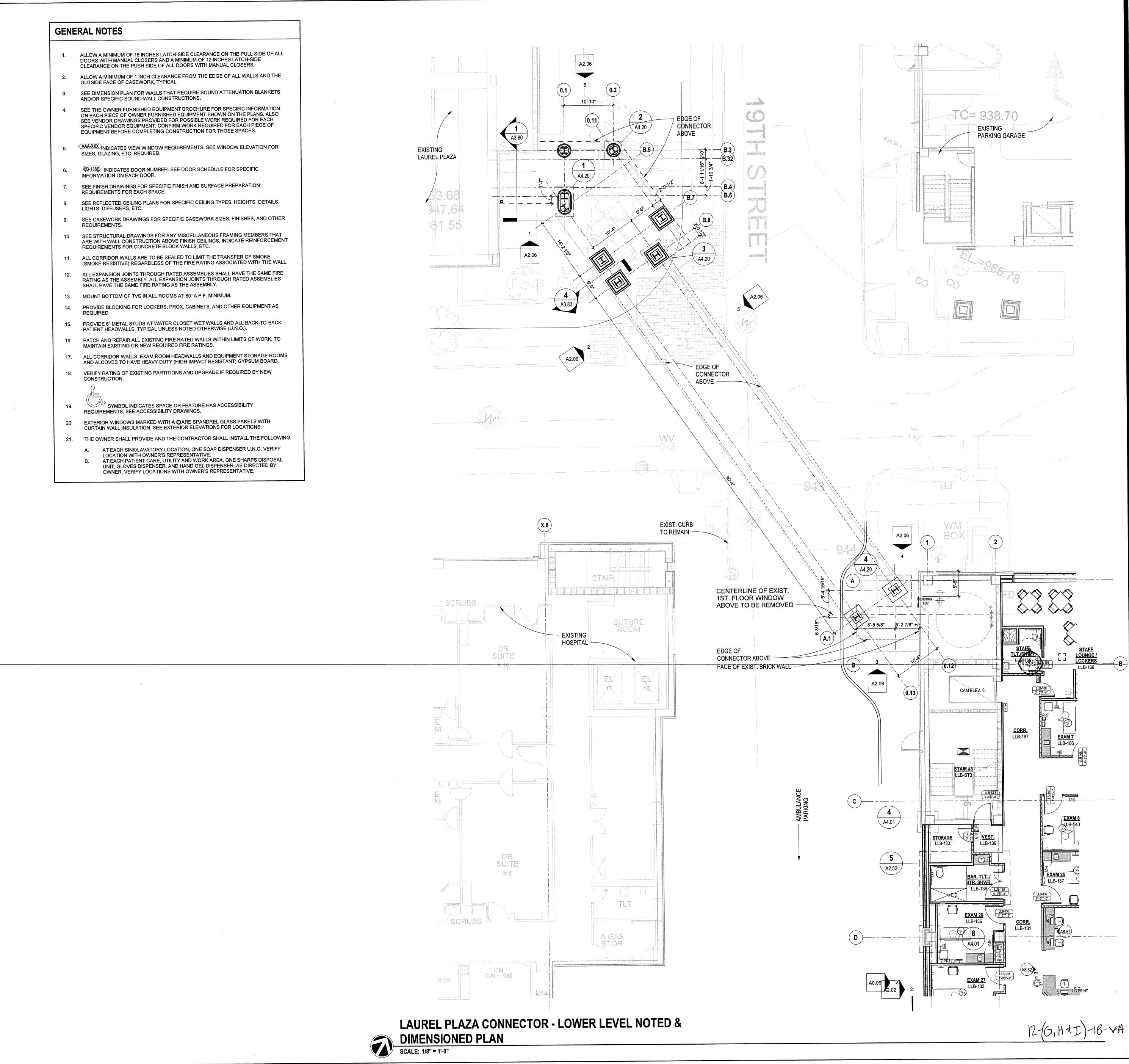
Land Development Solutions 501 Nineteenth St.

12-G-18-VA

Knoxville - Knox County - KUB Geographic Information System



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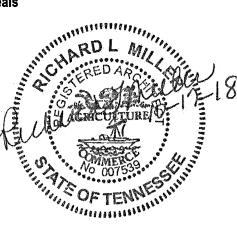
Earl Swensson Associates, Inc.

richard I. miller, architect 1033 Demonbreun Street Suite 800 Nashville Tennessee 37203 615-329-9445

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Seals



FORT SANDERS REGIONAL MEDICAL CENTE

FORT SANDERS
REGIONAL
MEDICAL CENTER
Covenant
HEALTH

Original Issue Date 10/17/18

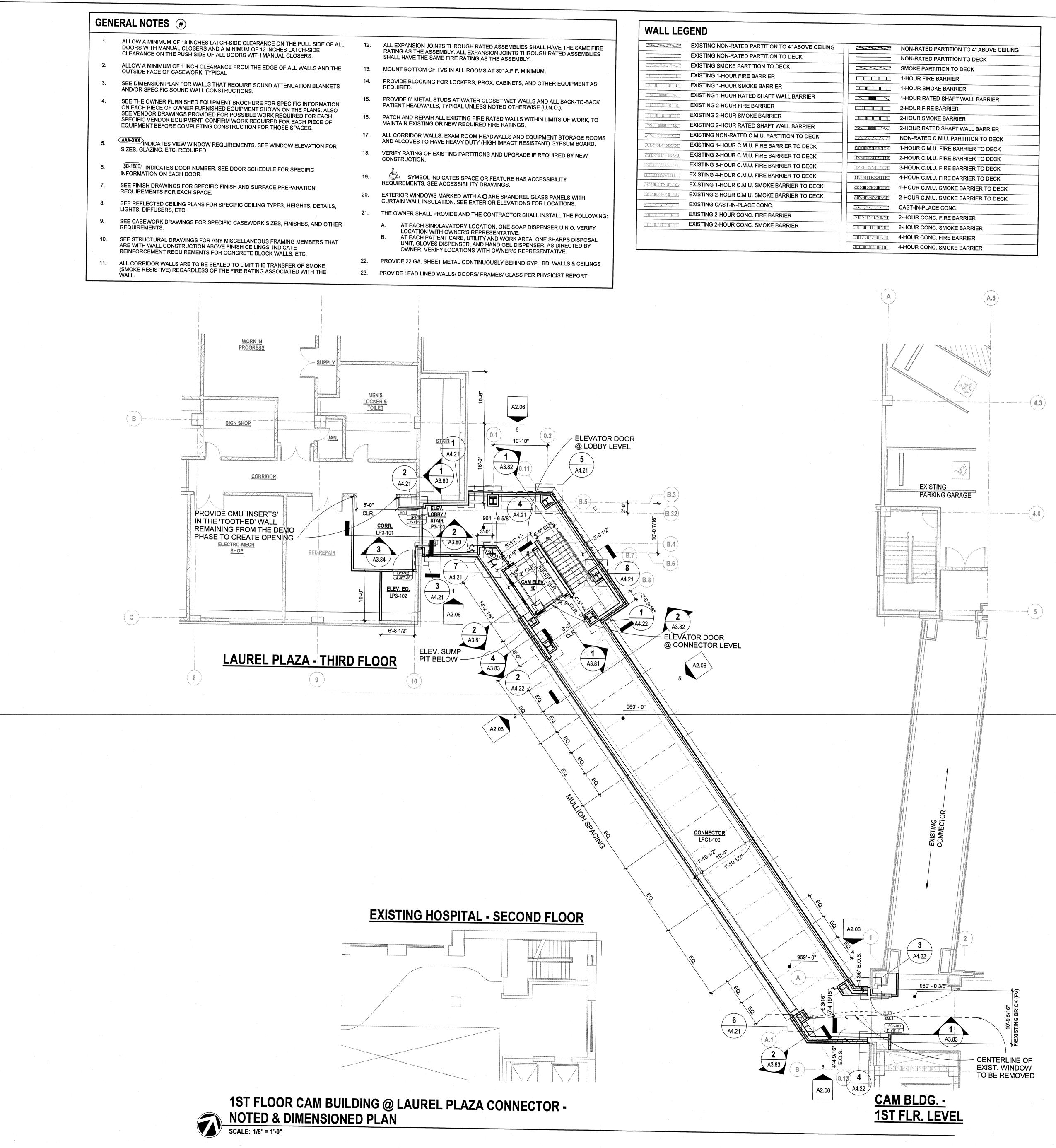
Project No 16083.00

Drawn By HWJ Checked By WCH

Drawing Title

LAUREL PLAZA CONNECTOR STREET LEVEL

Sheet Number
A1.LPC-1



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ADDITIONS

FORT SANDERS REGIONAL MEDICAL CENTER

DOCUMENT CHANGES Drawn By HWJ Checked By WCH

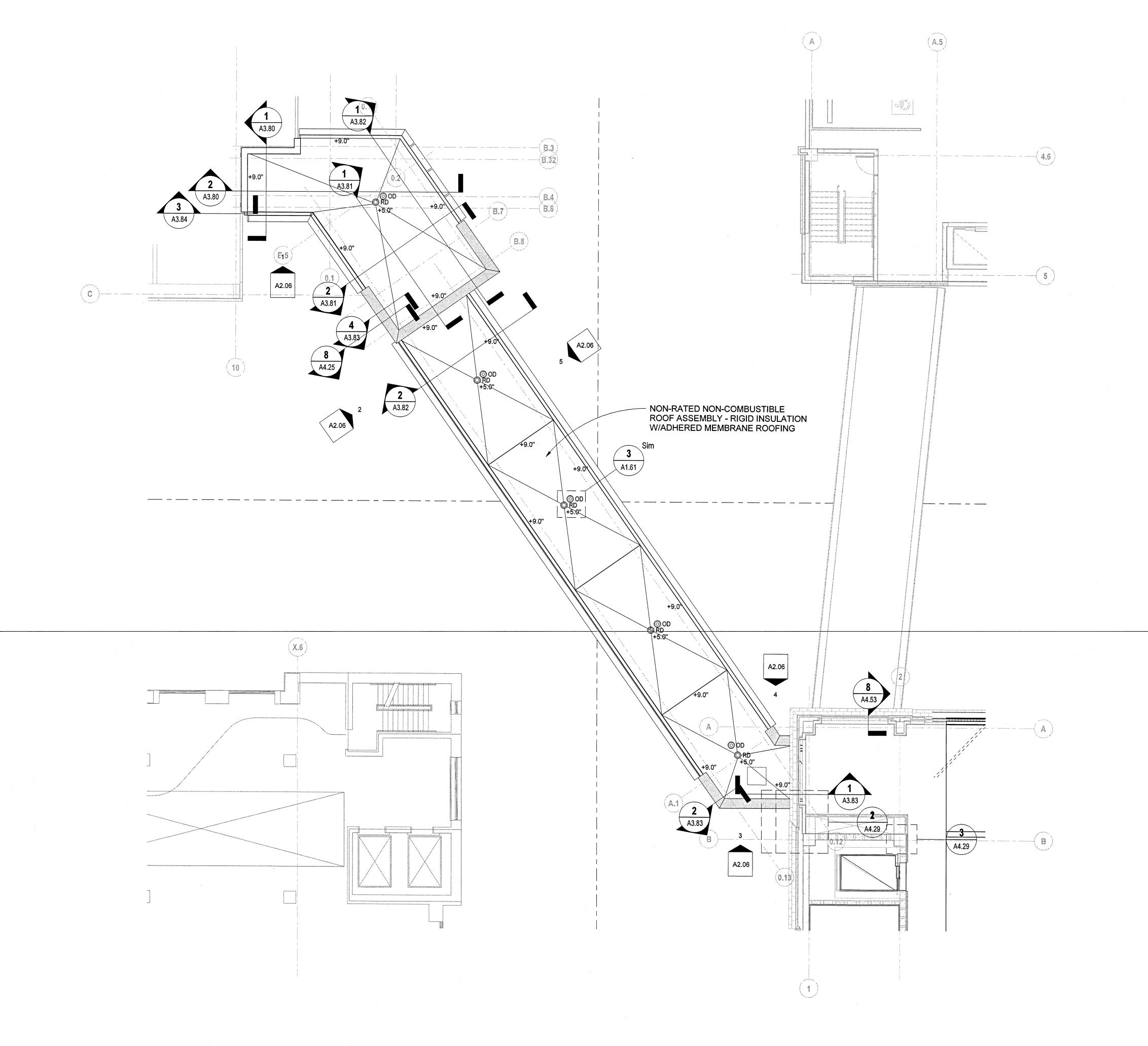
> LAUREL PLAZA **CONNECTOR FLOOR PLANS**

A1.LPC-2

GENERAL ROOF PLAN NOTES

- 1. "R.D." INDICATES ROOF DRAIN. "O.D." INDICATES OVERFLOW DRAIN.
- "SCUPPER" INDICATES OVERFLOW SCUPPER IN EITHER PARAPET WALL OR GRAVEL STOP. SEE PLANS FOR LOCATIONS.
- ARROWS ON THE ROOF PLAN INDICATE WATER DRAINAGE DIRECTION. ROOF SLOPES SHALL BE A MINIMUM OF 1/4" PER FOOT OR AS PER MANUFACTURER'S RECOMMENDATIONS.
- RIGID INSULATION BOARD & LIGHTWEIGHT INSULATING CONCRETE CRICKETS DIRECTING WATER TO ROOF DRAINS SHALL BE SLOPED TO DIRECT POSITIVE DRAINAGE TO THE ROOF DRAINS AT A MINIMUM OF 1/4" PER FOOT OR AS PER MANUFACTURER'S RECOMMENDATIONS.
- THICKNESS INDICATED ON THE ROOF PLAN IS MINIMUM ALLOWED. THIS IS MEASURED FROM THE TOP OF CONCRETE OR METAL DECK TO THE TOP OF ROOF CONSTRUCTION PER THE SPECIFIC U.L. ROOF ASSEMBLY NOTED ON THE ROOF PLAN. SEE THE INDEX AND G2 SERIES OF SHEETS FOR SPECIFIC INFORMATION ON EACH U.L. ROOF ASSEMBLY'S REQUIREMENTS. BUILD UP EDGES OF ROOF THE THICKNESS SHOWN.
- ROOF DRAINS SHALL NOT BE LOCATED LESS THAN 12" FROM ANY BEAM CENTERLINE.
- ALL EXPOSED MECHANICAL EQUIPMENT SHALL BE PAINTED TO MATCH THE
- SEE ELECTRICAL SHEETS FOR INFORMATION ON LIGHTNING PROTECTION. SEE PLUMBING PLANS FOR ROOF DRAIN SIZES.
- 10. SEE PLUMBING PLANS FOR ALL VENT PIPE LOCATIONS.
- ROOFING CONTRACTOR IS TO INSTALL FLASHING AT ALL ROOF PENETRATIONS AS PER MANUFACTURER'S STANDARD DETAILS.
- APPROXIMATE LOCATION OF ROOF ANCHORS FOR WINDOW WASHING EQUIPMENT ARE INDICATED USING "R.A.". ANCHORS TO BE SECURED TO STRUCTURAL BUILDING STEEL. SEE STRUCTURAL FOR DETAIL.
- 13. ALL ROOF EDGE CONDITIONS ARE TO BE CONSIDERED PARAPET WALLS UNLESS OTHERWISE NOTED.
- 14. ALL VENTS THROUGH ROOF SHALL MAINTAIN THE FOLLOWING MINIMUM DISTANCES:
- MECHANICAL FRESH AIR INTAKE 25'-0" EDGE OF BUILDING - 5'-0"

ROOF LEGEND ROOF DRAIN INDICATES TPO ROOFING SYSTEM; SEE SPECS. OVERFLOW DRAIN D.S. DOWNSPOUT INDICATES STANDING SEAM ROOF; SEE SPECS. INSULATION THICKNESS INDICATES ROOFTOP STRUCT. CAPS FOR FUTURE EXPANSION; SEE DETAIL 9/A1.61 INDICATES DIRECTION OF ROOF SLOPE TIE-BACK ANCHOR PER WINDOW WASHING MFR. (REFER TO SPEC.)

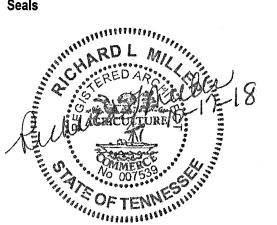




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ADDITIONS

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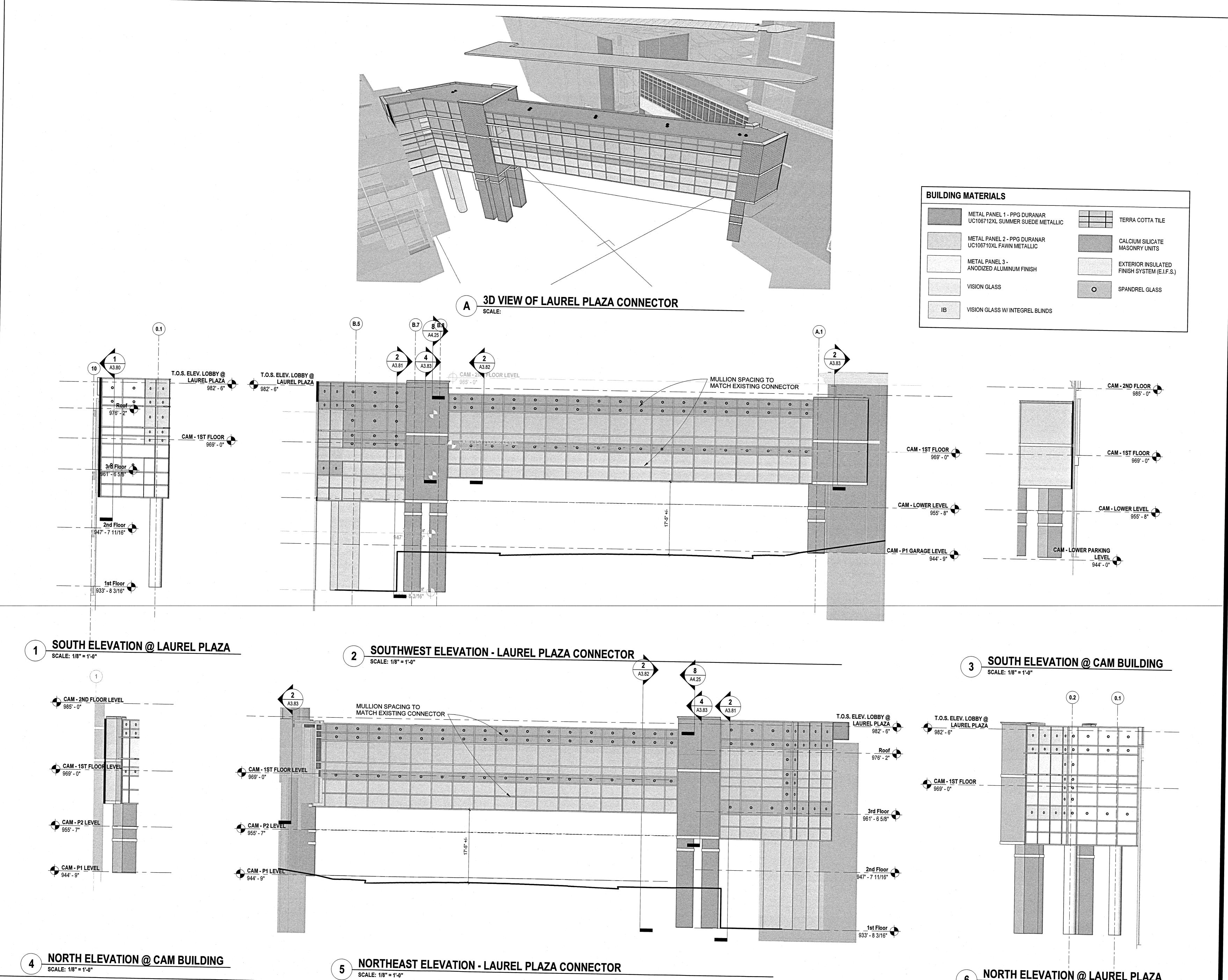
DOCUMENT CHANGES Issue Description 10/17/18 16083.00 Drawn By HWJ Checked By WCH
Drawing Title

LAUREL PLAZA **CONNECTOR ROOF**

PLAN

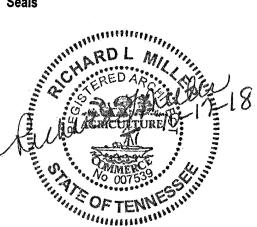
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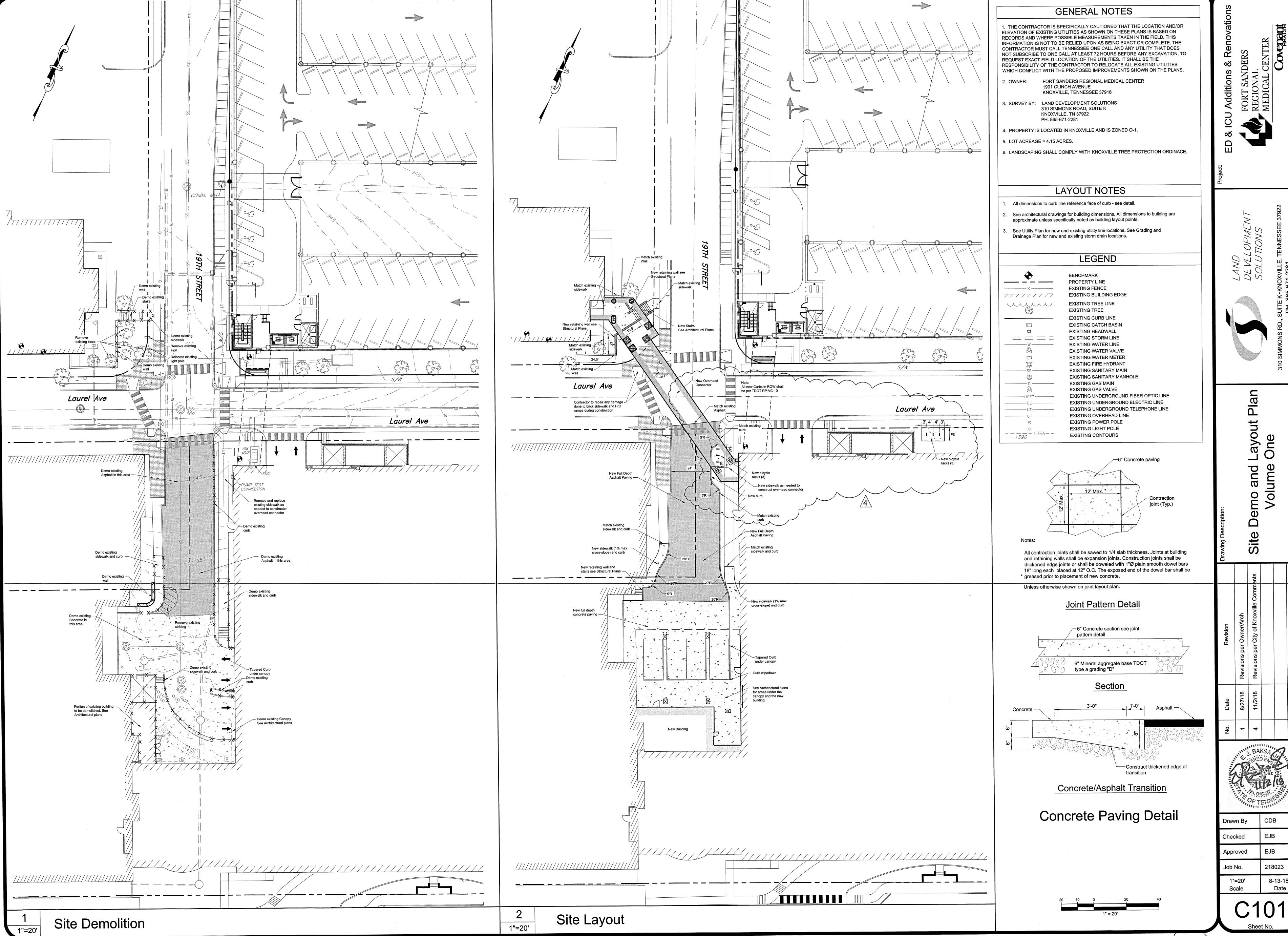
Covenant DOCUMENT CHANGES

Description Original Issue Date Drawn By HWJ Checked By WCH

> LAUREL PLAZA CONNECTOR **ELEVATIONS**

6 NORTH ELEVATION @ LAUREL PLAZA

A2 06



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