

File #

3-E-19-VA



# BOARD OF ZONING APPEALS APPLICATION

## APPLICANT INFORMATION

Name Brantley Basinger  
 Street Address 625 Kentucky Street  
 City, State, Zip Scottdale, Georgia 30079  
 Phone Number (904) 334-6903  
 Email bbasinger@me-dev.com

## APPLICANT IS:

Owner ☐  
 Contractor ☐  
 Tenant ☐  
 Other ☒

## THIS PROPOSAL PERTAINS TO:

New Structure ☒  
 Modification of Existing Structure ☐  
 Off Street Parking ☐  
 Signage ☐  
 Other ☐

## 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 2230 Chapman Highway  
 City, State, Zip Knoxville, TN 37920  
 Parcel # (see KGIS.org) 109AK013  
 Zoning District (see KGIS.org) FD-SW-6

## VARIANCE REQUIREMENTS

### City of Knoxville Zoning Ordinance Article 7, Section 2

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.

Construction of apartment buildings, clubhouse, and parking. These variances are necessary on a challenging site due to the existing lot size and configuration because of steep topography. Current SW6 Gateway ordinances related to maximum lot size, minimum frontage setbacks, and maximum side setbacks are of an urban nature that does not fit with the existing natural conditions of this particular parcel.

- 1) Reduce required Sherrod Road building frontage at setback from 50% to 0%
  - a) Increase minimum front setback from 0 feet to 70.06 feet on Sherrod Road
- 2) Increase maximum allowed acreage from 3 acres to 7.16 acres.
- 3) Increase minimum front setback from 0 feet to 70.06 feet on Sherrod Road.
- 4) Increase maximum side setback from 25 feet to 37.46 feet on the northern property line.
- 5) Increase maximum side setback from 25 feet to 100.35 feet on the southern property line.
- 6) Reduce the minimum required rear yard setback from 3 feet to 1 foot on the western property line.
- 7) Increase 26' maximum curb cut for commercial property to 36'

REVISED

### Describe hardship conditions that apply to this variance.

Existing site topography, which makes the current ordinances requesting variance un-fitting for this particular parcel.  
 Existing lot acreage, which is currently larger than the maximum allowed acreage.

## 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

*BBasinger*

DATE

03/01/2019

File #

3-E-19-VA



CITY OF KNOXVILLE

## BOARD OF ZONING APPEALS APPLICATION

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

Is a plat required?

Yes



No



Small Lot of record?



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

1. Reduce the required Sherrod Road building frontage at setback from 50% to 0%.  
Per Article 4.1.3.G.4.
2. Increase the minimum required front setback on Sherrod Road from 0 feet to 70.06 feet.  
Per Article 4.1.3.G.4.
3. Increase the maximum permitted lot size from 3 acres to 7.16 acres.  
Per Article 4.1.3.G.4
4. Increase the maximum permitted side setback from 25 feet to 37.46 feet on the northern property line. Per Article 4.1.3.G.4.
5. Increase the maximum permitted side setback from 25 feet to 100.35 feet on the southern property line Per Article 4.1.3.G.4.
6. Reduce the minimum required rear yard setback from 3 feet to 1 foot on the western property line  
Per Article 4.1.3.G.4
7. Increase the maximum permitted driveway width for two way traffic from 26 feet to 36 feet  
Per Article IV Section 4.1.3.G.7.g.i

REVISED

## PROJECT INFORMATION

Date Filed 2-18-19

Fee Amount \$250.00

pd 2/18/19 gft \$250 ck

Council District 1st

BZA Meeting Date 3-21-19

PLANS REVIEWER Scott Elder - Adam Kohntopp

DATE 3-21-19 (Revised)

# TEMPORARY ADDRESS

## Metropolitan Planning Commission

Suite 403, City County Building  
400 Main St  
Knoxville, TN 37902

Phone: 865-215-2507  
Fax: 865-215-2237  
addressing@knoxmpc.org  
www.knoxmpc.org/addressing/

## APPLICANT INFORMATION

Applicant Name: <b>Scott Elder</b>	Company: <b>City of Knoxville</b>
Primary Phone:	Fax:
Secondary Phone:	Email:

## SITE INFORMATION

### ADDRESS INFORMATION

Address Type: <b>UNUSED LAND</b>	Site Name: <b>TEMPORARY ADDRESS</b>
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### PARCEL INFORMATION

Map Number:	Parcel Insert:	Parcel Group:	Parcel:	Full Parcel ID:	Owner: <b>WAYLAND-GOODMAN PROPERTIES L P</b>
<b>109</b>	<b>A</b>	<b>K</b>	<b>13</b>	<b>109AK013</b>	

### SUBDIVISION INFORMATION

Subdivision Name: <b>S WATER FRONT</b>	Unit:	Phase:
Block:	Lot:	Scanned Site Plan

Comments: **Temporary address for BZA application. Former address of 2216 Chapman Highway has been deleted and should not be used or referenced. Final site and floor plans required for address certification.**

## TEMPORARY ADDRESS

Address Number:	Street:	Unit/Suite/Apt:
<b>2230</b>	<b>CHAPMAN HWY</b>	

Certified By: <b>Andrea Kupfer</b>	Certificate Date: <b>3/1/2019 11:29:38 AM</b>	Certificate Number: <b>68967</b>
Phone Number: <b>(865) 215-3797</b>		

## TEMPORARY

*Temporary address should not be used for legal documents, mail, or utility connections.*

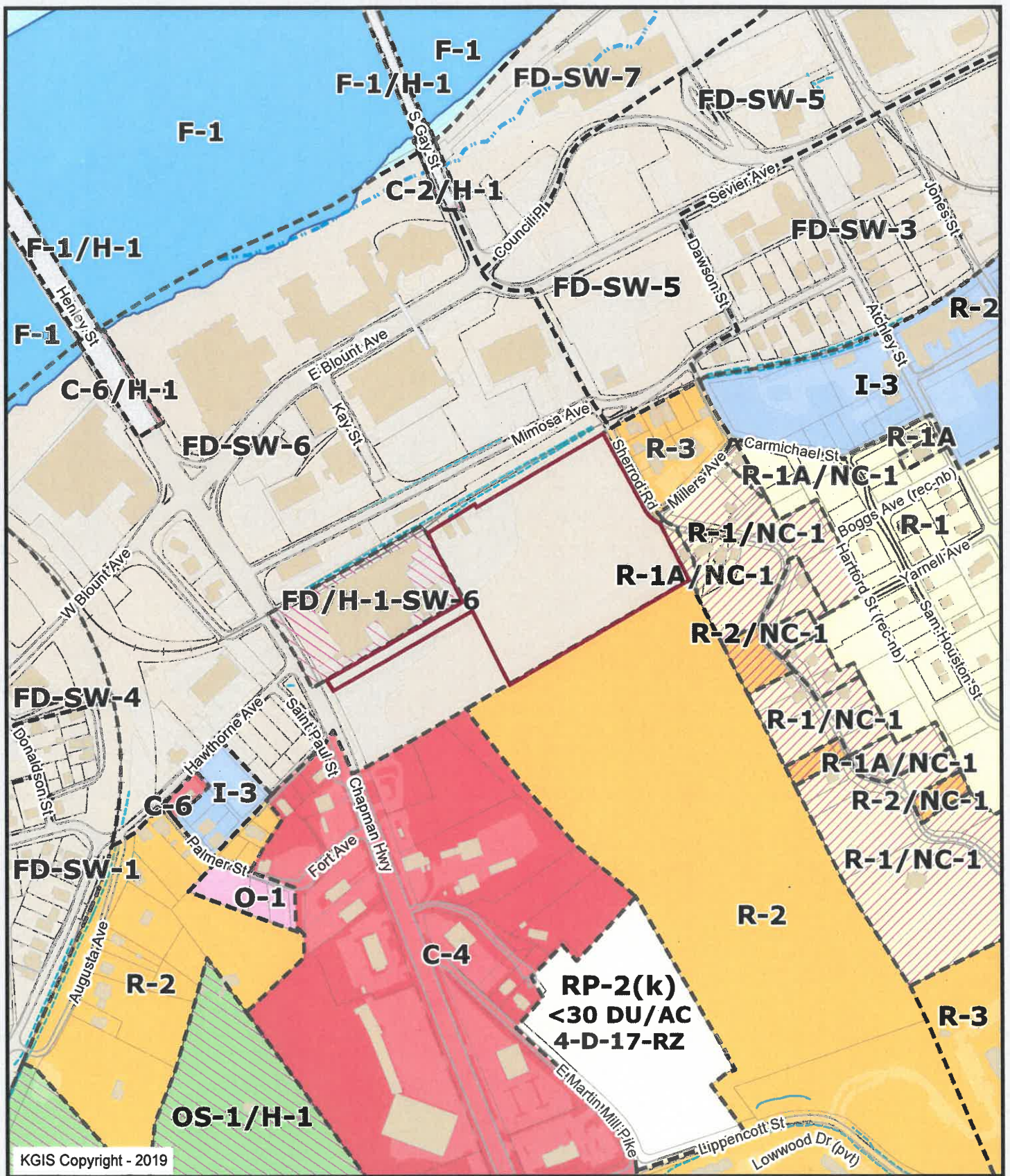
*A site plan must be submitted to MPC's Addressing Department to receive a certified address.*

*A certified address may be required before a building permit can be issued.*



*Andrea Kupfer*





2216 Chapman Hwy

Brantley Basinger  
3-E-19-VA

Knoxville - Knox County - KUB Geographic Information System

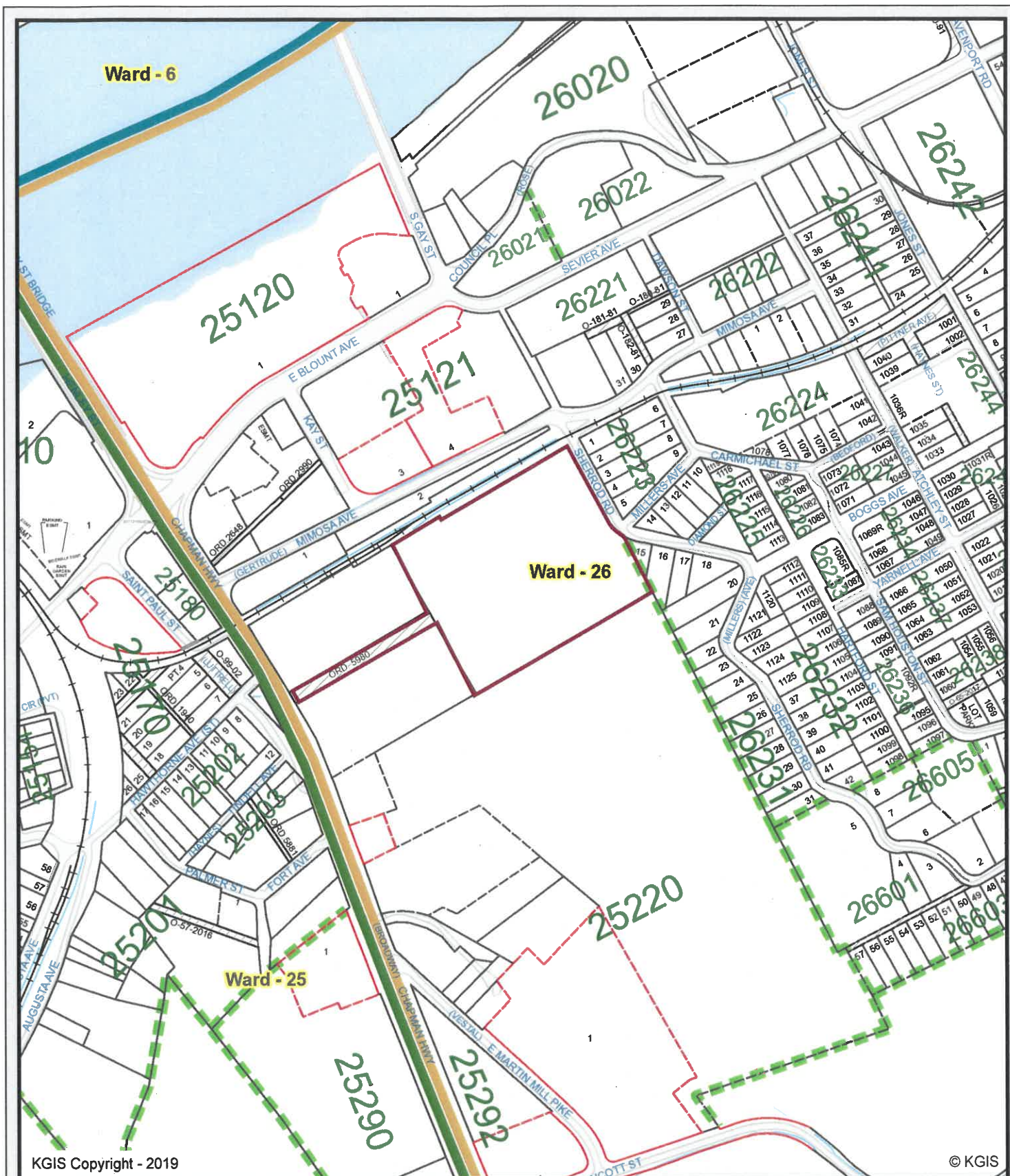


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2216 Chapman Hwy

Brantley Basinger

3-E-19-VA

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**2216 Chapman Hwy**

Brantley Basinger

3-E-19-VA

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

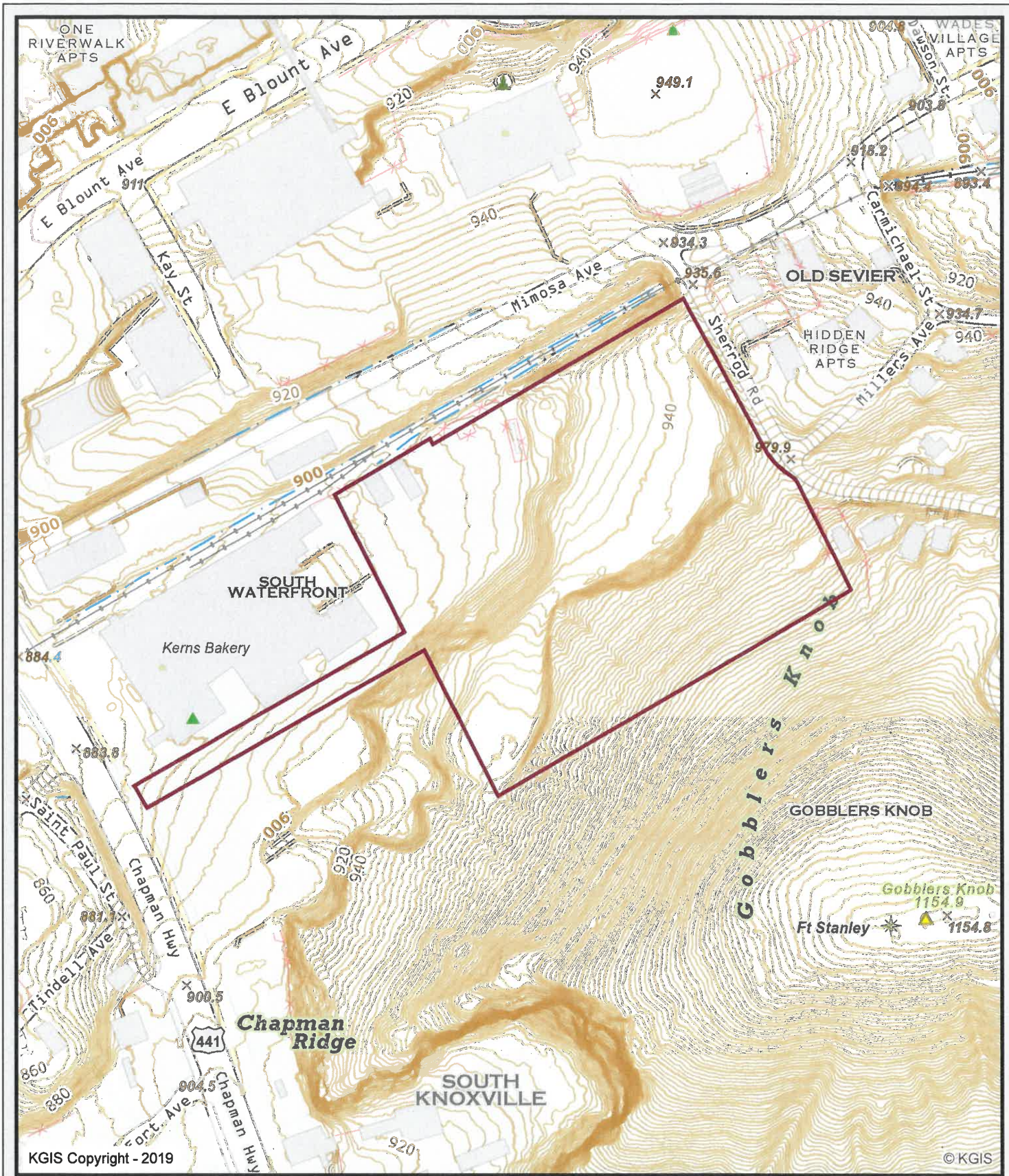


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3-E-19-VA

Brantley Basinger  
2230 Chapman Hwy.

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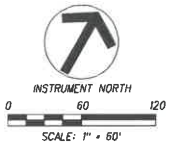


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Plot Date: 2/26/2019

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PARKING SUMMARY			
MAXIMUM VEHICLE PARKING			
160 UNITS (2 SPACES PER UNIT, MAX) =	320	MAX	
PROPOSED VEHICLE PARKING			
STANDARD SPACES (9.5' x 17.5') =	193		
HANDICAP =	6		
TOTAL =	199	SPACES	



Project	Sheet
636.001	C0
Date	
02/19	
Scale	
1"=60'	

MALLORY & EVANS DEVELOPMENT  
VENTURES, LLC  
625 KENTUCKY STREET  
SCOTTDALE, CA 30079  
CONTACT: DAVID MCKENNA  
TELEPHONE NO.: 770.327.1109  
EMAIL: DMCKENNA@MEDEV.COM

KERNS DEVELOPMENT  
2110 CHAPMAN HIGHWAY  
KNOXVILLE, TENNESSEE 37920

PRELIMINARY  
NOT FOR  
CONSTRUCTION

FULGHUM  
FM  
MACINDOE  
& ASSOCIATES, INC.  
10330 HATCH VALLEY ROAD  
SUITE 201  
KNOXVILLE, TN 37932  
OFFICE: 865.890.6419  
FAX: 865.890.6448  
www.fulghummacindoe.com

3-E-19-VA

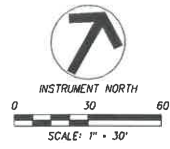






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Plot Date: 02/07/2019

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SCOTTSDALE, CA 30079  
CONTACT: DAVID MCKENNA  
TELEPHONE NO.: 770.337.1109  
EMAIL: DMCKENNA@ME-DEV.COM

LAYOUT AND  
PAVING PLAN

Project	Sheet
636.001	C2
Date	02/19
Scale	1"=30'
DESIGNED BY	DESIGNED BY
DRAWN BY	DRAWN BY
Revised/Issue	No.
Date	Date

3-E-19-VA



