

File #

4-A-20-VA



BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION

Name Land Development Solutions
 Street Address 310-K Simmons Rd
 City, State, Zip Knoxville, TN 37922
 Phone Number 865-671-2281
 Email cbrown@ldstn.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 617 S. Twenty First St.
 City, State, Zip Knoxville, TN 37916
 Parcel # (see KGIS.org) 108CB011, 108CB029, 108CB028
 Zoning District (see KGIS.org) INST

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.

Parcels 108CB011, 108CB029 & 108CB028 - Construction of a new chiller plant and oxygen farm.
 These parcels are being combined into one lot.

1. Variance Proposed Front yard setback = 3.1' along Twenty Second St.
2. Variance Proposed Front yard setback = 11.9' along White Ave.
 Zoning Code affected - Article 8. Section 8.2.C - Required Front yard setback = 20'
3. Variance Proposed Max. # of Driveways for Lot Frontage 150'-450' from 2 to 3.
 Zoning Code affected - Article 11. Section 11.7.A - Required for 150' to 450' maximum # drives = 2
4. Variance Proposed Min. distance between driveway and intersecting street from 100' to 25.8'
 Zoning Code affected - Article 11. Section 11.7.B - Required Min. distance between driveway and intersecting street = 100'

Describe hardship conditions that apply to this variance.

The 20' front yard setback in these locations and the urban location/topography the site will prevent the construction of the Chiller Plant/O2 Park.

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 2/21/2020

**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 minimum required front setback in an INST zone along Twenty Second Street from 20 feet to 2.6 feet. (Article 8.2.C Table 8-2)
- 2) Reduce the minimum required front setback in an INST zone along White Avenue from 20 feet to 11.9 feet. (Article 8.2.C Table 8-2)
- 3) Increase the maximum driveways allowed for lot frontages between 150 feet to 450 feet along Clinch Avenue between Twenty First Street and Twenty Second Street from 2 to 3. (Article 11.7.A.1 Table 11-7)
- 4) Decrease the minimum distance between a driveway accessing a collector and an intersecting collector street from 100 feet to 25.8 feet. (Article 11.7.B Table 11-8)

REVISED**PROJECT INFORMATION**

Date Filed 2/21/2020

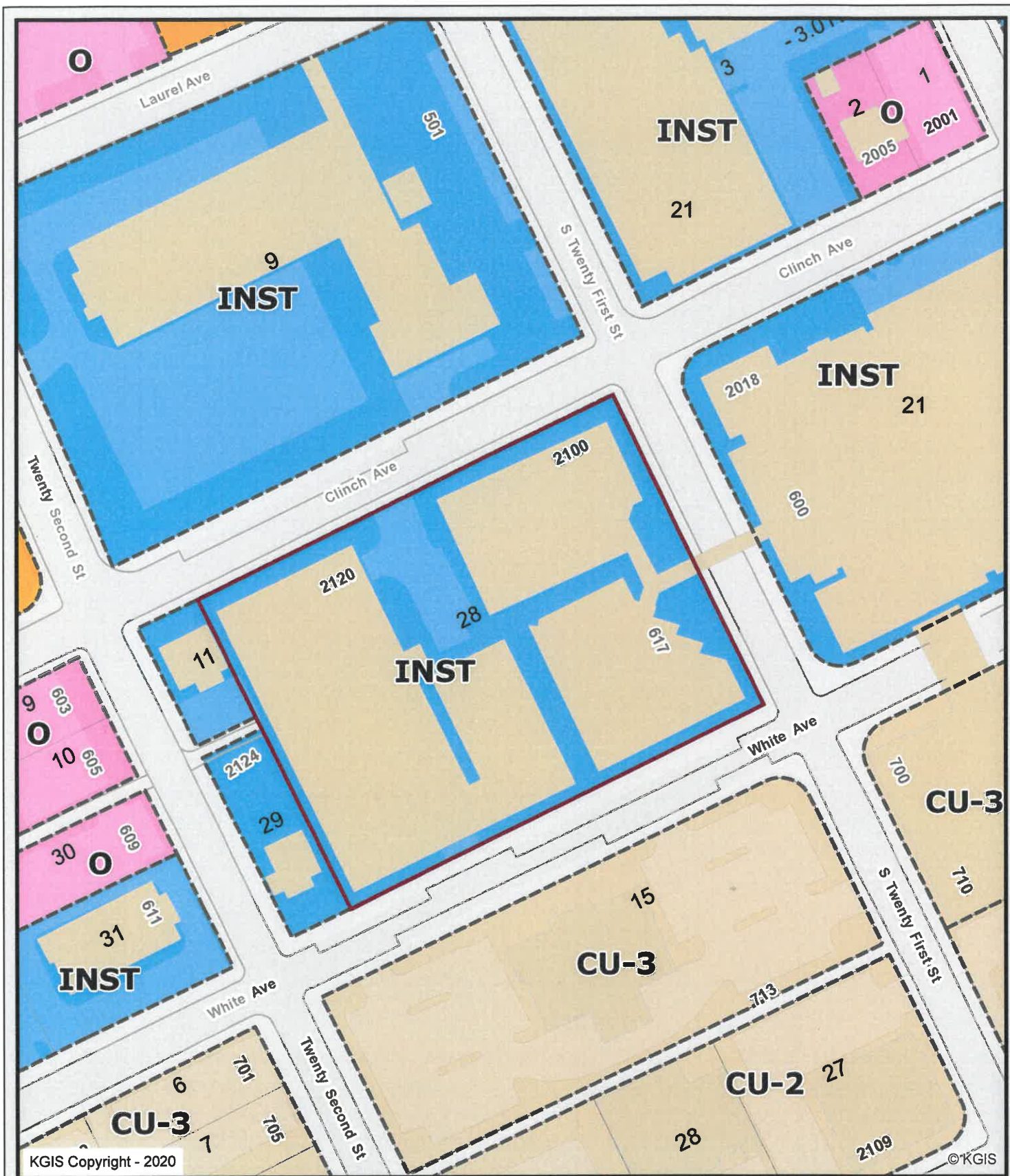
Fee Amount \$250

Council District 1

BZA Meeting Date 4-16-2020

PLANS REVIEWER Bryan Berry

DATE 3-17-2020



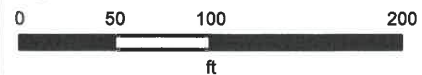
4-A-20-VA

617 S. Twenty First St.
Land Development Solutions

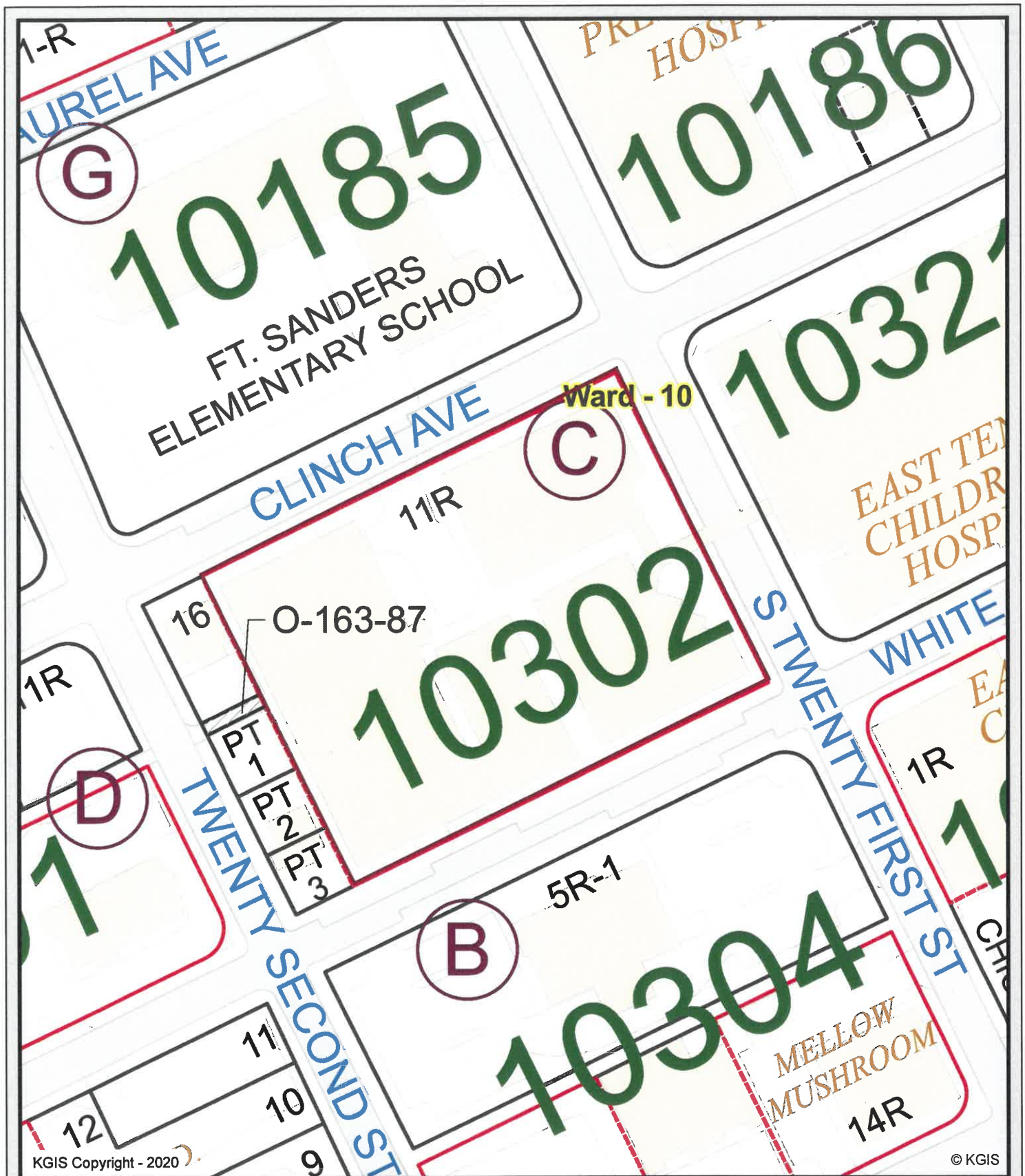
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617 S. Twenty First St.
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617 S. Twenty First St.

Land Development Solutions

Knoxville - Knox County - KUB Geographic Information System



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ft

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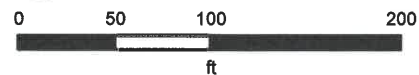
617 S. Twenty First St.

Land Development Solutions

Knoxville - Knox County - KUB Geographic Information System

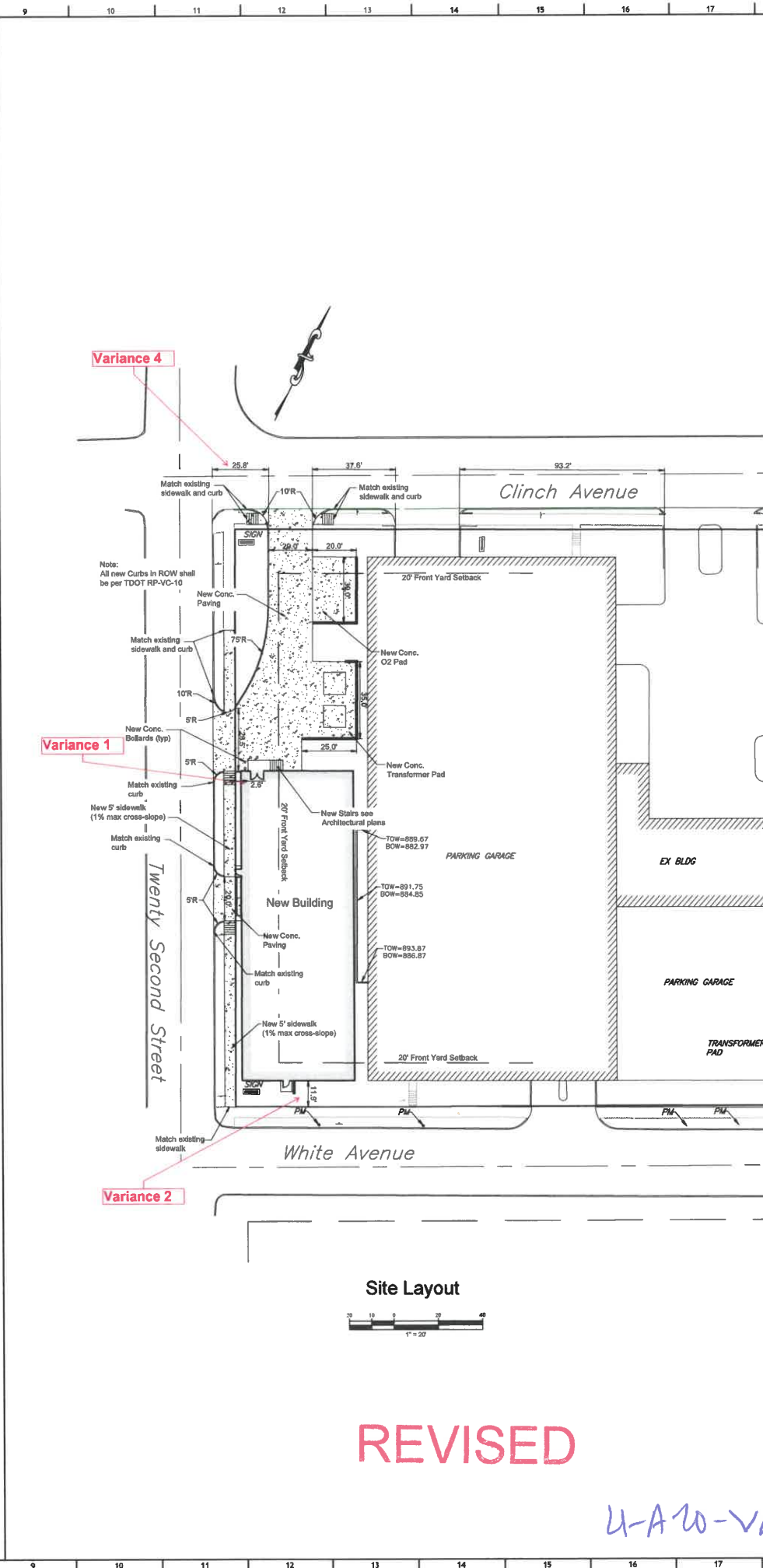
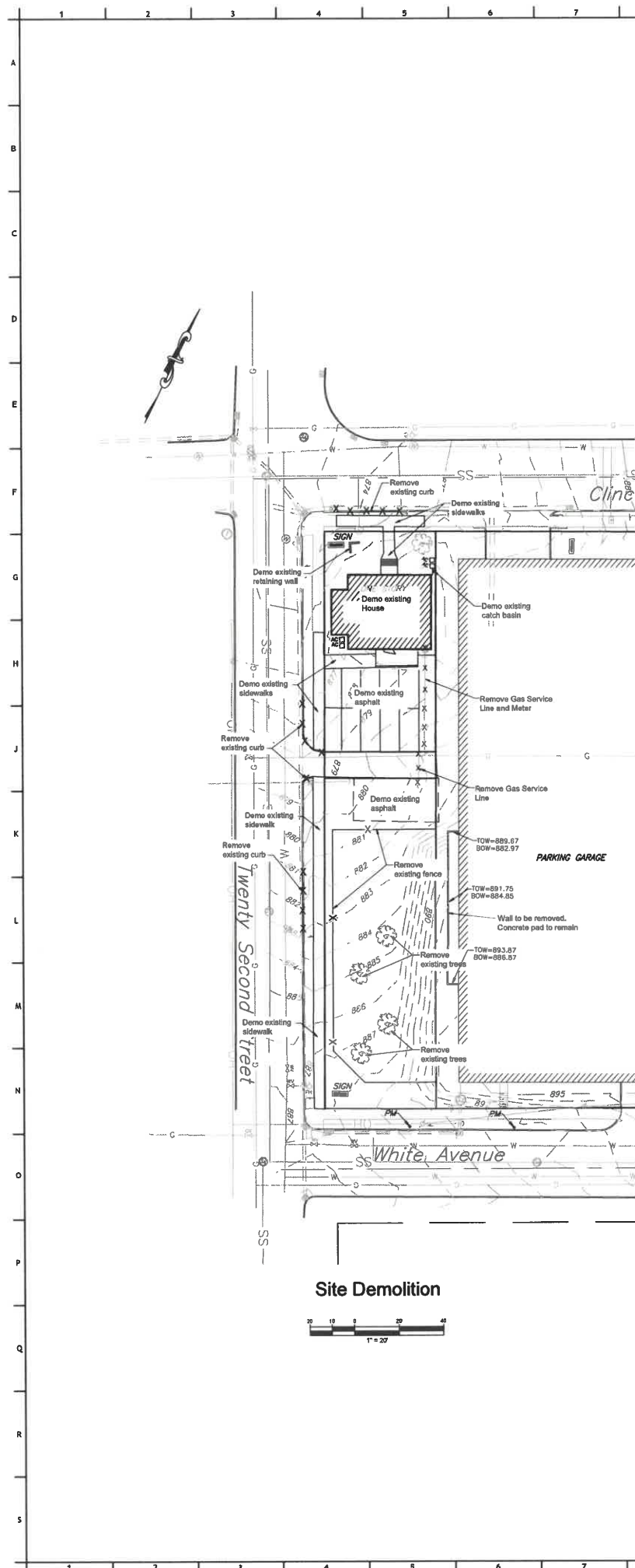


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X:\Charlottesville Hospital\Demolition\Survey\dwg\ETCH O2 and Chiller Bldg.dwg Mar 24, 2020 - 4:55pm Jbrown - LDE Copyright 2020



- General Notes**
- The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records and where possible measurements taken in the field. This information is not to be relied upon as being exact or complete. The contractor must call Tennessee One Call and any utility that does not subscribe to one call at least 72 hours before any excavation, to request exact field location of the utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.
 - Owner: East Tennessee Children's Hospital Association INC
2018 Clinch Ave
Knoxville, Tennessee 37916
 - Survey by: Land Development Solutions
310 Simmons Road, Suite K
Knoxville, TN 37922
PH: 865-671-2281
 - Property is located in Knoxville and is Zoned O-1.
 - City Blocks - 10902 & 10921
Parcel ID - 106C8021, 106C8023, 106C8011 & 106C8029
 - Landscaping shall comply with Knoxville Tree Protection Ordinance.
- Layout Notes**
- All dimensions to curb line reference face of curb - see detail.
 - See architectural drawings for building dimensions. All dimensions to building are approximate unless specifically noted as building layout points.
 - See Utility Plan for new and existing utility line locations. See Grading and Drainage Plan for new and existing storm drain locations.

REVISED

U-A 10-VA

LAND DEVELOPMENT SOLUTIONS

310 SIMMONS RD., SUITE K-KNOXVILLE, TENNESSEE 37922
PH: 865-671-2281

bma
BARBER MURPHY
architects since 1913

505 Market St, Suite 300 Knoxville, TN 37902
t 865.534.1915 f 865.546.0242

PROJECT NUMBER
192400

PROJECT NAME
ETCH New Chiller Plant

OWNER
East Tennessee Children's Hospital

PROJECT ADDRESS
2018 Clinch Avenue
Knoxville, TN 37916

CONSULTANTS

PARTNER-IN-CHARGE	
PROJECT MANAGER	EJB
DRAWN BY	CDH
REVIEWED BY	EJB
ISSUE DATE	02.17.2020
REVISIONS	
Revision #1	03.24.2020
Revisions per B2A comments	

C101
Site Demolition and Layout

