

BOARD OF ZONING APPEALS

NAME OF APPLICANT Nathan Honeycutt

FILE NO. 10-A-18-VA

The applicant is: ☐ Owner ☐ Tenant ☐ Contractor ☒ Other Architect

This is a request for:

- ☒ Zoning Variance (Building Permit Denied) ☐ Extension of Non-Conforming Use
☐ Appeal of Administrative Official's Decision ☐ Map Interpretation

PROPERTY INFORMATION

Street Address 500 State St (State Street Garage)		<input type="checkbox"/> Temporary <input checked="" type="checkbox"/> Official
Zoning District C-2 and D-1	Zoning Map Number 095	
Ward and Block 06 / 05042	Lot/Parcel 1 / 095IG002	

This proposal pertains to: ☐ New Structure ☒ Extension of Existing Structure ☒ Off-Street Parking
☐ Signage ☐ Other

Is a plat required? ☐ Yes ☐ No

DESCRIPTION OF PROPOSAL

Addition of (2) new parking levels to an existing parking structure to match existing structure. Includes extending existing elevator & stair cores up to new top level, adding a new elevator to the NE corner of the garage, and reworking (3) existing entries along State St, Cling Ave, and Union Ave.

Describe specific ways in which this proposal fails to meet the requirements of the City of Knoxville Zoning Ordinance (please reference Section/Article of the Ordinance):

1. Reduce the minimum aisle width for 75 degree parking angles from 22.0 feet to 20 feet 9 inches

(Article V Section 7.E.1.d. Table 3).

2. Decrease the minimum clearance for structure parking levels from 9.0 feet to 7 feet 4 inches

(Article V Section 7.E.2.d.).

3. Reduce the minimum driveway width for the driveway on State St. from 20.0 feet to 16.0 feet

(Article V Section 7.H.3.c. Table 7).

4. Reduce the minimum parking stall width from 9.0 feet to 8.6 feet.

(Article V Section 7.E.1.d. Table 3).

REVISED

CITY OF KNOXVILLE BUILDING INSPECTOR

Joshua Frerichs / Joshua Jenkins

DATE

2018-09-07

APPLICANT'S HARDSHIP

10-A-18-VA

Which special circumstance(s) of the property do not apply generally in the zoning district?

☒ Size ☐ Elevation ☐ Slope ☐ Shape ☐ Soil ☐ Subsurface ☐ Other _____

What legal hardship(s) prevents any reasonable use of your land under the terms of the Zoning Ordinance?

Modification of the existing structural system is technically infeasible which restricts the proposal from meeting the

Zoning Ordinance

I affirm that the hardship described above was not created by anyone having an ownership interest in the property since 1962. ☒ Yes ☐ No If answering no, explain: _____

Are the conditions on your property the result of other man-made changes (such as the relocation of a road or highway)? ☒ No ☐ Yes If answering yes, describe: _____

APPLICANT'S AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of options on same, as listed below.

Signature: 

Address to which all correspondence should be mailed regarding this application:

Name (Print)	Street Address	City	State	Zip	Telephone
Nathan Honeycutt	550 W. Main St. Ste 303	Knoxville	TN	37902	8655442000

Names of all property owners or holders of option on same must be listed here:

Name (Print)	Street Address	City	State	Zip	Telephone
City of Knoxville	400 Main St.	Knoxville	TN		
Public Building Authority	912 S. Gay St., Ste 700	Knoxville	TN	37902	865-215-4610

Date Filed:

Fee Paid: \$25000 pd 9/15/18

Councilmanic District:

MPC Planning Sector:

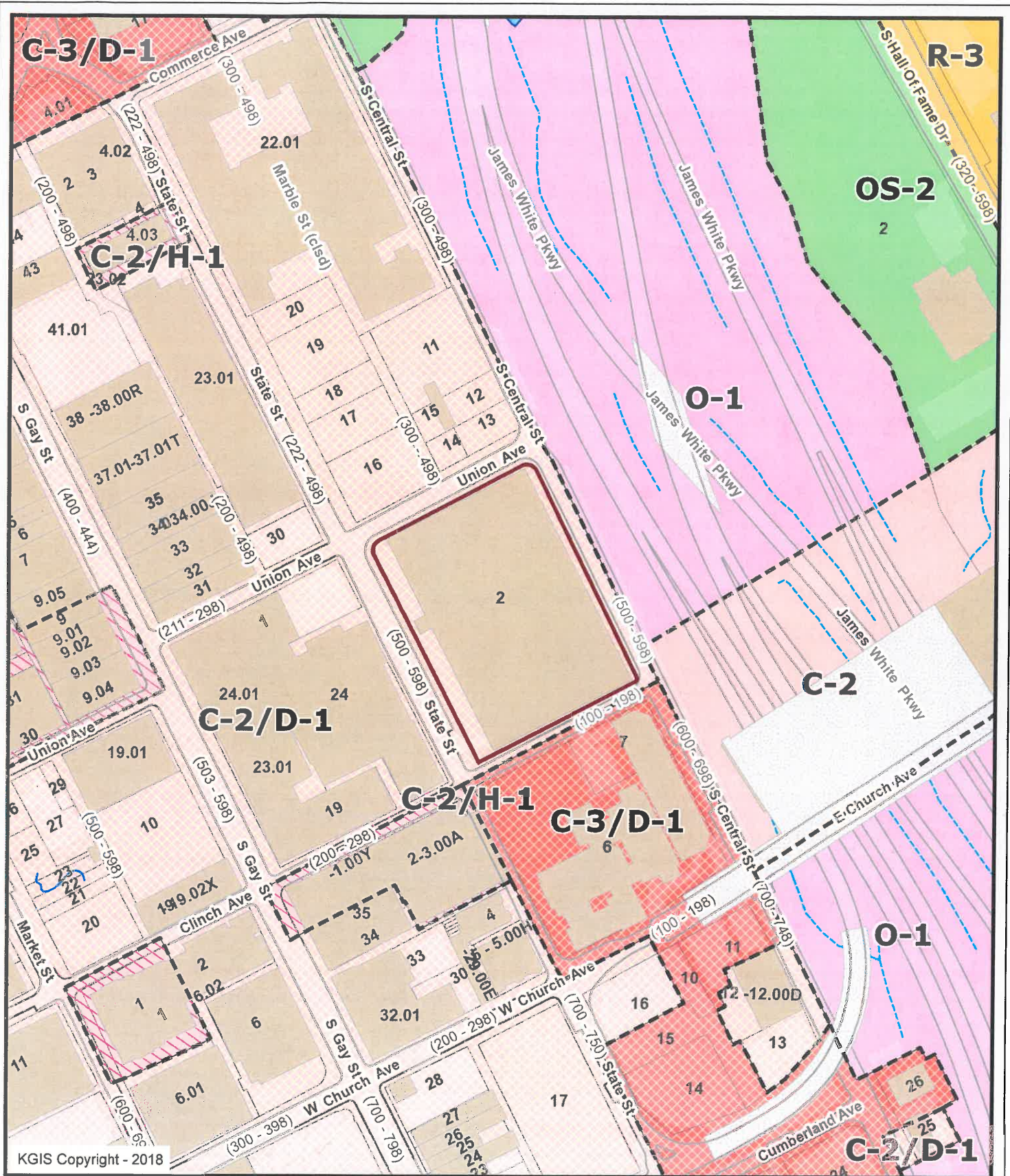
General Location Description

Size: Acres

Size: Sq. Ft.

METROPOLITAN PLANNING COMMISSION

DATE



Nathan Honeycutt

500 State St.
10-A-18-VA

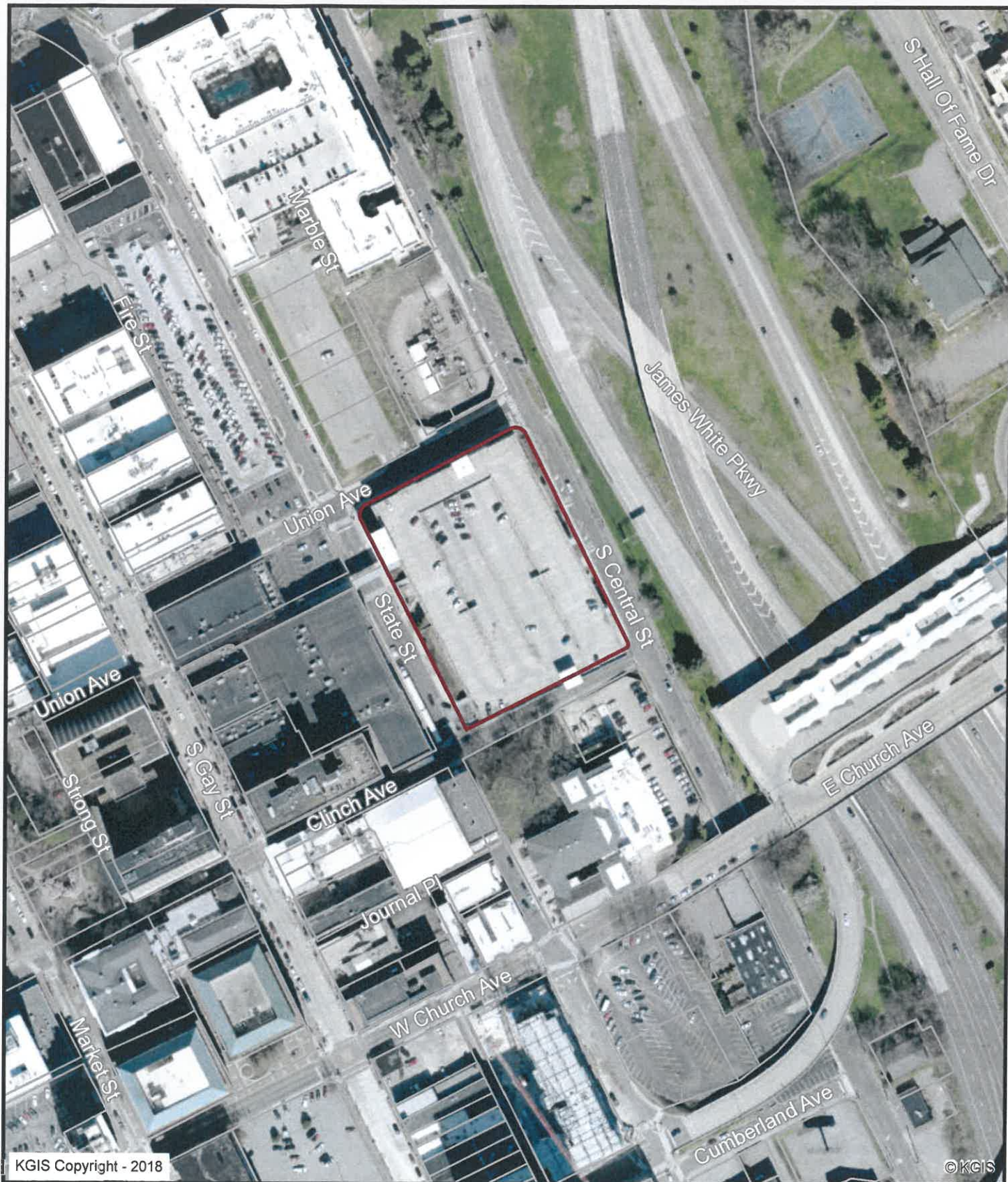
Knoxville - Knox County - KUB Geographic Information System



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Nathan Honeycutt

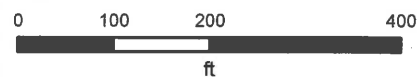
500 State St.

10-A-18-VA

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October 11, 2018

Mr. Scott Elder
Board of Zoning Appeals
Room 505, City-County Building
P. O. Box 1631
Knoxville, Tennessee 37901

Dear Mr. Elder:

Re: Variance Requests 10-A-18-VA, 10-B-18-VA, 10-C-18-VA, 10-D-18-VA, and 10-E-18-VA

We have reviewed our records and, as far as we have been able to determine, KUB has no existing utility facilities located within the variance areas and we have no objection to the requested variances. However, KUB does not release and hereby retains all easements and rights for existing facilities, whether or not identified in our research.

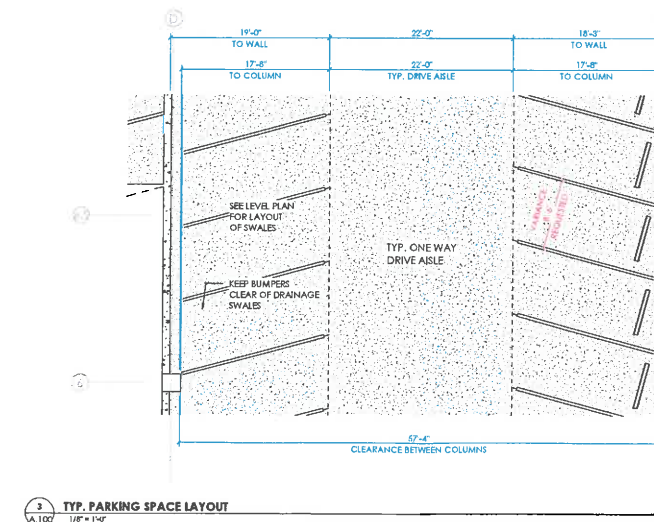
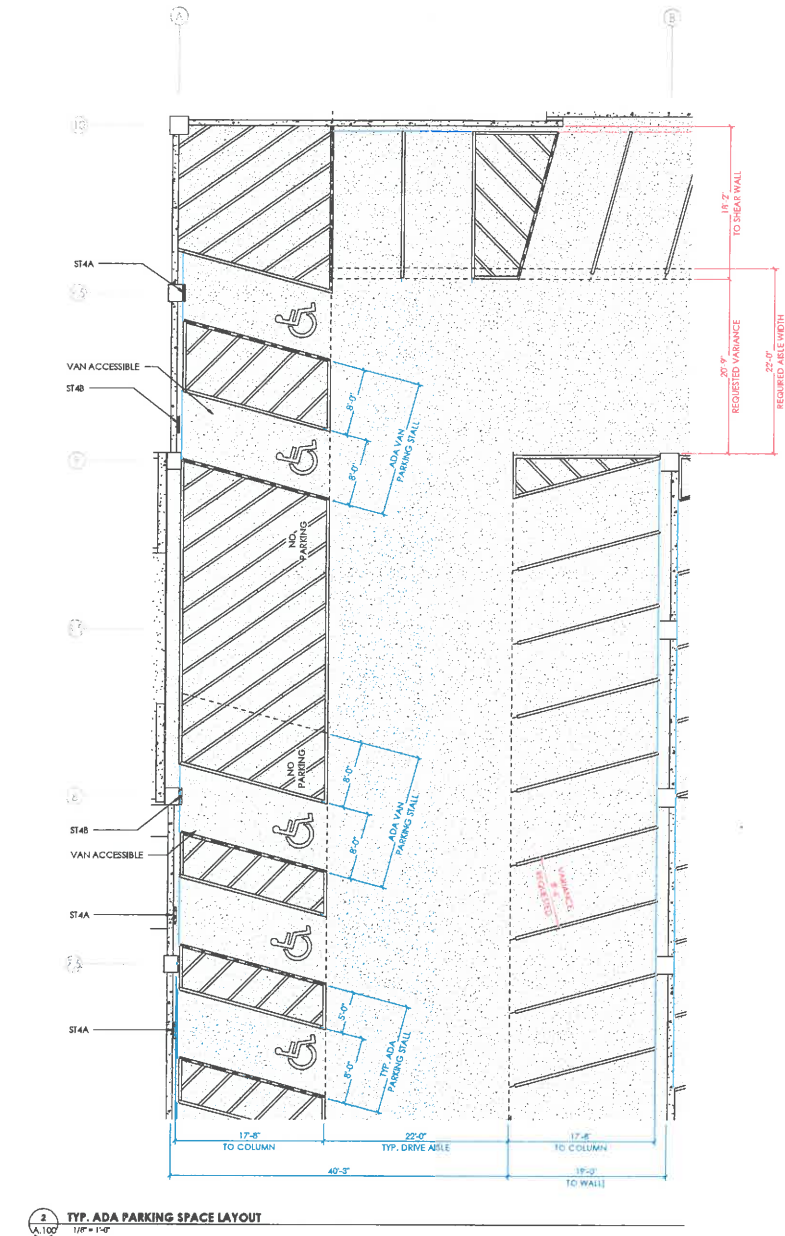
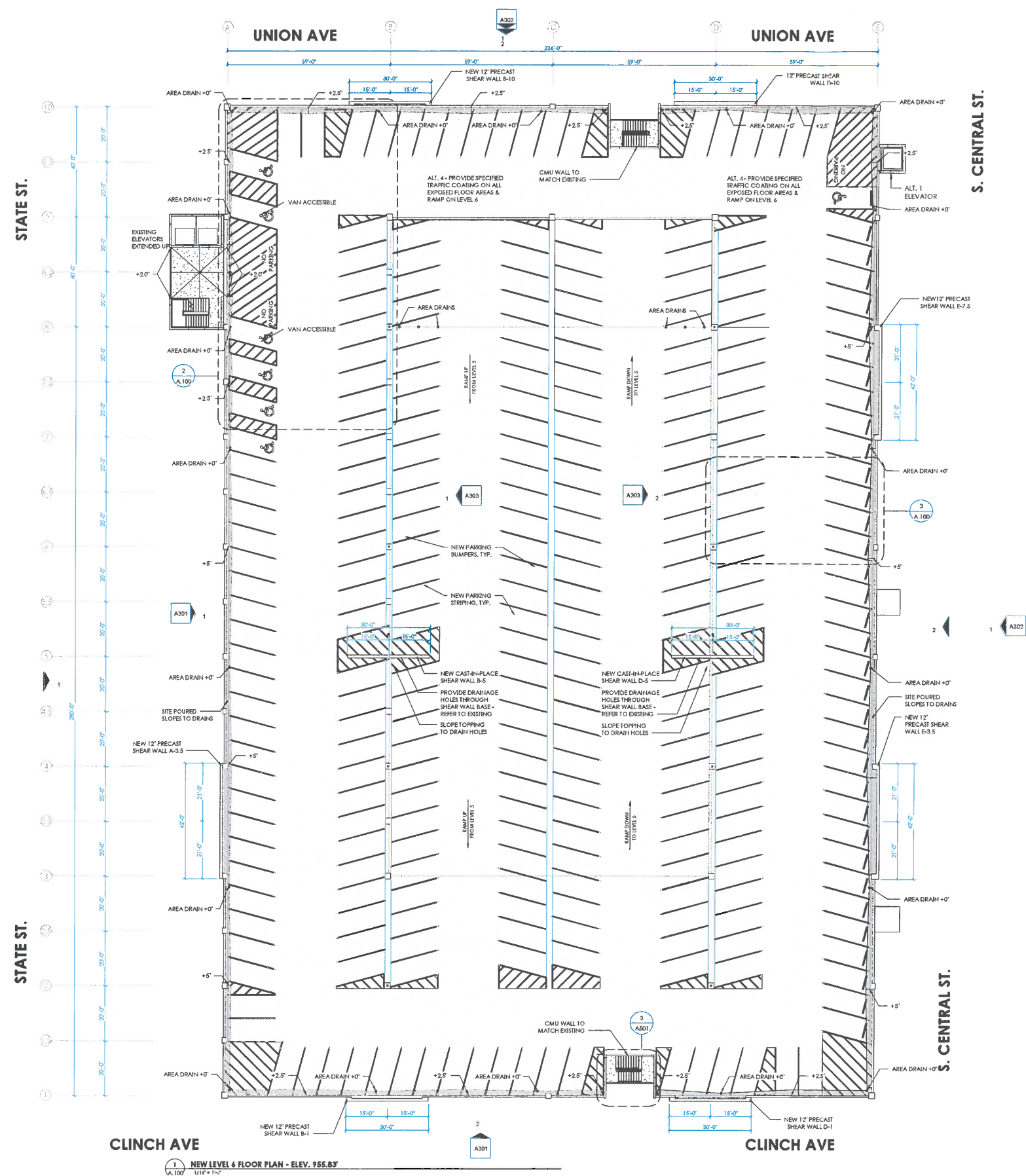
If you have any questions regarding this matter, please call me at (865) 558-2483.

Sincerely,



Christian G. Wiberley
Engineering

CGW



10-A-18-VIA

STATE STREET GARAGE

500 State Street, Knoxville, TN

MHIM
McCARTY HOLSAPLE McCARTY
ARCHITECTS • INTERIOR DESIGNERS