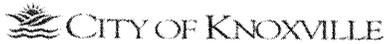


File #

11-I-18-VA



BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION	APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name <u>SPACEBOX KNOXVILLE, LLC</u>	Owner <input type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address <u>TON. COURT HWY 393</u>	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip <u>SANTA ROSA, TN 38457</u>	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number <u>(615) -467-8300</u>	Other <input checked="" type="checkbox"/>	Signage <input type="checkbox"/>
Email		Other <u>PARKING</u> <input type="checkbox"/>

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 201 RANDOLPH ST.

City, State, Zip KNOXVILLE, TN

Parcel # (see KGIS.org)

Zoning District (see KGIS.org)

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 variance(s) being requested. REQUEST VARIANCE OR JT OR PARKING SPACE FROM 157 TO 31 28. ask 10/26/18

Reduce minimum drive aisle width (in parking garage) from 26.9 ft to 16 ft. 1 in. (16.08ft) ask 10/26/18

Describe hardship conditions that apply to this variance. EXISTING STORAGE FACILITY BEING PARTIALLY CONVERTED TO CRAFT FACILITY AND INDOOR ASSEMBLY.

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

10/15/18

File # 11-I-18-VA



BOARD OF ZONING APPEALS APPLICATION

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

Is a plat required? Yes No

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

Reduce required parking spaces from 157 to 31 + 28. Ord 10/26/18

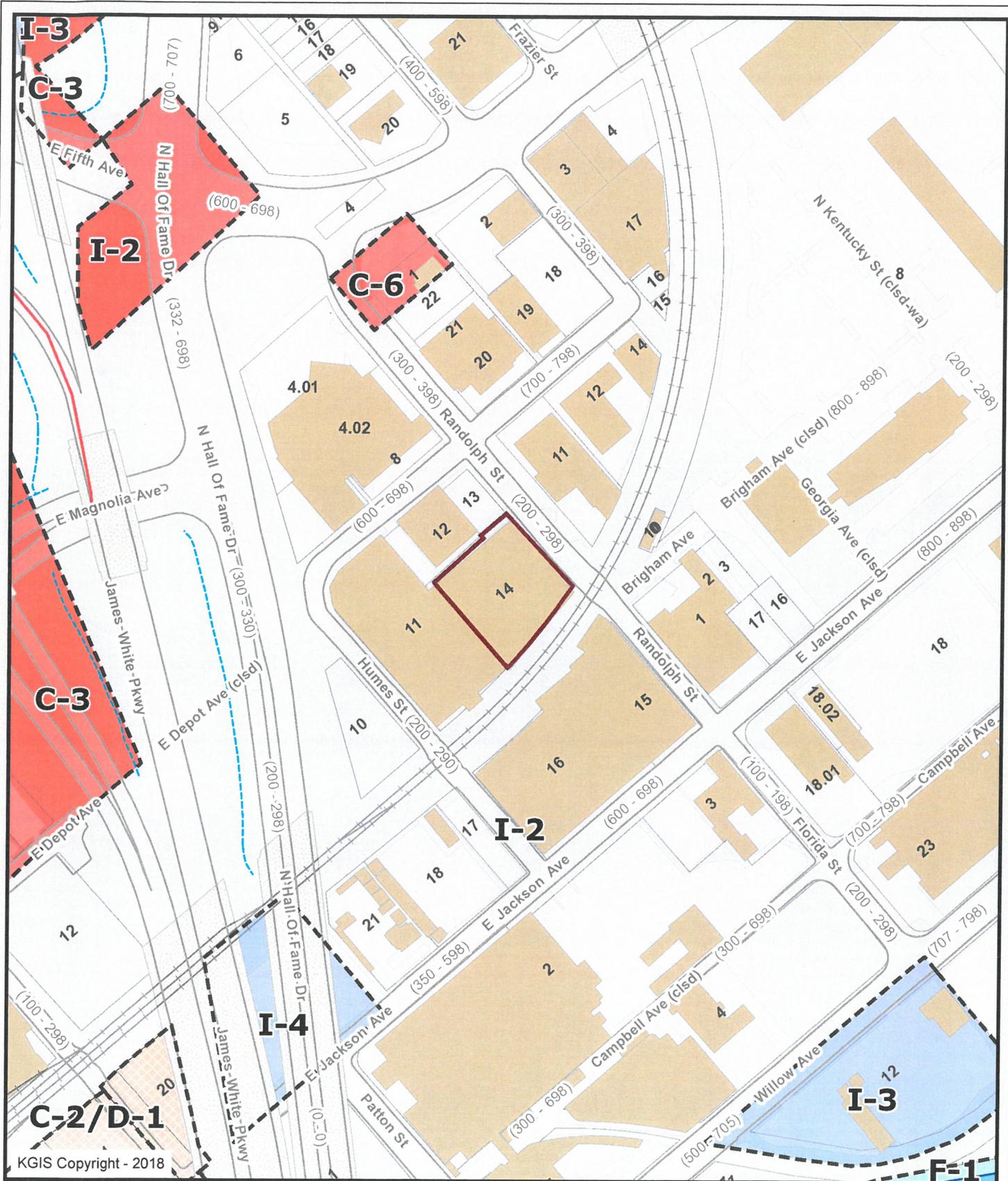
Per Article 5, Section 7.D.1 table 1

- Reduce minimum drive aisle width (in parking garage) from 26.0 ft to 16 ft 1 in (16.08 ft). Per Article 5, Section 7.E.1.d Table 3. Ord 10/26/18

PROJECT INFORMATION

Date Filed	Fee Amount \$250 pd 10/15/18 CK# 59118 JF
Council District	BZA Meeting Date 11/15/18

PLANS REVIEWER Rebecca Johnson DATE 10/15/18



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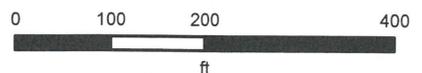
Spacebox Knoxville, LLC

201 Randolph St.
11-1-18-VA

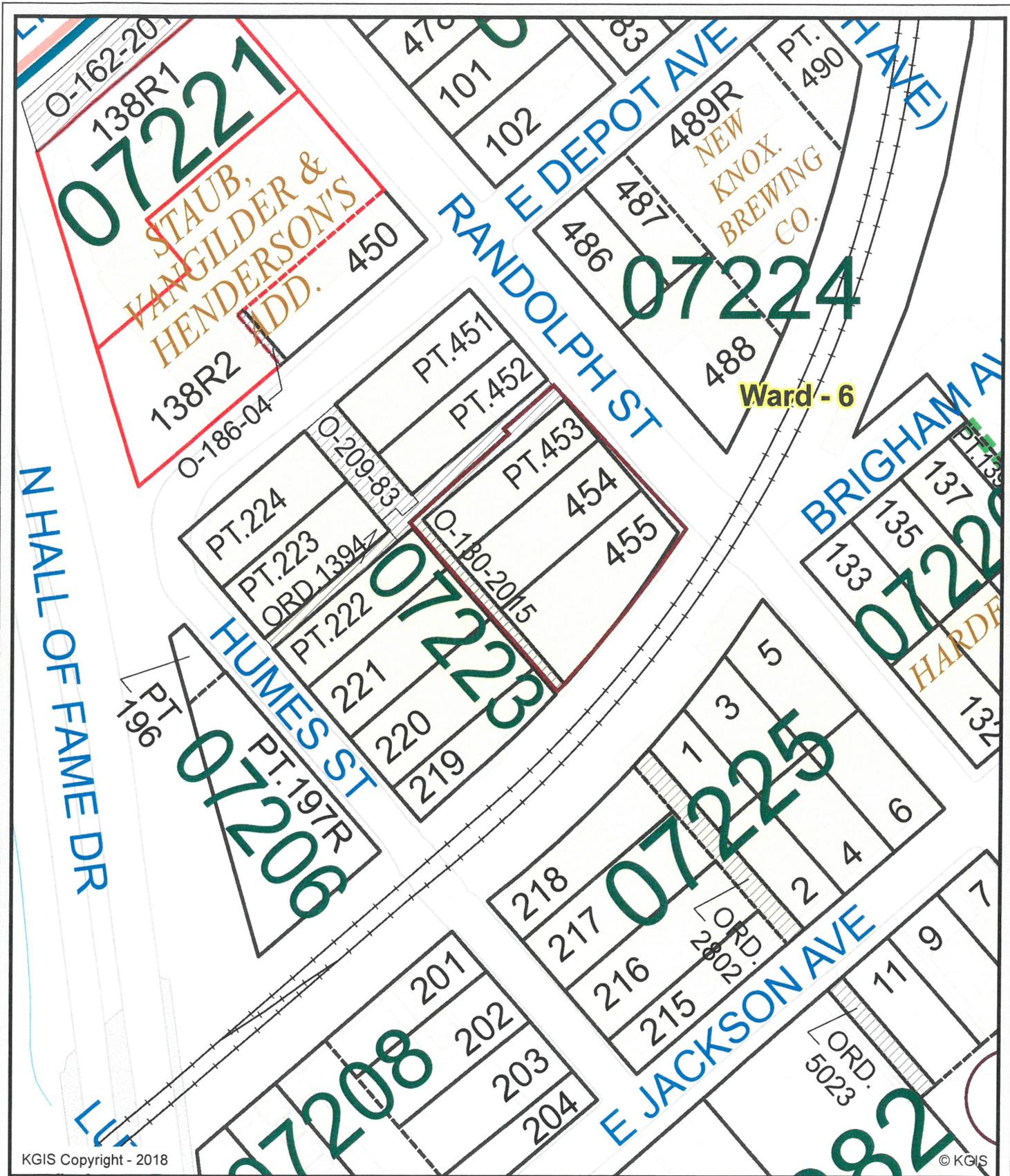
Knoxville - Knox County - KUB Geographic Information System



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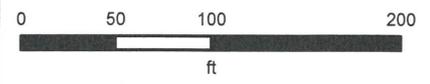
Spacebox Knoxville, LLC

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11-I-18-VA

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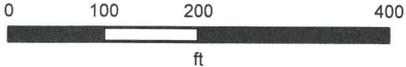
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Parking Calculations

601 Self Storage Units = $12 + 5 = 17$ required

291 SF Office = 1 required

28,885 SF Light (Craft) Industrial = 26 required

450 Seat Indoor Assembly = 113 required

TOTAL REQUIRED = 157

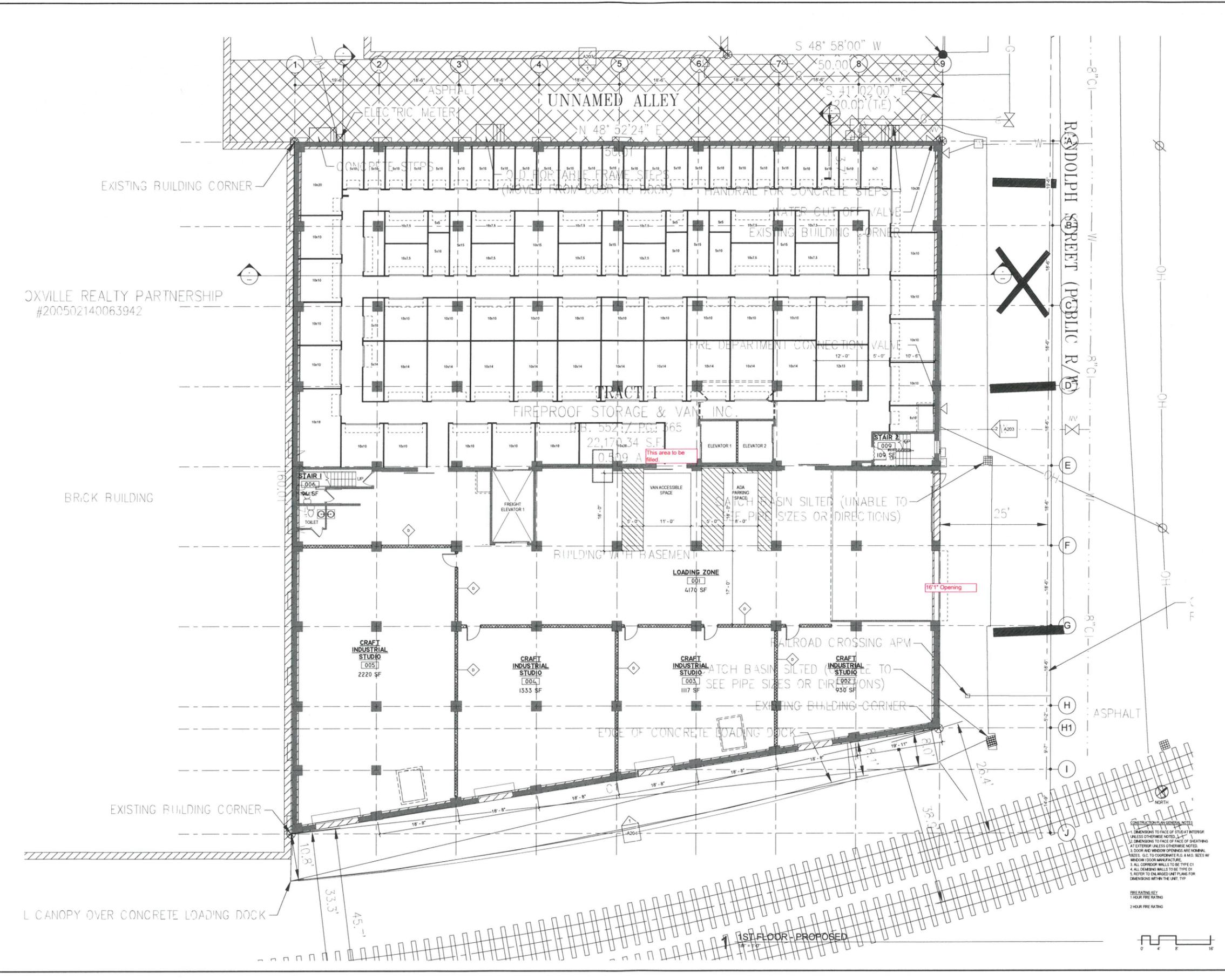
TOTAL PROVIDED = 31 + City Public Parking Lot less than .25 mile away

Note: Indoor assembly occurring after hours and weekends mostly.

Note: Self storage is a very light parking use. Nashville requires 4 spaces TOTAL. Plus loading zone, which we are providing interior off of Randolph.

11-I-18-VA

D:\The Space Box\Bldg\Bldg\Bldg\Bldg\Development\SpaceBox\Knoxville\SpaceBox_10-15-2014.rvt
 10/20/2014 4:31:17 PM



ARCHITECT OF RECORD
WADE E. SQUILERS
 206 3RD STREET SW
 MT. VERNON, TN 37184
 P 319.899.6118
 www.wes-designgroup.com

CONSULTANTS
STRUCTURAL ENGINEER

CIVIL ENGINEER

MEP ENGINEER

PRINTED

DATE	REMARKS
09/25/2018	OWNER REVIEW

Revision Schedule

Rev#	Description	Date

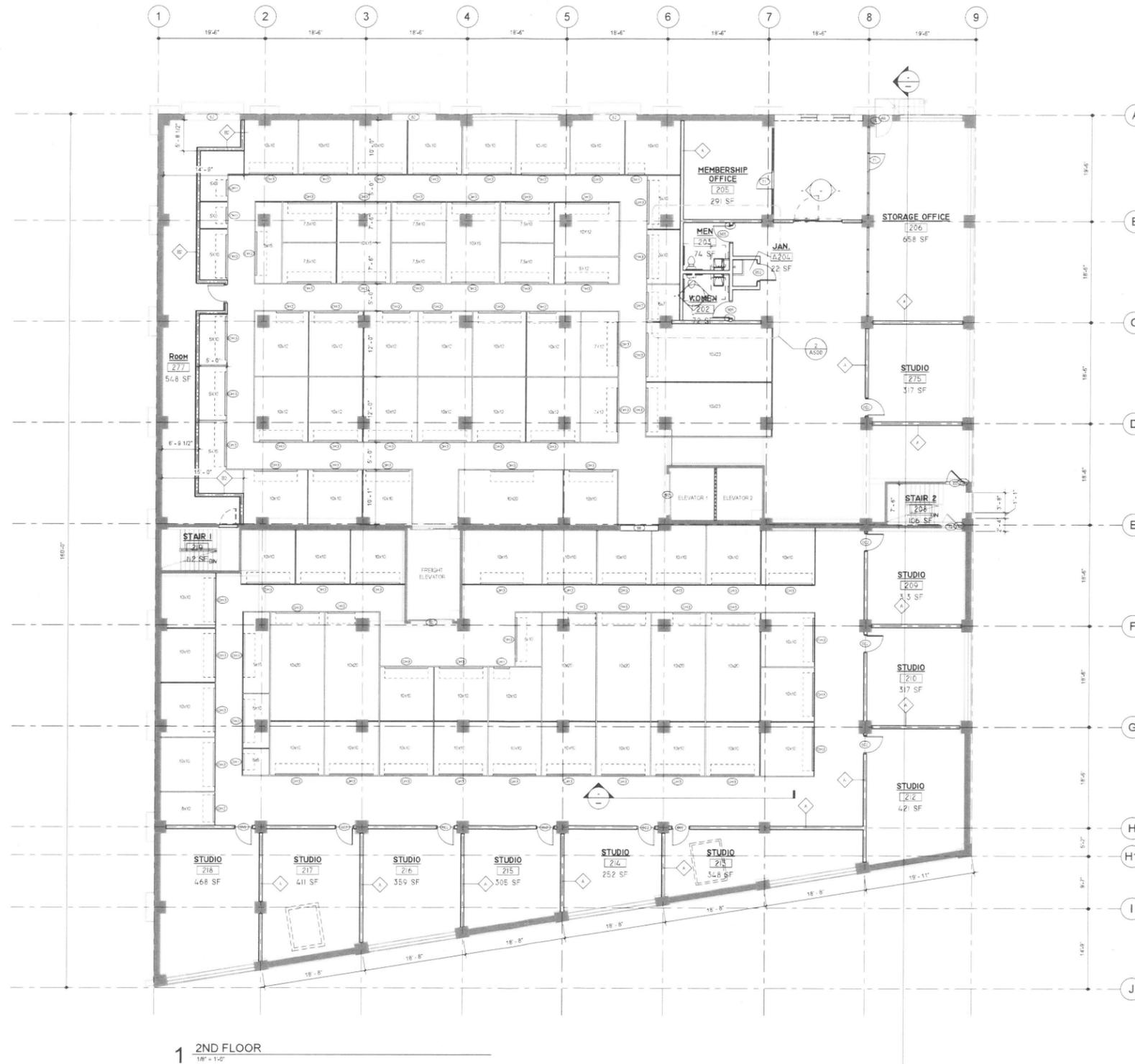
KEY PLAN

SPACEBOX KNOXVILLE
 201 RANDOLPH STREET
 KNOXVILLE, TN 37919
FIRST FLOOR PLAN

00-000000 **A101**
 DRAWN BY: AUTHOR
 APPROVED BY:

NOT FOR CONSTRUCTION

11-I-18-VA



1 2ND FLOOR
1/8" = 1'-0"

ARCHITECT OF RECORD
WADE R. SOUTHERS
 ARCHITECTS
 200 3RD STREET SW
 MT VERNON, TN 37134
 P 615.899.6118
 www.wrsdesigngroup.com

CONSULTANTS
STRUCTURAL ENGINEER

CIVIL ENGINEER

MEP ENGINEER

PRINTED

DATE	REMARKS
06-05-2018	OWNER REVIEW

Revision Schedule

Rev#	Description	Date

KEY PLAN

SPACEBOX KNOXVILLE
 201 RANDOLPH STREET
 KNOXVILLE, TN 37919

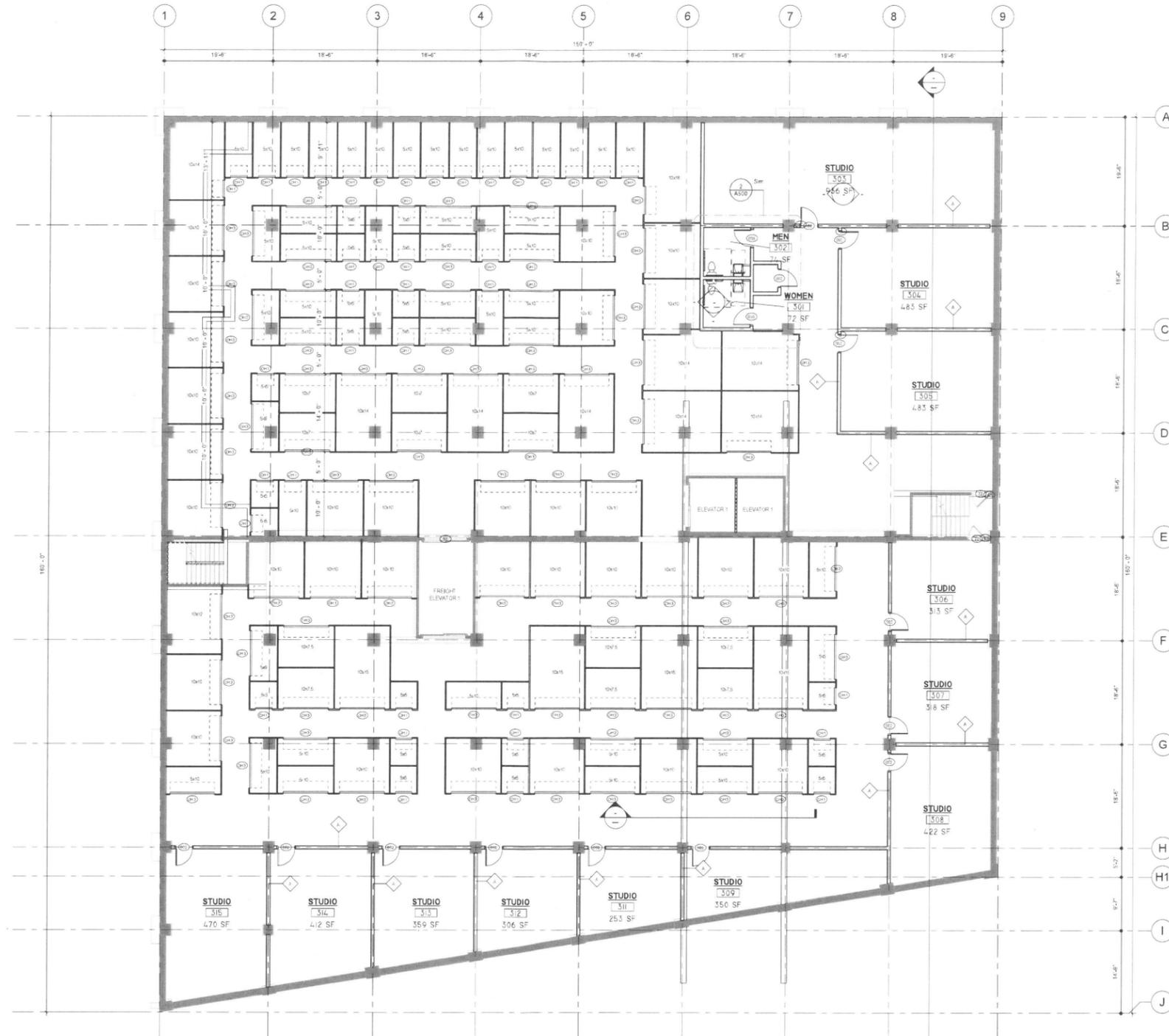
2ND FLOOR PLAN

85-000000 **A102**

Drawn by: ALUTHIP
 Checked by: [Signature]
 Date: [Signature]

NOT FOR CONSTRUCTION

11-I-18-VA



1 3RD FLOOR PLAN
1/8" = 1'-0"

ARCHITECT OF RECORD
WADE H. SQUIRES
 206 3RD STREET SW
 MT VERNON, TN 37354
 P: 615.899.6118
 www.w-h-s.com

CONSULTANTS
STRUCTURAL ENGINEER
CIVIL ENGINEER
MEP ENGINEER

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DATE	REMARKS
06-25-2018	OWNER REVIEW

Revision Schedule

Rev#	Description	Date

KEY PLAN

SPACEBOX KNOXVILLE
 201 MARKET STREET
 KNOXVILLE, TN 37919

3RD FLOOR PLAN

CONSTRUCTION GENERAL NOTES

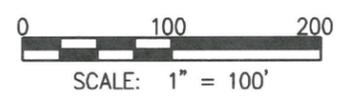
1. DIMENSIONS TO FACE OF STUD AT INTERIOR UNLESS OTHERWISE NOTED.
2. DIMENSIONS TO FACE OF WALL OR SHEATHING.
3. EXTERIOR WALLS TO BE TYPE C-1.
4. ALL CORRIDOR WALLS TO BE TYPE C-1.
5. ALL DIMENSION WALLS TO BE TYPE C-1.
6. REFER TO RELATED UNIT PLANS FOR DIMENSIONS WITHIN THE UNIT. TYP.

FIRE RATING:
 1 HOUR FIRE RATING:
 2 HOUR FIRE RATING:

06-000000	A103
DRAWN BY: AUTHOR	APPROVED BY:

NOT FOR CONSTRUCTION

11-I-18-VA



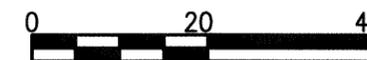
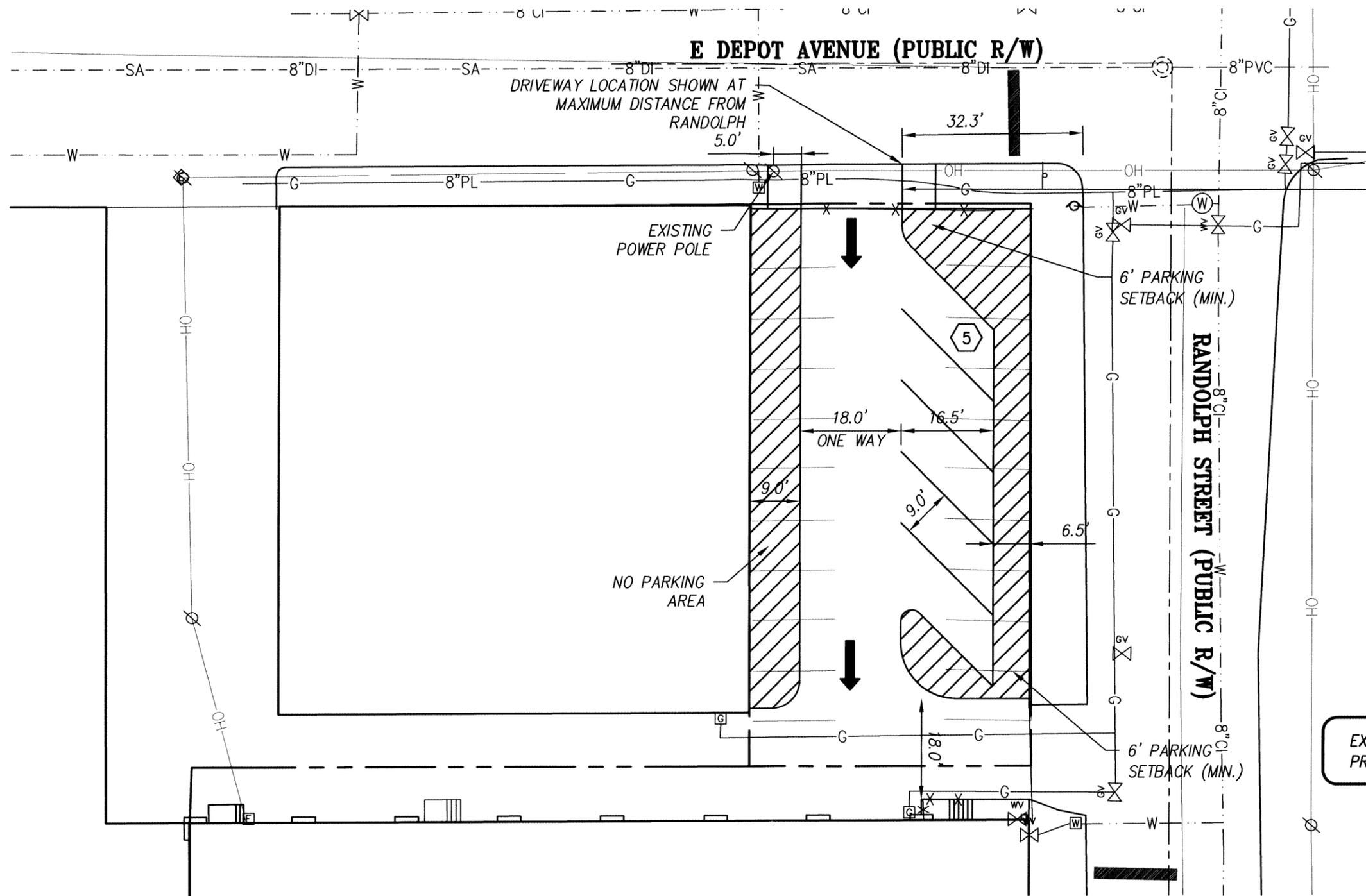
CANNON & CANNON INC
 CONSULTING ENGINEERS · FIELD SURVEYORS
 TEL 865.670.8555 || 8550 Kingston Pike
 WWW.CANNON-CANNON.COM || Knoxville, TN 37919

DRAWN BY	CIO
CHECKED BY	JRH
DATE	10/15/2018
SCALE	1"=100'
CCI PROJ. NO.	01432-0000

FIREPROOF STORAGE FACILITY
 201 RANDOLPH STREET
 KNOXVILLE, TN

**PARKING EXHIBIT
 OVERALL SITE LOCATION PLAN
 EX1.0**

11-I-18-VA



SCALE: 1" = 20'

EXISTING PARKING = 18
 PROPOSED 45° ANGLE PARKING = 5

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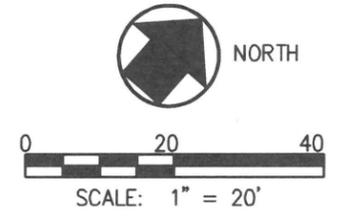
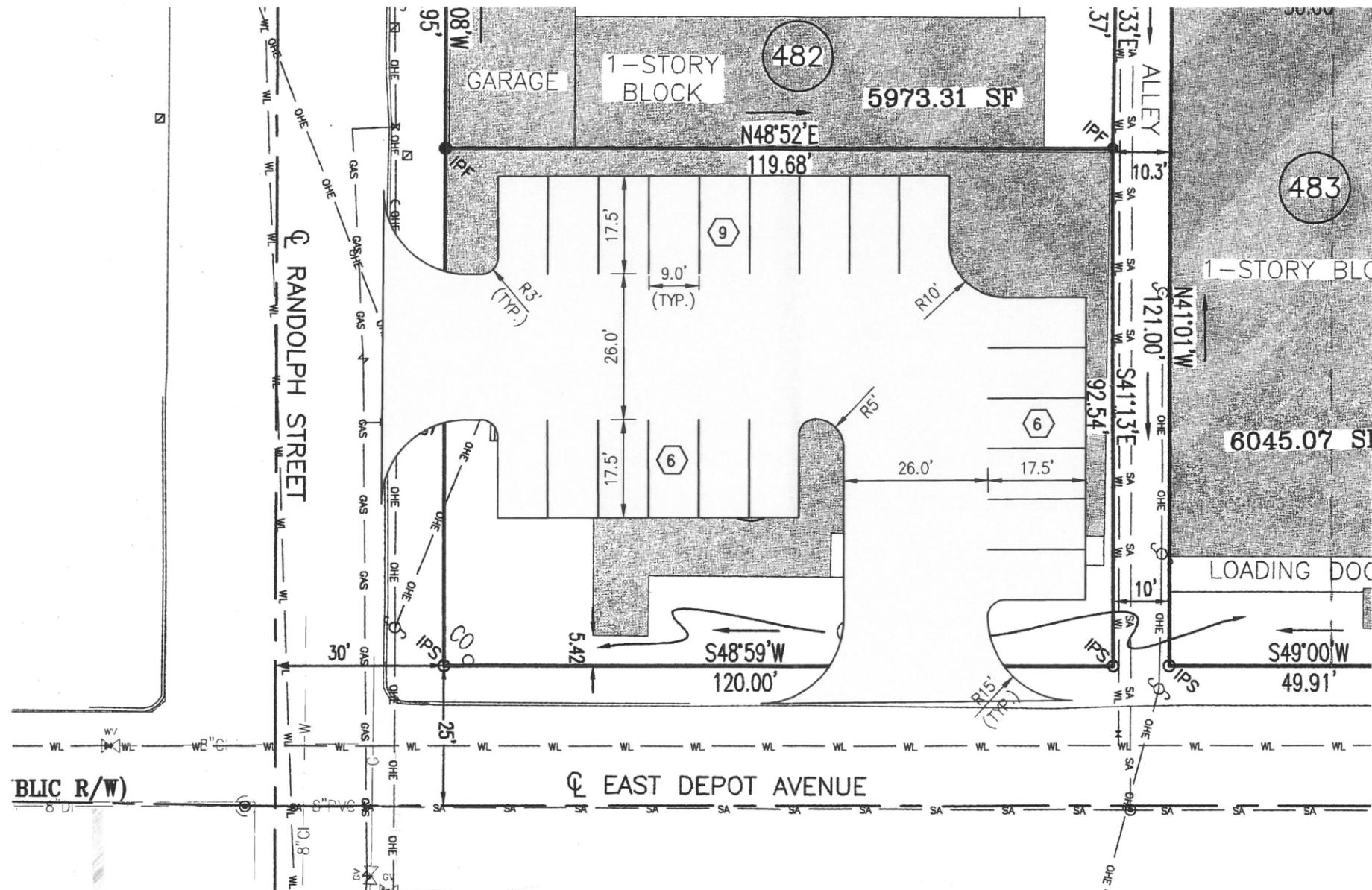
DRAWN BY	CIO
CHECKED BY	JRH
DATE	10/25/2018
SCALE	1"=20'
CCI PROJ. NO.	01432-0000

FIREPROOF STORAGE FACILITY

201 RANDOLPH STREET
 KNOXVILLE, TN

**PARKING EXHIBIT
 PARKING AREA #1
 EX1.1**

11-I-18-VA



PROPOSED 90° PARKING = 21

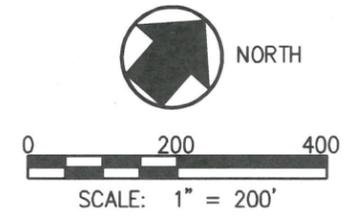
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 WWW.CANNON-CANNON.COM || Knoxville, TN 37919

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CHECKED BY	JRH
DATE	10/15/2018
SCALE	1"=20'
CCI PROJ. NO.	01432-0000

FIREPROOF STORAGE FACILITY
 201 RANDOLPH STREET
 KNOXVILLE, TN

PARKING EXHIBIT
PARKING AREA #2
EX1.2

11-I-10-VA




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CHECKED BY	JRH
DATE	10/15/2018
SCALE	1"=200'
CCI PROJ. NO.	01432-0000

FIREPROOF STORAGE FACILITY
 201 RANDOLPH STREET
 KNOXVILLE, TN

PARKING EXHIBIT
OVERALL SITE LOCATION PLAN
EX1.0B