

File # 12-A-18-VA



BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION	APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name Chris Turpen	Owner <input type="checkbox"/>	New Structure <input checked="" type="checkbox"/>
Street Address 1743 E. McNair Dr., Suite 200	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip Tempe, AZ 85283	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number 480-755-0959	Other <input checked="" type="checkbox"/>	Signage <input type="checkbox"/>
Email turpen@esencia.org		Other <input type="checkbox"/>

THIS IS A REQUEST FOR:

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

PROPERTY INFORMATION

Street Address 5100 N. Broadway St.

City, State, Zip Knoxville, TN 37918

Parcel # (see KGIS.org) 058EH016

Zoning District (see KGIS.org) C-3

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.

Both proposed canopy structures encroach into existing setbacks. The canopy bordering Hillcrest Drive encroaches 4' 5" into the 25' setback. The canopy bordering Broadway Street encroaches 8' 4" into the 25' setback. We are requesting approval to construct both canopies.

Describe hardship conditions that apply to this variance.

Please see attached addendum.

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 11-6-18

File # 12-A-18-VA



BOARD OF ZONING APPEALS APPLICATION

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

Is a plat required? Yes No

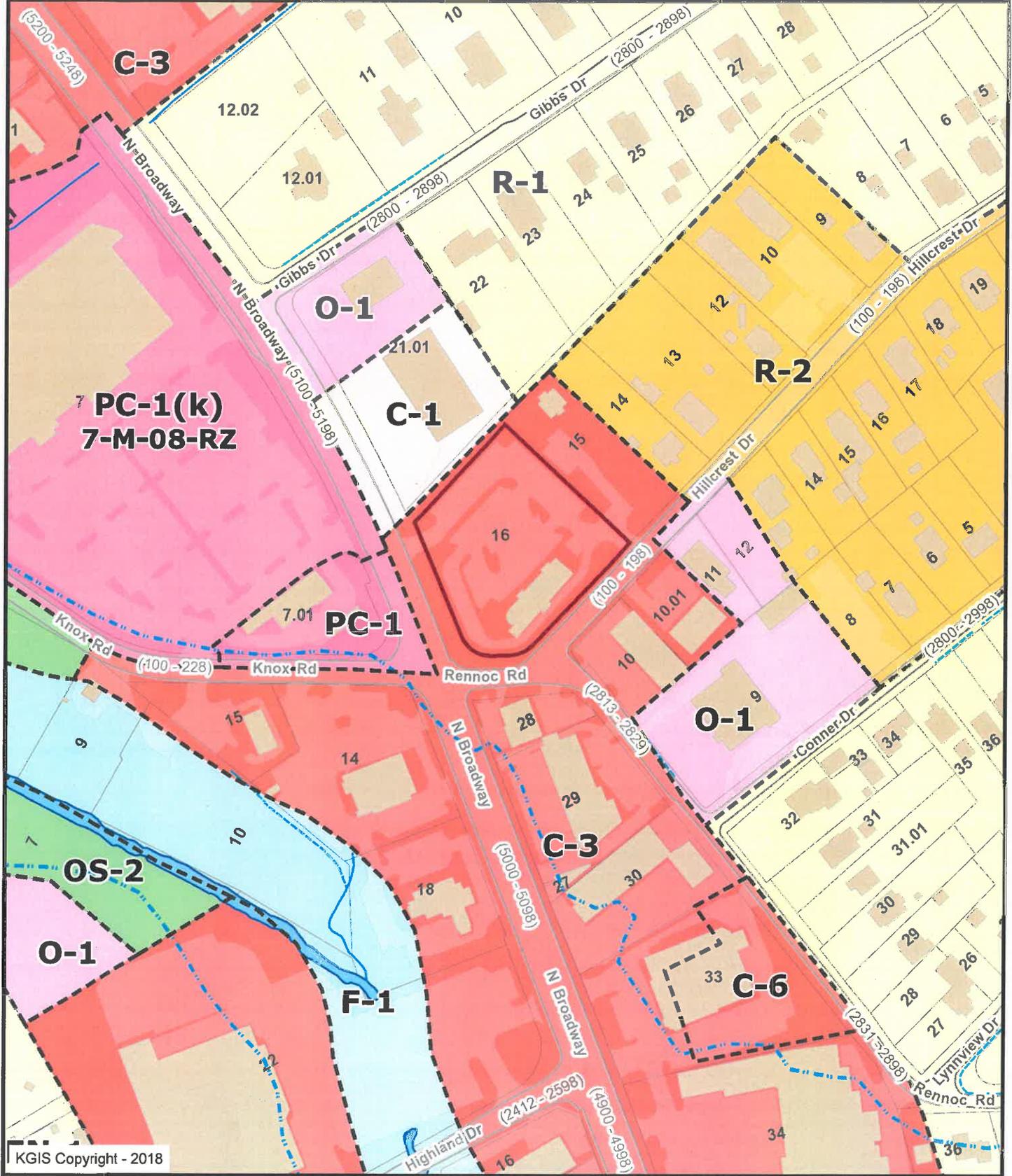
VARIANCE REQUEST(S) WITH ORDINANCE CITATION(S):

1. Reduce the required front yard setback for a detached structure on Hillcrest Dr. from 25' to 20' 7".
2. Reduce the required front yard setback for a detached structure on N. Broadway from 25' to 16' 8".

Per Article 4, Section 2.2.6.E.1

PROJECT INFORMATION

Date Filed 11-12-18	Fee Amount \$250.00 <i>pd 11/21/18 vca/gf</i>
Council District District 4	BZA Meeting Date 12-20-18
PLANS REVIEWER Rebecca Johnson	DATE 11-12-18



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5100 N. Broadway St.

12-A-18-VA
Chris Turpen

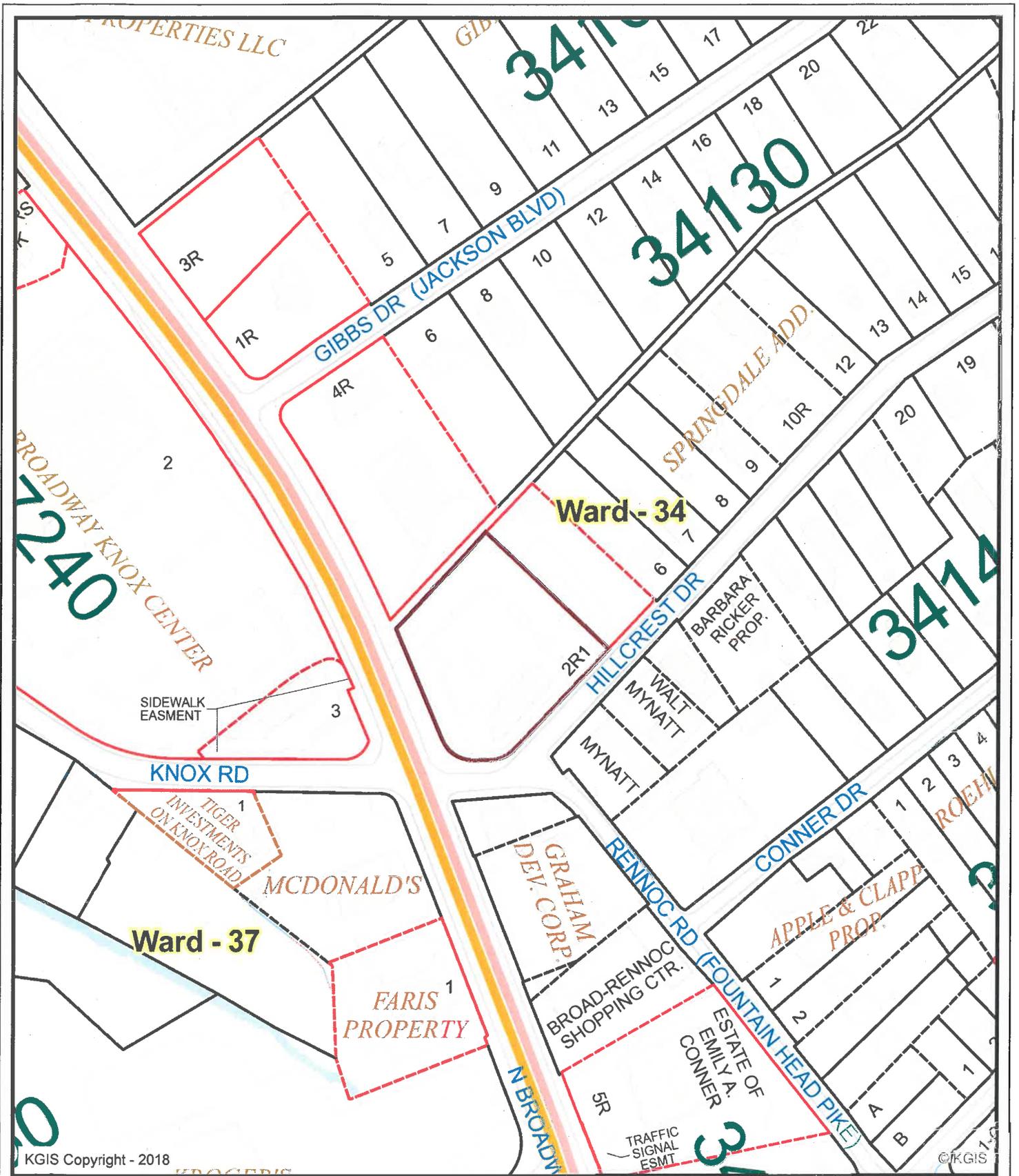
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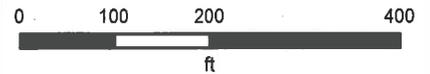
5100 N. Broadway St.

12-A-18-VA
Chris Turpen

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5100 N. Broadway St.

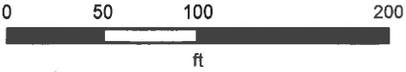
12-A-18-VA

Chris Turpen

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engineering | environmental | capital planning | project management

Chick-Fil-A Variance Request

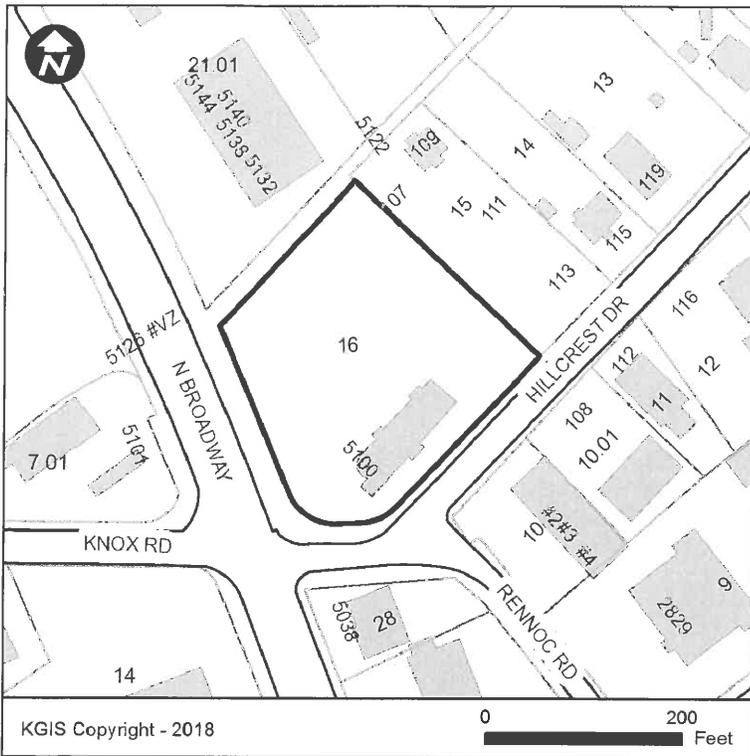
5100 N Broadway St
Knoxville, TN
Parcel # 058EH016

Describe hardship conditions that apply to this variance:

Chick-Fil-A, through various efforts and research, has found that having their employees engage in face to face ordering with their valued customer through an iPOS system; this initiative increases the sites drive thru experience in both efficiency and increased customer satisfaction. This approach is reflected in the overall improved traffic flow throughout the property and surrounding location. As a way to further enhance the iPOS ordering system the canopy model was created. The canopy system increases the safety of all employees, customer vehicles, and pedestrians. They establish clear and designated paths for all to follow while offering protection and comfort from the outside elements, such as but limited to inclement weather. Each site is surveyed and researched individually, and the canopies are designed to fit seamlessly into the overall site-specific Chick-Fil-A footprint and provide a high-level aesthetic image.

The setbacks at this Chick-Fil-A site do not allow for the appropriately sized canopies for the effective utilization of the iPOS canopy system. There is no possible reorganization of the drive thru that would allow for the canopy's to be situated in a different location or cut down to a size within the setback, making the iPOS Canopy system unachievable.

Parcel 058EH016 - Property Map and Details Report



Property Information

Parcel ID:	058EH016
Location Address:	5100 N BROADWAY
CLT Map:	58
Insert:	E
Group:	H
Condo Letter:	
Parcel:	16
Parcel Type:	
District:	34
Ward:	
City Block:	34130
Subdivision:	SPRINGDALE ROAD LOT 1-3 & PT4
Rec. Acreage:	1.47
Calc. Acreage:	0
Recorded Plat:	6 - 52
Recorded Deed:	20180611 - 0073172
Deed Type:	Deed:Full Coven
Deed Date:	6/11/2018

Address Information

Site Address:	5100 N BROADWAY KNOXVILLE - 37918
Address Type:	BUSINESS
Site Name:	CHICK FIL A

Owner Information

CHICK-FIL-A INC
5200 BUFFINGTON RD
ATTN: RE LEGAL DEPT
ATLANTA, GA 30349

The owner information shown in this section does **not** necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

Jurisdiction Information

County:	KNOX COUNTY
City / Township:	Knoxville

MPC Information

Census Tract:	42
Planning Sector:	North City

Please contact Knox County Metropolitan Planning Commission (MPC) at (865) 215-2500 if you have questions.

Political Districts

Voting Precinct:	34
Voting Location:	Fountain City Public Library 5300 STANTON RD
TN State House:	16 Bill Dunn
TN State Senate:	7 Richard Briggs
County Commission:	2 Michele Carringer

School Zones

Elementary:	FOUNTAIN CITY ELEMENTARY
Intermediate:	
Middle:	GRESHAM MIDDLE
High:	CENTRAL HIGH

Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

City Council:	4 Lauren Rider
School Board:	2 Jennifer Owen

Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

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MATERIAL SAMPLES

CANOPY DECK - UNDERSIDE FACE



COMPANY: LANE SUPPLY, INC.
COLOR: LANE HIGH GLOSS WHITE

CANOPY ROOF



COMPANY: LANE SUPPLY, INC.
COLOR: JET MATTE BLACK



CANOPY APPLIANCES

CANOPY LIGHT



LED CANOPY LIGHT - LEGACY (CRUS)
MODEL: LIGHT OUTPUT - CRUS
COLOR: COOL WHITE

OVERHEAD PATIO HEATER



SUPREME SCHWANK
MODEL: 2352 N OUTDOOR

INDUSTRIAL MOUNTED
WORKSTATION FAN



TPI CORPORATION
MODEL: U-18-TE
FAN SIZE: 18"



● SHEET TITLE:
FACE TO FACE DOUBLE LANE CANOPY
REFERENCE ONLY, NON SITE SPECIFIC



17200 N. PERIMETER DR #275
SCOTTSDALE, ARIZONA 85256
TEL: 480.777.1800



1743 E. McNAIR DRIVE
TEMPE, ARIZONA
480.755.0969

● DATE: OCT 11, 2018

● PROJECT: CANOPY PROGRAM

● PROJECT #: 18011

● SCHEMATIC - NOT FOR CONSTRUCTION USE

MATERIAL SAMPLES

CANOPY DECK - UNDERSIDE FACE



COMPANY: LANE SUPPLY, INC.
COLOR: LANE HIGH GLOSS WHITE

CANOPY ROOF

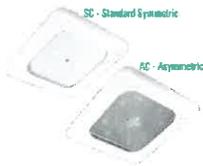


COMPANY: LANE SUPPLY, INC.
COLOR: JET MATTE BLACK



CANOPY APPLIANCES

CANOPY LIGHT



LED CANOPY LIGHT - LEGACY (CRUS)
MODEL: LIGHT OUTPUT - CRUS
COLOR: COOL WHITE

OVERHEAD PATIO HEATER



SUPREME SCHWANK
MODEL: 2352 N OUTDOOR

INDUSTRIAL MOUNTED
WORKSTATION FAN



TPI CORPORATION
MODEL: U-18-TE
FAN SIZE: 18"



● SHEET TITLE:

MEAL DELIVERY CANOPY
REFERENCE ONLY, NON SITE SPECIFIC

● DATE: OCT 15, 2019

● PROJECT: CANOPY PROGRAM

● PROJECT #: 19011

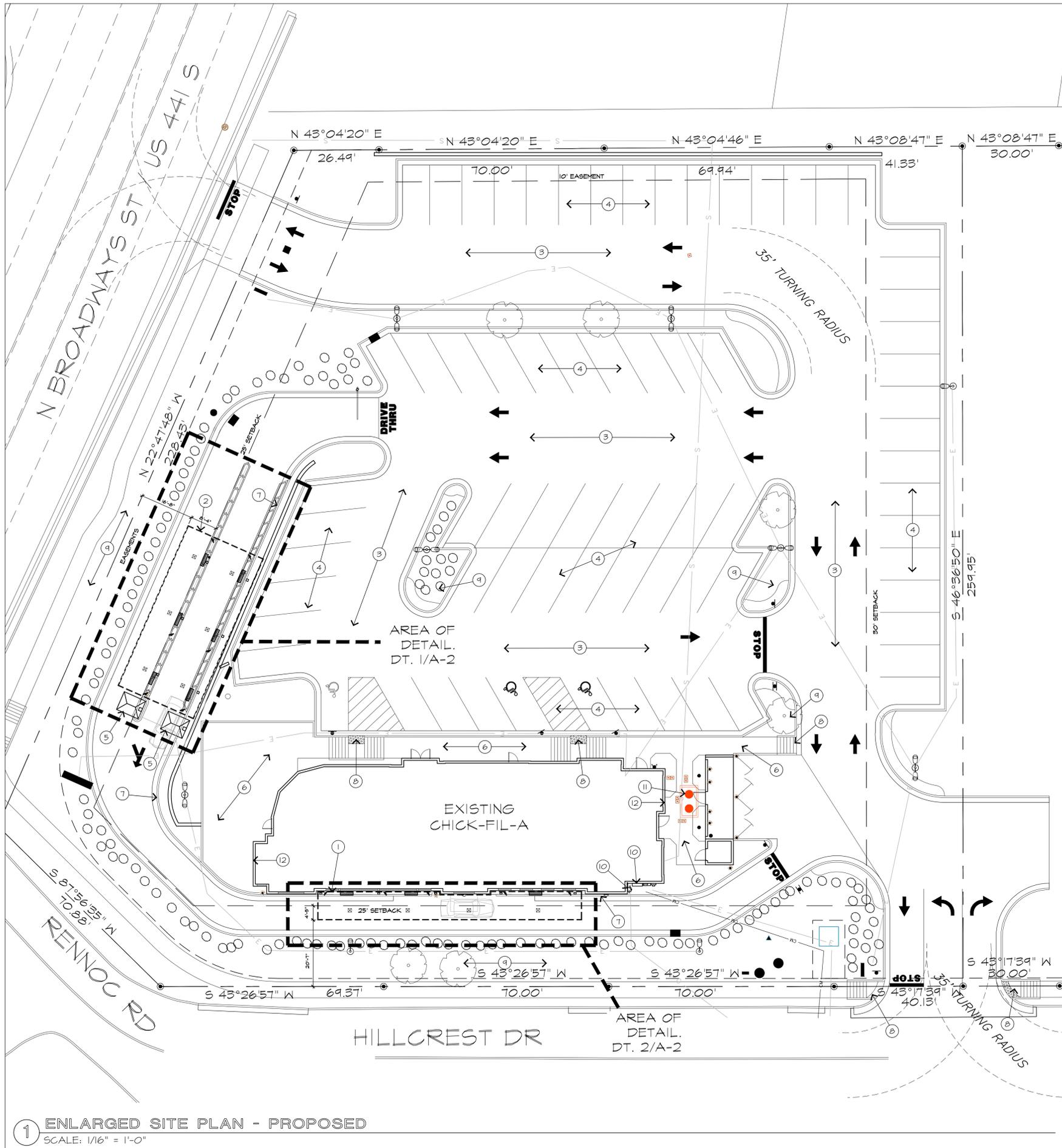


17200 N. PERIMETER DR. #275
SCOTTSDALE, ARIZONA 85265
TEL: 480.777.1900



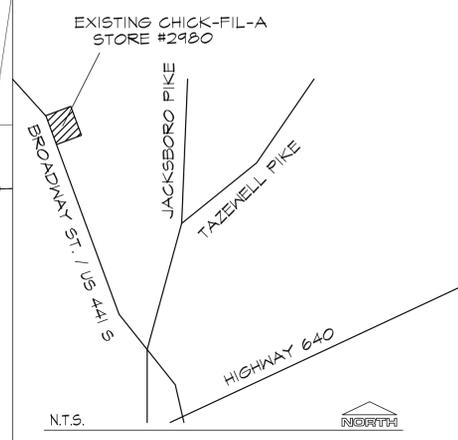
1743 E. McNAIR DRIVE
TEMPE, ARIZONA
480.755.0252

● SCHEMATIC - NOT FOR CONSTRUCTION USE



1 ENLARGED SITE PLAN - PROPOSED
SCALE: 1/16" = 1'-0"

VICINITY MAP



SHEET INDEX

- ARCHITECTURAL
A-1 PROJECT DATA & OVERALL SITE PLAN
- STRUCTURAL
MEAL DELIVERY CANOPY
AB-1 FOOTING LOCATIONS
AB-2 CANOPY FOOTINGS
E-1 FRAMING PLAN
E-2 SECTIONS
E-3 SECTIONS
E-4 SECTIONS
EL1 CANOPY ELEVATION PLAN
LL1 CANOPY LIGHT LAYOUT
- FACE TO FACE CANOPY
AB-1 FOOTING LOCATIONS
AB-2 CANOPY FOOTINGS
E-1 FRAMING PLAN
E-2 SECTIONS
E-3 SECTIONS
E-4 SECTIONS
EL1 CANOPY ELEVATION PLAN
LL1 CANOPY LIGHT LAYOUT
- PLUMBING
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P1.2 GAS PLUMBING PLAN
P2.1 PLUMBING DETAILS
- ELECTRICAL
E1.1 POWER AND LGT PLAN
E1.2 ELECTRICAL DETAILS

SITE PLAN NOTES

1. OUTLINE OF PROPOSED OVERHEAD MEAL DELIVERY CANOPY.
2. OUTLINE OF PROPOSED OVERHEAD FACE TO FACE CANOPY.
3. EXISTING VEHICLE DRIVE AISLE TO REMAIN.
4. EXISTING PARKING FIELD TO REMAIN, NO CHANGE.
5. EXISTING ORDER POINT TO REMAIN, NO CHANGE.
6. EXISTING CONCRETE WALKWAY TO REMAIN.
7. EXISTING CONCRETE CURB TO REMAIN. ANY DAMAGE TO EXISTING CURB SHALL BE REPAIRED AND/OR REPLACED AS TO LIKE NEW CONDITION.
8. EXISTING CONCRETE ACCESSIBLE RAMP / MARKED PATHWAY TO REMAIN.
9. EXISTING LANDSCAPING AREA TO REMAIN.
10. LOCATION OF ELECTRICAL AND/OR GAS CONNECTION. CONFIRM UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION.
11. EXISTING UNDERGROUND UTILITY COVER TO REMAIN. VERIFY PRIOR TO START OF CONSTRUCTION.
12. EDGE OF EXISTING BUILDING. NO CHANGE.

PROJECT DATA

PROJECT NAME: CHICK-FIL-A, SITE #2980
 PROJECT ADDRESS: 5100 N BROADWAY ST. KNOXVILLE, TN 37918
 PROJECT DESCRIPTION: INSTALL NEW OVERHEAD SHADE CANOPY AT EXISTING DRIVE THRU FOR EMPLOYEE AND VEHICLE SHADE.
 EXISTING ZONING: COMMERCIAL (NO CHANGE)
 CONSTRUCTION AREA:
 a) Face to Face canopy: ± 1,389 S.F.
 b) Meal Delivery Canopy: ± 714 S.F.
 Total: ± 2,103 S.F.
 PARKING: EXISTING (NO CHANGE)
 DRIVE THRU QUEING: EXISTING (NO CHANGE)

GOVERNING CODES

BUILDING: 2012 EDITION I.B.C.
 MECHANICAL: 2012 EDITION I.M.C.
 PLUMBING: 2012 EDITION I.P.C.
 ENERGY: 2012 EDITION I.E.C.C.
 ELECTRICAL: 2011 EDITION N.E.C.
 FUEL / GAS: 2012 EDITION I.F.G.C.
 FIRE: 2012 EDITION I.F.C.
 ACCESSIBLE: 2009 EDITION OF A.N.S.I.

INCLUDING ALL LOCAL AMENDMENTS

BUILDING SETBACKS

N FRONT (N Broadway St / US441 S): 25 FT
 SIDE (Rennoc Rd / Hillcrest Dr.): 25 FT
 REAR: 0 FT
 SIDE: 30 FT

PROJECT TEAM

OWNER:
 CHICK-FIL-A, INC.
 TROY TRIPP
 5200 BUFFINGTON ROAD
 ATLANTA, GA 30349
 CHICK-FIL-A.COM

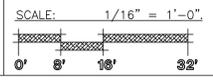
PROJECT MANAGER:
 EMG, LLC
 TONY BOYD
 17200 N. PERIMETER DRIVE, SUITE 275
 SCOTTSDALE, ARIZONA 85255
 PH: 480-777-1800

CANOPY COMPANY:
 LANE SUPPLY INC.
 LARRY TOLBERT
 120 FAIRVIEW
 ARLINGTON, TX. 76010
 LTOLBERT@LANESUPPLYINC.COM

BUILDING DEPARTMENT:
 CITY OF KNOXVILLE
 BUILDING PERMITS
 400 MAIN ST SW #547
 KNOXVILLE, TN 37902
 PHONE 714-671-4406

GENERAL NOTES

1. PRIOR TO COMMENCEMENT OF CONSTRUCTION THE G.C. SHALL BE RESPONSIBLE TO VERIFY AND LOCATE EXACT LOCATION/DEPTH OF UNDERGROUND UTILITY LINES, COMMUNICATION LINES, ETC. SERVING THIS SITE. IDENTIFY UTILITIES AS TO SCOPE OF WORK AND LOCATION OF DIGGING.
2. WHERE REQUIRED, G.C. SHALL NOTIFY ADJACENT TENANTS / PROPERTY OWNERS OF ANY SERVICE INTERRUPTIONS AT LEAST 48 HOURS PRIOR TO SERVICE INTERRUPTIONS.
3. ANY DAMAGES TO UNDERGROUND UTILITY LINES SHALL BE REPORTED TO THE UTILITY COMPANY INVOLVED. G.C. SHALL REPAIR DAMAGES PER UTILITY CO. REQUIREMENTS AT CONTRACTORS EXPENSE.



Chick-fil-A
 5200 BUFFINGTON ROAD
 ATLANTA, GEORGIA 30349
 (404) 765-8000

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CONSULTANTS:



esencia

1743 E. McNair Drive, Suite 200
 Tempe, Arizona 85283
 Telephone 480-755-0959

Revision Schedule

Rev	Date	By	Description

Project Name: CANOPY PROGRAM

CHICK-FIL-A STORE # 2980

5100 N BROADWAY ST.
 KNOXVILLE, TN 37918

Issue Date: 3-15-18
 Drawn By: JM/CT
 Job Number: 18011

Sheet Title: Project Data Overall Site Plan

Scale: As indicated

Sheet Number: A-1