

File # 12-B-18-VA



BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION	APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name <i>Tim Hill: Hatcher Hill Properties, LLC</i>	Owner <input checked="" type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address <i>311 S. Weisgarber Road</i>	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip <i>Knoxville, TN 37919</i>	Tenant <input type="checkbox"/>	Off Street Parking <input checked="" type="checkbox"/>
Phone Number <i>865-719-7538</i>	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Email <i>Tim@hatcherhill.com</i>		Other <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 *1731 Western Ave.*

City, State, Zip *Knoxville, TN 37921*

Parcel # (see KGIS.org) *094 KB013*

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.
Existing Building is 13,277 Square feet. Building is currently in AN opportunity/reddevelopment zone. Building has been VACANT for Approx. 15 years. UNimproved AREA of LAND will only provide 24 parking spaces. Owner has recruited TENANT which has a low intense use for parking. The use classification is Retail/office.

Describe hardship conditions that apply to this variance. *EXISTING size of building + Shape + size of lot.*

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 *Timothy M. Hill* DATE *11/14/18*

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

Is a plat required? Yes No

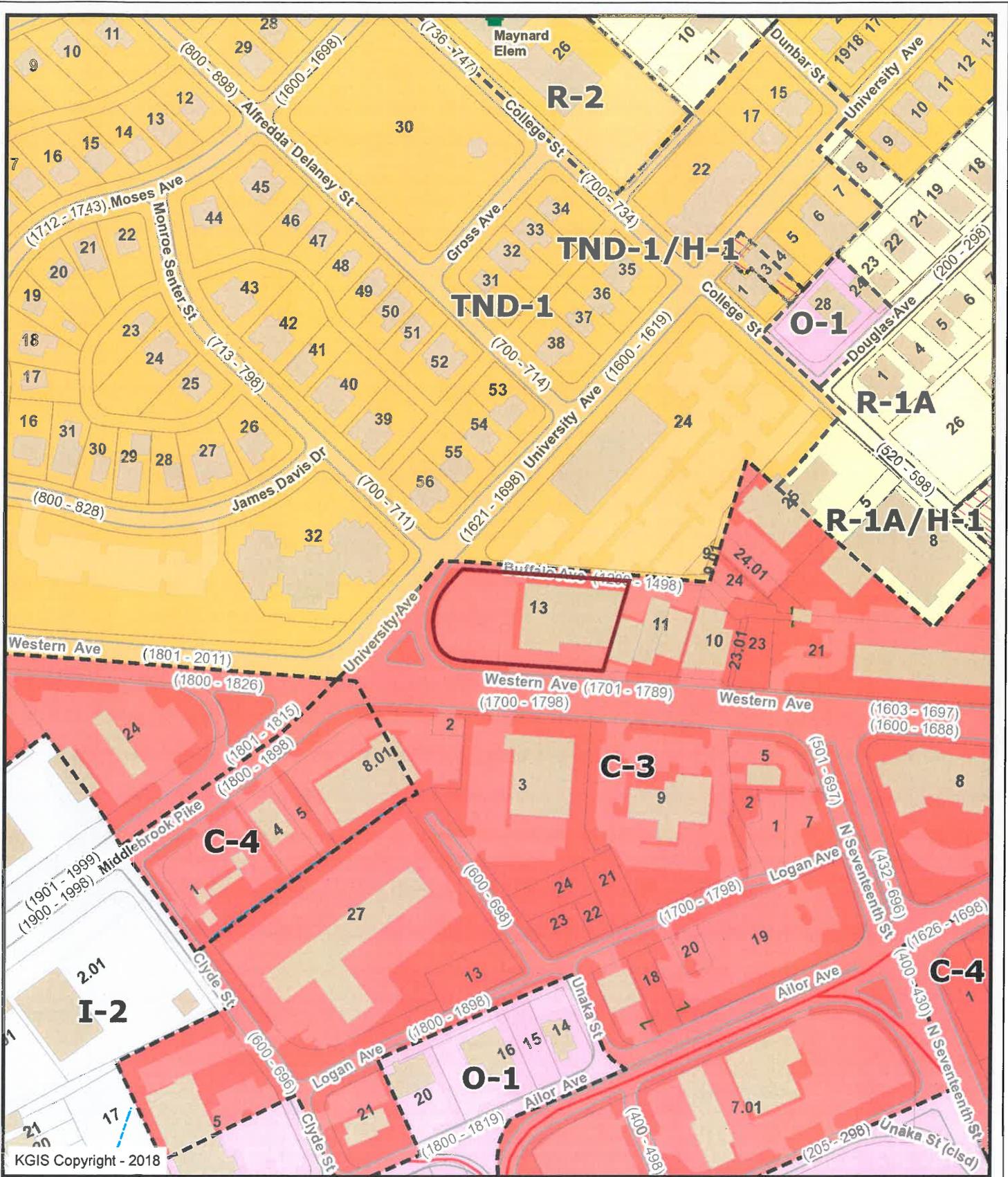
VARIANCE REQUEST(S) WITH ORDINANCE CITATION(S):

Applicant requests reduction in parking requirements for an office/retail space. The uses would require 40 spaces per Article 5, Section 7, Table 1. Applicant requests a reduction to 23 spaces.

PROJECT INFORMATION

Date Filed 11/14/18	Fee Amount \$250
Council District 6	BZA Meeting Date 12/20/18
PLANS REVIEWER Lori Hearl (Joshua Frerichs)	DATE 11/14/18(Revised12/04/18)

REVISED



1731 Western Ave.

12-B-18-VA

Hatcher Hill Properties, LLC

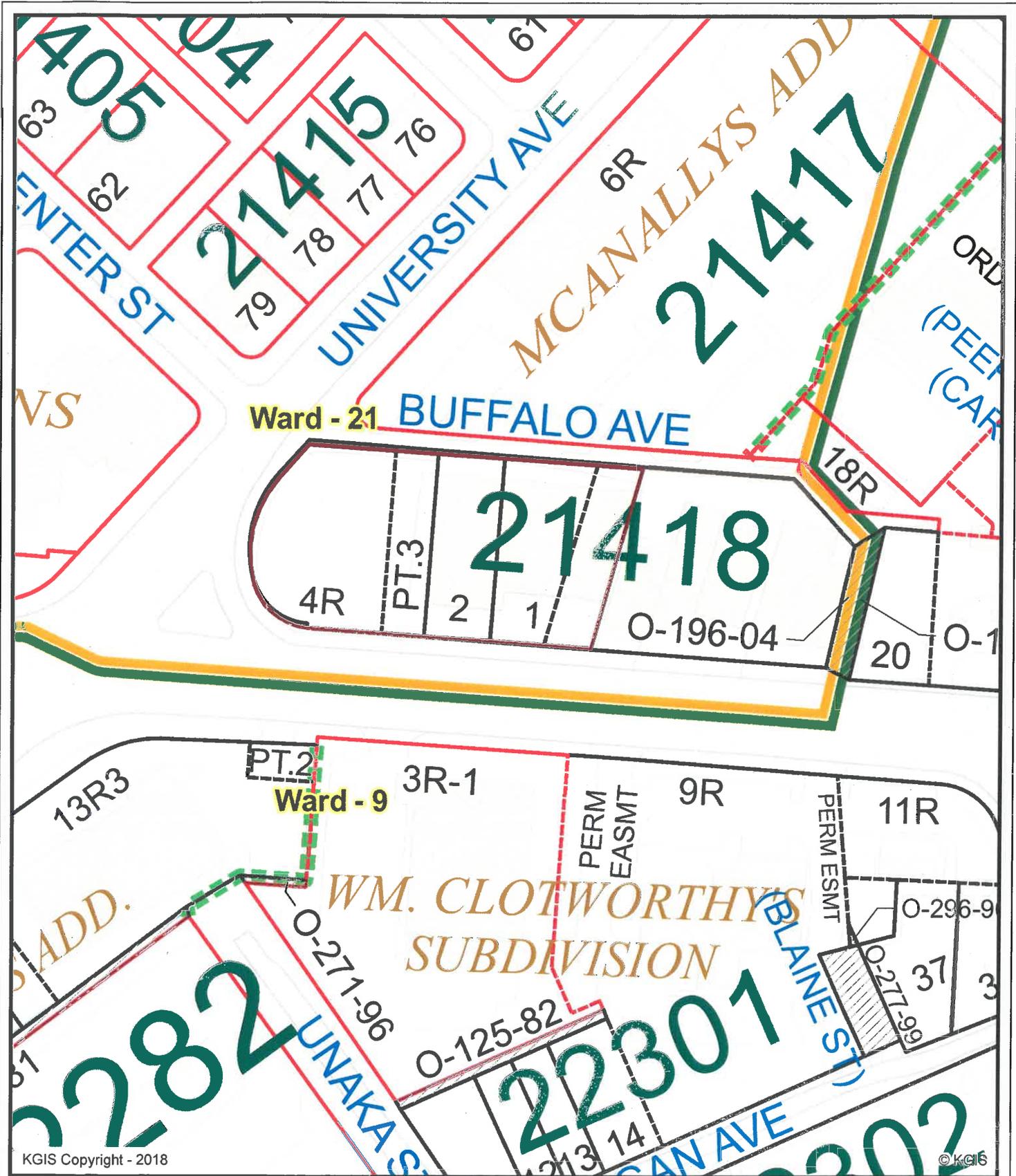
Knoxville - Knox County - KUB Geographic Information System



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1731 Western Ave.

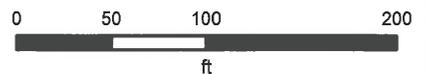
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Logan Ave © KGIS

1731 Western Ave.

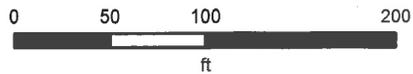
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Western Avenue Elevation



University Avenue Elevation

1725 & 1731 Western Avenue
Knoxville, Tennessee
Proposed Elevations

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R2R
studio, llc

12-B-18-VA



Existing Site



Western Avenue Elevation



Alley Elevation



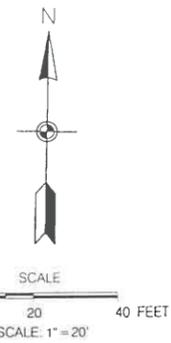
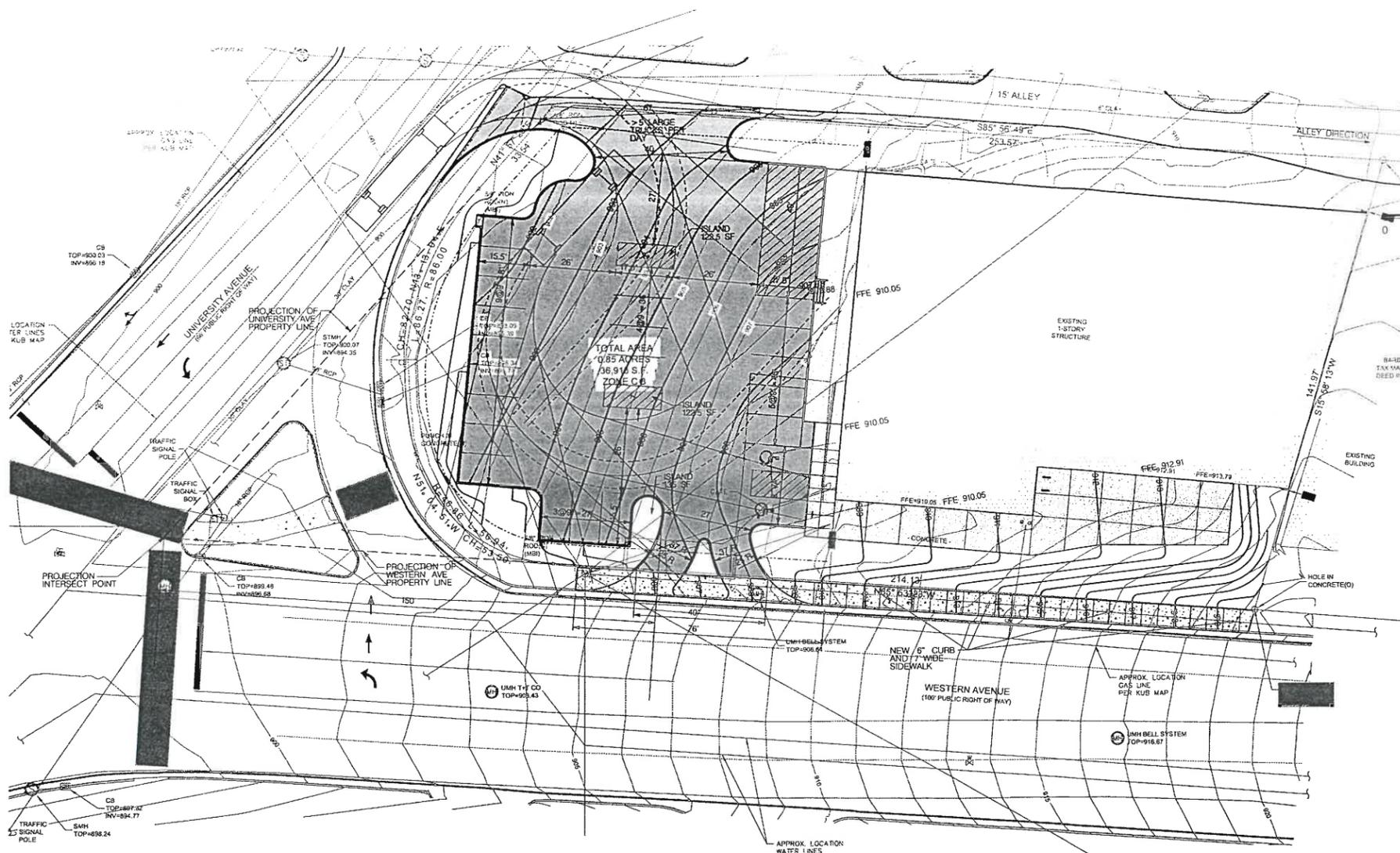
University Avenue Elevation

1725 & 1731 Western Avenue
Knoxville, Tennessee
Existing Building Images

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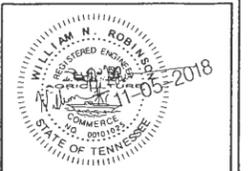
12-B-18-VA



LEGEND

EXISTING	PROPOSED	
535	535	GROUND CONTOUR ELEVATION
535.25	535.25	SPOT ELEVATION
[Symbol]	[Symbol]	STRUCTURE
[Symbol]	[Symbol]	PROPERTY LINE
[Symbol]	[Symbol]	EASEMENT
[Symbol]	[Symbol]	EDGE OF PAVEMENT
SD	SD	STORM DRAIN
SS	SS	SANITARY SEWER
PW	PW	POTABLE WATER
NG	NG	NATURAL GAS
OE	OE	OVERHEAD ELECTRICAL
(W)	(W)	WATER METER
[Symbol]	[Symbol]	FIRE HYDRANT
[Symbol]	[Symbol]	SURFACE FLOW
[Symbol]	[Symbol]	SILT FENCING
[Symbol]	[Symbol]	CURB
[Symbol]	[Symbol]	CATCH BASIN
[Symbol]	[Symbol]	CONCRETE PAVEMENT
[Symbol]	[Symbol]	ASPHALT PAVEMENT
[Symbol]	[Symbol]	RIP RAP

**WILL ROBINSON
& ASSOCIATES**
 1248 North Shorewood Ln
 Caryville, TN 37714
 (865) 386-4200
 wrassociates@bellsouth.net



Site Improvements for:
Western and University
 1731 University Ave
 Knoxville, TN

REVISIONS:

DRAWN: WNR
 CHECKED: WNR
 DATE: 11-05-2018
 FILE NAME:
 PROJECT NO:

C1.1
 SITE PLAN
 DRAWING

12-B-18-VA