

# BOARD OF ZONING APPEALS

**NAME OF APPLICANT** John L. Sanders c/o Sanders Pace Architecture

**FILE NO.** 9-G-18-1A

**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 3415 N Broadway	<input type="checkbox"/> Temporary <input checked="" type="checkbox"/> Official
Zoning District C-3, C-4, O-1, IH-1, and F-1	Zoning Map Number 069
Ward and Block 18 / 18602	Lot/Parcel 20,21,22, and 23 / 069ML051 and 069ML053

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

**Is a plat required?**  Yes  No

**DESCRIPTION OF PROPOSAL**

This proposal consists of the development of a parking lot to the rear the proposed renovated residential building. The renovated building will have a total of 10 residential units and the proposed parking lot will have 15 parking spaces. (UOR #7-M-18-UR)

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 depth for a parking setback from 15 feet to 3 feet (Article V, Section 7.C.4)

**CITY OF KNOXVILLE BUILDING INSPECTOR**

Joshua Frerichs

**DATE**

2018-08-20

**APPLICANT'S HARDSHIP**

Hardship(s) of the property do not apply generally in the zoning district?

Size  Elevation  Slope  Shape  Soil  Subsurface  Other \_\_\_\_\_

Topography and scale of the site limits the ability to provide a dimensionally correct parking lot within site constraints.

What legal hardship(s) prevents any reasonable use of your land under the terms of 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: \_\_\_\_\_

Who is 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
John Lynch Sanders	514 W. Jackson Ave.	Knoxville	TN	37902	(865) 329-0316

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

Name (Print)	Street Address	City	State	Zip	Telephone
Joe Fox	109 S. Northshore Dr.	Knoxville	TN	37919	(865) 621-9493
Jay McNabb	4612 Island Home Pike	Knoxville	TN	37920	

Date Filed: \_\_\_\_\_ Fee Paid: \$250 CK# 3624 of 8/20/18

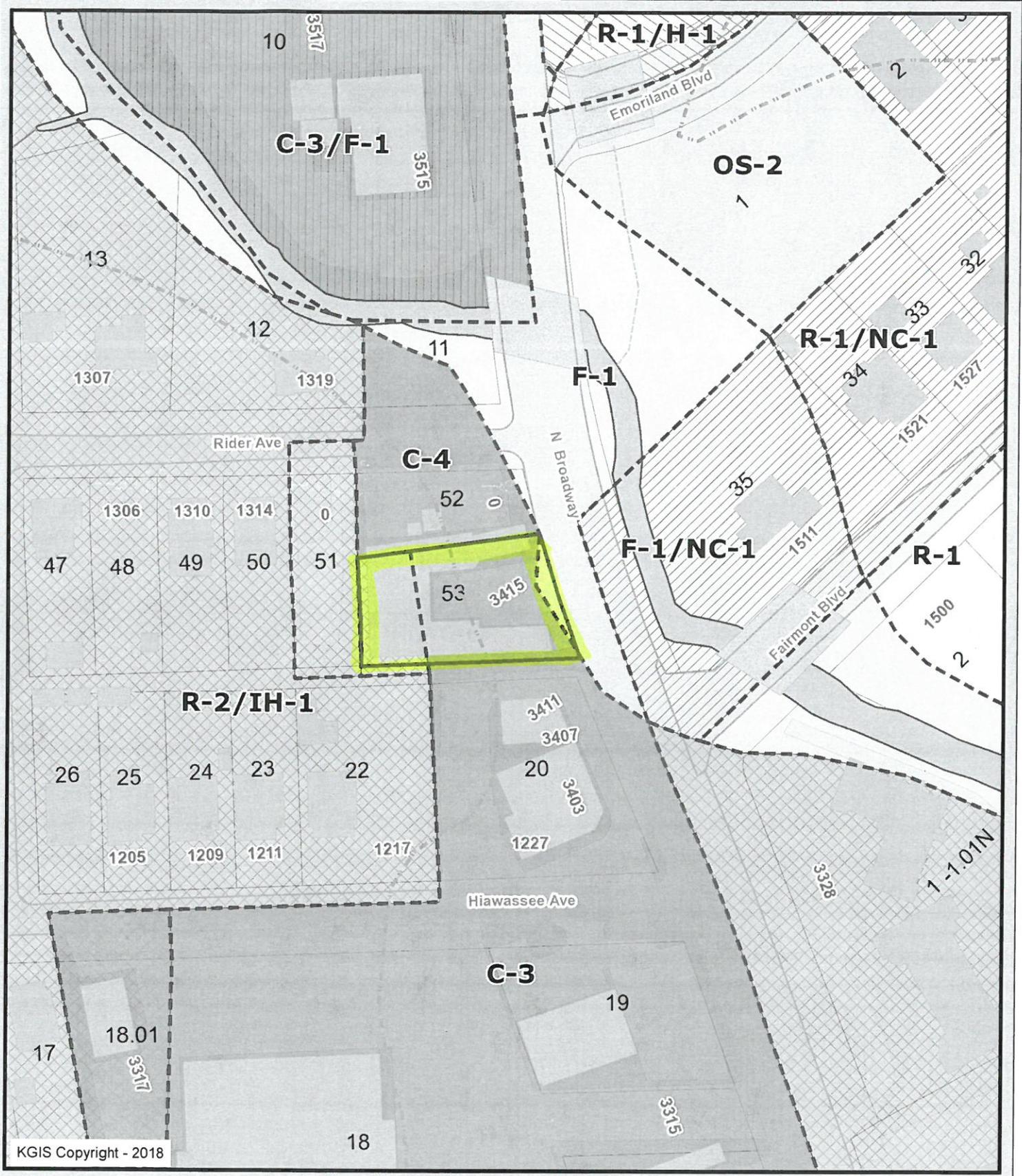
Councilmanic District: \_\_\_\_\_ MPC Planning Sector: \_\_\_\_\_

General Location Description: \_\_\_\_\_

Size: Acres \_\_\_\_\_ Size: Sq. Ft. \_\_\_\_\_

**METROPOLITAN PLANNING COMMISSION**

**DATE**



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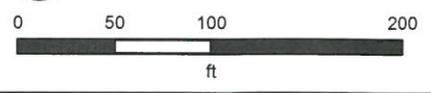
**Sanders Pace Architecture**

3415 N. Broadway  
9-G-18-VA

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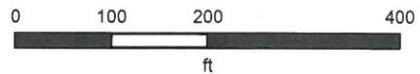
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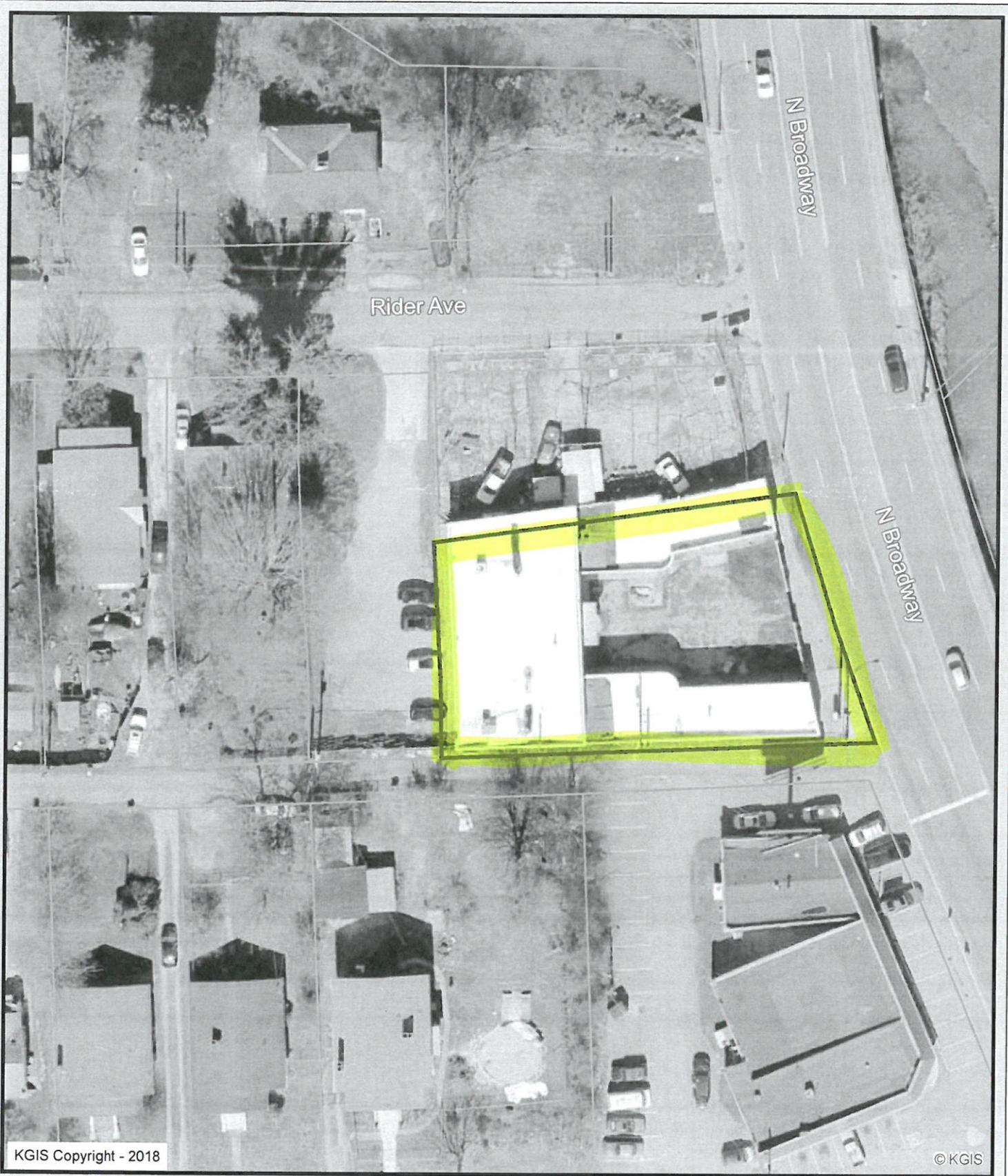
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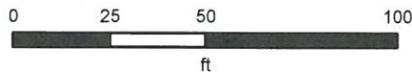
## Sanders Pace Architecture

3415 N. Broadway  
9-G-18-VA

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DRAWING PREPARED USING SURVEY FROM MEI 05/16/18. 47 ACRES TOTAL. WARD 18. TAX PARCEL ID: MAP 0696 L. PARCEL 51. MAP 0696 L. PARCEL 53.

(4) PARALLEL PARKING SPACES PENDING VARIANCE APPROVAL.

NEW LANDSCAPE (MATURE OF NATURALIZED SHADE TREES) WILL BE INSTALLED ALONG ADJACENT ROAD AND ALLEY.

NEW LANDSCAPING (MATURE OF NATURALIZED SHADE TREES)

NEW 5' TALL WOOD PRIVACY FENCE ALONG PARALLEL SPACES

LOW LANDSCAPE WALL AS REQUIRED (< 4' TALL)

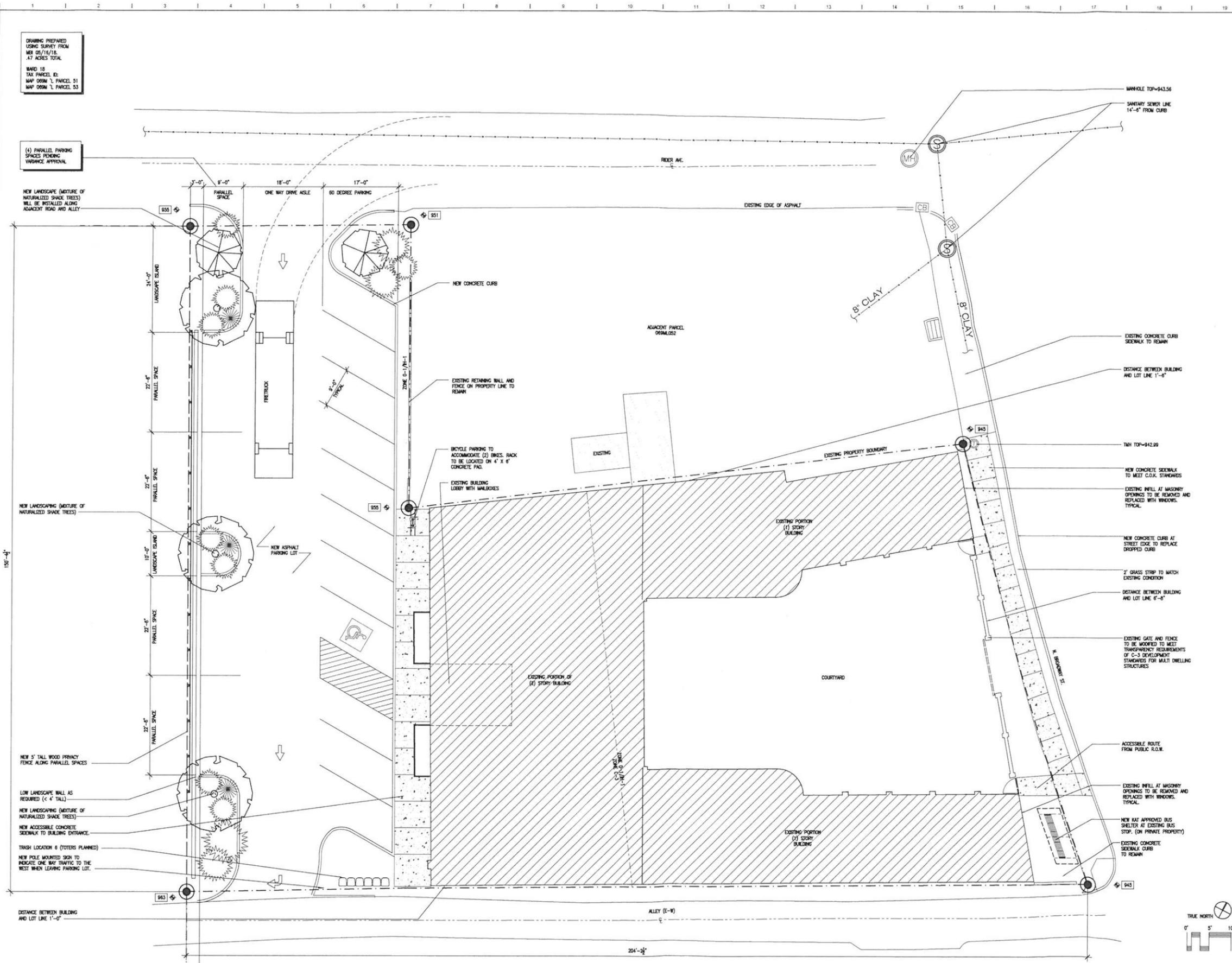
NEW LANDSCAPING (MATURE OF NATURALIZED SHADE TREES)

NEW ACCESSIBLE CONCRETE SIDEWALK TO BUILDING ENTRANCE

TRASH LOCATION 8 (TITERS PLANNED)

NEW POLE MOUNTED SIGN TO INDICATE ONE WAY TRAFFIC TO THE WEST WHEN LEAVING PARKING LOT.

DISTANCE BETWEEN BUILDING AND LOT LINE 1'-0"



**ADAPTIVE REUSE OF THE TAGGART BUILDING**  
3415 N. BROADWAY  
KNOXVILLE, TENNESSEE 37917  
SPA PROJECT #: 1825



THESE DOCUMENTS ARE INVALID WITHOUT A SIGNED STAMP BY ARCHITECT

OWNER:  
**BROADWAY DEVELOPMENT PARTNERS LLC**  
109 S. NORTHSIDE DR.  
KNOXVILLE, TENNESSEE 37919  
T. 865.621.9493  
E. joe@foxandfogart.com  
CONTACT: JOE FOX

CIVIL ENGINEER:  
**WILL ROBINSON & ASSOCIATES**  
1248 NORTH SHREWOOD LN  
CARYVILLE, TENNESSEE, 37714  
T. 865.386.4200  
E. wrassociates@bellsouth.net  
CONTACT: WILL ROBINSON, P.E.

STRUCTURAL ENGINEER:  
**FE DESIGN & ENGINEERING**  
514 W. JACKSON AVE  
T. 865.216.8960  
E. mary@fedesignandengineering.com  
CONTACT: MARY FRENCH-EWERS, P.E., S.E.

ARCHITECT:  
**SANDERS PACE ARCHITECTURE**  
514 W. JACKSON AVE, SUITE 102  
KNOXVILLE, TENNESSEE 37902  
T. 865.329.0316  
E. jsanders@sanderspace.com  
CONTACT: JOHN SANDERS, FAIA

MECHANICAL ENGINEER:  
**FACILITY SYSTEMS CONSULTANTS, LLC**  
713 SOUTH CENTRAL STREET  
KNOXVILLE, TENNESSEE 37902  
T. 865.248.0164  
E. jkenny@facilitiesystems.org  
CONTACT: JOHN KENNY, P.E.

ELECTRICAL ENGINEER:  
**FACILITY SYSTEMS CONSULTANTS, LLC**  
713 SOUTH CENTRAL STREET  
KNOXVILLE, TENNESSEE 37902  
T. 865.248.0164  
E. theadla@facilitiesystems.org  
CONTACT: LARRY HEADLA, P.E.

USE ON REVIEW 25 MAY 2018  
REVISED UOR 26 JUNE 2018  
BZA APPLICATION 15 AUGUST 2018

SITE PLAN FOR 1H1 SUBMITTAL AND VARIANCE

**A0.1**  
1825\_A01.DWG ALTERNATE

9-6-18-VA