

File #

2-H-19-YA



# BOARD OF ZONING APPEALS APPLICATION

## APPLICANT INFORMATION

Name Cogent Bay, Inc

Street Address 2401 PMB 143A Waterman Blvd

City, State, Zip Fairfield, CA 94534

Phone Number 707.421.2304

Email dsowels.3nrealty@gmail.com bsalzburg@smcinc.com

## APPLICANT IS:

Owner ☒Contractor ☐Tenant ☐Other ☐

## THIS PROPOSAL PERTAINS TO:

New Structure ☒Modification of Existing Structure ☐Off Street Parking ☒Signage ☐Other ☐

## 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 1015 Locust Street

City, State, Zip Knoxville, Tennessee 37902

Parcel # (see KGIS.org) 094MD022, 25, 24, 18

Zoning District (see KGIS.org) C-2/D-1

## 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.

Construction of new multifamily residential structure with a parking garage. Variances are being requested for parking dimensions and compact parking counts.

Describe hardship conditions that apply to this variance.

Odd shaped property with TDOT right-of-way on multiple sides and very large power lines through property.

50' of slope on topography across the property.

## 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

1/28/2019

File #

2-H-19-VA

**BOARD OF ZONING APPEALS APPLICATION****\*\*\*\*\*OFFICE USE ONLY\*\*\*\*\***Is a plat required? Yes ☒ No ☐Small lot of record/substandard lot ☐**VARIANCE REQUEST(S) WITH ORDINANCE CITATION(S):**

1. Decrease the minimum drive aisle width for 90 degree parking from 26 feet to 24 feet for the entire parking garage (Article V Section 7.E.1.d. Table 3).

**REVISED****PROJECT INFORMATION**

Date Filed 1/28/19

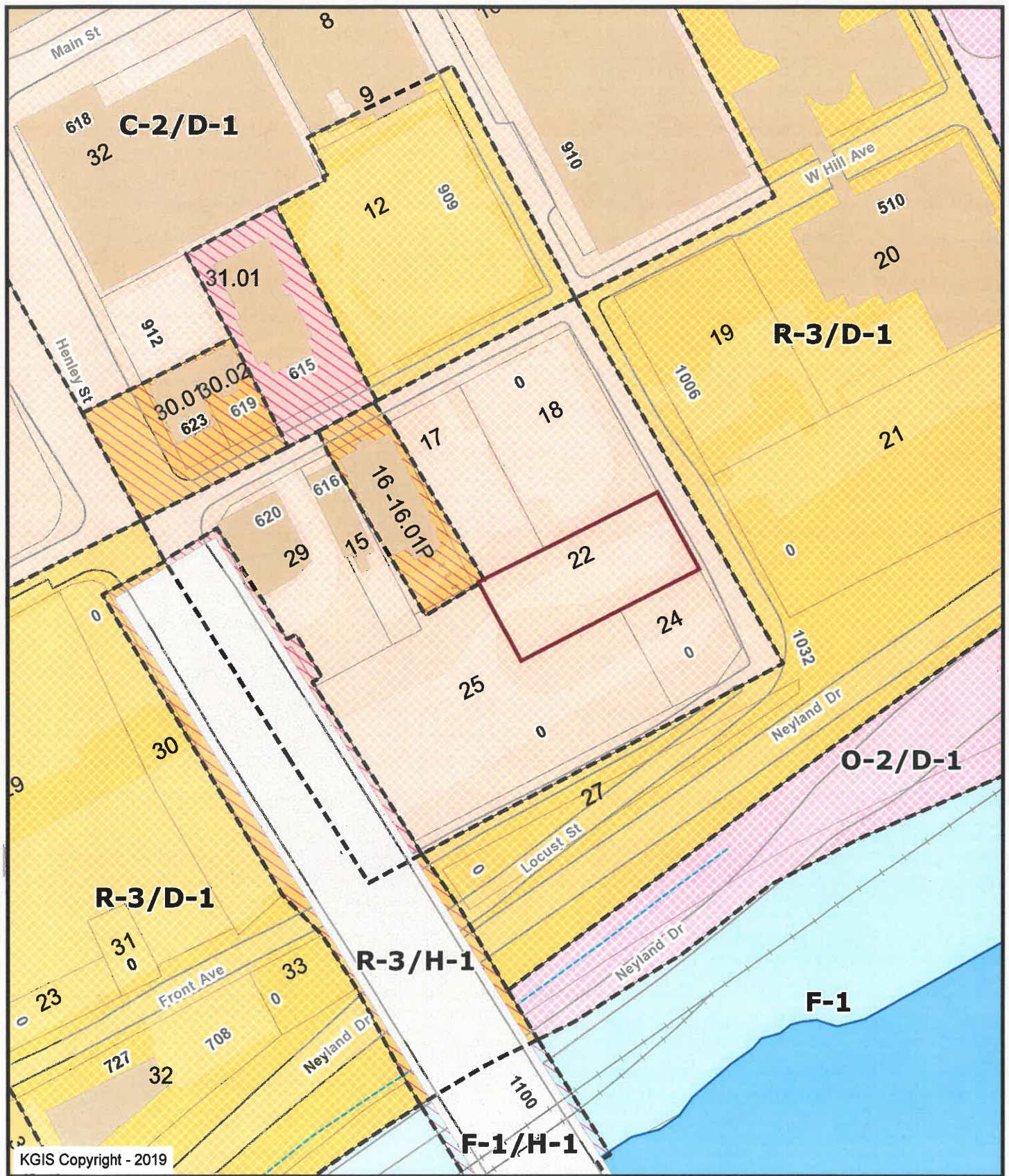
Fee Amount \$500 cc gk 1/28/19

Council District 6

BZA Meeting Date 2/21/19

**PLANS REVIEWER** Joshua Frerichs**DATE** Revised 19-02-05





**2-H-19-VA**

Congent Bay, Inc.  
1015 Locust St.

**Knoxville - Knox County - KUB Geographic Information System**

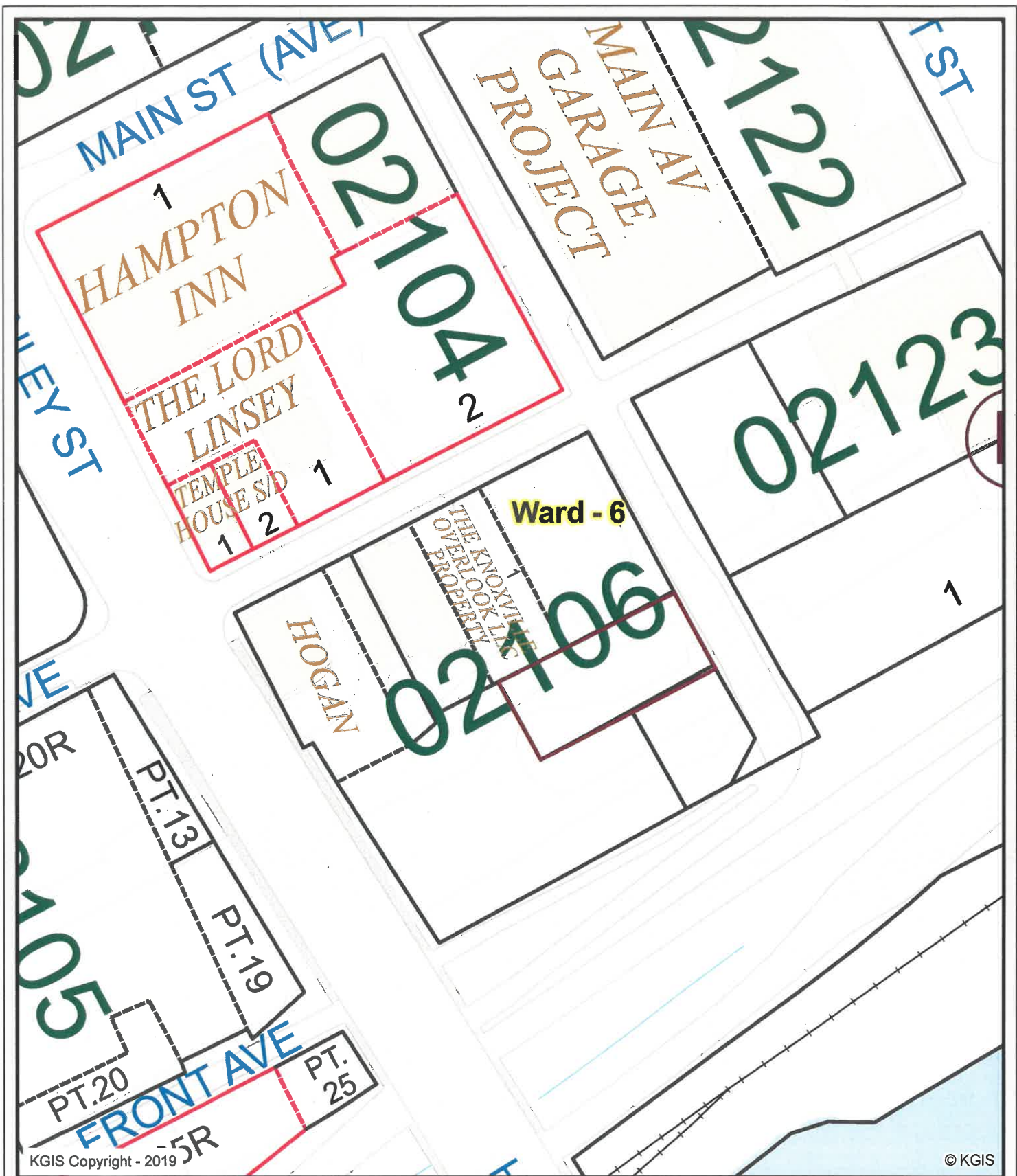


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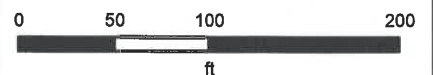


2-H-19-VA  
Congent Bay, Inc.  
1015 Locust St.

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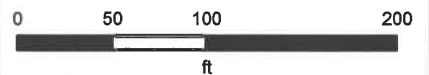


**2-H-19-VA**  
Congent Bay, Inc.  
1015 Locust St.

**Knoxville - Knox County - KUB Geographic Information System**



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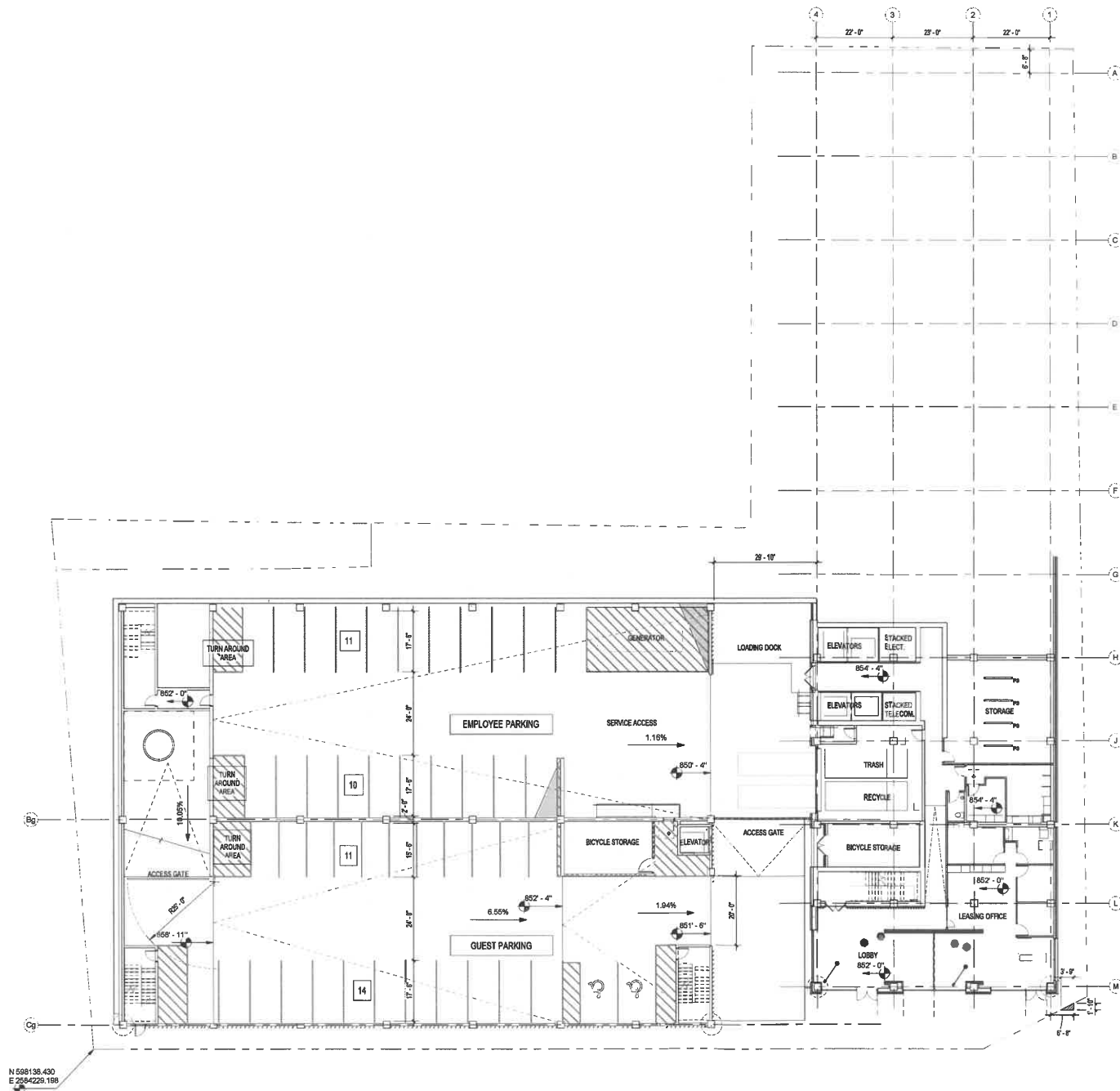
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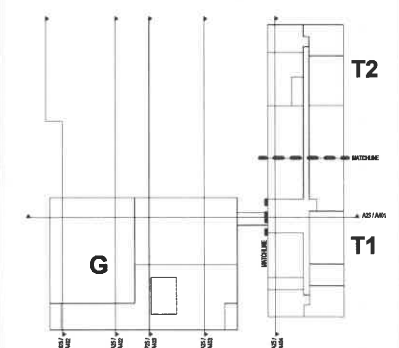
THE 'T' AT RIVERFRONT  
LOCUST HILL RESIDENTIAL DEVELOPMENT



#### K04 KEYED NOTES - FLOOR PLANS

1. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS CONCERNING THE SCOPE OF WORK OF THIS PROJECT PRIOR TO COMMENCING WITH THE ASSOCIATED WORK. IN THE EVENT THE DIMENSIONS ARE IN QUESTION OR IF ANY DISCREPANCIES ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR CLARIFICATION PRIOR TO PROCEEDING WITH THE WORK. FAILURE TO DO SO CONSTITUTES THE CONTRACTOR'S ACCEPTANCE OF THE WORK AS SHOWN.
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6. ALL WALLS ARE TO BE EXTENDED TO UNDERSIDE OF DECK (ROOF OR FLOOR), UNLESS NOTED OTHERWISE.
7. ALL LOCATIONS WHERE BRICK VENEER BUTTS INTO CMU OR CAST STONE, A SOFT JOINT WITH BACKER ROD AND SEALANT SHALL BE PROVIDED.
8. ALL EXPOSED STEEL SHALL BE FULLY AND COMPLETELY PAINTED WITH HIGH PERFORMANCE & FIRE RESISTIVE COATINGS PRIOR TO INSTALLATION, UNLESS NOTED OTHERWISE. REFER TO STRUCTURAL DRAWINGS & SPECIFICATIONS.

#### F04 GENERAL NOTES - FLOOR PLANS



#### A04 KEY PLAN

NOT TO SCALE

NO.	ISSUED BY	DATE

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SHEET DESCRIPTION  
FLOOR PLAN - OVERALL  
1ST FLOOR

A001

PROJECT DATE PROJECT NUMBER  
01/28/19 17073

A25

FLOOR PLAN

1/8" = 1'-0"

OVERALL 1ST FLOOR

2-H-19-VA

1/8/2019 11:38:32 AM



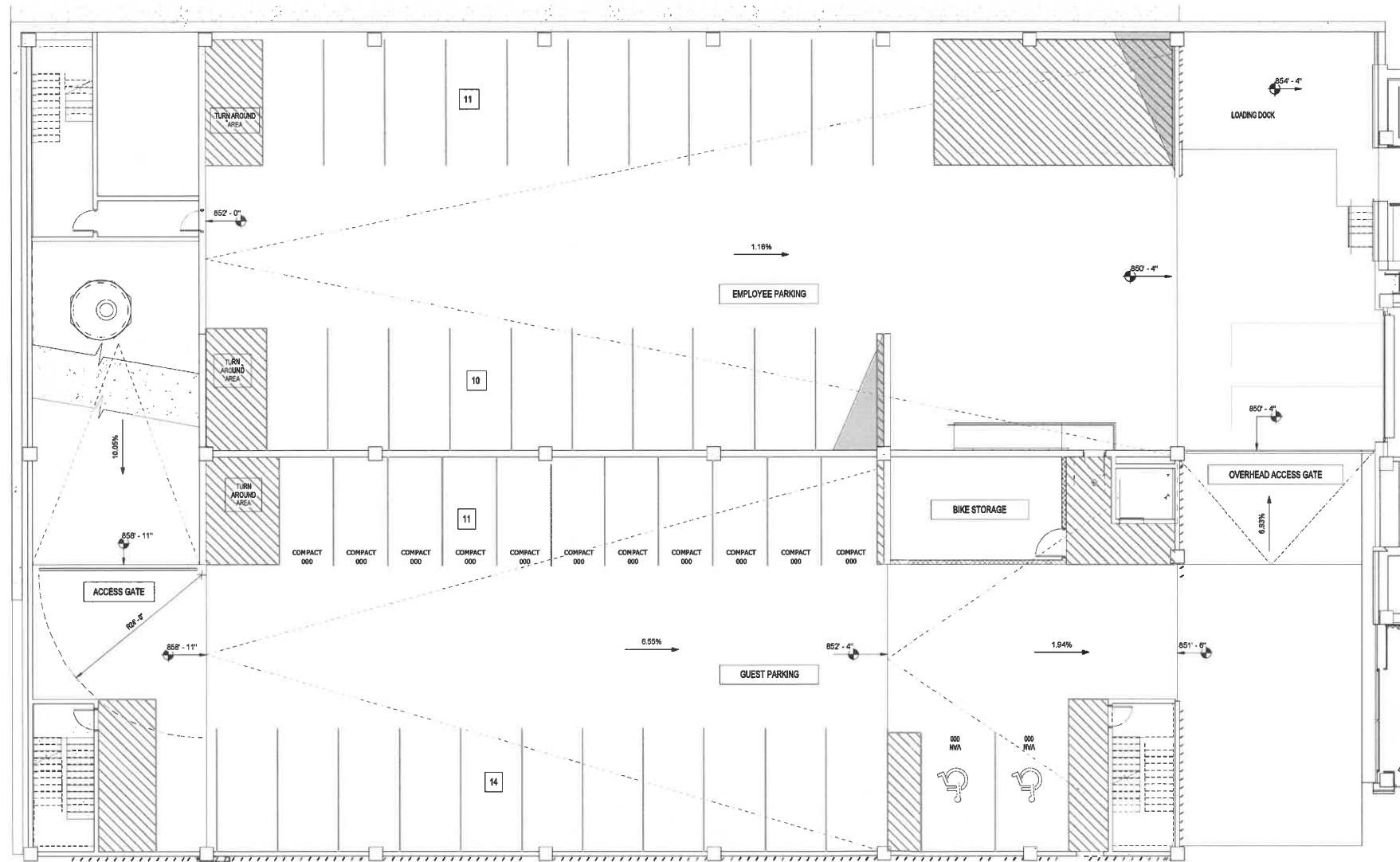
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A25

PARTIAL FLOOR PLAN

1/8" = 1'-0"

1ST FLOOR PLAN - PART G



2-H-19-VA

PARKING COUNT

RESIDENTIAL	274	85.1%
EMPLOYEE	21	6.5%
GUEST	27	8.4%
TOTAL	322	
REGULAR	263	81.7%
COMPACT	59	18.3%
ACCESSIBLE	8 (INCLUDING 2 VAN)	2.5%
TOTAL	322	

X04

PARKING COUNT

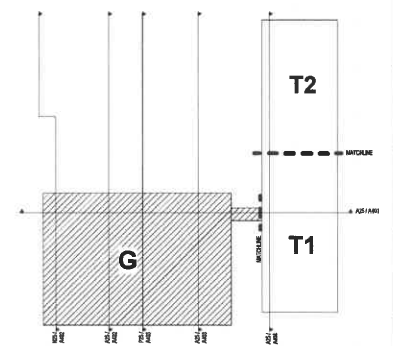
K04

KEYED NOTES - FLOOR PLANS

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F04

GENERAL NOTES - FLOOR PLANS



A04

KEY PLAN

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THE 'T' AT RIVERFRONT  
LOCUST HILL RESIDENTIAL DEVELOPMENT

NO.	ISSUED BY	DATE

SHEET DESCRIPTION  
PARTIAL FLOOR PLAN -  
1ST FLOOR - PART G

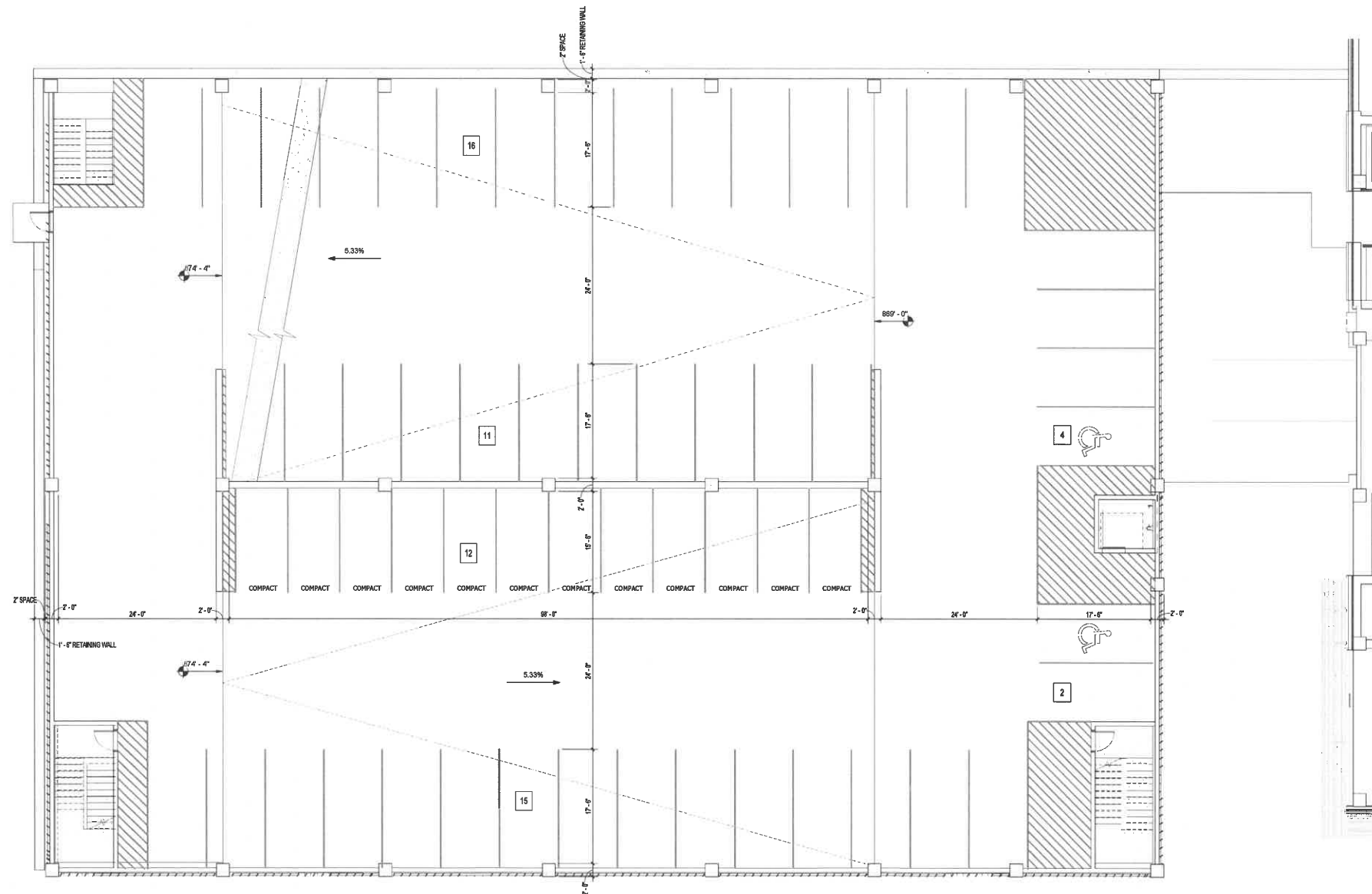
A121

PROJECT DATE PROJECT NUMBER  
01/28/19 17073



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CONSTRUCTION

**THE 'T' AT RIVERFRONT**  
LOCUST HILL RESIDENTIAL DEVELOPMENT

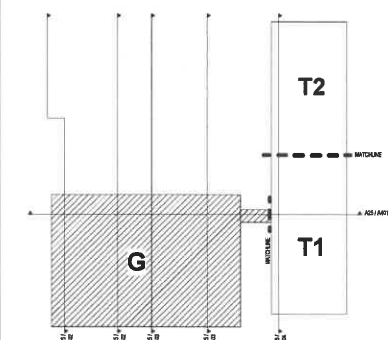


2-H-19-VA

<b>K04</b>	<b>KEYED NOTES - FLOOR PLANS</b>
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<b>F04</b>	GENERAL NOTES - FLOOR PLANS
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**SHEET DESCRIPTION**  
**PARTIAL FLOOR PLAN -**  
**2ND FLOOR - PART G**

**A122**

PROJECT DATE	PROJECT NUMBER
01/28/19	<b>17073</b>

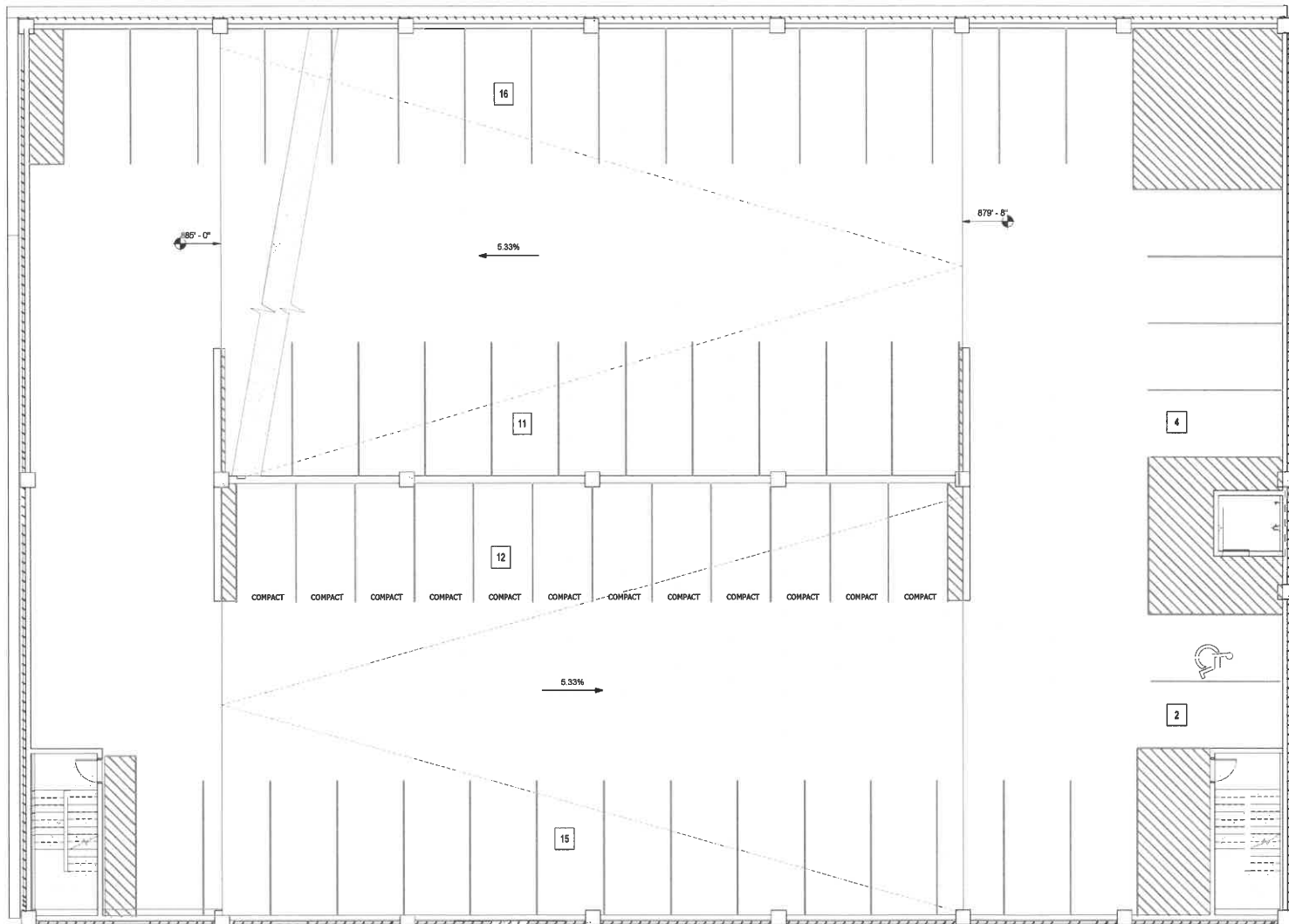
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A25

PARTIAL FLOOR PLAN

1/8" = 1'-0"

3RD FLOOR PLAN - PART G



2-H-19-VA

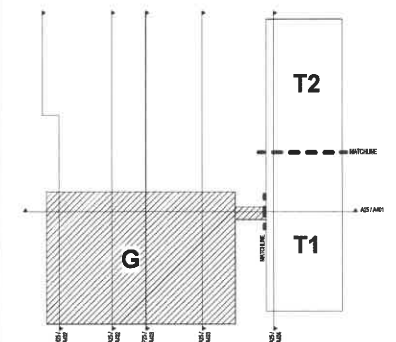
K04

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F04

GENERAL NOTES - FLOOR PLANS



A04

KEY PLAN

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**THE 'T' AT RIVERFRONT**  
LOCUST HILL RESIDENTIAL DEVELOPMENT

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SHEET DESCRIPTION  
PARTIAL FLOOR PLAN -  
3RD FLOOR - PART G

**A123**

PROJECT DATE PROJECT NUMBER  
01/28/19 17073



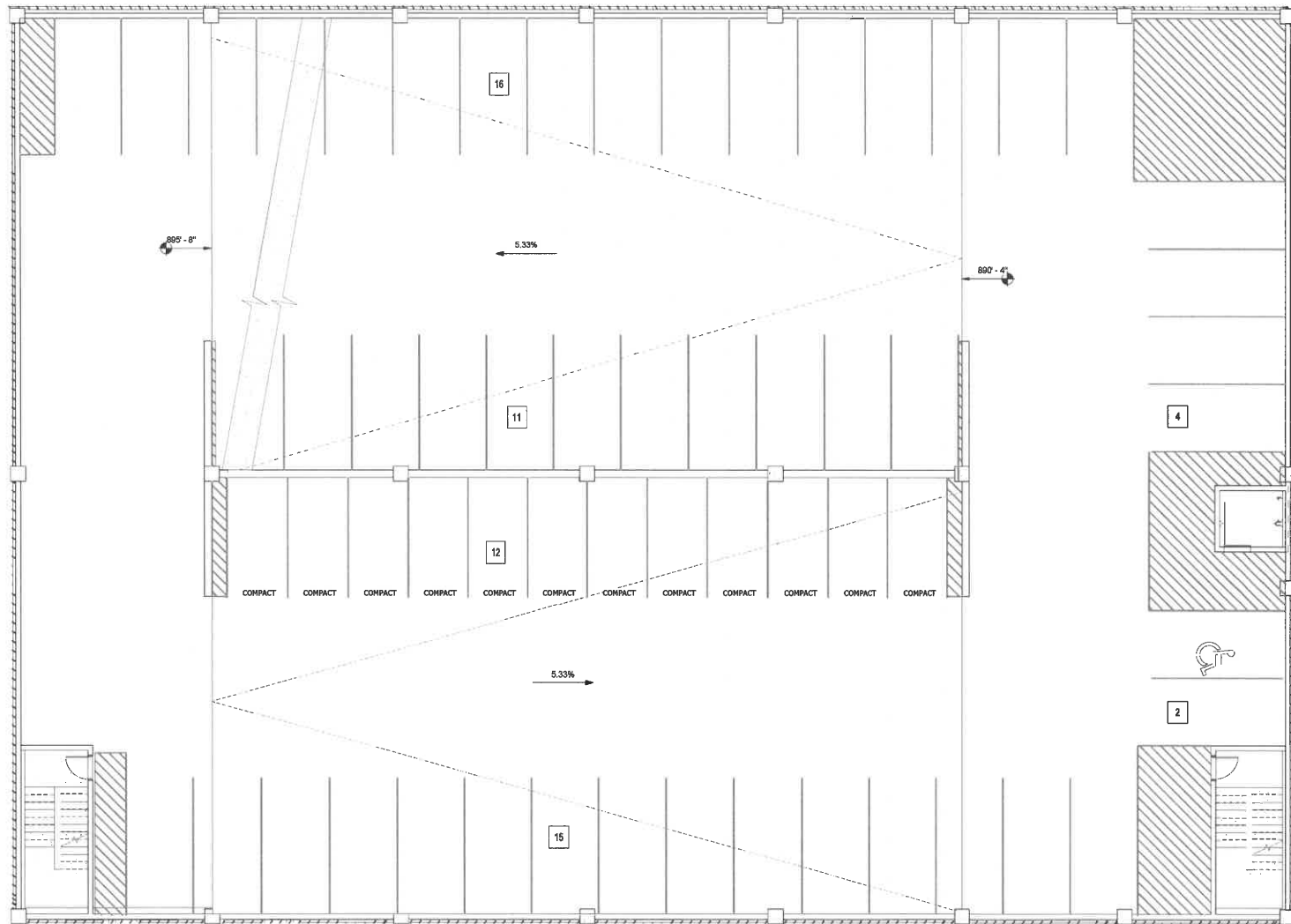
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A25

PARTIAL FLOOR PLAN

1/8" = 1'-0"

4TH FLOOR PLAN - PART G



2-H-19-VA

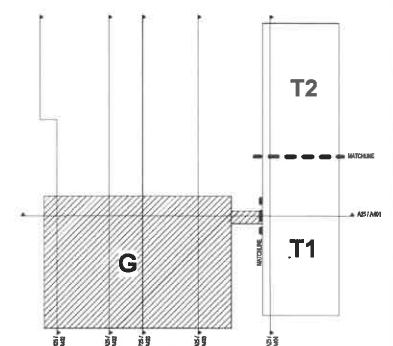
K04

KEYED NOTES - FLOOR PLANS

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F04

GENERAL NOTES - FLOOR PLANS



A04

KEY PLAN

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SHEET DESCRIPTION  
PARTIAL FLOOR PLAN -  
4TH FLOOR - PART G

A124

PROJECT DATE: 01/28/19 PROJECT NUMBER: 17073

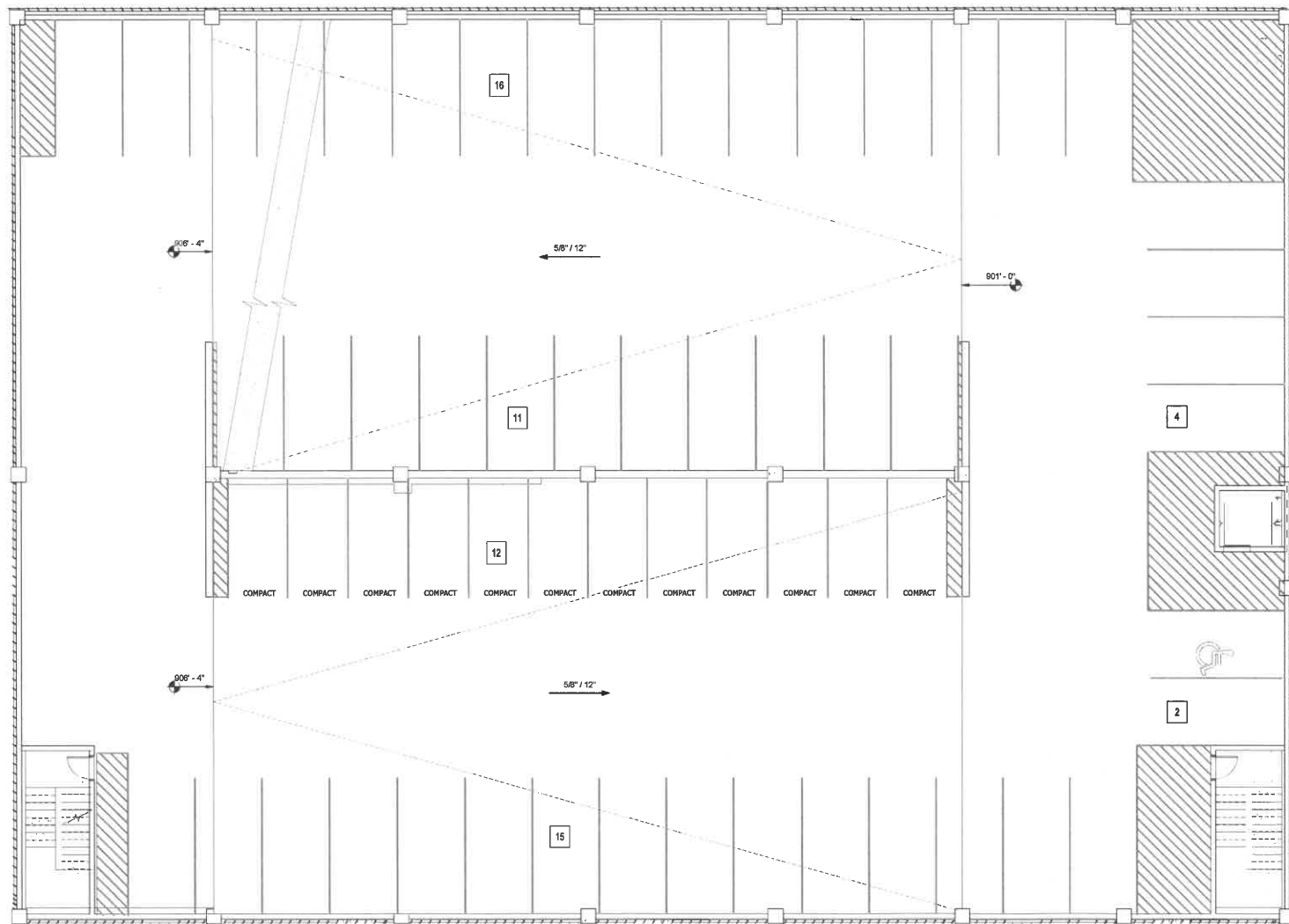
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A25

PARTIAL FLOOR PLAN

1/8" = 1'-0"

5TH FLOOR PLAN - PART G



2-H-19-VA

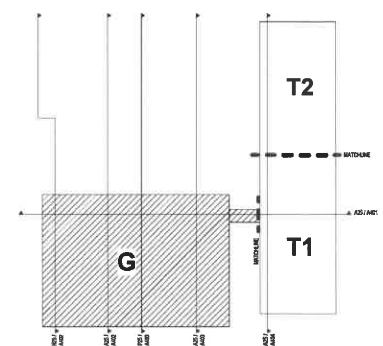
K04

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F04

GENERAL NOTES - FLOOR PLANS



A04

KEY PLAN

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SHEET DESCRIPTION  
PARTIAL FLOOR PLAN -  
5TH FLOOR - PART G

**A125**

PROJECT DATE PROJECT NUMBER  
01/28/19 17073



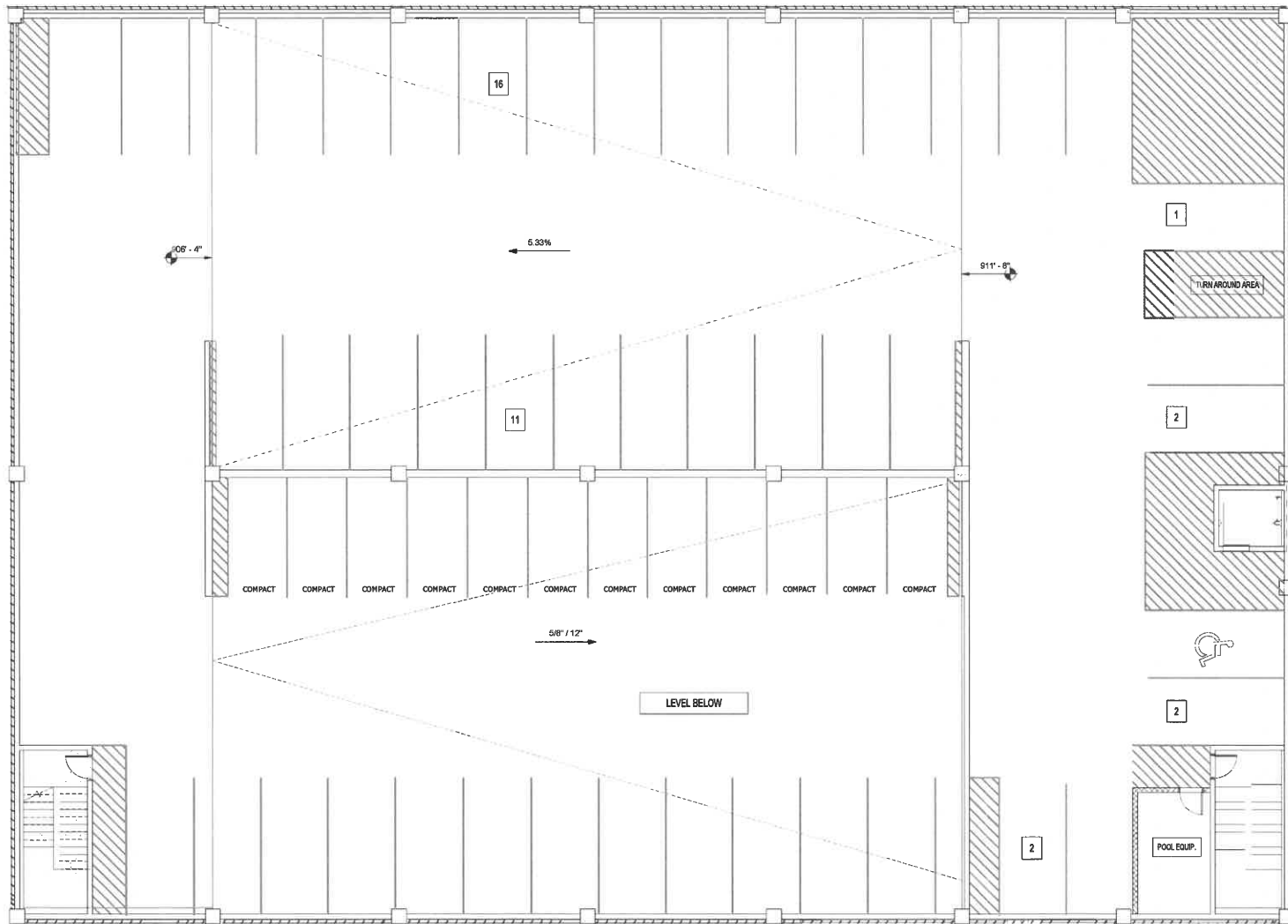
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A25

PARTIAL FLOOR PLAN

1/8" = 1'-0"

6TH FLOOR PLAN - PART G



Z-H-19-VA

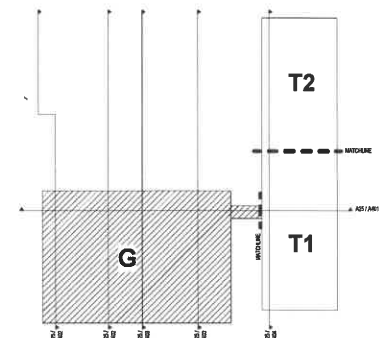
K04

KEYED NOTES - FLOOR PLANS

1. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS CONCERNING THE SCOPE OF WORK OF THIS PROJECT PRIOR TO COMMENCING WITH THE ASSOCIATED WORK. IN THE EVENT THE DIMENSIONS ARE IN QUESTION OR IF ANY DISCREPANCIES ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR CLARIFICATION PRIOR TO PROCEEDING WITH THE WORK. FAILURE TO DO SO CONSTITUTES THE CONTRACTOR'S ACCEPTANCE OF THE WORK AS SHOWN.
2. DIMENSIONS ARE TO FACE OF STUD OR FACE OF MASONRY / CONCRETE, UNLESS NOTED OTHERWISE.
3. THE ROUGH OPENING OF A NEW DOOR GRAPHICALLY SHOWN IN THE CORNER OF A ROOM UNDIMENSIONED SHALL BE 7'0\"/>

F04

GENERAL NOTES - FLOOR PLANS



A04

KEY PLAN

NOT TO SCALE

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PRELIMINARY  
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**THE 'T' AT RIVERFRONT**  
LOCUST HILL RESIDENTIAL DEVELOPMENT

NO.	ISSUED BY	DATE

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SHEET DESCRIPTION  
PARTIAL FLOOR PLAN -  
6TH FLOOR - PART G

**A126**

PROJECT DATE PROJECT NUMBER  
01/28/19 17073