

File # 4-A-19-VA



BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION	APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name Land Development Solutions	Owner <input type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address 310-K Simmons Rd	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip Knoxville, TN 37922	Tenant <input type="checkbox"/>	Off Street Parking <input checked="" type="checkbox"/>
Phone Number 865-671-2281	Other <input checked="" type="checkbox"/>	Signage <input type="checkbox"/>
Email rbaksa@ldstn.com		Other <input type="checkbox"/>

THIS IS A REQUEST FOR:

- | | |
|--|---|
| <input type="checkbox"/> Zoning Variance (Building Permit Denied) | <input type="checkbox"/> Extension of Non-Conforming Use/or Structure |
| <input checked="" type="checkbox"/> Appeal of Administrative Official's Decision | <input type="checkbox"/> Map Interpretation |

PROPERTY INFORMATION

Street Address	3039 Alcoa Hwy
City, State, Zip	Knoxville, TN 37920
Parcel # (see KGIS.org)	122PD017
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.

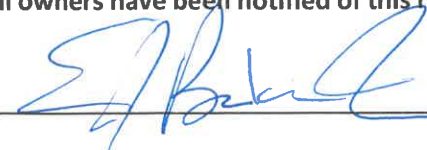
This project is a small addition to the Volunteer Veterinary Clinic and a parking lot addition on a 0.70 acre lot. All of the variances requested are related to the parking lot. The parking lot addition is only 4,550 sf and the total parking lot is only 10,600 sf. This is below the threshold which would require the existing parking lot to comply with current standards. However the addition and parking cost is slightly more than 50% of the assessed value qualifying this project as redevelopment which requires the entire lot to meet current standards. The Alcoa Hwy project under construction by TDOT has taken 2,331 sf of the highway frontage, closed an access to Alcoa Hwy and re-configured the Ginn Dr connection to the parking lot. Ginn Dr previously connected to Alcoa Hwy at a sharp angle that results in ROW encroaching considerably more onto this site than if Ginn Dr had a typical 50' wide ROW. The existing parking fronting on Ginn Dr is obscured by a retaining wall due to the grades and the adjoining residential property has a solid fence and multiple trees obscuring views of the existing parking lot.

Describe hardship conditions that apply to this variance.

Size and shape of the lot, grades of the lot and shape of the existing Ginn Rd ROW.

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 3/18/19

**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):****Parking Lot - Right-of-Way**

1. Reduce the minimum setback for parking lots with common frontage in the same block with residentially zoned property and located on roads with less than 4 existing travel lanes from 25 feet to 0 feet from the street line (property line) for 44.7 feet of the frontage (Article V Section 7.C.2).
2. Reduce the minimum depth of the setback of a parking lot, measured from the edge of the parking lot to all rights-of-way from 6 feet to 0 feet for 44.7 feet of the frontage (Article V Section 7.C.3).
3. Reduce the minimum width of the perimeter screening area measured from the edge of the parking lot to all rights-of-way from 6 feet to 0 feet for 44.7 feet of the frontage (Article V Section 7.J.2.c.2).
4. Reduce the minimum setback for parking lots with common frontage in the same block with residentially zoned property and located on roads with less than 4 existing travel lanes from 25 feet to 6 feet from the street line (property line) (Article V Section 7.C.2).
5. Reduce the minimum number of deciduous or evergreen trees required between a parking lot and right-of-way from 8 trees to 0 trees (Article V Section 7.J.2.c.2).
6. Reduce the minimum number of shrubs required between a parking lot and right-of-way from 28 shrubs to 0 shrubs (Article V Section 7.J.2.c.2).

Parking Lot - Side/Rear Yard

7. Reduce the minimum parking lot setback for commercial zoning districts abutting residential zoning districts from 15 feet to 14.8 feet for 13 feet (Article V Section 7.C.4.b).
8. Reduce the minimum number of evergreen trees required between a parking lot and residential zone from 2 trees to 0 trees (Article V Section 7.J.2.c.1).
9. Reduce the minimum number of deciduous trees required between a parking lot and residential zone from 2 trees to 0 trees (Article V Section 7.J.2.c.1).
10. Reduce the minimum number of shrubs required between a parking lot and a residential zone from 7 to 0 (Article V Section 7.J.2.c.1).

REVISED**PROJECT INFORMATION**

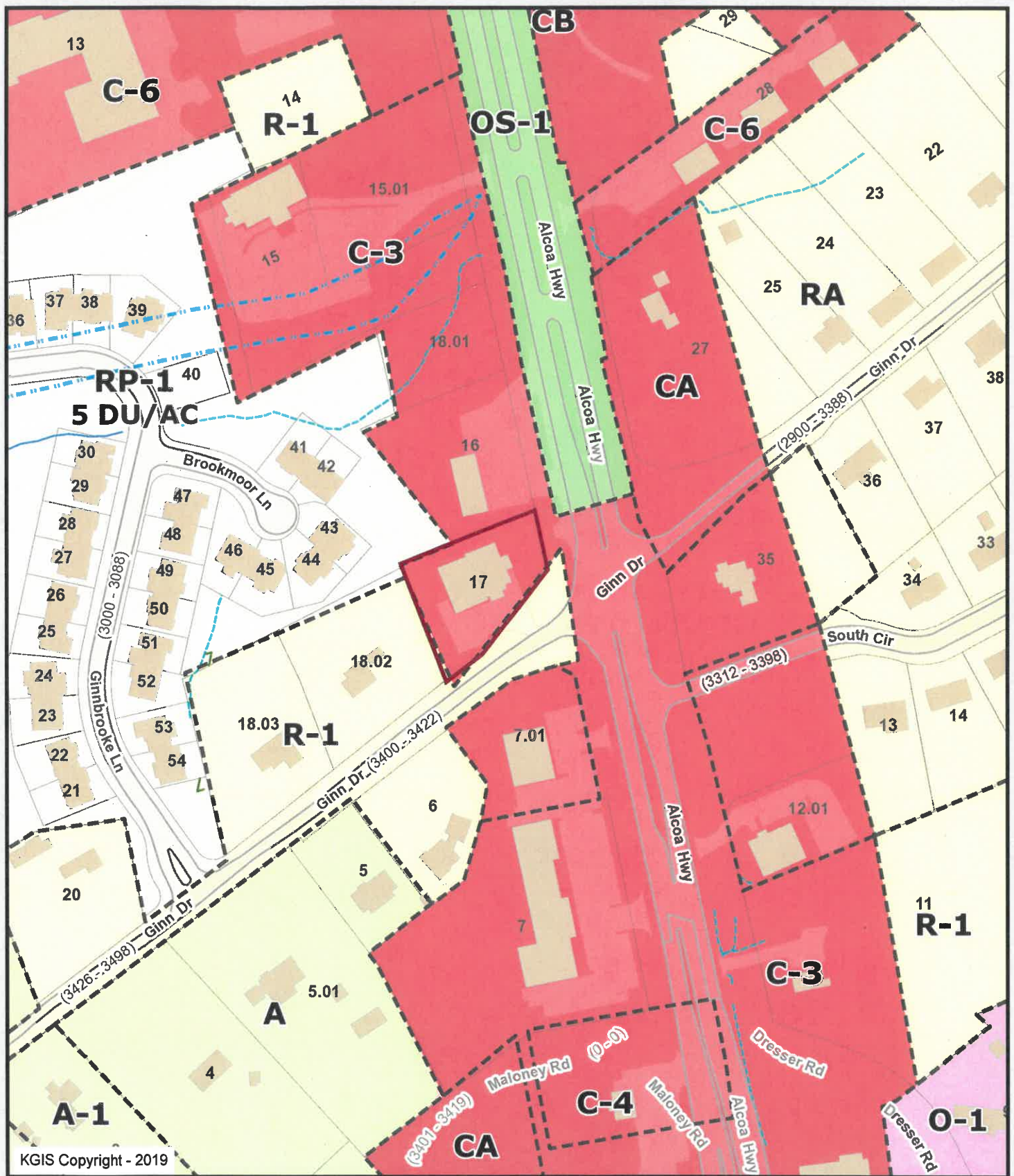
Date Filed 3/18/19

Fee Amount \$250 pd 3/18/19 JL

Council District 1st

BZA Meeting Date 4/18/19

PLANS REVIEWER Joshua Frerichs**DATE** (Revised 2019-04-03)



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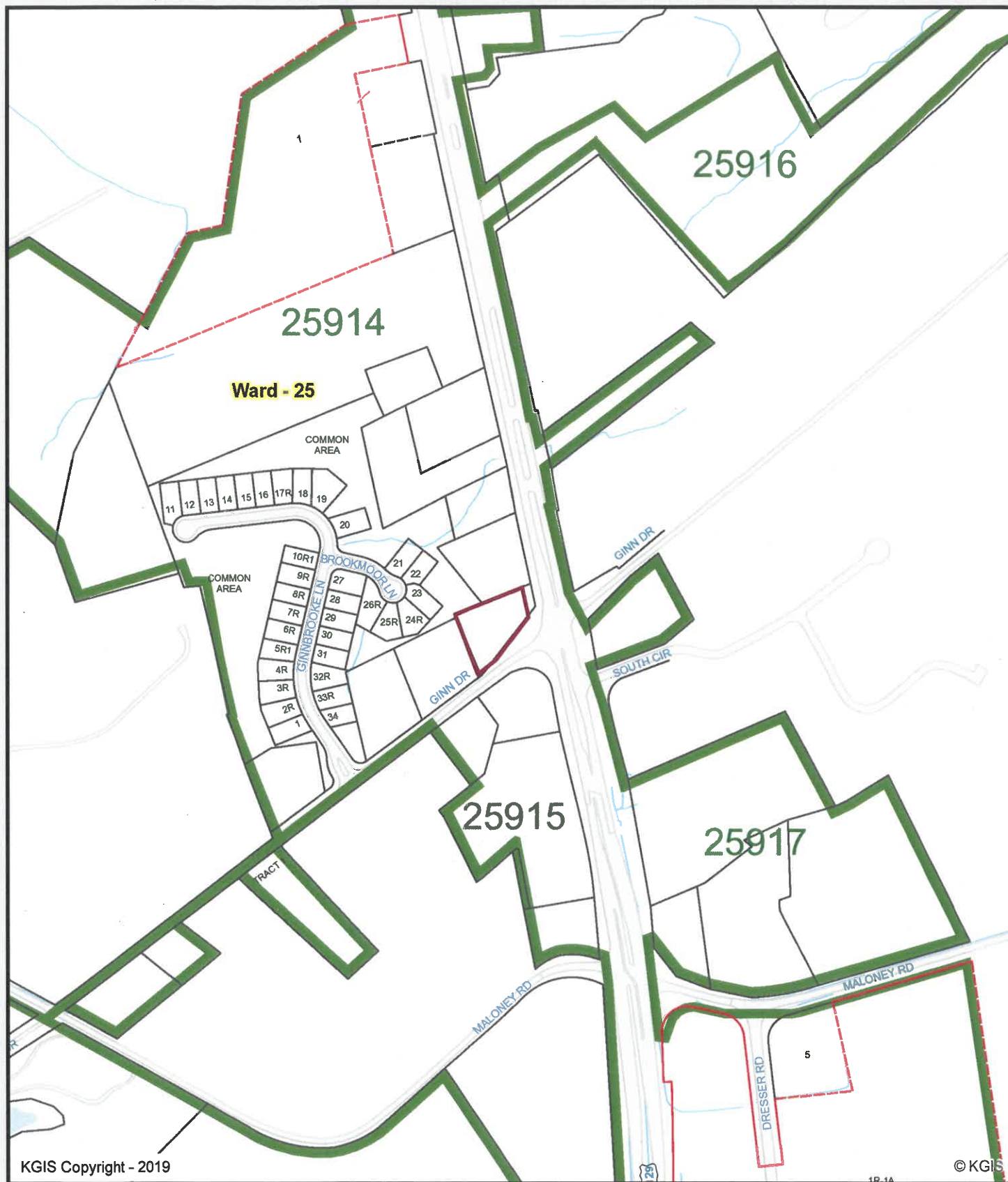
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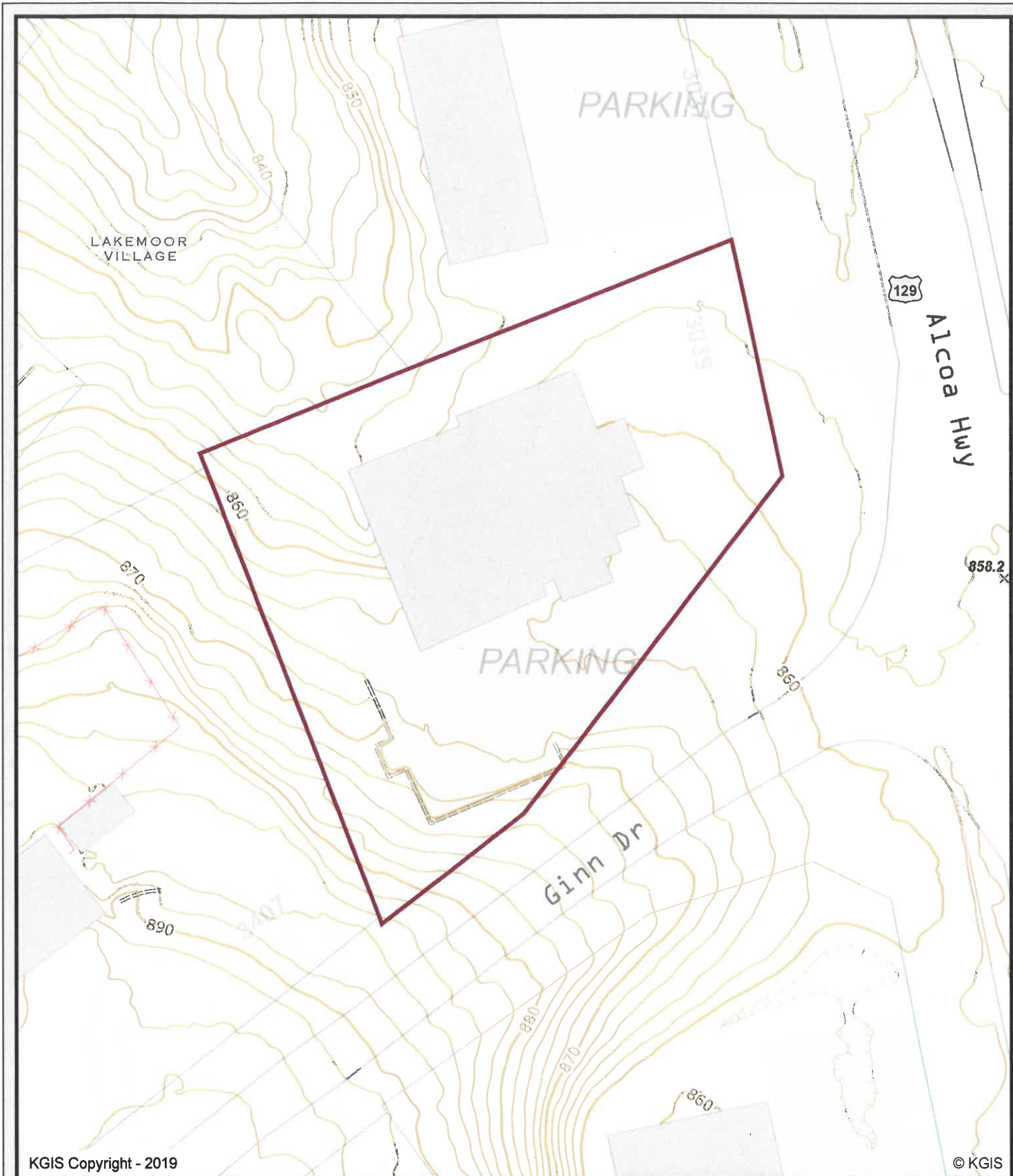
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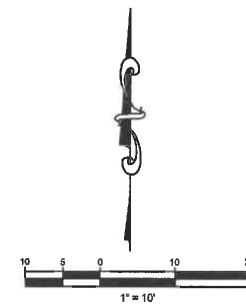
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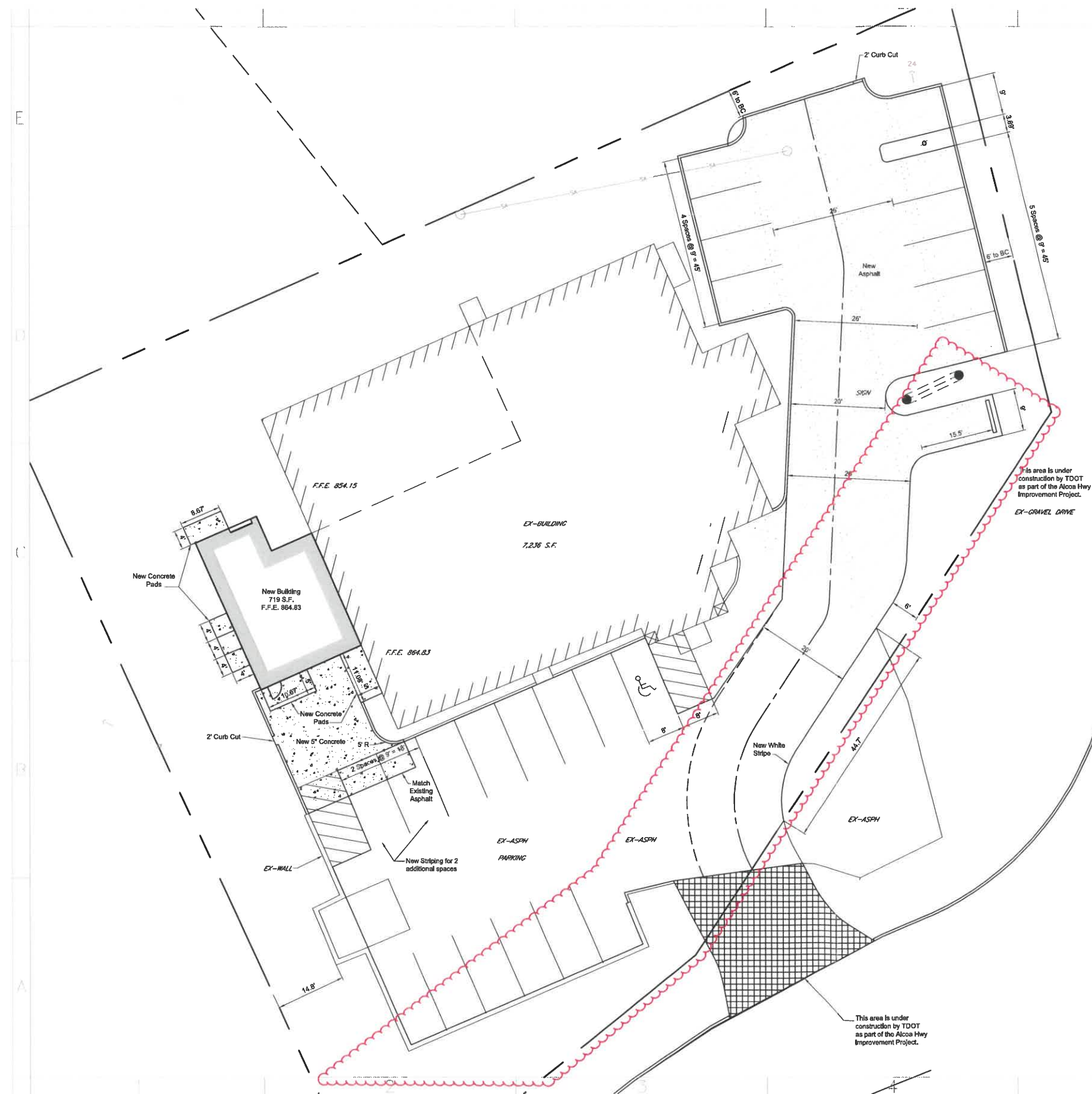
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4-A-19-VA



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03/11/019



**LAND
DEVELOPMENT
SOLUTIONS**

10 SIMMONS RD., SUITE K-KNOXVILLE, TENNESSEE 37922

**VOLUNTEER
VETERINARY
CLINIC ADDITION**

3039 ALCOA HIGHWAY,
KNOXVILLE, TN 37920

SITE LAYOUT PLAN

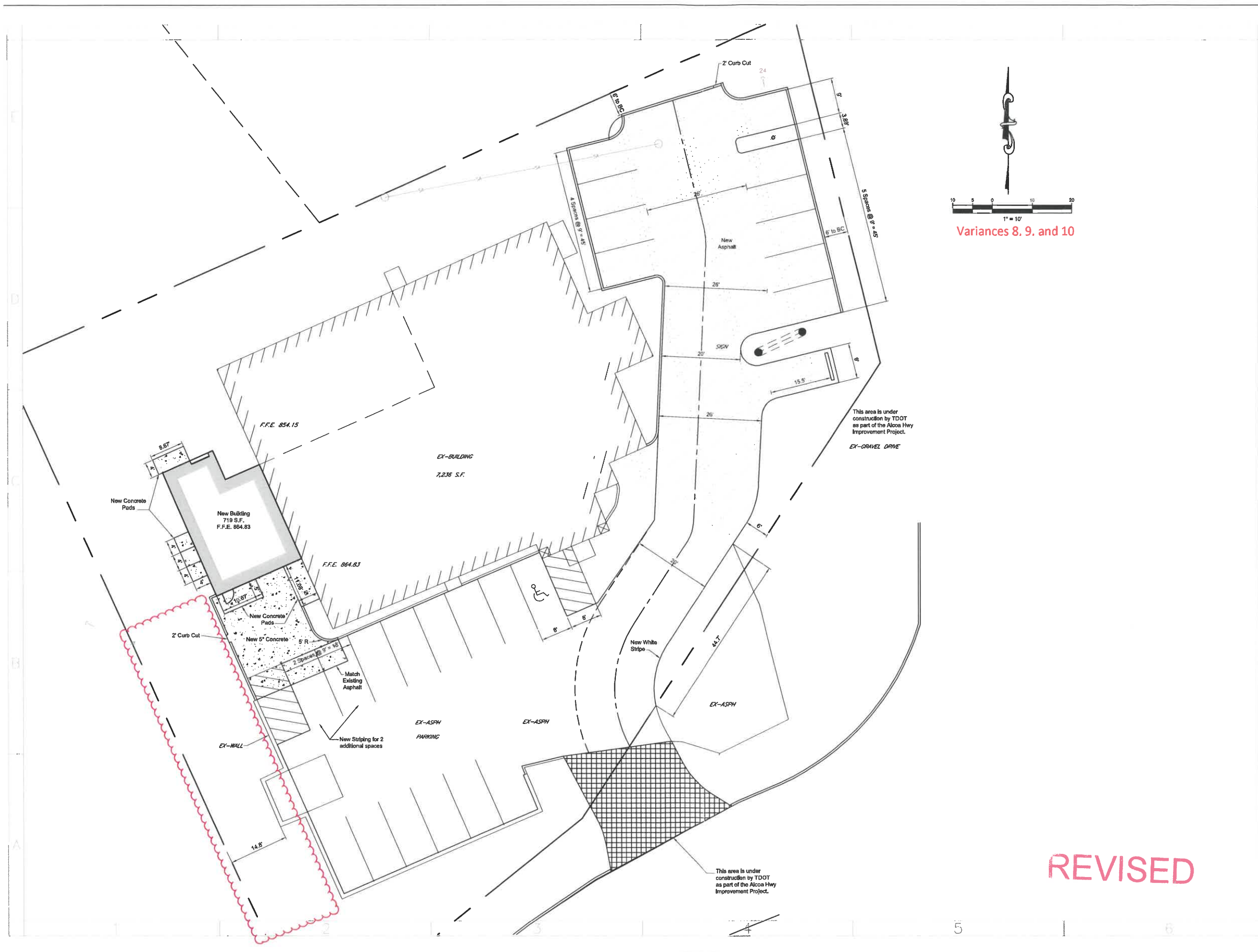
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CHECKED BY:	EJB
ISSUED:	02/08/19
REVISION(S):	
△ ~	△ ~
FILE:	2018-6

C-101

REVISÉD

4-A-19-VA



10 5 0 10 20
1" = 10'
Variances 8, 9, and 10

FALCONNIER
DESIGN COMPANY
4422 Chapman Avenue
Knoxville, TN 37919
Phone 865 584 7842
Fax 865 584 3133
falconni@falconni.com
g.falconni@falconni.com

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03/11/019

LAND
DEVELOPMENT
SOLUTIONS
310 SIMMONS RD., SUITE K-KNOXVILLE, TENNESSEE 37922
PH 865 584 7281
LSP PROJECT NO. 210022

VOLUNTEER
VETERINARY
CLINIC ADDITION

3039 ALCOA HIGHWAY,
KNOXVILLE, TN 37920

SITE LAYOUT
PLAN

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C-101

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