

File # 2-G-20-VA



BOARD OF ZONING APPEALS APPLICATION

Click on **Meeting Schedule, Deadlines and Fees** for information on submitting an application to be heard at a monthly Board meeting.

APPLICANT INFORMATION		APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name	Robert Marlino	Owner <input type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address	5516 Wallwood Road	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip	Knoxville TN. 37912	Tenant <input type="checkbox"/>	Off Street Parking <input checked="" type="checkbox"/>
Phone Number	865-689-1302	Other <input checked="" type="checkbox"/>	Signage <input type="checkbox"/>
Email	robertmarlino@allanarch.com		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	4120 Pleasant Ridge Rd	City, State, Zip	Knoxville, TN, 37912
See KGIS.org for Parcel #	080 LD021	and Zoning District	C-G-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.

We are proposing a new 30 unit apartment complex at 4120 Pleasant Ridge Road. This is a narrow lot which has lead to a restricted buffer yard abutting Meadowood Apartments to the South. The required buffer is 20'; however, after minimizing the site elements as much as possible we are left with only a 10'-1" buffer at the South lot line.

We recognize that our buffer can be decreased to 14' by addition of a fence. However, because the Owner of this complex also owns Meadowood, his plan is to share staff and amenities and wants a minimal barrier between the 2 properties. Also, it seems the intent of the class B buffer / fence is to segregate a commercial use from a residential use - in this case both uses would be compatible (residential).

Describe hardship conditions that apply to this variance.

The site constraints (width) will not allow the required buffer.

Table 12-2: Buffer Yard Requirements: No relief is given for a residential use / commercial zone abutting a residential district whereas the opposite - non-residential use in a residential district is only requiring a Class A Buffer.

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 1/16/20



BOARD OF ZONING APPEALS APPLICATION

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

Is a plat required? Yes No

Small Lot of record?

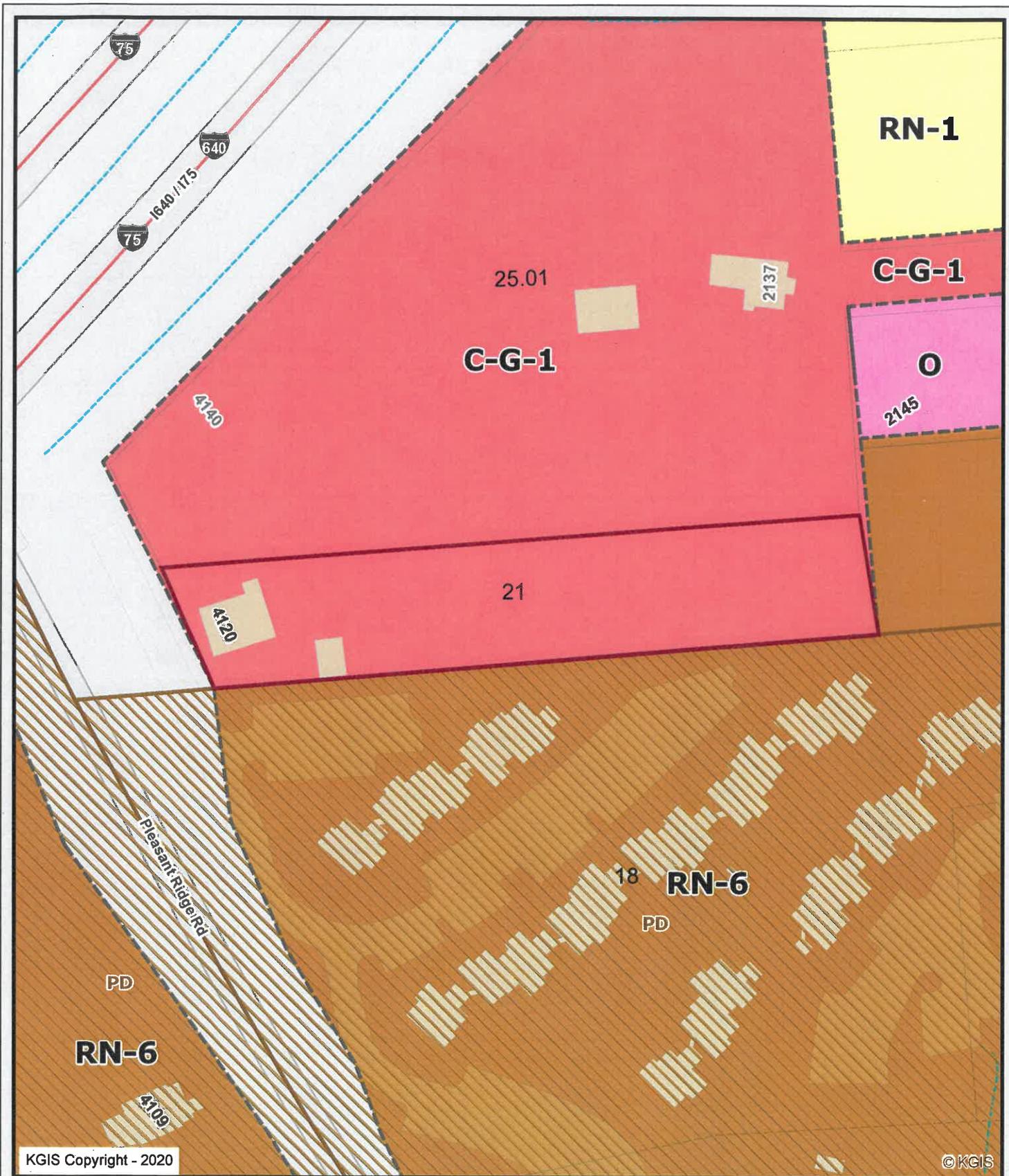
VARIANCE REQUEST(S) WITH ORDINANCE CITATION(S):

1. Reduce the required interior side parking setback from 20 feet to 10 feet 1 inch for the southern lot line (Article 11.3.C.2).

REVISED

PROJECT INFORMATION

Date Filed	1/16/20	Fee Amount	\$ 250 pd cc 1/24/20
Council District	3	BZA Meeting Date	2/21/20
PLANS REVIEWER Bryan Berry		DATE 1/23/2020 Revised	



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4120 Pleasant Ridge Rd.

2-C-20-VA
Robert Marlino

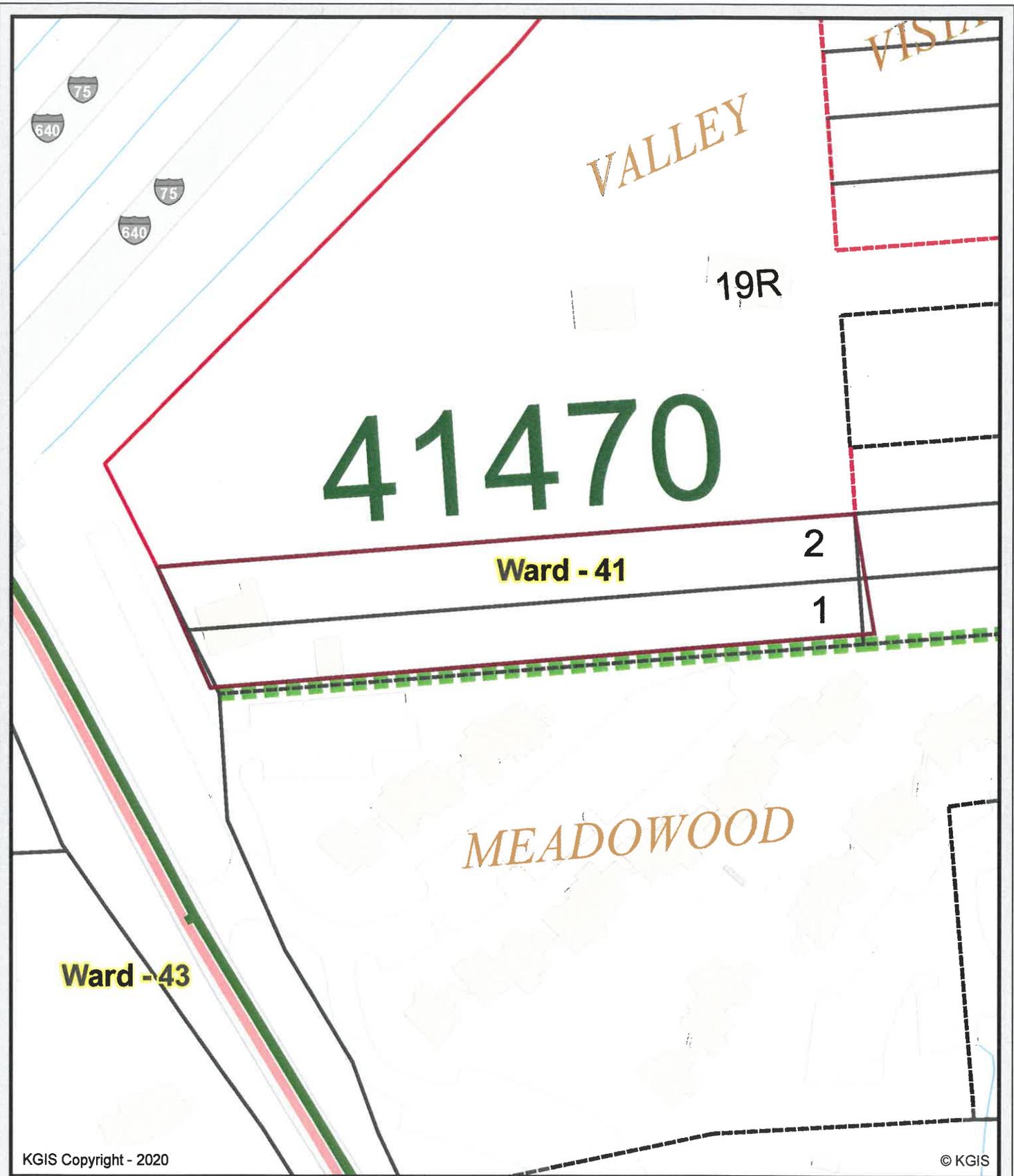
Knoxville - Knox County - KUB Geographic Information System



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4120 Pleasant Ridge Rd.

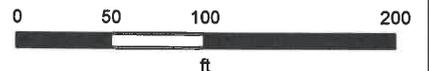
2-C-20-VA

Robert Marlino

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4120 Pleasant Ridge Rd.

2-C-20-VA
Robert Marlino

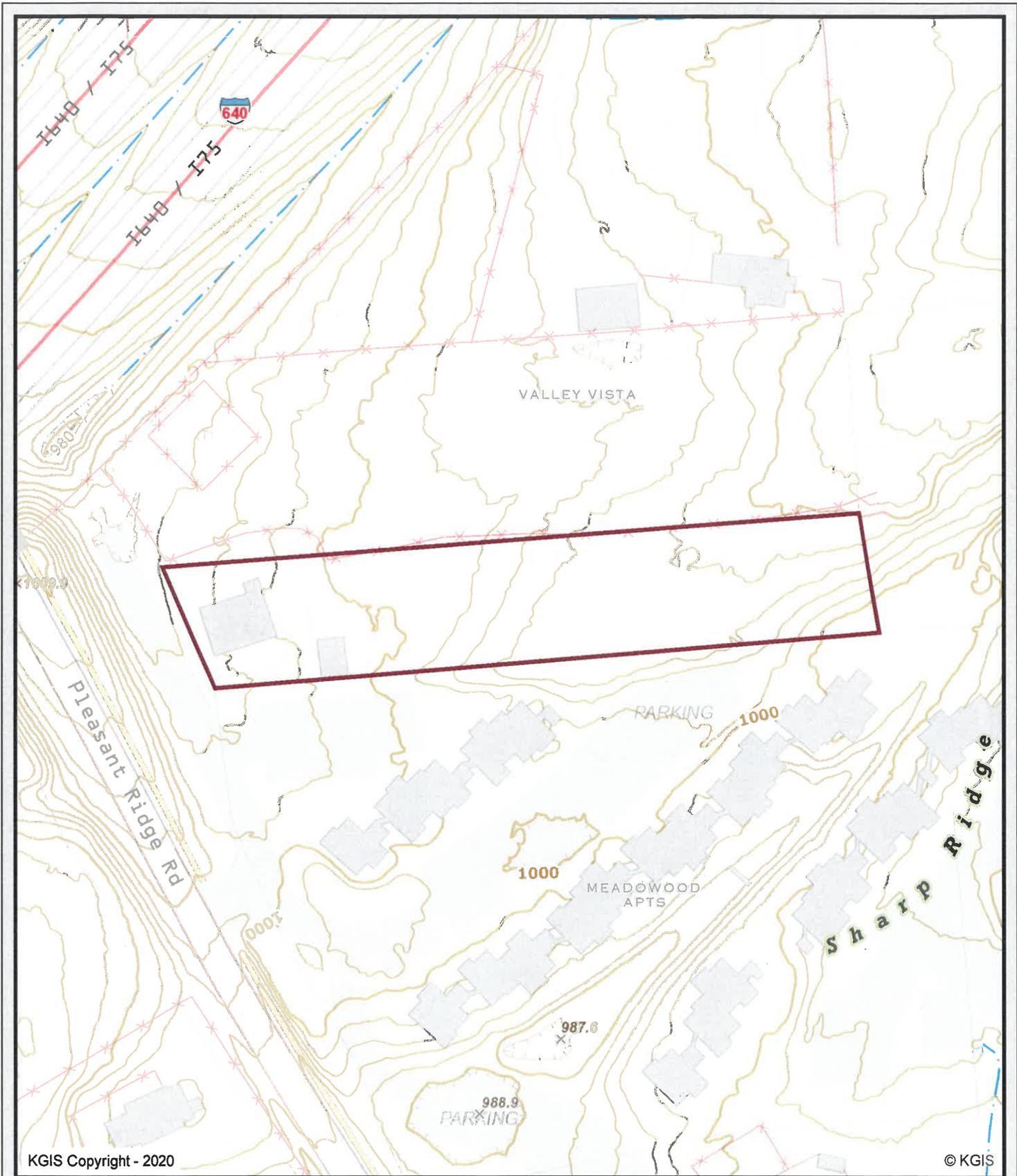
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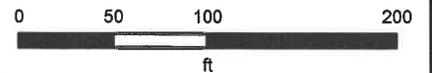
4120 Pleasant Ridge Rd.

2-C-20-VA
Robert Marilino

Knoxville - Knox County - KUB Geographic Information System

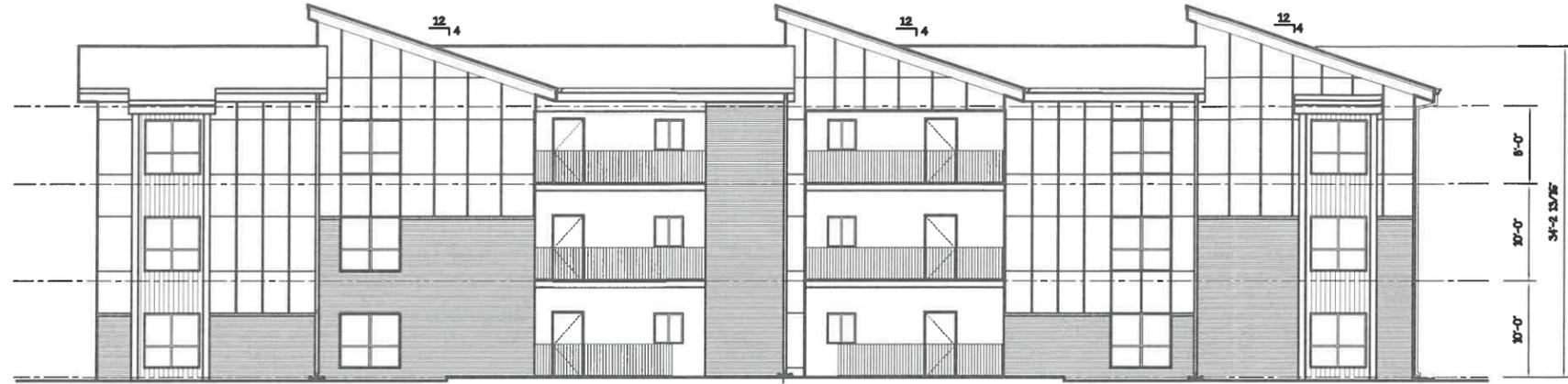


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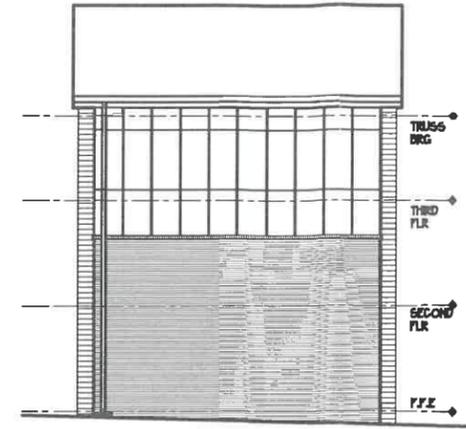


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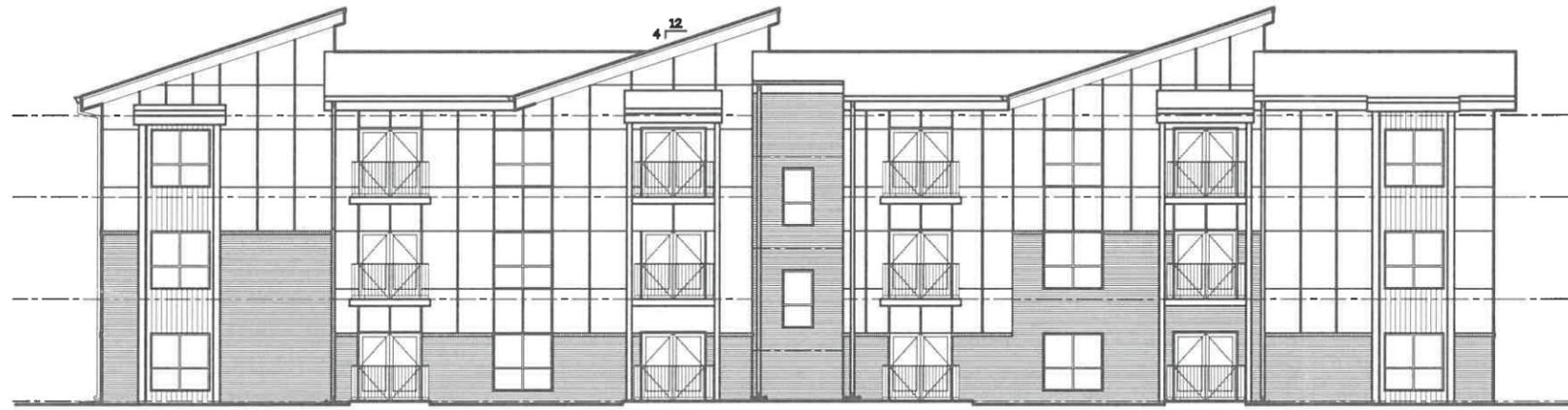
DRWN. BY: RAM
CHKD. BY: MDA
APPR. BY: MDA
DATE: 1-19-20
REVISIONS:



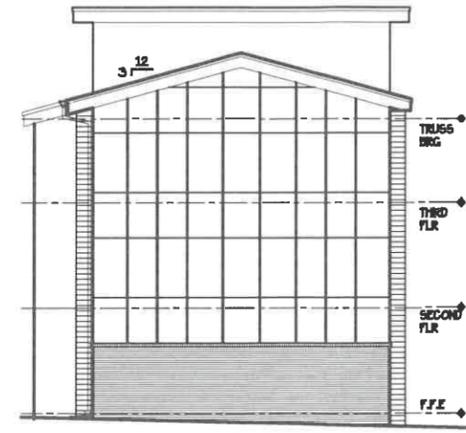
1 BUILDING B - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



1A SIDE ELEVATION
SCALE: 1/8" = 1'-0"



2 BUILDING B - REAR ELEVATION
SCALE: 1/8" = 1'-0"



2A SIDE ELEVATION
SCALE: 1/8" = 1'-0"

PLEASANT RIDGE APARTMENTS
KNOXVILLE, TENNESSEE

4120 PLEASANT RIDGE ROAD

ALLAN ASSOCIATES ARCHITECTS, PLLC

GEORGE H. ALLAN AIA.
MARK D. ALLAN AIA.

6519-1A WALLWOOD ROAD
KNOXVILLE, TENNESSEE 37912

865 / 669-1502



SHEET NUMBER

A-4.0

2-C-20-VA

DRWN. BY: RAM
CHKD. BY: MDA
APPR. BY: MDA
DATE: 1-19-20
REVISIONS

PLEASANT RIDGE APARTMENTS
 4180 PLEASANT RIDGE ROAD
 KNOXVILLE, TENNESSEE

ALLAN ASSOCIATES ARCHITECTS, PLLC
 5516-1A WALLWOOD ROAD
 KNOXVILLE, TENNESSEE 37912

EXTERIOR ELEVATIONS

ALLAN ASSOCIATES ARCHITECTS, PLLC
 5516-1A WALLWOOD ROAD
 KNOXVILLE, TENNESSEE 37912

PLEASANT RIDGE APARTMENTS
 4180 PLEASANT RIDGE ROAD
 KNOXVILLE, TENNESSEE

ALLAN ASSOCIATES ARCHITECTS, PLLC
 GEORGE H. ALLAN AIA
 MARK D. ALLAN AIA

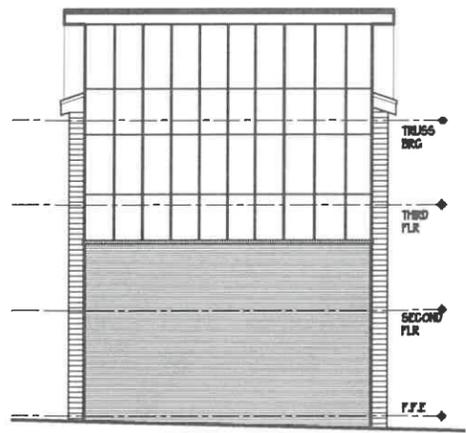


SHEET NUMBER

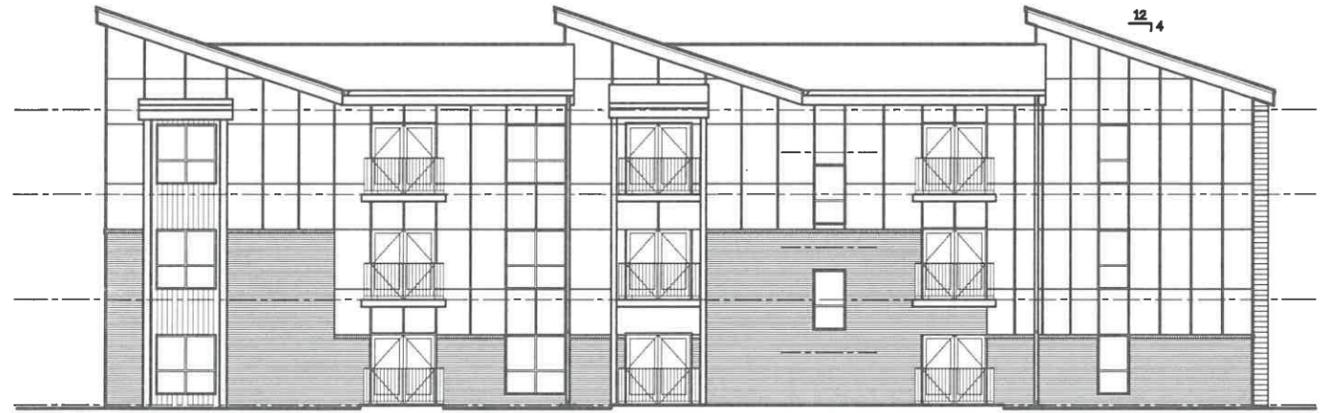
A-4.1



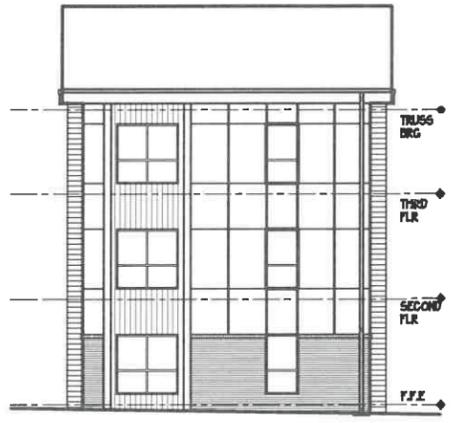
1 BUILDING A - FRONT ELEVATION
 SCALE: 1/8" = 1'-0"



1A SIDE ELEVATION
 SCALE: 1/8" = 1'-0"



2 BUILDING A - REAR ELEVATION
 SCALE: 1/8" = 1'-0"



2A STREET ELEVATION
 SCALE: 1/8" = 1'-0"
 TOTAL FACADE AREA: 770 SF
 TOTAL WINDOW AREA: 153 SF, 20% OF FACADE

2-6-20-VA