

File #

S-A-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: Stuart Anderson, AIA	Owner <input type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address: 404 Bearden Park Circle	Contractor <input type="checkbox"/>	Modification of Existing Structure <input checked="" type="checkbox"/>
City, State, Zip: Knoxville, TN 37919	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number: 865-602-7771	Other <input checked="" type="checkbox"/>	Signage <input type="checkbox"/>
Email: sanderson@georgeewart.com		Other: permitted business/use <input checked="" type="checkbox"/>

THIS IS A REQUEST FOR:

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

PROPERTY INFORMATION

Street Address : 4685/4687 Old Broadway City, State, Zip: Knoxville, TN 37918
 See KGIS.org for Parcel #: 5.01 & 5 and Zoning District: C-G-2

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.

Property/business owner (for 24 years) of buildings at 4685 and 4687 Old Broadway (currently in the process of being one-lotted) has infilled a small courtyard between the two buildings, thus triggering the review of the property under new zoning ordinance. Other than the enclosure of this small area for use as a connecting hallway (which took place in 2019 before the new ordinance was in effect), nothing about the building is being changed, nor is the use (furniture refinishing) changing from what it has been for nearly a quarter century. The new zone allows for industrial craft uses such as the owner's business, but caps the limit of the building size at 8,000 square feet. The existing building was already 14,400 s.f. before the 700 s.f. addition, and the new addition does not infringe on any existing setbacks and is barely noticeable from the street.

Describe hardship conditions that apply to this variance.

An existing building owned and in operation by the owner's family business for 24 years (dates back to 1905) with nothing changing in use at this location, only the application of an arbitrary and recent re-zoning that doesn't make exception to its existing use and size. There is no harm in allowing its continued use in current form.

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 10 April 2020



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) Increase the maximum allowable size of an Industrial - Craft use from 8,000 square feet to 15,288 square feet in order to permit an addition to connect existing buildings in a C-G-2 zone. (Article 9.3.Q)
- 2) Reduce the minimum required Build-To-Percentage from 50% to 49% for a building addition in a C-G-2 zone. (Article 5.3.A Table 5-1)
- 3) Reduce the minimum number of required parking spaces for a building addition for Industrial - Craft use in a C-G-2 zone from 22 to 15. (Article 11.4.A Table 11-2)

REVISED

PROJECT INFORMATION

Date Filed 4-13-2020

Fee Amount \$250 pd CC

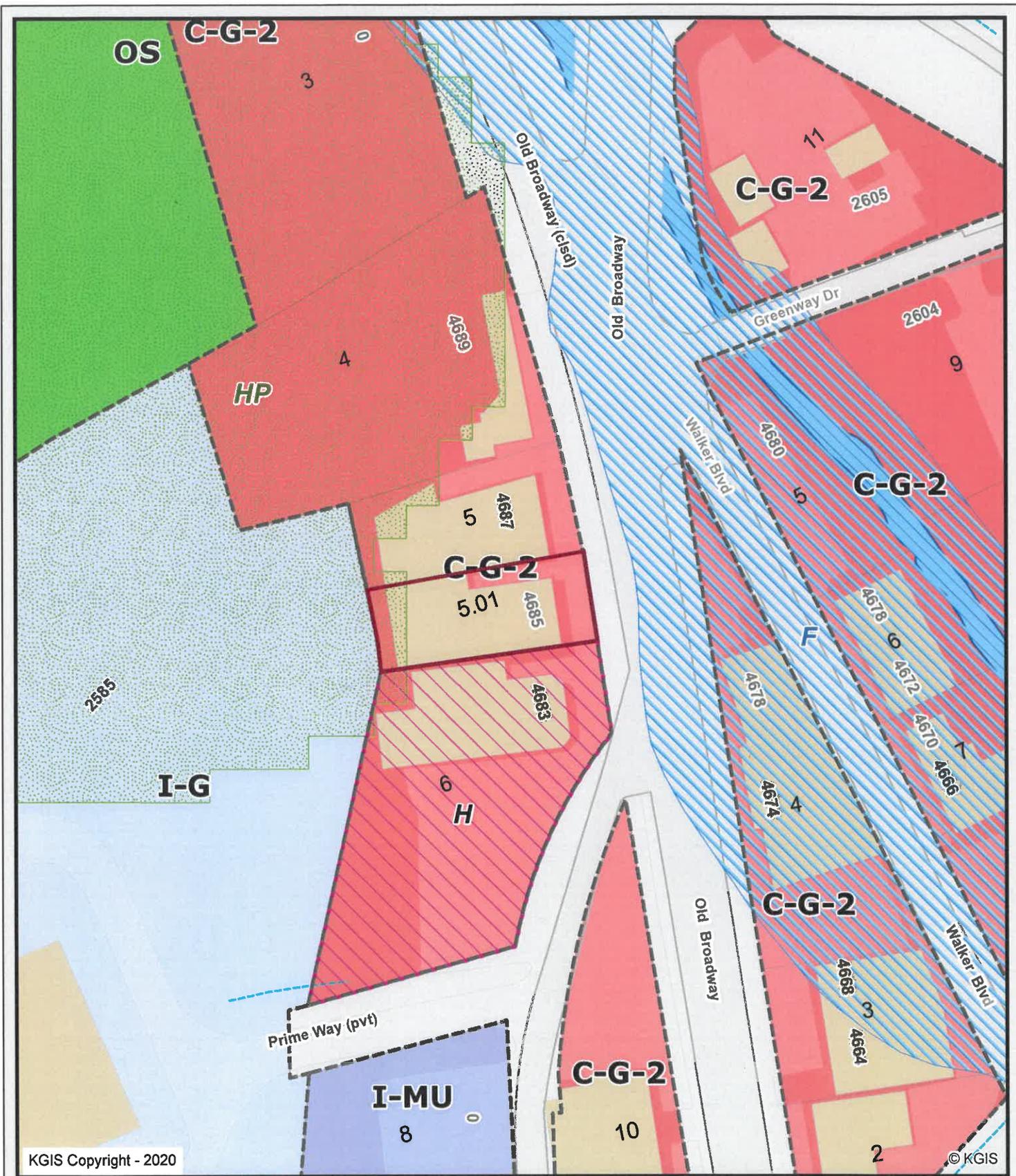
Council District 5

BZA Meeting Date 5-21-2020

PLANS REVIEWER J Van Horn

DATE 4/15/2020

Revised 4/23/2020



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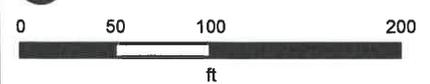
4685/4687 Old Broadway

5-A-20-VA
Stuart Anderson, AIA

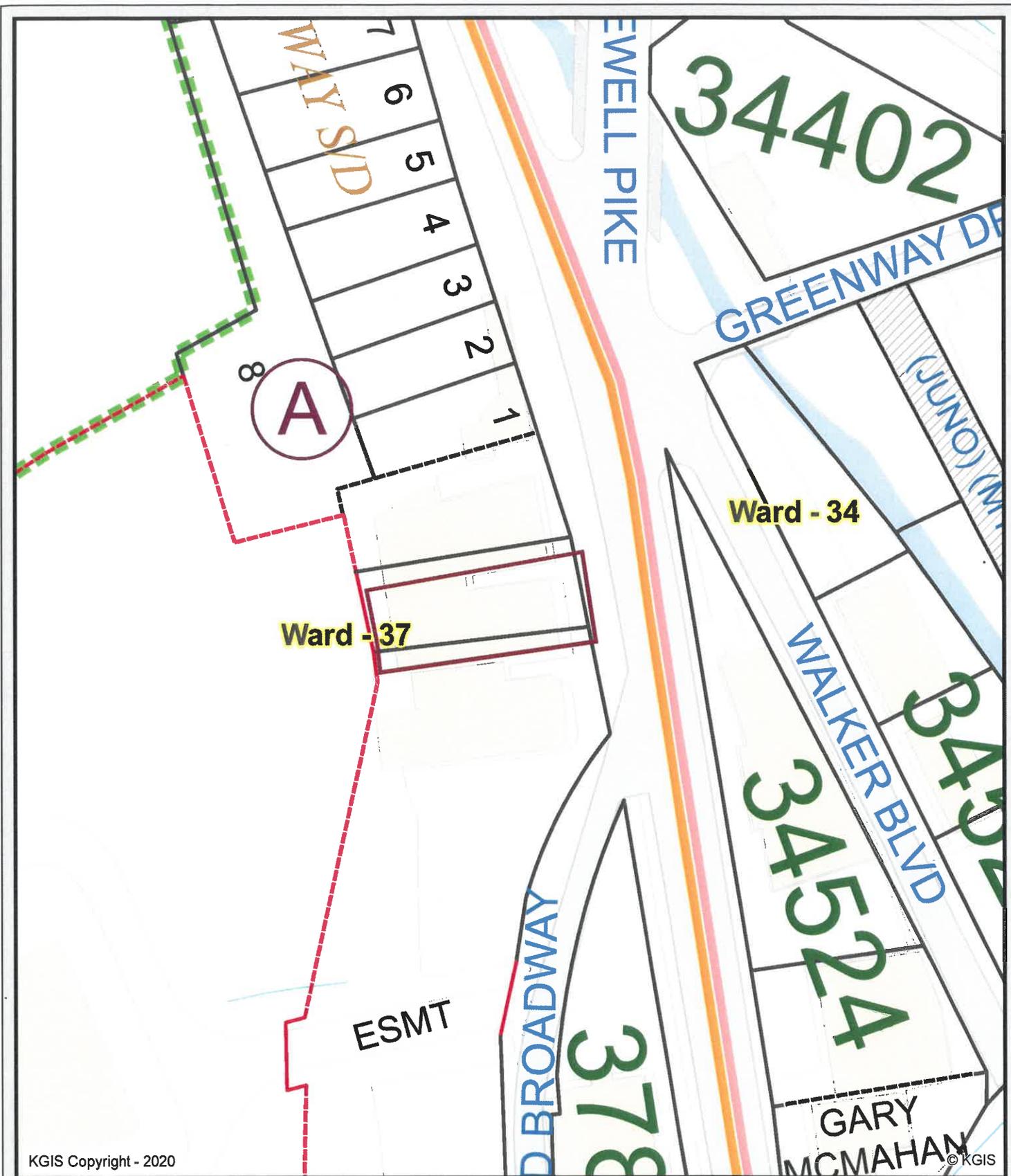
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4685/4687 Old Broadway

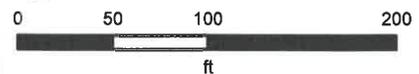
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4685/4687 Old Broadway

5-A-20-VA

Stuart Anderson, AIA

Knoxville - Knox County - KUB Geographic Information System

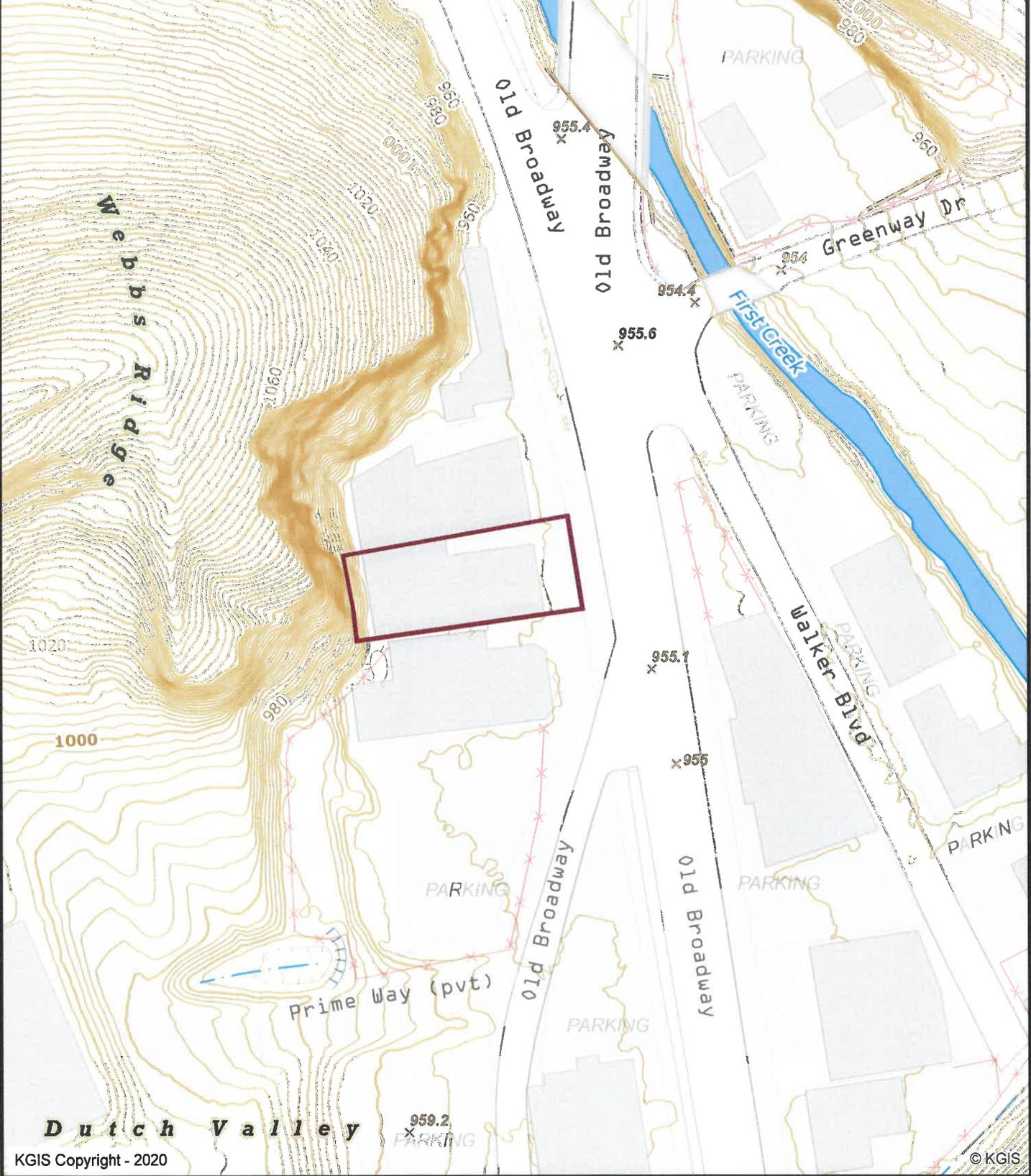


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FOUNTAIN CITY



4685/4687 Old Broadway

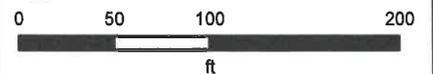
5-A-20-VA

Stuart Anderson, AIA

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Juliana LeClair

From: Steve Borden <Steve.Borden@tn.gov>
Sent: Monday, May 11, 2020 9:30 AM
To: Juliana LeClair
Subject: RE: BZA May Applications

Please find District 18's comments below:

5A20VA: No Comment
5B20VA: No Comment
5D20VA: No Comment
5F20VA: No Comment
5G20VA: No Comment
5I20VA: No Comment



Steven M. Borden, P.E. | Director/Assistant Chief Engineer
TDOT – Region 1
7345 Region Lane
Knoxville, TN 37914
(865) 594-2400
Steve.Borden@tn.gov
tn.gov/tdot

From: Juliana LeClair <JLeClair@knoxville.tn.gov>
Sent: Thursday, April 30, 2020 10:31 AM
To: Steve Borden <Steve.Borden@tn.gov>
Subject: [EXTERNAL] BZA May Applications

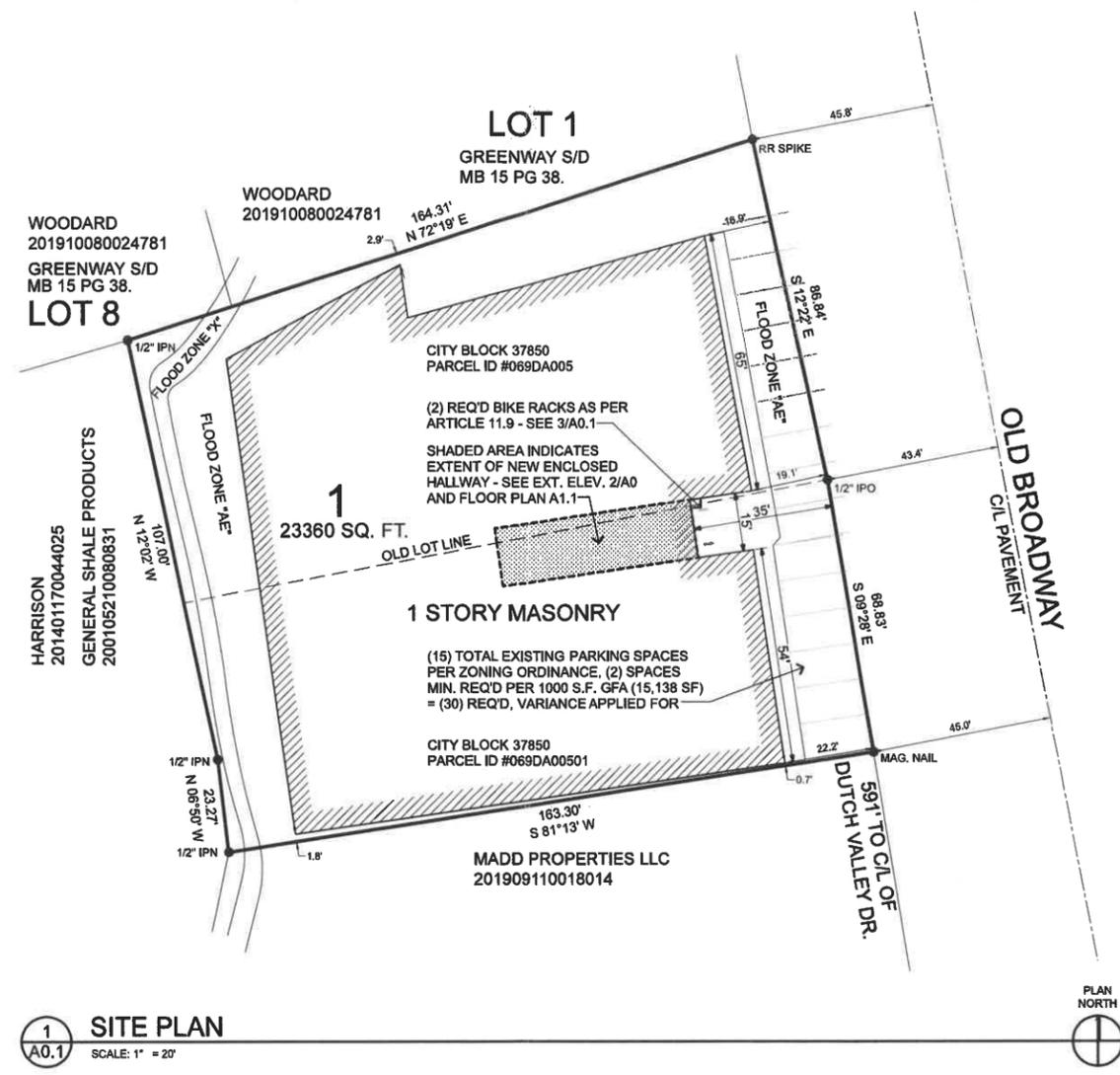
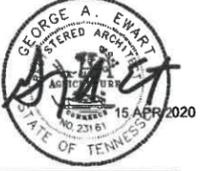
***** This is an EXTERNAL email. Please exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email - STS-Security. *****

Hello,

Please see the attached BZA applications for May. Please provide your team's response by Thursday, 5/14/20.

Thank you,

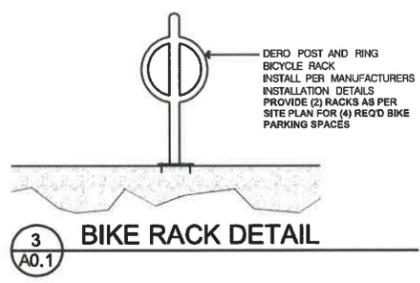
Juliana LeClair - Principal Secretary
Plans Review & Building Inspections Department



APPRAISAL VALUATION DIAGRAM
 EXISTING BUILDING AREA = 15,288 S.F.
 EXISTING BUILDING "AS-IS" VALUATION = \$410,000

BLDG. 2 3,041 SF 20%	BLDG. 1 5,005 SF 33%
\$81,555	\$134,070
BLDG. 3 3,840 SF 25%	BLDG. 4 3,402 SF 22%
\$102,910	\$91,020

NEW ADDITION (TO BE CONSIDERED PART OF BLDG. 1)
 \$38,800 COST OF CONST. / \$134,070 VALUE OF BLDG. 1
 = 29% < 50% REDEVELOPMENT / SUBSTANTIAL IMPROVEMENT



3 BIKE RACK DETAIL
 A0.1

1 SITE PLAN
 SCALE: 1" = 20'



2 EAST EXTERIOR ELEVATION
 SCALE: 1/8" = 1'-0"

5-A-20-VA

Certificate of Ownership and General Dedication.
 (I, We), the undersigned owner(s) of the property shown herein, hereby adopt this as (my, our) plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that (I am, we are) the owner(s) in fee simple of the property, and as property owner(s) have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat.
 Owner(s) Printed Name: _____
 Signature(s): _____
 Date: _____

Owner Certification for Public Sewer and Water Service – Minor Subdivisions
 (I, We) the undersigned owner(s) of the property shown herein understand that it is our responsibility to verify with the Utility Provider the availability of public sewer and water systems in the vicinity of the lot(s) and to pay for the installation of the required connections.
 Owner(s) Printed Name: _____
 Signature(s): _____
 Date: _____

Certification of Final Plat — All Indicated Markers, Monuments and Benchmarks Set. I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I further certify that this plat and accompanying drawings, documents, and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville/Knox County Subdivision Regulations except as has been itemized, described and Justified in a report filed with the Planning Commission, or for variances and waivers which have been approved as identified on the final plat. The indicated permanent reference markers and monuments, benchmarks and property monuments were in place on the day of, 2019.
 Registered Land Surveyor _____
 Tennessee License No. _____
 Date: _____

Certification of Category and Accuracy of Survey. Survey accuracy shall meet the requirements of the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors – Standards of Practice.
 I hereby certify that this is a Category _____ survey and the ratio of precision of the unadjusted survey is not less than 1:_____ as shown hereon and that said survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors – Standards of Practice.
 Registered Land Surveyor _____
 Tennessee License No. _____
 Date: _____

Addressing Department Certification
 I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville/Knox County Street Naming and Addressing Ordinance, the Administrative Rules of the Planning Commission, and these regulations.
 Signed: _____
 Date: _____

Zoning district(s) in which the land being subdivided is located shall be indicated as shown on the zoning map by the Planning Commission as follows:
 Zoning Shown on Official Map _____
 Date: _____
 By _____

This is to certify that all property taxes and assessments due on this property have been paid.
 City of Knoxville Tax Clerk: Signed: _____
 Date: _____
 Knox County Trustee: Signed: _____
 Date: _____

Certification of Approval of Public Water System – Minor Subdivisions
 This is to certify that the subdivision shown hereon is approved subject to the installation of a public water system, and that such installation shall be in accordance with State and local regulations.
 It is the responsibility of the property owner to verify with the Utility Provider the availability of water system in the vicinity of the lot(s) and to pay for the installation of the required connections.
 Utility Provider _____
 Authorized Signature for Utility _____ Date _____

City of Knoxville Department of Engineering
 The Knoxville Department of Engineering hereby approves this plat on this the _____ day of _____, 20____.
 Engineering Director _____

Planning Staff Certification of Approval for Recording — Final Plat
 This is to certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, with the exception of any variances and waivers noted on this plat, and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds. Pursuant to Section 13-3-405 of Tennessee Code, Annotated, the approval of this plat by the Planning Commission shall not be deemed to constitute or effect an acceptance by the City of Knoxville or Knox County of the dedication of any street or other ground upon the plat.
 Signed: _____
 Date: _____

State of _____, County of _____
 On this _____ day of _____, 20____
 Before me personally appeared _____

 to me known to be the person described in, and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.
 Witness my hand and notarial seal, this the day and year above.

 Notary's Signature & Seal
 My commission expires _____

Certification of No Recorded Easements.
 This is to certify that there are no known recorded drainage or utility easements on lot line(s) being eliminated on this subdivision plat.
 Registered Land Surveyor _____
 Tennessee License No. _____
 Date: _____

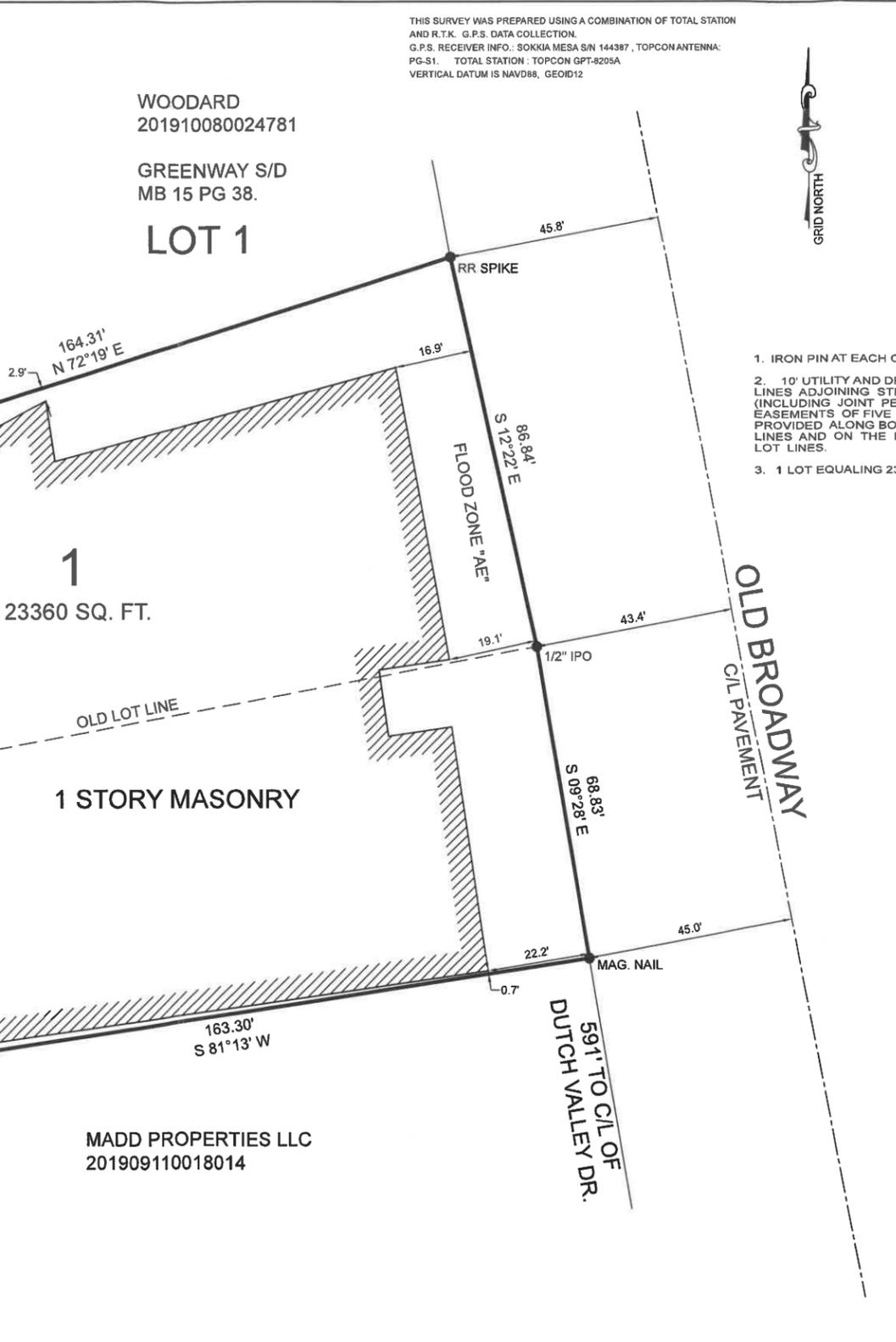
WOODARD
 201910080024781
 GREENWAY S/D
 MB 15 PG 38.
LOT 8

HARRISON
 201401170044025
 GENERAL SHALE PRODUCTS
 200105210080831

Certification of Approval of Public Sanitary Sewer System – Minor Subdivisions
 This is to certify that the subdivision shown hereon is approved subject to the installation of public sanitary sewers and treatment facilities, and that such installation shall be in accordance with State and local regulations.
 It is the responsibility of the property owner to verify with the Utility Provider the availability of sanitary sewers in the vicinity of the lot(s) and to pay for the installation of the required connections.
 Utility Provider _____
 Authorized Signature for Utility _____ Date _____

STANLEY E. HINDS
 REGISTERED LAND SURVEYOR
 AGRICULTURE
 COMMERCE
 TENNESSEE NO. 967

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WOODARD
 201910080024781
 GREENWAY S/D
 MB 15 PG 38.
LOT 1
 23360 SQ. FT.
 1 STORY MASONRY
 MADD PROPERTIES LLC
 201909110018014

OWNER:
 CHARLES F. & SUZANNE SAAH
 1546 CRANSTON DR.
 KNOXVILLE, TN. 37922
 865-679-7872

WAIVERS APPROVED BY CITY ENGINEERING ON:
 1) TO REDUCE THE DEDICATION OF A STANDARD DRAINAGE AND UTILITY EASEMENT FROM 5' AS TYPICALLY REQUIRED TO 0' FEET ONLY UNDER THE EXISTING BUILDING AS SHOWN ON THE PLAT ANNOTATED AS S 81°13' W - 163.30' ON THIS PLAT PER SUBDIVISION REGULATIONS 3.11-A-2-a.
 2) TO REDUCE THE DEDICATION OF A STANDARD DRAINAGE AND UTILITY EASEMENT FROM 5' AS TYPICALLY REQUIRED TO 0' FEET ONLY UNDER THE EXISTING BUILDING AS SHOWN ON THE PLAT ANNOTATED AS N 72°19' E - 164.31' ON THIS PLAT PER SUBDIVISION REGULATIONS 3.11-A-2-a

GRAPHIC SCALE
 0 20 40 60

THIS SURVEY WAS PREPARED USING A COMBINATION OF TOTAL STATION AND R.T.K. G.P.S. DATA COLLECTION.
 G.P.S. RECEIVER INFO: SOKKIA MESA S/N 144387, TOPCON ANTENNA: PG-S1. TOTAL STATION: TOPCON GPT-8205A
 VERTICAL DATUM IS NAVD83, GEOID12



1. IRON PIN AT EACH CORNER.
2. 10' UTILITY AND DRAINAGE INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY (INCLUDING JOINT PERMANENT EASEMENTS). EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.
3. 1 LOT EQUALING 23360 SQ. FT.

FINAL PLAT OF THE SAAH PROPERTY

DISTRICT: 7 WARD: 37 CITY BLOCK: 37850 CITY OF KNOXVILLE
 INSTR.: 2208-990 KNOX COUNTY
 C.L.T. MAP: 069D A 5.00 & 5.01
 SCALE: 1"=20' DATE: 04/01/2020

HINDS SURVEYING CO.
 3555 WINDY F FARMS DR. LOUISVILLE, TN 37777
 PH. 588-9799 FAX. 233-3393
 WWW.HINDSURVEYING.COM JOB NO. 2003020

5-A-20-VA

4685 / 4687 Old Broadway

Before Enclosure



After Enclosure

