

File #

9-E-20-VA



BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION

Name Greystar Development East, LLC
 Street Address 1033 Demonbreun St Suite 300
 City, State, Zip Nashville, TN 37203
 Phone Number 615.988.7130
 Email matt.evans@greystar.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) ☐ Extension of Non-Conforming Use/or Structure
☐ Appeal of Administrative Official's Decision ☐ Map Interpretation

PROPERTY INFORMATION

Street Address 2120 Cumberland Avenue
 City, State, Zip Knoxville, TN 37916
 Parcel # (see KGIS.org) 108CK - Parcels 006, 008, 009, 010, 011, 012, 013
 Zoning District (see KGIS.org) CU-1 & CU-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.

The project is a mixed-use development providing leasing/amenities and retail along Cumberland Avenue with apartments above retail. We are requesting zoning variance for the following:

1. We are proposing a 10'-0" step-back along Cumberland Avenue above the commercial spaces at a concrete podium level supporting the residential apartments. Due to the topography of the site, the height of the podium along Cumberland Avenue varies from 12'-4" to 24'-8" above the sidewalk, and we are seeking a variance to provide a step-back at the first story on the eastern portion of the facade.
2. There are screened openings and glass entrances provided onto both side street (21st and 22nd street), but due to the relationship of grade and floor lines and parking screening, it is not possible to meet the transparency requirements between 2' and 10' from grade.

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Describe hardship conditions that apply to this variance.

This is a steeply sloped Lot, and the slope of Cumberland Avenue, as well as 21st and 2nd streets has created the conditions for these requests. Due to the slope up 14'-0" from East to West along Cumberland Avenue and the dramatic slope down along the side streets, there are hardships meeting Section CU-2 3c (Building Height - step back above 2nd story min.) and Sections CU1-4A, and CU2-4A (Transparency) of the ordinance.

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 08-28-2020

File #9-E-20-VA



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). Decrease the story level for a building setback from the 2nd or 3rd story to the 1st story (12 feet 4 inches) on the northeast corner at Cumberland Avenue and 21st Street (Cumberland Avenue Form District 4.2.3.B.3.C)

2). Decrease the minimum ground story transparency requirements along 21st Street from 40% to 31% on the section of facade located in the CU-1 district and from 75% to 41% on the section of facade located in the CU-2 district. Decrease the minimum ground story transparency requirements along 22nd Street from 40% to 35% on the section of facade located in the CU-1 district and from 75% to 47% on the section of facade located in the CU-2 district.

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PROJECT INFORMATION

Date Filed 8-17-2020

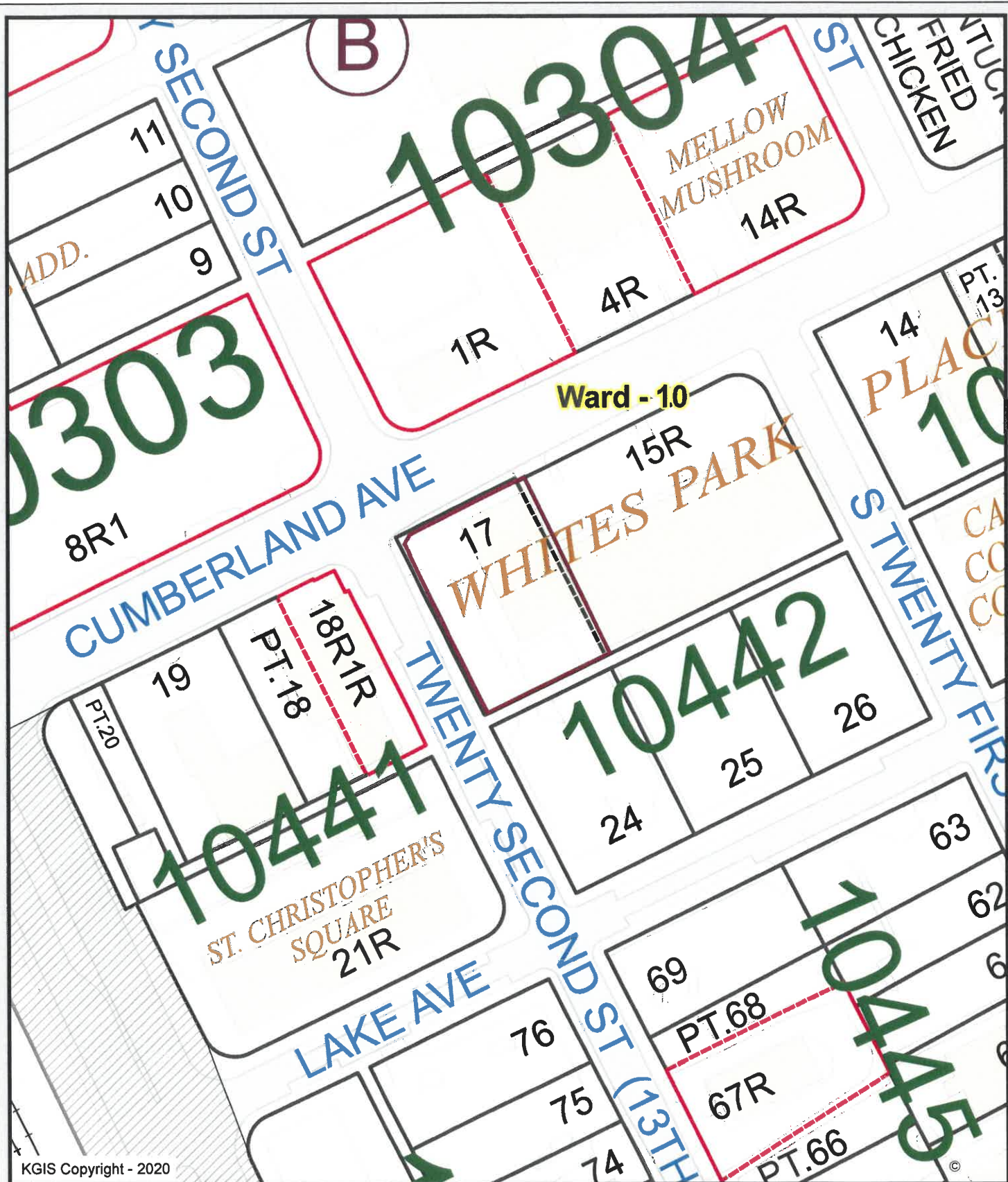
Fee Amount \$250

Council District 1

BZA Meeting Date 9-17-2020

PLANS REVIEWER Bryan Berry

DATE 8-19-2020



2120 Cumberland Ave.

9-E-20-VA

Greystar Development East, LLC

Knoxville - Knox County - KUB Geographic Information System



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2120 Cumberland Ave.

9-E-20-VA

Greystar Development East, LLC

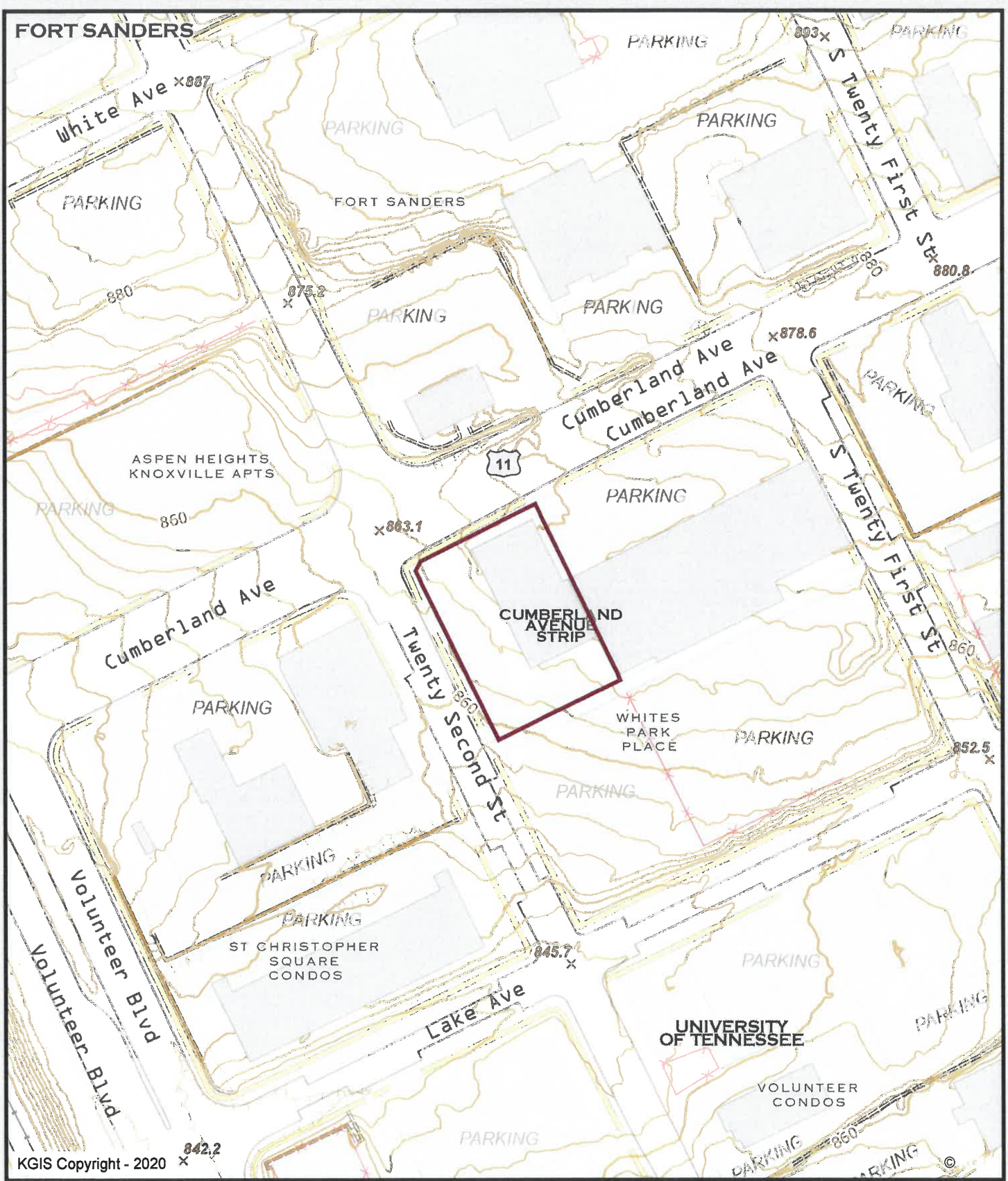
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2120 Cumberland Ave.

9-E-20-VA

Greystar Development East, LLC

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UNION KNOXVILLE
KNOXVILLE, TENNESSEE

GREYSTAR DEVELOPMENT
EAST, LLC

ISSUE	DATE	DESCRIPTION	PREPARED BY
1	04/15/2020	ISSUED FOR PERMITTING	TR
2	04/15/2020	REVISIONS TO PERMITTING	TR
3	04/15/2020	REVISIONS TO PERMITTING	TR

REVISION	DATE	DESCRIPTION	PREPARED BY
1	04/15/2020	ISSUED FOR PERMITTING	TR

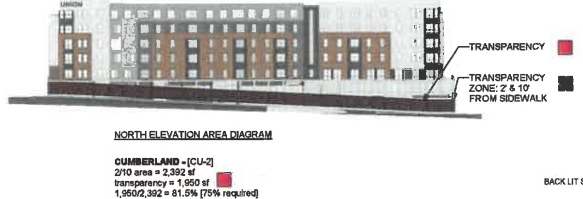
OVERALL EXTERIOR ELEVATIONS

JOB NUMBER: 196406

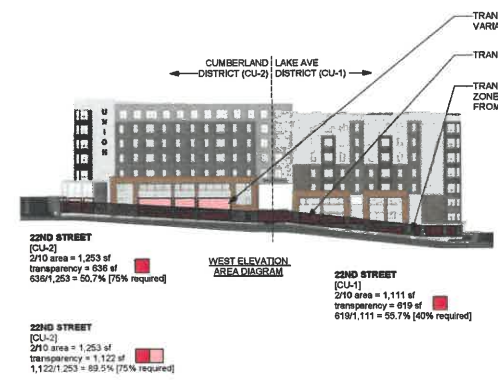
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CHECKED BY: NM

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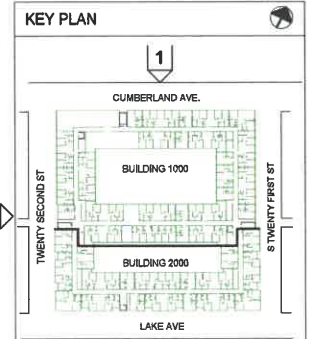


1 OVERALL NORTH ELEVATION - CUMBERLAND AVENUE



2 OVERALL WEST ELEVATION - 22ND STREET

BUILDING MATERIALS WEST ELEVATION	AREA PERCENTAGE
PRIMARY	
1 BRICK	11.81 %
2 CEMENTITIOUS LAP SIDING	40.31 %
3 CEMENTITIOUS PANEL & TRIM	10.35 %
4 VERTICAL BOARD & BATTEN	18.43 %
5 ALUMINUM STOREFRONT	2.72 %
TOTAL	83.62 %
ACCENT	
A WOOD SCREEN (LOUVERS)	0.81 %
B SPLIT FACE CMU BLOCK	8.00 %
C METAL (PARKING DECK SCREEN)	5.70 %
D EXPOSED CONCRETE	1.87 %
TOTAL	16.38 %



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9-E-20-VA

UNION KNOXVILLE
KNOXVILLE, TENNESSEE

GREYSTAR DEVELOPMENT
EAST, LLC

ISSUE	DESCRIPTION	DATE
1	ISSUE 1: EXTERIOR DESIGN REVIEW	10/1/2020
2	ISSUE 2: EXTERIOR DESIGN REVIEW	10/1/2020
3	ISSUE 3: EXTERIOR DESIGN REVIEW	10/1/2020
4	ISSUE 4: EXTERIOR DESIGN REVIEW	10/1/2020

REVISION	DATE	DESCRIPTION	BY
1	10/1/2020	ISSUE 1: EXTERIOR DESIGN REVIEW	TR
2	10/1/2020	ISSUE 2: EXTERIOR DESIGN REVIEW	TR
3	10/1/2020	ISSUE 3: EXTERIOR DESIGN REVIEW	TR
4	10/1/2020	ISSUE 4: EXTERIOR DESIGN REVIEW	TR

OVERALL EXTERIOR ELEVATIONS

JOB NUMBER: 196406

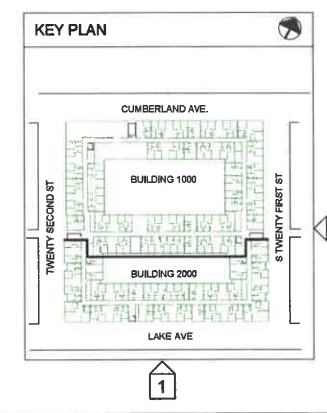
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BUILDING MATERIALS SOUTH ELEVATION	AREA PERCENTAGE
PRIMARY	
1 BRICK	0 %
2 CEMENTITIOUS LAP SIDING	59.53 %
3 CEMENTITIOUS PANEL & TRIM	8.30 %
4 VERTICAL BOARD & BATTEN	22.34 %
5 ALUMINUM STOREFRONT	1.37 %
TOTAL	91.54 %
ACCENT	
A WOOD SCREEN (LOUVERS)	0 %
B SPLIT FACE CMU BLOCK	6.10 %
C METAL (PARKING DECK SCREEN)	2.36 %
D EXPOSED CONCRETE	0 %
TOTAL	8.46 %

BUILDING MATERIALS EAST ELEVATION	AREA PERCENTAGE
PRIMARY	
1 BRICK	9.44 %
2 CEMENTITIOUS LAP SIDING	32.95 %
3 CEMENTITIOUS PANEL & TRIM	13.77 %
4 VERTICAL BOARD & BATTEN	29.87 %
5 ALUMINUM STOREFRONT	1.49 %
TOTAL	87.52 %
ACCENT	
A WOOD SCREEN (LOUVERS)	0.10 %
B SPLIT FACE CMU BLOCK	9.36 %
C METAL (PARKING DECK SCREEN)	3.02 %
D EXPOSED CONCRETE	0.00 %
TOTAL	12.48 %

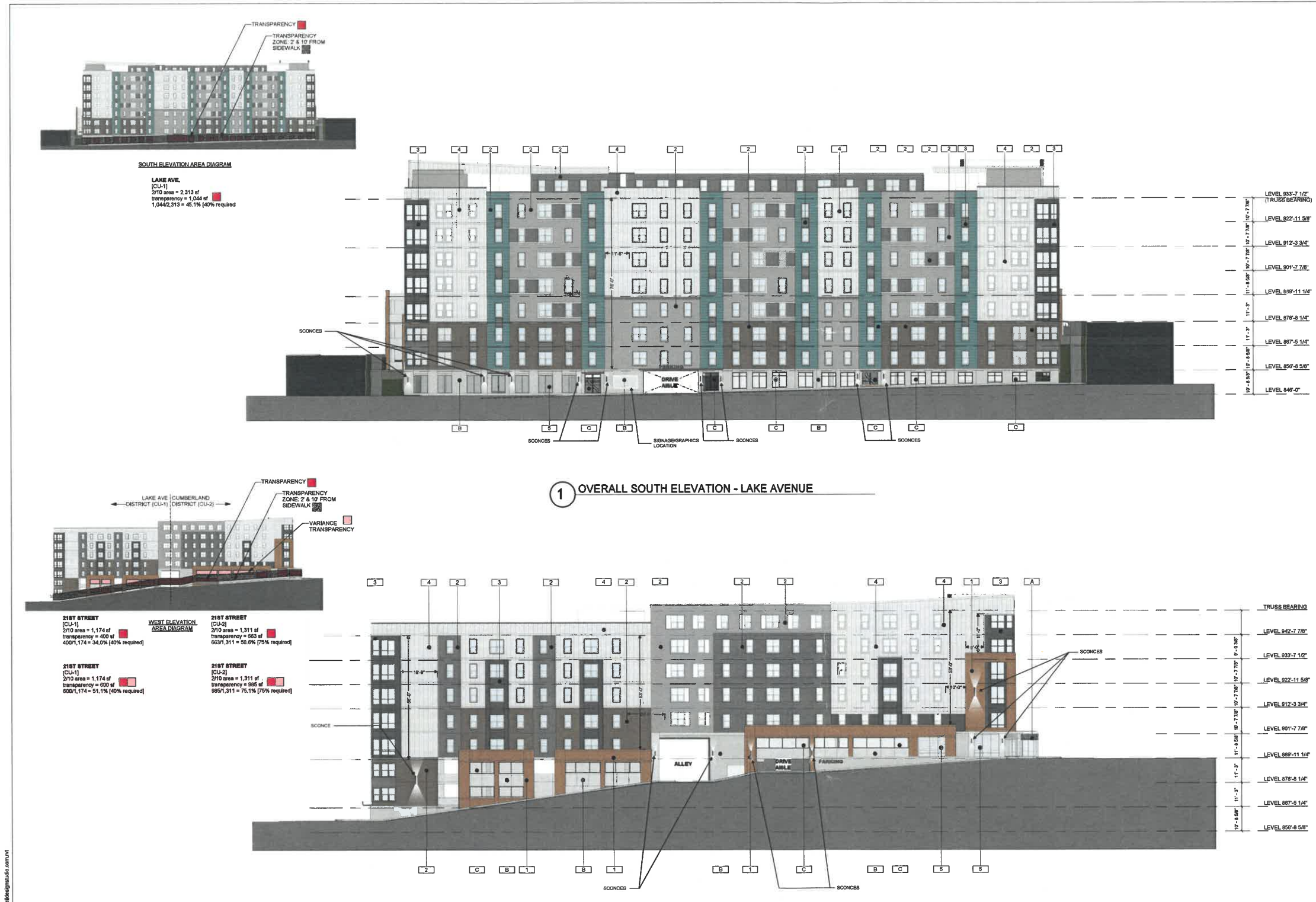


1 OVERALL SOUTH ELEVATION - LAKE AVENUE

2 OVERALL EAST ELEVATION - 21ST STREET

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NORTHWEST CORNER



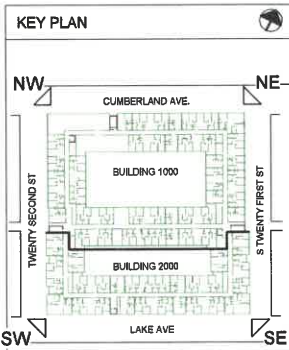
NORTHEAST CORNER



SOUTHWEST CORNER



SOUTHEAST CORNER



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ATLANTA, GA 30350
PHONE: 770.884.1335
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UNION KNOXVILLE
KNOXVILLE, TENNESSEE

DEVELOPMENT FOR
GREYSTAR

ISSUE	DATE	DESCRIPTION	BY
1	02-20-20	ISSUE FOR PERMITTING	DD

REVISION	DATE	DESCRIPTION	BY
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MATERIAL LEGEND

JOB NUMBER: 196405

DRAWN BY: Author
CHECKED BY: Checker

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