File # 1-C-22-VA

CITY OF KNOXVILLE

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 LEN JOHNSON	Owner ☐	New Structure ☐
Street Address 724 TAYLOR ROAD	Contractor ☐	Modification of Existing Structure ☐
City, State, Zip KNOXVILLE, TN. 37920	Tenant ☐	Off Street Parking ☑
Phone Number 865.573.1148	Other ☑	Signage ☐
Email lenedna@bellsouth.net		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 3643 SEVIERVILLE PIKE — City, State, Zip KNOXVILLE, TN. 37920

See KGIS.org for Parcel # 109KC002C-N — and Zoning District C-N

VARIANCE REQUIREMENTS

City of Knoxville Zoning Ordinance Article 16, Section 16.3

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 CITY IS PLANNING TO CONSTRUCT A NEW SIDEWALK ON THE NORTH AND EAST PROPERTY LINES OF THE ROUNDUP RESTAURANT FACILITY. THIS WORK WILL DECREASE THE NEEDED PARKING FROM 22 SPACES TO 16 SPACES. ALSO DUE TO THIS CONSTRUCTION THE OWNER HAS DESIDED TO RENOVATE THE EXISTING PARKING LOT ADDING OUTDOOR SEATING, NEW SIDEWALKS, LANDSCAPPING, AND PARKING. THIS NEW DEVELOPMENT WILL PROVIDE AS MANY AS 36 TOTAL PARKING SPACES NECESSARY TO SUSTAIN HIS BUSINESS. THE EXISTING FACILITY HAS BEEN IN EXISTANCE DATING BACK TO THE 1950'S. WE APPEAL THE PARKING SETBACKS IN ARTICLE 11.3.C.2 OF THE KNOXVILLE ZONING ORDINANCE AS FOLLOWS: NORTH PROPERTY LINE 20FT TO 9FT. EAST PROPERTY LINE 20FT TO 12FT. WEST PROPERTY LINE 20FT TO 2FT.

Describe hardship conditions that apply to this variance.

THE OWNERS HARDSHIP IS "DEPRIVED USE" AS A RESULT OF THE CITY'S DEVELOPMENT OF THE SIDEWALK ON THE NORTH AND EAST PROPERTY LINES. THE HARDSHIP IS THE REDUCTION IN PARKING FROM 22 SPACES TO 16SPACES.

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 Len Johnson **DATE** 11/09/21

File # 1-C-22-VA

CITY OF KNOXVILLE

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):

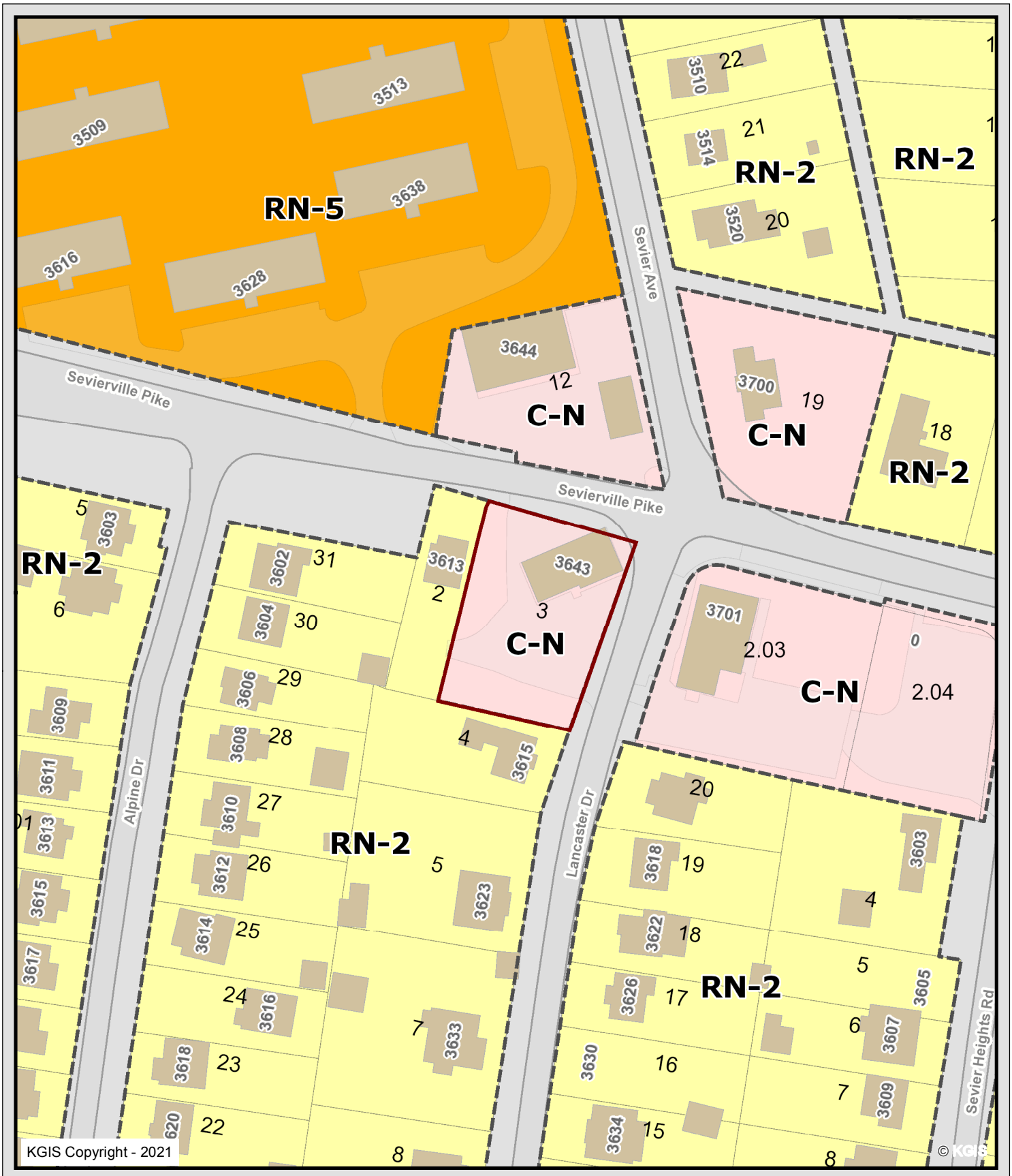
1. Reduce the minimum setback required between the parking lot and the Lancaster Dr. property line from 25’ to 12’ (Article 11.3.B.)

2. Reduce the minimum setback required between the parking lot and the southern residential district from 20’ to 13’ 2" (Article 11.3.C.2.)

3. Reduce the minimum setback required between the parking lot and the western residential district from 20’ to 2’ (Article 11.3.C.2.)

PROJECT INFORMATION

Date Filed 11-9-21	Fee Amount $250.00
Council District 1st	BZA Meeting Date 1-18-22
PLANS REVIEWER Josh Frerichs / Scott Elder	**DATE** 1-4-22 (REVISED)



3643 Sevierville Pike

1-C-22-VA

Len Johnson

Knoxville - Knox County - KUB Geographic Information System

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ft

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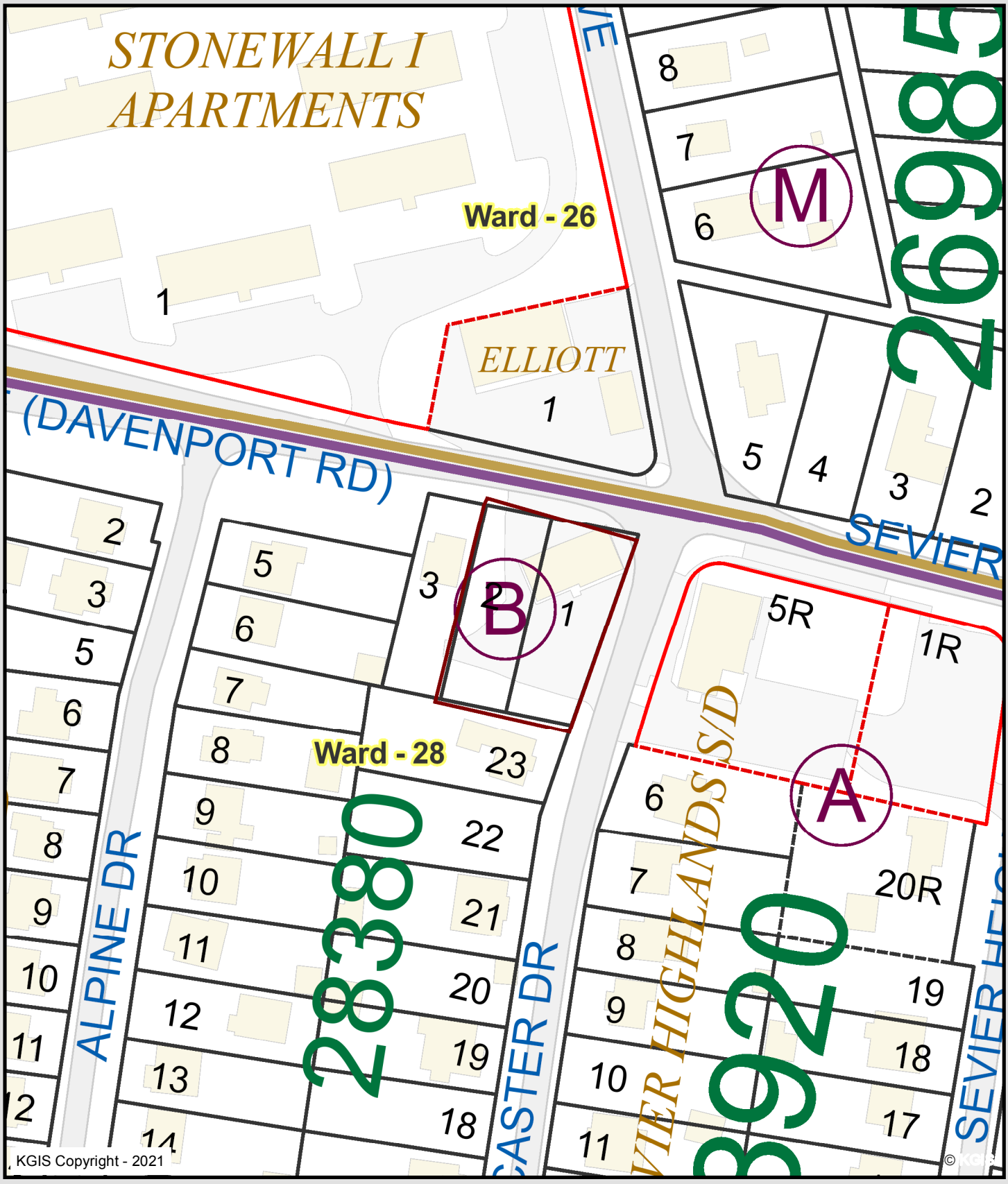

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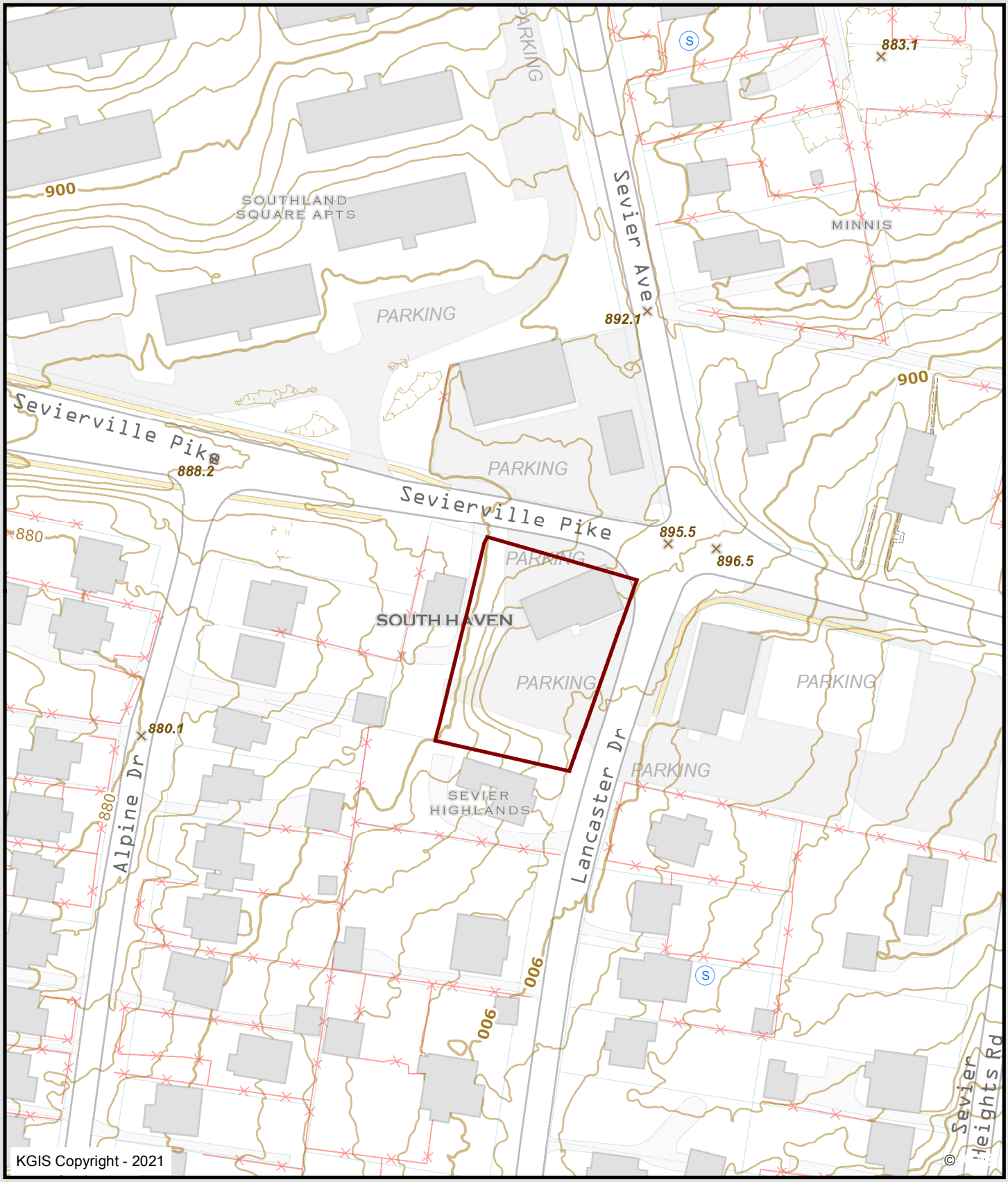

3643 Sevierville Pike

1-C-22-VA

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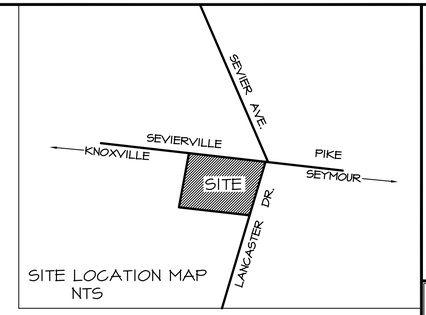
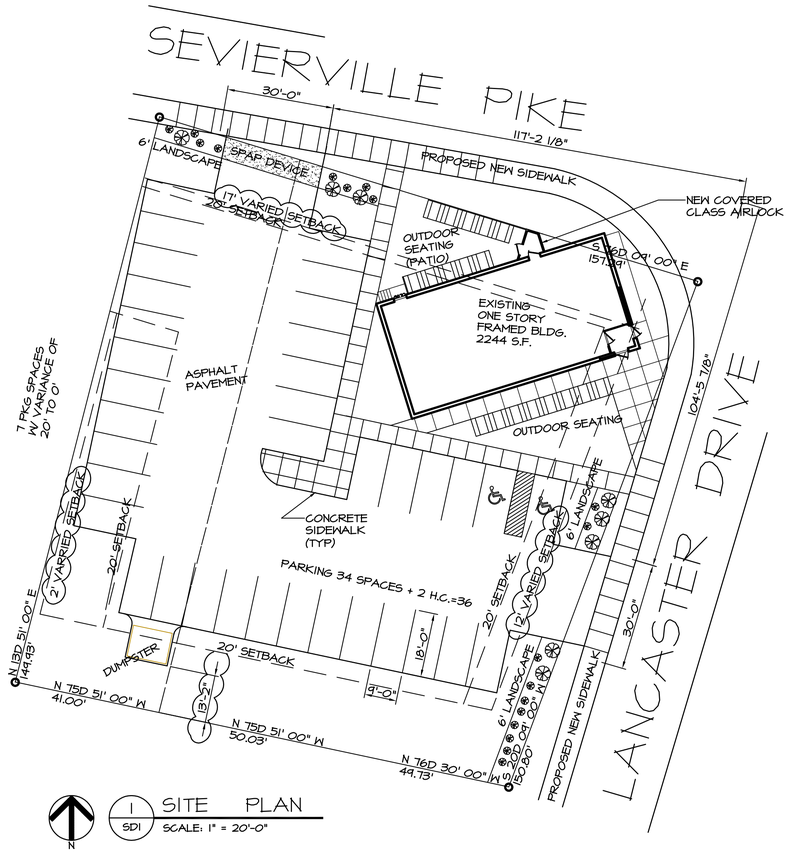


SITE LOCATION MAP
NTS



1 / SD1 SITE PLAN
SCALE: 1" = 20'-0"

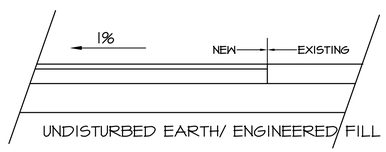
N

SITE DATA:
SITE AREA = 23,337 S. F.
PAVEMENT = 9,793 S. F.
SIDEWALK = 1,250 S.F.
BUILDING = 2,244 S.F.
DECK = 500 S.F.
OUTDOOR SEAT = 990 S.F.

0' 20' 40' 60'
GRAPHIC SCALE 1"=20'

PARKING DATA:
16 EXISTING SPACES
20 NEW SPACES
36 TOTAL SPACES

NEEDED VARIANCES TO PARKING SETBACKS:
NORTH: 20 FT. TO 17 FT.
EAST: 20 FT TO 12 FT.
WEST: 20 FT. TO 2 FT.
2



PAVING DESIGN:
1" TOPPING
1 1/2" BASE
4" GRAVEL

2 / SD1 PAVEMENT DETAIL
NTS

ZONING "C-N-1"
BUILDING SETBACKS
FRONT 0'
BACK 30'
SIDE 20'

PARKING LOT
RENOVATION
3643 SEVIERVILLE PIKE
KNOXVILLE, TN. 37920
SAM TOBEA
21015

ROY LEN JOHNSON
REGISTERED ARCHITECT
STATE OF TENNESSEE

R. LEN JOHNSON & ASSOCIATES
Architects, Construction Analysts & Inspectors
724 TAYLOR ROAD, KNOXVILLE, TN 37920 (VOL) (865) 573-1148

Drawing Description.....
SITE DEVELOPMENT PLAN

REVISIONS	
No.	Date
0	NEEDED VARIANCES 28 JUN 21
1	CD ISSUE 04 AUG 21
2	IDENTIFIED VARIANCES 15 DEC 21
3	DIMENSION TO DUMPSTER 04 DEC 22

Plot Scale	1" = 20'
Drn.	RLJ
Appd.	RLJ
Project No.	21015
Date	04 AUG 21
Sh. No.	1
of	1

SD1
of 1