



# BOARD OF ZONING APPEALS APPLICATION

Please reach out to a City of Knoxville Zoning Examiner about your project before submitting a variance application.

| APPLICANT INFORMATION                             | APPLICANT IS:                             | THIS PROPOSAL PERTAINS TO:                                  |
|---|---|---|
| Name (Individual not company) Matt Brazille, P.E. | Owner <input type="checkbox"/>            | New Structure <input checked="" type="checkbox"/>           |
| Street Address 2704 Cherokee Farm Way, Suite 101  | Contractor <input type="checkbox"/>       | Modification of Existing Structure <input type="checkbox"/> |
| City, State, Zip Knoxville, TN 37920              | Tenant <input type="checkbox"/>           | Off Street Parking <input type="checkbox"/>                 |
| Phone Number 865-340-4945                         | Other <input checked="" type="checkbox"/> | Signage <input type="checkbox"/>                            |
| Applicant Email mbrazille@cecinc.com              |   | Other Site Development <input checked="" type="checkbox"/>  |

**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 0 (3627) Division Street City, State, Zip Knoxville, TN 37919

See [KGIS.org](http://KGIS.org) for Parcel # 107DA001 City Council District # 6 and Zoning District I-MU

**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**

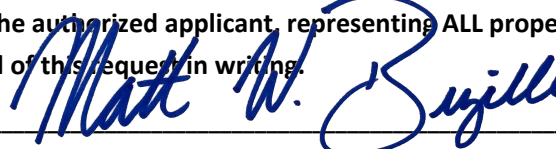
**Describe your project and why you need variances.**  
 This a proposed project for Knoxville's Community Development Corporation (KCDC) and includes a proposed three story, multi-family, building to accommodate disabled veterans in the greater Knoxville area. The majority of the existing site falls within the Hillside Protection Overlay and has significant topographical constraints. The Hillside Overlay for this site limits our limits of disturbance (within the overlay) to 1.86 acres and 2.63 acres overall. The site has an existing 30-ft gas pipeline easement that runs along the front property line (parallel with Division Street) for most of the site's frontage. The I-MU zoning requires a 25-ft build-to-zone that cannot be achieved based on existing site conditions. We are requesting a variance to replace the 25-ft build-to-zone with a 25-ft minimum setback.

**Describe hardship conditions that apply to this variance.**  
 (1) The existing gas pipeline easement that runs along the front of the property is 30-ft wide and no structure can be placed inside of it.  
 (2) We cannot grade over/near the existing gas pipeline. The proposed building location allows site grades to tie to existing topography prior to impacting the existing gas line while still complying with the hillside overlay.

Site plans and any other relevant information associated with the hardship must accompany this application.

**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 2/8/2023

File #



**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):**

*(This area is currently blank for variance requests and ordinance citations.)*

**PROJECT INFORMATION**

|                       |                  |
|-----------------------|------------------|
| Date Filed            | Fee Amount       |
| Council District      | BZA Meeting Date |
| <b>PLANS REVIEWER</b> | <b>DATE</b>      |

# NEW ADDRESS



**Knoxville | Knox County Planning**  
City County Building  
400 Main Street, Suite 403  
Knoxville, TN 37902

865.215.2507 | 865.215.2237  
addressing@knoxplanning.org  
knoxplanning.org/addressing

## APPLICANT INFORMATION

|                                     |   |
|-------------------------------------|---|
| Applicant Name: <b>Emmie Palmer</b> | Company: <b>BarberMcMurray Architects</b> |
| Primary Phone: <b>865.934.1915</b>  | Fax:                                      |
| Secondary Phone: <b>x 217</b>       | Email: <b>epalmer@bma1915.com</b>         |


## SITE INFORMATION

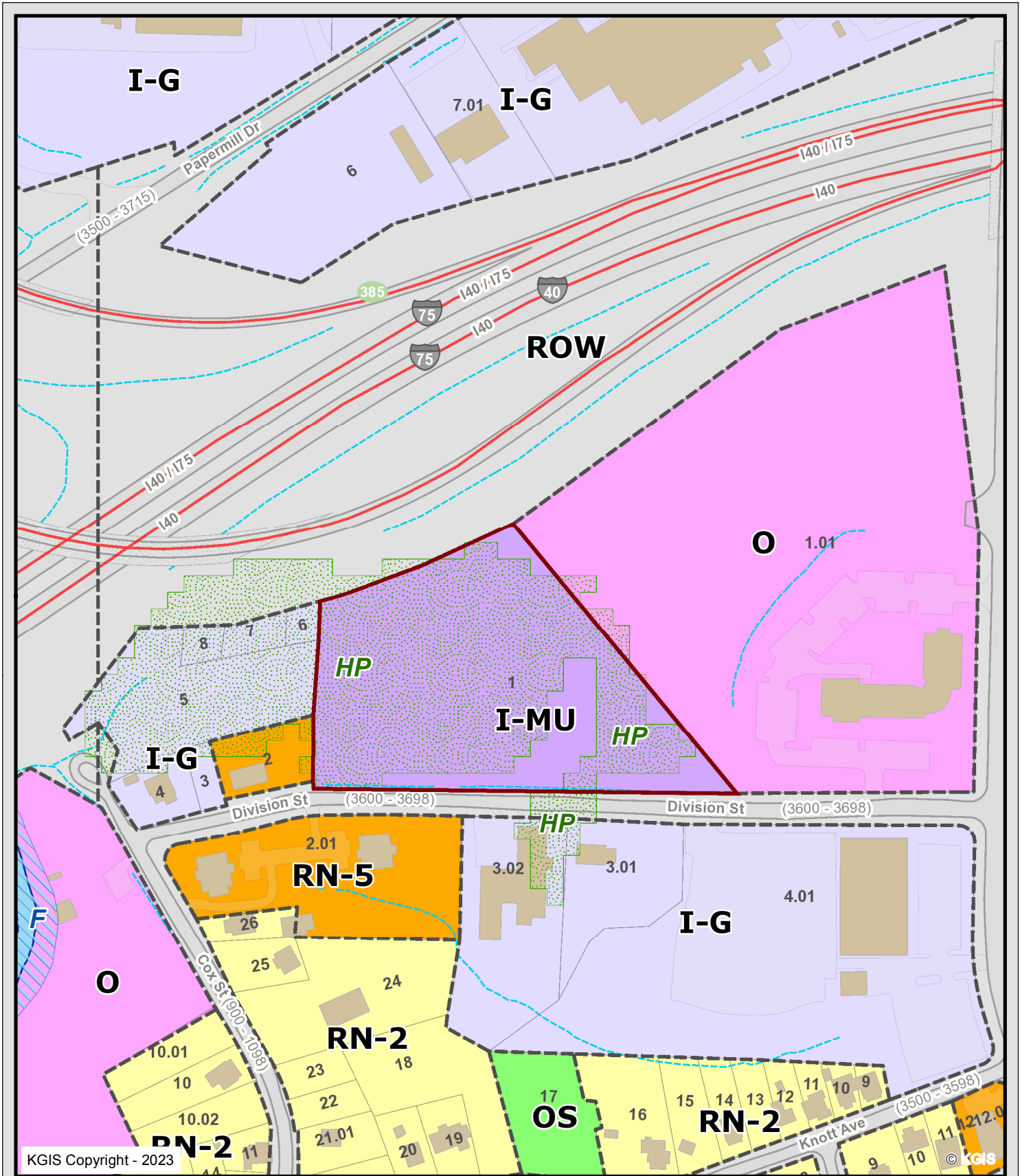
|                                      |                         |   |                  |                                 |                           |
|--------------------------------------|-------------------------|---|------------------|---------------------------------|---------------------------|
| ADDRESS INFORMATION                  |                         |   |                  |                                 |                           |
| Address Use Type: <b>UNUSED LAND</b> | Site Name:              |   |                  |                                 |                           |
| PARCEL INFORMATION                   |                         |   |                  |                                 |                           |
| Map Number: <b>107</b>               | Parcel Insert: <b>D</b> | Parcel Group: <b>A</b>                                  | Parcel: <b>1</b> | Full Parcel ID: <b>107DA001</b> | Owner: <b>KNOX COUNTY</b> |
| SUBDIVISION INFORMATION              |                         |   |                  |                                 |                           |
| Subdivision Name:                    | Unit:                   | Phase:  |                  |                                 |                           |
| Block:                               | Lot:                    | Site Plan: <b>Site plan submitted. Need floor plans</b> |                  |                                 |                           |

Comments:

**Proposed Veteran Housing. Will need floor plans to assign unit numbers and Addressing Fee**

## OFFICIAL ADDRESS

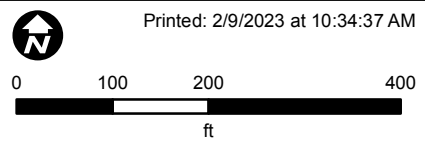
|  |  |  |
|--|--|--|
| Address Number: <b>3627</b>  | Street Name: <b>DIVISION ST</b>              | Subaddress:  |
| Certified By: <b>Donna Hill</b>  | Email: <b>donna.hill@knoxplanning.org</b>    |  |
| Phone: <b>(865) 215-3872</b>   | Certificate Date: <b>3/2/2023 3:22:21 PM</b> | Certificate Number: <b>81451</b>   |
| <p><i>Planning reserves the right to modify an address as new information comes to our attention from E-911, site plan submissions, plat revisions, street name changes, field reviews, or other sources.</i></p> <p><i>New address assignments can be used immediately. Zip codes are assigned by the U.S. Postal Service. Planning cannot certify the zip code or mailing city for an address.</i></p> <p><i>Address numbers should be at least 4" in height and placed on both the structure and mailbox for emergency response and deliveries.</i></p> <p><i>Owner or tenant is responsible for notifying all relevant parties including utility providers, Knox County Property Assessor, Knox County Clerk, DMV, and financial institutions.</i></p> |  | <br><i>Donna Hill</i> |



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0 DIVISION ST  
 3-E-23-VA  
 MATT BRAZILLE



**Knoxville - Knox County - KUB Geographic Information System**

KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

KNOXVILLE SHEET  
METAL WORKS

PAPERMILL

ROBINSON F...  
INC. PROPE...

50494



Ward - 50

1  
COLLINS  
PROPERTY

50900

DIVISION ST

Ward - 24

1  
HOUSING 1ST  
PROPERTY

2A

1A

J.ALLEN MCNUTT

1  
2  
3  
SAMAKROUSH  
PROPERTY

WHALEY

COLLINS

286 287 288 289 290 291 292  
280 281 58 57 55R  
KNOTT AVE  
GROVE SHED

KGIS Copyright - 2023

0 DIVISION ST

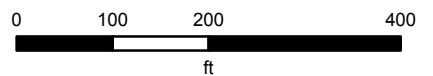
3-E-23-VA

MATT BRAZILLE

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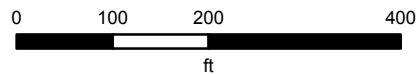
**0 DIVISION ST**

3-E-23-VA  
MATT BRAZILLE

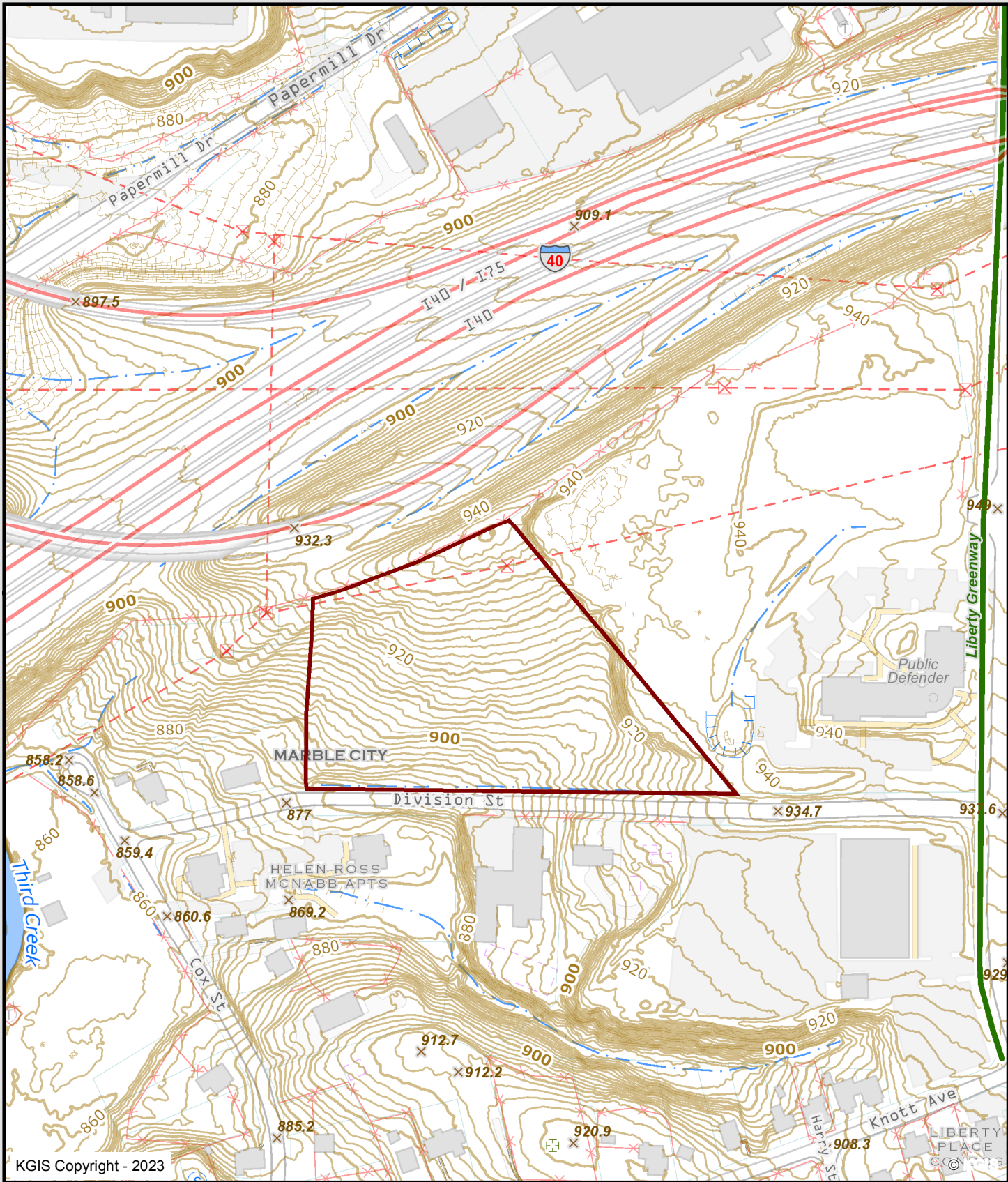
**Knoxville - Knox County - KUB Geographic Information System**



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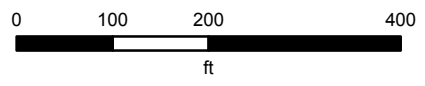
### 0 DIVISION ST

3-E-23-VA  
MATT BRAZILLE

### Knoxville - Knox County - KUB Geographic Information System



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### SHEET KEY

| DESCRIPTION                                      | DETAIL     |
|--|------------|
| (A) LANDSCAPE AREA / ISLAND                      | (200) C800 |
| (B) CONCRETE SIDEWALK                            | (210) C800 |
| (C) EXTRUDED CONCRETE CURB                       | (211) C800 |
| (D) INTEGRAL CONCRETE CURB AND SIDEWALK          | (201) C800 |
| (E) HEAVY DUTY ASPHALT PAVEMENT (DRIVE ASLIES)   | (201) C800 |
| (F) LIGHT DUTY ASPHALT PAVEMENT (PARKING SPACES) | (201) C800 |
| (G) HEAVY DUTY CONCRETE PAVEMENT                 | (209) C800 |
| (H) DUMPSTER ENCLOSURE (SEE ARCH. PLANS)         | (208) C800 |
| (I) ACCESSIBLE SIDEWALK RAMP TYPE II             | (207) C800 |
| (J) ACCESSIBLE PARKING SPACE                     | (203) C800 |
| (K) 4" PAINTED PARKING STRIPES                   | (202) C800 |
| (L) 24" PAINTED WHITE STOP BAR                   | (212) C800 |
| (M) PAINTED DIRECTIONAL ARROW                    | (213) C800 |
| (N) PAINTED CROSSWALK STRIPING                   | (206) C800 |
| (O) "STOP" SIGN                                  | (206) C800 |
| (P) ACCESSIBLE PARKING SIGN                      | (205) C800 |
| (Q) VAN ACCESSIBLE PARKING SIGN                  | (214) C801 |
| (R) ACCESSIBLE RAMP TYPE III                     | (214) C801 |
| (S) CONCRETE WHEEL STOP                          | (214) C801 |
| (T) RETAINING WALL (DESIGNED BY OTHERS)          |            |
| (U) OPEN BREEZEWAY (SEE ARCH. PLANS)             |            |
| (V) BUILDING OVERHANG                            |            |
| (W) PROPOSED CHAN-LINK FENCE (PAINTED BLACK)     |            |
| (X) TDOT CONCRETE DRIVEWAY ENTRANCE              |            |

### LEGEND

|     |                                       |
|-----|---------------------------------------|
| --- | EXISTING PROPERTY LINE                |
| --- | EXISTING ELECTRIC EASEMENT            |
| --- | EXISTING GAS EASMENT                  |
| --- | EXISTING INDEX (MAJOR) CONTOUR        |
| --- | EXISTING INTERMEDIATE (MINOR) CONTOUR |
| --- | EXISTING DRAINAGE DITCH               |
| --- | EXISTING FENCE LINE                   |
| --- | EXISTING VEGETATION                   |
| --- | EXISTING EDGE OF PAVEMENT             |
| --- | EXISTING STORM PIPE                   |
| --- | EXISTING GAS LINE                     |
| --- | EXISTING OVERHEAD ELECTRIC LINE       |
| --- | EXISTING OVERHEAD WIRE                |
| --- | EXISTING SANITARY SEWER LINE          |
| --- | EXISTING WATER LINE                   |
| --- | EXISTING STORM STRUCTURE              |
| --- | EXISTING LIGHT POLE                   |
| --- | EXISTING POWER POLE                   |
| --- | EXISTING SANITARY MANHOLE             |
| --- | EXISTING SANITARY CLEANOUT            |
| --- | EXISTING WATER METER                  |
| --- | EXISTING FIRE HYDRANT                 |
| --- | EXISTING WATER BOX                    |
| --- | TREE LINE TO BE DEMOLISHED            |
| --- | POWER POLE TO BE REMOVED              |
| --- | PROPOSED EXTRUDED CURB                |
| --- | PROPOSED BUILDING                     |
| --- | PROPOSED CONCRETE SIDEWALK            |
| --- | PROPOSED HEAVY DUTY CONCRETE          |
| --- | PROPOSED ASPHALT                      |
| --- | PROPOSED HEAVY DUTY ASPHALT           |
| --- | PROPOSED STRIPING                     |
| --- | PROPOSED PARKING COUNT                |
| --- | PROPOSED RETAINING WALL               |

### PROPERTY INFORMATION

|                         |   |
|-------------------------|---|
| ZONING DISTRICT:        | I-MU INDUSTRIAL MIXED-USE WITH HP (HILLSIDE PROTECTION) OVERLAY |
| CONTROL MAP:            | 107   |
| CITY OF KNOXVILLE WARD: | 50  |
| CITY BLOCK:             | 50900   |
| BLOCK NUMBER:           | 530   |
| PARCEL:                 | 1   |
| PARCEL ID:              | 107DA001  |

### PARKING INFORMATION

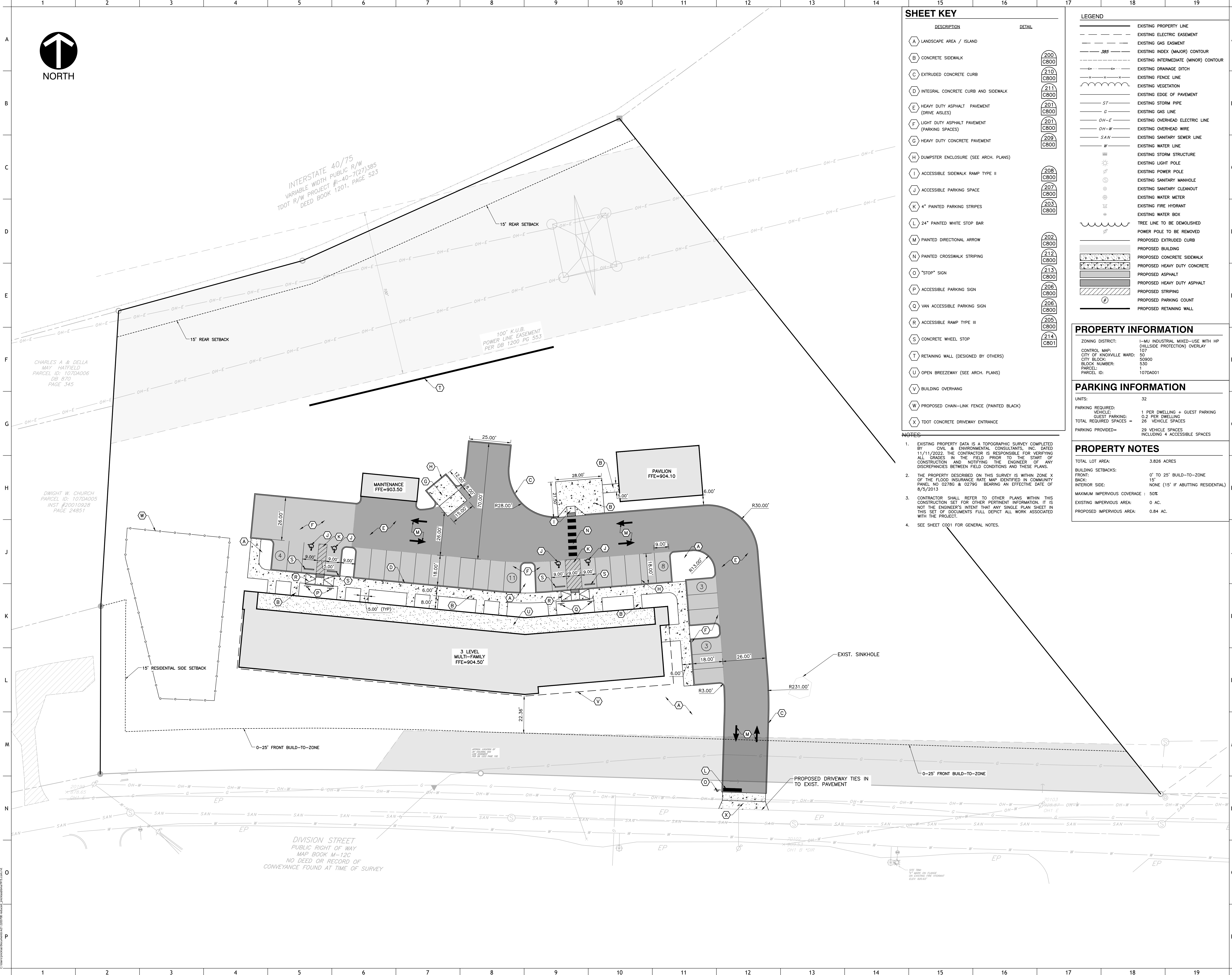
|                         |   |
|-------------------------|---|
| UNITS:                  | 32  |
| PARKING REQUIRED:       | 1 PER DWELLING + GUEST PARKING                  |
| VEHICLE:                | 0.2 PER DWELLING                                |
| GUEST PARKING:          | 26 VEHICLE SPACES                               |
| TOTAL REQUIRED SPACES = | 26 VEHICLE SPACES                               |
| PARKING PROVIDED =      | 29 VEHICLE SPACES INCLUDING 4 ACCESSIBLE SPACES |

### PROPERTY NOTES

|                               |                                    |
|-------------------------------|------------------------------------|
| TOTAL LOT AREA:               | 3.826 ACRES                        |
| BUILDING SETBACKS:            |                                    |
| FRONT:                        | 0' TO 25' BUILD-TO-ZONE            |
| BACK:                         | 15'                                |
| INTERIOR SIDE:                | NONE (15' IF ABUTTING RESIDENTIAL) |
| MAXIMUM IMPERVIOUS COVERAGE : | 50%                                |
| EXISTING IMPERVIOUS AREA:     | 0 AC.                              |
| PROPOSED IMPERVIOUS AREA:     | 0.84 AC.                           |

### NOTES

- EXISTING PROPERTY DATA IS A TOPOGRAPHIC SURVEY COMPLETED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. DATED 11/11/2022. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL GRADES IN THE FIELD PRIOR TO THE START OF CONSTRUCTION AND NOTIFYING THE ENGINEER OF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND THESE PLANS.
- THE PROPERTY DESCRIBED ON THIS SURVEY IS WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP IDENTIFIED IN COMMUNITY PANEL NO 02780 & 02790 BEARING AN EFFECTIVE DATE OF 8/5/2013.
- CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
- SEE SHEET C001 FOR GENERAL NOTES.



**oma**  
 BARBER McMURRY  
 architects since 1915

505 Market St Suite 300 Knoxville, TN 37902  
 t 865.934.1915 f 865.546.0242  
 oma1915.com

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

PROJECT NUMBER  
**217200**

PROJECT NAME  
**DIVISION STREET  
 VETERAN HOUSING**

OWNER  
**KNOXVILLE'S COMMUNITY  
 DEVELOPMENT CORPORATION**

PROJECT ADDRESS  
**0 DIVISION ST  
 KNOXVILLE, TN 37919**

**CEC**  
 Civil & Environmental  
 Consultants, Inc.

2704 CHEROKEE FARM WAY - KNOXVILLE, TN - 37920  
 866-977-6997 865-586-2324  
 www.cecinc.com



|                   |            |
|-------------------|------------|
| PARTNER-IN-CHARGE | RD         |
| PROJECT MANAGER   | MWB        |
| DRAWN BY          | LBP/MWB    |
| REVIEWED BY       | DRAFT      |
| ISSUE DATE        | 02/01/2023 |
| REVISIONS         |            |

**C200**  
 SITE LAYOUT PLAN





| LEGEND |                                       |
|--------|---------------------------------------|
|        | EXISTING PROPERTY LINE                |
|        | EXISTING ELECTRIC EASEMENT            |
|        | EXISTING GAS EASEMENT                 |
|        | EXISTING INDEX (MAJOR) CONTOUR        |
|        | EXISTING INTERMEDIATE (MINOR) CONTOUR |
|        | EXISTING DRAINAGE DITCH               |
|        | EXISTING FENCE LINE                   |
|        | EXISTING VEGETATION                   |
|        | EXISTING EDGE OF PAVEMENT             |
|        | EXISTING STORM PIPE                   |
|        | EXISTING GAS LINE                     |
|        | EXISTING OVERHEAD ELECTRIC LINE       |
|        | EXISTING OVERHEAD WIRE                |
|        | EXISTING SANITARY SEWER LINE          |
|        | EXISTING WATER LINE                   |
|        | EXISTING STORM STRUCTURE              |
|        | EXISTING LIGHT POLE                   |
|        | EXISTING POWER POLE                   |
|        | EXISTING SANITARY MANHOLE             |
|        | EXISTING SANITARY CLEANOUT            |
|        | EXISTING WATER METER                  |
|        | EXISTING FIRE HYDRANT                 |
|        | EXISTING WATER BOX                    |
|        | TREE LINE TO BE DEMOLISHED            |
|        | POWER POLE TO BE REMOVED              |
|        | PROPOSED EXTRUDED CURB                |
|        | PROPOSED BUILDING                     |
|        | PROPOSED CONCRETE SIDEWALK            |
|        | PROPOSED HEAVY DUTY CONCRETE          |
|        | PROPOSED ASPHALT                      |
|        | PROPOSED HEAVY DUTY ASPHALT           |
|        | PROPOSED STRIPING                     |
|        | PROPOSED PARKING COUNT                |
|        | PROPOSED RETAINING WALL               |
|        | PROPOSED INDEX (MAJOR) CONTOUR        |
|        | PROPOSED INTERMEDIATE (MINOR) CONTOUR |
|        | PROPOSED SLOPE LABEL                  |
|        | PROPOSED SPOT ELEVATION               |
|        | TOP OF WALL ELEVATION                 |
|        | BOTTOM OF WALL ELEVATION              |
|        | TOP OF CURB ELEVATION                 |
|        | BOTTOM OF CURB ELEVATION              |

| PROPERTY INFORMATION |   |
|----------------------|---|
| ZONING DISTRICT:     | I-MU INDUSTRIAL MIXED-USE WITH HP (HILLSIDE PROTECTION) OVERLAY |
| CONTROL MAP:         | 107   |
| CITY BLOCK:          | 50  |
| BLOCK NUMBER:        | 530   |
| PARCEL:              | 1   |
| PARCEL ID:           | 107DA001  |

- NOTES**
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  - SEE SHEET C001 FOR GENERAL NOTES.



505 Market St Suite 300 Knoxville, TN 37902  
 t 865.934.1915 f 865.546.0242  
 oma1915.com

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

PROJECT NUMBER  
**217200**

PROJECT NAME  
**DIVISION STREET  
 VETERAN HOUSING**

OWNER  
**KNOXVILLE'S COMMUNITY  
 DEVELOPMENT CORPORATION**

PROJECT ADDRESS  
**0 DIVISION ST  
 KNOXVILLE, TN 37919**

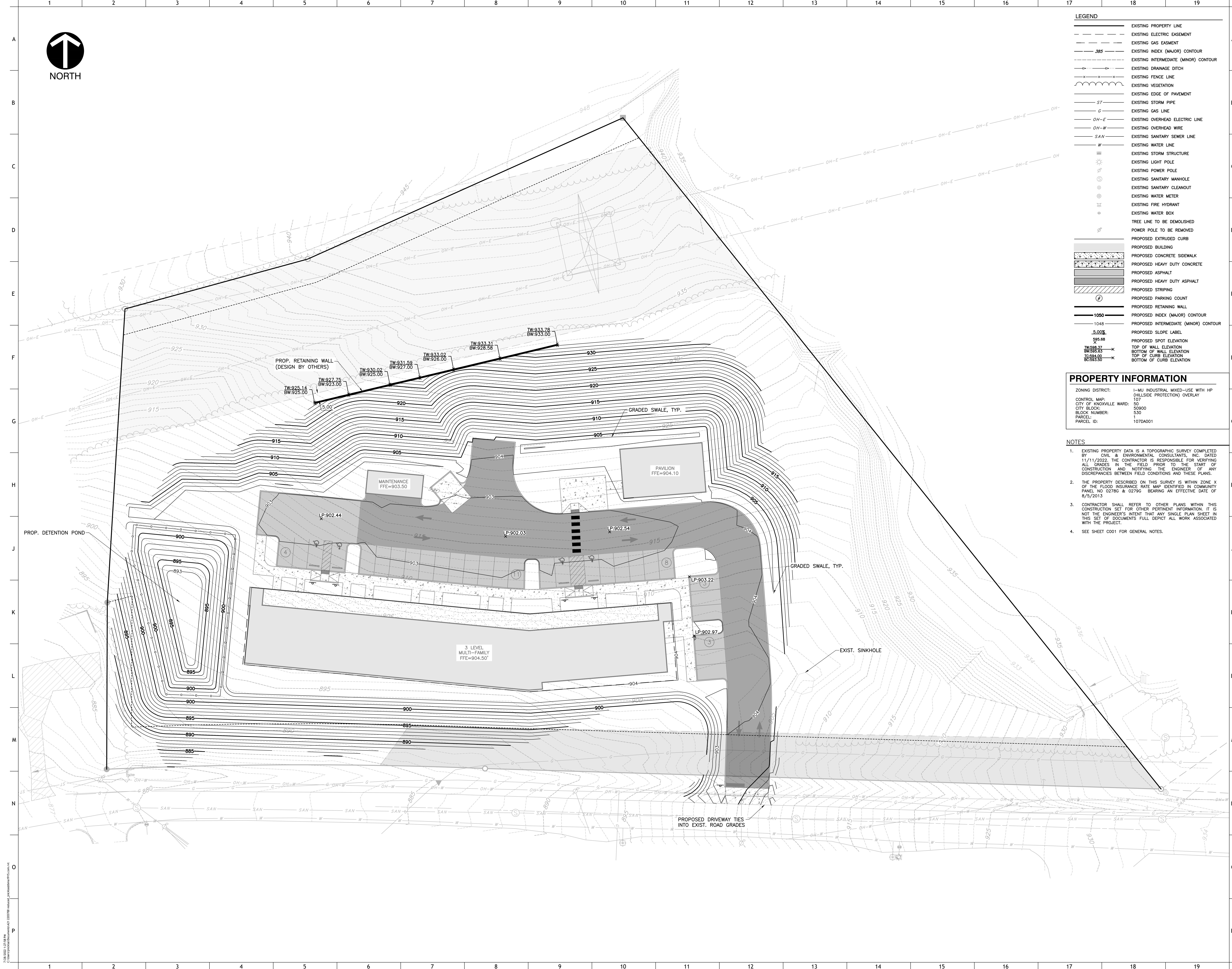


2704 CHEROKEE FARM WAY - KNOXVILLE, TN - 37920  
 866-977-6997 865-586-2334  
 www.cecinc.com

| SCALE IN FEET |       |
|---------------|-------|
| 0             | 20 40 |

|                   |            |
|-------------------|------------|
| PARTNER-IN-CHARGE | RD         |
| PROJECT MANAGER   | MWB        |
| DRAWN BY          | LBP/AMW    |
| REVIEWED BY       | DRAFT      |
| ISSUE DATE        | 02/01/2023 |
| REVISIONS         |            |

**C300**  
 SITE GRADING PLAN



2/20/2023 10:28 AM  
 \\barber\share\projects\217200\217200\redlined\217200\020123\020123.dwg



March 8, 2023

Mr. Bryan Berry, Deputy Director  
Board of Zoning Appeals  
Room 475, City-County Building  
P. O. Box 1631  
Knoxville, Tennessee 37901

Dear Mr. Berry:

**Re: Variance Requests 3-A-23-VA, 3-B-23-VA, 3-C-23-VA, 3-D-23-VA, 3-E-23-VA, 3-F-23-VA, 3-G-23-VA, and 3-H-23-VA**

We have reviewed our records and, as far as we have been able to determine, KUB has no existing utility facilities located within the variance areas and we have no objection to the requested variances. However, KUB does not release and hereby retains all easements and rights for existing facilities, whether or not identified in our research.

If you have any questions regarding this matter, please call me at (865) 558-2483.

Sincerely,

A handwritten signature in black ink, appearing to read "Christian Wiberley".

Christian Wiberley, P.E.  
Engineering

CGW

**From:** [Steve Borden](#)  
**To:** [Jennifer Scobee](#)  
**Subject:** RE: March BZA Applications  
**Date:** Monday, March 6, 2023 11:40:44 AM  
**Attachments:** [image001.png](#)

---

Jennifer,

Please see our comments below.

3-A-23-VA 6800 Deane Hill Dr.: Operations has no comment.  
3-B-23-VA 5450 Millertown Pk: Operations has no comment.  
3-C-23-VA 206 Cedar Ln: Operations has no comment.  
3-D-23-VA 1113 & 1115 Phillips Ave: Operations has no comment.  
3-E-23-VA 0 Division St: Operations has no comment.  
3-F-23-VA 416 Cherokee Blvd: Operations has no comment.  
3-G-23-VA 2439 E. Magnolia Ave: Operations has no comment.  
3-H-23-VA 2424 Washington Ave: Operations has no comment.

Thank you,



**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](mailto:Steve.Borden@tn.gov)  
[tn.gov/tdot](http://tn.gov/tdot)

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VARIANCE  
Knoxville BZA  
PUBLIC HEARING  
215-4244