



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) Rusty Baksa	Owner <input type="checkbox"/>	New Structure <input checked="" type="checkbox"/>
Street Address 310 Simmons Rd., Suite K	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip Knoxville, TN, 37922	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number 865-671-2281	Other <input checked="" type="checkbox"/>	Signage <input type="checkbox"/>
Applicant Email rbaksa@ldstn.com	Engineer <input checked="" type="checkbox"/>	Other <input type="checkbox"/>

THIS IS A REQUEST FOR:

<input checked="" type="checkbox"/> Zoning Variance (Building Permit Denied)	<input 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 109 S. Broadway St. City, State, Zip Knoxville, TN, 37902

See KGIS.org for Parcel # 094LB008 City Council District # 6 and Zoning District DK-E

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 proposed building along World's Fair Park Drive varies from 22.9 to 24.8 feet from the R.O.W..

Describe hardship conditions that apply to this variance.
 An existing retaining wall dictates the placement of the proposed building.

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 05/10/2023

File #



BOARD OF ZONING APPEALS APPLICATION

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

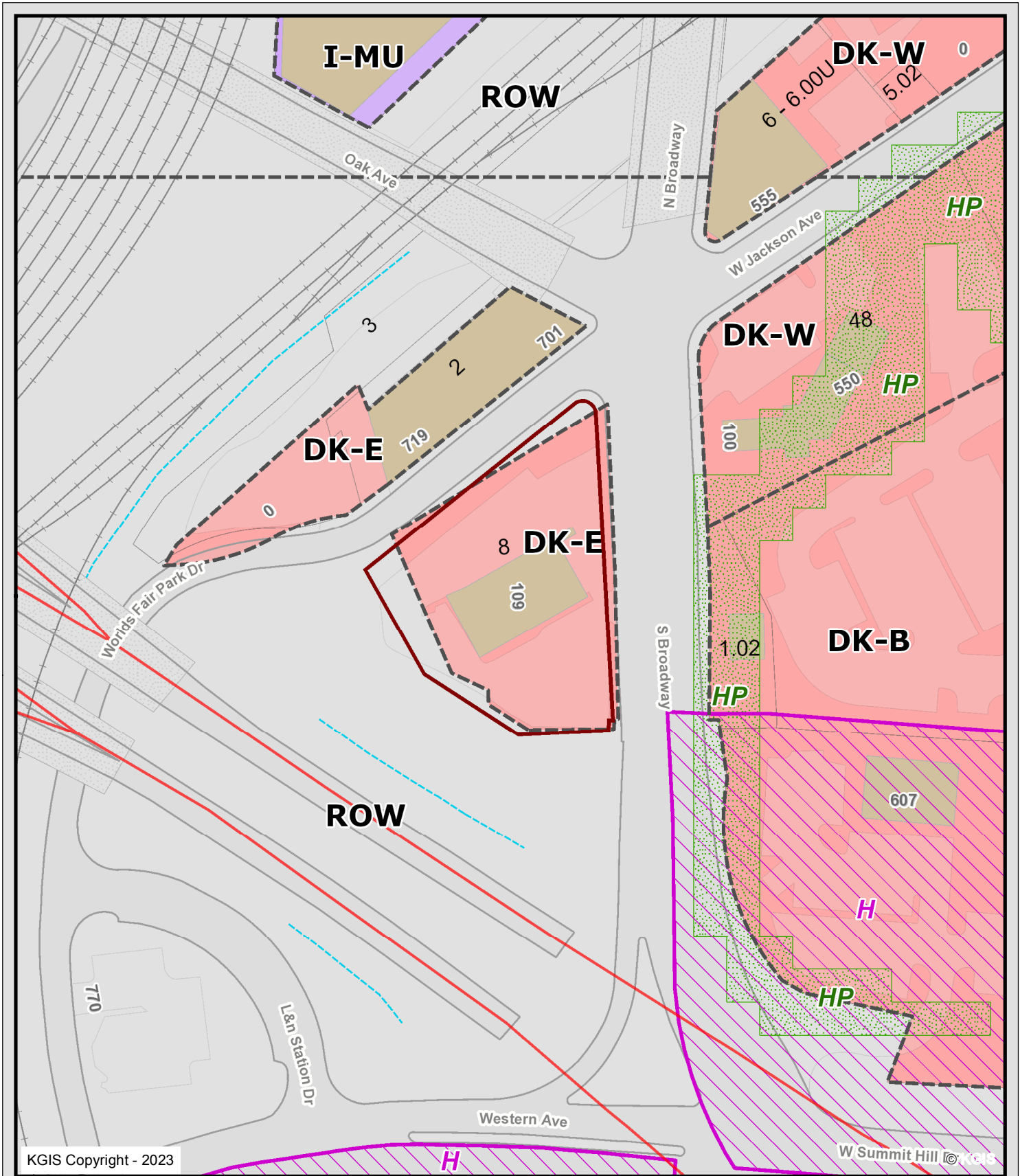
Is a plat required? Yes No

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

(This area is intentionally left blank for the applicant to provide variance request details.)

PROJECT INFORMATION

Date Filed	Fee Amount
Council District	BZA Meeting Date
PLANS REVIEWER	DATE



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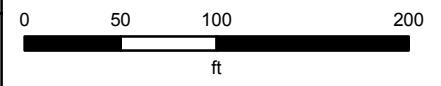
W Summit Hill © KGIS

109 S. BROADWAY ST.
 6-D-23-VA
 RUSTY BASKA

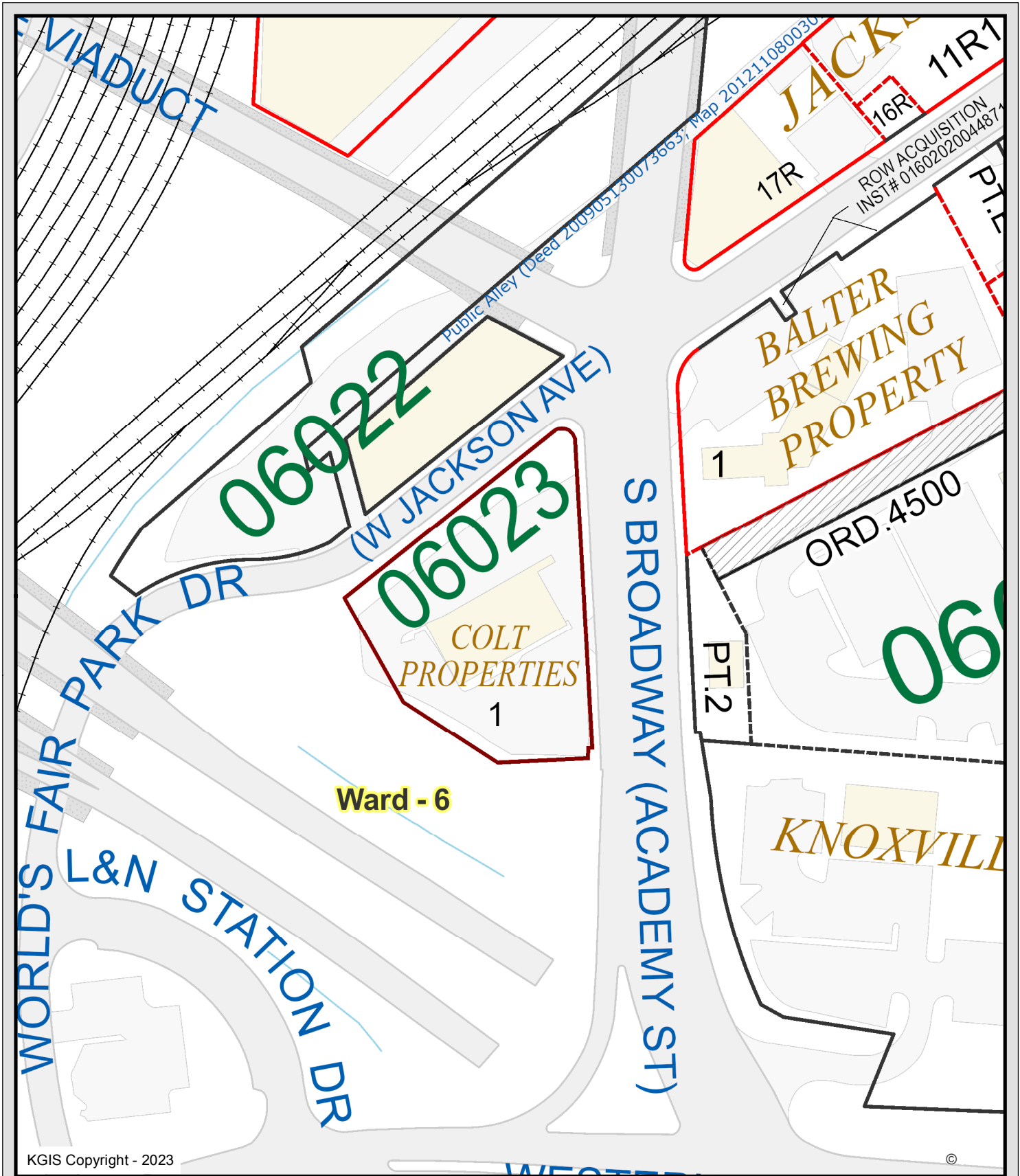
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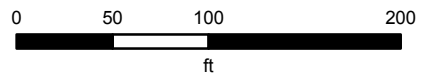
109 S. BROADWAY ST.

6-D-23-VA
RUSTY BASKA

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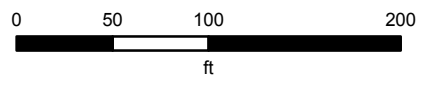
W Summit Hill © KGIS

109 S. BROADWAY ST.
6-D-23-VA
RUSTY BASKA

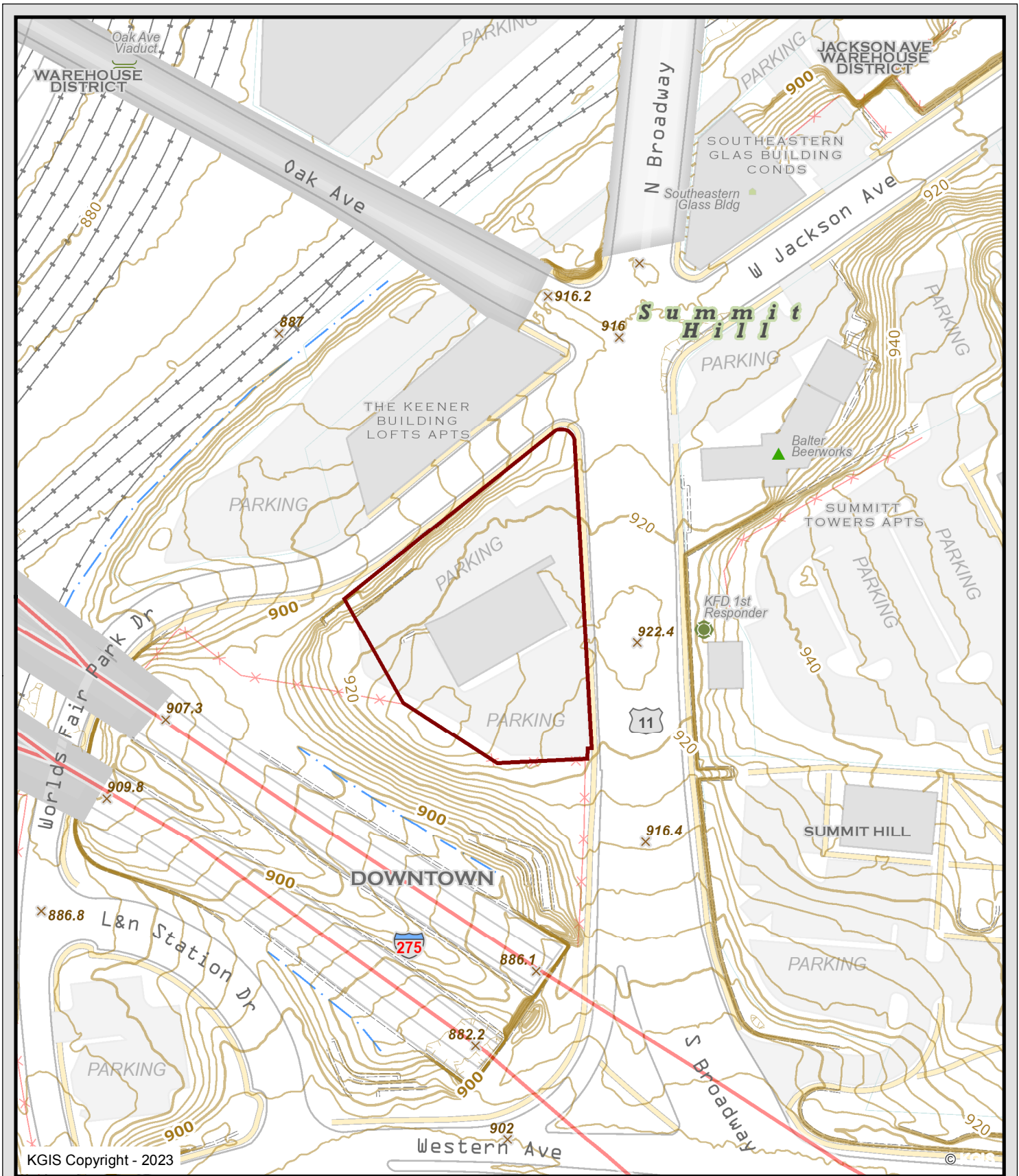
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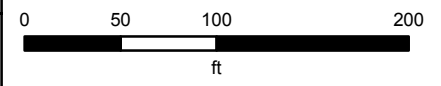
109 S. BROADWAY ST.

6-D-23-VA
RUSTY BASKA

Knoxville - Knox County - KUB Geographic Information System

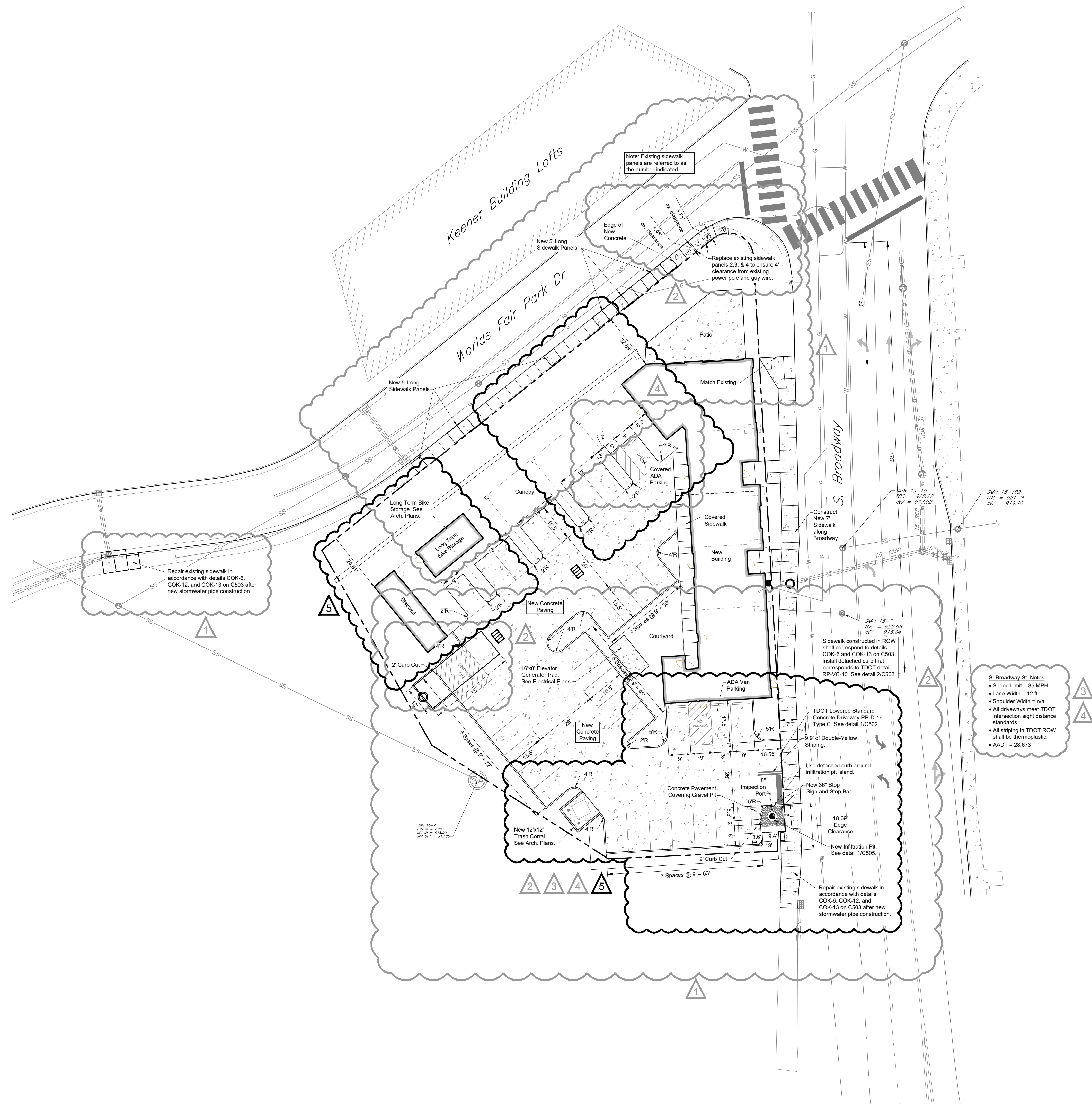


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X:\Kevin Casler Files\219135 - Kevins Hatcher Hill Broadway Apartments - Master.dwg May 10, 2023 - 2:23pm nivesey - LDS Copyright 2023



General Notes

- The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records and where possible measurements taken in the field. This information is not to be relied upon as being exact or complete. The contractor must call Tennessee One Call and any utility that does not subscribe to one call at least 72 hours before any excavation, to request exact field location of the utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.
- Owner: Hatcher Hill 109 South Broadway LLC
311 S Weisgarber Rd #STE 100
Knoxville, TN 37919
- Property is located in Knoxville, TN and is Zoned DK-E.
- City Block: 06023
- Parcel ID: 094LB008
- Setbacks: Minimum Setback from Street Lot Line: Build to Zone: 0'-20'
Minimum Build To Percentage: 70%
Side - 0', Rear - 0'
- Total Acreage = 0.7 Acres
- Utility Providers:
Water - KUB
Gas - KUB
Electric - KUB
Sanitary - KUB

Layout Notes

- All dimensions to curb line reference face of curb - see detail.
- See architectural drawings for building dimensions. All dimensions to building are approximate unless specifically noted as building layout points.
- See Utility Plan for new and existing utility line locations. See Grading and Drainage Plan for new and existing storm drain locations.

Parking Summary

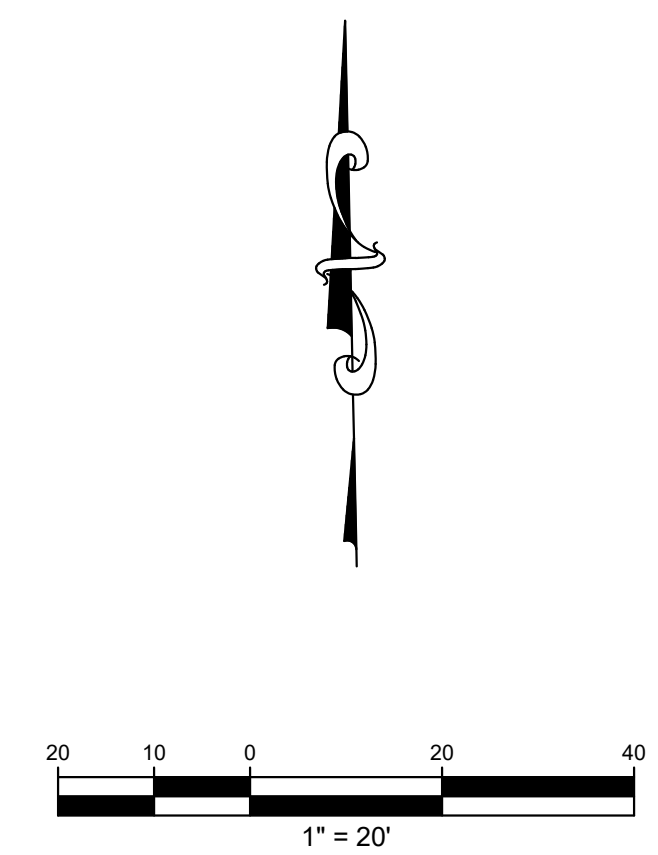
Minimum Required Parking:	N/A
Maximum Required Parking:	(25) 1-Bed units * (1.25) = 32 spaces (12) 2-Bed units * (1.75) = 21 spaces Retail 3,292 sf / 1,000 * (3) = 10 spaces Total = 63 spaces
Provided Parking:	31 Standard Spaces 2 Accessible Spaces 33 Total Spaces
Vehicle Access Area =	11,316 s.f.

Legend

	Existing Edge Pavement
	Existing Guy Wire
	Existing Power Pole
	New Building
	New Edge Pavement
	New Concrete Curb
	New Concrete Sidewalk
	New Concrete Paving
	New Parking Striping
	New Light Duty Pavement
	New Wall

S. Broadway St. Notes

- Speed Limit = 35 MPH
- Lane Width = 12 ft
- Shoulder Width = n/a
- All driveways meet TDOT intersection sight distance standards.
- All striping in TDOT ROW shall be thermoplastic.
- AADT = 28,673

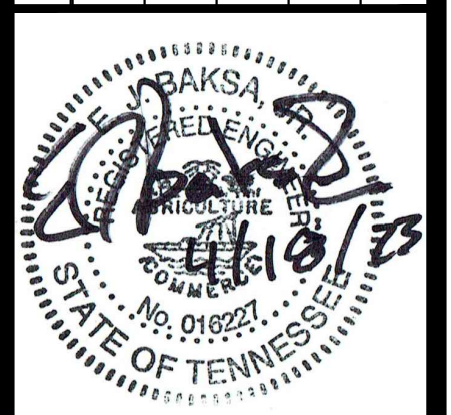


Project:
S. Broadway Mixed-Use
Hatcher-Hill Properties, LLC
109 S Broadway St.
Knoxville, TN

LAND DEVELOPMENT SOLUTIONS
310 SIMMONS RD., SUITE K-KNOXVILLE, TENNESSEE 37922
PH. 865-671-2281

Drawing Description:
Site Layout Plan

No.	Date	Revision
1	04-01-22	Revisions per COK
2	11-01-22	Revisions per COK
3	11-30-22	Revisions per COK
4	01-10-23	Revisions per TDOT
5	04-18-23	Revisions per TDOT



Drawn By	KMC
Checked	EJB
Approved	EJB
Job No.	219135
1"=20'	05-05-2021
Scale	Date

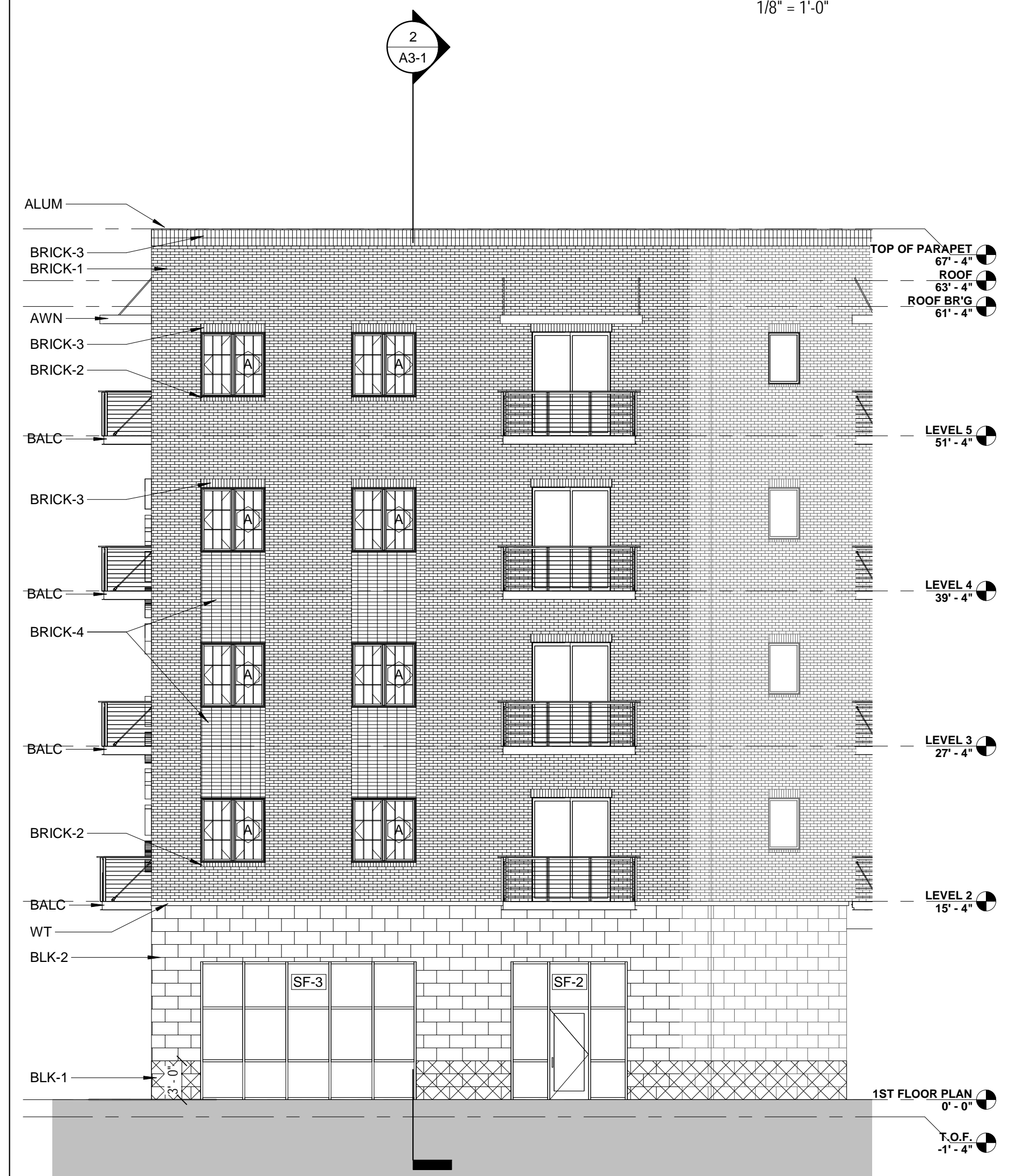
C101
Sheet No.

EXTERIOR FINISH LEGEND

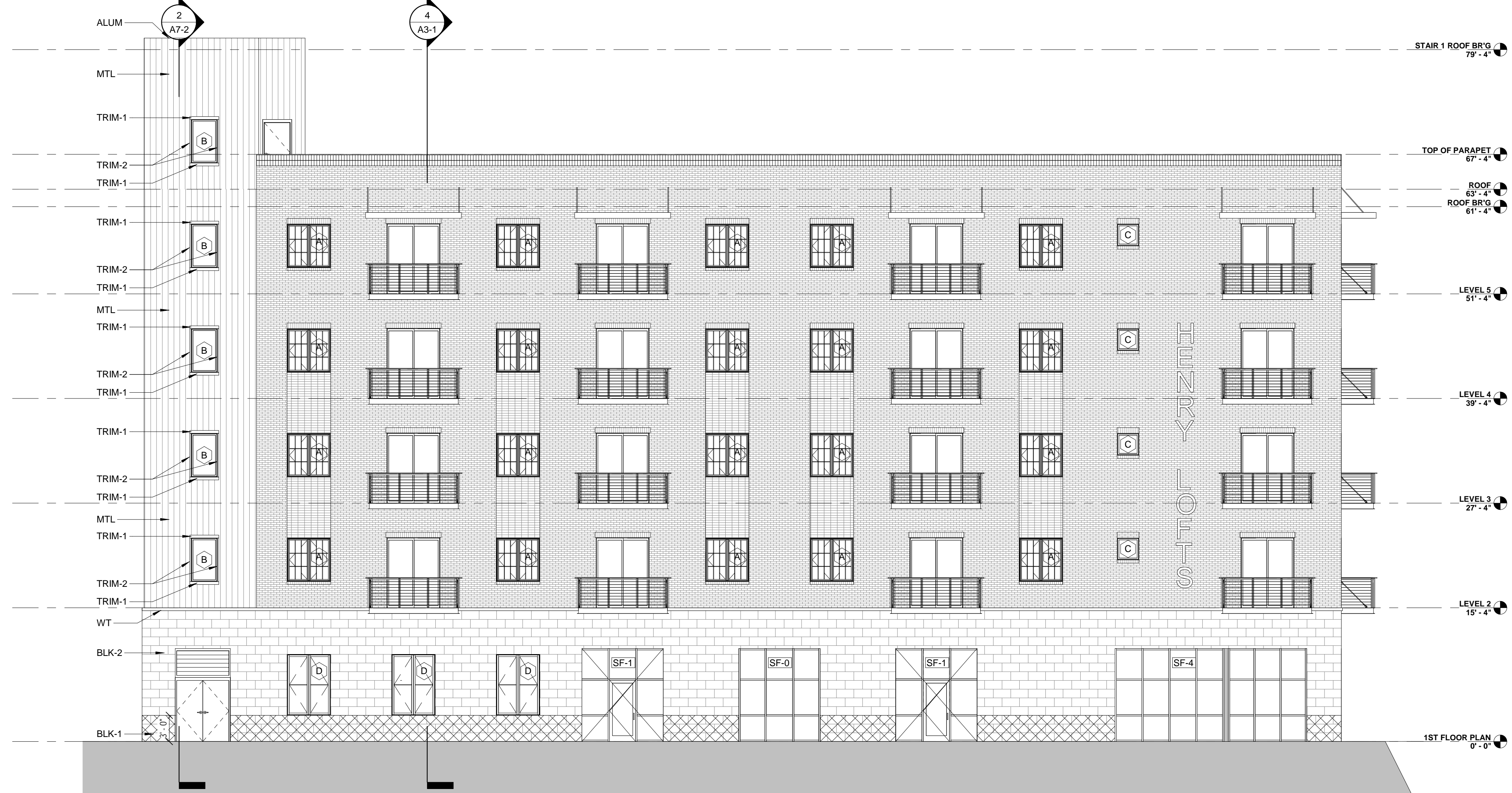
- ALUM PRE-FINISHED ALUMINUM SOFFIT, FASCIA, GUTTERS, DOWNSPOUTS, COPING, ETC....
 - AWN PRE-MANUF. BOLT ON SUN-SHADE AWNING BY MAPES OR EQUAL
 - BALC BOLT ON BALCONY; SEE STRUCTURAL DRAWINGS FOR DETAILS
 - BLK-1 ARRIS-CRAFT RENAISSANCE - MONTECITO (ROCKED)
 - BLK-2 ARRIS-CRAFT RENAISSANCE - MONTECITO (SMOOTH)
 - BRICK-1 BRICK VENEER - (SMOOTH GRAYS) PROVIDE SAMPLES TO ARCHITECT FOR FINISH AND COLOR SELECTION
 - BRICK-2 BRICK ROWLOCK SILL - PROVIDE SAMPLES TO ARCHITECT
 - BRICK-3 BRICK SOLDIER COURSE HEAD - PROVIDE SAMPLES TO ARCHITECT
 - BRICK-4 1/2" RECESSED BRICK HORIZONTAL STACK BOND
 - MTL METAL R-PANEL SIDING VERTICALLY ORIENTED, PROVIDE COLOR CHART TO ARCHITECT FOR COLOR SELECTION
 - SID-1 BOARD AND BATTEN INSTALLED AS RAINSCREEN PER MANUF. RECOMMENDATIONS, PAINT COLOR TBD
 - TRIM-1 4" FIBER CEMENT TRIM BOARD, SMOOTH FINISH
 - TRIM-2 2" FIBER CEMENT TRIM BOARD, SMOOTH FINISH
 - WT PRE-CAST WATER TABLE - SUBMIT PROFILES TO ARCHITECT
- NOTE: PROVIDE MATERIAL SAMPLES OF EXTERIOR FINISHES PRIOR TO INSTALLATION FOR ARCHITECT APPROVAL



1 WORLD'S FAIR PARK DR ELEVATION
1/8" = 1'-0"



2 PROJECT NE ELEVATION
1/8" = 1'-0"



3 S. BROADWAY ELEVATION
1/8" = 1'-0"



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HATCHER HILL
S BROADWAY MIXED-USE
109 S BROADWAY ST. KNOXVILLE, TN 37938
100% PERMIT DOCUMENTS (CONSTRUCTION ADMIN NOT IN CONTRACT)

812 central ave.
chattanooga, TN 37403
423 648 7644 voice
423 648 7646 fax
www.elemarchitects.com

elemi
architecture
planning
urban design

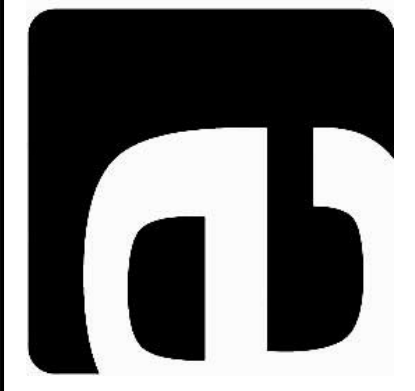


RELEASE DATE: 06 NOV 2020
PROJECT NO.: 01916

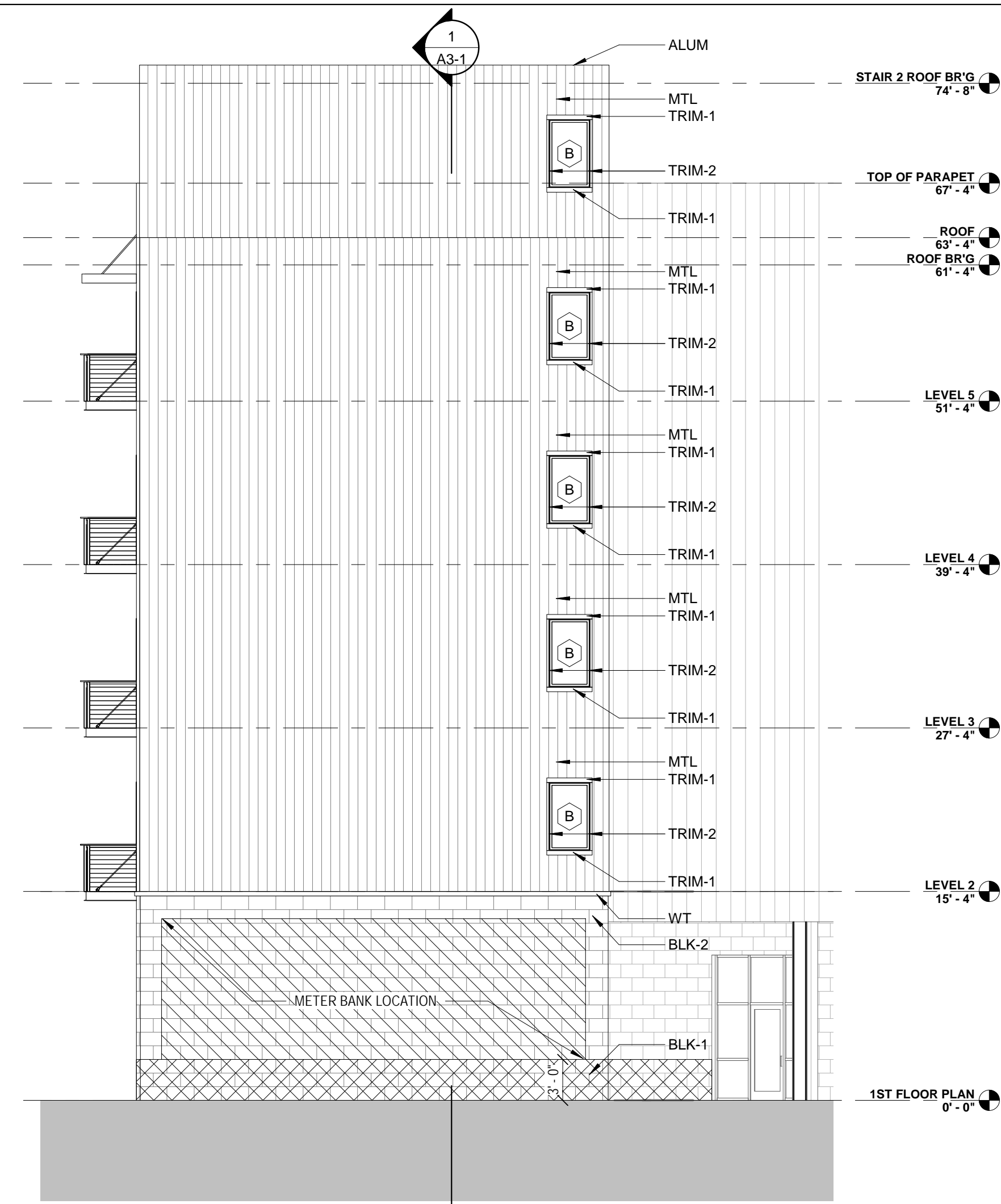
REVISIONS		
NUMBER	DATE	DESCRIPTION

EXTERIOR ELEVATIONS

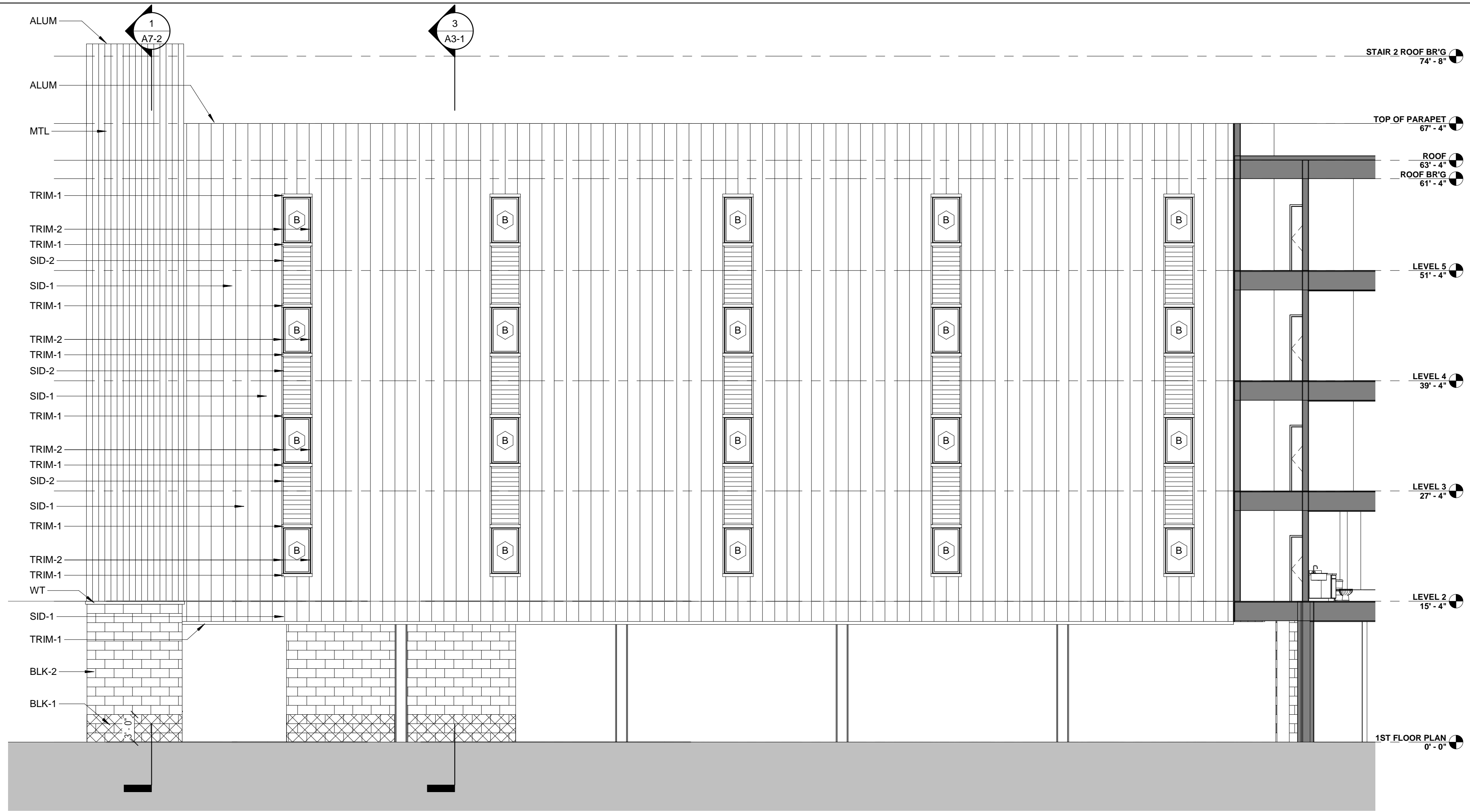
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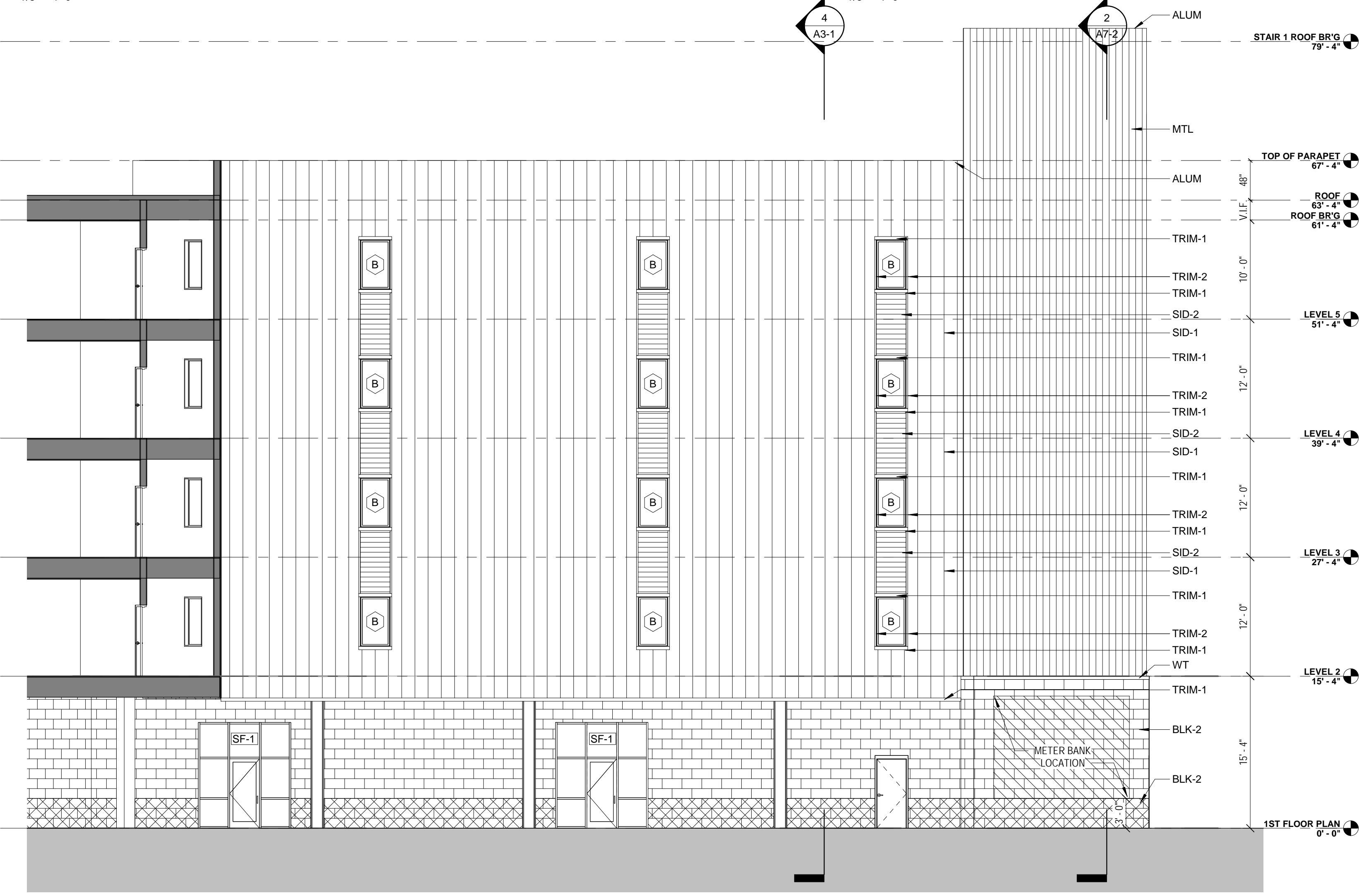
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NUMBER	DATE	DESCRIPTION



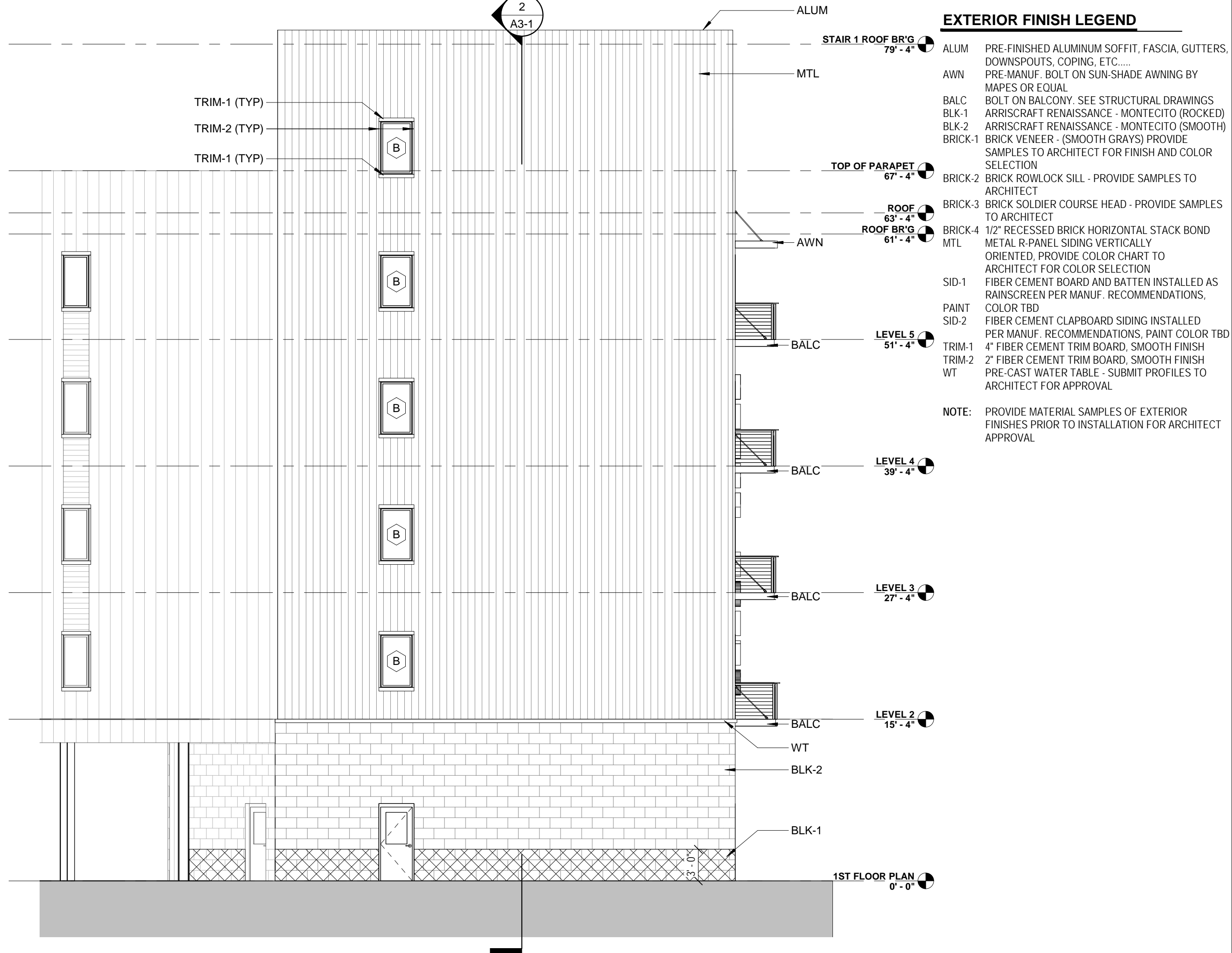
1 PROJECT WEST ELEVATION
 1/8" = 1'-0"



2 PARKING LOT ELEVATION
 1/8" = 1'-0"



3 COURTYARD ELEVATION
 1/8" = 1'-0"



4 PROJECT SW ELEVATION
 1/8" = 1'-0"

EXTERIOR FINISH LEGEND

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