

File # [07/06/2023]

8-B-23-VA



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) Andrew Godwin o/b/o Sparkman & Associates	Owner <input type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address 2908 Sevier Avenue	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 865-584-9885	Other <input checked="" type="checkbox"/>	Signage <input type="checkbox"/>
Applicant Email andrew@sparkmanarchitect.com		Other ALD <input checked="" type="checkbox"/>

THIS IS A REQUEST FOR:

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

PROPERTY INFORMATION

Street Address 185 Wrinkle Ave City, State, Zip Knoxville, TN 37920
 See KGIS.org for Parcel # 109IA02101 City Council District # 1 and Zoning District AG (HP)

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.

See attached letter.

Describe hardship conditions that apply to this variance.

See attached letter.

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 Andrew Godwin

Digitally signed by Andrew Godwin
Date: 2023.06.20 13:42:27 -04'00'

DATE 6/20/2023

File #



BOARD OF ZONING APPEALS APPLICATION

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

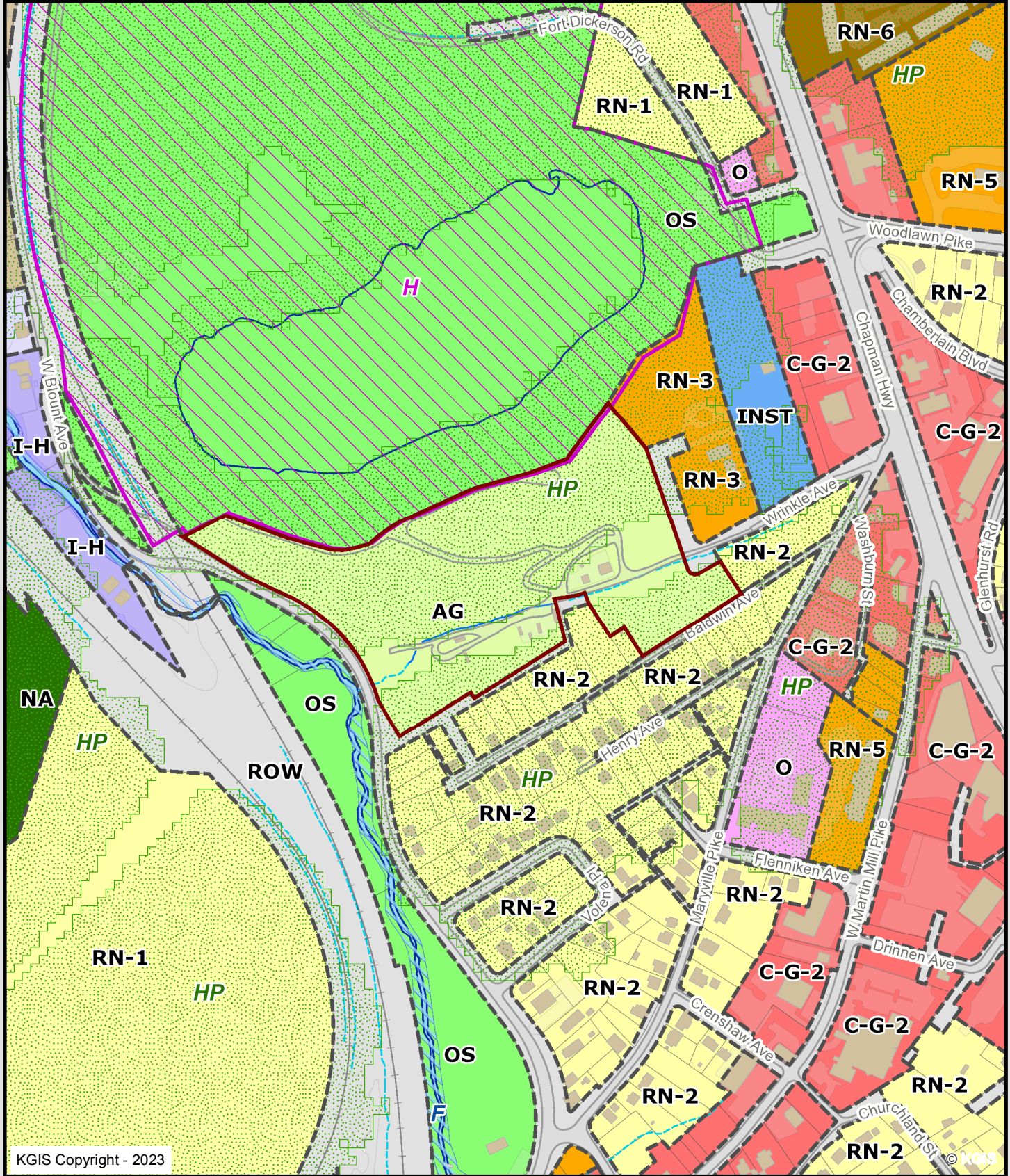
Is a plat required? Yes No

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

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

PROJECT INFORMATION

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



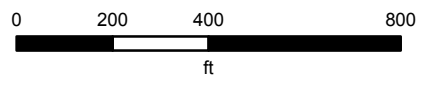
185 WRINKLE AVE

8-B-23-VA
ANDREW GODWIN

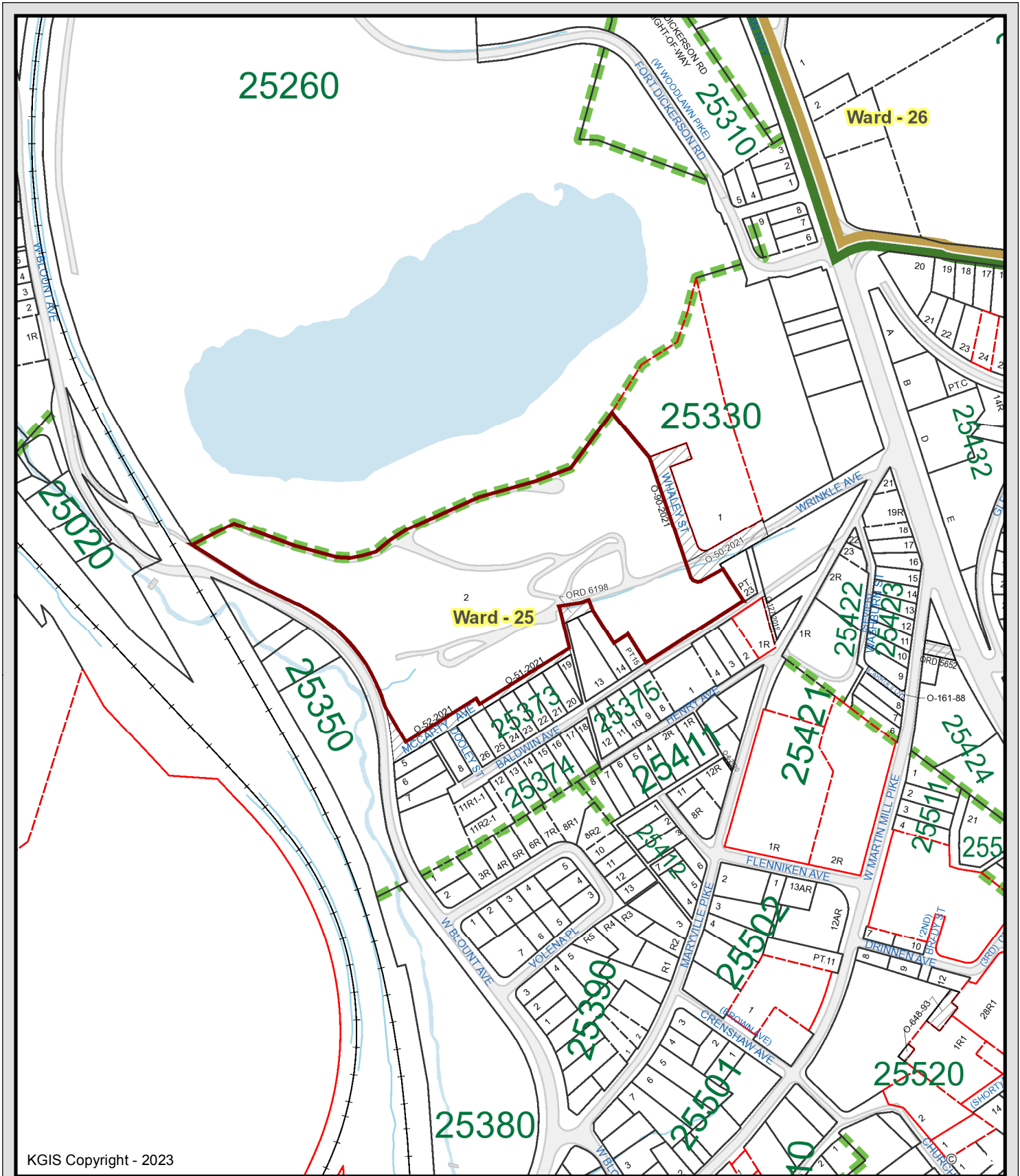
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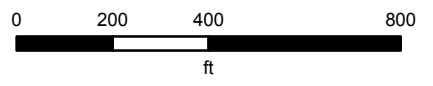
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185 WRINKLE AVE

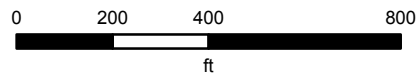
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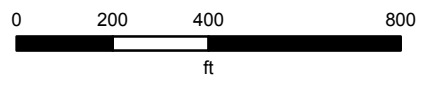
185 WRINKLE AVE

8-B-23-VA
ANDREW GODWIN

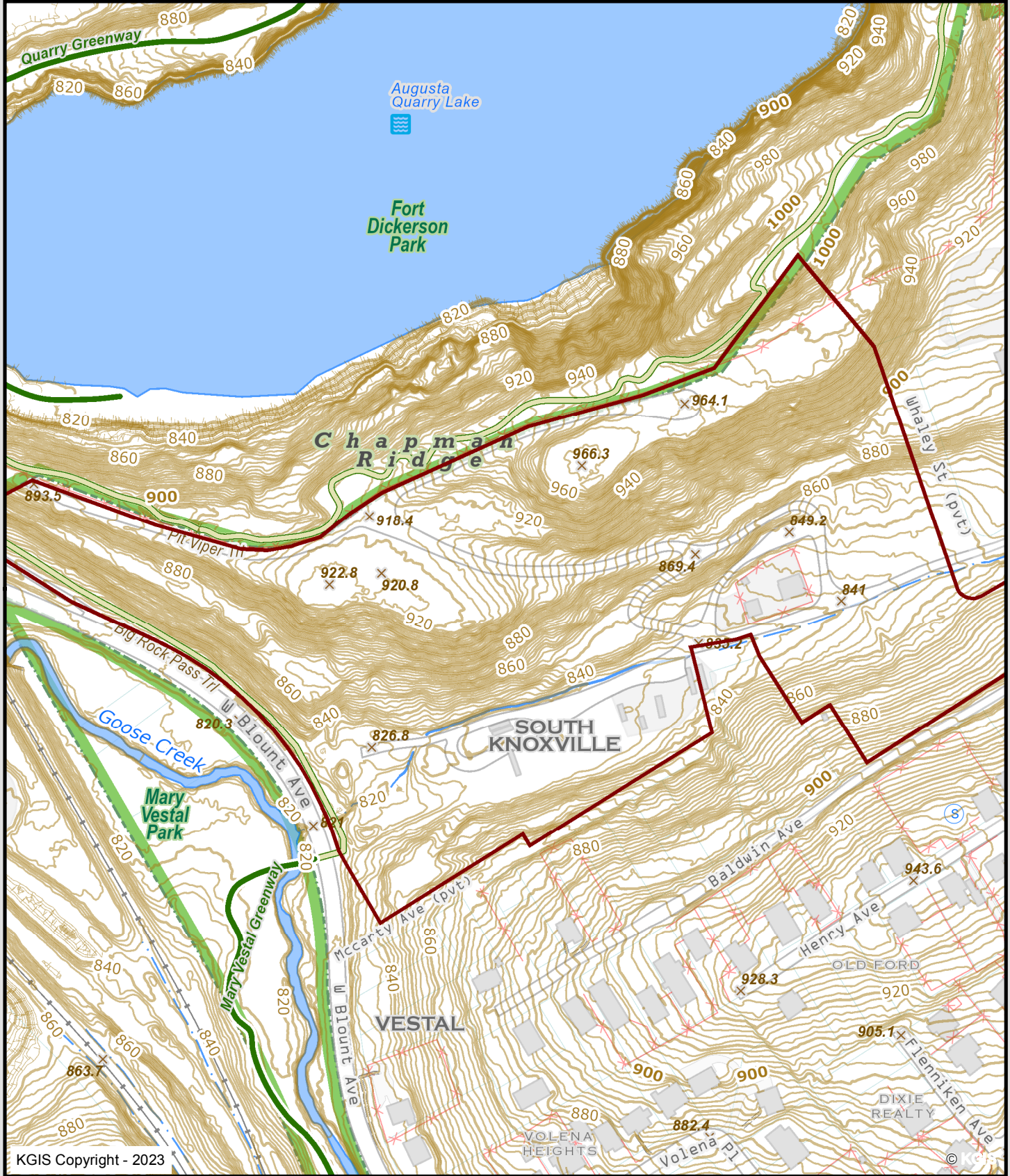
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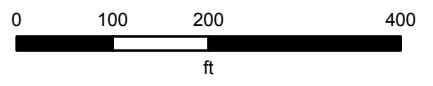
185 WRINKLE AVE

8-B-23-VA
ANDREW GODWIN

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SPARKMAN & ASSOCIATES
ARCHITECTS INC

2908 Sevier Avenue
Knoxville, TN 37920

(865) 584-9885
sparkmanarchitect.com

June 20, 2023

Board of Zoning Appeals
City of Knoxville
400 Main Street, Suite 475
Knoxville, TN 37902

**Subject: 185 Wrinkle Avenue
Board of Zoning Appeals Application- Description of Appeal**

To Whom It Concerns,

This letter serves to provide the information requested under the section of the Board of Zoning Appeals Application titled "Description of Appeal".

1. *Describe your project and why you need variances.*

The project is a campground use on property zoned AG. The zoning ordinance intends property with AG zoning to be able to be used as a campground with Special Use approval (4-C-23-SU approved April 13, 2023). The conditions of the Special Use approval include landscape requirements in the buffer area, as shown on the attached sheet A102 (ALD approved November 22, 2022).

The proposed variance omits the requirement for new shrubs and trees in specific locations as a result of the hardships described below. While the attached landscape plan was approved by Zoning, the modifications requested under this variance revise the ALD such that Zoning has indicated they cannot approve the revision administratively.

2. *Describe hardship conditions that apply to this variance.*

The portions of the site in question are highlighted on the attached sheet A102. Supporting information is also provided on attached sheet A001.

The surface and sub-surface condition in Area "A" is predominantly rock, which would not permit the installation or irrigation of landscape materials without cost-prohibitive and impractical rock removal. The existing topography in Area "A" is approximately 1.5:1, preventing maintenance access to the buffer area from the Owner's property.

The existing condition in Area "B" includes trees and other vegetation that would compromise the long-term viability of new vegetation, and existing topography of approximately 1:1, preventing maintenance access to the buffer area. The proposed variance would retain these existing trees.

The existing topography in Area "C" is approximately 1:1, preventing maintenance access to the buffer area.

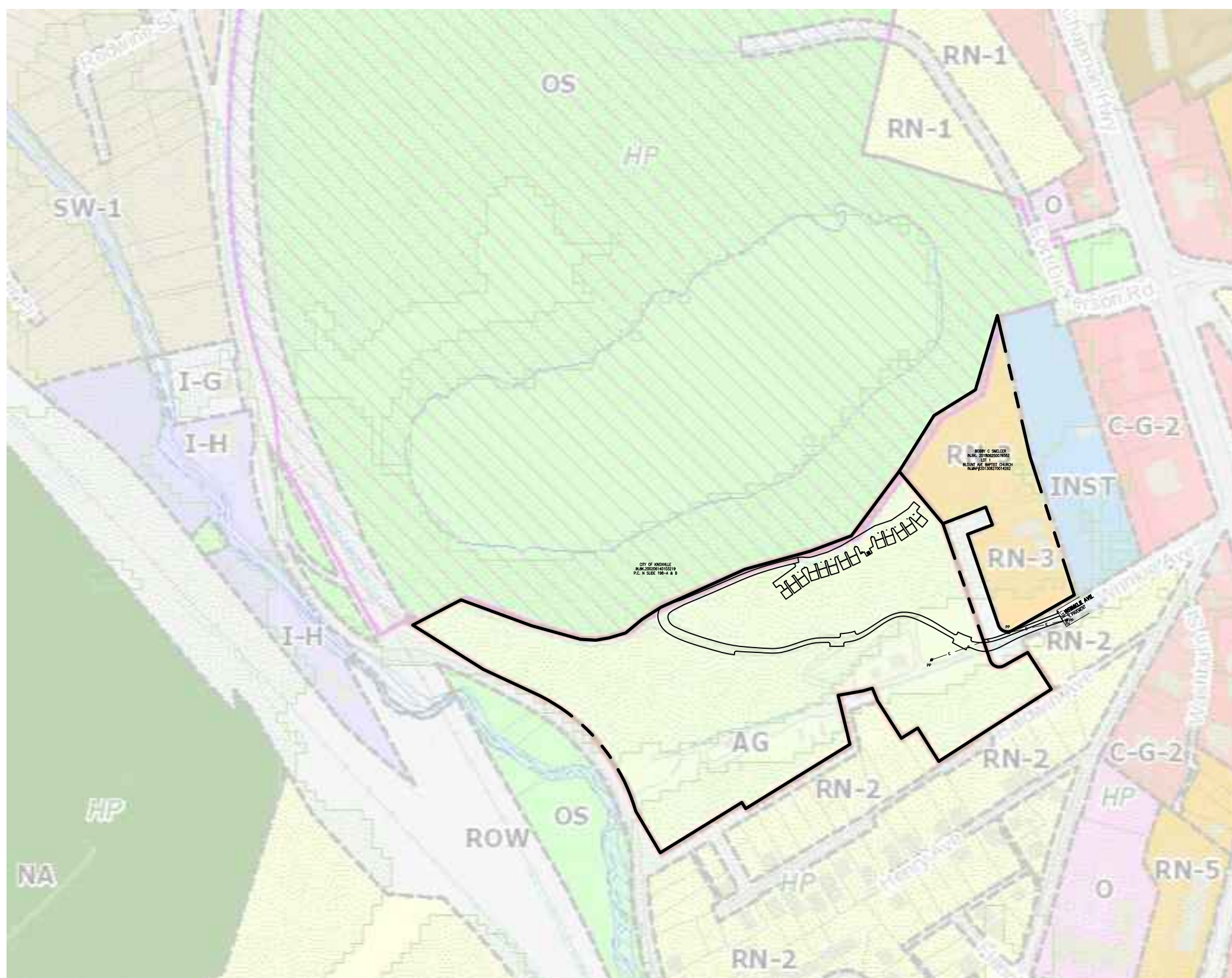
Best wishes,

A handwritten signature in blue ink that reads "Susanne Tarovella". The signature is fluid and cursive, with the first name "Susanne" written in a larger, more prominent script than the last name "Tarovella".

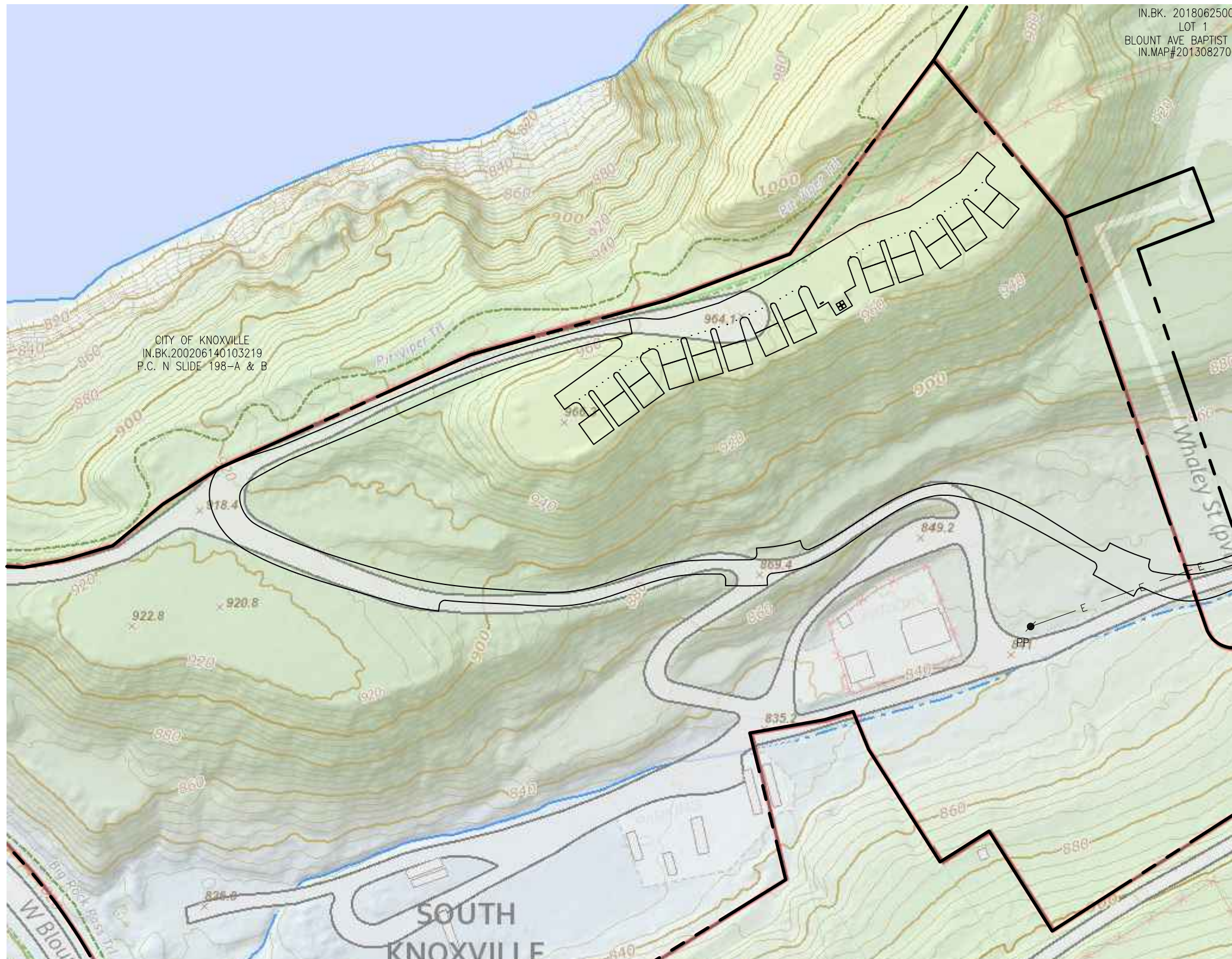
Susanne Tarovella AIA, NCARB, LEED AP
President / Principal Architect

Attachments: A001 Site Diagrams
A102 Landscape Plan

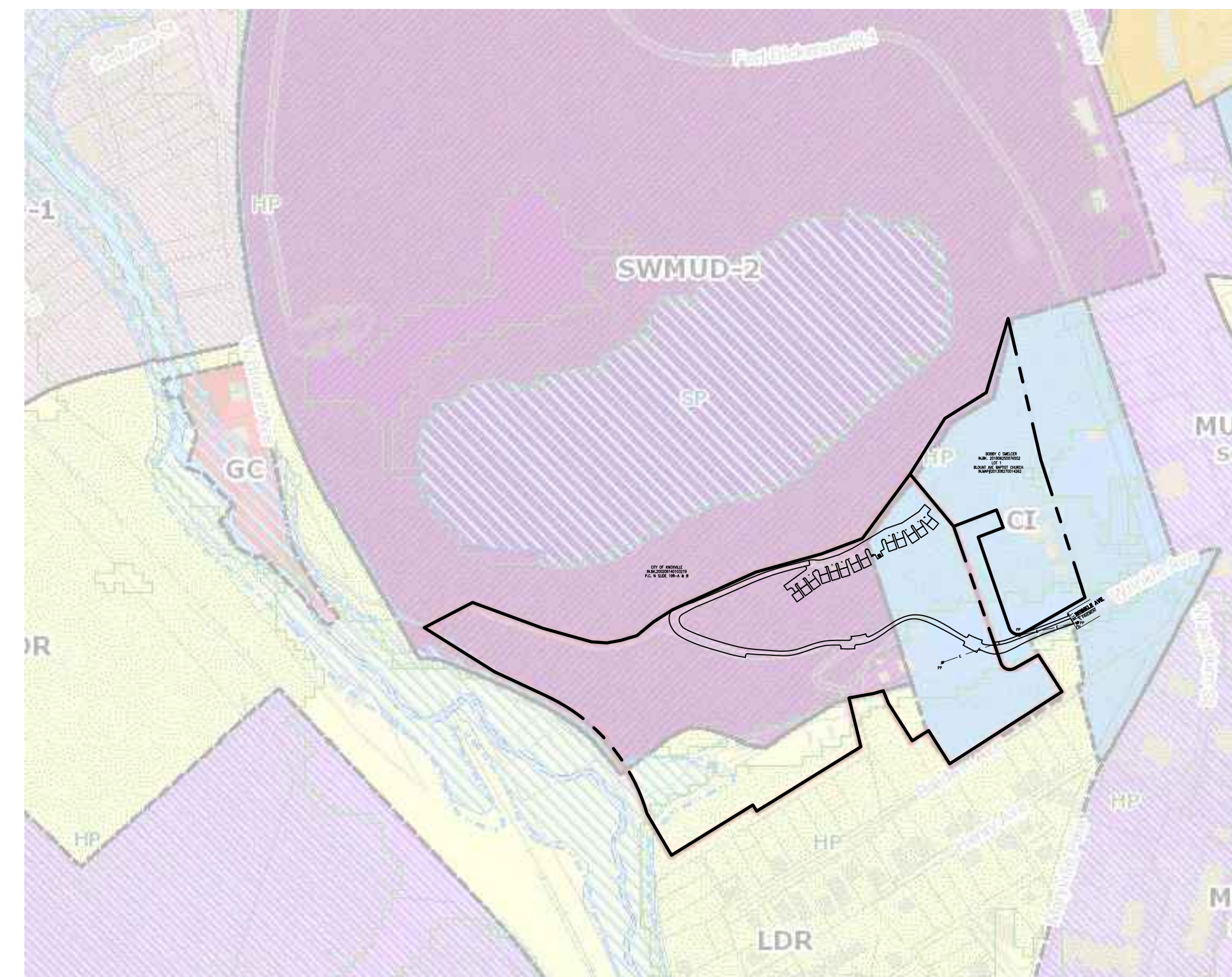
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1 EXISTING ZONING
 SCALE: APPROX 1" = 300'
AG: GENERAL AGRICULTURAL (+ HILLSLOPE PROTECTION)



3 TOPOGRAPHIC PLAN AS PROVIDED BY KGIS
 SCALE: APPROX 1" = 100'



2 ONE-YEAR PLAN
 SCALE: APPROX 1" = 300'
**SWMUD-2: SOUTH WATERFRONT MULTI-USE DISTRICT
 CI: CIVIC / INSTITUTIONAL**



4 AERIAL AS PROVIDED BY KGIS
 SCALE: APPROX 1" = 100'

USE ON REVIEW GENERAL PARAMETERS	
REQUIREMENT	DESIGN
Be compatible with the character of the neighborhood including the size and location of buildings in the vicinity	PRIMARY PROPERTY IN THE VICINITY IS ZONED OPEN SPACE OWNED BY THE CITY-FORT DICKERSON PARK. THE CHARACTER OF THE SUBJECT PROJECT IS COMPATIBLE WITH THE EXISTING OPEN SPACE.
Be consistent with the General Plan, the One Year Plan, Sector Plans, and other adopted plans	CAMPGROUND USE IS CONSISTENT WITH EXISTING AND ADOPTED PLANS.
Not significantly injure the value of adjacent properties	CAMPGROUND USE IS LIMITED TO A PORTION OF THE SITE THAT IS PRIMARILY ADJACENT ONLY TO PROPERTY ZONED OPEN SPACE.
Not substantially increase the level of traffic into the neighborhood when the project is complete	13 TOTAL CAMPSITES NOT ANTICIPATED TO UNREASONABLY INCREASE THE LEVEL OF TRAFFIC.

USE ON REVIEW APPLICATION REQUIREMENTS	
REQUIREMENT	PROVISION AND LOCATION
COMPLETED APPLICATION FORM	SUBMITTED
REVIEW FEE	REMITTED
TEN (10) COPIES OF THE DEVELOPMENT PLAN	EACH COPY MUST CONTAIN:
PROPOSED USE	CAMPGROUND IN ACCORDANCE WITH APPENDIX B, ARTICLE 9.3
TOPOGRAPHIC INFORMATION	SEE 3/A001
OFF-STREET PARKING AND LOADING PLAN (INCLUDE TOTAL AREA)	SEE A101 AND A102. NO PROPOSED IMPERVIOUS AREA. TOTAL PARKING AREA: 4,939 SF
CIRCULATION DIAGRAM TO INDICATE INGRESS/EGRESS AND THE MOVEMENT OF VEHICLES, GOODS, AND PEOPLE	SEE A101
SPECIES-SPECIFIC LANDSCAPE PLAN	SEE A102
BUILDING FOOTPRINT (INCLUDE FLOOR PLAN)	NOT APPLICABLE. NO BUILDINGS PROPOSED.
ARCHITECTURAL ELEVATIONS	NOT APPLICABLE. NO ARCHITECTURAL SCOPE.
PROPOSED SIGNAGE	MUTCD SIGNAGE INDICATED ON A101
CONFORMANCE TO REQUIRED BUILDING SETBACKS	NOT APPLICABLE. NO BUILDINGS PROPOSED.
PRELIMINARY DRAINAGE PLAN AS REQUIRED BY CITY AND/OR COUNTY ENGINEERING DEPARTMENTS	NO MODIFICATIONS TO EXISTING SITE DRAINAGE ARE PROPOSED. NO NEW IMPERVIOUS AREA PROPOSED.
MAIL FACILITY PLAN (IF RESIDENTIAL DEVELOPMENT)	NOT APPLICABLE.
AMENITIES PLAN (IF RESIDENTIAL DEVELOPMENT)	NOT APPLICABLE.
GARBAGE DUMPSTER LOCATION(S)	CITY OF KNOXVILLE TRASH BIN LOCATIONS INDICATED ON A101. NO PROPOSED DUMPSTER.
TRAFFIC IMPACT STUDY (IF PROJECT WILL GENERATE MORE THAN 750 AVERAGE DAILY TRIPS)	NOT APPLICABLE. 13 TOTAL CAMPSITES NOT ANTICIPATED TO GENERATE MORE THAN 750 AVERAGE DAILY TRIPS.

ARTICLE 9.3 CAMPGROUND PRINCIPAL USE STANDARDS	
REQUIREMENT	DESIGN
MINIMUM AREA: 3 ACRES	LOT AREA: 17.94 ACRES
COMPLY WITH STATE AND CITY REGULATIONS INCLUDING THOSE GOVERNING: SWIMMING POOLS, WATER SUPPLY, SEWAGE DISPOSAL, FOOD STORAGE AND SERVICES, PLUMBING, STRUCTURES, ELECTRICAL WIRING, AND FIRE PREVENTION.	NO SWIMMING POOL, NO WATER SUPPLY, SEWAGE PER PORTABLE TOILETS, NO FOOD STORAGE, NO PLUMBING, STRUCTURES AS SHOWN, NO ELECTRICAL. SEE IFC REVIEW ON COVER SHEET.
NO YEAR-ROUND RESIDENCY OR USE OF CAMPING UNITS OR SITES AS A PRINCIPAL RESIDENCE.	NO YEAR-ROUND RESIDENCY OR USE OF CAMPING UNITS OR SITES AS A PRINCIPAL RESIDENCE.
25-FOOT PERIMETER SETBACK FROM THE LOT LINE OF THE CAMPGROUND. NO STRUCTURES OR CAMPSITES WITHIN THE SETBACK. SETBACK TO BE LANDSCAPED PER THE STANDARDS OF A CLASS B BUFFER YARD PER SECTION 12.8.	NO STRUCTURES OR CAMPSITES WITHIN 25-FOOT PERIMETER. ALTERNATIVE LANDSCAPE DESIGN APPROVED- SEE A102.

SECTION 22.5-27 SITE DEVELOPMENT PLAN EXCEPTIONS	
REQUIREMENT	DESIGN
SITE DEVELOPMENT PLAN SHALL BE REQUIRED FOR ANY SITE DEVELOPMENT EXCEPT WHEN:	
THE DEVELOPED AREA IS USED FOR GARDENING OR AGRICULTURAL PURPOSES	USE PERMITTED WITHIN AGRICULTURAL ZONING
THE PROPOSED WORK DOES NOT, IN THE OPINION OF THE DEPARTMENT OF ENGINEERING, AFFECT THE DRAINAGE ON THE SITE OR THE QUALITY OF STORMWATER RUNOFF FROM THE SITE.	NO PROPOSED GRADING OR ALTERATION TO EXISTING DRAINAGE.

OWNER
 BOBBY C. SMELCER
 137 WRINKLE AVENUE
 KNOXVILLE, TN 37920

ARCHITECT
 SPARKMAN & ASSOCIATES
 ARCHITECTS, INC.
 2908 SEVIER AVENUE
 KNOXVILLE, TN 37920
 PHONE: (865) 584-9885
 SPARKMANARCHITECT.COM

PROJECT
 QUARRY TRAILS CAMPGROUND
 188 WRINKLE AVENUE
 KNOXVILLE, TN 37920

S&A #: 2137-22
 DRAWN: A. GODWIN
 CHECKED: S. TAROVELLA
 SD: MAY 2, 2022
 SD: MAY 4, 2022
 VARIANCE: JUNE 8, 2022
 SPECIAL USE: JUNE 15, 2022
 SITE VERIFY: JULY 11, 2022
 ALD #1: JULY 26, 2022
 ALD #2: OCTOBER 19, 2022
 UoR: FEBRUARY 3, 2023
 UoR 1st RE: MARCH 23, 2023
 VARIANCE: JUNE 20, 2023
 ADDRESS CHANGE: JUNE 26, 2023
 PERMIT: JUNE 29, 2023

SITE DIAGRAMS
A001

CITY OF KNOXVILLE ZONING CODE REQUIREMENTS ACCORDING TO ARTICLE 9.3, C. "CAMPGROUND"

- The minimum area for a campground is three acres.
 - PROJECT SITE AREA IS >7 ACRES.
- Campgrounds must comply with all applicable state and city regulations including those governing the installation, construction, and/or operation of swimming pools, water supply, sewage disposal, food storage and services, plumbing, structures, electrical wiring, and fire prevention.
 - PROJECT WILL COMPLY WITH ALL APPLICABLE STATE AND CITY REGULATIONS. PROJECT DOES NOT INCLUDE ANY OF THE SPECIFIC AREAS OF REGULATION CITED, EXCEPT FOR APPLICABLE FIRE PREVENTION REQUIREMENTS FROM THE CITY OF KNOXVILLE. REFER TO SITE PLAN FOR DRIVE WIDTHS, RADII, AND GRADES.
- Management headquarters, recreational facilities, coin operated laundry facilities, cabins for counselors, overnight accommodations, living space, and other uses and structures customarily associated with the operation of a campground are permitted.
 - NONE OF THESE TYPES OF FACILITIES ARE PROPOSED AT THIS TIME.
- Storage of equipment must be within enclosed structures.
 - EQUIPMENT WILL BE STORED WITHIN ENCLOSED STRUCTURES. NO NEW STRUCTURES ARE PROPOSED AT THIS TIME.
- Year-round residency is prohibited at any campground. Use of camping units or sites as a principal residence is prohibited. This excludes any structures erected specifically for a caretaker or campground ranger, which may be a year-round residency.
 - YEAR-ROUND RESIDENCY AND USE AS A PRINCIPAL RESIDENCE IS NOT PERMITTED.

6. A 25-foot perimeter setback from the lot line of the campground is required. No structures or campsites are allowed within this setback. The perimeter setback must be landscaped per the standards of a Class B buffer yard per Section 12.8.

- 25-FOOT PERIMETER SETBACK IS SHOWN ON THE SITE PLAN. NO STRUCTURES OR CAMPSITES ARE PROPOSED WITHIN THIS SETBACK. THE SETBACK IS LANDSCAPED PER THE STANDARDS OF A CLASS B BUFFER YARD AS FOLLOWS:

INTERIOR SETBACK PERIMETER IS 1,010 FEET. ACCORDING TO 12.8, B, 2, d. Planting locations may be varied, but the total number of trees must be no less than as required in this section.

THEREFORE, SETBACK AREA MUST CONTAIN THE FOLLOWING QUANTITIES, IN VARIED LOCATIONS:

- 1 SHRUB PER 3 FEET: 337 TOTAL (MIN)
- MIN 50% SHRUBS EVERGREEN: 169 (MIN) OF 337
- 1 EVERGREEN TREE PER 20 FEET: 51 MINIMUM
- 1 SHADE TREE PER 30 FEET: 34 MINIMUM

OF THE REMAINING AREA OUTSIDE OF TREE AND SHRUB MASSES:

- 60% MINIMUM TO BE PLANTED IN LIVE GROUND COVER.
- REMAINING AREA AFTER LIVE GROUND COVER (40% MAX) TO BE STONE, MULCH, OR OTHER PERMEABLE LANDSCAPE MATERIAL.

REFER TO TREE AND SHRUB LEDGER FOR COMPLIANCE AND ALD PROPOSALS.

TREE AND SHRUB LEDGER

TAG	SHADE TREES			EVERGREEN TREES		DECIDUOUS SHRUBS	EVERGREEN SHRUBS
	EXST 4-8" DIA	EXST 8-12" DIA	NEW	EXST 4-8" DIA	NEW		
ACTUAL COUNT PER CITY TREE LIST	46	27	0	3	18	0	339
MULTIPLIER PER 12.9	2	3	N/A	2	N/A	N/A	N/A
TOTAL BY SIZE PER 12.9	92	81	0	6	18	N/A	N/A
TOTAL PROVIDED	173 OF 34 REQUIRED			24 OF 51 REQUIRED		0	339
TOTAL REQUIRED	1,010 LF PERIMETER / 1 PER 30' = 34 TOTAL			1,010 LF PERIMETER / 1 PER 20' = 51		1,010 LF PERIMETER / 1 PER 3' = 337, WITH 50% MIN EVERGREEN	
MEETS CRITERIA AS WRITTEN?	NO, BECAUSE CONSERVED TREES COMPRISE > 50% OF THE TOTAL NUMBER OF REQUIRED TREES. NOTE 5x MORE SHADE TREES PROVIDED THAN REQUIRED (+139)			NO, 27 TREES SHORT BECAUSE EXISTING TREES PROHIBIT PLANTING ENOUGH NEW TREES TO MEET REQUIREMENTS, AND REMOVAL OF EXISTING TREES WOULD COMPROMISE STABILITY OF SLOPES		NO, BECAUSE SOME SHRUBS ARE INSIDE SETBACK AREA	
ALTERNATIVE LANDSCAPE DESIGN	ALD #1 ALLOW ALL EXISTING TREES OVER 4" DIAMETER TO CONTRIBUTE. THESE ARE LARGE, DENSE, ESTABLISHED TREES THAT ARE INCLUDED ON THE CITY OF KNOXVILLE TREE LIST AND MEET THE INTENT OF THE LANDSCAPE REQUIREMENTS OF THE BUFFER YARD.	ALD #2 ALLOW 139 EXTRA SHADE TREES TO EQUAL AT LEAST 27 EVERGREEN TREES. WE PROPOSE THAT (5) SHADE TREES PROVIDE SCREENING EQUAL TO OR BETTER THAN (1) EVERGREEN. THEREFORE, 139 EXTRA SHADE TREES = 28 EVERGREENS	ALD #3 ALLOW SHRUBS BETWEEN CAMPSITES CONTRIBUTE TO THE SETBACK REQUIREMENTS BECAUSE THEY CONTRIBUTE TO VISUALLY SEPARATING THE CAMPSITES. ADDITIONAL SHRUBS PLANTED WITHIN THE SETBACK WOULD NOT CONTRIBUTE TO SCREENING DUE TO EXISTING TOPOGRAPHY.	ALD #4 6' TALL PRIVACY SCREEN FABRIC OVER CHAIN LINK FENCING IN LIEU OF NEW PLANTING. GROUND COMPOSITION OF THE BUFFER IN THIS AREA IS PREDOMINANTLY ROCK AND NOT SUITED TO ADDITIONAL TREE PLANTING.			



AREA "A" APPROX LOCATION

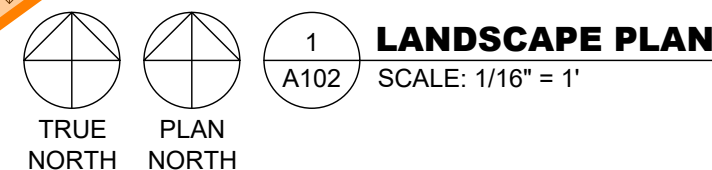
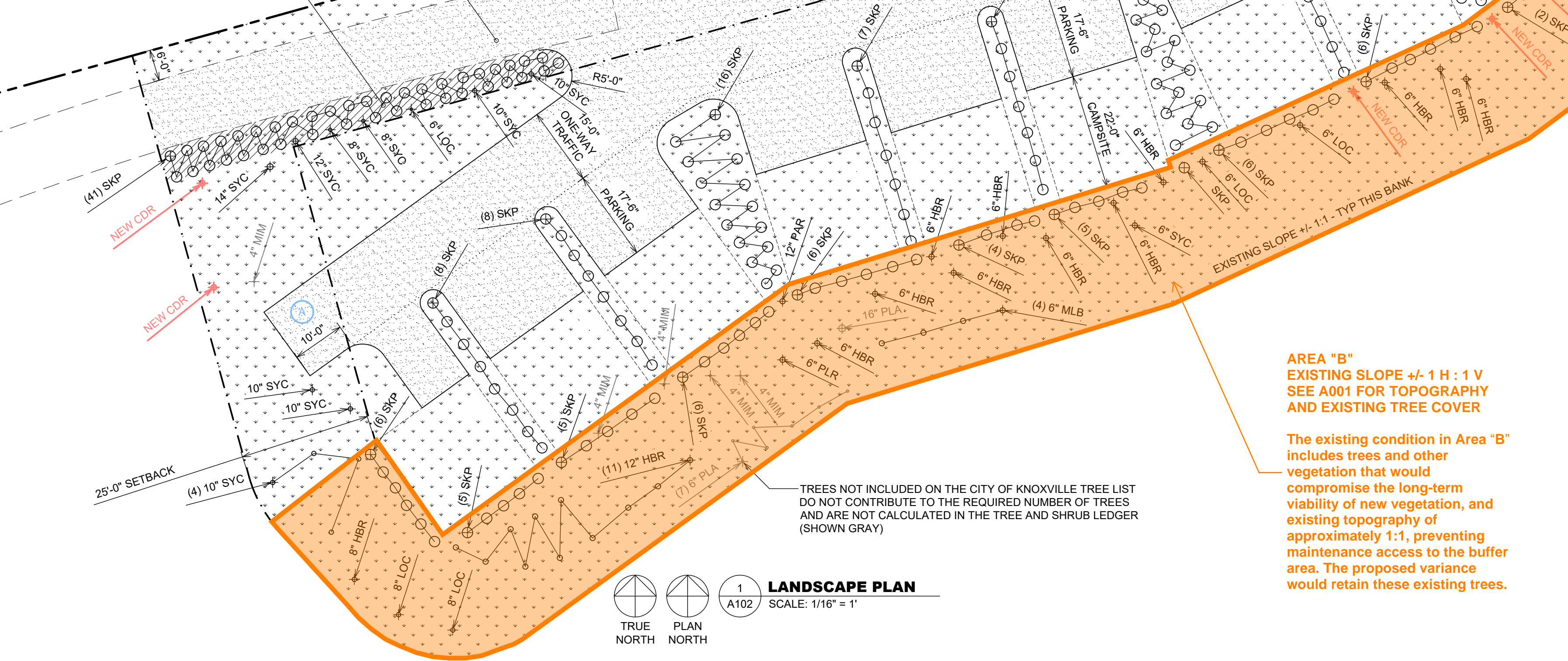
AREA "B" APPROX LOCATION

AREA "C" APPROX LOCATION

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EXISTING CRUSHED STONE DRIVE WITHIN SETBACK IS PERMITTED BECAUSE 9.3.C REQUIRES COMPLIANCE WITH ONLY THE LANDSCAPE PORTION OF A CLASS "B" BUFFER. THIS STONE AREA COMPLIES WITH THE LANDSCAPE REQUIREMENTS, WHICH ARE <40% OF THE PERMITTED GROUND COVER AREA.

EXST BERM, 80' LONG WITHIN BUFFER ZONE



TREES NOT INCLUDED ON THE CITY OF KNOXVILLE TREE LIST DO NOT CONTRIBUTE TO THE REQUIRED NUMBER OF TREES AND ARE NOT CALCULATED IN THE TREE AND SHRUB LEDGER (SHOWN GRAY)

AREA "B" EXISTING SLOPE +/- 1 H : 1 V SEE A001 FOR TOPOGRAPHY AND EXISTING TREE COVER

The existing condition in Area "B" includes trees and other vegetation that would compromise the long-term viability of new vegetation, and existing topography of approximately 1:1, preventing maintenance access to the buffer area. The proposed variance would retain these existing trees.

CITY OF KNOXVILLE
ALTERNATIVE LANDSCAPE DESIGN
REVIEWED AND APPROVED
Byron Benz DATE: 11/22/2022

GROUND COVER LEDGER					
TOTAL BUFFER AREA (SF)	AREA OF TREE AND SHRUB MASSES (SF)	REMAINING AREA	60% MINIMUM VEGETATED GROUND COVER REQUIRED	VEGETATED GROUND COVER PROVIDED	MEETS CRITERIA AS WRITTEN?
27,323	13,518	13,805	8,283	9,988	YES

AREA "A" EXISTING SLOPE +/- 1.5 H : 1 V SEE A001 FOR TOPOGRAPHY

The surface and sub-surface condition in Area "A" is predominantly rock, which would not permit the installation or irrigation of landscape materials without cost-prohibitive and impractical rock removal. The existing topography in Area "A" is approximately 1.5:1, preventing maintenance access to the buffer area from the Owner's property.

AREA "C" EXISTING SLOPE +/- 1 H : 1 V SEE A001 FOR TOPOGRAPHY

The existing topography in Area "C" is approximately 1:1, preventing maintenance access to the buffer area.

HATCHING LEGEND	
TAG	NOTE
(Pattern)	VEGETATED GROUND COVER AREA
(Pattern)	CRUSHED STONE AREA
(Pattern)	VEGETATED BERM

TREE AND SHRUB LEDGER		
TAG	COMMON SPECIES	ON CITY TREE LIST?
CDR	CEDAR	YES
CPM	CRAPE MYRTLE	NO- NOT CONTRIBUTING TO REQUIRED COUNT
ELM	ELM	YES
HBR	COMMON HACKBERRY	YES
LOC	BLACK LOCUST	YES
MLB	MULBERRY	YES
MIM	MIMOSA	NO- NOT CONTRIBUTING TO REQUIRED COUNT
MPL	MAPLE	YES
PAR	COMMON PEAR	YES
PLA	PAULOWNIA	NO- NOT CONTRIBUTING TO REQUIRED COUNT
PLR	POPLAR	YES
SKP	SKIP LAUREL	SHRUB
SYC	SYCAMORE	YES
WNT	WALNUT	YES

OWNER
BOBBY C. SMELCER
137 WRINKLE AVENUE
KNOXVILLE, TN 37920

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SPARKMAN & ASSOCIATES
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2908 SEVER AVENUE
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PHONE: (865) 584-9885
SPARKMANARCHITECT.COM

PROJECT
QUARRY TRAILS CAMPGROUND
3314 W BLOUNT AVENUE
KNOXVILLE, TN 37920

S&A #: 2137-22

DRAWN: A. GODWIN
CHECKED: S. TAROVELLA

SD: MAY 2, 2022
SD: MAY 4, 2022
VARIANCE: JUNE 8, 2022
SPECIAL USE: JUNE 15, 2022
SITE VERIFY: JULY 11, 2022
ALD #1: JULY 26, 2022
ALD #2: OCTOBER 19, 2022

LANDSCAPE PLAN

A102

362

Security
Cameras In Use

VARIANCE
8-B-23-A
Knoxville BZA
PUBLIC HEARING
215-4244



From: [Steve Borden](#)
To: [Jennifer Scobee](#)
Subject: RE: Board of Zoning Appeals Meeting 8-15-23 - Application Review
Date: Friday, August 4, 2023 2:52:43 PM
Attachments: [image002.png](#)

Jennifer,

Please see the summary of responses to the August 15th BZA. If you have questions or would like any additional information please let me know.

7-A-23-VA 5121 Camelia Rd (this was postponed from the July meeting) – Operations has No Comment regarding off street parking on local road
8-A-23-VA 4145 Holston Dr - Operations has No Comment regarding setbacks on properties not adjacent to ROW
8-B-23-VA 185 Wrinkle Ave - Operations has No Comment
8-C-23-VA 1108 Forest Ave Operations has No Comment regarding off street parking on local road
8-D-23-VA 1800 & 1900 Vermont Ave - Operations has No Comment regarding setbacks on properties not adjacent to ROW
8-E-23-VA 500 Clinch Ave - Operations has No Comment regarding vertical clearance on properties not adjacent to ROW
8-F-23-VA 7300 Westridge Dr - Operations has No Comment regarding setbacks on properties not adjacent to ROW
8-G-23-VA 0 Sanders Ln - Operations has No Comment
8-I-23-VA 2230 Laurel Ave - Operations has No Comment regarding setbacks on properties not adjacent to ROW

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
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August 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 7-A-23-VA, 8-A-23-VA, 8-B-23-VA, 8-C-23-VA, 8-D-23-VA, 8-E-23-VA, 8-F-23-VA, 8-G-23-VA, and 8-I-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.

Sincerely,

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

Christian Wiberley, P.E.
Engineering

CGW