**BOARD OF ZONING APPEALS**

**NAME OF APPLICANT:** Houston Smelcer  
**FILE NO.:** 7-K-18-14

**The applicant is:**  
☑ Owner  ☐ Tenant  ☐ Contractor  ☐ Other

**This is a request for:**  
☑ Zoning Variance (Building Permit Denied)  ☐ Extension of Non-Conforming Use  
☐ Appeal of Administrative Official's Decision  ☐ Map Interpretation

**PROPERTY INFORMATION**

<table>
<thead>
<tr>
<th>Street Address</th>
<th>2704 Mineral Springs Avenue</th>
<th>☐ Temporary  ☑ Official</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning District</td>
<td>0-1</td>
<td>Zoning Map Number 069</td>
</tr>
<tr>
<td>Ward and Block</td>
<td>33/16961</td>
<td>Lot/Parcel 9R/069EB01502</td>
</tr>
</tbody>
</table>

**This proposal pertains to:**  
☐ New Structure  ☑ Extension of Existing Structure  ☐ Off-Street Parking  
☐ Signage  ☐ Other

**Is a plat required?**  
☐ Yes  ☑ No

**DESCRIPTION OF PROPOSAL**

Owner wants to increase the number of senior living units from 32 to 50. This increase will also increase the number of required parking spaces. Owner seeks variance to decrease required parking for a senior living facility from 60 to 45 spaces.

Describe specific ways in which this proposal fails to meet the requirements of the City of Knoxville Zoning Ordinance (please reference Section/Article of the Ordinance):

1. Decrease number of parking spaces from 60 to 45 spaces as per Article 5, Section 7.D.1.Table 1.

---

**CITY OF KNOXVILLE BUILDING INSPECTOR**  
Brandon L.  
**DATE:** 06/18/18
APPLICANT'S HARDSHIP

Which special circumstance(s) of the property do not apply generally in the zoning district?

✓ Size  □ Elevation  □ Slope  □ Shape  □ Soil  □ Subsurface  □ Other

What legal hardship(s) prevents any reasonable use of your land under the terms of the Zoning Ordinance?

Lot is too small, residents do not typically have a vehicle

I affirm that the hardship described above was not created by anyone having an ownership interest in the property since 1962. ✓ Yes  □ No  If answering no, explain:

Are the conditions on your property the result of other man-made changes (such as the relocation of a road or highway)? ✓ No  □ Yes  If answering yes, describe:

APPLICANT'S AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of options on same, as listed below.

Signature:

Address to which all correspondence should be mailed regarding this application:
Name (Print)     Street Address     City     State     Zip     Telephone
Houston Smelcer  201 W Springlake Ave.  Knoxville, TN 37917  329-9149

Names of all property owners or holders of option on same must be listed here:
Name (Print)     Street Address     City     State     Zip     Telephone
Tom Kelly  2707 Mineral Springs Ave  Knoxville TN 37917
Andy Smith

Date Filed: 08/18/18  Fee Paid: 250.00  08/18/18
Councilmanic District: 4  MPC Planning Sector: East City
General Location Description
Size: Acres  Size: Sq. Ft.
July 9, 2018

Mr. Scott Elder  
Board of Zoning Appeals  
Room 505, City-County Building  
P. O. Box 1631  
Knoxville, Tennessee 37901

Dear Mr. Elder:


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,

[Signature]

Christian G. Wiberley  
Engineering  
CGW
The following is in response to the UOR Comments dated 5-21-18 for the proposed development plan for Helen Ross McNabb Center to be located at 2704 Mineral Springs Ave.

UOR Responses:
1. Refer to PR-1 Project Data Parking calculations revised.
2a. Refer to PR-1 Terminal islands added.
2b. Refer to PR-1 Parking dimensions added.
2c. Refer to PR-1 Turning template added.
2d. Refer to PR-1 Bike parking noted at 13. (0.25 x 50 units = 12.5).
3. Refer to PR-1 Project Data required EZA Variances noted for a) Usable Open Space b) Required Parking Spaces c) Parking lot Side and Rear setbacks. (Currently in discussions with Building Dept. in regards to alternate Use category that would eliminate the need for these variances)
4. Refer to PR-1 Driveway and Curb Cut dimensions added.
5. Refer to PR-1 Demo notes, existing and proposed buildings.
6. Refer to PR-1 New Street curb noted.
7. Refer to PR-1 New sidewalk along Mineral Springs added.
8. Refer to PR-2 Proposed retaining wall heights added.
9. Refer to PR-1 Fire Lane gate, knox box, signage added
10. Refer to PR-1 Monument Sign relocated.
11. Refer to PR-1 Demo notes.
12. Refer to PR-3 Tree calculations.
13. This document.
15. Understood.
16. Yes, Existing impervious 50,157 SF, Proposed impervious 42,418 SF.
17. Yes, Refer to PR-2 General Note.
18. Platting will address.

If you have any additional questions or comments please do not hesitate to contact this office.

Sincerely,

Mark D. Allan AIA

ALLAN ASSOCIATES ARCHITECTS, PLLC
5516 WALLWOOD ROAD
KNOXVILLE, TN 37912

TEL 865-689-1302
FAX 865-689-1378