BOARD OF ZONING APPEALS

NAME OF APPLICANT: Mark A. Bialik  FILE NO.: 7-L-18-VA

The applicant is: [ ] Owner  [ ] Tenant  [ ] Contractor  [x] Other: Engineer

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

Street Address 4924 N Broadway  [ ] Temporary  [x] Official
Zoning District C-3  Zoning Map Number 058
Ward and Block 34 / 34200  Lot/Parcel 034 / 058J034

This proposal pertains to:  [ ] New Structure  [ ] Extension of Existing Structure  [x] Off-Street Parking
[ ] Signage  [ ] Other

Is a plat required?  [x] Yes  [ ] No

DESCRIPTION OF PROPOSAL

Demolition of part of a shopping center and construction of a new building. Part of parking is being re-built.

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. Reduce the minimum setback of a parking lot from the right-of-way on N Broadway from 10 feet to 6.28 feet (Article V, Section 7.C.3).
2. Reduce the width of a perimeter screening area between a parking lot and right-of-way line on N Broadway from 10 feet to 6.28 feet (Article V, Section 7.J.2.c.2).
3. Reduce the minimum setback of a parking lot from the right-of-way on Rennoc Rd from 25 feet to 16.15 feet (Article V, Section 7.C.2).
4. Reduce the width of a perimeter screening area between a parking lot and a mixed use or non-residential zone from 5 feet to 2.5 feet (Article V, Section 7.J.2.c.3).
5. Reduce the minimum area of a terminal island from 120 sqft to 42.3 sqft (Article V, Section 7.G.5.d).

CITY OF KNOXVILLE BUILDING INSPECTOR: Joshua Frierichs  DATE: 18-06-29 - Revised
**BOARD OF ZONING APPEALS**

**NAME OF APPLICANT** Mark A. Bialik

**FILE NO.** 7-L-18-VA

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**PROPERTY INFORMATION**

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- [ ] Temporary [ ] Official

Zoning District C-3

Zoning Map Number 058

Ward and Block 34 / 34200

Lot/Parcel 034 / 058J034

This proposal pertains to:

- [ ] New Structure
- [ ] Extension of Existing Structure
- [ ] Off-Street Parking
- [ ] Signage
- [ ] Other

Is a plat required? [ ] Yes [ ] No

**DESCRIPTION OF PROPOSAL**

Demolition of part of a shopping center and construction of a new building. Part of parking is being re-built.

(Page 2 of 3 - Variances 6 through 10 of 12)

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):

6. Reduce the minimum area of a terminal island from 120 sqft to 0 sqft for the one terminal island to the left of the area marked “LOAD DOCK” (Article V, Section 7.H.3.c. Table 7).

7. Increase the maximum curb cut for the driveway on Rennoc Rd from 60 ft to 85.22 ft

(Article V, Section 7.H.3.c. Table 7).

8. Increase the maximum driveway width for the driveway on Rennoc Rd from 30 ft to 50.51 ft

(Article V, Section 7.H.3.c. Table 7).

9. Reduce the minimum parking space depth to an interlock from 17.5 ft to 16.83 ft for 11 spaces

(Article V, Section 7.E.1.d. Table 3).

10. Reduce the minimum parking space depth to an interlock from 17.5 ft to 17.02 ft for 12 spaces

(Article V, Section 7.E.1.d. Table 3).

**CITY OF KNOXVILLE BUILDING INSPECTOR** Joshua Frerichs

**DATE** 18-06-29 - Revised
BOARD OF ZONING APPEALS

NAME OF APPLICANT: Mark A. Bialik
FILE NO.: 7-L-18-VA
The applicant is: [ ] Owner [ ] Tenant [ ] Contractor [ ] Other [ ] Engineer

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
Street Address: 4924 N Broadway
Zoning District: C-3
Ward and Block: 34 / 34200
Zoning Map Number: 058
Lot/Parcel: 034 / 058LJ034

This proposal pertains to: [ ] New Structure [ ] Extension of Existing Structure [ ] Off-Street Parking
[ ] Signage [ ] Other

Is a plat required? [ ] Yes [ ] No

DESCRIPTION OF PROPOSAL
Demolition of part of a shopping center and construction of a new building. Part of parking is being re-built.

(Page 3 of 3 - Variance 11 and 12 of 12)

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):

11. Reduce the minimum parking space depth to a wall from 17.5 ft to 16.64 ft for 14 spaces
   (Article V, Section 7.E.1.d. Table 3).

12. Reduce the minimum parking space depth to a curb from 15.5 ft to 14.44 ft for 9 spaces
   (Article V, Section 7.E.1.d. Table 3).

CITY OF KNOXVILLE BUILDING INSPECTOR: Joshua Frerichs
DATE: 18-06-29 - Revised
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  Real Drive is Existing & Flow Access is Existing at the Property, Section is for Existing Parking.

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

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: Giving of land.

APPLICANTS 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: [Signature of Applicant]

Address to which all correspondence should be mailed regarding this application:

Name: [Name]
Street Address: 1313 Kalamaid, Knoxville, TN 37919
City: Knoxville  State: TN  Zip: 37919
Telephone: [Telephone Number]

Names of all property owners or holders of option on same must be listed here:

[Name of Property Owner]
Street Address: 2000 Properties, 4115 A Middlebrook Lane, Knoxville, TN 37921
City: Knoxville  State: TN  Zip: 37921
Telephone: [Telephone Number]

Date Filed: 6/13/18  Fee Paid: $500.00
Councilmanic District:  MPC Planning Sector: 
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