BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION
Name: Metropolitan Knoxville Airport Authority
Street Address: 2055 Alcoa Hwy, Suite I
City, State, Zip: Alcoa, TN 37701
Phone Number: 8653423336
Email: bryan.white@tys.org

APPLICANT IS:
Owner ☑
Contractor ☐
Tenant ☐
Other ☐

THIS PROPOSAL PERTAINS TO:
New Structure ☑
Modification of Existing Structure ☐
Off Street Parking ☐
Signage ☐
Other:

THIS IS A REQUEST FOR:
☐ Zoning Variance (Building Permit Denied)
☑ Appeal of Administrative Official's Decision
☑ Extension of Non-Conforming Use/or Structure
☐ Map Interpretation

PROPERTY INFORMATION
Street Address: 2701 Spence Place
City, State, Zip: Knoxville, TN 37920
See KGIS.org for Parcel #: 095MC014
and Zoning District: INST

VARIANCE REQUIREMENTS

City of Knoxville Board of Zoning Appeals Article 7, Section 2
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

Prospective tenant proposes building a row of box hangars, each approximately 60' x 60' and approx. 30 ft in height. Hangar structures to be located in a row along an existing taxi lane adjacent to other box hangars. Hangar structures will be built in keeping with the established design guidelines at the Downtown Island Airport. Variance is requested due to current zoning as INST. This zone does not allow "Airport" as a permitted use.

Describe hardship conditions that apply to this variance.

Zoning prior to Recode Knoxville (Agricultural) allowed airports and associated development as use on review, new zoning classification (Institutional) makes airports a nonconforming use.

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 19 Jun 20
1). To allow the expansion of a nonconforming use to construct additional hangars for an airport in an Institutional zone. (Article 17.1.A)

2). Decrease the minimum required floor elevation from 832.2, one foot above the 500-year elevation, to 831.25 per Flood Damage Protection and Control Ordinance: Chapter 12, Article 3, Section 15-52 (2).

REVISED 6/12/2020
Please find District 18’s comments below:

7A20VA: No comment as sign is depicted being off of state-owned rights of way. No encroachment shall be permitted on state-owned rights of way.

7D20VA: No Comment
July 8, 2020

Mr. Scott Elder
Board of Zoning Appeals
Room 475, City-County Building
P. O. Box 1631
Knoxville, Tennessee 37901

Dear Mr. Elder:

Re: Variance Request 7-D-20-VA

We have reviewed our records and find that we have existing utility facilities located on or near the above referenced property. The approximate locations of these facilities are indicated on the enclosed prints. However, KUB does not release and hereby retains all easements and rights for existing facilities, whether or not shown on these prints.

Should the variance be granted, KUB will require the gas main and underground electric facilities that are in conflict be relocated prior to construction.

So long as these conditions are met, KUB has no objection to the granting of this variance. If you have any questions regarding this matter, please call me at (865) 558-2483.

Sincerely,

Christian Wiberley, P.E.
Engineering

CGW
File No. 7-D-20-VA (Electric)
2701 Spence Pl

Knoxville Utilities Board

KUB makes no representation or warranty as to the accuracy of this 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 KUB harmless from any and all damage, loss, or liability arising from any use of this map product. All rights reserved.

Created By: Christian Wiberley
From: Bryan White
To: Bryan Berry
Cc: Blake Sartin; Patrick Wilson
Subject: RE: Island Home Airport and BZA Variance
Date: Thursday, June 25, 2020 11:13:52 AM

Bryan:

MKAA was approved to construct a T-hangar project in July, 2016. The approved FFE for this project was 831.25 ft.

Today, we have a developer that is wanting to lease property adjacent to the now completed project stated above and build additional aircraft hangars. The new proposed hangar project will have a FFE of 831.25 ft. or greater.

The FFE of 831.25 or greater can be incorporated into the lease documents with the developer once they are drafted, if that will provide more certainty for the City?

Does this suffice for the information you needed? Do you need further action/information?

Thanks,
Bryan

Bryan D. White, PE
V.P. Engineering and Planning
MKAA
865.342.3336
Flyknoxville.com

“Do everything with respect, integrity, and accountability.”

From: Bryan Berry [mailto:BBerry@knoxvilleetn.gov]
Sent: Thursday, June 25, 2020 8:19 AM
To: Bryan White <Bryan.White@tys.org>
Subject: Island Home Airport and BZA Variance

Bryan,

I believe Patrick has forwarded on an original email regarding additional FEMA information needed for the construction of hangars at Island Home Airport. I attached the email to this one for reference. Please provide the City information on what the existing elevation is and what the final floor elevation of the new hangars will be. This information will need to be provided before noon tomorrow in order for the application to move forward on the July agenda.

If you have any questions please feel free to give me a call.

7-0-20-VA
Thank you.

Bryan

Bryan Berry, AICP
Deputy Director of Zoning & Development Services
Plans Review & Building Inspections
City of Knoxville
400 W. Main Street, Suite 490H
Knoxville, TN 37902
Office: 865-215-2863