



Johnson
Architecture

5-F-08-UR

April 24, 2008

Thomas Brechko, AICP
Knoxville-Knox County Metropolitan Planning Commission
Suite 403; City County Building
400 Main Street
Knoxville, TN 37902

RE: KCHS Faris Field House Training Facility

Dear Mr. Brechko:

Johnson Architecture, Inc. has submitted for review a new revised Master Plan for the Catholic Community Campus on behalf of Knoxville Catholic High School. The revised master plan modifies the layout for the athletic field house in order to accommodate the present and presumed future needs of the school's athletic programs.

We are requesting a variance to reduce the perimeter setback at the property line immediately adjacent to the proposed field house addition. At one irregular point on the peripheral boundary, the proposed building is 5'-0" away from the property line. The remaining portion of the building is set 16'-0" to 22'-0" from the property line.

Previous versions of the master plan did not account for the extent of growth that the Knoxville Catholic High School athletic program has experienced. The previous master plans allowed for an expansion to increase the size of the existing weight room and add additional locker rooms. Due to the growth of both male and female athletics at the school, the program now requires a second, separate, weight room for male athletics, predominately supporting the football program. The existing weight room is to be maintained for use for female athletics and weight lifting classes offered as part of the educational curriculum.

Circulation paths inside and outside the building as well as egress requirements, associated with the layout of new programmed requirements, are not obtainable in the previous master plan proposal. The additional locker rooms and storage facilities, each requiring access/egress points, also call for more exterior wall needs than the previous layout would allow.

Where dreams and design intersect

The revised master plan, as submitted, proposes that the addition to the field house skirt the existing soccer field and northeast property line. The periphery boundary variance is requested in order to place the programmed functions supporting athletics on the site adjacent to the existing athletic fields without encroaching on the regulation size requirement of each field.

We are hopeful that the reviewing bodies will agree that the variance requested will have no effect on the adjacent property owner in regard to use of property. If you have any questions or need clarification on any elements of the master plan or the requested variance, please do not hesitate to call me at 671-9060.

Sincerely,

A handwritten signature in black ink, appearing to read "Rick C. Friel". The signature is stylized and cursive, with a large, sweeping flourish at the end.

Rick C. Friel, AIA