

File #

11-E-18-VA



BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION		APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name	ALAN GRISSOM	Owner <input type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address	8550 KINGSTON PIKE	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip	KNOXVILLE TN 37919	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number	865-770-4009	Other <input checked="" type="checkbox"/>	Signage <input type="checkbox"/>
Email	alan.grissom@canon.com	Other	Other LOT AREA <input checked="" type="checkbox"/>

THIS IS A REQUEST FOR:

- ☒ Zoning Variance (Building Permit Denied)
 ☐ Extension of Non-Conforming Use/or Structure
☐ Appeal of Administrative Official's Decision
 ☐ Map Interpretation

PROPERTY INFORMATION

Street Address	4705 CHAPMAN HWY
City, State, Zip	KNOXVILLE TN 37920
Parcel # (see KGIS.org)	1238002403
Zoning District (see KGIS.org)	C-4

VARIANCE REQUIREMENTS

City of Knoxville Zoning Ordinance 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

Describe variance(s) being requested.

PER ARTICLE 5, SECTION 3 7d.
 REVISE LOT AREA FROM NOT LESS THAN 2 ACRES
 TO NOT LESS THAN 1.89 ACRES

Describe hardship conditions that apply to this variance. LOT SIZE

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

10/12/18

File #

11-E-18-VA



CITY OF KNOXVILLE

BOARD OF ZONING APPEALS APPLICATION

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

Is a plat required? Yes ☐ No ☐

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

Decrease required lot Area From 2 acres
to 1.89 acres.

Per Article 5, Section 3.F.7.d

PROJECT INFORMATION

Date Filed

Fee Amount

\$250 pd 10/15/18 CK# 4693 gt

Council District

BZA Meeting Date

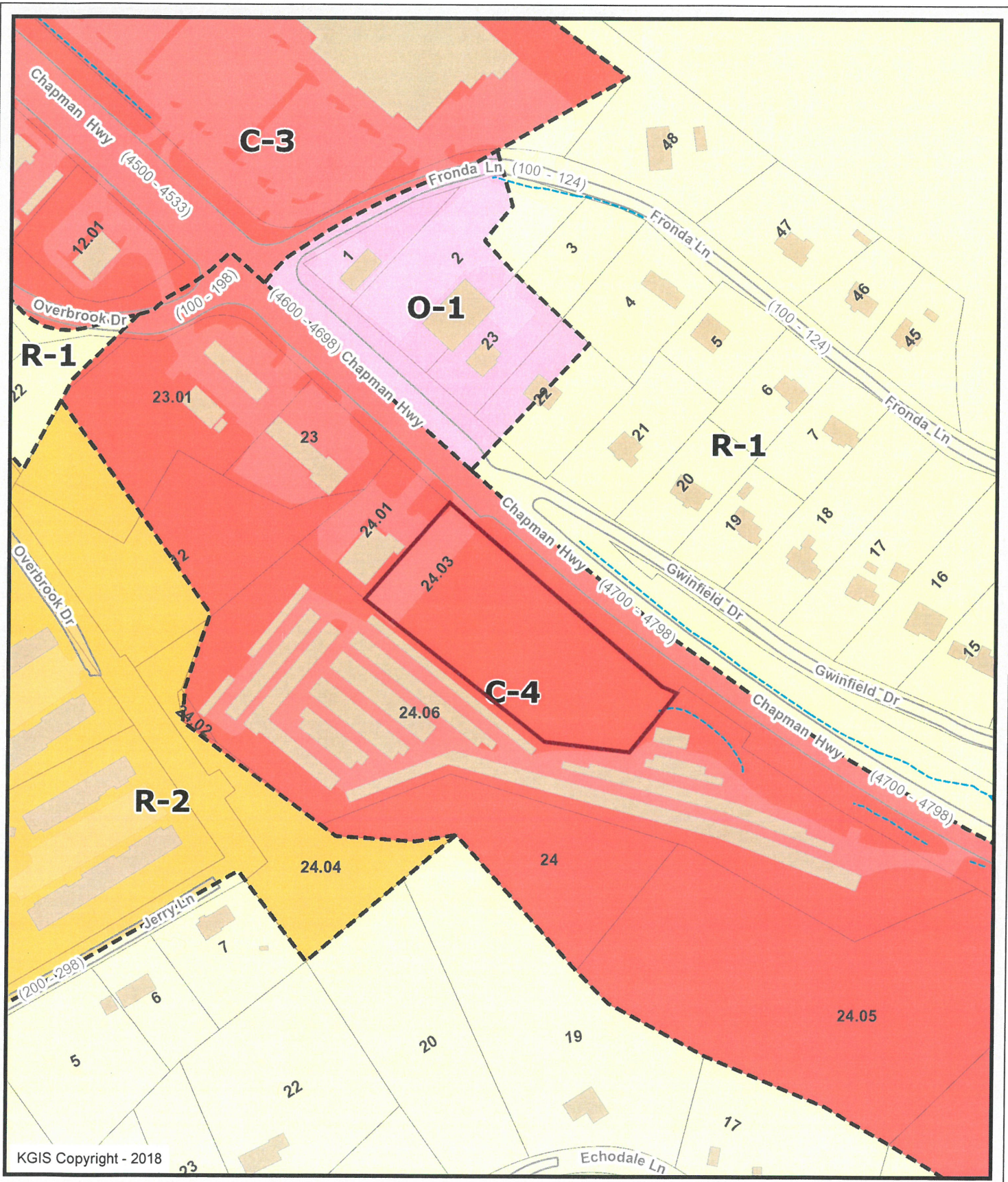
11/15/18

PLANS REVIEWER

Rebecca Johnson

DATE

10/15/18



KGIS Copyright - 2018

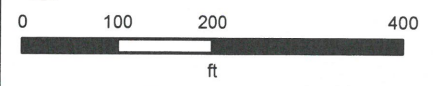
Alan Grissom

4705 Chapman Hwy
11-E-18-VA

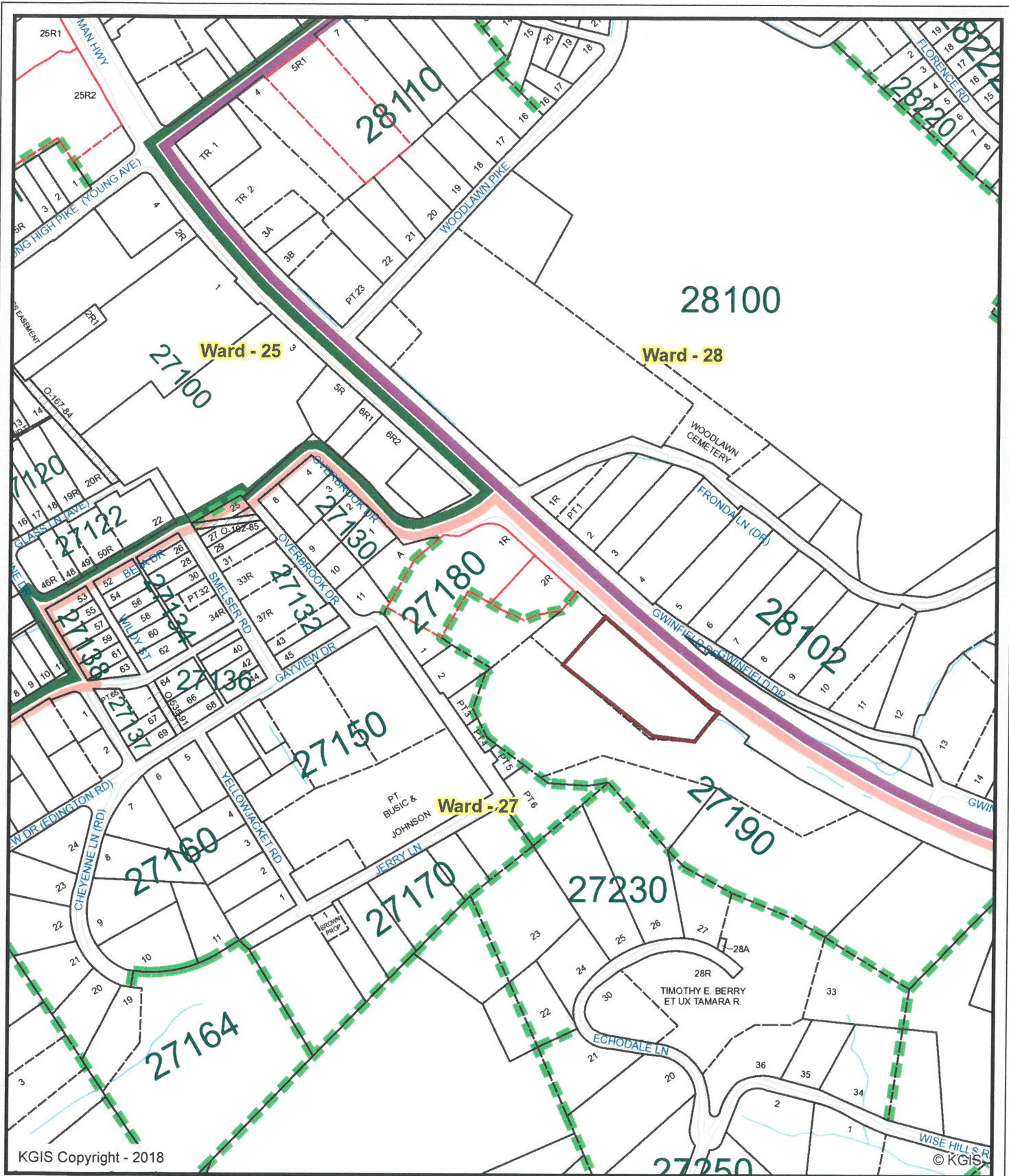
Knoxville - Knox County - KUB Geographic Information System



Printed: 10/17/2018 at 9:00:58 AM



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



KGIS Copyright - 2018

Alan Grissom

4705 Chapman Hwy

11-E-18-VA

Knoxville - Knox County - KUB Geographic Information System

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



Printed: 10/17/2018 at 9:01:46 AM

0 200 400 800
ft



Alan Grissom

4705 Chapman Hwy

11-E-18-VA

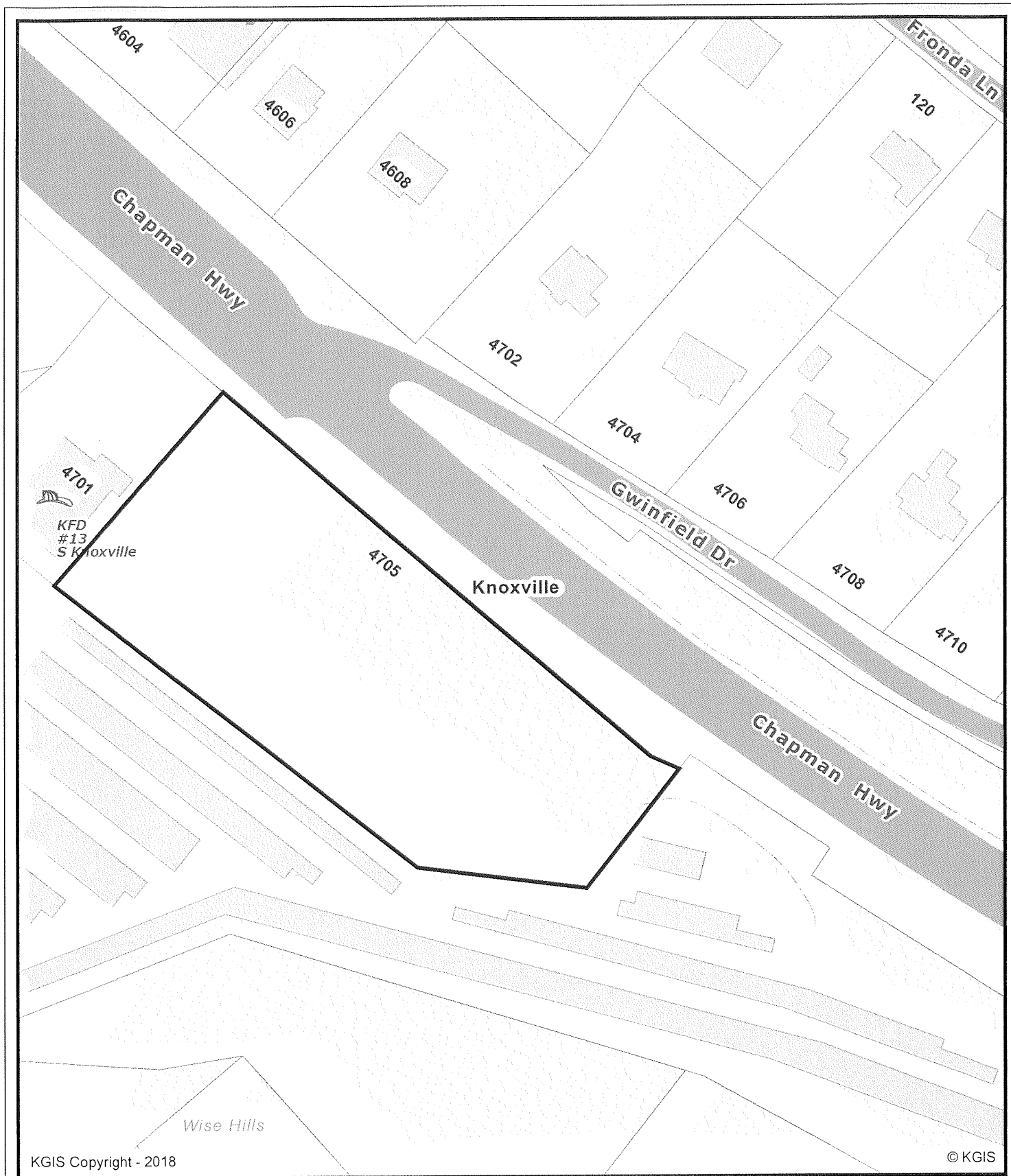
Knoxville - Knox County - KUB Geographic Information System



Printed: 10/17/2018 at 9:00:32 AM

0 100 200 400
ft

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



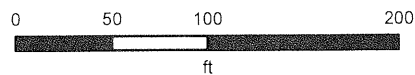
Letter Portrait

11-E-18-VA

Knoxville - Knox County - KUB Geographic Information System



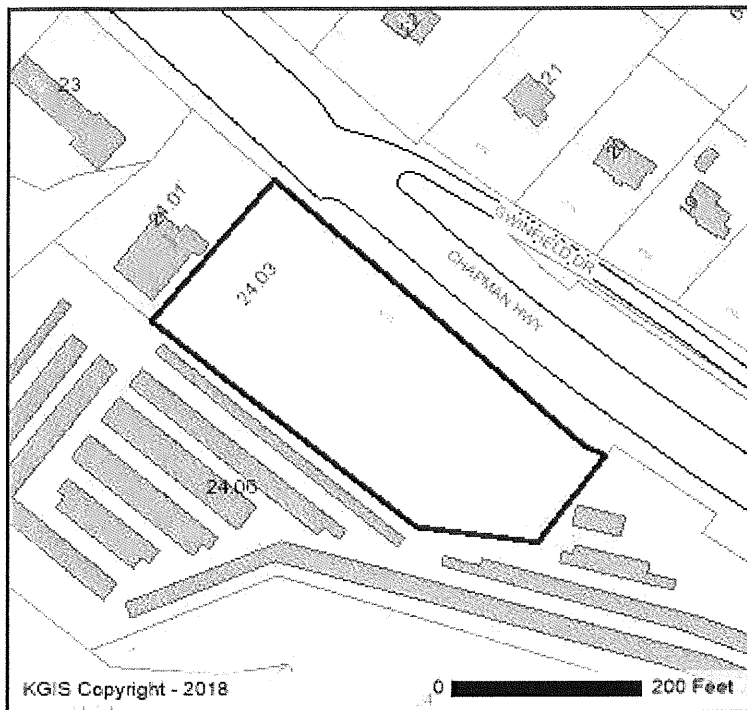
Printed: 10/12/2018 at 10:24:11 AM



KGIS makes no representation or warranty as to the accuracy of his 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 futher covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

Parcel 123BD02403 - Property Map and Details Report

WOK

**Property Information**

Parcel ID: 123BD02403
 Location Address: 4705 CHAPMAN HWY
 CLT Map: 123
 Insert: B
 Group: D
 Condo Letter:
 Parcel: 24.03
 Parcel Type:
 District: 27
 Ward:
 City Block: 27190
 Subdivision: KNUTIE KUNTRY
 Rec. Acreage: 1.89
 Calc. Acreage: 0
 Recorded Plat: O-361 - A
 Recorded Deed: 20160223 - 0048816
 Deed Type: Deed: Gift Deed
 Deed Date: 2/23/2016

Address Information

Site Address: 4705 CHAPMAN HWY
 KNOXVILLE - 37920
 Address Type: BUSINESS
 Site Name: TEMPORARY ADDRESS

Owner Information

THREE WOOD GP
 221 W YOUNG HIGH PIKE
 %MICHAEL S WOOD
 KNOXVILLE, TN 37920

The owner information shown in this section does **not** necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

Jurisdiction Information

County: KNOX COUNTY
 City / Township: Knoxville

MPC Information

Census Tract: 34
 Planning Sector: South City

Please contact Knox County Metropolitan Planning Commission (MPC) at (865) 215-2500 if you have questions.

Political Districts

Voting Precinct: 27
 Voting Location: South Knoxville Optimist Club
 6135 MOORE RD
 TN State House: 15 Rick Staples
 TN State Senate: 6 Becky Duncan Massey
 County Commission: 9 Carson Dailey

City Council: 1 Stephanie Welch
 School Board: 9 Kristi Kristy

Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

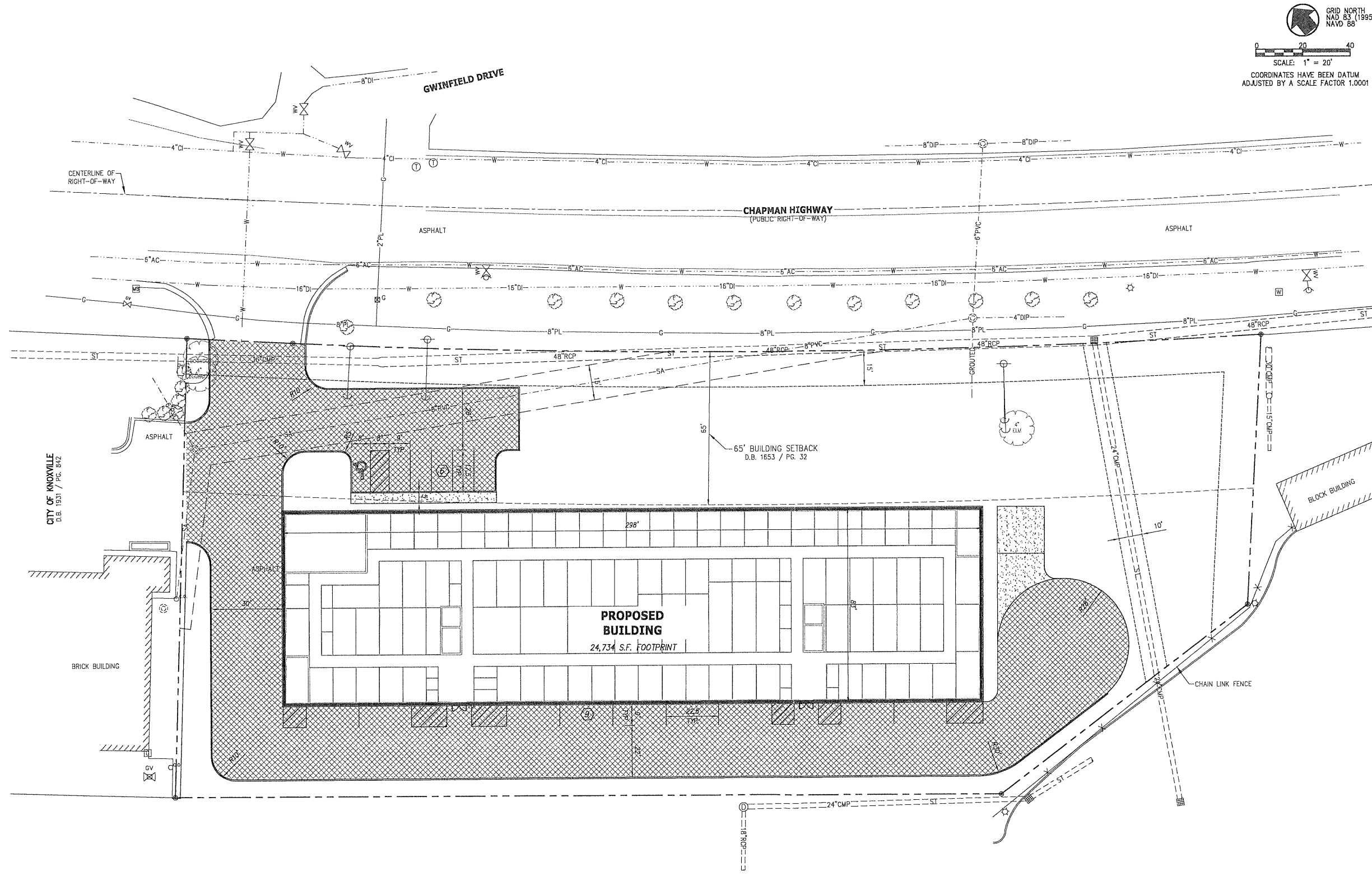
School Zones

Elementary: MOORELAND HEIGHTS ELEMENTARY
 Intermediate:
 Middle: SOUTH-DOYLE MIDDLE
 High: SOUTH-DOYLE HIGH

Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

Disclaimer: KGIS 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 KGIS harmless from any damage, loss, or liability arising from any use of the map product. Independent verification of all information contained on this map should be obtained by any user.

11-E-10-VA



GRID NORTH
NAD 83 (1995)
NAD 88

SCALE: 1" = 20'

COORDINATES HAVE BEEN DATUM
ADJUSTED BY A SCALE FACTOR 1.0001

- NOTES:**
1. THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY CANNON & CANNON, INC. DATED AUGUST 10, 2018.
 2. UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM OUTSIDE FACE OF BUILDING AND/OR FACE OF CURB.
 3. THE MINERAL AGGREGATE BASE AND ASPHALTIC SURFACE COURSES SHALL MEET THE MATERIALS, EQUIPMENT, CONSTRUCTION, AND TESTING REQUIREMENTS OF THESE DRAWINGS, AND THE CITY OF KNOXVILLE STANDARD SPECIFICATIONS.
 4. PROPERTY CONCERNED REFLECTS PARCEL 24.03 AS SHOWN ON KNOX COUNTY CLT TAX MAP NO. 123. ZONING FOR THE PROPERTY IS C-4 "HIGHWAY AND ARTERIAL COMMERCIAL DISTRICT". TOTAL AREA IS 1.89± ACRES. THE TOTAL DISTURBED AREA IS APPROXIMATELY ---± ACRES. CITY BLOCK NUMBER IS 27190.
 5. TRAFFIC CONTROL DEVICES AND PAVEMENT MARKING SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."
 6. ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE ZONING ORDINANCE.
 7. OWNER:
THREE WOOD OF
211 W YOUNG HIGH PIKE
KNOXVILLE, TN 37920
 8. PERIMETER SLOPES SHALL BE LANDSCAPED AND ARE NOT TO EXCEED 2:1 (H:V) UNLESS PROPER STABILIZATION IS PROPOSED BY A GEOTECHNICAL ENGINEER.
 9. PROPOSED LANDSCAPE WILL COMPLY WITH THE CITY OF KNOXVILLE TREE PROTECTION ORDINANCE.

- LEGEND**
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
 - CONCRETE SIDEWALK
 - CONCRETE PAVEMENT
 - PROPOSED LIGHT DUTY ASPHALT PAVEMENT
 - EXIST. R.O.W.
 - BUILDING SETBACK LINE
 - EXIST. EASEMENT LINE
 - DETAIL REFERENCE (DETAIL NO./SHEET NO.)
 - NUMBER OF PARKING SPACES
 - COORDINATE POINT
 - HANDICAP PARKING
 - HANDICAP RAMP

REVISIONS		DATE
CANNON & CANNON INC		
CONSULTING ENGINEERS - FIELD SURVEYORS		
TEL 865.670.8555		8550 Kingston Pike
WWW.CANNON-CANNON.COM		Knoxville, TN 37919
CLIENT:		STERLING DEVELOPMENT, LLC
		3900 EDISON LAKES PARKWAY, SUITE 201
		MISHAWAKA, IN 46545
PROJECT:		SELF-STORAGE FACILITY
		4705 CHAPMAN HIGHWAY
		KNOXVILLE, TN 37920
SITE LAYOUT PLAN		
PRELIMINARY FOR REVIEW ONLY	CCI PROJECT NO.	01000-0004
	DRAWING DATE	OCTOBER 08, 2018
	PM	AWG
	DRAWN	AWG
		11-E-18-VA

FINAL PLAT OF KNUTIE KUNTRY
#199704210000216
SELF STORAGE PORTOLIO II DST
#201812010034782

PARKING REQUIREMENTS:

REQUIRED:

SELF-STORAGE FACILITY: ENCLOSED
MINIMUM: 5 SPACES ADJACENT TO THE OFFICE/ENTRY + 0.02 PER UNIT
MAXIMUM: 7 SPACES ADJACENT TO THE OFFICE/ENTRY + 0.033 PER UNIT
TOTAL PROPOSED STORAGE UNITS = 420
5 + (420 x 0.02) = 13.4 MINIMUM REQUIRED SPACES
7 + (420 x 0.033) = 20.86 MAXIMUM REQUIRED SPACES
1 TO 25 STANDARD SPACES REQUIRES 1 ACCESSIBLE VAN SPACE

PROVIDED:

TOTAL STANDARD SPACES PROVIDED = 14 SPACES
TOTAL ACCESSIBLE SPACES PROVIDED = 1 SPACES
PARKING SPACE TOTAL = 15 SPACES