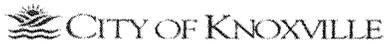


File # 11-E-18-VA



BOARD OF ZONING APPEALS APPLICATION

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



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

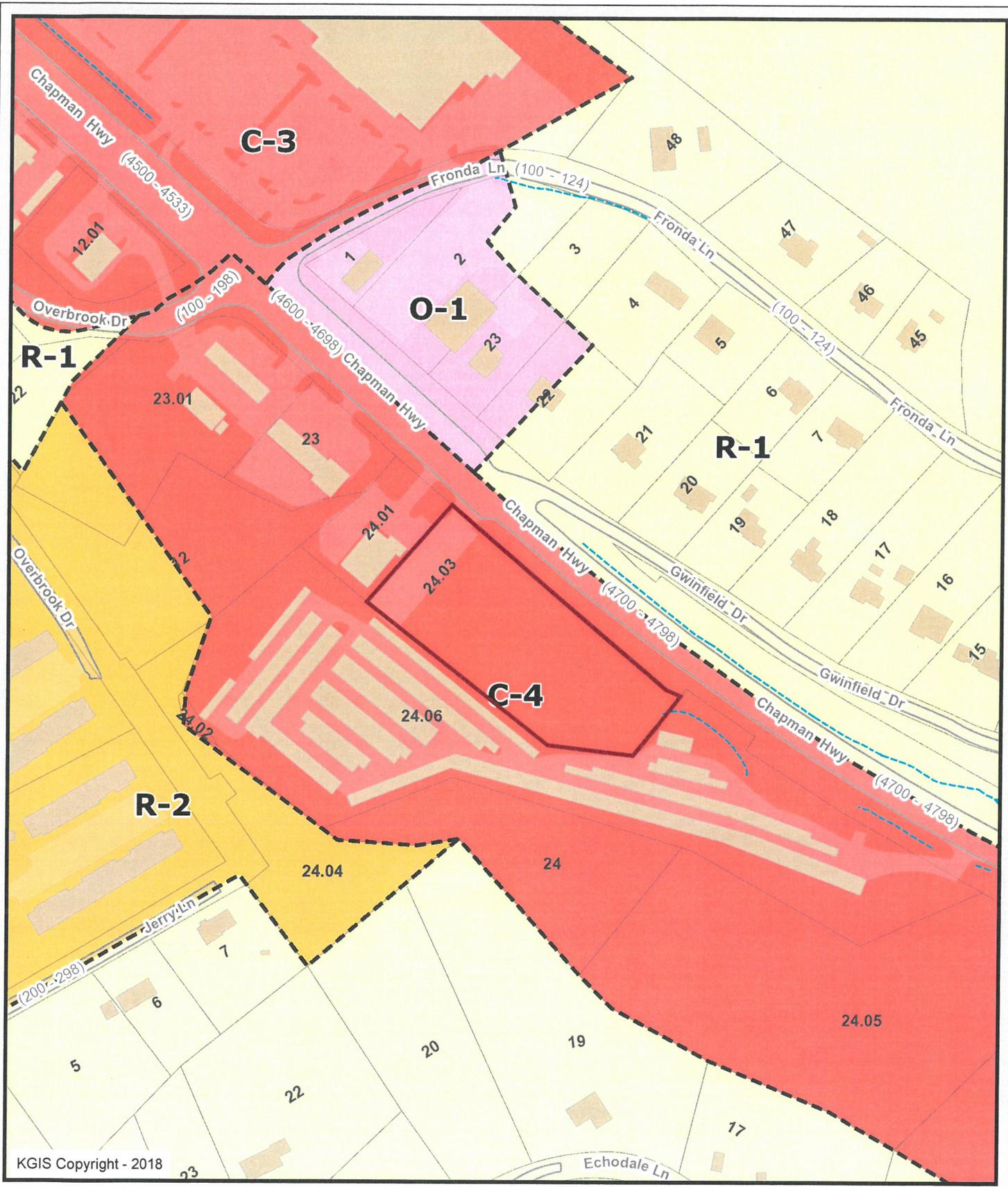
11/15/18

PLANS REVIEWER

Rebecca Johnson

DATE

10/15/18



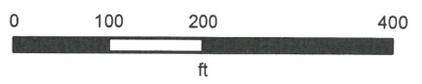
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Alan Grissom
 4705 Chapman Hwy
 11-E-18-VA

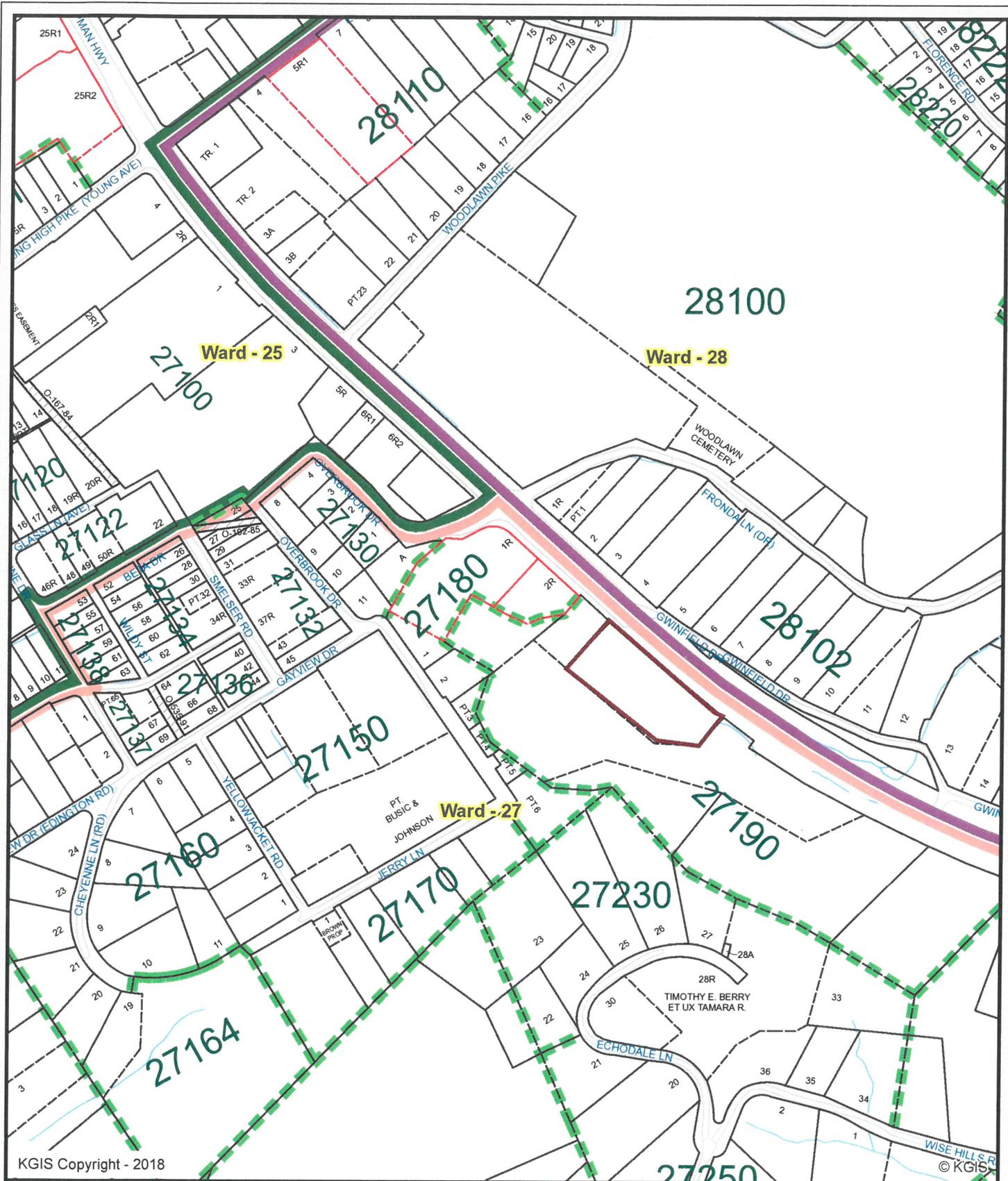
Knoxville - Knox County - KUB Geographic Information System



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Alan Grissom
 4705 Chapman Hwy
 11-E-18-VA

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Knoxville - Knox County - KUB Geographic Information System

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Alan Grissom

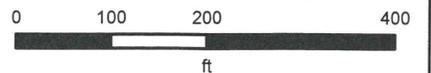
4705 Chapman Hwy

11-E-18-VA

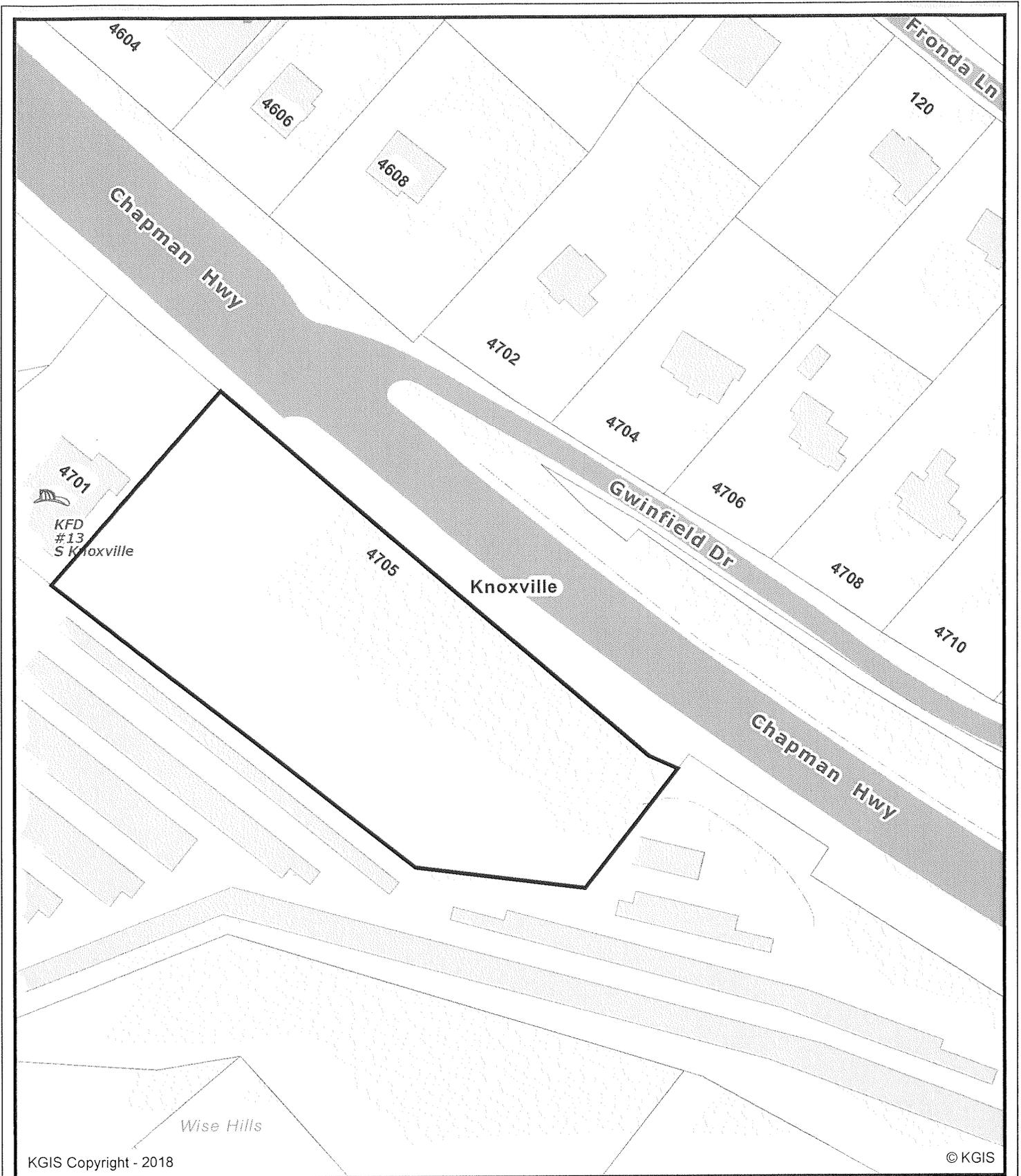
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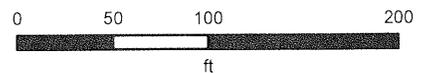
Letter Portrait

11-E-18-VA

Knoxville - Knox County - KUB Geographic Information System



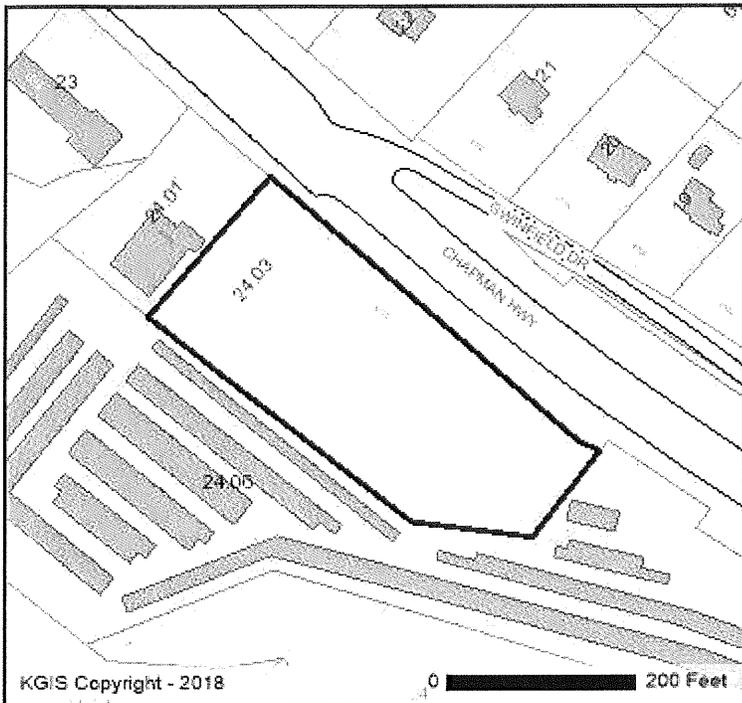
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Parcel 123BD02403 - Property Map and Details Report

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.

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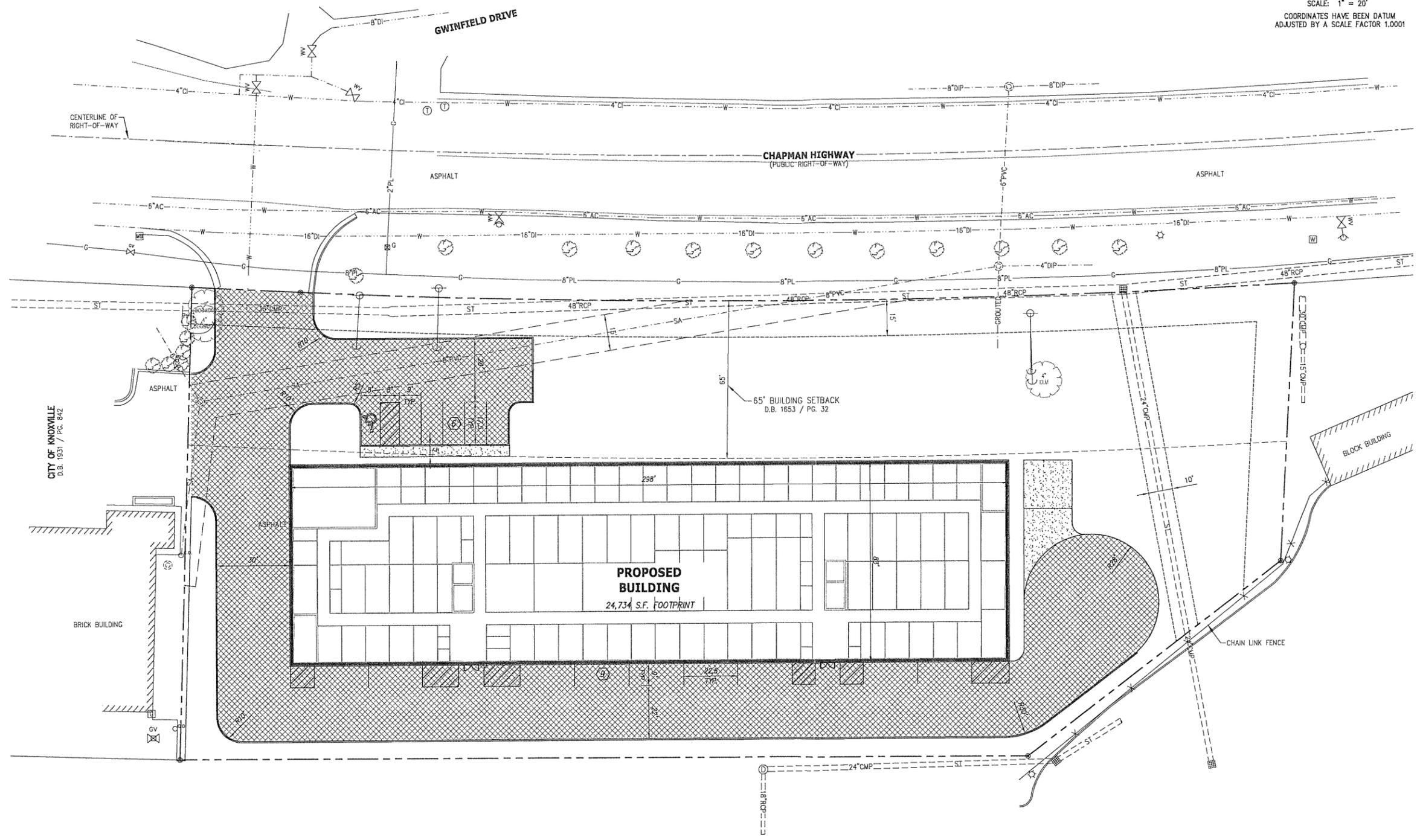
11-E-10-VA

GRID NORTH
NAD 83 (1995)
NAVD 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 WOODS 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

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

SITE LAYOUT PLAN

| | |
|--------------|------------------|
| PROJECT NO. | 01000-0004 |
| DRAWING DATE | OCTOBER 08, 2018 |
| PM | AWG |
| DRWN | CIO |
| CHKD | - |

PRELIMINARY FOR REVIEW ONLY

C1.01

FINAL PLAT OF KNUTIE KUNTRY
#199704210000216
SELF STORAGE PORTOLIO II DST
#201612010034782

11-E-18-VA