

# BOARD OF ZONING APPEALS

**NAME OF APPLICANT** Michael Scott - Elizabeth Eason Architecture

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

**The applicant is:** ☐ Owner ☐ Tenant ☐ Contractor ☒ Other Architect

**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 7621 Kingston Pike		<input type="checkbox"/> Temporary <input checked="" type="checkbox"/> Official
Zoning District C3	Zoning Map Number 120	
Ward and Block 47/46130	Lot/Parcel /120GB010	

**This proposal pertains to:** ☐ New Structure ☐ Extension of Existing Structure ☐ Off-Street Parking  
☒ Signage ☐ Other

**Is a plat required?** ☒ Yes ☐ No

**DESCRIPTION OF PROPOSAL**

Request to re-use/remodel existing ground sign structure.

1. Appeal of the City's determination that 7216 Kingston Pike cannot be considered adjacent to the interstate
2. Decrease the setback of a detached sign from 10' to 0'

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. Appeal of the Building Official's determination that 7216 Kingston Pike is not considered adjacent to the interstate per Article 8, Section 11.6.e.1. and Article 7, Section 1.C.a. of the City of Knoxville Zoning Ordinance
2. Decrease the setback of a detached sign from 10' to 0' as per Article 8, Section 7.1.a.

REVISED

**CITY OF KNOXVILLE BUILDING INSPECTOR**

Scott Elder

**DATE**

8/23/18 (Revised)

**APPLICANT'S HARDSHIP**

7-M-18-VA

Which special circumstance(s) of the property do not apply generally in the zoning district?

☐ Size ☐ Elevation ☐ Slope ☐ Shape ☐ Soil ☐ Subsurface ☒ Other this property is adjacent to the interstate ROW.

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

The interstate pylon sign was installed before the access road was built therefore we request a reduction in the 10' setback requirement

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: \_\_\_\_\_

creating the "non-exclusive highway easement put the existing pylon sign out of conformance with the new sign ordinance.

**APPLICANT'S 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: M. Elyan

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

Name (Print) Street Address City State Zip Telephone 015.815.1405

NLA Kingston, LLC 105 Tallapoosa St. Suite 301 Montgomery AL 36104

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

Name (Print) Street Address City State Zip Telephone

**REVISED**Date Filed: 8/23/18

Fee Paid:

Councilmanic District:

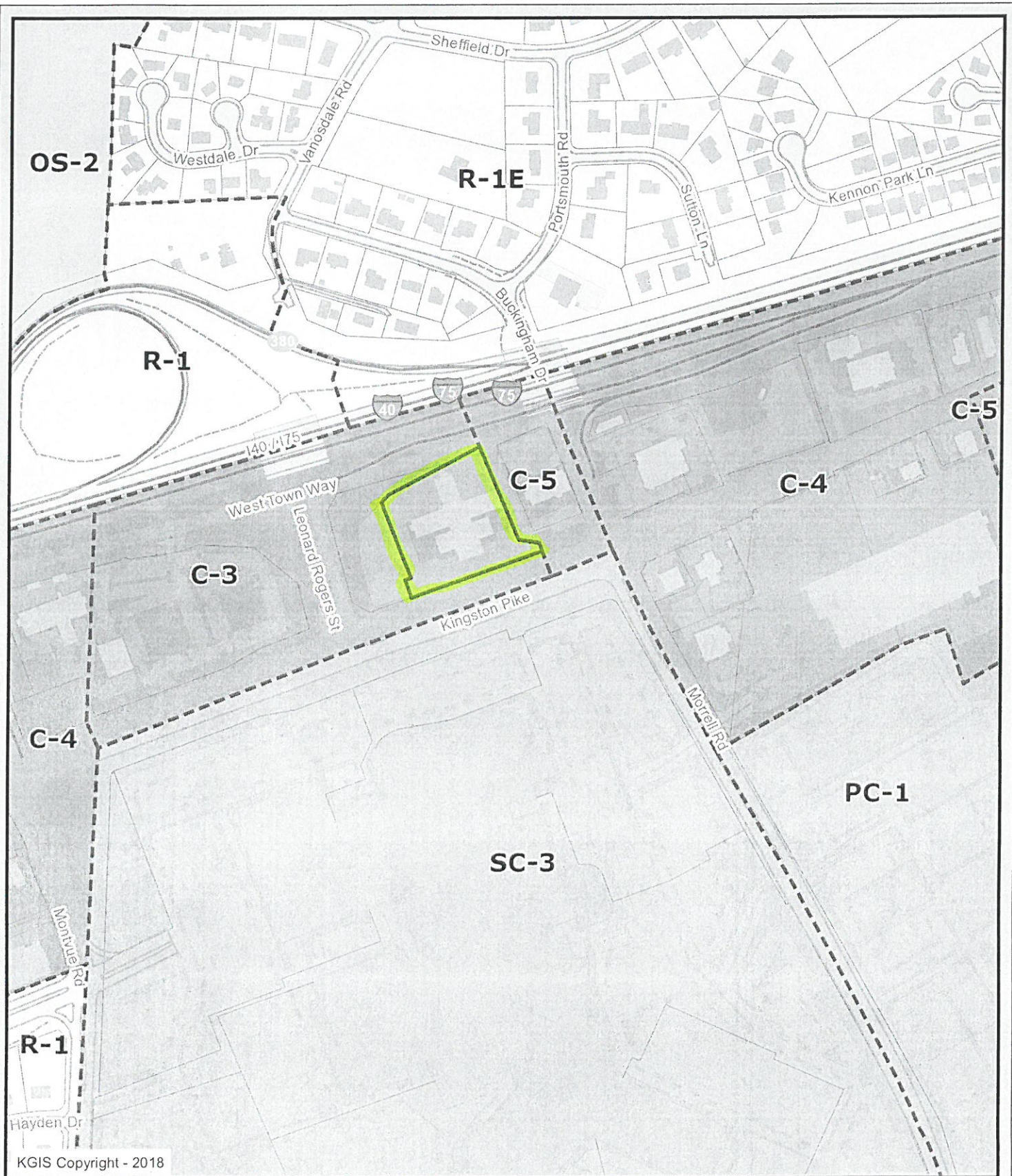
MPC Planning Sector:

General Location Description

Size: Acres

Size: Sq. Ft.

**METROPOLITAN PLANNING COMMISSION****DATE**

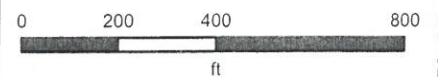


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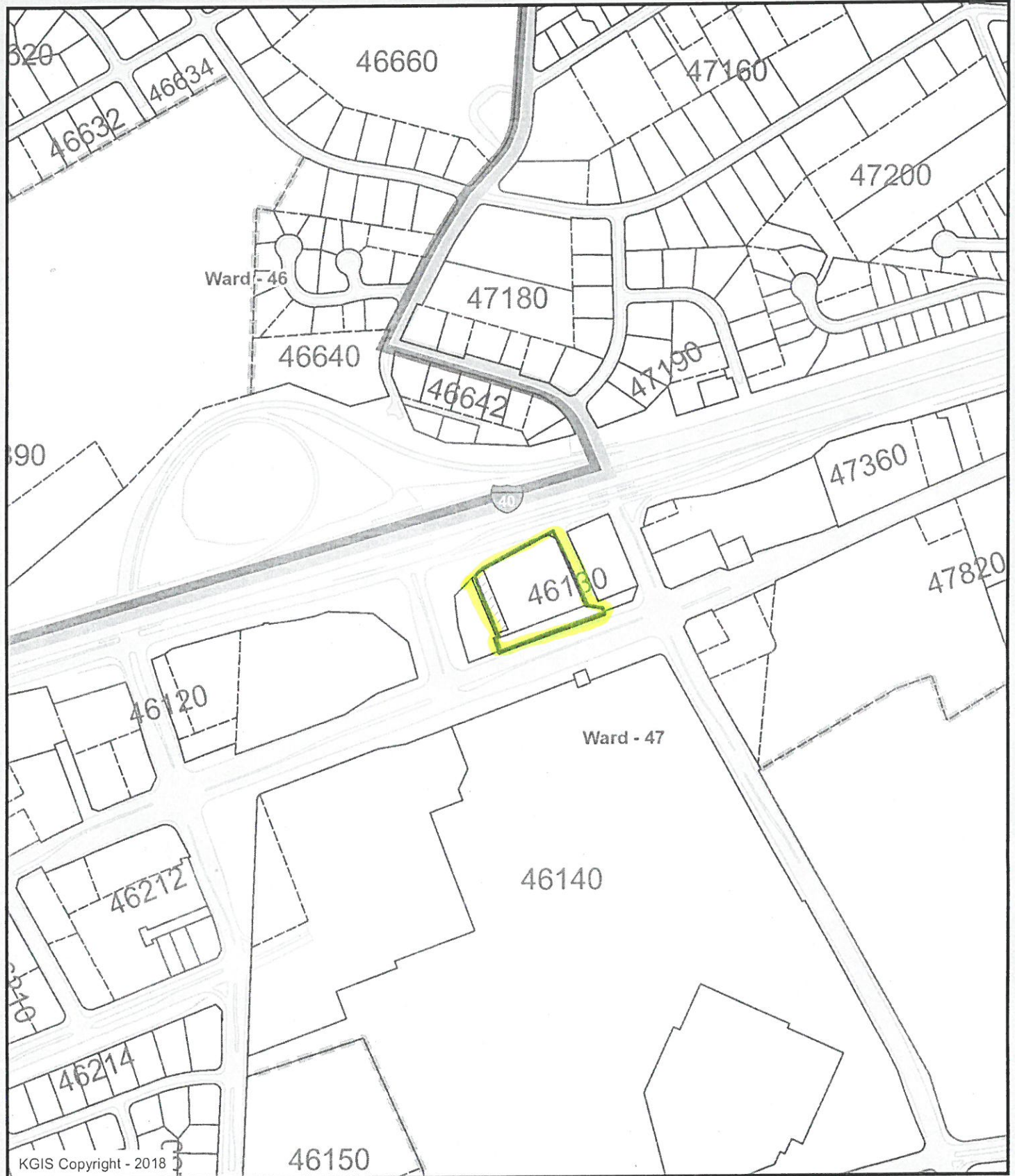
7621 Kingston Pike  
7-M-18-VA

Knoxville - Knox County - KUB Geographic Information System

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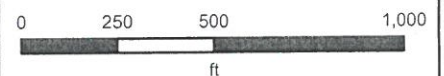


Michael Scott - Elizabeth Eason Architecture

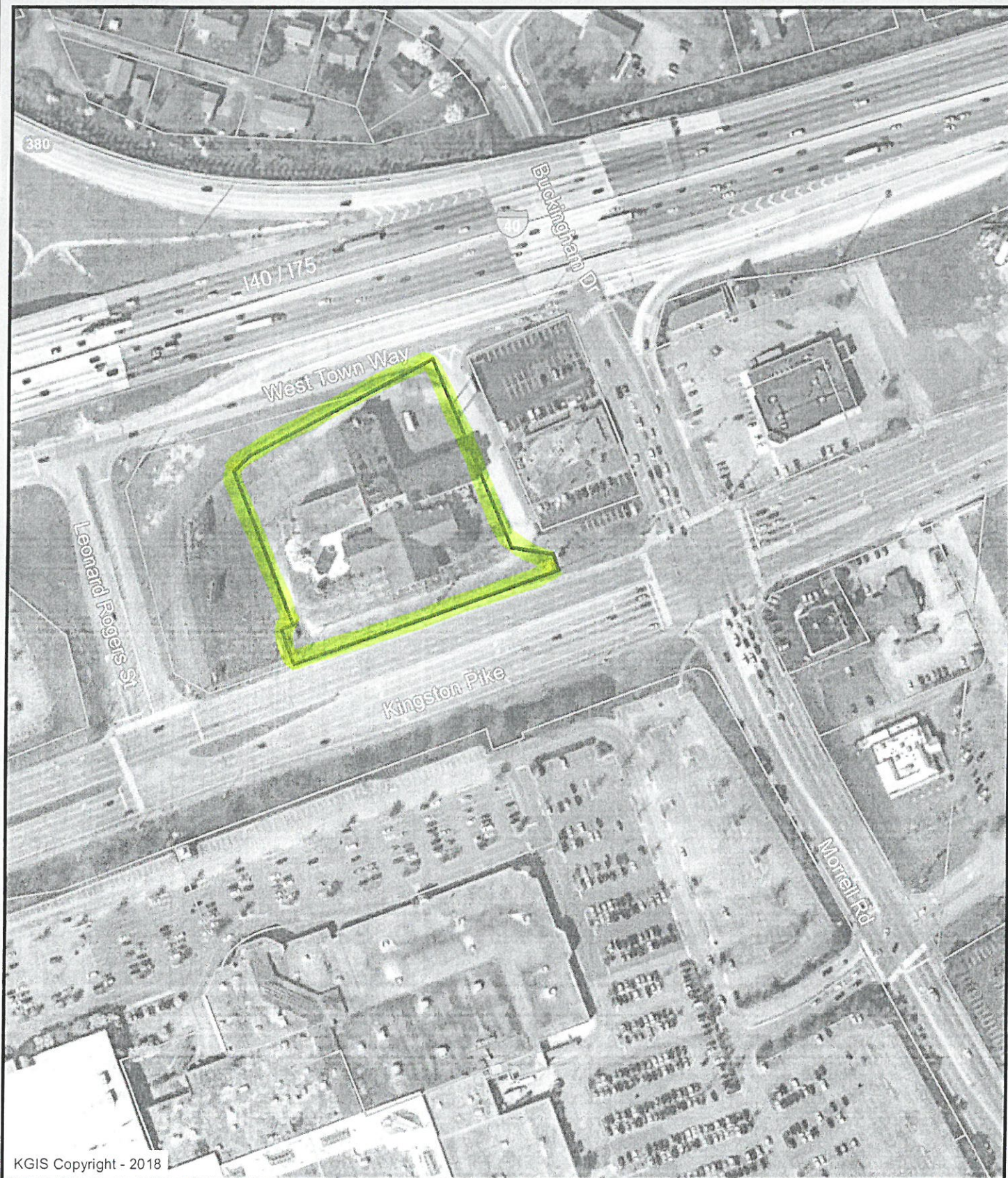
7621 Kingston Pike  
7-M-18-VA

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7621 Kingston Pike

7-M-18-VA

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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:

**Re: Variance Requests 7-A-18-VA, 7-B-18-VA, 7-C-18-VA, 7-D-18-VA, 7-E-18-VA, 7-F-18-VA, 7-G-18-VA, 7-H-18-VA, 7-J-18-VA, 7-K-18-VA, 7-L-18-VA, and 7-M-18-VA**

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,



Christian G. Wiberley  
Engineering

CGW

## Juliana LeClair

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**From:** Steve Borden <Steve.Borden@tn.gov>  
**Sent:** Tuesday, July 17, 2018 3:44 PM  
**To:** Juliana LeClair  
**Subject:** RE: City of Knoxville - Board of Zoning Appeals Applications

Dear Ms. LeClair:

Please see the following comments for the proposed developments. Most of the concerns should be addressed in grading/drainage permits:

- 7L18VA Although drainage is a responsibility of the City of Knoxville since they are an organized municipality, the catch basins at this property are a frequent issue for maintenance (sinkholes and flooding). The variance requested is currently for Rennoc, but the property owner is showing a change to access on Broadway. We will review drainage via the traffic office as a commercial entrance permit when submitted.
- 7M18VA The request is to change the size of signage on private property along Kingston Pike. Highway Beautification was already aware of the signage changes (phone call with Gregory Peck on 7/17). This property maintains a large amount of controlled access. As the developer requests a commercial entrance permit/grading or drainage permit, TDOT will need to ensure that control access is maintained.
- 7I18VA This property maintains a large amount of controlled access. As the developer requests a commercial entrance permit/grading or drainage permit, TDOT will need to ensure that control access is maintained. It appears the developer is utilizing an adjoining property's driveway for access.

Please let me know if you have additional questions.

Thank you,



Steven M. Borden, P.E. | Director/Assistant Chief Engineer  
TDOT – Region 1  
7345 Region Lane  
Knoxville, TN 37914  
(865) 594-2400  
[Steve.Borden@tn.gov](mailto:Steve.Borden@tn.gov)  
[tn.gov/tdot](http://tn.gov/tdot)

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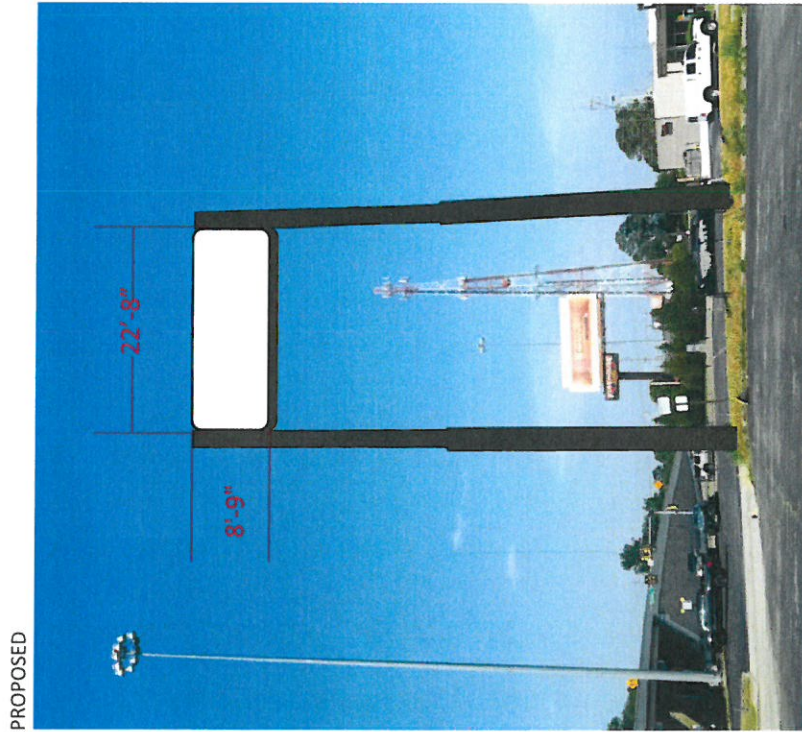
**From:** Juliana LeClair [<mailto:JLeClair@knoxvilletn.gov>]  
**Sent:** Friday, July 13, 2018 11:45 AM  
**To:** Steve Borden  
**Subject:** City of Knoxville - Board of Zoning Appeals Applications

\*\*\* This is an EXTERNAL email. Please exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email - STS-Security. \*\*\*

Hello Steve,



Remove 13' x 38' double faced ID cabinet with (2) 5' 8-1/2" x 24' single faced EMC units Manufacture and install (1) 8' 9" x 22' 8" double faced ID cabinet



PROPOSED

SQUARE FEET CALCULATIONS		
Allowable	Existing	Proposed
200	494	200

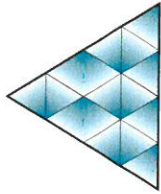


EXISTING

ID Cabinet 39-1/2" deep / 4" retainers / flex faces

SQUARE FEET CALCULATIONS		
Allowable	Existing	Proposed
200	494	0

7-m-18-vA  
6/25/18



Address

Kingston Pike and  
West Town Way,  
City Knoxville,  
State TN 37919

Account Representative:

**S.Hicks**

This design and engineering is submitted as our proposal, and the right to use or exhibit in any form, is not authorized without written permission by Vixxo.

	<u>Approvals Signature(s) / Initials</u>
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Client

## Design

## Production


Designer P C / JW

Designer	P C / JW
Design #	Vx165707 R2

Original Date 04/30/18

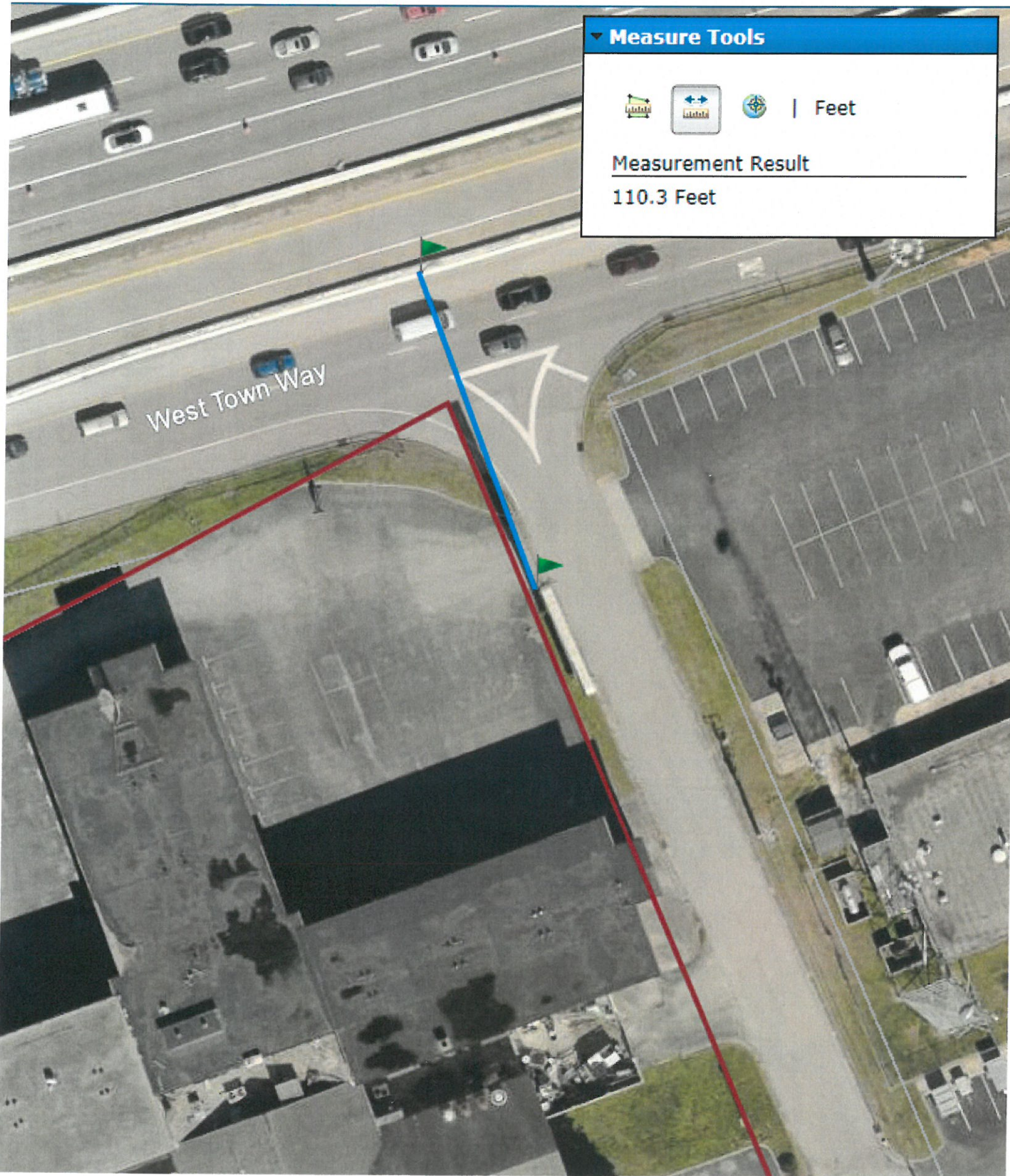
Revision Date 06/20/18

All electrical scope to be completed in a U.L. approved method and shall meet current N.E.C. standards



4:5

The purchaser agrees to hold the seller harmless against any cause for action for damages which may occur as a result of drilling for piers and foundations, including but not limited to sewer, gas lines or any underground obstacles which the purchaser or others may deem valuable.



▼ Measure Tools

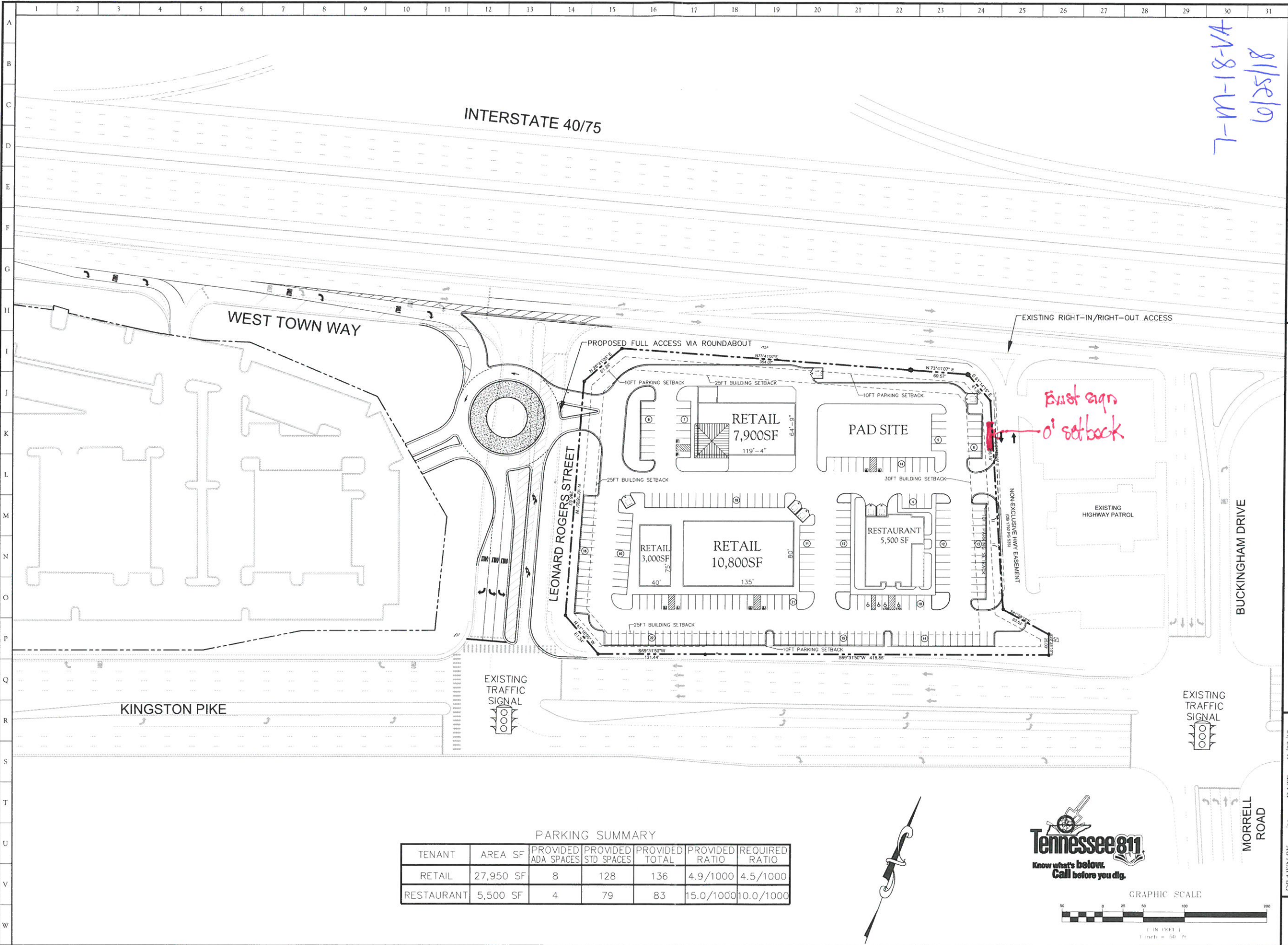


| Feet

Measurement Result

110.3 Feet

7-M-18-VA  
6/25/18



7-M-18-VA  
8/25/18




**SITE**  
INCORPORATED  
Civil Engineers & Surveyors  
10215 Technology Drive, Suite 304  
Knoxville, TN 37932  
Phone: (865) 777-4160 Fax: (865) 777-4189

CONCEPTUAL

Conceptual Site Plan  
**West Town Crossings**  
Kingston Pike and Leonard Rogers Street  
Knoxville, Tennessee

PARKING SUMMARY						
TENANT	AREA SF	PROVIDED ADA SPACES	PROVIDED STD SPACES	PROVIDED TOTAL	PROVIDED RATIO	REQUIRED RATIO
RETAIL	27,950 SF	8	128	136	4.9/1000	4.5/1000
RESTAURANT	5,500 SF	4	79	83	15.0/1000	10.0/1000

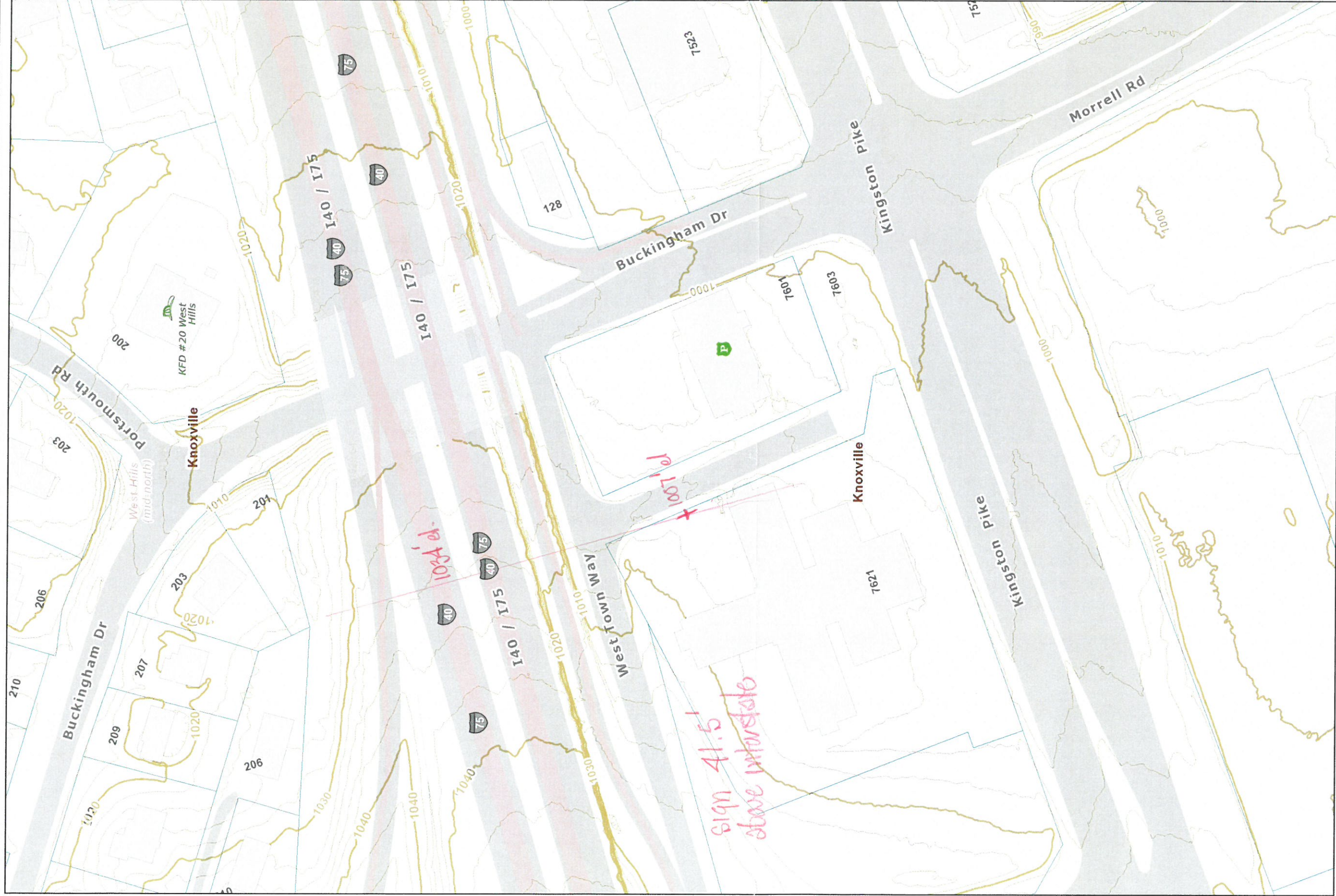


Know what's below.  
Call before you dig.

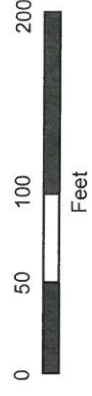
GRAPHIC SCALE  
1" = 50' (1" IN 50' F)  
1 inch = 50 ft

REVISIONS		
NO.	DATE	COMMENTS

CSP-4



Title  
Subtitle  
Notes



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7-M-18-VA  
6/25/18