

File #

2-C-19-VA



BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION

Name Rainier Services LLC

Street Address 7035 Hartwinn Lane

City, State, Zip Knoxville, TN 37918

Phone Number 865-200-9251

Email david@daviddro.com

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 2921 Pershing Street

City, State, Zip Knoxville, TN 37917

Parcel # (see KGIS.org) 081CM001

Zoning District (see KGIS.org) I-3

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 your project and why you need variances.

Construction of a 4,800 sq. ft. warehouse and office space. Current setback requirements prevent building an adequately sized warehouse and providing enough parking spaces.

Describe hardship conditions that apply to this variance.

Current setback requirements severely limit the size and location of the warehouse. It is impossible to fit an adequately sized warehouse with current limits.

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 01/14/2019

File #

2-C-19-VA



CITY OF KNOXVILLE

BOARD OF ZONING APPEALS APPLICATION

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

Is a plat required?

Yes

☐

No

☒

Small lot of record/substandard lot

☐

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

1. Reduce north side yard setback at railroad from 25' to 7' per Article 4, Section 2.3.2.E.3.
2. Reduce south side yard setback from 25' to 5' per Article 4, Section 2.3.2.E.3.
3. Reduce rear setback from 25' to 6' per Article 4, Section 2.3.2.E.4.

PROJECT INFORMATION

Date Filed

1/17/19

Fee Amount

\$250 pd. ce 1/17/19

Council District 5

BZA Meeting Date

2/21/19

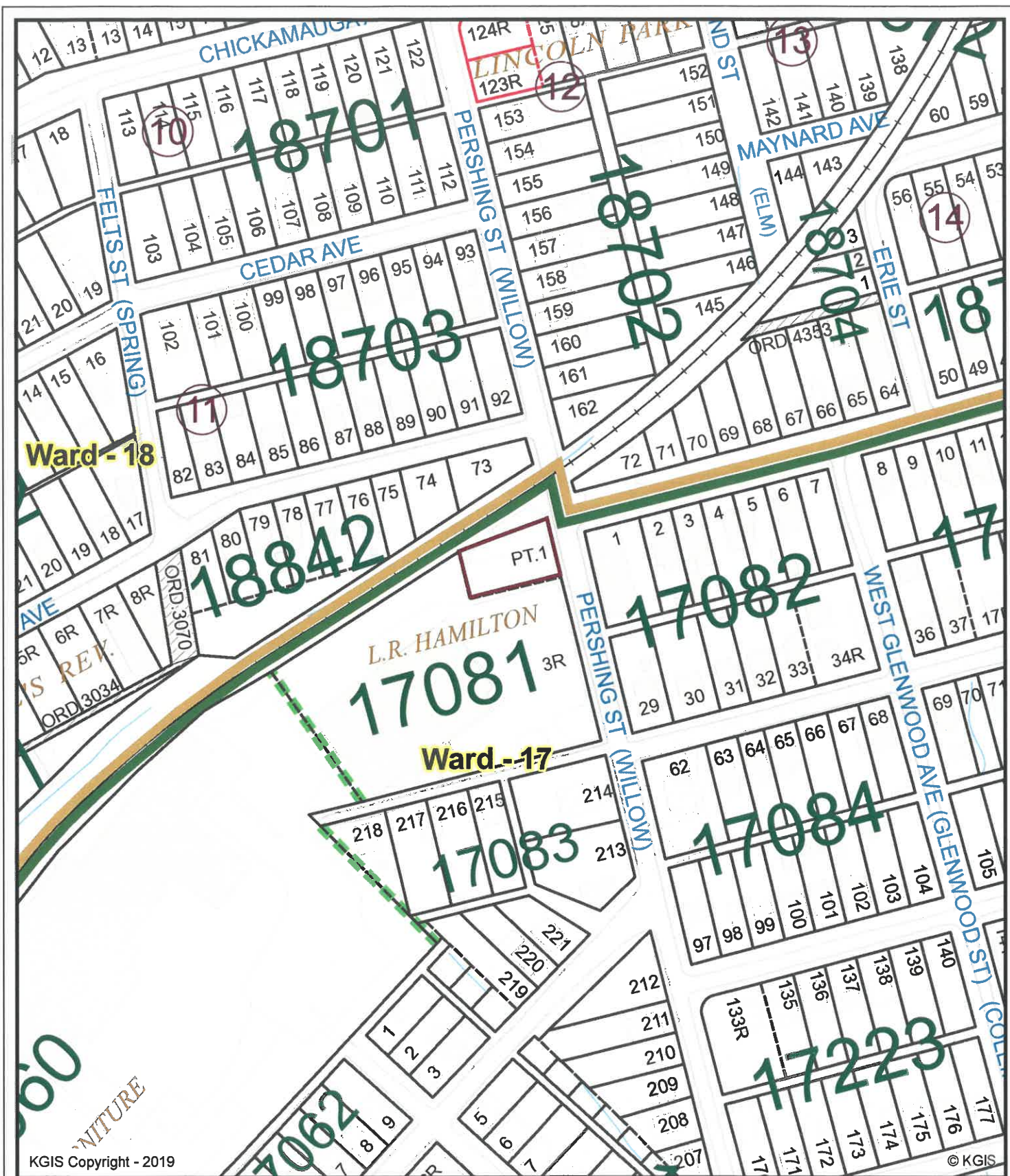
PLANS REVIEWER Lori Hearl

DATE

1/17/19



Printed: 1/22/2019 at 12:05:01 PM



2-C-19-VA

Rainier Services, LLC
2921 Pershing St.

Knoxville - Knox County - KUB Geographic Information System



Printed: 1/22/2019 at 12:05:40 PM



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.



2-C-19-VA
Rainier Services, LLC
2921 Pershing St.

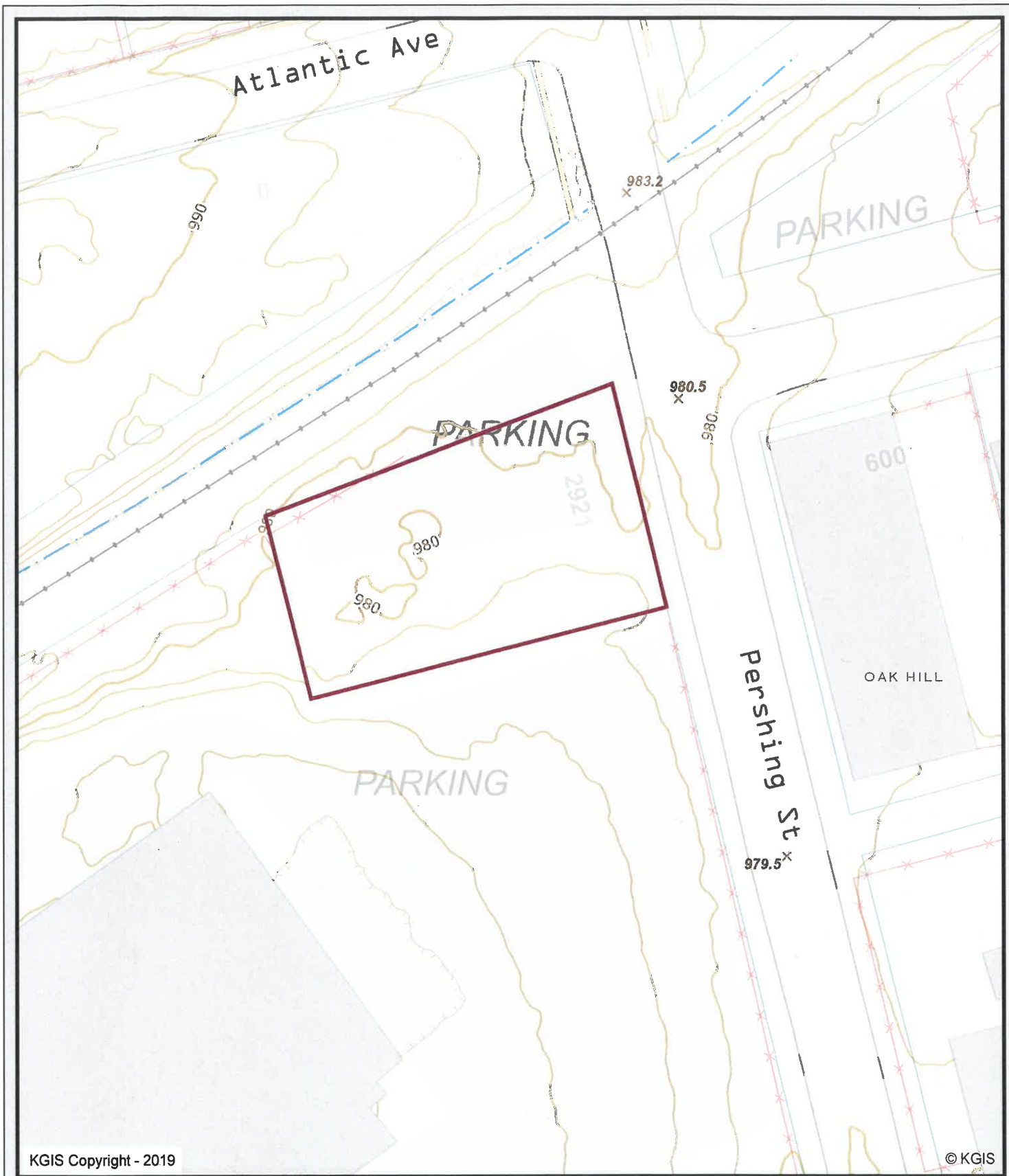
Knoxville - Knox County - KUB Geographic Information System



Printed: 1/22/2019 at 12:06:09 PM



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.



KGIS Copyright - 2019

© KGIS

2-C-19-VA
Rainier Services, LLC
2921 Pershing St.

Knoxville - Knox County - KUB Geographic Information System



Printed: 3/7/2019 at 8:11:11 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.

Juliana LeClair

From: Steve Borden <Steve.Borden@tn.gov>
Sent: Thursday, February 07, 2019 3:54 PM
To: Juliana LeClair
Subject: RE: City of Knoxville - February BZA Applications

Please find TDOT District 18 responses below:

2A19VA – No Comment
2B19VA – No Comment
2C19VA – No Comment
2D19VA – No Comment
2E19VA – No Comment
2F19VA – No Comment
2G19VA – No Comment
2H19VA – No Comment



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
tn.gov/tdot

From: Juliana LeClair [<mailto:JLeClair@knoxvilletn.gov>]
Sent: Wednesday, February 6, 2019 1:08 PM
To: Steve Borden
Subject: City of Knoxville - February BZA Applications

Hello,

Please see the attached applications for your review. If we could have the responses by the end of the day on Friday, 2/15 it would be appreciated.

Thank you!

Juliana LeClair - Principal Secretary
Plans Review & Inspections Department
City of Knoxville - City County Building
400 Main St., Room 475
Knoxville, TN. 37902
Phone: (865) 215-2988
jleclair@knoxvilletn.gov



February 15, 2019

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 2-A-19-VA through 2-H-19-VA

2-C

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.

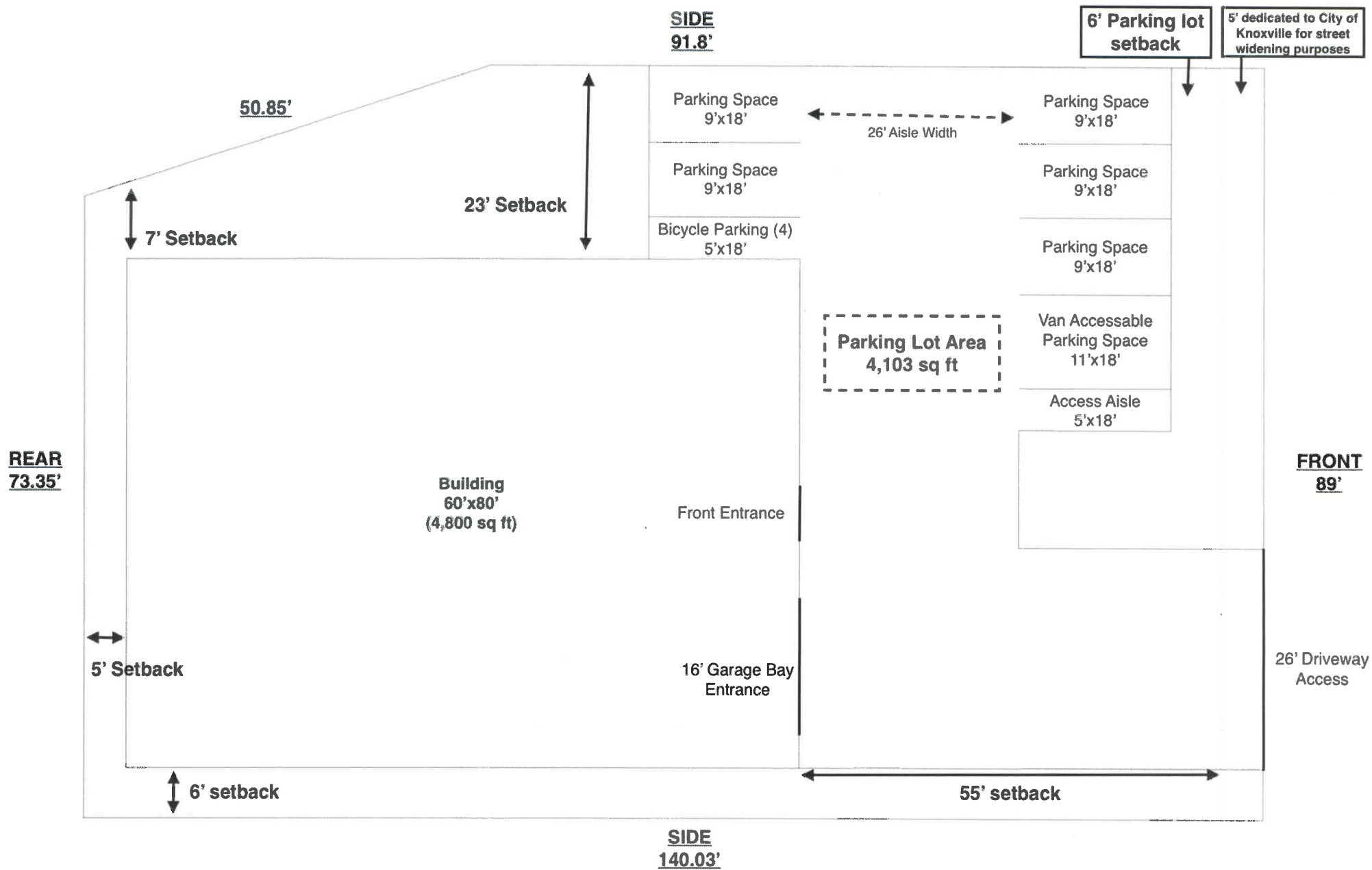
If you have any questions regarding this matter, please call me at (865) 558-2483.

Sincerely,

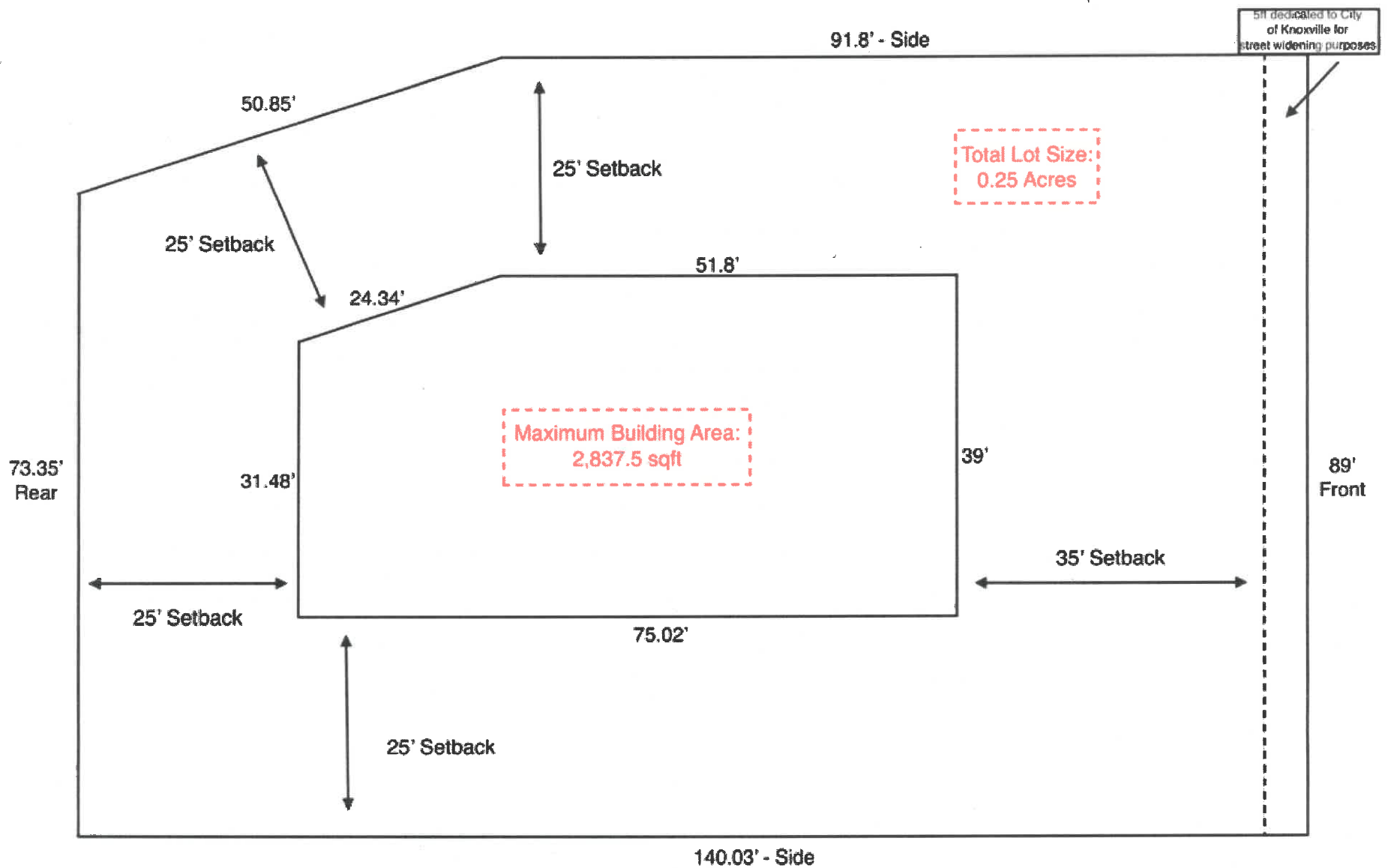


Christian G. Wiberley
Engineering

CGW



2-C-19-VA



2-C-19-VA