

File #

4-G-20-VA



BOARD OF ZONING APPEALS APPLICATION

Click on [Meeting Schedule](#), [Deadlines and Fees](#) for information on submitting an application to be heard at a monthly Board meeting.

APPLICANT INFORMATION	APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name: Mike Wyrosdick	Owner <input type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address: 9830 Dutchtown Road	Contractor <input checked="" type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip: Knoxville, TN	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number: 865-936-1310	Other <input type="checkbox"/>	Signage <input checked="" type="checkbox"/>
Email: mike@proscapetn.com		Other: <input type="checkbox"/>

THIS IS A REQUEST FOR:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Zoning Variance (Building Permit Denied) | <input type="checkbox"/> Extension of Non-Conforming Use/or Structure |
| <input type="checkbox"/> Appeal of Administrative Official's Decision | <input type="checkbox"/> Map Interpretation |

PROPERTY INFORMATION

Street Address : 6423 Deane Hill Drive City, State, Zip: Knoxville, TN 37919
 See KGIS.org for Parcel #: 121AC01104 and Zoning District: C-G-2

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.

We are hoping to receive the variance so we can either build a new sign or remodel the existing sign. Currently the sign does not comply with the new code for signage and our newly proposed one would be within the specifications. We are asking to be one foot away from the existing property line, which is 17' off Deane Hill Drive, but would be happy to be able to go right back into the same location of the current sign whichever you all deem more suitable.

Describe hardship conditions that apply to this variance.

The sign location is best suited to our property based off of the locations of the signs on the neighboring properties partially blocking ours as well as the telephone poles. Moving the sign to 10' setback location would place the sign directly behind the parking row. This would make the sign invisible for Eastbound traffic.

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 Michael Wyrosdick

Digitally signed by Michael Wyrosdick
 Date: 2020.03.13 08:44:05 -04'00'

DATE

3-16-20

File # 4-G-20-VA



BOARD OF ZONING APPEALS APPLICATION

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

Is a plat required? Yes ☐ No ☒

Small Lot of record? ☐

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

Reduce the minimum required setback for a detached sign from street right-of-way from 10 feet to 1 foot - Per Article 13, Section 13.5.A.

PROJECT INFORMATION

Date Filed 3-16-20

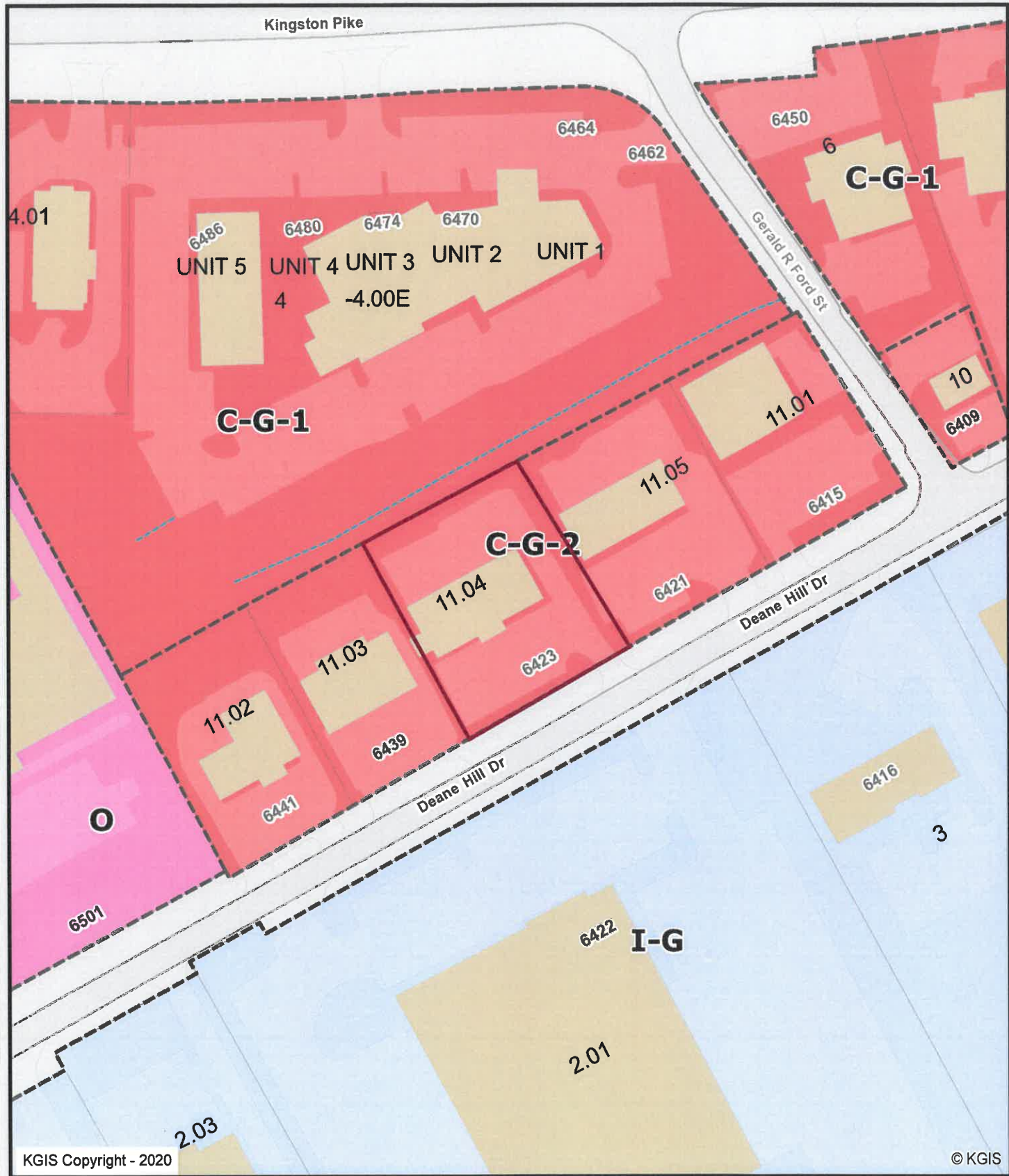
Fee Amount \$250.00

Council District 2

BZA Meeting Date 4-16-20

PLANS REVIEWER Scott Elder

DATE 3-16-20



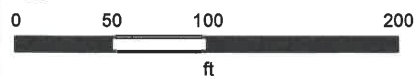
6423 Deane Hill Dr.

4-G-20-VA
Mike Wyrosdick

Knoxville - Knox County - KUB Geographic Information System



Printed: 3/16/2020 at 10:47:25 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.



KGIS Copyright - 2020

© KGIS

6423 Deane Hill Dr.

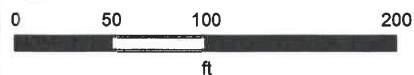
4-G-20-VA

Mike Wyrosdick

Knoxville - Knox County - KUB Geographic Information System



Printed: 3/16/2020 at 10:47:51 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.



KGIS Copyright - 2020

© KGIS

6423 Deane Hill Dr.

4-G-20-VA

Mike Wyrosdick

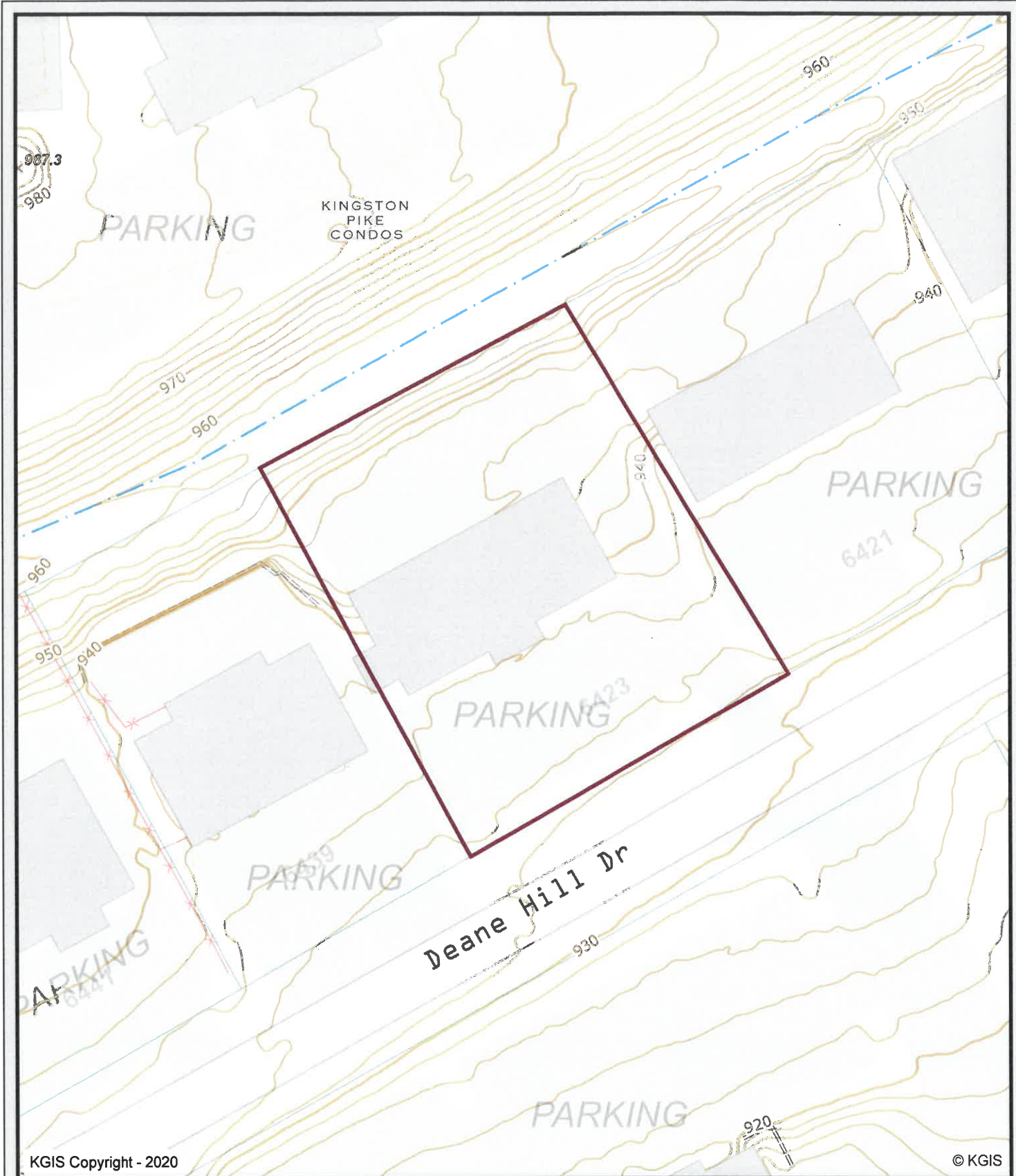
Knoxville - Knox County - KUB Geographic Information System



Printed: 3/16/2020 at 10:48:21 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 - 2020

© KGIS

6423 Deane Hill Dr.

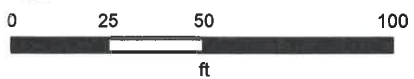
4-G-20-VA

Mike Wyrosdick

Knoxville - Knox County - KUB Geographic Information System



Printed: 3/16/2020 at 10:48:46 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.



4-6-20-8A

'20/3/16

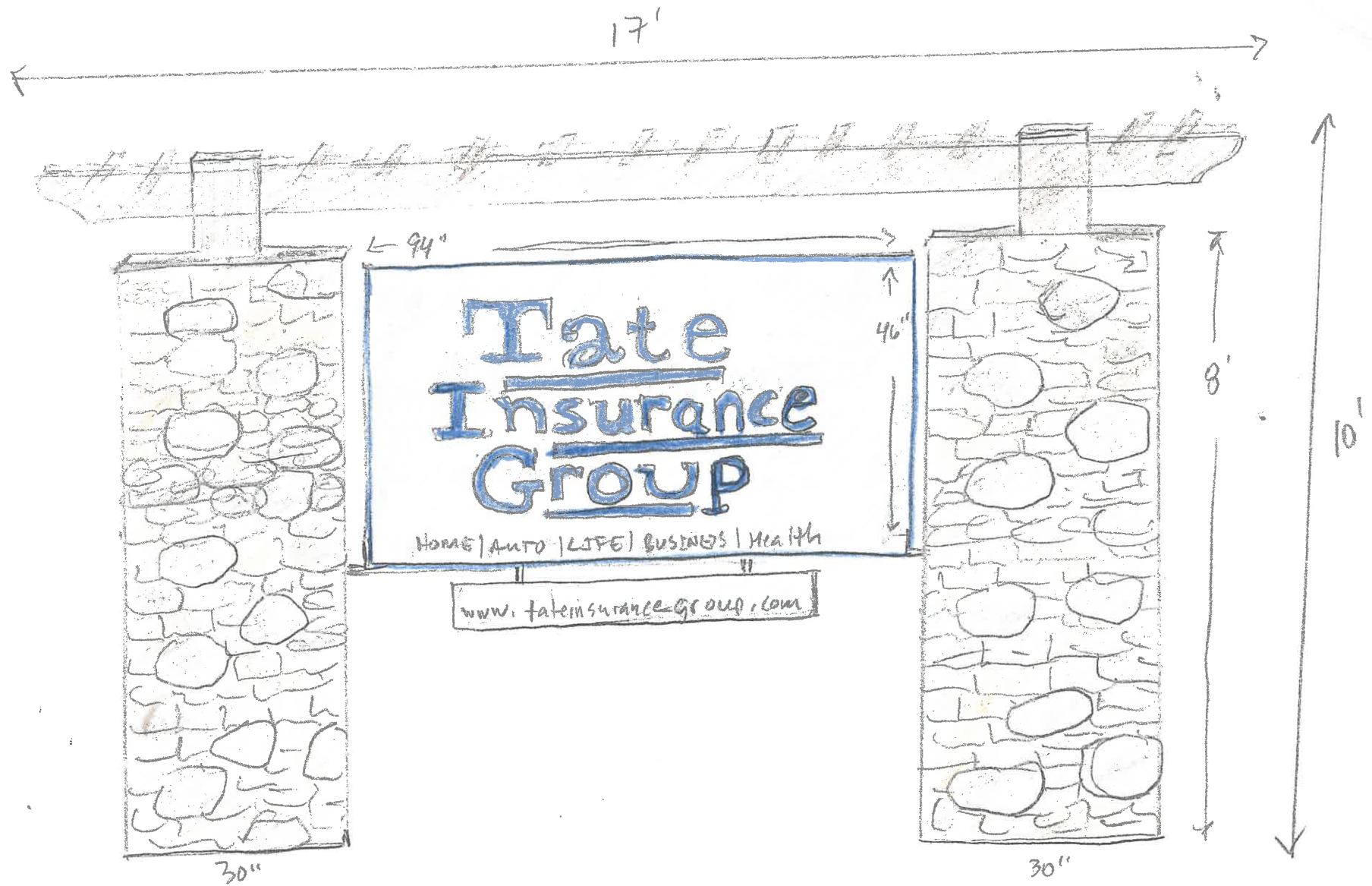


U-G-20-VA

'20/3/16

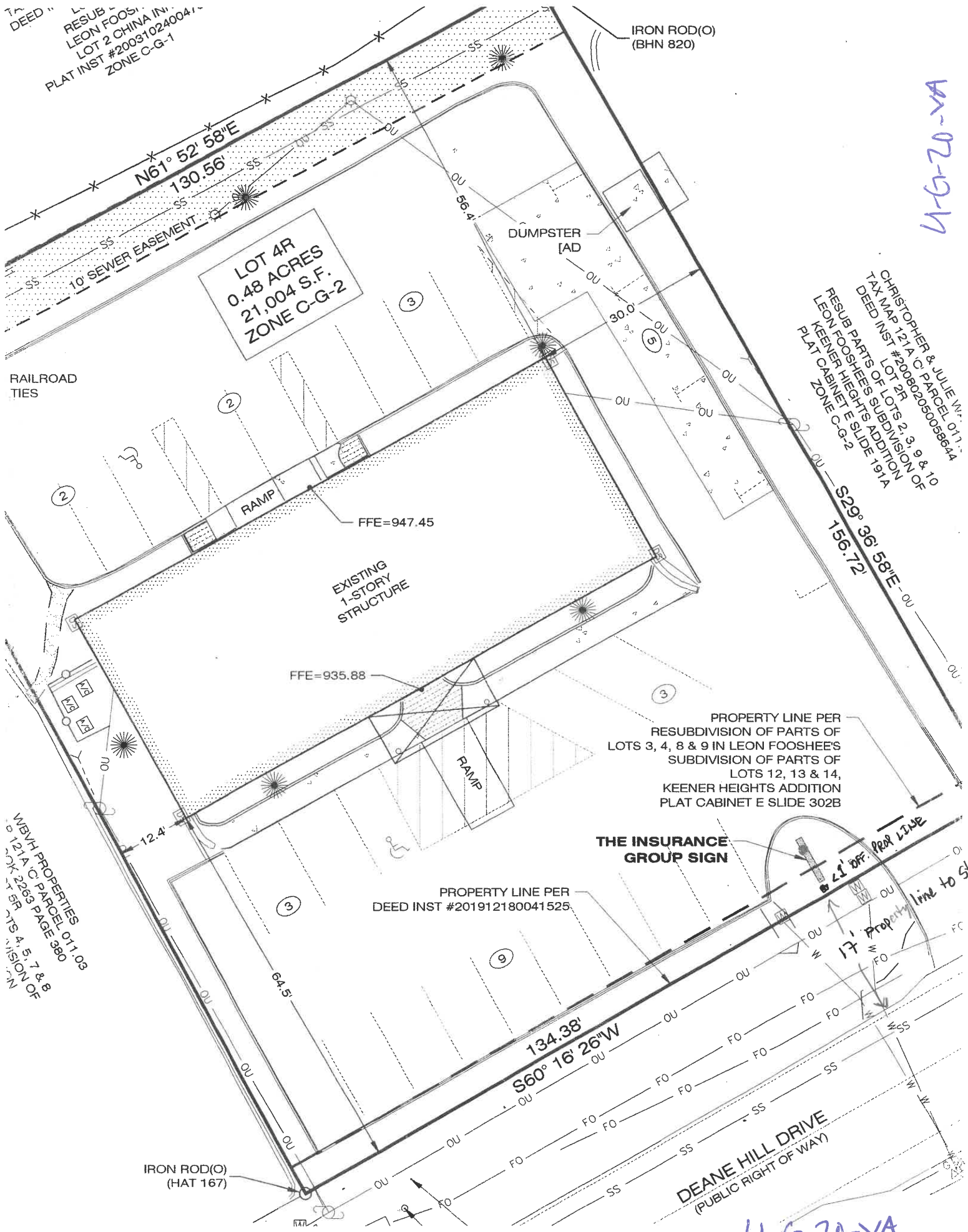


U-G-20-VA



4-G-20-VA

TA DEED " RESUB L
LEON FOOSHEE
LOT 2 CHINA IN.
PLAT INST #200310240041
ZONE C-G-1



LOT 4R
0.48 ACRES
21,004 S.F.
ZONE C-G-2

RAILROAD
TIES

DUMPSTER
[AD]

EXISTING
1-STORY
STRUCTURE

RAMP

RAMP

THE INSURANCE
GROUP SIGN

DEANE HILL DRIVE
(PUBLIC RIGHT OF WAY)

CHRISTOPHER & JULIE W.
TAX MAP 121A 'C' PARCEL 011
DEED INST #200802050058644
RESUB PARTS OF LOTS 2, 3, 9 & 10
LEON FOOSHEE'S SUBDIVISION OF
KEENER HEIGHTS ADDITION
PLAT CABINET E SLIDE 191A
ZONE C-G-2

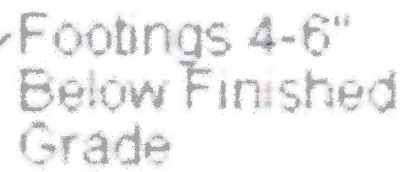
WBVH PROPERTIES
121A 'C' PARCEL 011.03
BOOK 2263 PAGE 380
DIVISION OF
LOTS 4, 5, 7 & 8

4-G-20-VA

4-G-20-VA



Figure 1 is a line graph showing the change in the number of individuals in the population of the European spruce sawfly over time. The x-axis represents years from 1960 to 1990, with major ticks every 5 years. The y-axis represents the number of individuals, with major ticks at 0, 20, 40, 60, 80, and 100. The population starts at approximately 40 in 1960, rises to about 60 by 1965, and then fluctuates between 50 and 60 until 1990. A vertical dashed line is drawn at approximately 1968, indicating the year of the first survey.



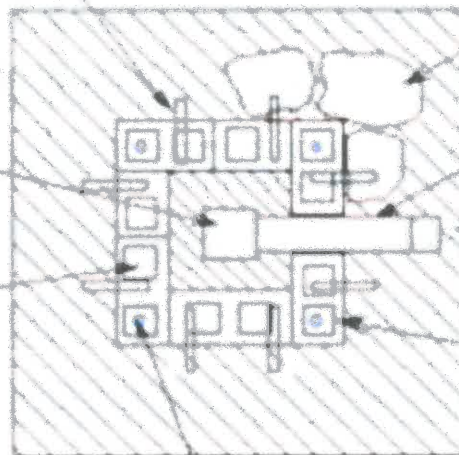
4-G-20-VA

Veneer Rock Installation

Anchor Tabs Set Between
Each Course Of "C" Block

5"X5" Post
W/ Side arm

Center Of "C" Block
Filled W/ Mortar
Or Concrete



Rock Facing (Veneer)

4"X4" Side Arm

Bearing Bracket

Block

Rebar In Corners Of
Cinder Block On Rock
Veneer Installation

4-G-28-VA