

File #

3-G-19-VA



CITY OF KNOXVILLE

BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION

Name Mark A. Bialik, PE

Street Address 1313 Kalmia Road

City, State, Zip Knoxville, TN 37909

Phone Number 865-566-0185

Email mark@gbs-eng.net

APPLICANT IS:

Owner ☐Contractor ☐Tenant ☐Other ☒

THIS PROPOSAL PERTAINS TO:

New Structure ☐Modification of Existing Structure ☐Off Street Parking ☐Signage ☐Other Width of curbcut ☒

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 4001 Middlebrook Pike

City, State, Zip Knoxville, TN 37909

Parcel # (see KGIS.org) 093KB002

Zoning District (see KGIS.org) C-6

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 required the width of curbcut we are proposing to allow WB-67 Truck to enter and egress without hitting each other. Thus, the need for a wider than allowed curbcut.

Describe hardship conditions that apply to this variance.

A semi-truck entering the site and another waiting to leave need a lot of room to operate.

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 02-25-2019

File #

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BOARD OF ZONING APPEALS APPLICATION

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

Is a plat required? Yes ☐ No ☐

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

1. Increase the maximum allowable driveway width for a use serving a substantial number of large trucks from 40 feet to 73.79 feet (Article V Section 7.H.3.c. Table 7).
2. Increase the maximum allowable curb cut width for a use serving a substantial number of large trucks from 90 feet to 126.55 feet (Article V Section 7.H.3.c. Table 7).

REVISED

PROJECT INFORMATION

Date Filed 2/25/19

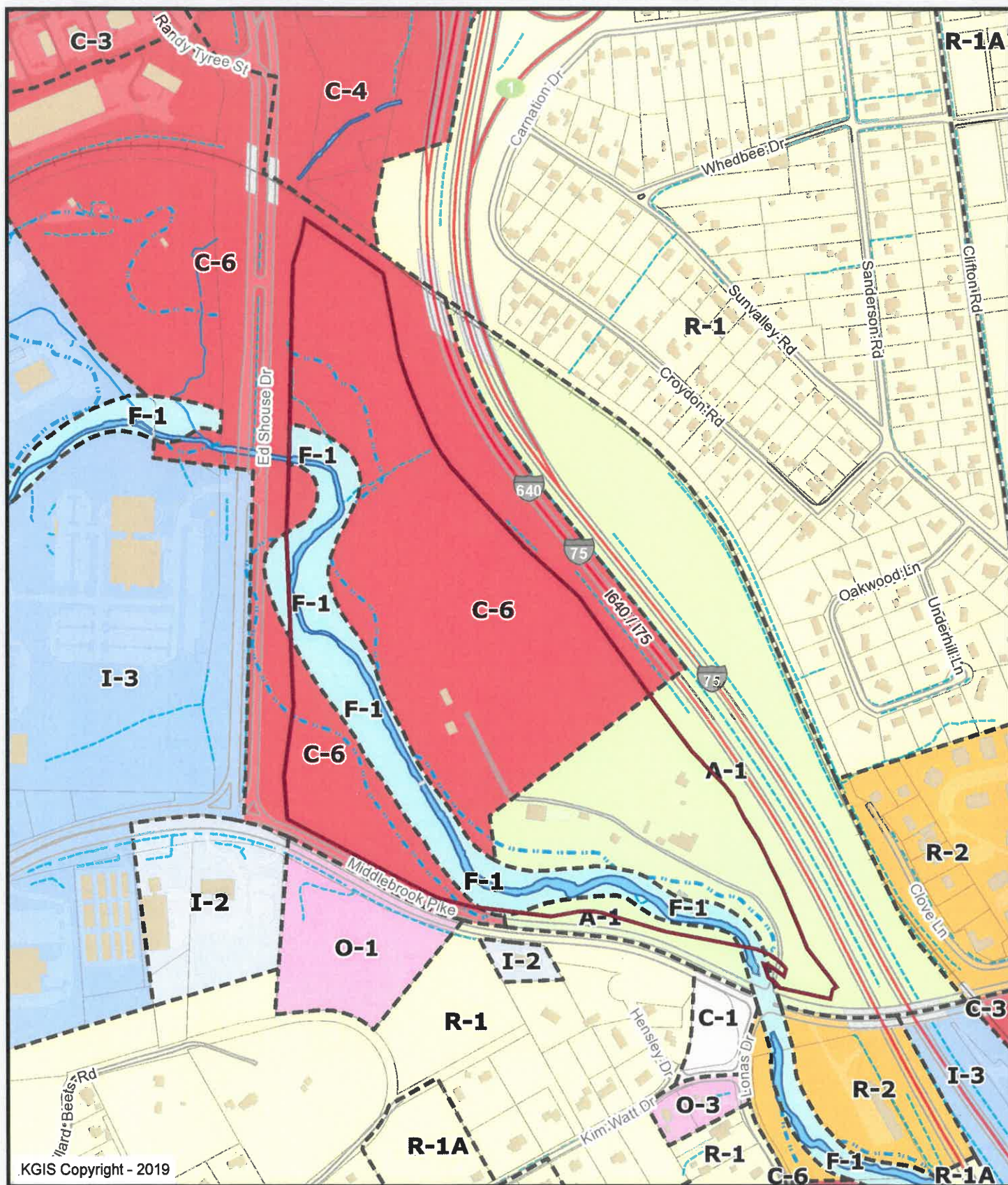
Fee Amount \$500 pd 2/25/19 JL CK

Council District LP

BZA Meeting Date 3/21/19

PLANS REVIEWER Joshua Frerichs

DATE Revised (2019-02-28)



4001 Middlebrook Pike

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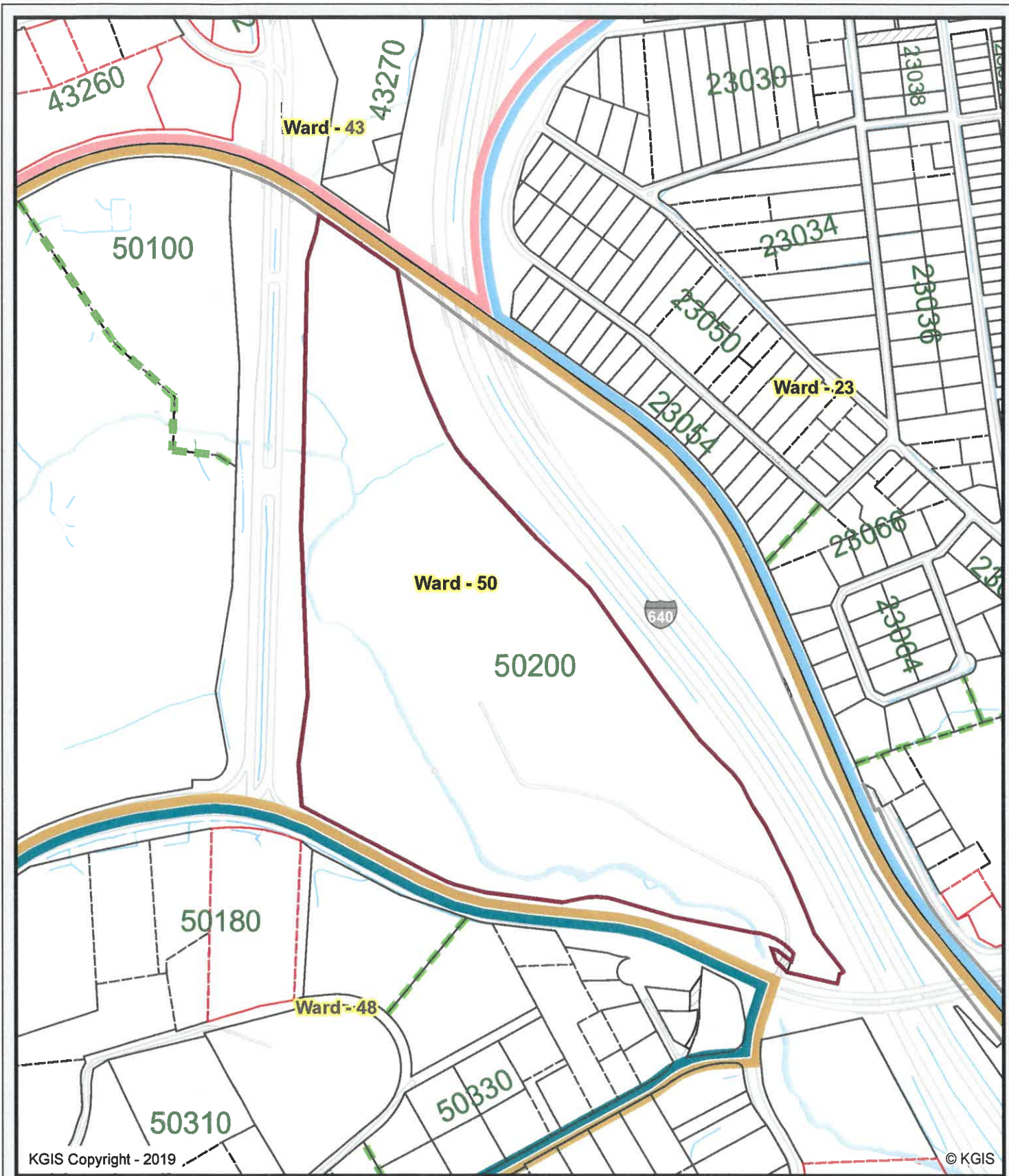
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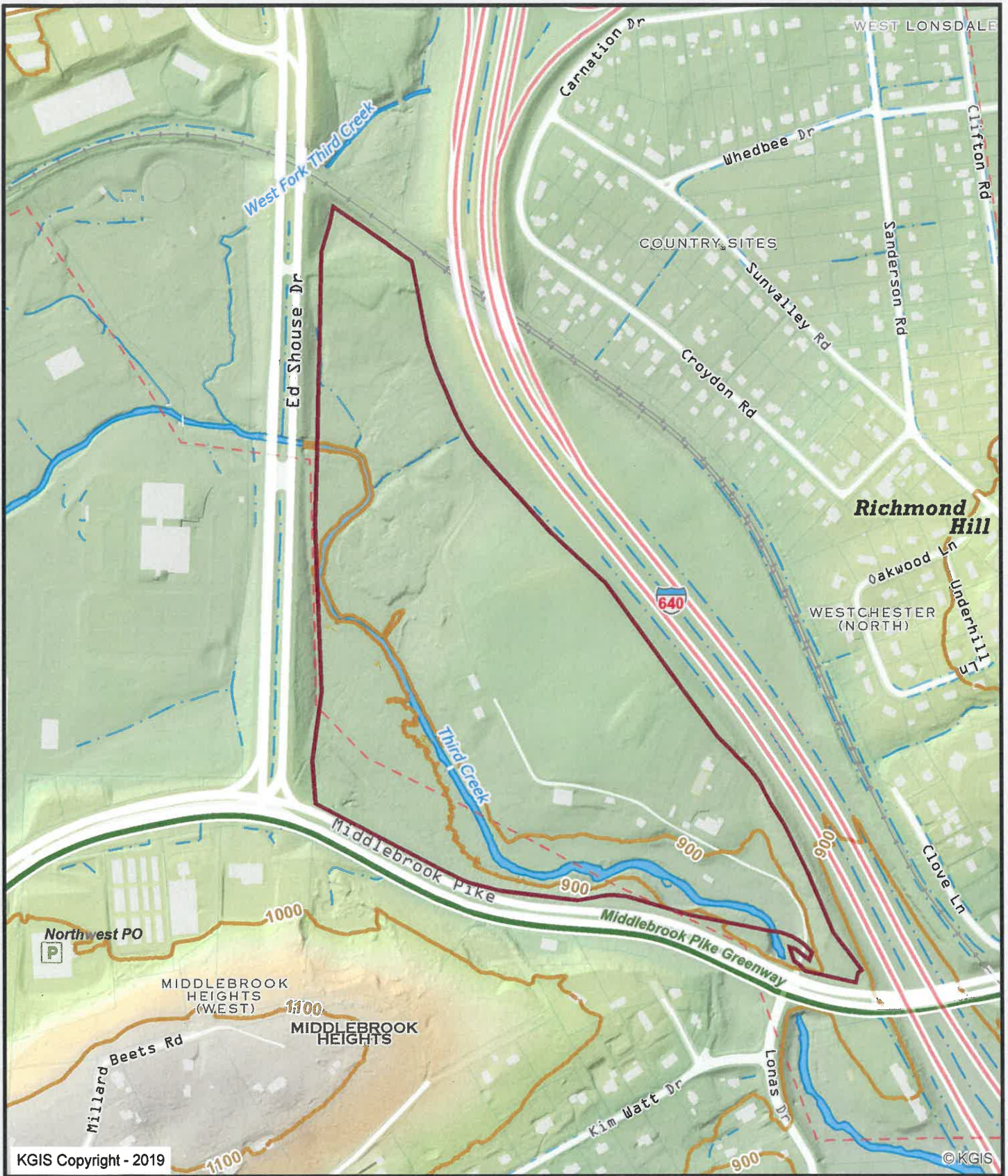
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0 390 780 1,560
ft

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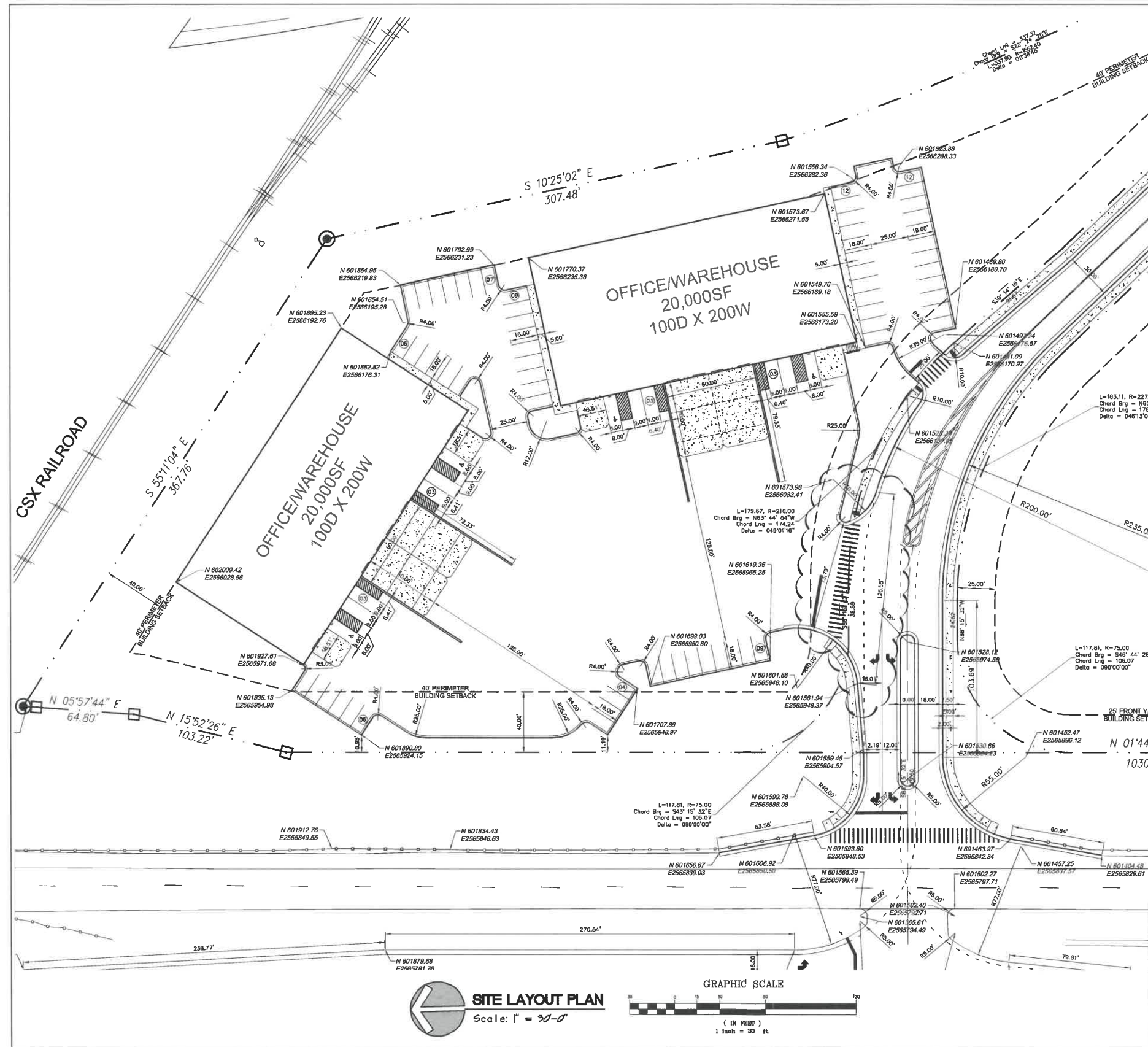
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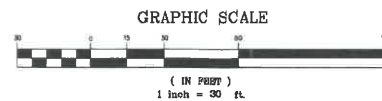
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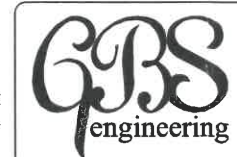
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SITE LAYOUT PLAN
Scale: 1" = 30'-0"



SEE COVER SHEET FOR LEGEND.



1313 Kalmia Road
Knoxville, TN 37909
Phn: 865.566.0185
Fax: 888.485.7005



| REV. | DESCRIPTION | BY | DATE |
|--|-------------|------------------------|-----------|
| - | - | - | - |
| - | - | - | - |
| - | - | - | - |
| - | - | - | - |
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| TITLE: SITE LAYOUT PLAN | | DRAWN BY: THF | SHEET NO: |
| LOCATION: Street Address KNOXVILLE, TENNESSEE CLT Map 093, Insert K, Group B, Parcel 002 | | CHECKED BY: MAB | C3.2 |
| Owner: Owner | | FILE NAME: 2161 - 3.0 | |
| | | JOB NUMBER 2161 | |
| | | ISSUE DATE: 01/25/2019 | |

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