



CITY OF KNOXVILLE

BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION	APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name NURSEFirst, LLC	Owner <input checked="" type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address 124 Perimeter Park Road Suite 101,102,	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip Knoxville, TN 37922	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number 865.692.8950	Other <input type="checkbox"/>	Signage <input checked="" type="checkbox"/>
Email rdunn@nfetn.com		Other <input 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 124 Perimeter Park Road Suite 101,102,103
 City, State, Zip Knoxville TN 37922
 Parcel # (see KGIS.org) Map 131 E, Group C, Parcel 001.01
 Zoning District (see KGIS.org) PC-2 Retail & Distribution Park District

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.**

There is an existing brick column in the median between our parking lot and Perimeter Park Road with to be used for a sign. We purchased the building in Oct 2018. We would like to request a 3.1 variance for the sign. It was built to code to the then existing law/code and intended to have a sign. We were told it met code when it was originally built and when we purchased the building. Since the owner before us did not put a sign in the structure it was not grand fathered when the code was changed. Therefore, we are requesting a variance adjustment to 3.1 so we can put a sign in the brick column as intended instead of having a single standing column that is already in place. The sign will be fitted into the existing column.

REVISED**Describe hardship conditions that apply to this variance.**

Placing a sign in the brick column, as intended, will make it easier for customers, vendors and new employees to find our office from the street. There are several companies with signs, exactly like this, on Perimeter Park Road. It would also be more appealing to have a sign in the brick column than to have an empty brick column with a large open hole at the entrance.

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 Rhonda Hickman DunnDigitally signed by Rhonda Hickman Dunn
Date: 2019.07.23 17:38:46 -04'00'

DATE _____

File #6-B-19-VA



CITY OF KNOXVILLE

BOARD OF ZONING APPEALS APPLICATION

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

Is a plat required? Yes ☐ No ☒

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

Reduce the minimum required setback for a detached sign in the PC-2 zone from 10' from Right-of-Way to 3.1'.

Per Article 8, Section 7.1.a.

REVISED

PROJECT INFORMATION

Date Filed 4-16-19

Fee Amount \$250

pdck 4/20/19 gff

Council District 2

BZA Meeting Date 6-20-19

PLANS REVIEWER Rebecca Johnson

DATE 6-20-19

6-B-19-VA

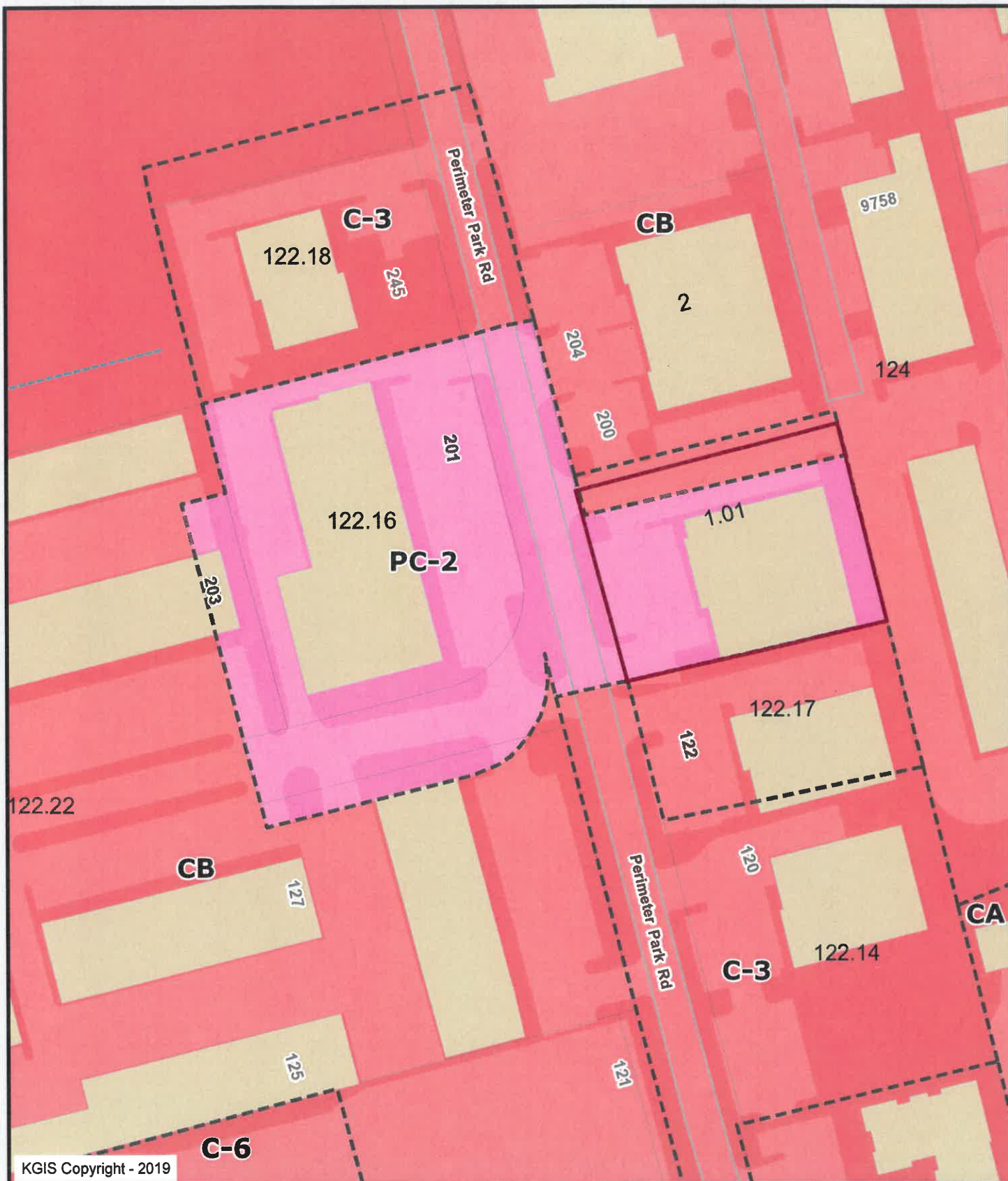
IAI

Contact: John Dunn Cell
jdunnbsme@gmail.com
Rhonda Dunn Cell
rdunn@nfctr.com

865-389-8198

865-805-9791

2469



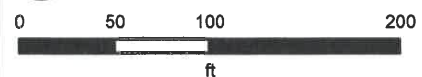
124 Perimeter Park Rd., Ste 101, 102, 103

6-B-19-VA
NURSEFirst, LLC

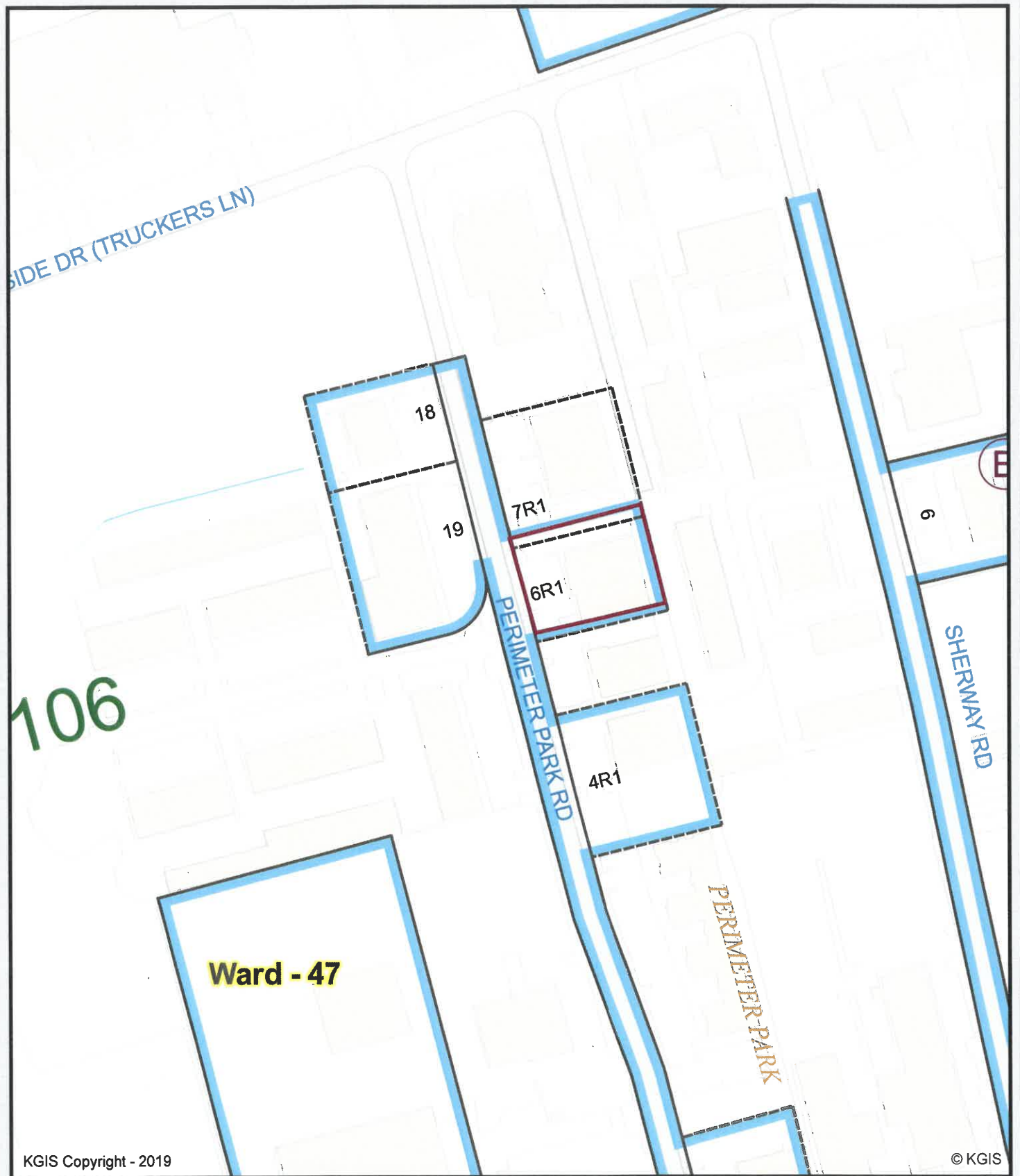
Knoxville - Knox County - KUB Geographic Information System



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124 Perimeter Park Rd., Ste 101, 102, 103

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124 Perimeter Park Rd., Ste 101, 102, 103

6-B-19-VA
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0 50 100 200
ft

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June 12, 2019

Mr. Scott Elder
Board of Zoning Appeals
Room 475, City-County Building
P. O. Box 1631
Knoxville, Tennessee 37901

Dear Mr. Elder:

Re: Variance Requests 6-B-19-VA through 6-H-19-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

Below are District 18's comments regarding the BZA applications for this month:

6A19VA: No comment

6B19VA: No comment

6C19VA: No comment

6D19VA: No comment

6E19VA: Although the property abuts state-owned rights-of-way, the plans submitted do not appear to depict any encroachment. It should be noted that ROW encroachments during construction activities are not permitted and that no signage or signage overhang is allowed on state-owned rights-of-way.

6F19VA: No comment

6G19VA: No comment

6H19VA: No comment



Steven M. Borden, P.E. | Director/Assistant Chief Engineer

TDOT – Region 1

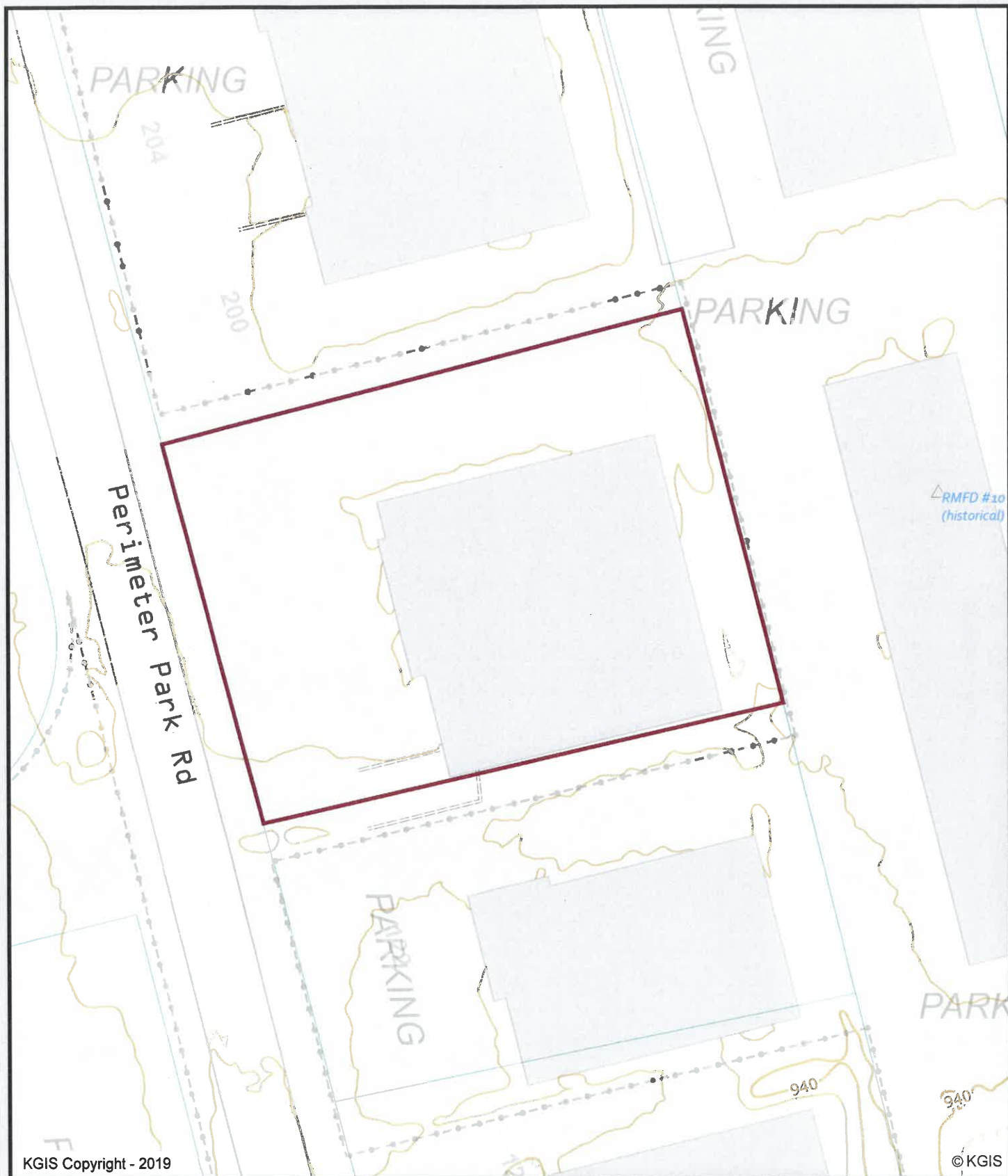
7345 Region Lane

Knoxville, TN 37914

(865) 594-2400

Steve.Borden@tn.gov

tn.gov/tdot



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124 Perimeter Park Rd., Ste 101, 102, 103

6-B-19-VA
NURSEFirst, LLC

Knoxville - Knox County - KUB Geographic Information System

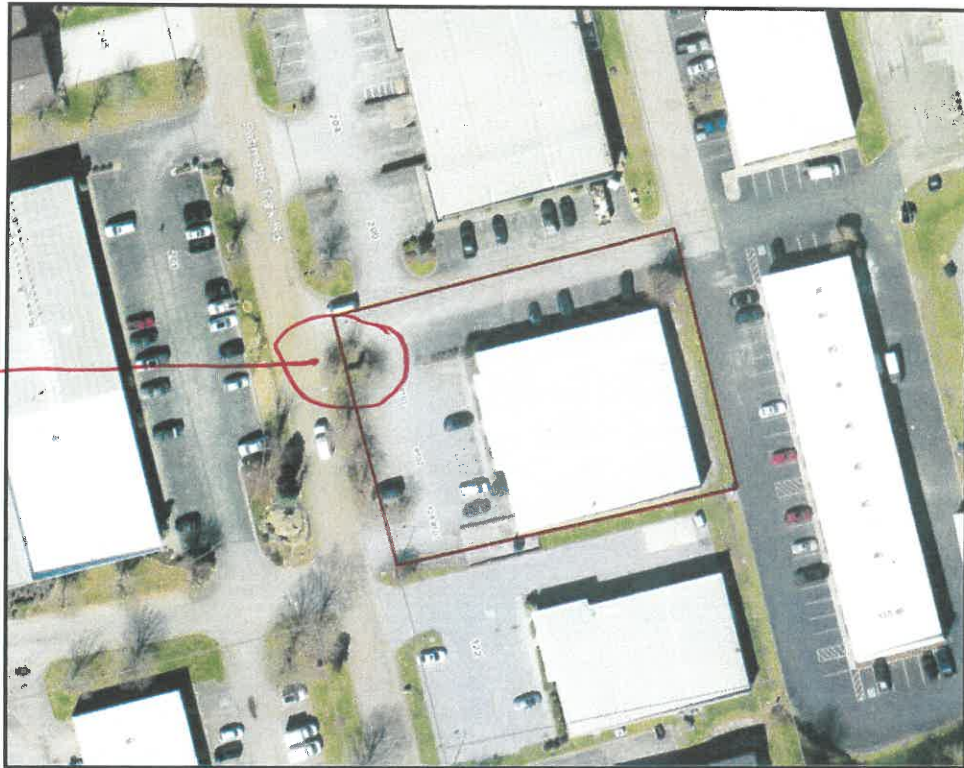


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AERIAL VIEW

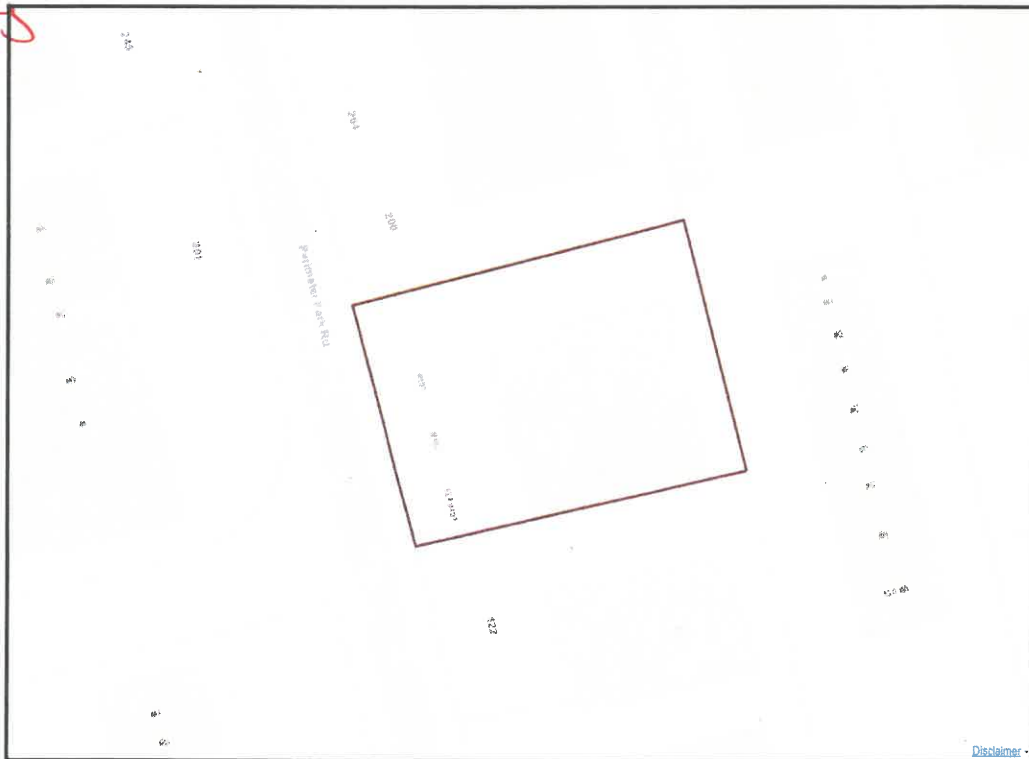


Front
Edge of
Sign sits
13' 0" + from
the street

Front Edge
of sign
sits 8' 6"

From Property
line

TAX MAP



6-B-19-VA

6-B-19-VA



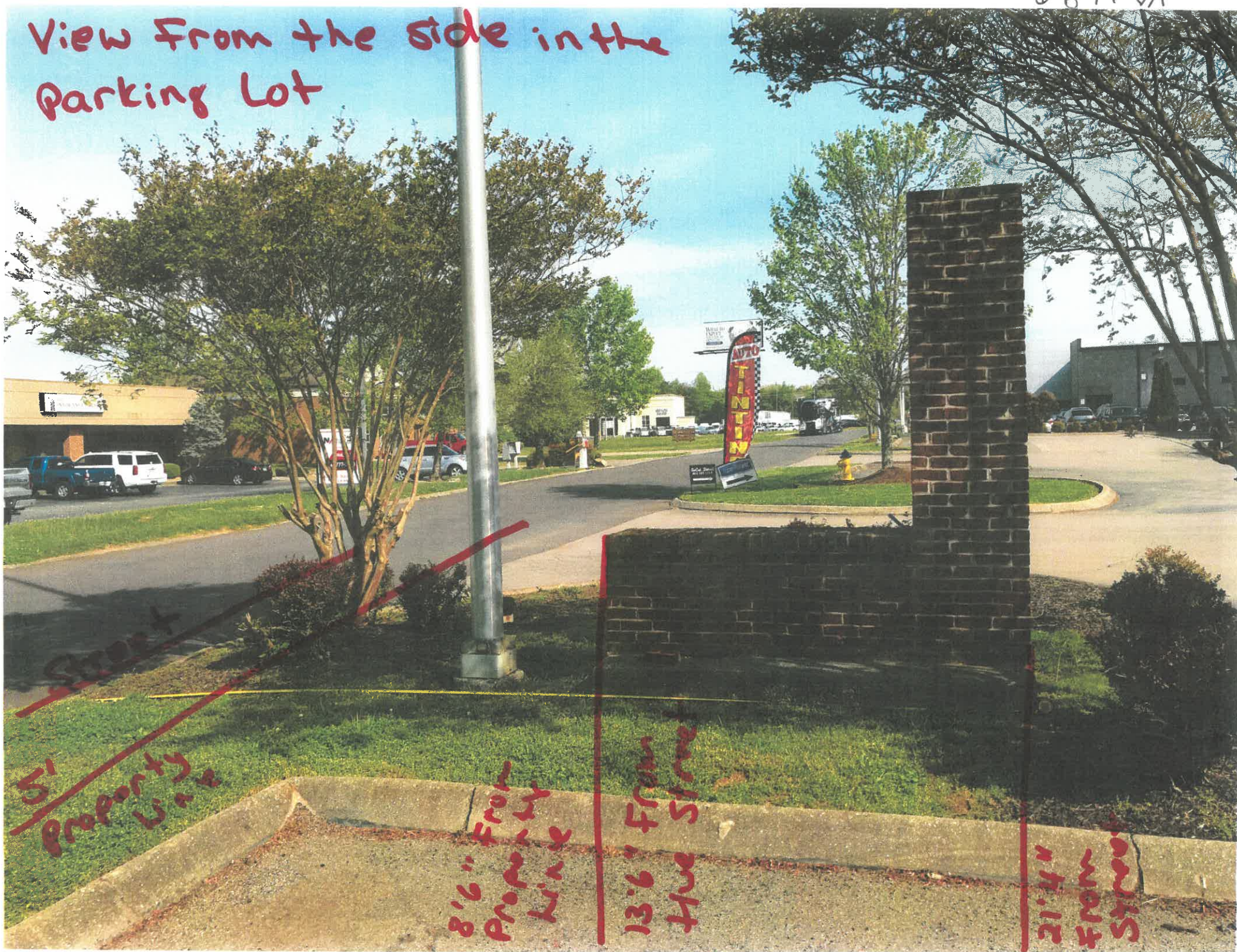
13'6" From Street +
8'6" From property line

5' Property Line

Street

View from the street

View From the side in the
Parking Lot



21'4"
From
Street

13'6" From
Hve Street

8'6" From
Property
Line

5'
Property
Line

Street

ANCILLARY SITE IMPROVEMENTS

Parking Lot Surface: Asphalt, concrete
 Other: Parking lot, landscaping

DEPRECIATION ANALYSIS**Building 1**

Actual Age: 28
 Estimated Effective Age: 20
 Estimated Economic Life: 55
 Remaining Economic Life: 35
 Incurable Depreciation: 36.4%

ECONOMIC CHARACTERISTICS

The subject property is currently leased with the details outlined in the income approach.

ADDITIONAL COMMENTS

The building has three units with Suite 101 being owner occupied. Suite 101 has a loading dock and two roll up doors in the warehouse space. A chart is shown below indicating the square footage for each area of the building.

Suite 101	4,134	
Warehouse	2,835	25.2%
Suite 102	2,475	
Suite 103	1,575	
Hallway	216	
Total	11,235	

6-B-19-VA



PERIMETER PARK ROAD
50' PUBLIC R.O.W.
CENTERLINE OF R.O.W.

+/- 60' TO PL OF ROW

NAIL(F)

13.5'

5.1'

CURB

N14°09'38"W 145.20'

10' U/D ESMT.

25'

1/2" IP(F)

5' U/D ESMT.

201.04'

S76°06'31"W

20'

DRAINAGE EASEMENT

1/2" IP(F)

5' U/D ESMT.

145.20'

S14°13'25"E

10' U/D ESMT.

NAIL(F)

5' U/D ESMT.

200.87'

N75°48'47"E

DEED BK. 2229, PG. 531

PERMANENT NON-EXCLUSIVE ESMT. FOR INGRESS AND EGRESS

PLAT: 199908270016783

7R1

EXISTING MONUMENT SIGN
EXCLUSIVE USE OF SIGN
SITE IS RESERVED UNDER
DEED BK. 2229, PG. 531
*SEE NOTE 7

NOTE: ADDITIONAL
IMPROVEMENTS ARE
NOT SHOWN HEREON.

1 STORY
BRICK

LEGEND OF SYMBOLS

- UTILITY VALVE
- LIGHT POLE
- BUILDING
- IP(F) IRON PIN - OLD (FOUND)
- PROPERTY LINE

NOTE:
1.) THE UNDERGROUND UTILITIES SHOWN, IF ANY, HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. VERIFY EXACT SIZE AND LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES WITH THE PROPER LOCAL AUTHORITIES BEFORE EXCAVATION OR CONSTRUCTION.

- NOTES:
- SUBJECT TO EASEMENTS OR RIGHTS-OF-WAYS, OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS, NOT SHOWN BY THE PUBLIC RECORDS.
 - EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
 - PROPERTY IS ZONED:
PROPERTY IS SUBJECT TO ANY AND ALL RESTRICTIONS, CONDITIONS, PLANNING COMMISSION REGULATIONS, ZONING ORDINANCES, RIGHTS-OF-WAY, EASEMENTS, AND BUILDING SETBACK REQUIREMENTS, IF ANY, AFFECTING SAID PROPERTY.
 - THIS SURVEY WAS PREPARED USING A COMBINATION OF TOTAL STATION AND R.T.K. G.P.S. DATA COLLECTION. G.P.S. RECEIVER INFO.: SPECTRA SP80 - S/N 5425900072 G.P.S. DATA COLLECTED HAD A SOFTWARE GENERATED R.M.S. OF LESS THAN 0.1 FEET.
 - GRID NORTH IS BASED ON THE TDOT GNSS REFERENCE NETWORK.
 - THE PURPOSE OF THIS SURVEY IS TO SHOW THE EXISTING LOCATION OF THE MONUMENT SIGN AT THE NORTHWESTERN CORNER OF THE SUBJECT PROPERTY. ADDITIONAL IMPROVEMENTS AND OTHER MATTERS ARE NOT ADDRESSED AND/OR SHOWN HEREON.
 - LOCATION OF MONUMENT TYPE SIGN SITE AS DESCRIBED IN DEED BK. 2229, PG. 531, IS NOT ACCURATELY PLOTTABLE. LOCATION OF EXISTING MONUMENT SIGN IS SHOWN HEREON.
 - SUBJECT PROPERTY IS IDENTIFIED AS:
-KNOX CO. TAX MAP 131E, GROUP C, PARCEL 001.01
-DEED REFERENCE: 201810020021621
-LOT 6R1, PERIMETER PARK RESUB.
-PLAT REFERENCE: CAB. O, SLIDE 254-D

OWNER: OCHO COMPANY G.P.
DEED: 201408270012117



THIS IS TO CERTIFY THAT THIS SURVEY MEETS THE
MINIMUM STANDARDS FOR THE STATE OF TENNESSEE.

I DO HEREBY CERTIFY THAT THIS IS A CATEGORY 1
SURVEY AND THAT THE RATIO OF ERROR OF THE
UNADJUSTED SURVEY IS NOT GREATER THAN 1 IN 10,000
AS SHOWN HEREON.

THIS IS TO CERTIFY THAT I HAVE EXAMINED THE
FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD
MAP AND FOUND THE DESCRIBED NOT TO BE LOCATED
IN A SPECIAL FLOOD HAZARD AREA.

THIS SURVEY IS SUBMITTED FOR THE SOLE AND EXCLUSIVE USE AND BENEFIT OF THE PERSON OR INSTITUTION
NAMED ON THIS SURVEY. NO OTHER OR FURTHER USE MAY BE MADE OF THIS SURVEY WITHOUT PRIOR WRITTEN
CONSENT OF MATTHEW J. DAWSON R.L.S. NO. 3050.

NOTE: DATA COLLECTION AND DRAFTING SERVICES PROVIDED
BY SMOKY MOUNTAIN LAND SURVEYING CO., INC.
SMLS DWG. NO. 190049



10215 Technology Drive
Suite 304
Knoxville, TN 37932
(865) 777-4160
www.site-incorporated.com

Existing Monument Sign Location

Nurses First of East Tennessee
124 Perimeter Park Road
Dist. 6 - Knox County, TN -- Ward 47 - City of Knoxville - City Block 46106
Current Owner: Industrial Automation and Instrumentation LLC

ISSUE DATE: 07/02/2019
SITE PROJECT#: ---
FILE: 190049

SIGN

6-B-19-VA