

File #

7-B-19-VA



BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION	APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name The Blueprint Group, LLC	Owner <input checked="" type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address 520 W Summit Hill Dr, Suite 1005	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip Knoxville, TN 37902	Tenant <input type="checkbox"/>	Off Street Parking <input checked="" type="checkbox"/>
Phone Number 888-440-1888	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Email wrassociates@bellsouht.net		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 141 Pruett Pl
City, State, Zip Knoxville, TN 37917
Parcel # (see KGIS.org) 094DQ01201
Zoning District (see KGIS.org) C-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.

The project is construction of an off-site parking lot. The variance is requested because the dimensions of the property combined with four street fronts result in a situation that prohibits efficient parking. By reducing the drive aisle dimension from 26 ft to 24 ft, the property can be used more efficiently for parking.

Describe hardship conditions that apply to this variance.

The hardship conditions include the property dimensions and four street fronts.

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 Will Robinson for Drew Johnson and John

Digitally signed by Will Robinson for Drew Johnson and John
DN: cn=Will Robinson for Drew Johnson and John, o=Will Robinson and Associates, ou,
email=willrobinson@bellsouht.net, cn=US
Date: 2019.06.11 13:08:41 -0400

DATE 06/11/2019

File #7-B-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 the minimum drive aisle width from 26 feet to 24 feet (Article V Section 7.E.1.d. Table 3).

PROJECT INFORMATION

Date Filed

6/11/19

Fee Amount

\$250 pd 6/11/19

Council District

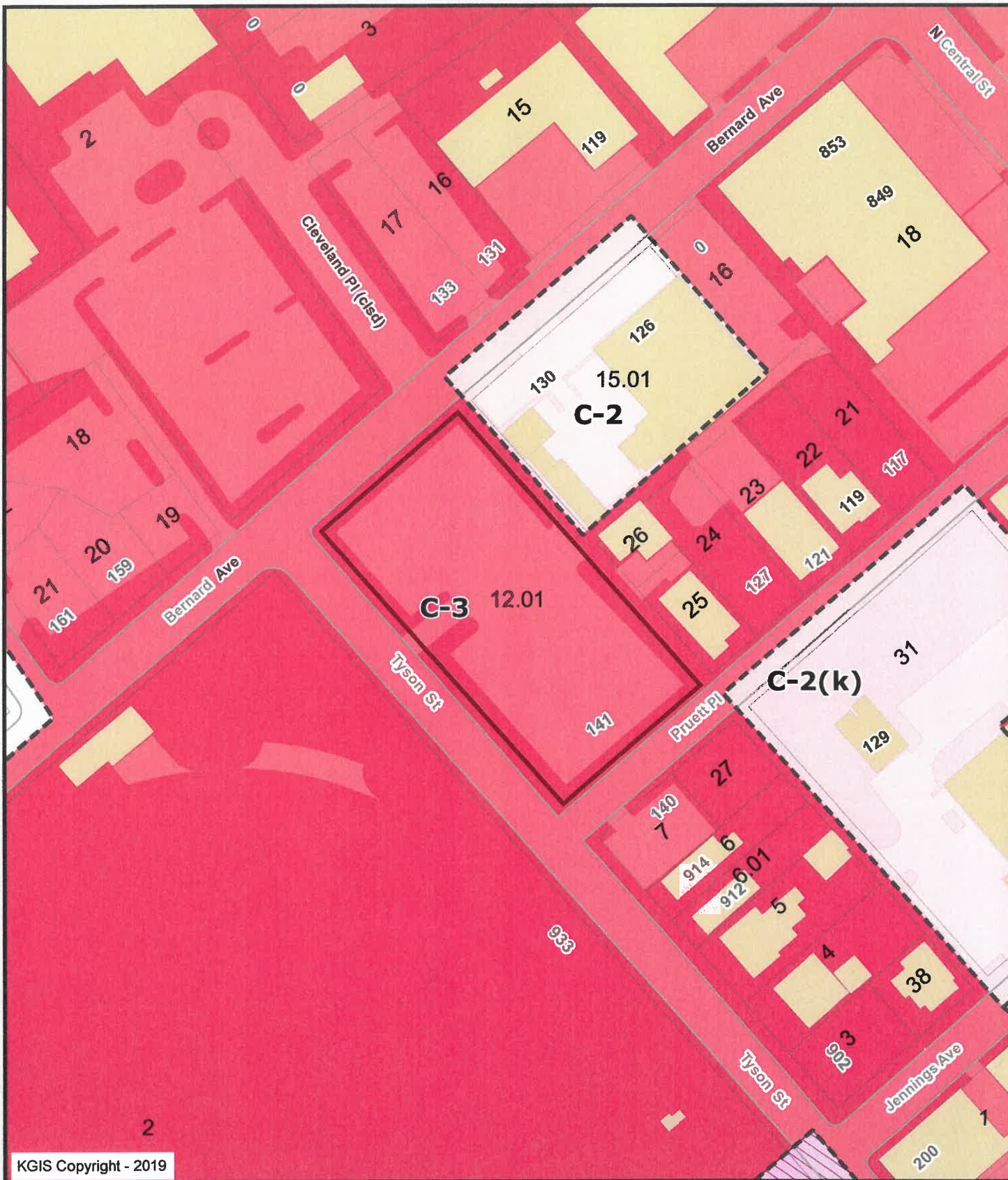
4

BZA Meeting Date

7/18/19

PLANS REVIEWER Joshua Frerichs

DATE 2019-06-12



141 Pruet Pl.

7-B-19-VA

The Blueprint Group, LLC

Knoxville - Knox County - KUB Geographic Information System



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141 Pruett Pl.

7-B-19-VA

The Blueprint Group, LLC

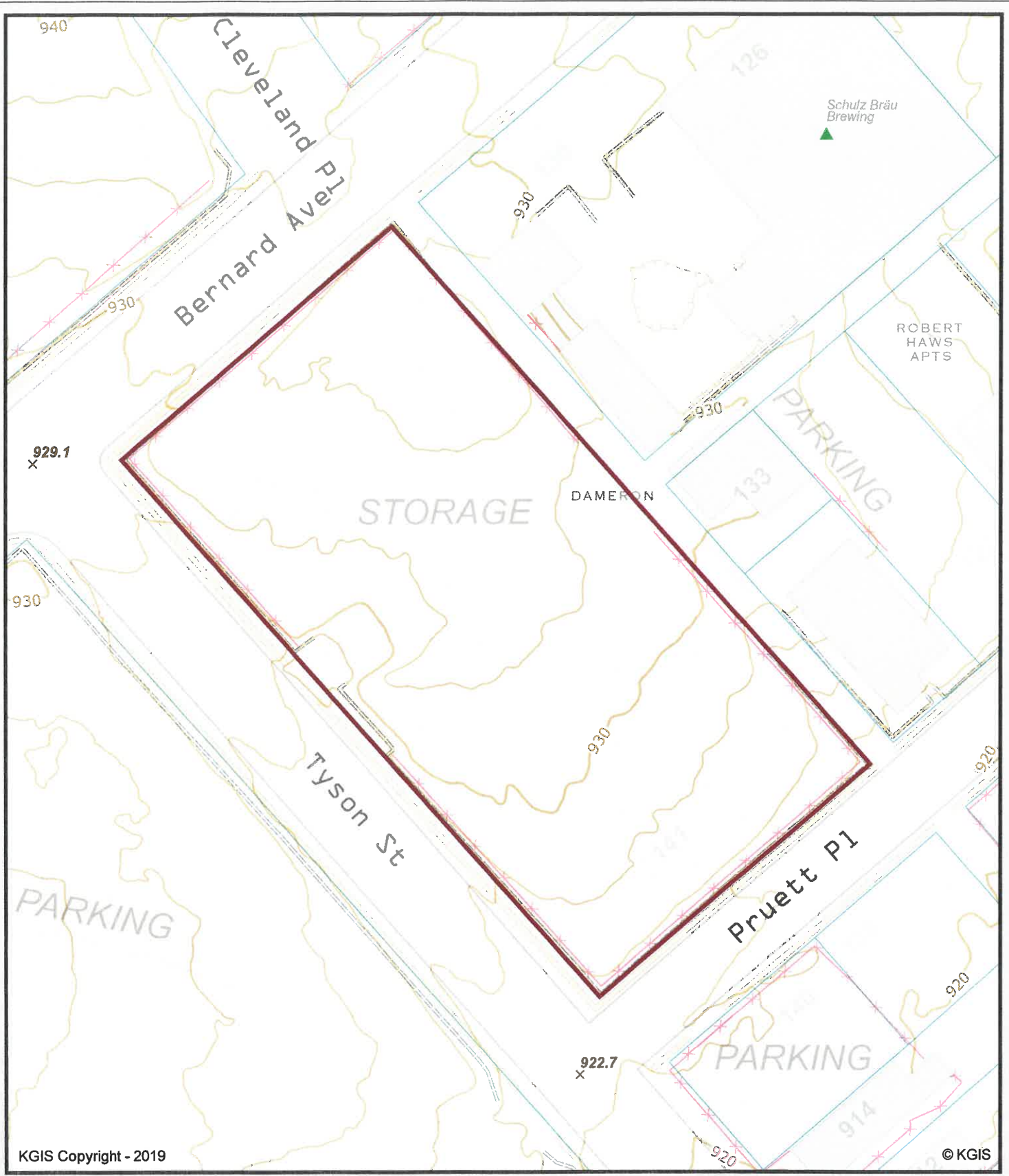
Knoxville - Knox County - KUB Geographic Information System



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0 50 100 200
ft

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141 Pruett Pl.

7-B-19-VA

The Blueprint Group, LLC

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July 5, 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 7-A-19-VA, 7-B-19-VA, 7-C-19-VA, 7-E-19-VA, and 7-F-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.

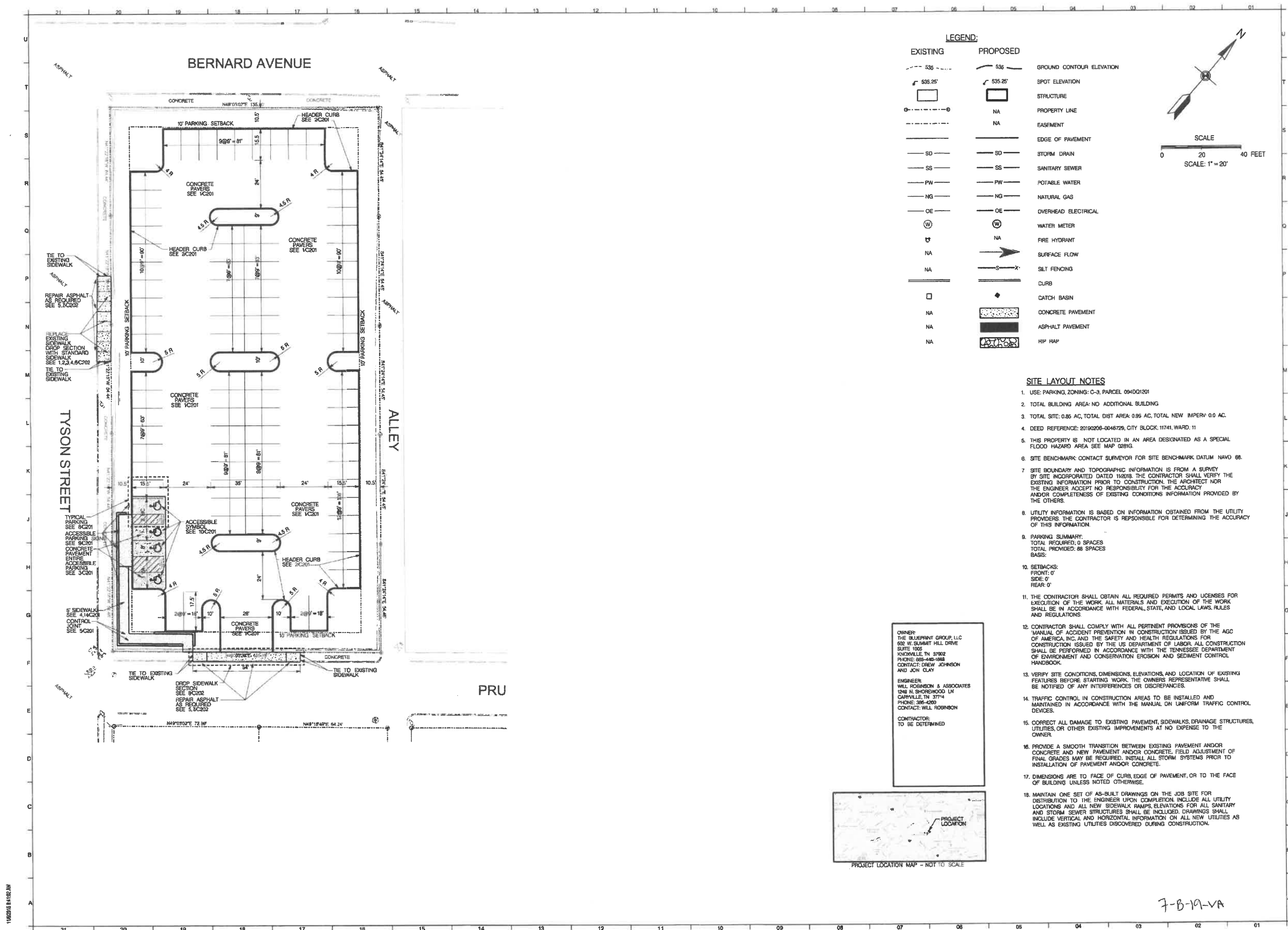
If you have any questions regarding this matter, please call me at (865) 558-2483.

Sincerely,



Christian G. Wiberley, PE
Engineering

CGW



DIA
Design Innovation
ARCHITECTS + INTERIORS + PLANNING
402 S. Gay Street, Suite 201, Knoxville, TN 37902
Tel 865.637.5540 / fx 865.544.3840
www.dia-arch.com



**BLUEPRINT GROUP,
LLC. / AXLE LOGISTICS**

[illegible]

SHEET DESCRIPTION
SITE LAYOUT PLAN

C102

PROJECT DATE	PROJECT NUMBER
2019-06-10	18030

C.O.K. PLUMB REVIEW /