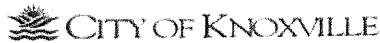


File #

2-6-21-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: JT Development Group, LLC	Owner <input checked="" type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address: 234 Morrell Road, PMB 322	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip: Knoxville, TN, 37919	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number: 865-603-4785	Other <input type="checkbox"/>	Signage <input checked="" type="checkbox"/>
Email: john@southeastinvestments.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 : 504 Brunello Way City, State, Zip: Knoxville, TN, 37919  
 See KGIS.org for Parcel #: 120LG013 and Zoning District: RN-3

### VARIANCE REQUIREMENTS

#### City of Knoxville Zoning Ordinance Article 16.3

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 request that our new townhouse development located off of Deane Hill Drive at 504 Brunello Way that has less than 26 units, (12 units) be granted an entrance sign. The name of the subdivision will be Lusso Villas. Total value of the development is \$7.4 million dollars. See attached for sign specifications and location of the sign.

Describe hardship conditions that apply to this variance.

We have 12 units, which is less than the 26 units needed for a sign entrance permit.

### 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

1-15-21

File #

ZB-21-VA



CITY OF KNOXVILLE

**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):**

Decrease the minimum required number of lots for a subdivision in an RN-3 zone to be eligible for an entrance sign from "more than 25" to 12. To install a proposed monument entrance sign for "Lusso Villas". Per Article 13.9.D.1.c.

**PROJECT INFORMATION**

Date Filed 1-15-21

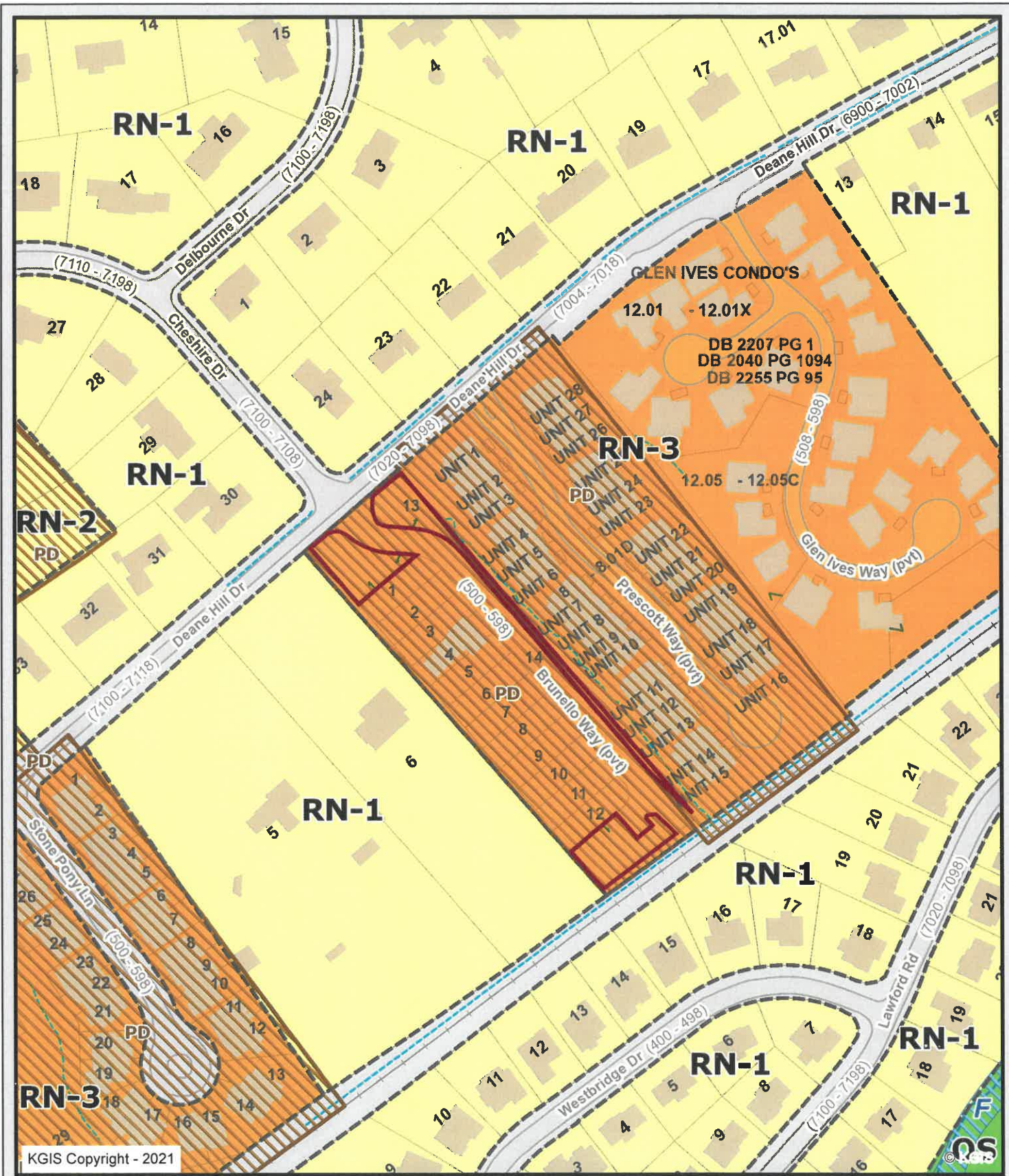
Fee Amount \$250

Council District 1

BZA Meeting Date 2-18-21

**PLANS REVIEWER** Rebecca Johnson

**DATE** 1-20-21



**504 Brunello Way**

2-B-21-VA

JT Development Group, LLC

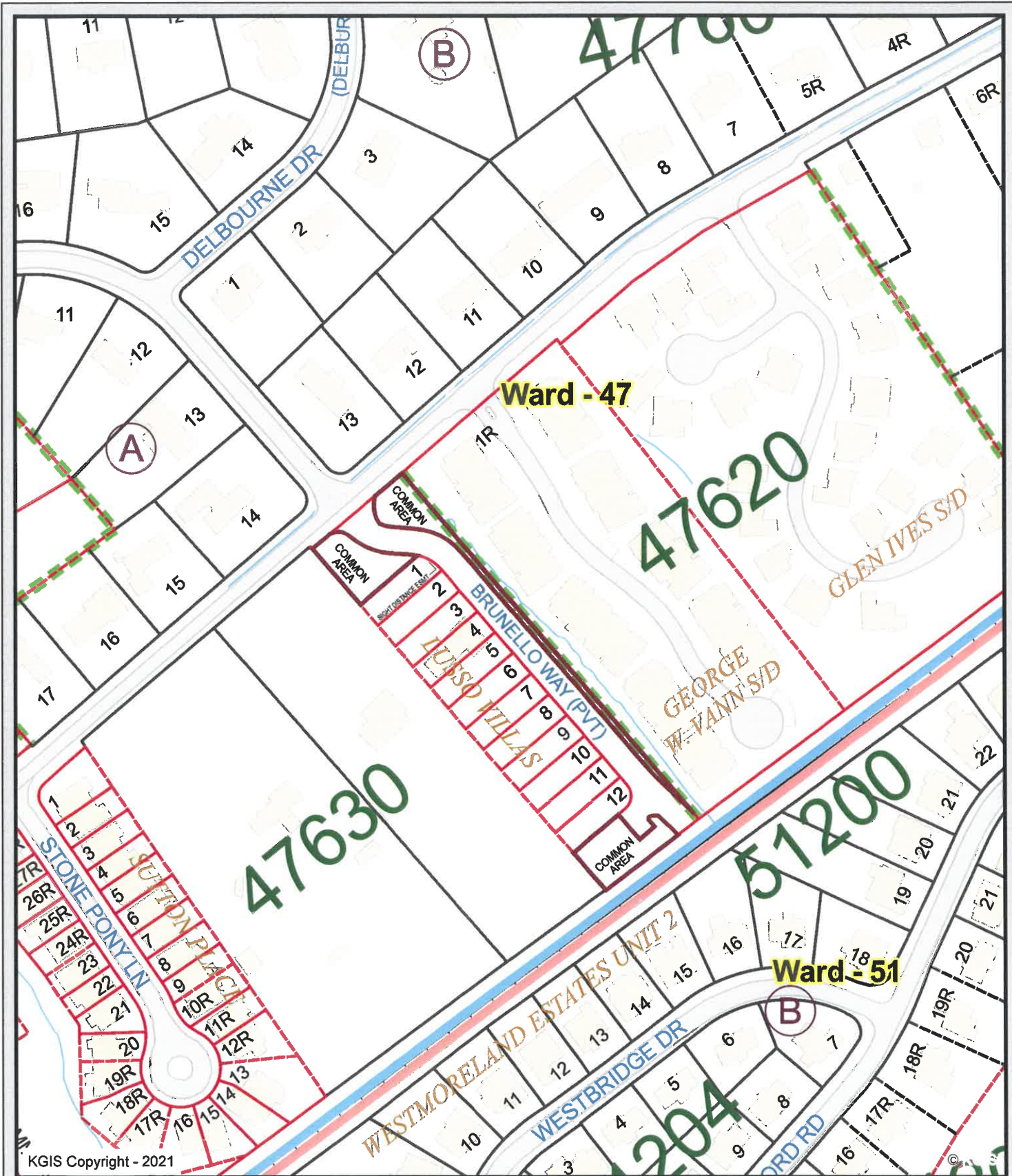
**Knoxville - Knox County - KUB Geographic Information System**



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**504 Brunello Way**

2-B-21-VA

JT Development Group, LLC

**Knoxville - Knox County - KUB Geographic Information System**



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## 504 Brunello Way

2-B-21-VA

JT Development Group, LLC

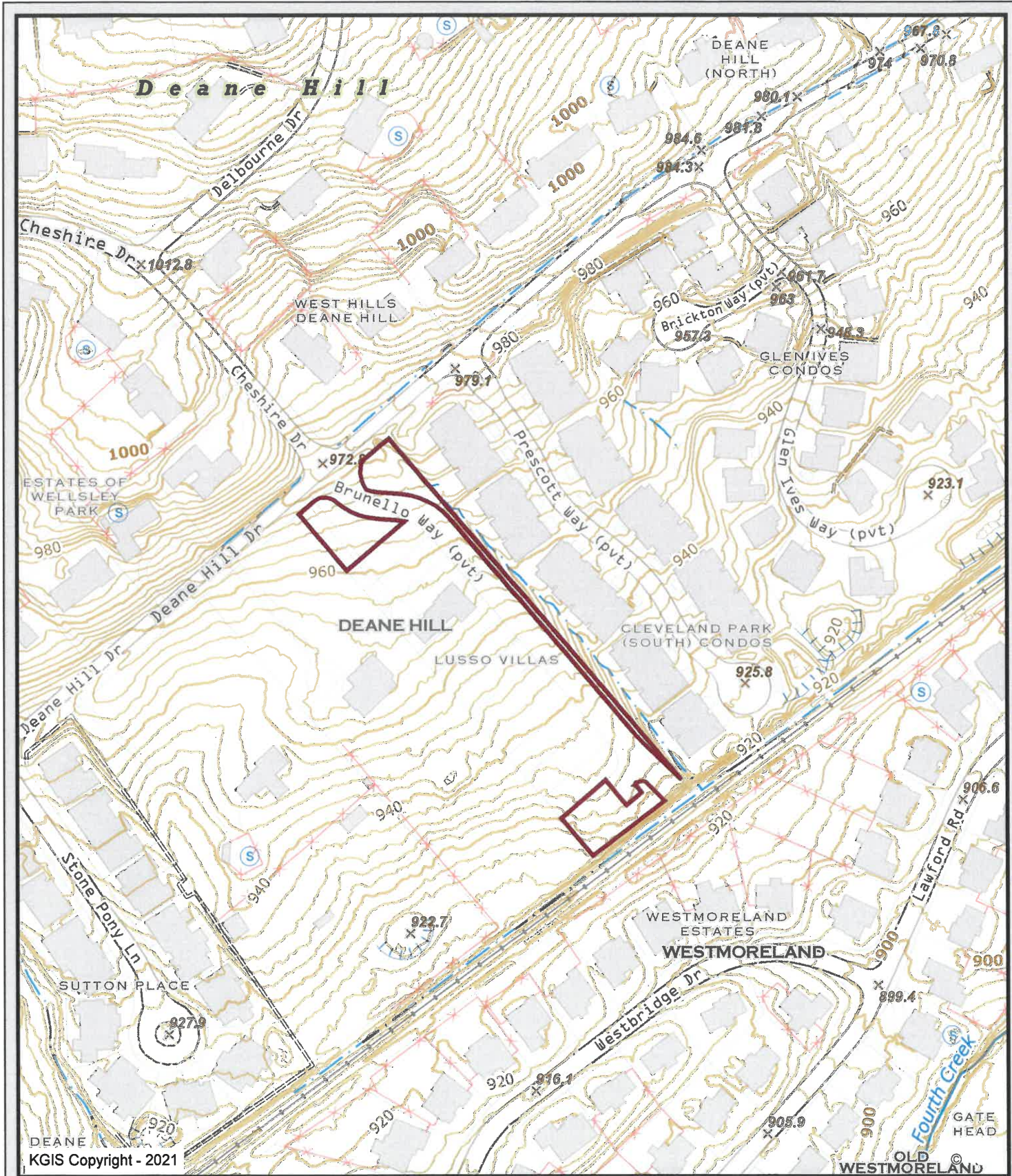
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## 504 Brunello Way

2-B-21-VA  
JT Development Group, LLC

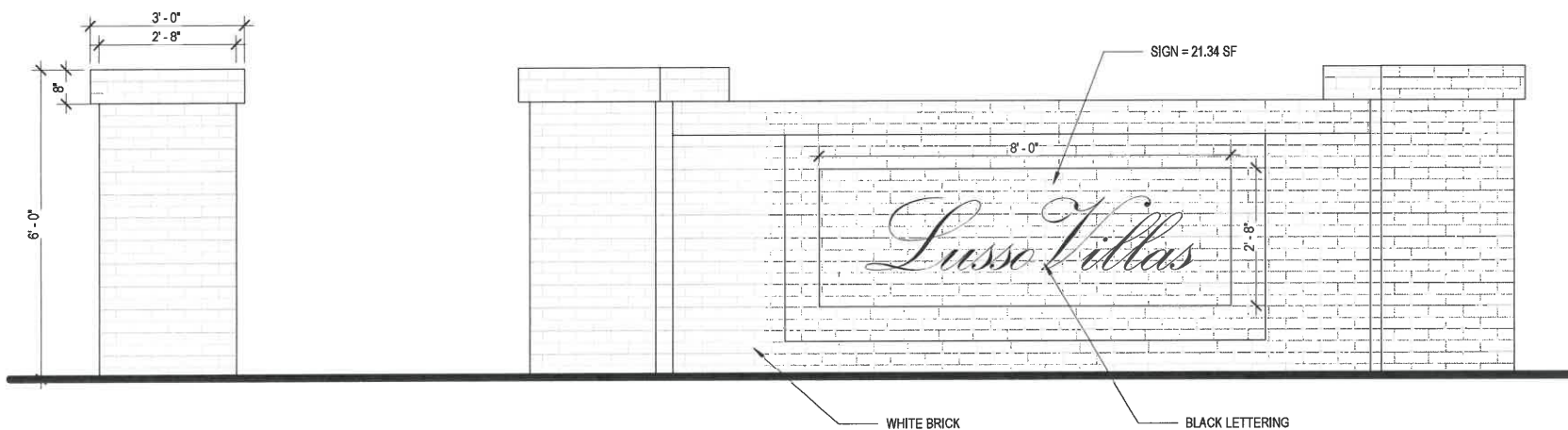
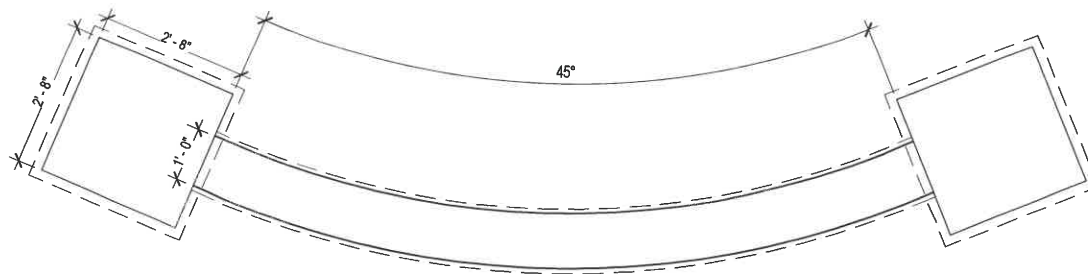
### Knoxville - Knox County - KUB Geographic Information System



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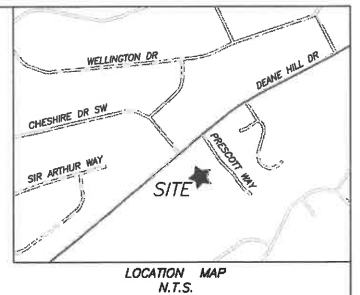
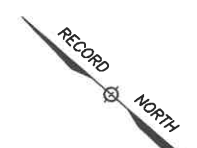
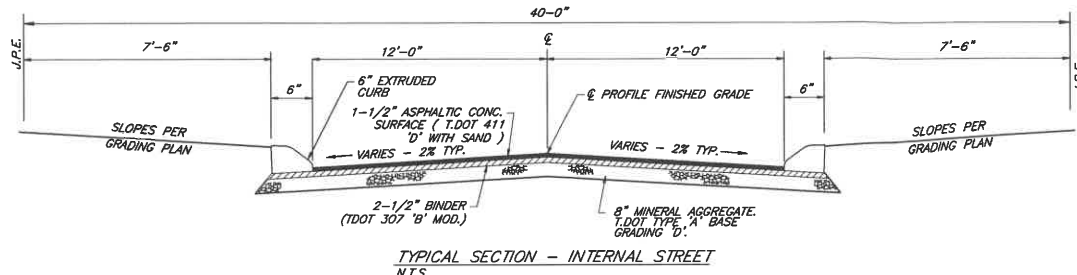
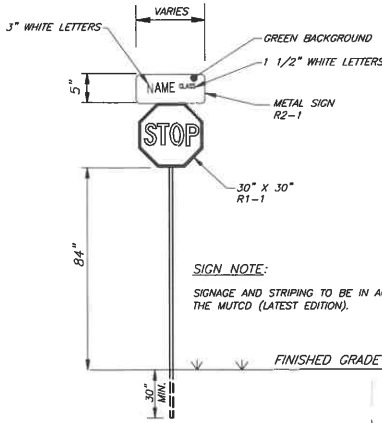


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1 MONUMENT SIGN  
A-001 1/2" = 1'-0"

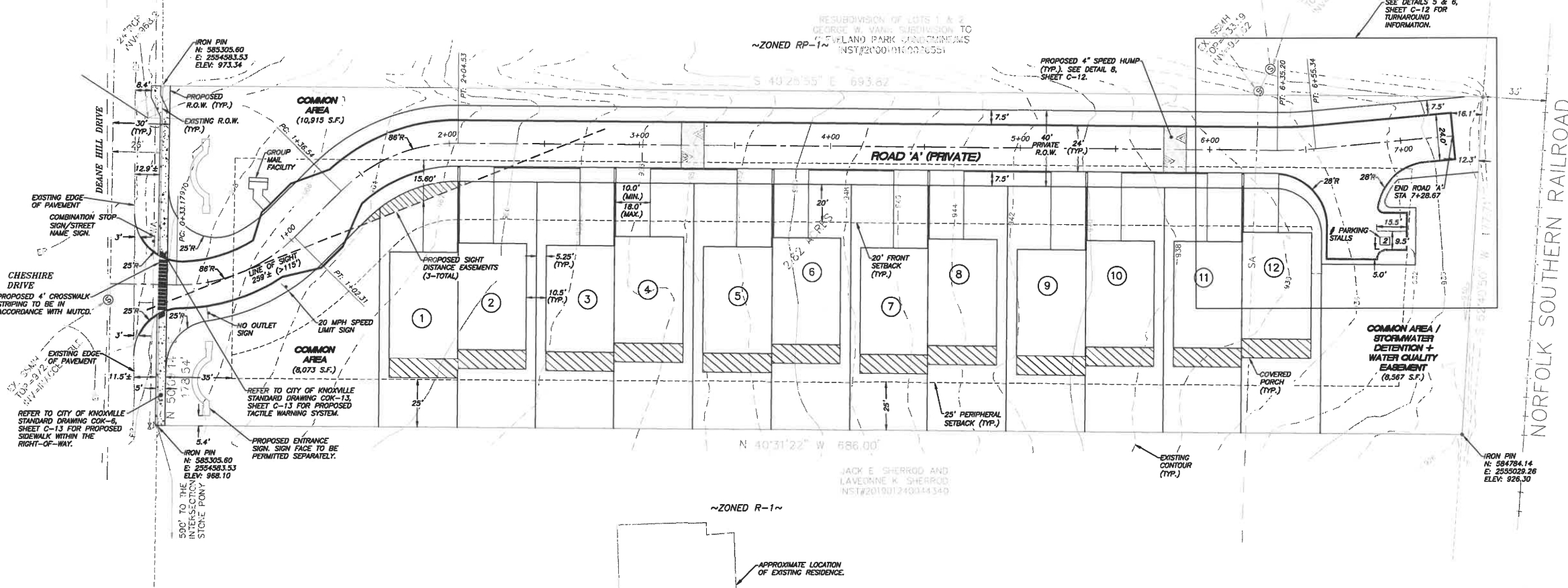
2-B-21-VA



- SITE PLAN NOTES:**
1. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND CORRELATING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TOWN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
  2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE'S SPECIFICATIONS FOR SITE DEVELOPMENT.
  3. OPEN SPACE REQUIREMENT (15% OF TOTAL AREA):  
TOTAL AREA AFTER R.O.W. DEDICATION = 122,079 S.F.  
REQUIRED OPEN SPACE = 0.15 x 122,079 = 18,312 S.F.  
PROPOSED OPEN SPACE = 22,133 S.F. (18.1%)
  4. THE PARCEL IS ZONED RP-1. SETBACKS ARE PER THE CITY OF KNOXVILLE ZONING ORDINANCE, AND ARE AS FOLLOWS:  
PERIPHERY BOUNDARY: ALL BUILDINGS SHALL HAVE A MINIMUM SETBACK REQUIREMENT FROM THE PERIPHERY BOUNDARY OF NOT LESS THAN TWENTY-FIVE (25) FEET.  
FRONT YARD: NOT LESS THAN TWENTY (20) FEET.  
SIDE: FIVE (5) FEET, EXCEPT WHERE SIDE PROPERTY GOES THROUGH BUILDING, IN WHICH CASE SIDE SETBACK IS ZERO (0) FEET.  
REAR: NOT LESS THAN FIFTEEN (15) FEET UNLESS CONTROLLED BY THE PERIPHERAL SETBACK.
  5. POPULATION DENSITY: 12 DWELLING UNITS / 2.80-AC = 4.3 UNITS / ACRE
  6. THE PROPOSED LOTS SHALL ONLY HAVE VEHICULAR ACCESS TO THE INTERNAL STREET.
  7. ALL PROPOSED UNITS TO HAVE 2-CAR GARAGES.
  8. FOR MPC RELATED REQUIREMENTS, REFER TO CASES 9-SA-19-C AND 9-E-19-UR.

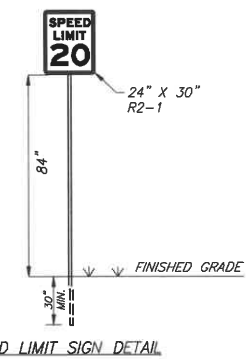
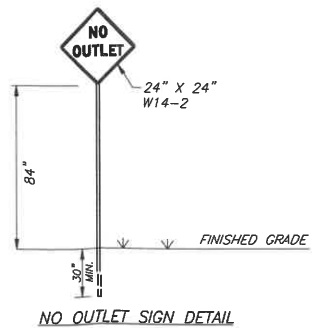
RESUBDIVISION OF LOTS 1 & 2  
GEORGE W. VANCE SUBDIVISION TO  
CLEVELAND PARK CONDOMINIUMS  
INST#20001018026551

RESUBDIVISION OF LOTS 1 & 2  
GEORGE W. VANCE SUBDIVISION TO  
CLEVELAND PARK CONDOMINIUMS  
INST#20001018026551



~ZONED R-1~

APPROXIMATE LOCATION OF EXISTING RESIDENCE.



**LOT COVERAGE SUMMARY**

TOTAL EXISTING SITE AREA	122,793 S.F. (2.82 AC)
PROPOSED R.O.W. DEDICATION	722 S.F.
TOTAL DISTURBED AREA	2.7± AC
TOTAL EXISTING IMPERVIOUS AREA (PRIVATE PROPERTY)	7,404 S.F.
TOTAL POST DEVELOPED IMPERVIOUS AREA (PRIVATE PROPERTY)	57,389± S.F.
100-YEAR POND SURFACE	4,368 S.F.

**IMPERVIOUS AREA BREAKDOWN**

ROADWAY (PUBLIC R.O.W.)	2,000 S.F.
ROADWAY (PRIVATE R.O.W.)	20,032 S.F.
HOUSES	28,512 S.F.
DRIVEWAYS	8,298 S.F.
SIDEWALKS (PUBLIC R.O.W.)	757 S.F.
TOTAL IMPERVIOUS AREA	59,600 S.F.
TOTAL IMPERVIOUS TO POND	63,968 S.F.



REVISION	DATE	DESCRIPTION	BY
3	1/18/20	REVISED PER C.O.K. COMMENTS	CAS
2	12/21/19	REVISED PER C.O.K. COMMENTS	BS
1	11/22/19	REVISED PER C.O.K. COMMENTS	BS



SHEET C-2 (SHEET 3 OF 15)

**SITE PLAN**

**7100 DEANE HILL DRIVE**

SITE ADDRESS: 7100 DEANE HILL DR., KNOXVILLE, TN 37919

CITY OF KNOXVILLE KNOX CO., TN  
WARD NO. 47 CITY BLOCK NO. 47630  
CLT MAP 120 GROUP D PARCEL 7  
SCALE: 1"=30' SEPTEMBER 30, 2019

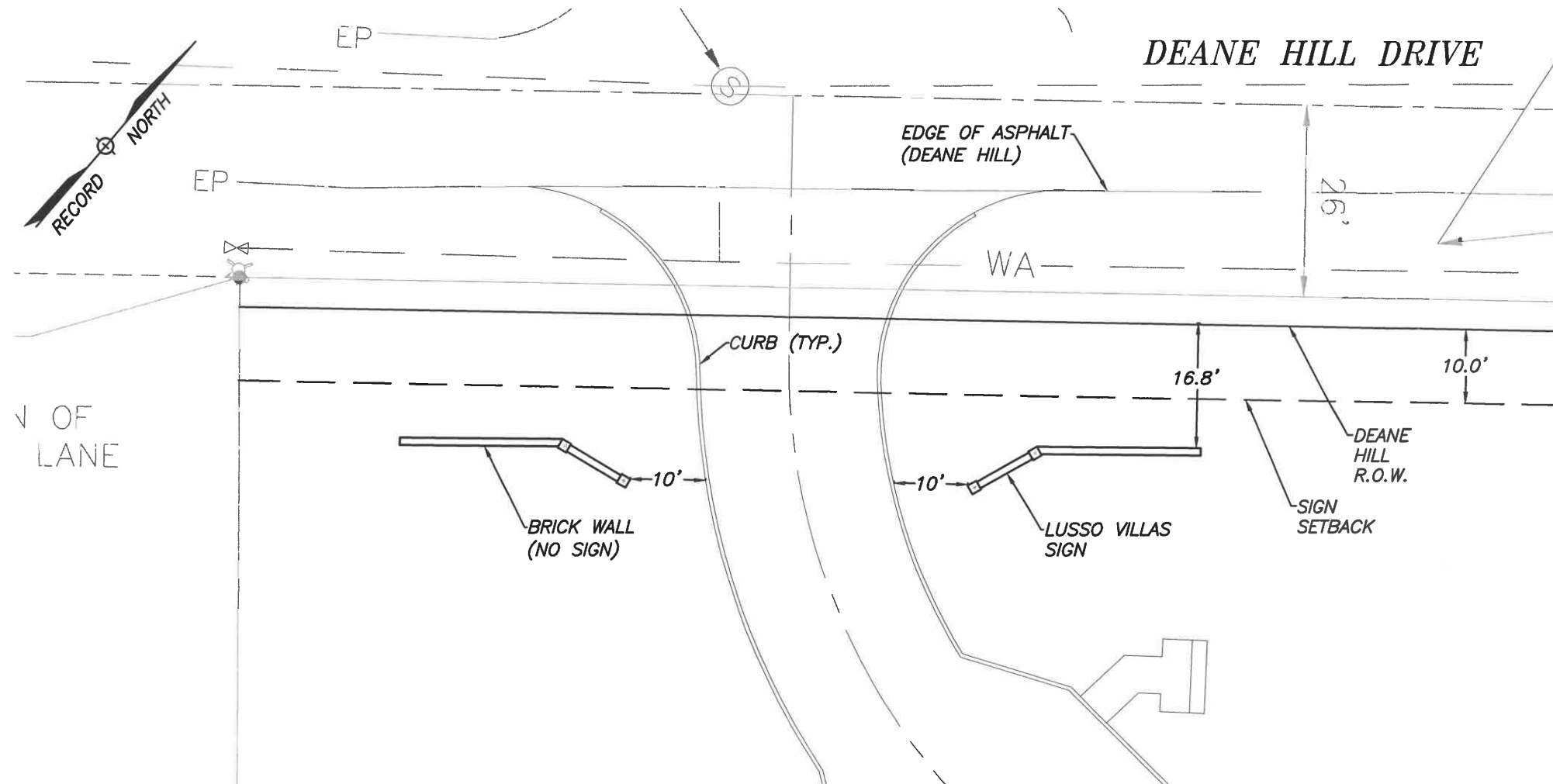
OWNER / DEVELOPER:  
**JT DEVELOPMENT GROUP, LLC.**  
234 MORRELL ROAD, PMB 322  
KNOXVILLE, TN 37919  
(865) 862-4600

**URBAN ENGINEERING, INC.**  
11852 KINGSTON PIKE  
FARRAGUT, TENNESSEE 37934  
(865) 966-1924

DWN: BS CHK: CAS DWG. NO. 1907015

2-B-21-VA





REV: 01/21/21  
 REV: 01/13/21

SIGN LAYOUT EXHIBIT

**7100 DEANE HILL DRIVE**

SITE ADDRESS: 7100 DEANE HILL DR., KNOXVILLE, TN 37919

CITY OF KNOXVILLE

KNOX CO., TN.

WARD NO. 47

CITY BLOCK NO. 47630

CLT MAP 120

GROUP D

PARCEL 7

SCALE: 1"=20'

SEPTEMBER 29, 2020

REVISED

2-B-21-VA