

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: John G. Brock | Owner <input checked="" type="checkbox"/> | New Structure <input type="checkbox"/> |
| Street Address: 265 Brookview Centre Way, Suite 604 | Contractor <input type="checkbox"/> | Modification of Existing Structure <input type="checkbox"/> |
| City, State, Zip: Knoxville, Tennessee | Tenant <input type="checkbox"/> | Off Street Parking <input type="checkbox"/> |
| Phone Number: 865-338-9700 | Other <input type="checkbox"/> | Signage <input type="checkbox"/> |
| Email: jbrock@bskplc.com | | Other: Setback/Parking <input checked="" 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 : 416 Troy Circle; 426 Troy Circle; 420 Troy Circle City, State, Zip: Knoxville, Tennessee 37919
 See KGIS.org for Parcel #: 121HA00222 and Zoning District: I-G

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.

The owner of the parcel wishes to sell one of the three buildings on the parcel to another entity. The owner would like to subdivide the property such that 416 Troy Circle is one parcel and 420 Troy Circle and 426 Troy Circle are on one parcel. With respect to 416 Troy Circle, the subdivision would leave the parcel in violation of the minimum parking requirements. The required number of parking spaces is 30 (9900 s.f. of office). The number of spaces on the proposed lot is 7; however, there will be a reciprocal access and parking easement between the lots that will grant 416 Troy Circle the right to use an additional 10 spaces. The total number of parking spaces available between the two lots is 17. The owner of the parcel requests a variance in the minimum number of parking spaces required from 30 to 7. Also, the subdivision of the parcel would leave the buildings on the flag lot in violation of the 25' front setback requirement. The owner requests a variance to reduce the 25' front setback to 14.9' for the building at 426 Troy Circle.

Describe hardship conditions that apply to this variance.

Without the variances, the owner would not be able to subdivide the property to sell it to another entity.

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 John G Brock DATE 2/12/21

File # 2-F-21-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):

1. Reduce the minimum required front setback from 25 feet to 14.9 feet for a storage building, addressed as 426 Troy Circle. (Per Article 6, Section 6.3. Table 6-1.)
2. Reduce the minimum number of required parking spaces for a 9900 s.f . office building addressed as 416 Troy Circle, from 30 spaces to 7 spaces for the purposes of subdividing a lot with existing structures. (Per Article 11, Section 11.4. Table 11-2)

PROJECT INFORMATION

Date Filed 1-22-21

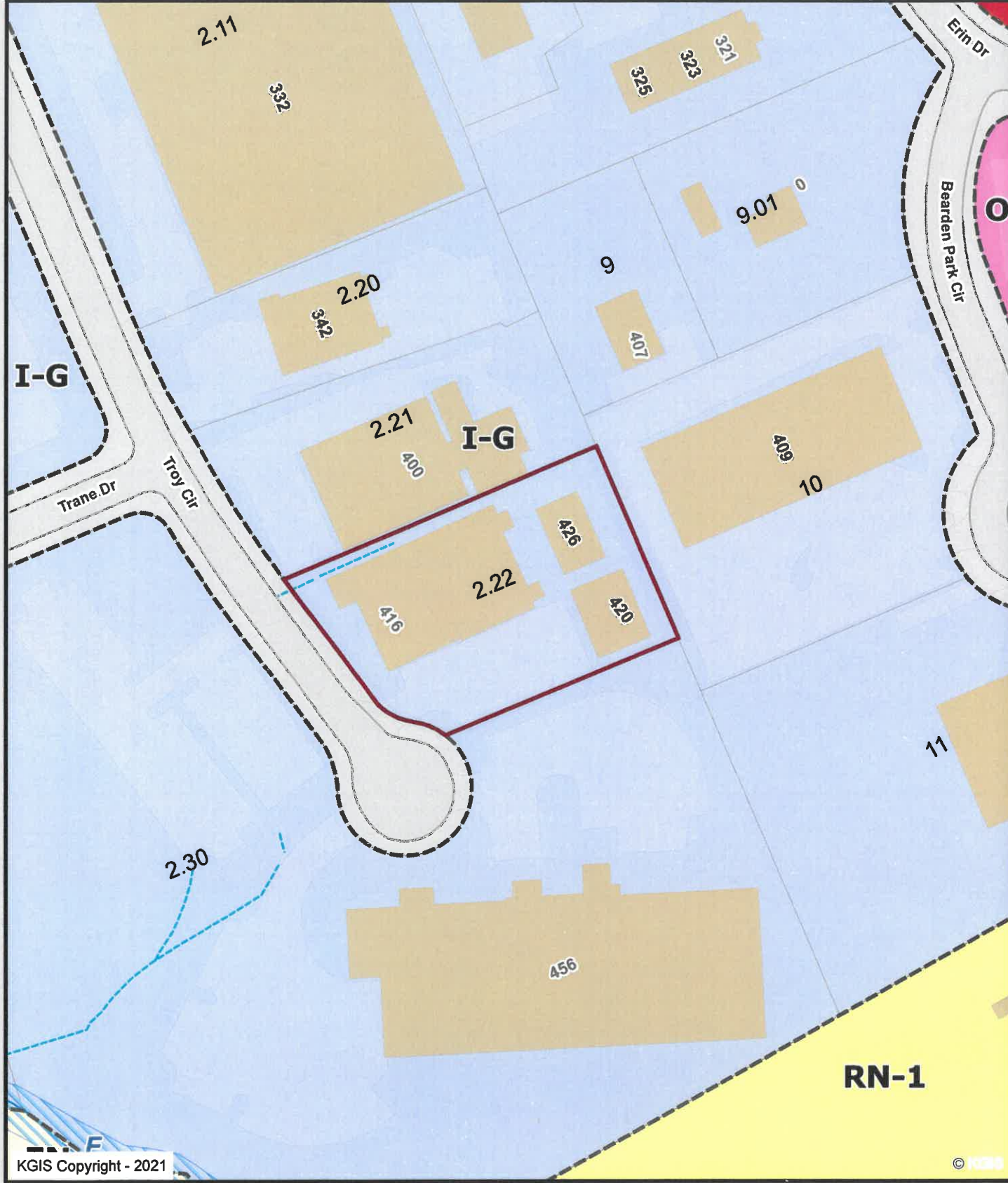
Fee Amount \$500.00

Council District 2nd

BZA Meeting Date 2-18-21

PLANS REVIEWER Scott Elder

DATE 2-3-21 (Revised)



2-F-21-VA

416, 420 & 426 Troy Circle
John G. Brock

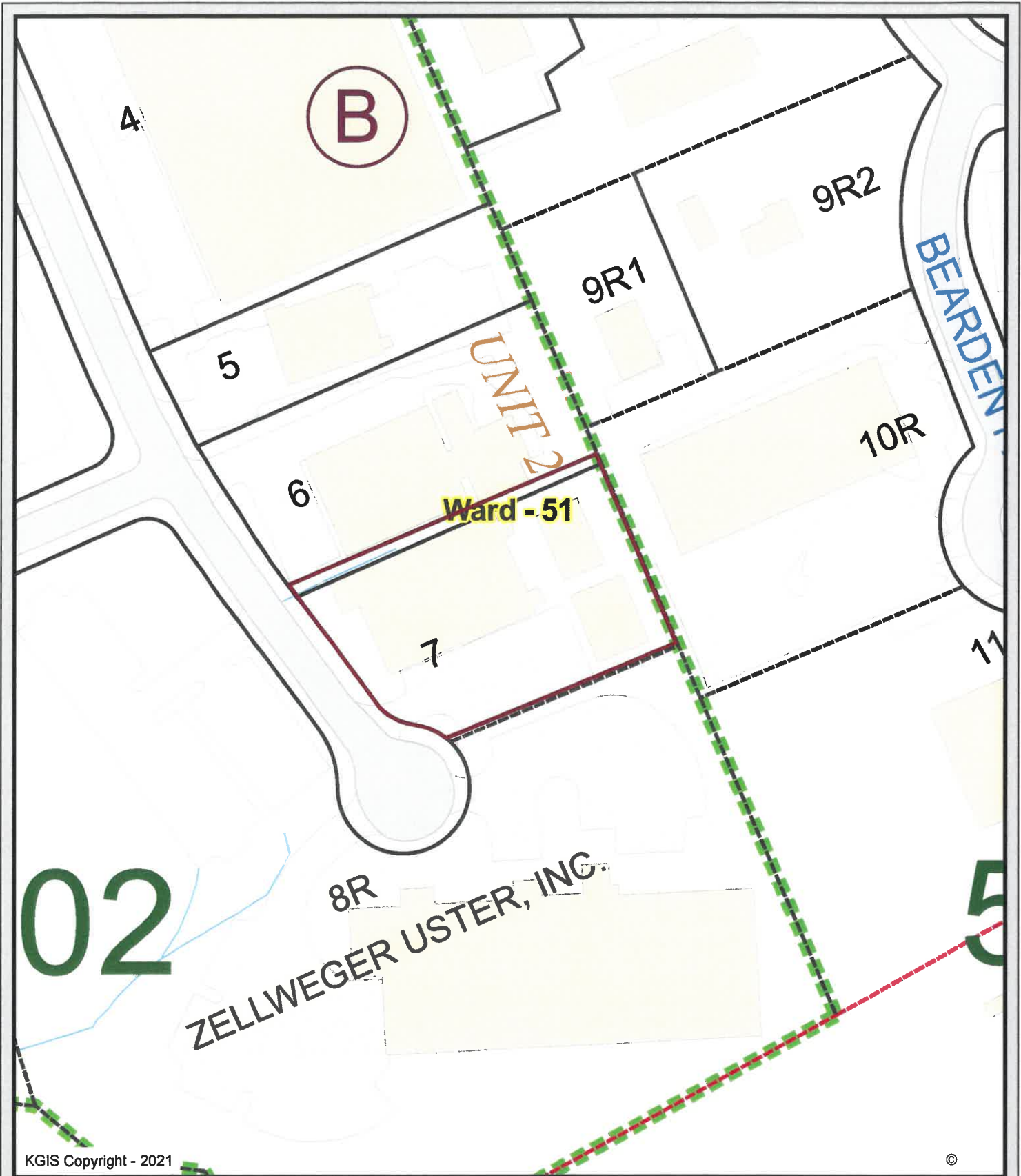
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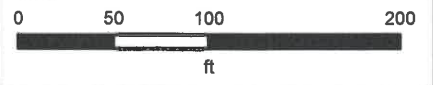
2-F-21-VA

416, 420 & 426 Troy Circle
John G. Brock

Knoxville - Knox County - KUB Geographic Information System



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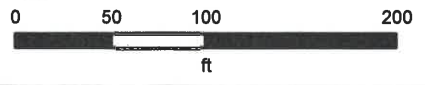
2-F-21-VA

416, 420 & 426 Troy Circle
John G. Brock

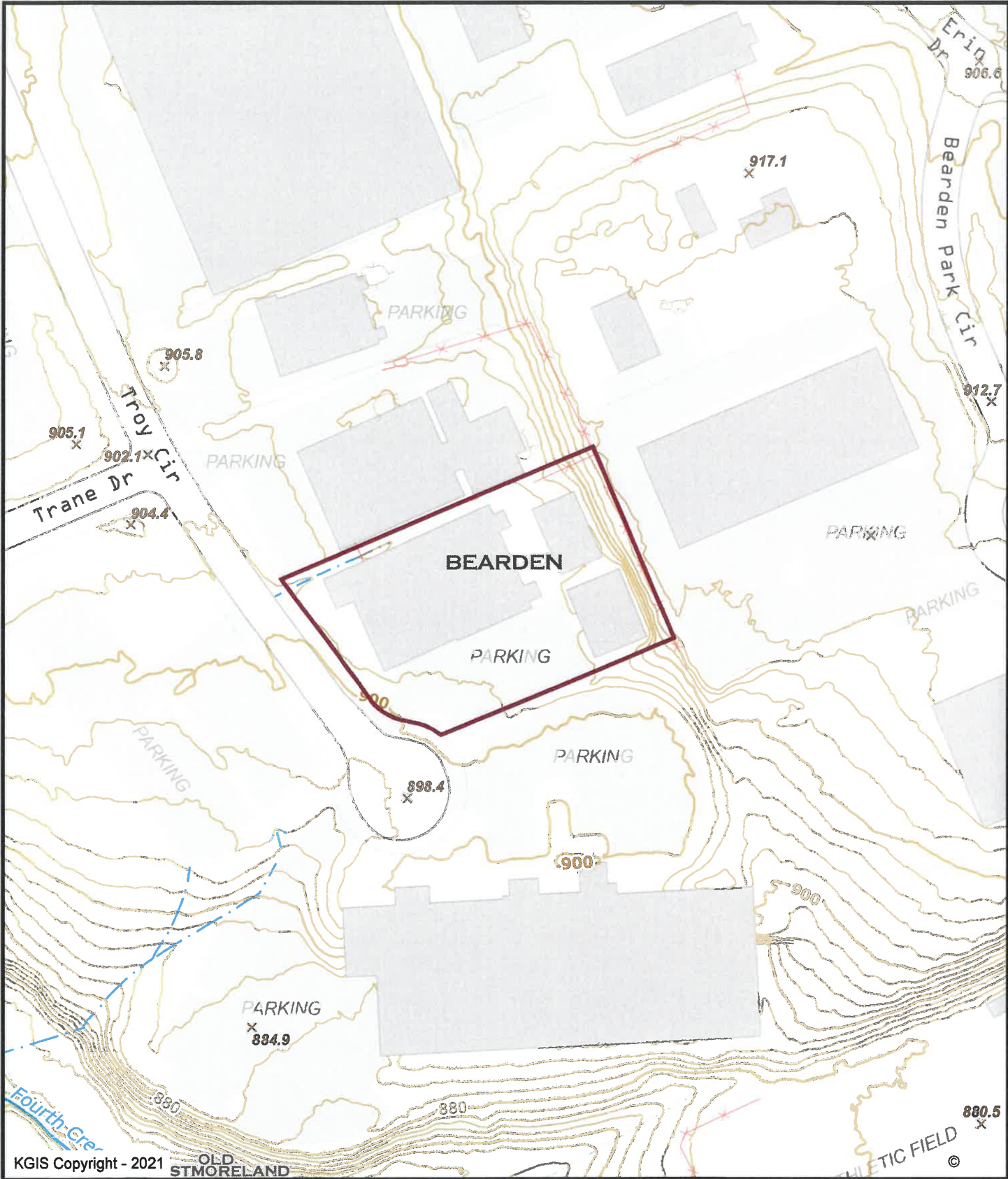
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2-F-21-VA

416, 420 & 426 Troy Circle
John G. Brock

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| SYMBOL LEGEND | |
|---------------|----------------------|
| ○ | IRON ROD (SIZE&TYPE) |
| ⊗ | IRON ROD SET |
| ⊖ | DRAIN INLET |
| ⊕ | ATT BOX |
| ⊞ | TELECOM VAULT |
| ⊟ | CABLE VAULT |
| ⊠ | TELEPHONE RISER |
| ⊡ | SANITARY MANHOLE |
| ⊢ | SANITARY SEWER |
| ⊣ | CONC. MONUMENT |
| ⊤ | WATER VALVE |
| ⊥ | WATER METER |
| ⊦ | FIRE HYDRANT |
| ⊧ | ELECTRIC VAULT |

| LINE LEGEND | |
|-------------|------------------|
| —x—x—x— | WOODEN FENCE |
| —o—o—o— | GAS LINE |
| —w—w—w— | WATER LINE |
| —sa—sa—sa— | SEWER LINE |
| —st—st—st— | STORM SEWER LINE |
| —ue—ue—ue— | UNDERGROUND |
| —oe—oe—oe— | OVERHEAD POWER |
| —t—t—t— | COMMUNICATIONS |

Certificate of Ownership and General Dedication

I, (We), the undersigned owner(s) of the property shown herein, hereby adopt this as (my, our) plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that I (am, we are) the owner(s) in fee simple of the property, and as property owner(s) have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat.

Owner(s) Printed Name: _____
Signature(s): _____
Date: _____

State of _____ County of _____
On this _____ day of _____ 20__

Before me personally appeared _____ to me known to be the person described in, and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and notarial seal, this the day and year above.

Written _____ Notary
My Commission expires _____ "Seal"

Owner Certification for Public Sewer and Water Service - Minor Subdivisions

I, (We) the undersigned owner(s) of the property shown herein understand that it is our responsibility to verify with the Utility Provider the availability of public sewer and water systems in the vicinity of the lot(s) and to pay for the installation of the required connections.

Owner(s) Printed Name: _____
Signature(s): _____
Date: _____

PROPERTY ASSESSOR

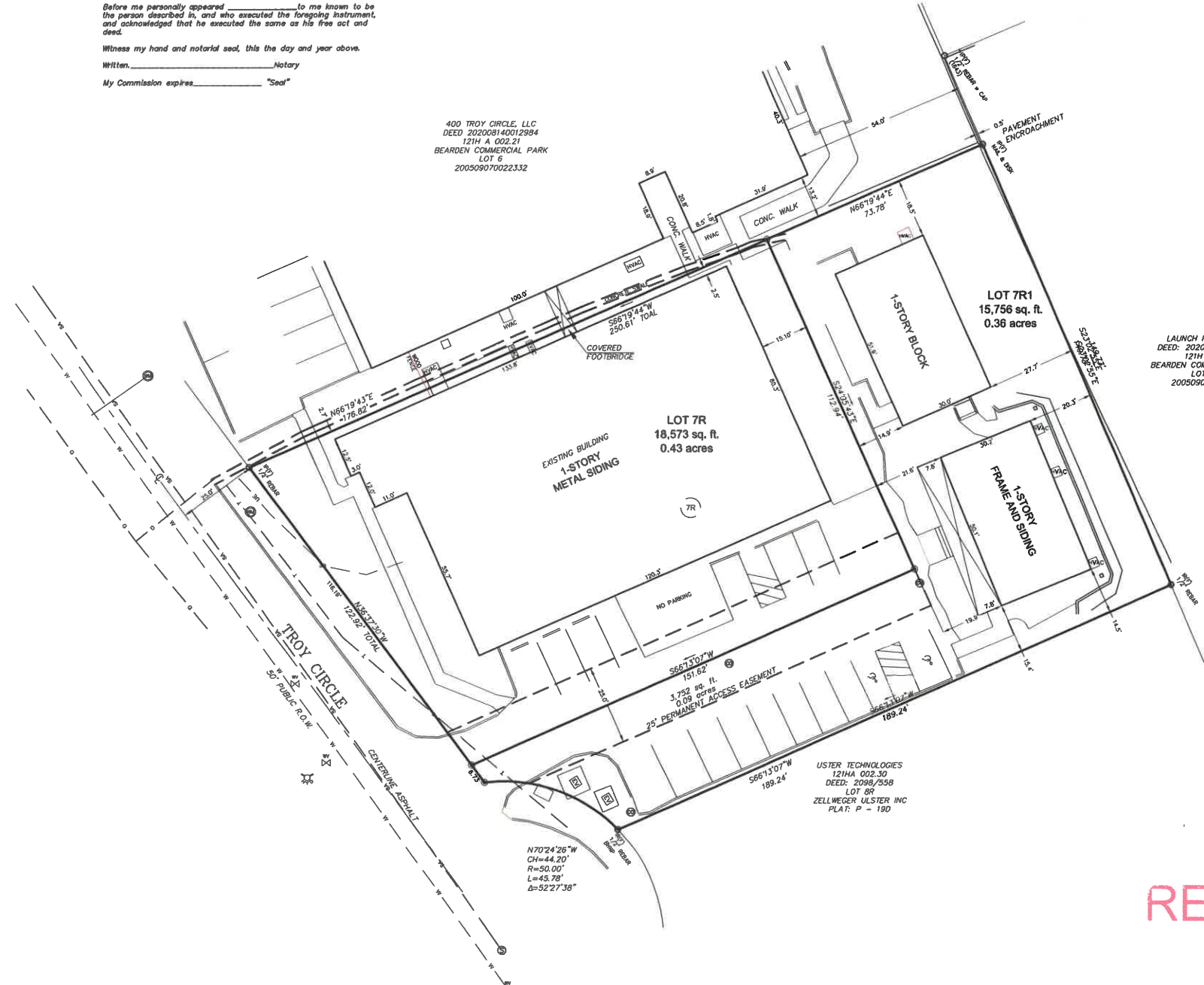
Zoning
Zoning Shown on Official Map _____
Date: _____
By: _____

Certification of Approval of Public Water System - Major Subdivisions
This is to certify that the public water system installed, or proposed for installation, is in accordance with State and local regulations.

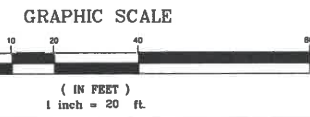
Utility Provider _____
Date: _____
Authorized Signature for Utility _____

Certification of Approval of Public Water System - Minor Subdivisions
This is to certify that the public water system installed, or proposed for installation, is in accordance with State and local regulations.

Utility Provider _____
Date: _____
Authorized Signature for Utility _____



REVISED



GPS SURVEY NOTE:
ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER: TOPCON HIPER SR NETWORK ROVER, DUAL FREQUENCY WAS USED (L1,L2) GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON TDDOT GNSS NETWORK NAD83(NRS2007) VERTICAL DATUM IS NAD83, GEOID09. PRECISION OF THE GPS WORK RPA: 4 CM PLUS 50 PARTS PER MILLION (BASED ON THE DIRECT DISTANCE BETWEEN THE TWO CORNERS BEING TESTED). DISTANCES HAVE NOT BEEN REDUCED TO GRID.

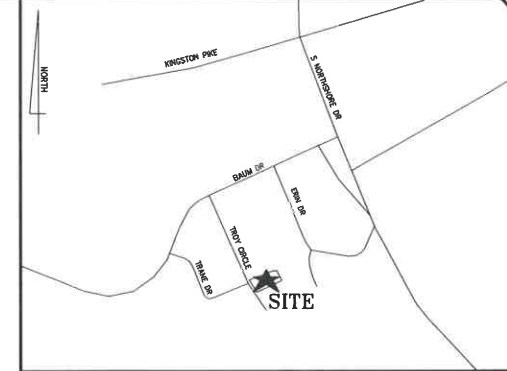
NOTE:
NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AND OTHER EASEMENTS AND/OR EXCEPTIONS NOT APPLICABLE IN THE FIELD MAY OR MAY NOT EXIST AND MAY BE REVEALED BY A TITLE SEARCH BY A TITLE ATTORNEY.

Planning Staff Certification of Approval for Recording - Final Plat
This is to certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, with the exception of any variances and waivers noted on this plat, and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds. Pursuant to Section 13-3-405 of Tennessee Code, Annotated the approval of this plat by the Planning Commission shall not be deemed to constitute or effect an acceptance by the City of Knoxville or Knox County of the dedication of any street or other ground upon the plat.

Signature: _____
Date: _____

Certification of the Accuracy of Survey
I hereby certify that this survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice. Category "V"

Registered Land Surveyor _____
Tennessee License No. TN 2447 - RYAN S. LYNCH
Date: _____



LOCATION MAP NO SCALE

- IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED. ALL NEW PROPERTY MONUMENTS ARE 1/2" x 18" REBAR IRON PINS WITH PLASTIC CAP STAMPED "LYNCH 2447".
- CLT TAX MAP 121H "A" 002.22
- DEED REFERENCES - 2309/B44
PLAT REFERENCE - BEARDEN COMMERCIAL PARK UNIT 2 LOT 7
INST: 197803010024623
- THIS PROPERTY IS ZONED I-C
- THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47093C0287G
EFFECTIVE DATE: AUGUST 5, 2013.
- ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
- NORTH ROTATION: NAD83(NRS2007)
- CITY BLOCK 9190
- TOTAL AREA IS 0.79 ACRES OR 34,329 SQUARE FEET. TOTAL NO. OF LOTS IS 2

Addressing Department Certification
I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville/Knox County Street Naming and Addressing Ordinance, the Administrative Rules of the Planning Commission, and these regulations.

Signed: _____
Date: _____

City of Knoxville Department of Engineering
The Knoxville Department of Engineering hereby approves this plat on this the _____ day of _____ 20__

Engineering Director _____

Taxes and Assessments
This is to certify that all property taxes and assessments due on this property have been paid.

City Tax Clerk: Signed: _____ Date: _____
Knox County Trustee: Signed: _____ Date: _____

Certification of Final Plat - All Indicated Markers, Monuments and Benchmarks Set
I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I further certify that this plat and accompanying drawings, documents, and statements conform to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized, described and justified in a report filed with the Planning Commission, or for variances and waivers which have been approved as identified on the final plat. The indicated permanent reference markers and monuments, benchmarks and property monuments were in place on the 7th Day of January, 2021

Registered Land Surveyor _____
Tennessee License No. 2447

LYNCH SURVEYS LLC
SUBDIVISIONS | AS-BUILTS | SITE DESIGN
4405 COSTER RD. KNOXVILLE, TENN. 37912
865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM



| DRAWN BY: | 1 |
|--------------|---|
| R. LYNCH | 1 |
| CHECKED BY: | 2 |
| R. LYNCH | 2 |
| APPROVED BY: | 3 |
| R. LYNCH | 3 |
| SCALE: | 4 |
| 1"=20' | 4 |
| DATE: | 5 |
| 1/7/2021 | 5 |
| | 6 |

| REVISIONS | |
|-----------|--|
| | |
| | |
| | |
| | |
| | |

SURVEY FOR:
Bagwell Family Partnership LP
416 Troy Circle
Knoxville, Tennessee 37919
c/o John G. Brock 865-388-9700

FINAL PLAT OF:
Lot 7
Bearden Commercial Park Block B, Unit 2
Ward 51, Knoxville, Tennessee
District 5, Knox County, Tennessee

PROJECT NO.
4392-1

2-F-21-VA