



BOARD OF ZONING APPEALS APPLICATION

Please reach out to a City of Knoxville Zoning Examiner about your project before submitting a variance application.

APPLICANT INFORMATION	APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name (Individual not company) <u>Gary Hayes</u>	Owner ☐	New Structure ☐
Street Address <u>1007 May Ave</u>	Contractor ☒	Modification of Existing Structure ☐
City, State, Zip <u>Knoxville, TN 37921</u>	Tenant ☐	Off Street Parking ☐
Phone Number <u>865-363-9948</u>	Other ☐	Signage ☒
Applicant Email <u>GWHayes@GMail.com</u>		Other ☐

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 4103 Chapman Hwy City, State, Zip Knoxville TN 37920
 See KGIS.org for Parcel # 109 PG012 City Council District # 1 and Zoning District C-G-2

VARIANCE REQUIREMENTS

City of Knoxville Zoning Ordinance Article 16, Section 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.

1. Front sign height does not fit Corporate image.
2. Narrow lot and building does not allow sufficient square footage to have front and side building sign.

Describe hardship conditions that apply to this variance.

1. Height limits does not allow for Corporate sign image.
2. Insufficient sign area allowed, due to narrow lot and building width.

Site plans and any other relevant information associated with the hardship must accompany this application.

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 Gary Hayes

DATE 11-9-22

**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):**

Increase the maximum allowable area from 68.4 square feet to 96.32 square feet for attached signage on a nonresidential development in the C-G-2 district. Per Article 13.9.F.1.b.

PROJECT INFORMATION

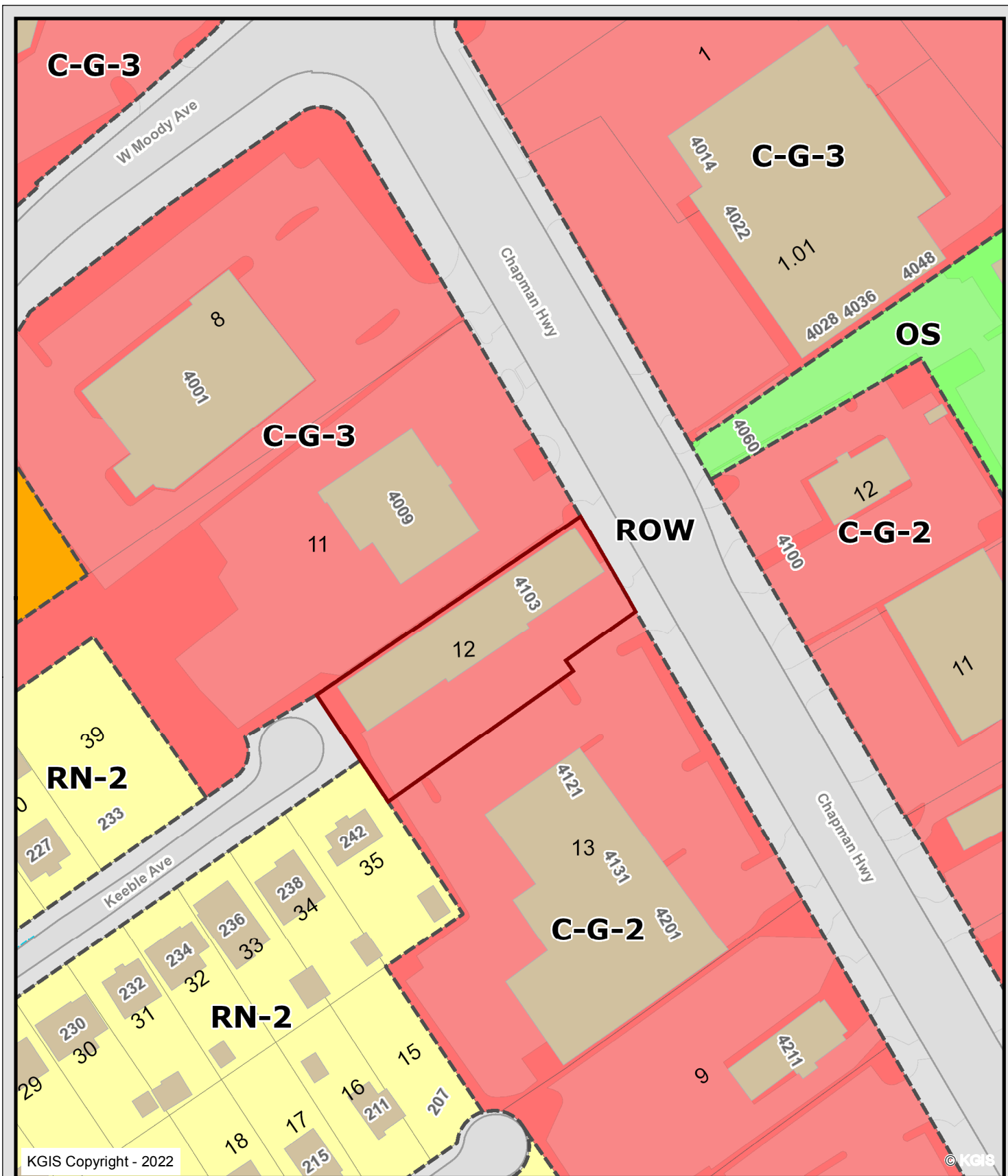
Date Filed 11/09/2022

Fee Amount \$250

Council District 1

BZA Meeting Date 12/20/2022

PLANS REVIEWER Bryan Berry**DATE** 11/15/2022



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4103 CHAPMAN HWY

12-C-22-VA
GARY HAYES

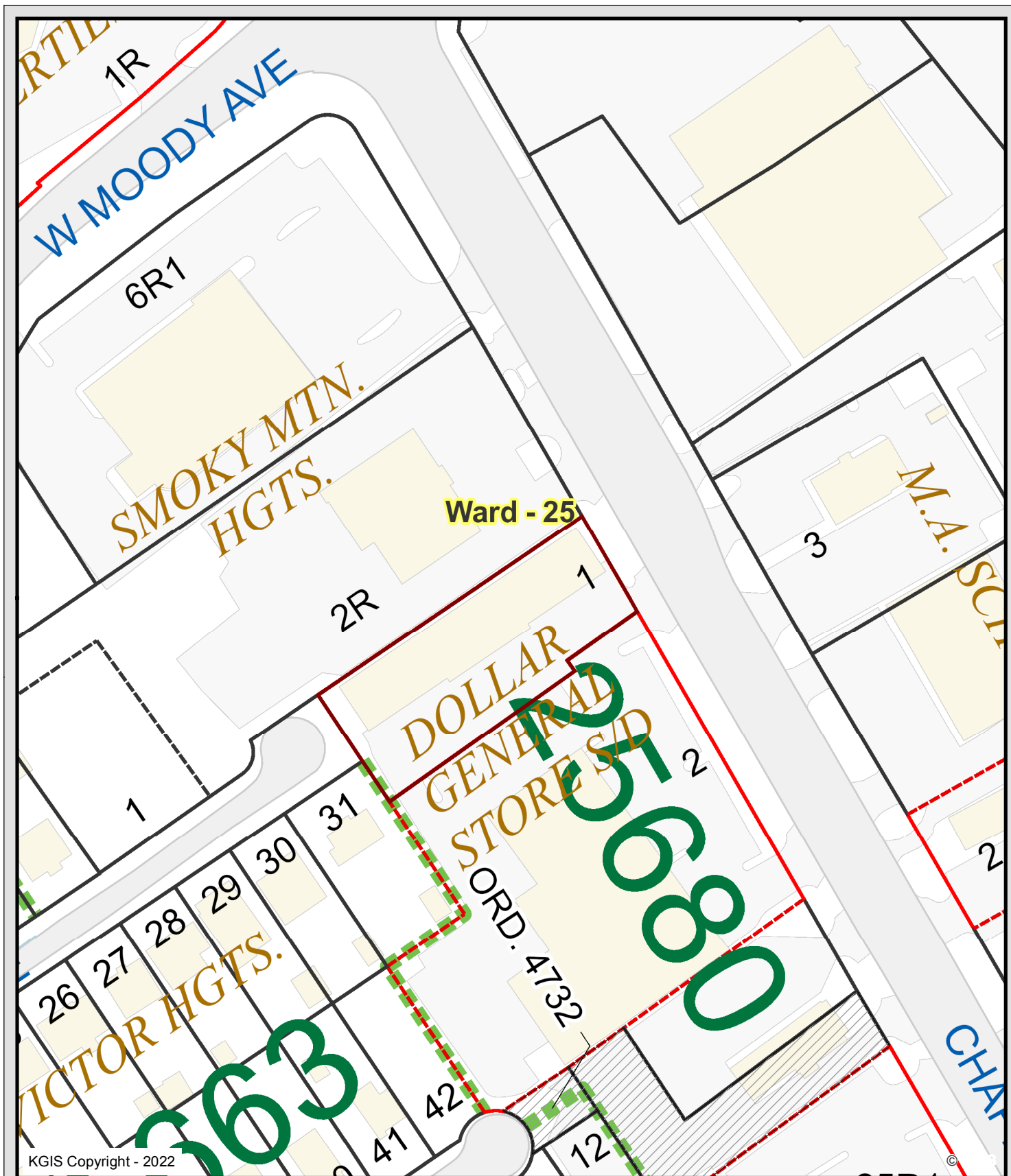
Knoxville - Knox County - KUB Geographic Information System



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4103 CHAPMAN HWY

12-C-22-VA
GARY HAYES

Knoxville - Knox County - KUB Geographic Information System



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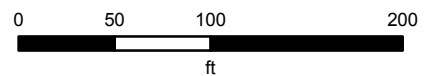
4103 CHAPMAN HWY

12-C-22-VA
GARY HAYES

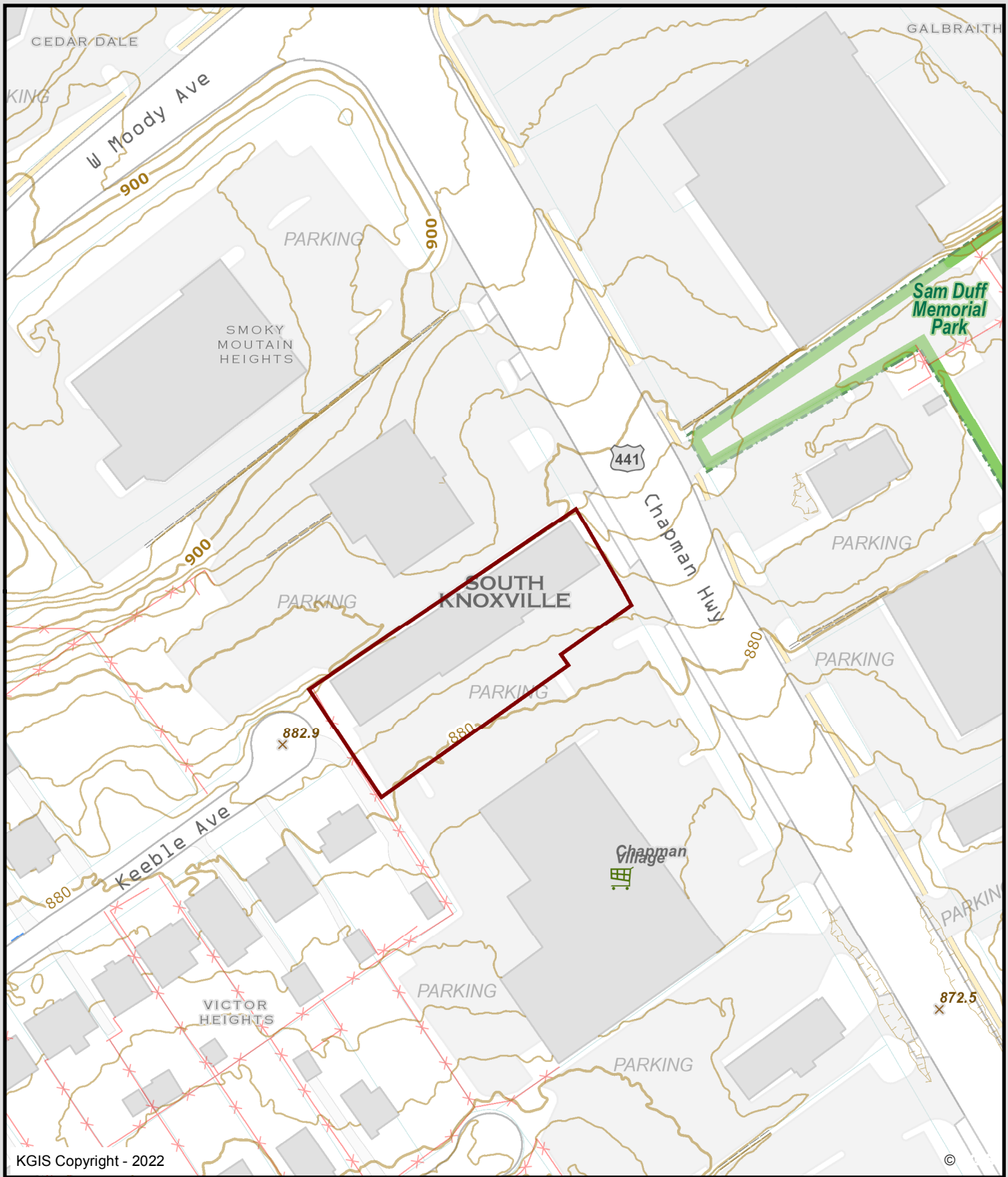
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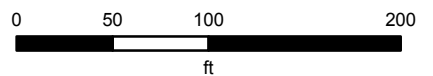
4103 CHAPMAN HWY

12-C-22-VA
GARY HAYES

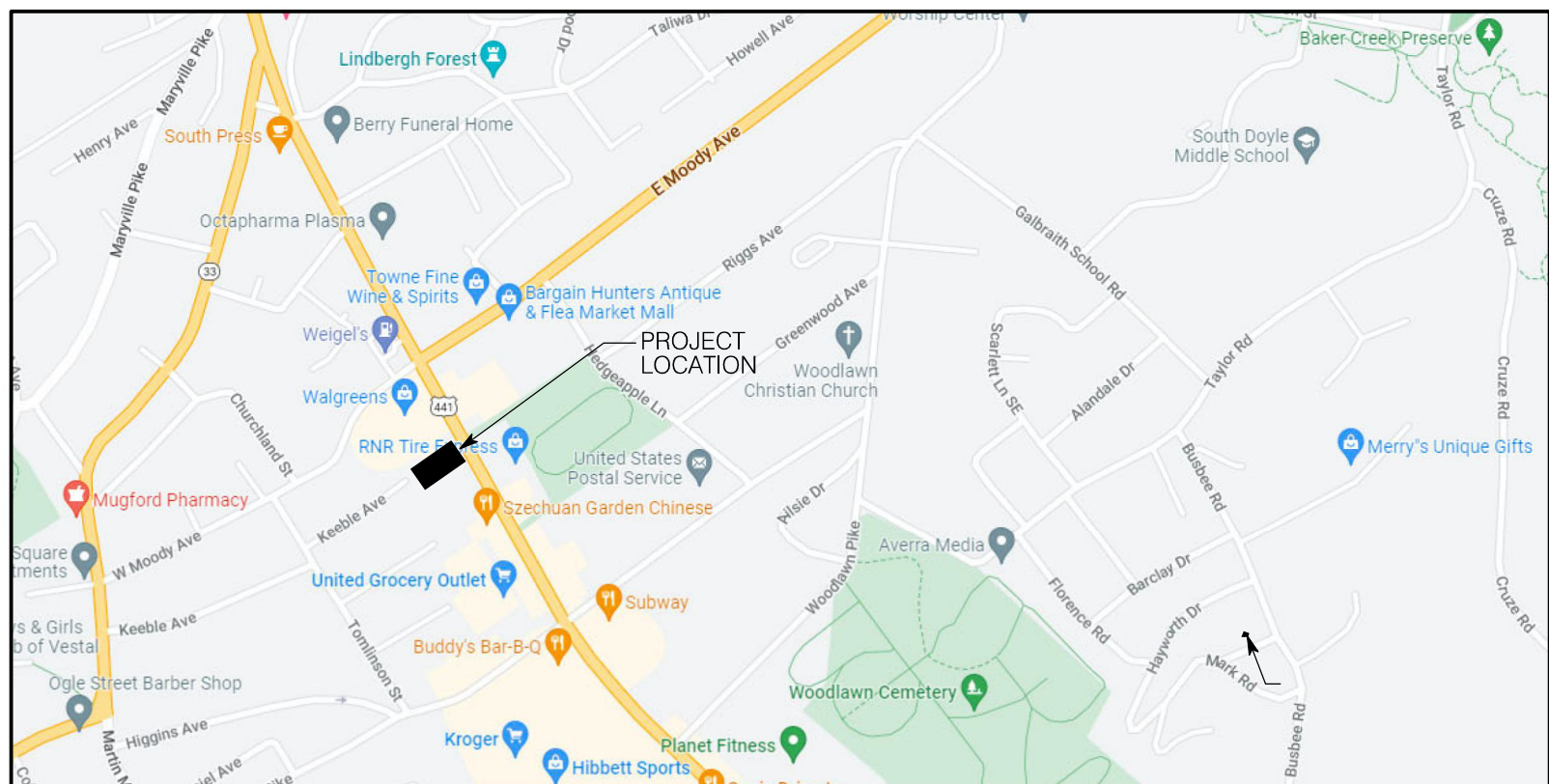
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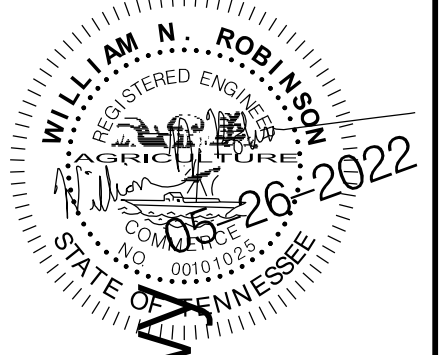


PROJECT LOCATION MAP – NOT TO SCALE

**WILL ROBINSON
& ASSOCIATES**
1748 N. Sheppard Dr.

1248 N. Shorewood Ln
Caryville, TN 37714
(865) 386-4200
wrassociates@bellsouth.net

wrassociaates@bellsouth.net



A Site Plan for:

Fast Pace Chapman Hwy

4011 Chapman Hwy
Knoxville, TN

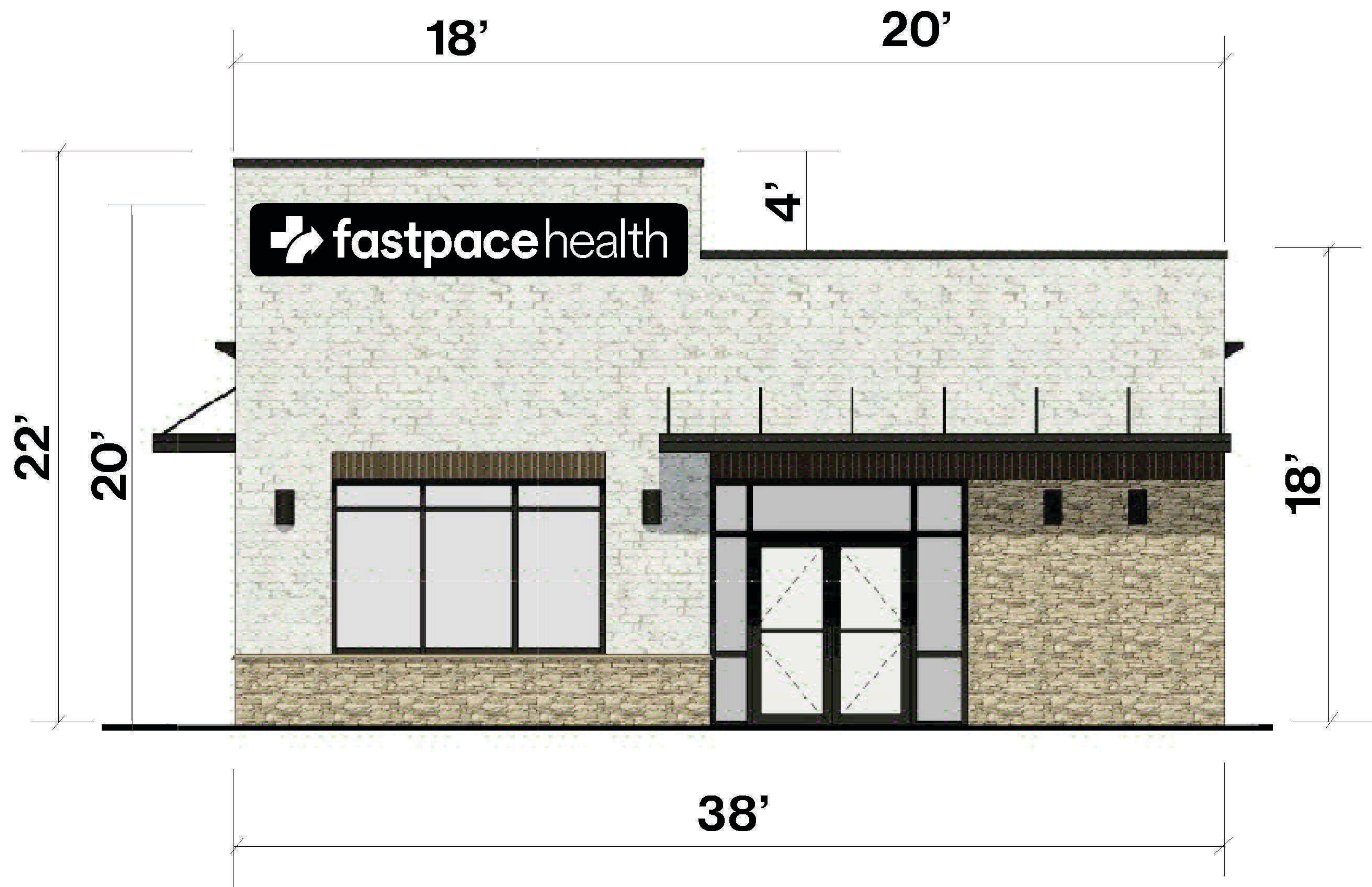
A Site Plan for:

REVISIONS:
04.25.2022 TDOT COMMENTS
05.07.2022 CITY COMMENTS
05.26.2022 CITY COMMENTS

DRAWN: WNR
CHECKED: WNR
DATE: 04-08-2022
FILE NAME:
PROJECT NO:

C1.2

SITE LAYOUT PLAN
DRAWING



SIGN 1

LIGHTED CHANNEL LETTERS ON BACKER BOARD

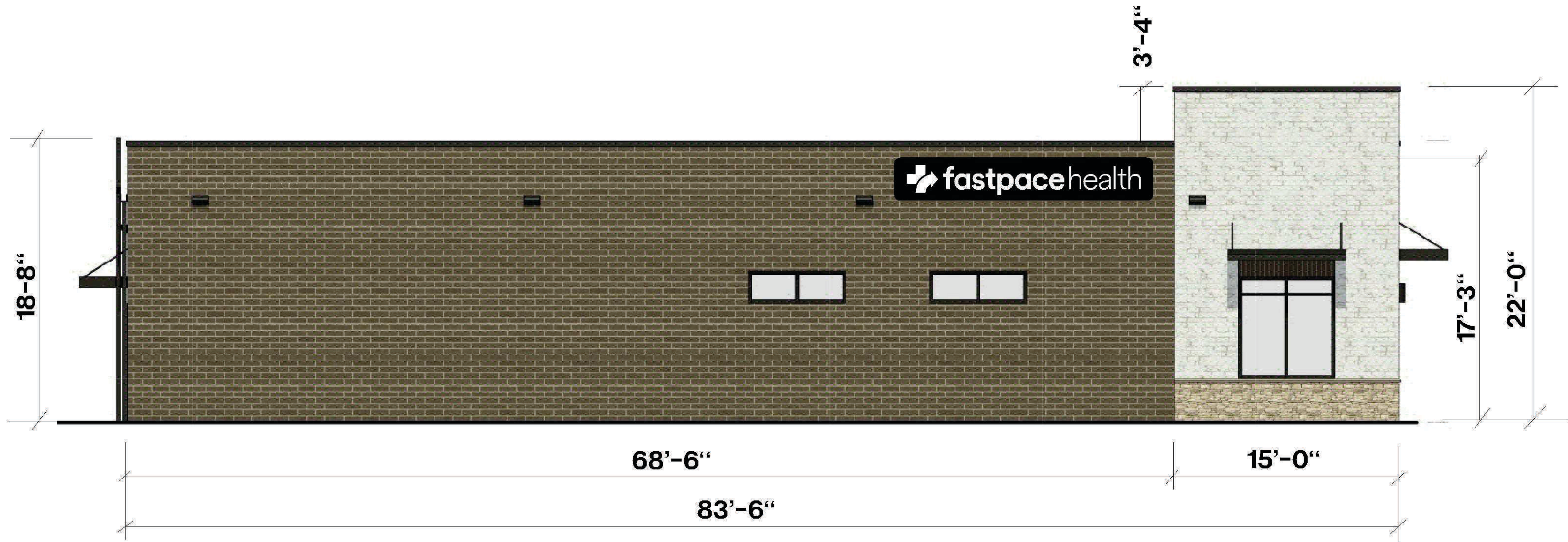
OVERALL SIZE 34" X 204"

WHITE CHANNEL LETTERS WITH BLACK TRIM AND RETURNS

BLACK ALUMINUM BACKER BOARD

48.16 SQFT

Fast Pace Health
4103 Chapman Hwy
Knoxville, TN



SIGN 2

LIGHTED CHANNEL LETTERS ON BACKER BOARD

OVERALL SIZE 34" X 204"

WHITE CHANNEL LETTERS WITH BLACK TRIM AND RETURNS

BLACK ALUMINUM BACKER BOARD

48.16 SQFT

Fast Pace Health
4103 Chapman Hwy
Knoxville, TN



December 2, 2022

Mr. Bryan Berry, Deputy Director
Board of Zoning Appeals
Room 475, City-County Building
P. O. Box 1631
Knoxville, Tennessee 37901

Dear Mr. Berry:

Re: Variance Requests 9-C-22-VA, 11-E-22-VA, 12-A-22-VA, 12-B-22-VA, 12-C-22-VA, 12-D-22-VA, 12-E-22-VA, and 12-F-22-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,

A handwritten signature in black ink, appearing to read "C. Wiberley", is written over a light blue horizontal line.

Christian Wiberley, P.E.
Engineering

CGW

From: [Steve Borden](#)
To: [Jennifer Scobee](#)
Subject: RE: Board of Zoning Appeals - December applications
Date: Thursday, December 8, 2022 3:27:10 PM
Attachments: [image002.png](#)

Jennifer,

Please see the responses below.

[9-C-22-VA](#) [7727 Kingston Pk \(PDF\)](#)- Operations has No Comment
[11-E-22-VA](#) [1700 Merchant Dr \(PDF\)](#)- Operations has No Comment
[12-A-22-VA](#) [3940 Seahorn Ave \(PDF\)](#)- Operations has No Comment
[12-B-22-VA](#) [1915 Forest Ave \(PDF\)](#)- Operations has No Comment
[12-C-22-VA](#) [4103 Chapman Hwy \(PDF\)](#)- Operations has No Comment
[12-D-22-VA](#) [701 N. Cherry St \(PDF\)](#)- Operations has No Comment
[12-E-22-VA](#) [1100 University Ave \(PDF\)](#)- Operations has No Comment
[12-F-22-VA](#) [400 Neyland DR \(PDF\)](#)- Operations has No Comment

Thank you,



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

From: Jennifer Scobee <jscobee@knoxvilletn.gov>
Sent: Wednesday, November 30, 2022 9:24 AM
To: Steve Borden <Steve.Borden@tn.gov>; Christian.Wiberley@kub.org
Subject: [EXTERNAL] Board of Zoning Appeals - December applications

***** This is an EXTERNAL email. Please exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email - STS-Security. *****

Good morning!

Please have your staff review the following applications and provide your responses by Monday, December 12, 2022. You may access the applications [here](#)

LIST APPLICATIONS BY FILE # AND ADDRESS