

File #

7-K-22-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 Benjamin Mullins o/b/o Waterford Village	Owner <input checked="" type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address 550 West Main St., Suite 500	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 type="checkbox"/>
Phone Number 865-546-9321	Other <input type="checkbox"/>	Signage <input checked="" type="checkbox"/>
Email bmullins@fmsllp.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 5201 Western Ave. City, State, Zip Knoxville, TN 37921
 See KGIS.org for Parcel # 093AB041 City Council District 3 and Zoning District RN-6(c)

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.

Replacement of destroyed, legally conforming, detached sign. Sign was hit by a vehicle on June 8, 2018. Proposed sign is comparable in height and square footage as prior sign.

Variance requested to increase the height of a detached column sign from six feet to nine feet per Section 13.9.D.c. of the Knoxville Zoning Ordinance.

Section 13.5.A. requires the sign to be setback 15 feet from edge of pavement or 10 ft from ROW whichever is greater. Here, the ROW is approximately 25 feet from the edge of pavement, so this sign must be set back an additional 10 feet moving it approximately 35 feet away from the edge of pavement, up the hill from the street increasing visual conflict and visibility from oncoming traffic.

Proposed sign detail attached.

Describe hardship conditions that apply to this variance.

Variance is necessary because of the location, height, and shape of the property on which Waterford Village is located. Because of the additional ROW the sign must be set back approximately 35' from edge of pavement. The elevation is above Western Ave., and existing utility and light poles block view of the sign from oncoming higher speed traffic.

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 June 9, 2022

File #



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):

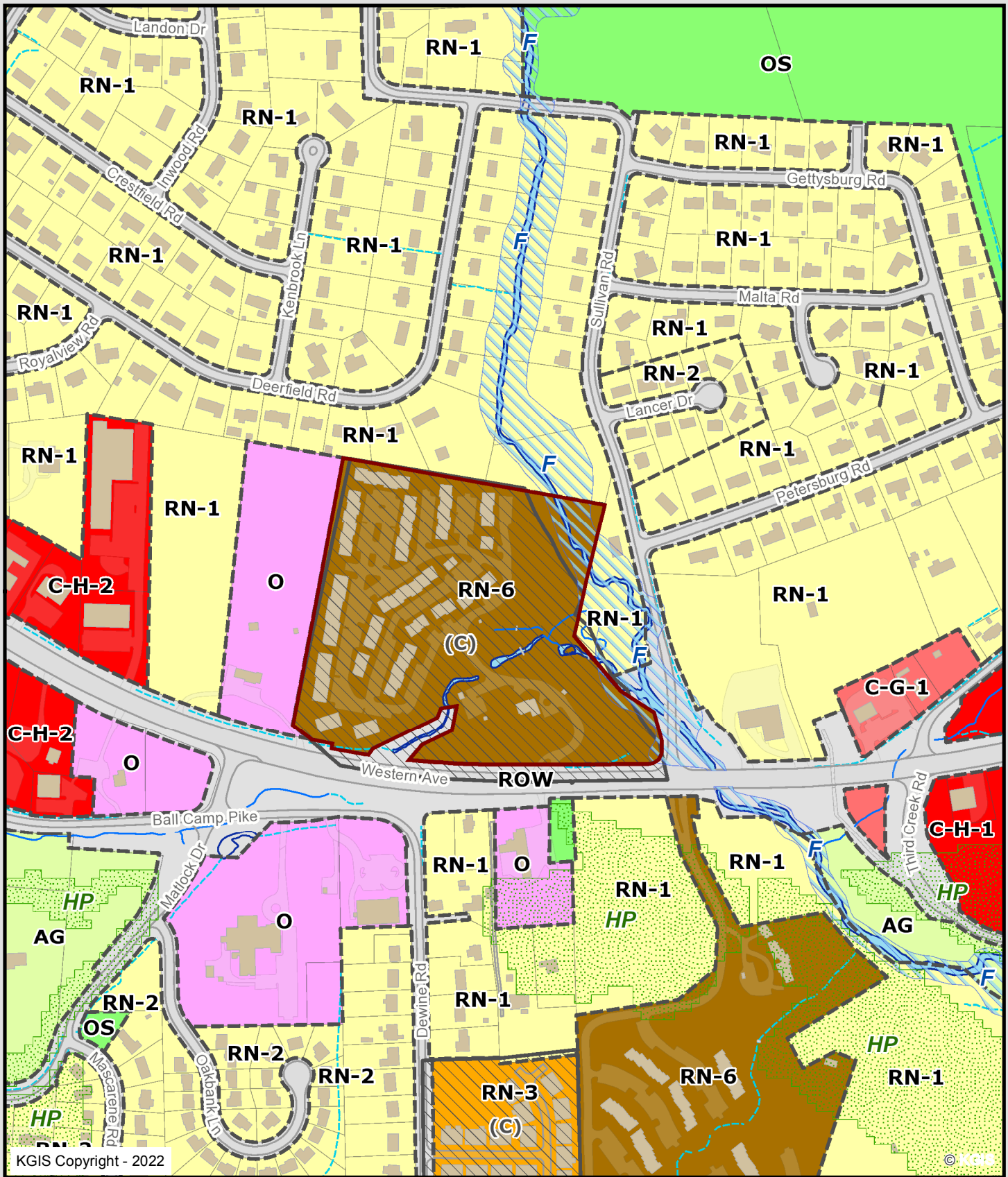
Large empty rectangular area for providing variance request details and ordinance citations.

PROJECT INFORMATION

Date Filed | Fee Amount

Council District | BZA Meeting Date

PLANS REVIEWER | **DATE**



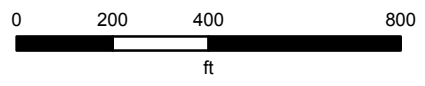
5201 WESTERN AVE

7-K-22-VA
 BENJAMIN MULLINS

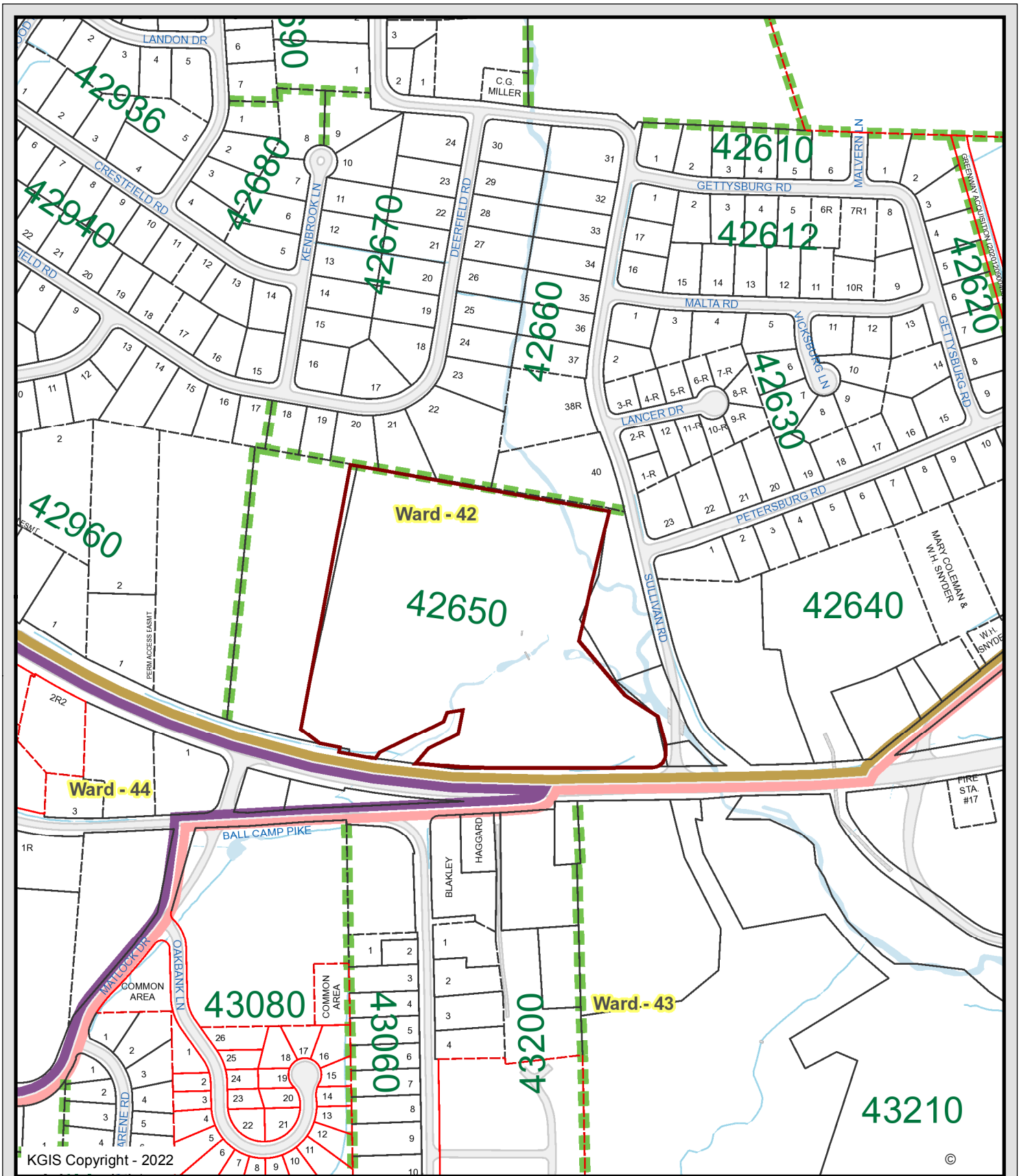
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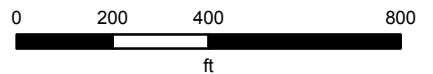
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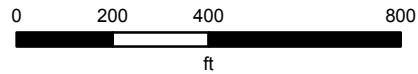
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5201 WESTERN AVE

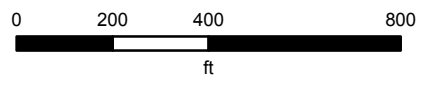
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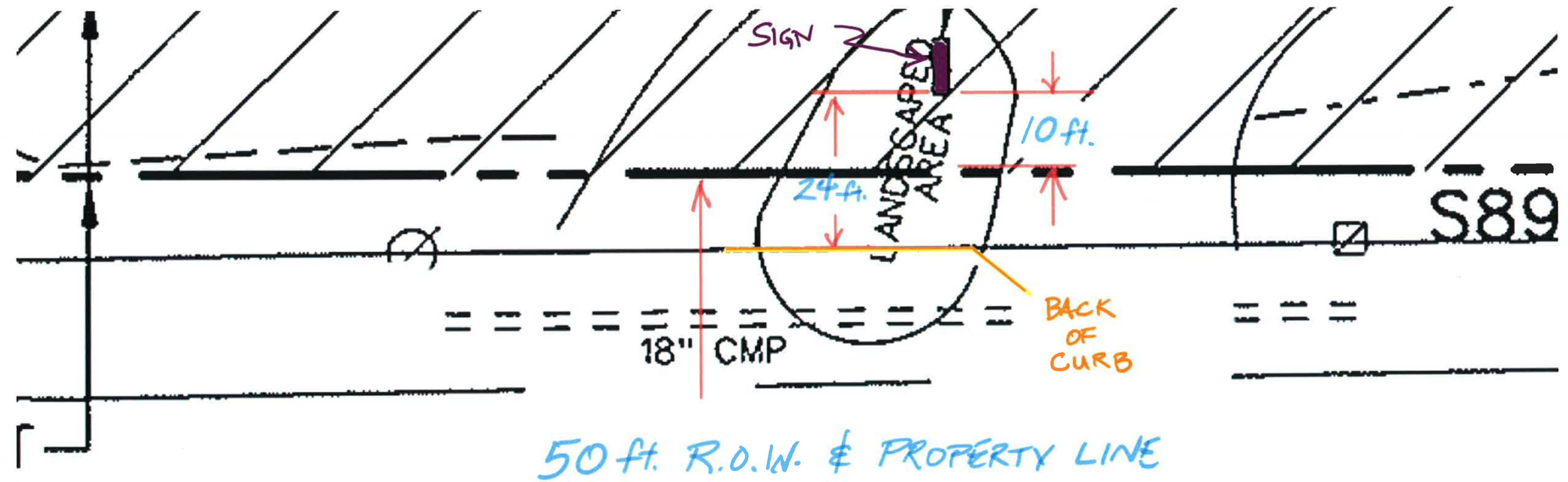
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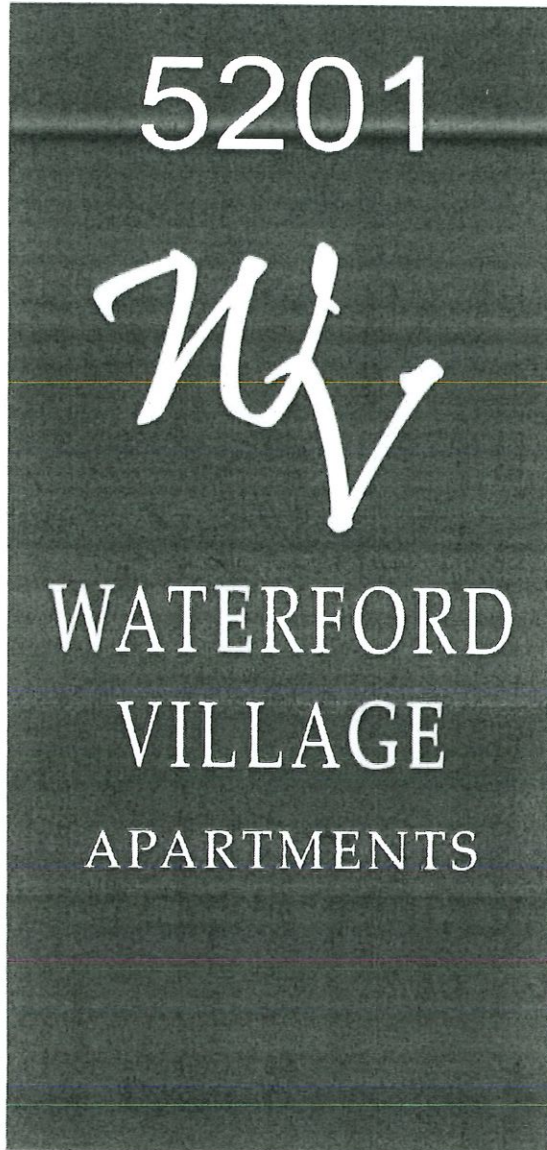


WESTE
PUBLIC

46"

108"


4"



SIDE VIEW
 4" WIDE ALUMINUM
 POSTS 3 1/2' BELOW
 GRADE WITH
 CONCRETE
 STONE BASE BY
 OTHERS.

QUANTITY 1: DF
 400 SERIES SIGN
 WITH DIGITAL PRINT
 GRAPHICS

ALL MASONRY AND LANDSCAPING DONE BY OTHERS

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