

File #

8-G-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 Bluemont Property LLC (Lara Sievers)	Owner <input checked="" type="checkbox"/>	New Structure <input checked="" type="checkbox"/>
Street Address 408 N Cedar Bluff Rd Suite 400	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip Knoxville, TN 37922	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number 865-392-1881	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Email laras@bluemontgroup.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 6115 Asheville Hwy	City, State, Zip Knoxville, TN 37924
See KGIS.org for Parcel # 07100101	City Council: 4 and Zoning District C-H-2

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.

Bluemont Property would like to request a sign variance at 6115 Asheville Hwy Dunkin (Project R21-1102)

The maximum allowance is 39.1 sq ft. and we are requesting an additional 149.1 sq ft. This will allow us to be able to add our Drive Thru graphics to the non street facing side of the building show in Exhibit A in the attachment. Please consider that we are requesting the addition of graphics, it is not actually signage if that assists our case.

Exhibit B shows the proposed graphics we request be granted to install. The lack of graphics doesn't allow for the fluid flow of traffic in the Drive Thru lane. These graphics are directional in nature only and are on the side of the building that does not face street traffic.

Describe hardship conditions that apply to this variance.

Prevents us from fully exposing our customers to the Dunkin brand in the Drive Thru. Over 80% of our customers will wait in the Drive Thru on their visit. Signage is extremely important to our brand awareness and customer retention. We greatly appreciate your consideration!

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

7/13/2022

File #



BOARD OF ZONING APPEALS APPLICATION

*****OFFICE USE ONLY*****

Is a plat required? Yes No

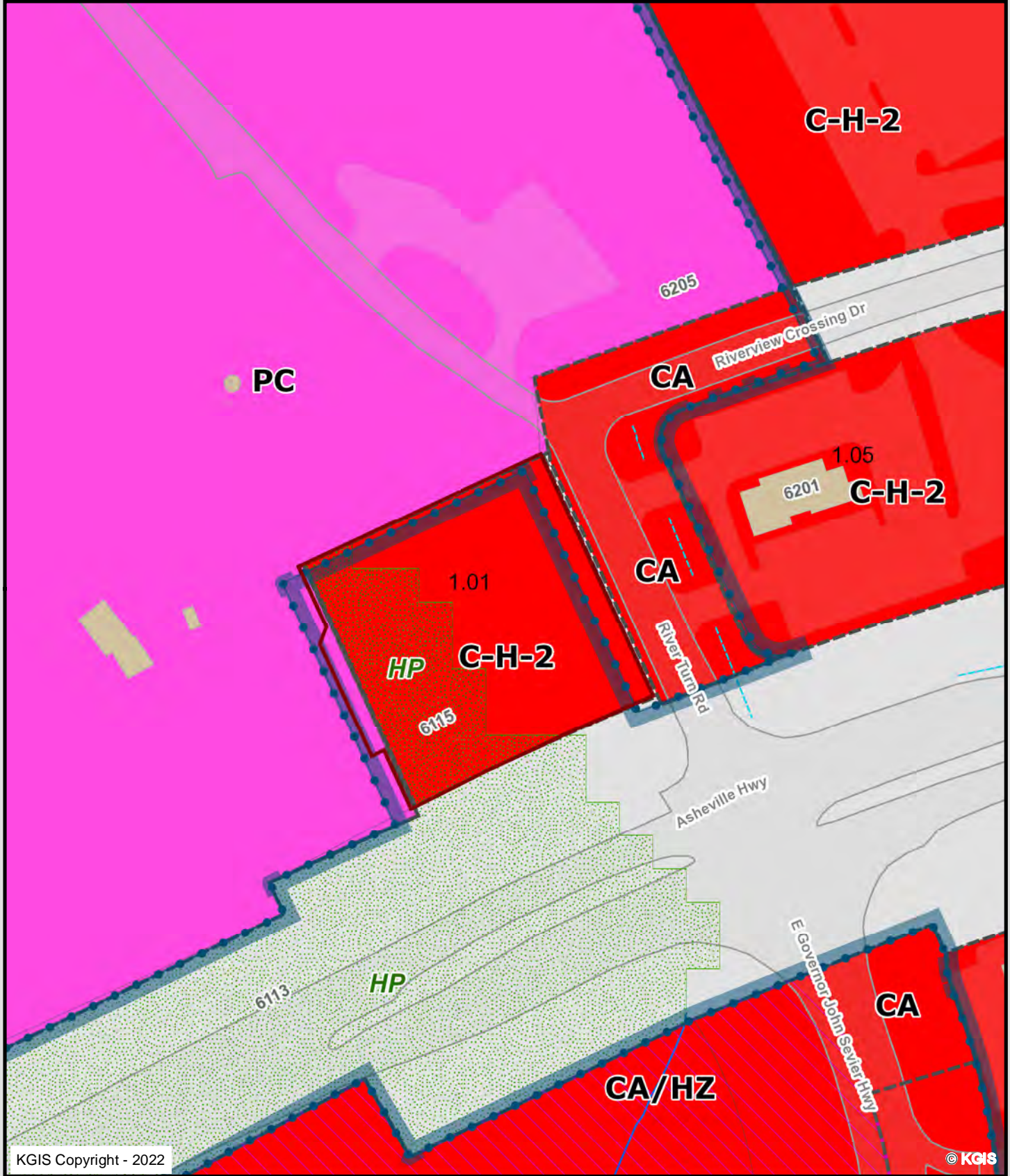
Small Lot of record?

VARIANCE REQUEST(S) WITH ORDINANCE CITATION(S):

(This area is intentionally left blank for the applicant to provide details of the variance request and ordinance citations.)

PROJECT INFORMATION

Date Filed	Fee Amount
Council District	BZA Meeting Date
PLANS REVIEWER	DATE



KGIS Copyright - 2022

© KGIS

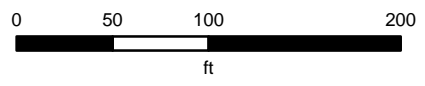
6115 ASHEVILLE HWY

8-G-22-VA
LARA SIEVERS

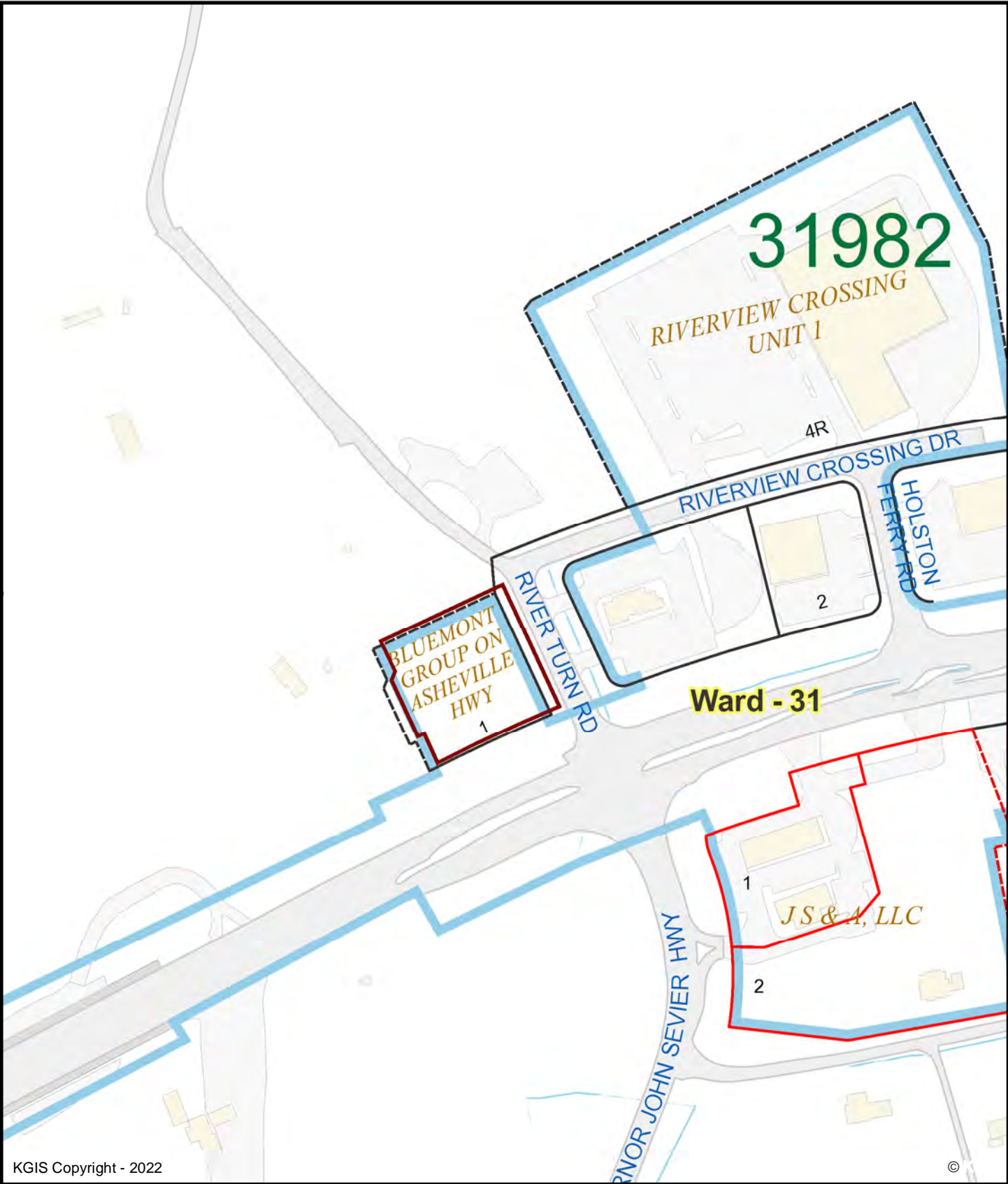
Knoxville - Knox County - KUB Geographic Information System



Printed: 7/14/2022 at 11:48:38 AM



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS ,WITH ALL FAULTS, and assumes all responsibility for the use thereof, and futher covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.



KGIS Copyright - 2022

©

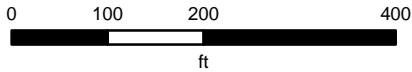
6115 ASHEVILLE HWY

8-G-22-VA
LARA SIEVERS

Knoxville - Knox County - KUB Geographic Information System



Printed: 7/14/2022 at 11:49:35 AM



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS ,WITH ALL FAULTS, and assumes all responsibility for the use thereof, and futher covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.



KGIS Copyright - 2022

© KGIS

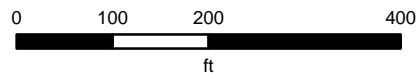
6115 ASHEVILLE HWY

8-G-22-VA
LARA SIEVERS

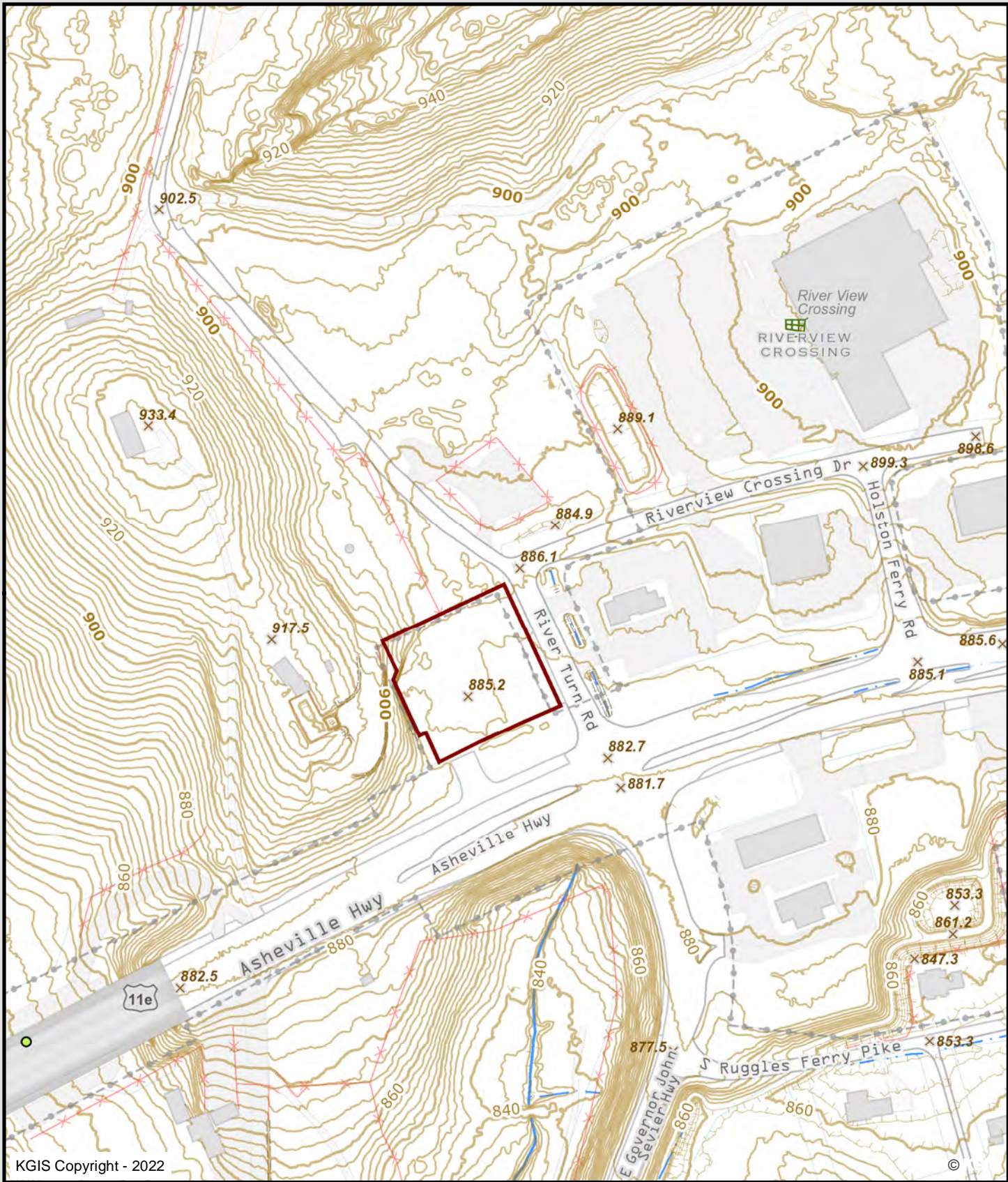
Knoxville - Knox County - KUB Geographic Information System



Printed: 7/14/2022 at 11:49:06 AM



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS ,WITH ALL FAULTS, and assumes all responsibility for the use thereof, and futher covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.



KGIS Copyright - 2022

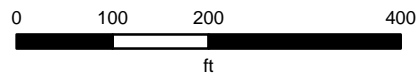
6115 ASHEVILLE HWY

8-G-22-VA
LARA SIEVERS

Knoxville - Knox County - KUB Geographic Information System



Printed: 7/14/2022 at 11:50:06 AM



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

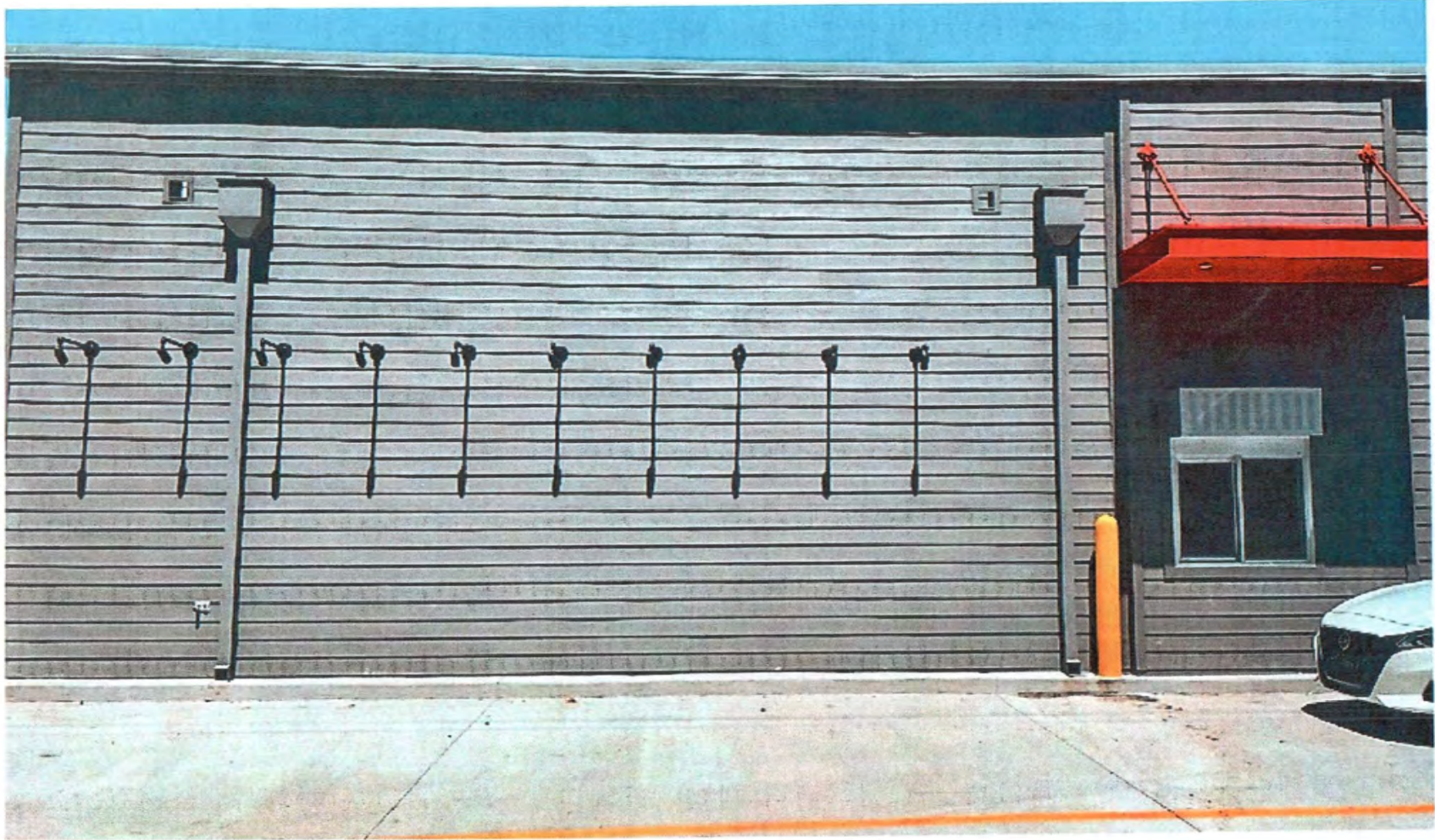
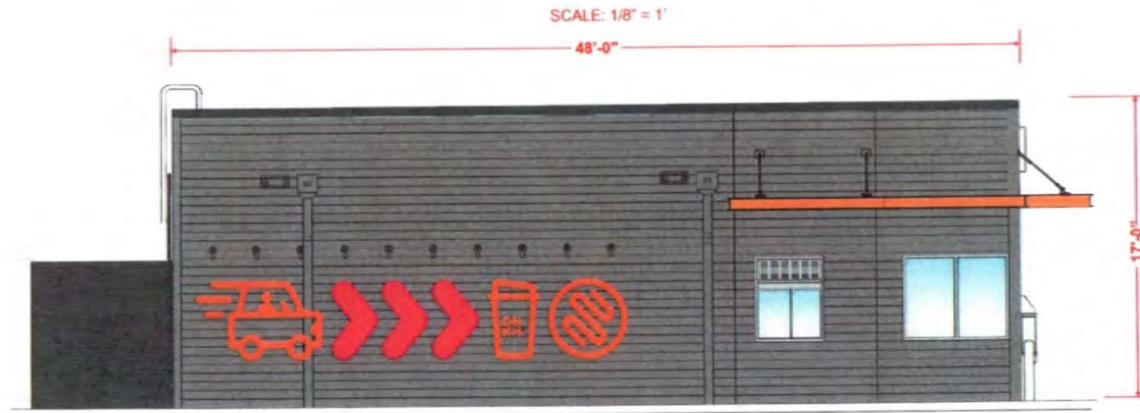
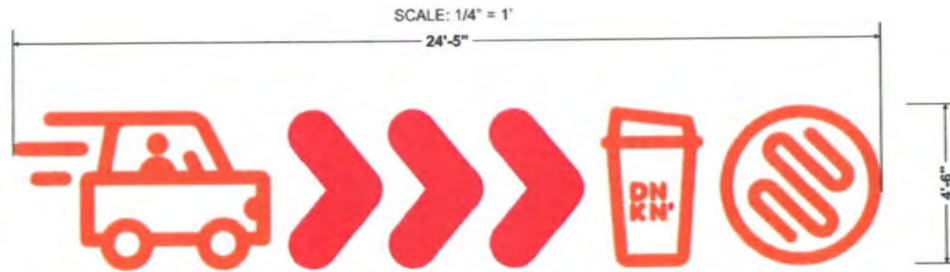


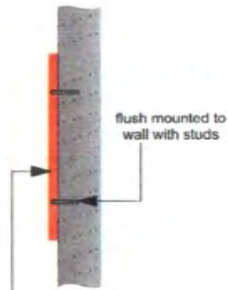
EXHIBIT A



1/4" aluminum letters / non-lighted - flush mounted



SIDE VIEW



0.25" painted, aluminum letters- non lighted.

VINYL COLORS

- 3M 3630-3123 Orange Translucent
- 3M 3630-1379 Magenta Translucent
- 3M 7725-41 Gray Translucent



SIGNCO inc.
PLASTIC/NEON/ELECTRONIC

This drawing is the property of SIGNCO, Inc. No. 6, 10, 15, 20, 25, 30, 35, 40, 45, 50, 55, 60, 65, 70, 75, 80, 85, 90, 95, 100, 105, 110, 115, 120, 125, 130, 135, 140, 145, 150, 155, 160, 165, 170, 175, 180, 185, 190, 195, 200, 205, 210, 215, 220, 225, 230, 235, 240, 245, 250, 255, 260, 265, 270, 275, 280, 285, 290, 295, 300, 305, 310, 315, 320, 325, 330, 335, 340, 345, 350, 355, 360, 365, 370, 375, 380, 385, 390, 395, 400, 405, 410, 415, 420, 425, 430, 435, 440, 445, 450, 455, 460, 465, 470, 475, 480, 485, 490, 495, 500, 505, 510, 515, 520, 525, 530, 535, 540, 545, 550, 555, 560, 565, 570, 575, 580, 585, 590, 595, 600, 605, 610, 615, 620, 625, 630, 635, 640, 645, 650, 655, 660, 665, 670, 675, 680, 685, 690, 695, 700, 705, 710, 715, 720, 725, 730, 735, 740, 745, 750, 755, 760, 765, 770, 775, 780, 785, 790, 795, 800, 805, 810, 815, 820, 825, 830, 835, 840, 845, 850, 855, 860, 865, 870, 875, 880, 885, 890, 895, 900, 905, 910, 915, 920, 925, 930, 935, 940, 945, 950, 955, 960, 965, 970, 975, 980, 985, 990, 995, 1000.

VALUE OF THIS SUBMISSION: \$250.00

SIGN & FAX BACK SO THAT WE MAY APPROVE YOUR ORDER.
FAX: 865.947.2089 info@signco-inc.com

APPROVED **APPROVED W/CHANGES**
REVISE & RESUBMIT

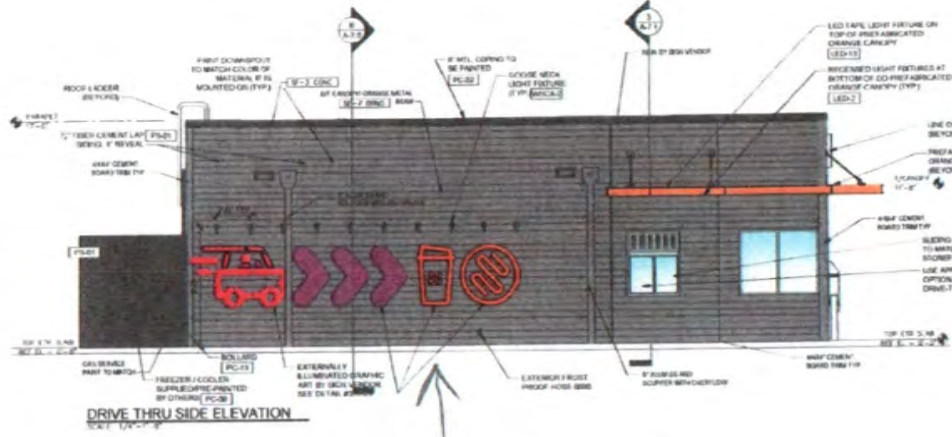
SALES REPRESENTATIVE: Baker Jones
 FILE: Dunkin Side Bldg Asheville Hwy
 LOCATION: Knoxville, TN

DATE: 07-13-2022
 DRAWN BY: Tiffany Poling

APPROVAL SIGNATURE
 SCALE: 1/4" = 1'

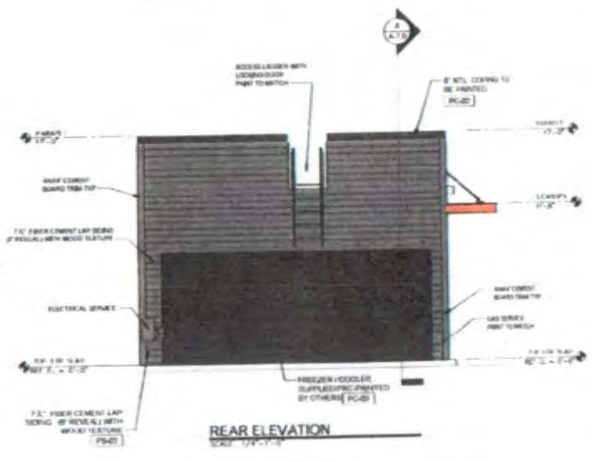
EXHIBIT B





DRIVE THRU SIDE ELEVATION
SCALE: 1/4" = 1'-0"

Not Approved



REAR ELEVATION
SCALE: 1/4" = 1'-0"

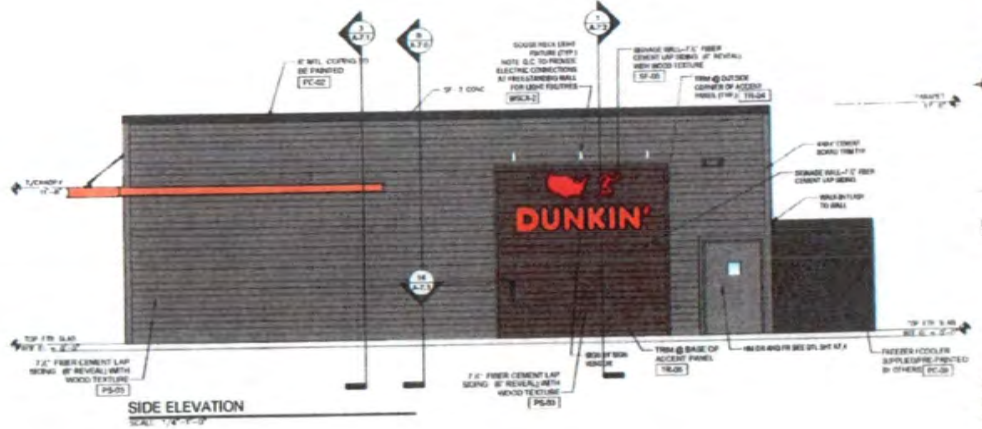
NOTES

1. SERVICE BEAM LIGHTING: END OF BEAM WHEN USING THE NATIONAL ACCOUNTS PREFABRICATED ORANGE BEAM LED-13 SHALL BE PROVIDED BY THE VENDOR FOR THE UNDERSIDE OF THE BEAM WHEN THE ORANGE BEAM IS FIELD FINISHED LED-3 SHALL BE PROVIDED BY THE G.C. AND USED ON THE UNDERSIDE OF THE BEAM.

2. TOP OF BEAM WHEN USING THE NATIONAL ACCOUNTS PREFABRICATED ORANGE BEAM LED-13 SHALL BE FINISHED BY THE VENDOR FOR THE TOP OF THE BEAM WHEN THE ORANGE BEAM IS FIELD FINISHED LED-3 SHALL BE PROVIDED BY THE G.C. AND USED ON TOP OF THE BEAM.



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



SIDE ELEVATION
SCALE: 1/4" = 1'-0"

JOHN S. VACI, ARCHITECT
1138 BERKAC ROAD
BOSTON, MASSACHUSETTS 02116
PHONE: 617.451.7400
WWW.JSVACI.COM

dunkin'
by hand.

6115 Ashcroft Way
Boston, MA 02124
Store Number: 363124

BLUEMONT GROUP

DATE	DESCRIPTION

ELEVATIONS