

File # 8-H-22-VA



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 Land Development Solutions (Rusty Baksa)	Owner <input type="checkbox"/>	New Structure <input checked="" type="checkbox"/>
Street Address 310-K Simmons Rd	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 865-671-2281	Other <input checked="" type="checkbox"/>	Signage <input type="checkbox"/>
Email rbaksa@ldstn.com		Other <input type="checkbox"/>

THIS IS A REQUEST FOR:

- Zoning Variance (Building Permit Denied)
- Appeal of Administrative Official's Decision
- Extension of Non-Conforming Use/or Structure
- Map Interpretation

PROPERTY INFORMATION

Street Address 720 Burgess Ave & 0 Teddy Ave City, State, Zip Knoxville 37921
 See **KGIS.org** for Parcel # 094CJ016,094CJ020 City Council District 6 Zoning District I-G

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.

Project is a proposed Self Storage Facility. A subdivision plat will be prepared to combine multiple tracts owed by the Shafer Family which will result in a 2.51 acre tract. The resulting tract is irregular in shape and has topography issues which are the basis for the variance requests.

Variances requested:

1. Reduction in the front yard setback on Burgess from 25' to 10'
2. Reduction in the driveway widths for Self Storage facilities from 30' to:
 - a. 18' for aisles A & B that will be one way drives.
 - b. 24.84' for aisle C
 - c. 25' for aisle D

Describe hardship conditions that apply to this variance.

- d. 20' for aisles E & I
- e. 25' for aisle F
- f. 25' for aisles G & H

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

Applications may be submitted via email to: bldginspections@knoxvilletn.gov

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 E J Baksa, Jr.

Digitally signed by E J Baksa, Jr.
Date: 2022.07.14 10:37:43 -0400

DATE 7/14/22

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):

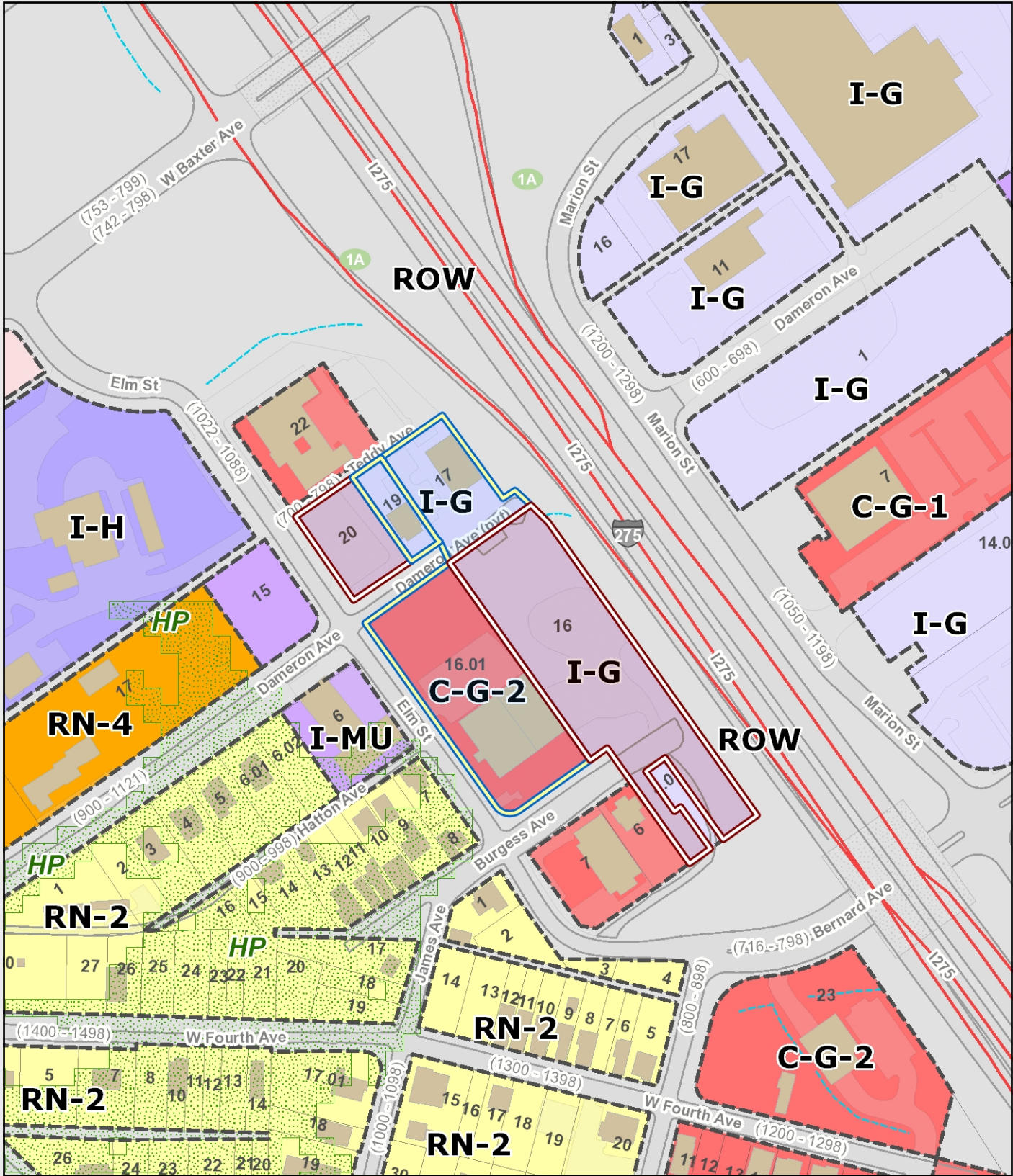
Large empty rectangular area for providing variance request details and ordinance citations.

PROJECT INFORMATION

Date Filed | Fee Amount

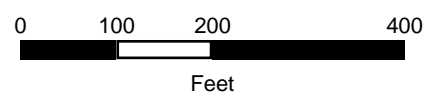
Council District | BZA Meeting Date

PLANS REVIEWER | **DATE**

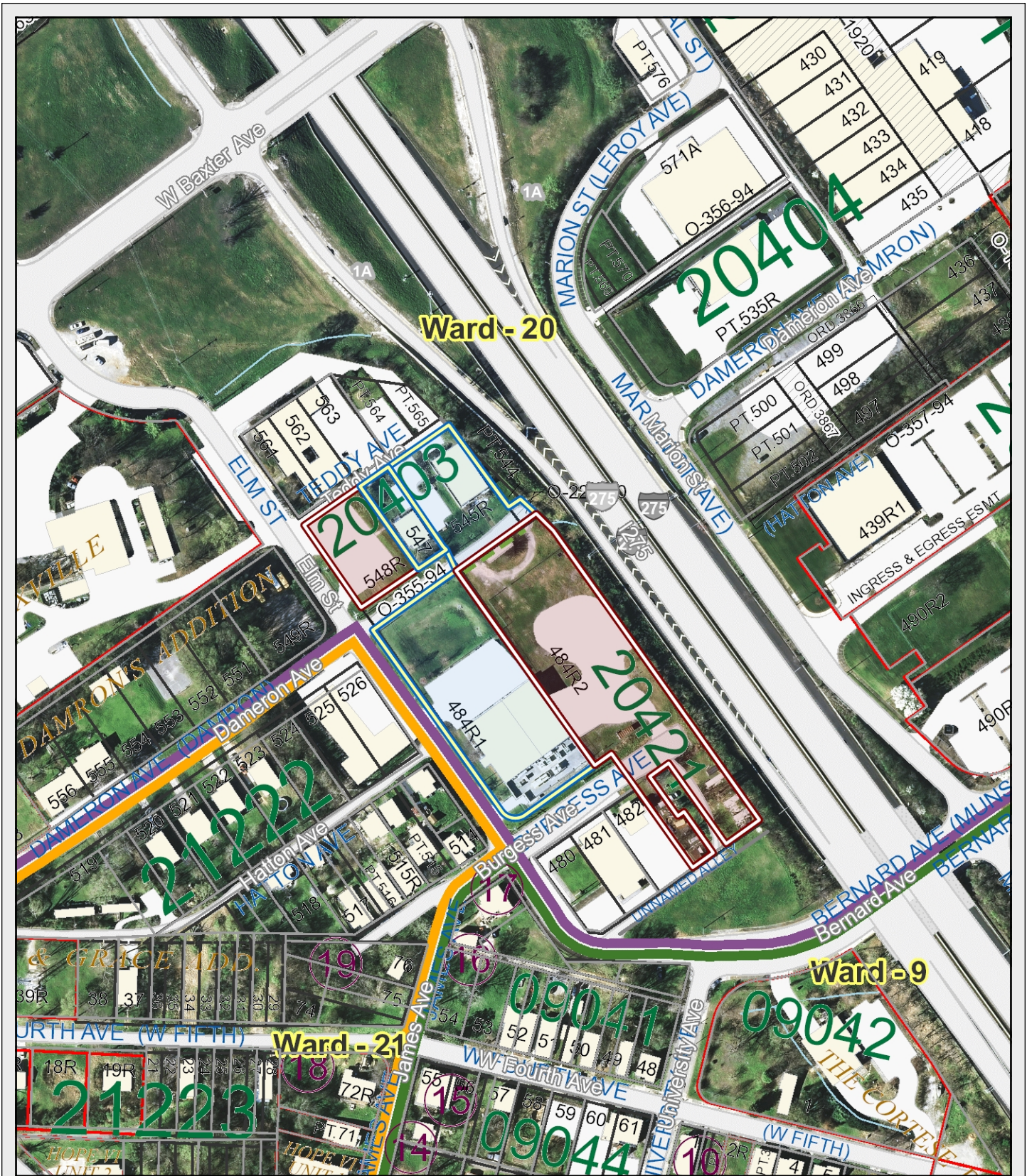


720 BURGESS AVE & 0 TEDDY AVE

8-H-22-VA
RUSTY BASKA



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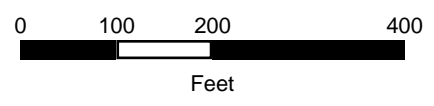
Ward - 20

Ward - 9

Ward - 21

720 BURGESS AVE & 0 TEDDY AVE

8-H-22-VA
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720 BURGESS AVE & 0 TEDDY AVE

8-H-22-VA

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0 100 200 400

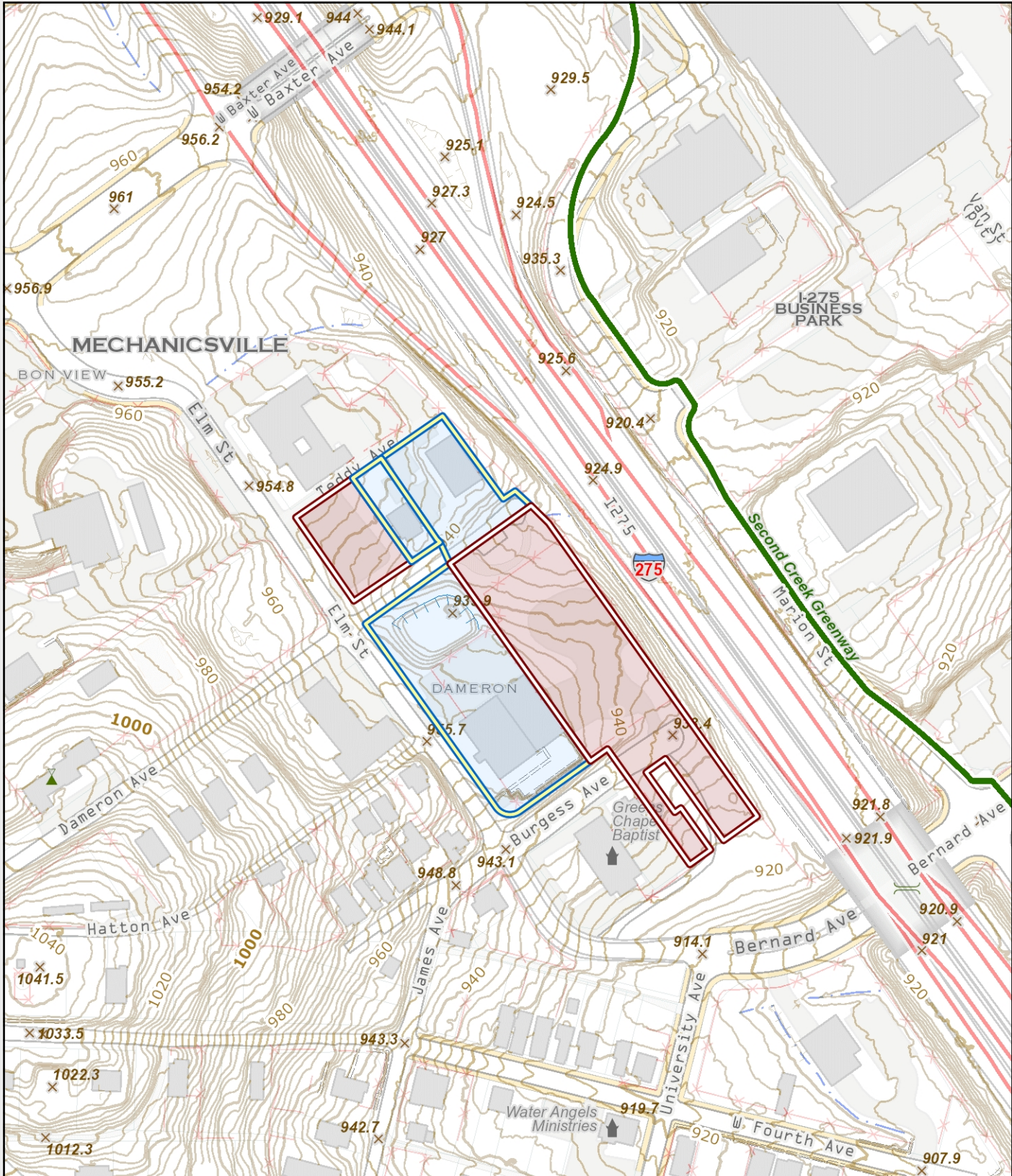


Feet

KGIS makes no representation or warranty as to the accuracy of this 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.

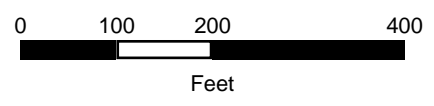
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720 BURGESS AVE & 0 TEDDY AVE

8-H-22-VA
RUSTY BASKA



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X:\Kevin\cable\Files\219019 - Kevin's Alex Shafer Property Survey Files\219019 - Kevin's Alex Shafer Property Plat.dwg Jul 14, 2022 - 9:29am rbakka - LDS Copyright 2022

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 stipulations noted on this plat and in the minutes of the Knoxville-Knox County Metropolitan Planning Commission, on this _____ day of _____, 20____, and that the record plat is hereby approved for recording in the office of the Knoxville-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.
Signed: _____
Date: _____

Zoning Certification
Zoning district(s) in which the land being subdivided is located shall be indicated as shown on zoning map by Planning Commission as follows:
Zoning Shown on Official Map _____
Date: _____
By: _____

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: _____

Taxes and Assessments Certification
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: _____

City of Knoxville Engineering Division
The Knoxville Engineering Division hereby approves this plat on this _____ Day of _____, 20____.
Engineering Director _____

City - Release of Easements
Except as noted or shown on this plat, the following parties hereby consent to the release of all rights that may have accrued for their use and benefit in the utility and drainage easements along all boundary/lot lines.
The following parties do not release any rights that may have accrued for their use and benefit where there are existing facilities within the previously established easement, whether or not shown on this plat. Any relocation of existing facilities will be made at the property owner's expense. If the facilities are relocated, the easement rights will be released.

City of Knoxville Department of Engineering
Signed: _____ Date: _____
Water: _____
Signed: _____ Date: _____
Sewer: _____
Signed: _____ Date: _____
Electric: _____
Signed: _____ Date: _____
Gas: _____
Signed: _____ Date: _____
Telephone: _____
Signed: _____ Date: _____
Cable Television: _____
Signed: _____ Date: _____

Certificate of Ownership and General Dedication
Alexander C and Teresa R Shafer, 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: Alexander C Shafer Signature(s): _____
Teresa R Shafer _____
Date: _____
State of Tennessee, County of Knox
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 (or she or they) executed the same as his (or her or their) free act and deed.
Witness my hand and notarial seal, this the day and year above.
Written _____ Notary
My Commission Expires _____ "Seal"

Certification of Approval of Public Sanitary Sewer System - Minor Subdivisions
This is to certify that the subdivision shown hereon is approved subject to the installation of a public sanitary sewers and treatment facilities, and such installation shall be in accordance with State and local regulations.
It is the responsibility of the property owner to verify with the Utility Provider the availability of sanitary sewers in the vicinity of the lot(s) and to pay for the installation of the required connections.
Utility Provider _____
Authorized Signature for Utility _____ Date _____

Certificate of Ownership and General Dedication
Shafer Construction & Management LLC, 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 Tennessee, County of Knox
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 (or she or they) executed the same as his (or her or their) free act and deed.
Witness my hand and notarial seal, this the day and year above.
Written _____ Notary
My Commission Expires _____ "Seal"

Certification of Approval of Public Water System - Minor Subdivisions
This is to certify that the subdivision shown hereon is approved subject to the installation of a public water system, and such installation shall be in accordance with State and local regulations.
It is the responsibility of the property owner to verify with the Utility Provider the availability of water system in the vicinity of the lot(s) and to pay for the installation of the required connections.
Utility Provider _____
Authorized Signature for Utility _____ Date _____

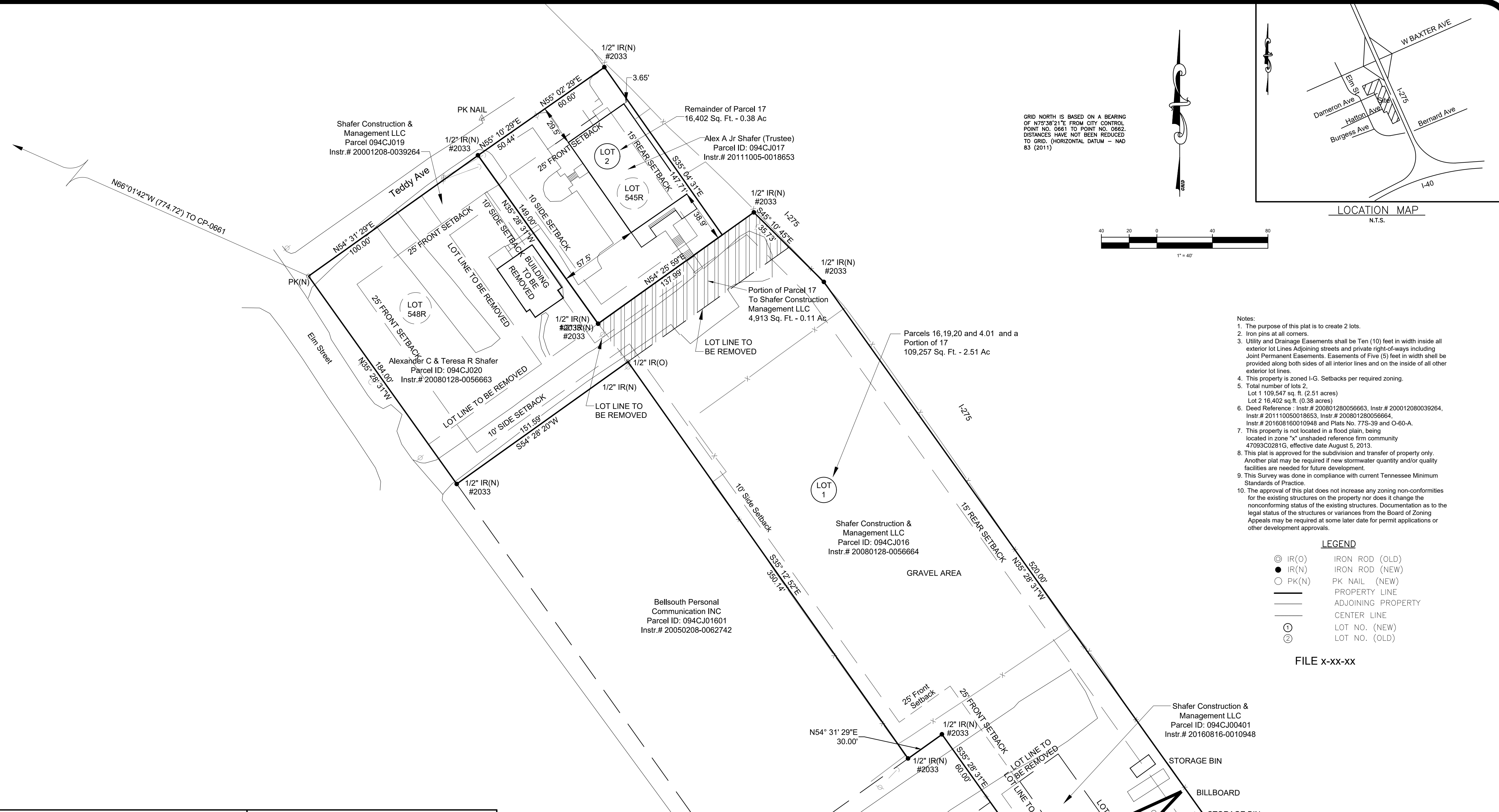
Certificate of Ownership and General Dedication
Alex A Shafer Jr (Trustee), the undersigned owner(s) of the property shown herein, hereby adopt this as (my, our) plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that (I am, we are) the owner(s) in fee 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 Tennessee, County of Knox
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 (or she or they) executed the same as his (or her or their) free act and deed.
Witness my hand and notarial seal, this the day and year above.
Written _____ Notary
My Commission Expires _____ "Seal"

Owner Certification on Release of Easement
(I, We) the undersigned owner(s) of the property shown herein understand that easement rights for any existing facilities are not being released and it is our responsibility to verify with the above parties if there are any existing facilities along the lot lines being eliminated by this plat before digging or constructing any building or structure.
Owner(s) Printed
Name: Alexander C and Teresa R Shafer
Signature(s): _____
Date: _____
Shafer Construction & Management LLC
Signature(s): _____
Date: _____
Alex A Shafer Jr
Signature(s): _____
Date: _____

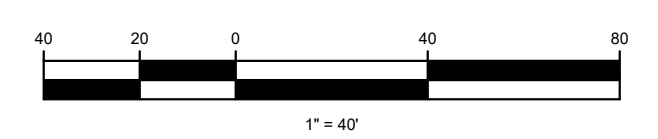
Owner Certification for Public Sewer and Water Service - Minor Subdivisions
(I, We) the undersigned owner(s) of the property shown herein understand that it is our responsibility to verify with the Utility Provider the availability of public sewer and water systems in the vicinity of the lot(s) and to pay for the installation of the required connections.
Owner(s) Printed
Name: Alexander C and Teresa R Shafer
Signature(s): _____
Date: _____
Shafer Construction & Management LLC
Signature(s): _____
Date: _____
Alex A Shafer Jr
Signature(s): _____
Date: _____

OWNERS
ALEXANDER C AND TERESA R SHAFER
1100 MARION STREET SUITE 100
KNOXVILLE, TN 37921
SHAHER CONSTRUCTION & MANAGEMENT LLC
1100 MARION STREET SUITE 100
KNOXVILLE, TN 37921
ALEX A SHAFER JR
1100 MARION STREET
KNOXVILLE, TN 37921
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 Metropolitan Planning Commission, or for variances 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 _____ day of _____, 20____.
Registered Land Surveyor _____
Tennessee License No. _____
Date: _____

Certification of Category and Accuracy of Survey
I hereby certify that this is a Category _____ survey and the ratio of precision of the unadjusted survey is not less than 1:____ as shown hereon and that said survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.
Registered Land Surveyor _____
Tennessee License No. _____
Date: _____



GRID NORTH IS BASED ON A BEARING OF N75°38'21"E FROM CITY CONTROL POINT NO. 0861 TO POINT NO. 0862. DISTANCES HAVE NOT BEEN REDUCED TO GRID. (HORIZONTAL DATUM - NAD 83 (2011))



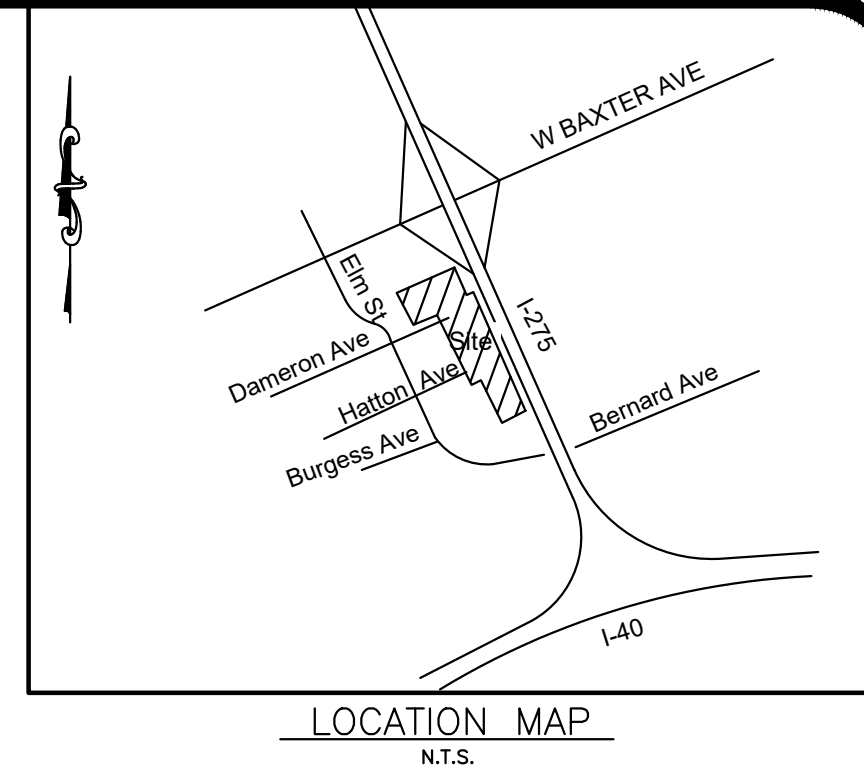
- Notes:**
- The purpose of this plat is to create 2 lots.
 - Iron pins at all corners.
 - Utility and Drainage Easements shall be Ten (10) feet in width inside all exterior lot lines. Adjoining streets and private right-of-ways including Joint Permanent Easements, Easements of Five (5) feet in width shall be provided along both sides of all interior lines and on the inside of all other exterior lot lines.
 - This property is zoned I-G. Setbacks per required zoning.
 - Total number of lots 2.
Lot 1 109,547 sq. ft. (2.51 acres)
Lot 2 16,402 sq. ft. (0.38 acres)
 - Deed Reference: Instr. # 200801280056663, Instr. # 20081280039264, Instr. # 201110050018653, Instr. # 200801280056664, Instr. # 201608100010948 and Plans No. 773-39 and O-60-A.
 - This property is not located in a flood plain, being located in zone "X" unshaded reference firm community 470590281G, effective date August 5, 2013.
 - This plat is approved for the subdivision and transfer of property only. Another plat may be required if new stormwater quantity and/or quality facilities are needed for future development.
 - This Survey was done in compliance with current Tennessee Minimum Standards of Practice.
 - The approval of this plat does not increase any zoning non-conformities for the existing structures on the property nor does it change the nonconforming status of the existing structures. Documentation as to the legal status of the structures or variances from the Board of Zoning Appeals may be required at some later date for permit applications or other development approval.

- LEGEND**
- ⊙ IR(O) IRON ROD (OLD)
 - IR(N) IRON ROD (NEW)
 - PK(N) PK NAIL (NEW)
 - PROPERTY LINE
 - ADJOINING PROPERTY
 - CENTER LINE
 - ① LOT NO. (NEW)
 - ② LOT NO. (OLD)

FILE x-xx-xx

Project: Alexander C Shafer Property
LAND DEVELOPMENT SOLUTIONS
310 SIMMONS RD., SUITE K-KNOXVILLE, TENNESSEE 37922
PH. 865-671-2281
Drawing Description: Final Plat
Revision: _____
Date: _____
No. _____
Date: _____
Drawn By: _____
Checked: _____
Approved: _____
Job No. 20---
1"=40'
Scale
Date
PLAT
Sheet No. _____

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Project: Shafer Self Storage
Project Address: Andy Shafer
Knoxville, Tennessee

LAND DEVELOPMENT SOLUTIONS
310 SIMMONS RD., SUITE K • KNOXVILLE, TENNESSEE 37922
PH. 865-671-2281

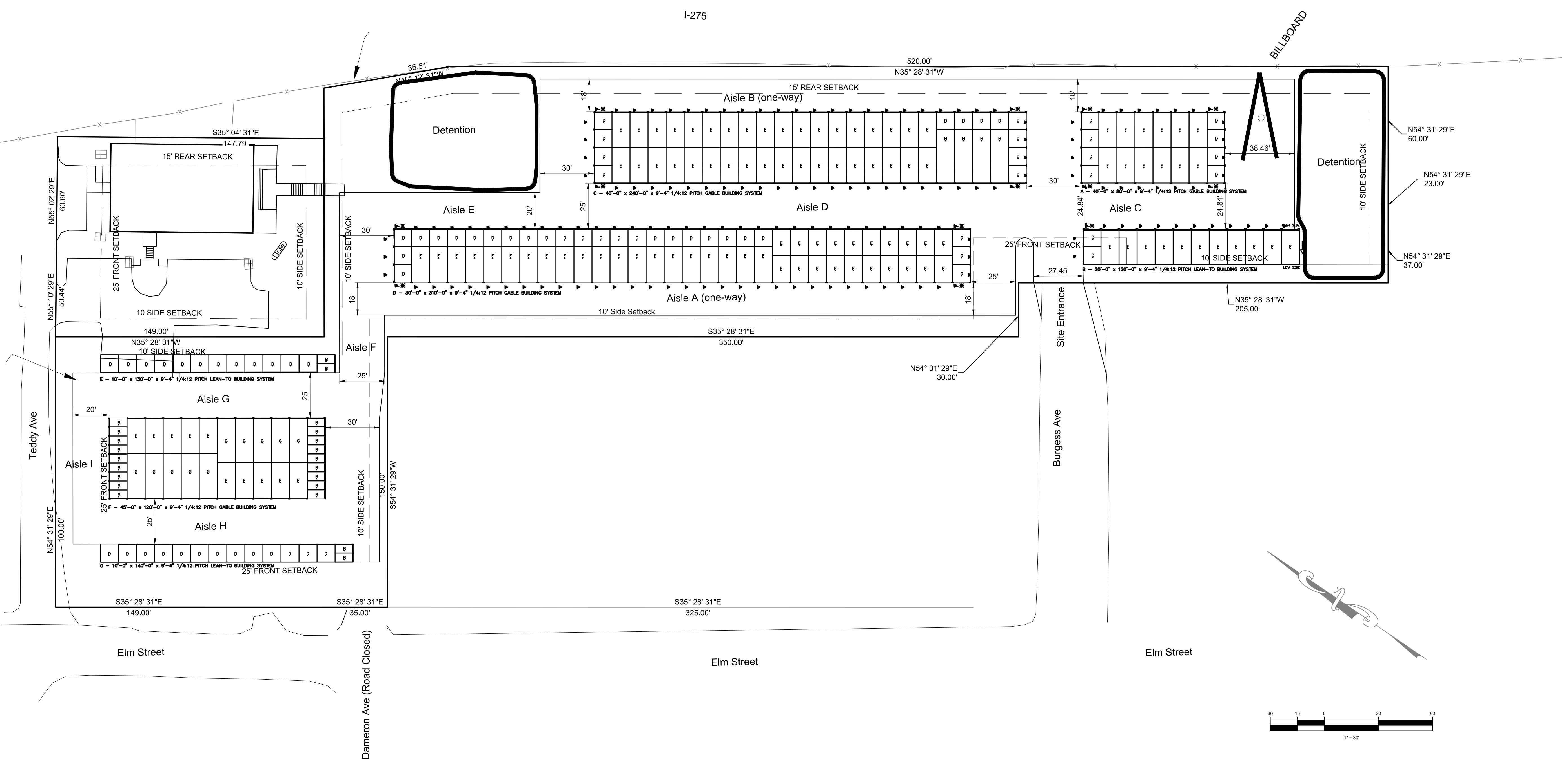
Drawing Description: Base Layout Plan

No.	Date	Revision

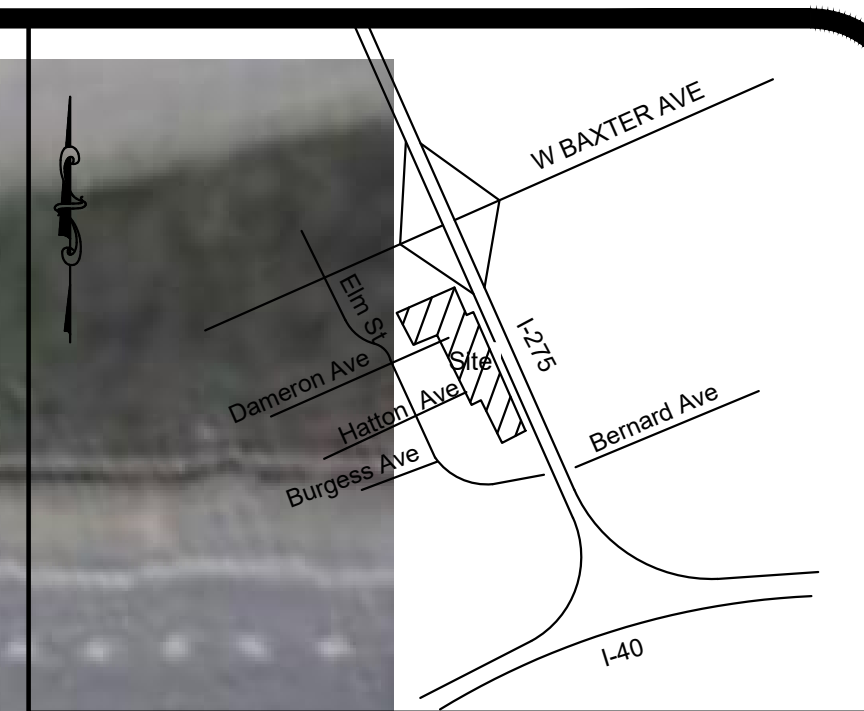
Preliminary Not For Construction

Drawn By	
Checked	
Approved	
Job No.	220009
1"=30' Scale	1-30-20 Date

XX
Sheet No.



X:\Kevin Casler Files\219019 - Kevin Alex Shafer Property Survey Files\DWG\Shafer Storage Master.dwg Jul 14, 2022 - 10:29am rbaksa - LDS Copyright 2022



Project: Shafer Self Storage
 Project Address: Andy Shafer
 Knoxville, Tennessee

LAND DEVELOPMENT SOLUTIONS
 310 SIMMONS RD., SUITE K • KNOXVILLE, TENNESSEE 37922
 PH. 865-671-2281

Drawing Description: Base Layout Plan

No.	Date	Revision

Preliminary Not For Construction

Drawn By	
Checked	
Approved	
Job No.	220009
1"=30' Scale	1-30-20 Date

XX
 Sheet No.