

File #

11-D-18-VA



CITY OF KNOXVILLE

BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION		APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name	ALAN GRISSOM	Owner <input type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address	1112 RIVERSHORE 8550 KINGSTON AVE	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip	KNOXVILLE TN 37919	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number	865-770-4009	Other <input checked="" type="checkbox"/>	Signage <input type="checkbox"/>
Email	agrisson@cannon-cannon.com		Other <u>LOT AREA</u> <input checked="" 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	1112 RIVERSHORE 9341 S. NORTHSIDE DR.
City, State, Zip	KNOXVILLE TN 37922
Parcel # (see KGIS.org)	154EF002
Zoning District (see KGIS.org)	C-6

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 variance(s) being requested.

PER ~~SECTION~~ ARTICLE 5 SECTION 3 7.0,
 REVISE LOT AREA FROM NOT LESS THAN 2 ACRES
 TO NOT LESS THAN 1.2 ACRES.

Describe hardship conditions that apply to this variance. LOT SIZE

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

10/12/18

File #

11-D-18-VA



CITY OF KNOXVILLE

BOARD OF ZONING APPEALS APPLICATION

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

Is a plat required? Yes ☐ No ☐

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

Decrease Required Lot Area from 2 acres
to 1.22 acres.

Per Article 5, Section 3.F.7.d.

PROJECT INFORMATION

Date Filed

Fee Amount

\$250 pd 10/15/18 ac # 4692 JF

Council District

BZA Meeting Date

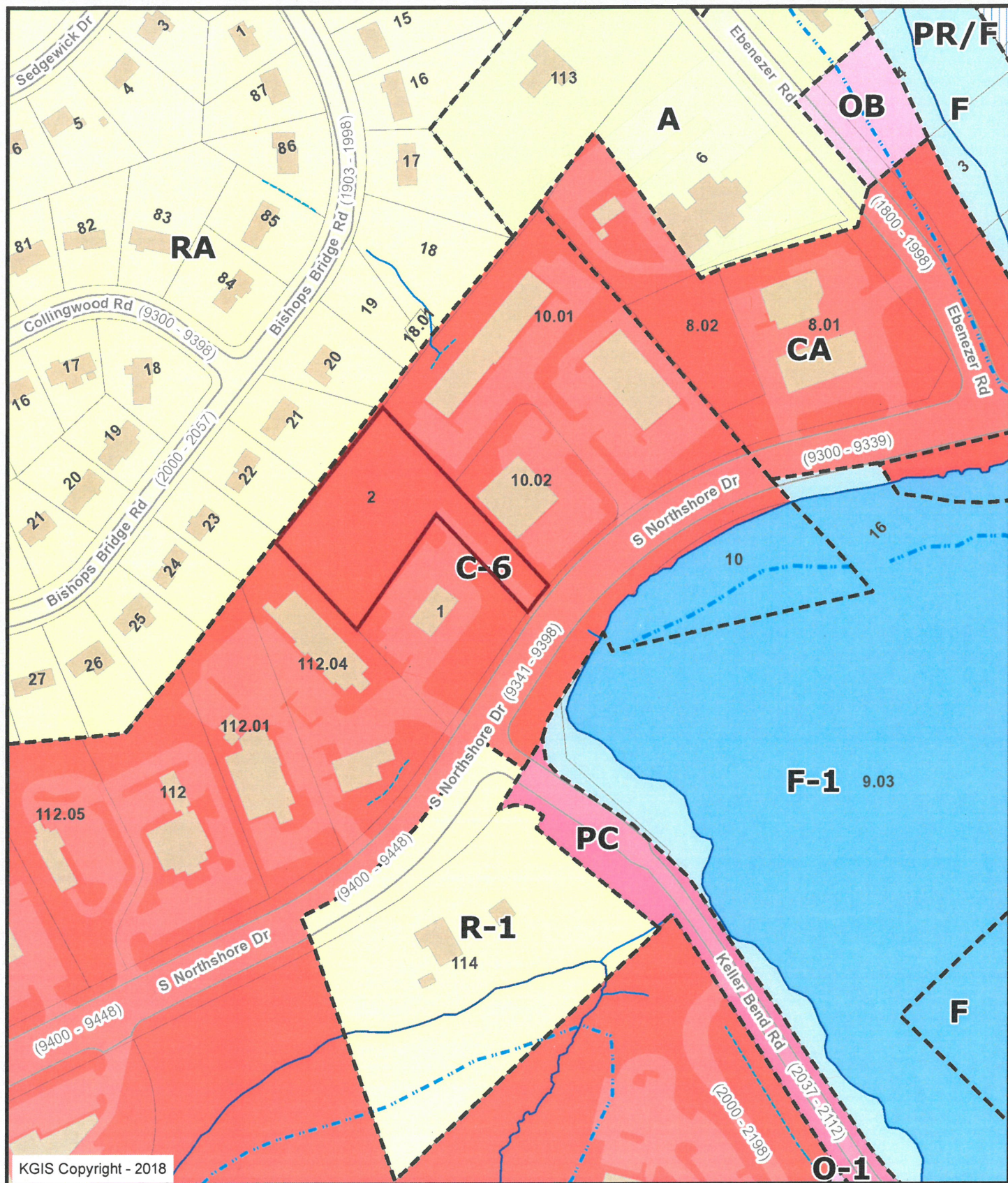
11/15/18

PLANS REVIEWER

Rebecca Johnson

DATE

10/15/18



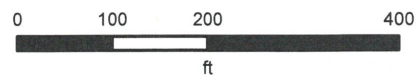
Alan Grissom

9341 S. Northshore Dr.
11-D-18-VA

Knoxville - Knox County - KUB Geographic Information System



Printed: 10/17/2018 at 8:58:16 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.



Alan Grissom

9341 S. Northshore Dr.
11-D-18-VA

Knoxville - Knox County - KUB Geographic Information System



Printed: 10/17/2018 at 8:57:42 AM

0 100 200 400
ft

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.

TEMPORARY ADDRESS

Metropolitan Planning Commission

Suite 403, City County Building
400 Main St
Knoxville, TN 37902

Phone: 865-215-2507
Fax: 865-215-2237
addressing@knoxmpc.org
www.knoxmpc.org/addressing/

APPLICANT INFORMATION

Applicant Name: Alan Grissom	Company: Cannon-Cannon
Primary Phone: 865.670.8555	Fax: 865.670.8866
Secondary Phone:	Email: agrissom@cannon-cannon.com

SITE INFORMATION

ADDRESS INFORMATION

Address Type: UNUSED LAND	Site Name: TEMPORARY ADDRESS
----------------------------------	-------------------------------------

PARCEL INFORMATION

Map Number: 154	Parcel Insert: E	Parcel Group: F	Parcel: 2	Full Parcel ID: 154EF002	Owner: ALEXANDER WILLIAM K Jr
------------------------	-------------------------	------------------------	------------------	---------------------------------	--------------------------------------

SUBDIVISION INFORMATION

Subdivision Name: J S EUGENE O NEILL EST EASE = 0.23 AC	Unit:	Phase:
Block:	Lot: 2R	Scanned Site Plan

Comments:

TEMPORARY ADDRESS

Address Number: 9341	Street: S NORTHSORE DR	Unit/Suite/Apt:
-----------------------------	-------------------------------	-----------------

Certified By: **Donna Hill**

Phone Number: **(865) 215-3872**

Certificate Date: **10/12/2018 2:09:20 PM**

Certificate Number:

67843

TEMPORARY

Temporary address should not be used for legal documents, mail, or utility connections.

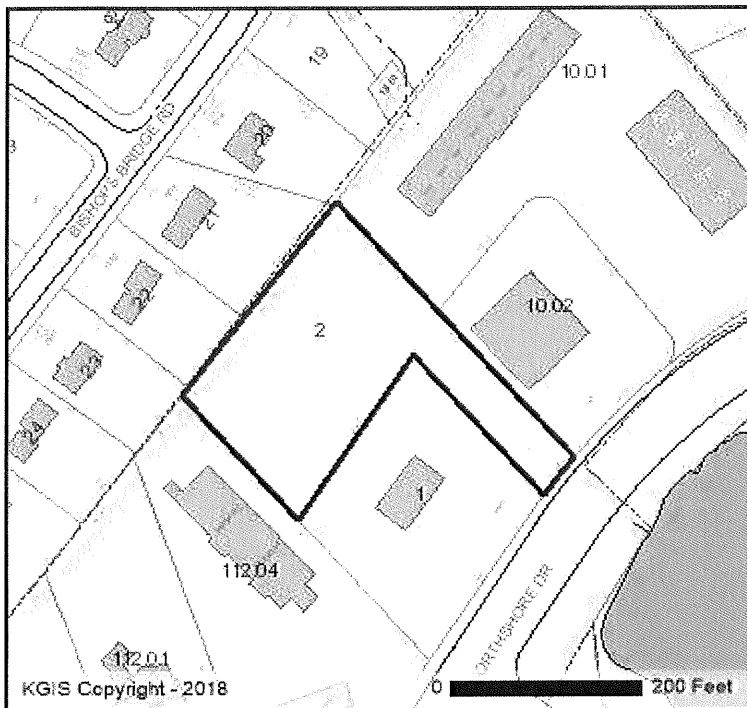
A site plan must be submitted to MPC's Addressing Department to receive a certified address.

A certified address may be required before a building permit can be issued.



Donna Hill

11-D-18-VA

Parcel 154EF002 - Property Map and Details Report**Property Information**

Parcel ID:	154EF002
Location Address:	0 S NORTHSORE DR
CLT Map:	154
Insert:	E
Group:	F
Condo Letter:	
Parcel:	2
Parcel Type:	
District:	51
Ward:	
City Block:	51011
Subdivision:	J S EUGENE O NEILL EST EASE = 0.23 AC
Rec. Acreage:	1.22
Calc. Acreage:	0
Recorded Plat:	20021101 - 0038327
Recorded Deed:	20170105 - 0042363
Deed Type:	Deed:Full Coven
Deed Date:	1/5/2017

Address Information

Site Address:	0 S NORTHSORE DR KNOXVILLE - 37922
Address Type:	UNUSED LAND
Site Name:	

Owner Information

ALEXANDER WILLIAM K Jr
PO BOX 205
MASCOT, TN 37806

The owner information shown in this section does **not** necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

Jurisdiction Information

County:	KNOX COUNTY
City / Township:	Knoxville

MPC Information

Census Tract:	57.11
Planning Sector:	Southwest County

Please contact Knox County Metropolitan Planning Commission (MPC) at (865) 215-2500 if you have questions.

Political Districts

Voting Precinct:	69S
Voting Location:	Northshore Elementary School 1889 THUNDERHEAD RD
TN State House:	14 Jason Zachary
TN State Senate:	6 Becky Duncan Massey
County Commission:	4 Hugh Nystrom

City Council:	2 Andrew Roberto
School Board:	4 Virginia Babb

Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

School Zones

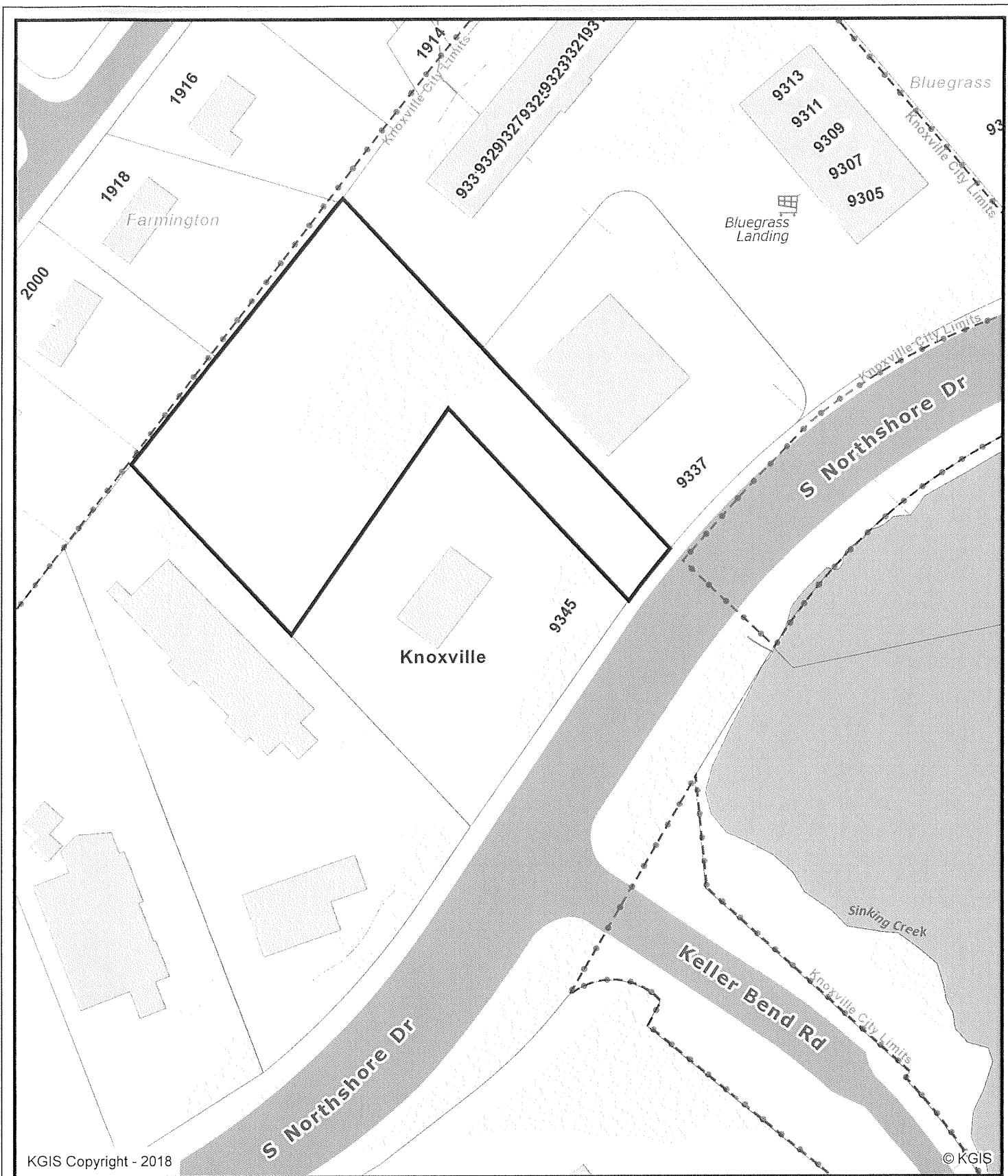
Elementary:	BLUE GRASS ELEMENTARY
Intermediate:	
Middle:	WEST VALLEY MIDDLE
High:	BEARDEN HIGH

Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

Disclaimer: 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 damage, loss, or liability arising from any use of the map product. Independent verification of all information contained on this map should be obtained by any user.

Proprietary Info: The map products and databases on this Web Site have been copyrighted by the KGIS Policy Board. The KGIS Policy Board hereby reserves all rights thereto, and no portion of the products or databases on this Web Site may be reproduced in any form or by any means without the express written authorization of the KGIS Policy Board or its authorized agents.

11-D-18-VA



KGIS Copyright - 2018

© KGIS

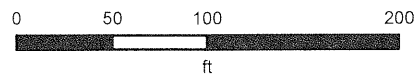
Letter Portrait

11-D-18-VA

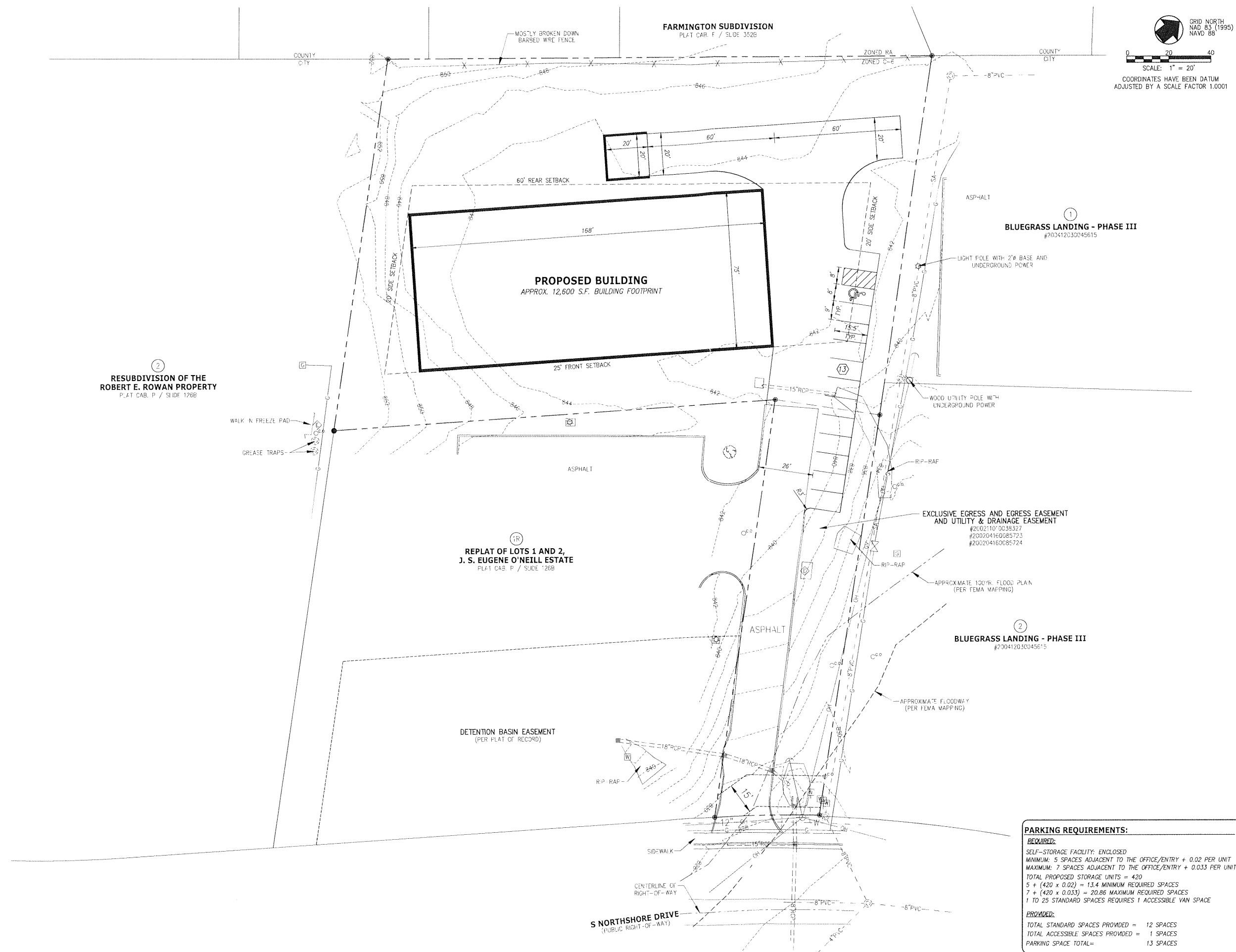
Knoxville - Knox County - KUB Geographic Information System



Printed: 10/12/2018 at 10:35:16 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.



- NOTES:**
1. THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY CANNON & CANNON, INC. DATED AUGUST 10, 2018.
 2. UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM OUTSIDE FACE OF BUILDING AND/OR FACE OF CURB.
 3. THE MINERAL AGGREGATE BASE AND ASPHALTIC SURFACE COURSES SHALL MEET THE MATERIALS, EQUIPMENT, CONSTRUCTION, AND TESTING REQUIREMENTS OF THESE DRAWINGS, AND THE CITY OF KNOXVILLE STANDARD SPECIFICATIONS.
 4. PROPERTY CONCERNED REFLECTS PARCEL 2.00 AS SHOWN ON KNOX COUNTY CLT TAX MAP NO. 154. ZONING FOR THE PROPERTY IS C-6 "GENERAL COMMERCIAL PARK DISTRICT". TOTAL AREA IS 1.22+ ACRES. THE TOTAL DISTURBED AREA IS APPROXIMATELY ---+ ACRES. CITY BLOCK NUMBER IS 51011.
 5. TRAFFIC CONTROL DEVICES AND PAVEMENT MARKING SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."
 6. ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE ZONING ORDINANCE.
 7. OWNER: WILLIAM K. ALEXANDER, JR.
P.O. BOX 205
MASCOT, TN 37806
 8. PERIMETER SLOPES SHALL BE LANDSCAPED AND ARE NOT TO EXCEED 2:1 (H:V) UNLESS PROPER STABILIZATION IS PROPOSED BY A GEOTECHNICAL ENGINEER.
 9. PROPOSED LANDSCAPE WILL COMPLY WITH THE CITY OF KNOXVILLE TREE PROTECTION ORDINANCE.

- LEGEND**
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
 - CONCRETE SIDEWALK
 - CONCRETE PAVEMENT
 - PROPOSED LIGHT DUTY ASPHALT PAVEMENT
 - EXIST. R.O.W.
 - BUILDING SETBACK LINE
 - EXIST. EASEMENT LINE
 - DETAIL REFERENCE (DETAIL NO./SHEET NO.)
 - NUMBER OF PARKING SPACES
 - COORDINATE POINT
 - HANDICAP PARKING
 - HANDICAP RAMP

REVISIONS		DATE
CANNON & CANNON INC CONSULTING ENGINEERS - FIELD SURVEYORS TEL: 865.670.8555 8550 Kingston Pike www.cannon-cannon.com Knoxville, TN 37919		
CLIENT: STERLING DEVELOPMENT, LLC 3900 EDISON LAKES PARKWAY, SUITE 201 MISHAWAKA, IN 46545		
PROJECT: SELF-STORAGE FACILITY S. NORTHSORE DRIVE KNOXVILLE, TN 37922		
SITE LAYOUT PLAN		
CCI PROJECT NO. 0100-0005		
DRAWING DATE	OCTOBER 4, 2018	
PM	AWG	PIC
DRAWN	CIO	CHECKED
C1.01		

PARKING REQUIREMENTS:

REQUIRED:

SELF-STORAGE FACILITY, ENCLOSED
MINIMUM: 5 SPACES ADJACENT TO THE OFFICE/ENTRY + 0.02 PER UNIT
MAXIMUM: 7 SPACES ADJACENT TO THE OFFICE/ENTRY + 0.033 PER UNIT
TOTAL PROPOSED STORAGE UNITS = 420
 $5 + (420 \times 0.02) = 13.4$ MINIMUM REQUIRED SPACES
 $7 + (420 \times 0.033) = 20.86$ MAXIMUM REQUIRED SPACES
1 TO 25 STANDARD SPACES REQUIRES 1 ACCESSIBLE VAN SPACE

PROVIDED:

TOTAL STANDARD SPACES PROVIDED = 12 SPACES
TOTAL ACCESSIBLE SPACES PROVIDED = 1 SPACES
PARKING SPACE TOTAL = 13 SPACES

11-D-18-VA