

File #

11-A-19-VA



CITY OF KNOXVILLE

BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION	APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name Ryan Steffy	Owner <input checked="" type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address 3701 Sevierville Pike	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip Knoxville, TN 37920	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number 865-851-8882	Other <input type="checkbox"/>	Signage <input checked="" type="checkbox"/>
Email soknotaco@gmail.com		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 3701 Sevierville Pike

City, State, Zip Knoxville, TN 37920

Parcel # (see KGIS.org) 109KD00203

Zoning District (see KGIS.org) C-1

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.

We would like to have a sign located on the Sevierville Pike side of our restaurant. The main entrance and existing sign is located on Lancaster, so we would like to have a sign facing the main intersection of Lancaster and Sevierville Pike.

Describe hardship conditions that apply to this variance.

During the replatting process, the city took approximately 10 feet of my property for the right of way and side walk. The existing conditions combined with the land taking has deprived me of reasonable use of the property to advertise with a detached sign.

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

9/24/19

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

Is a plat required?

Yes

☐

No

☒

Small Lot of record?

☐

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

1) Reduce the minimum required setback for a detached sign in the C-1 zone from 10' from Right-of-Way to 7'. (Article 8, Section 7.1.a)

PROJECT INFORMATION

Date Filed

9/26/19

Fee Amount

\$250 pd 9/26/19 gfc

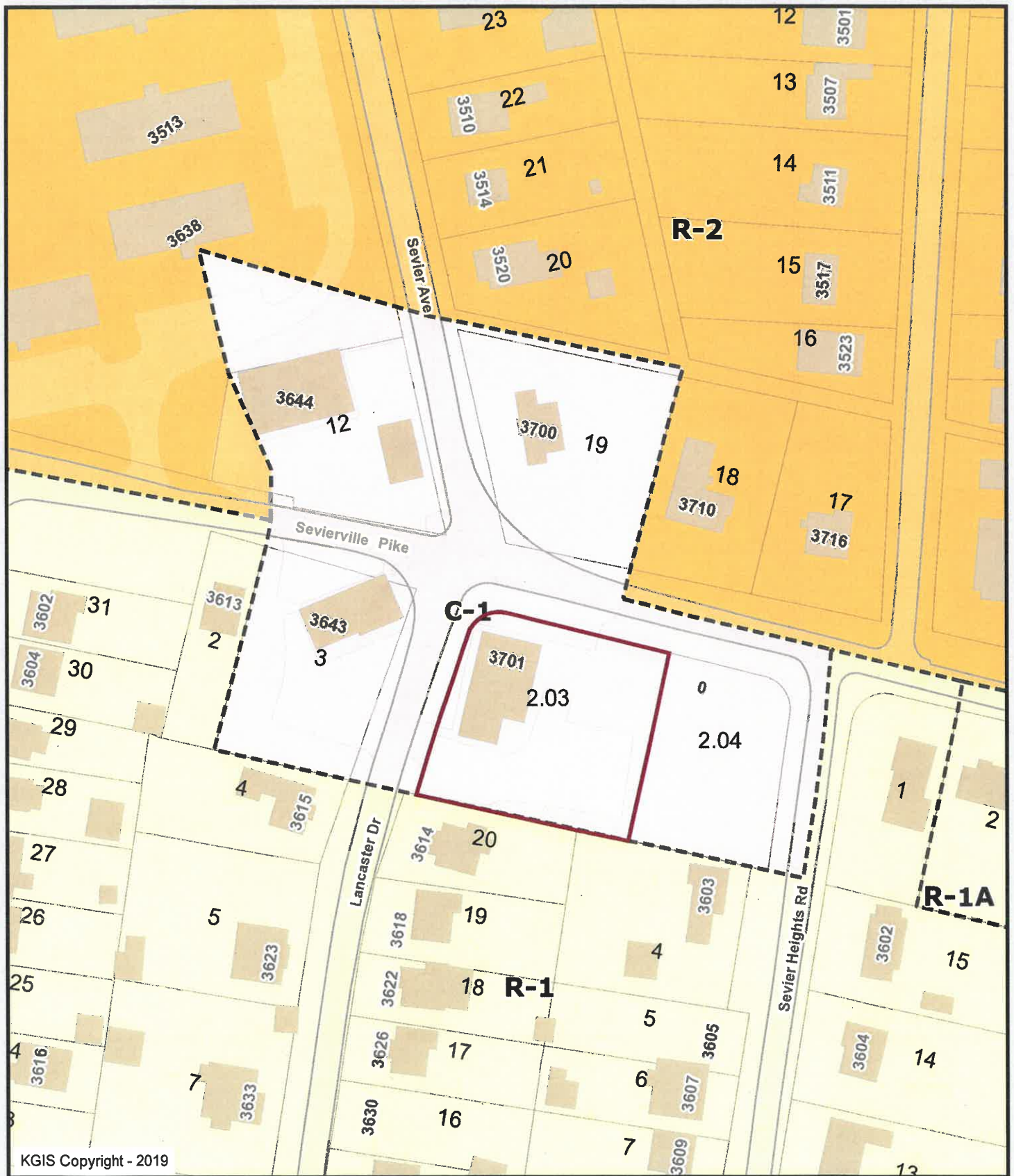
Council District 1

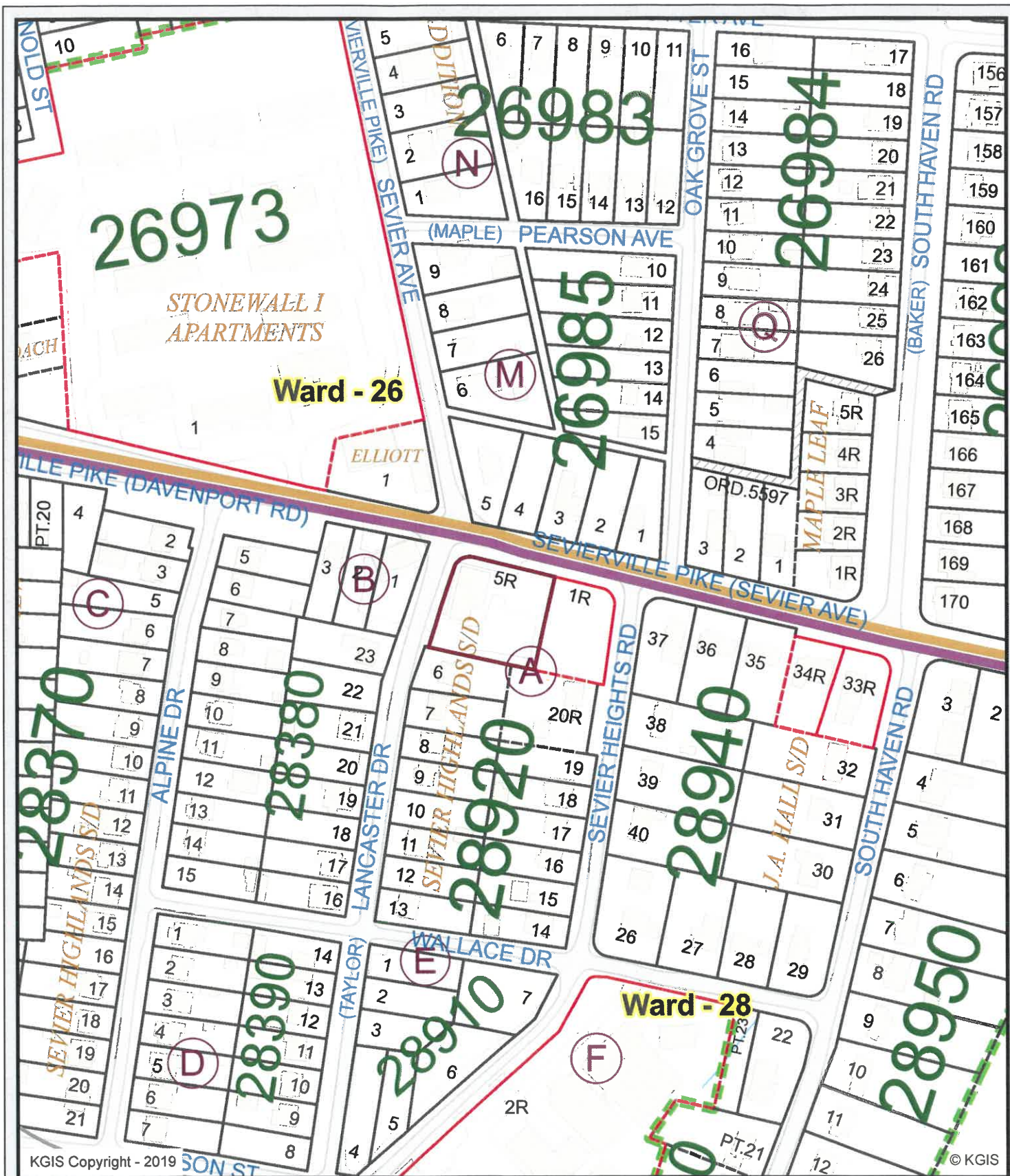
BZA Meeting Date

11/21/19

PLANS REVIEWER J Van Horn

DATE 9/30/19





3701 Sevierville Pike

11-A-19-VA
Ryan Steffy

Knoxville - Knox County - KUB Geographic Information System



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3701 Sevierville Pike

11-A-19-VA

Ryan Steffy

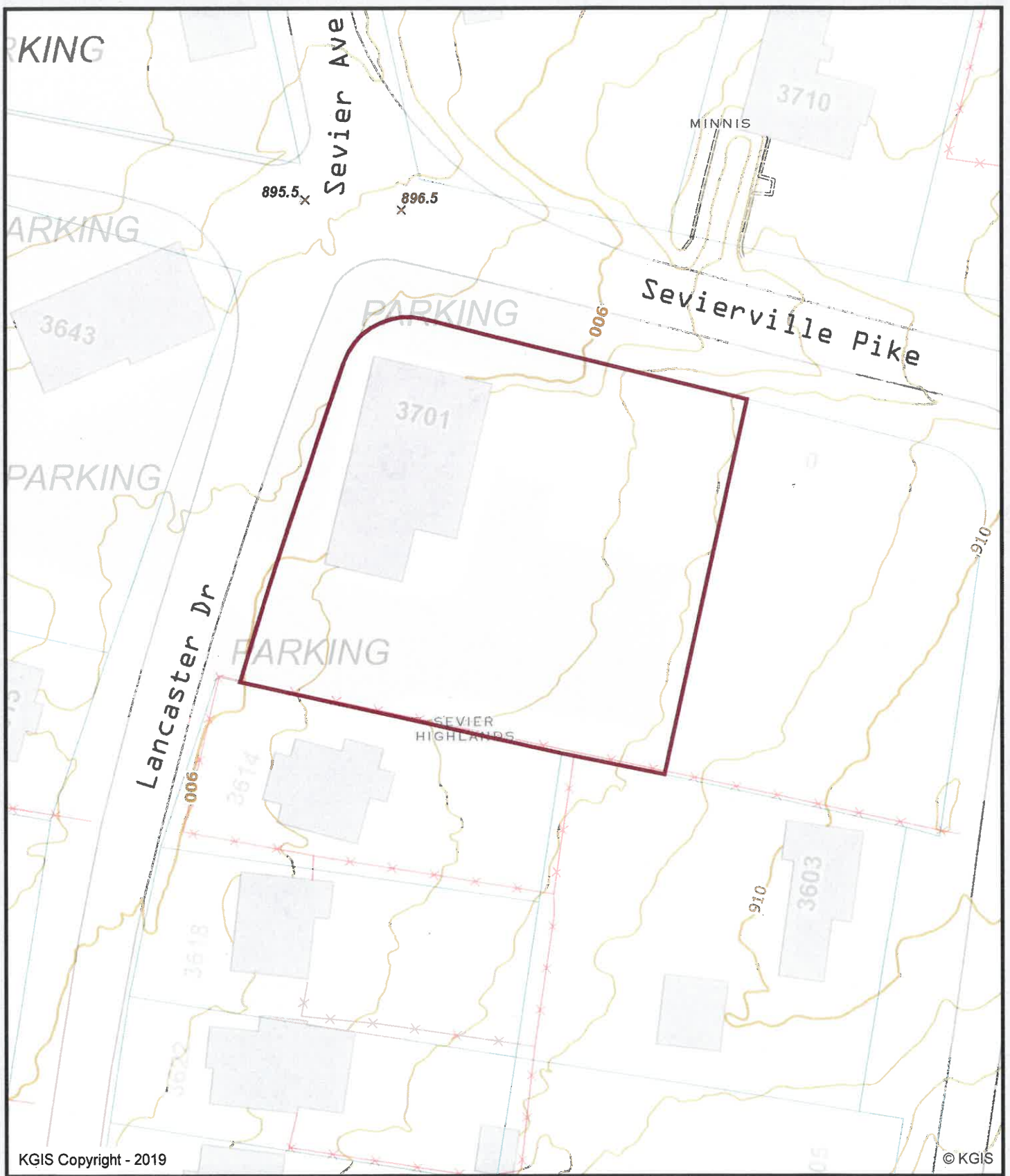
Knoxville - Knox County - KUB Geographic Information System



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0 25 50 100
ft

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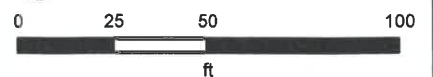
3701 Sevierville Pike

11-A-19-VA
Ryan Steffy

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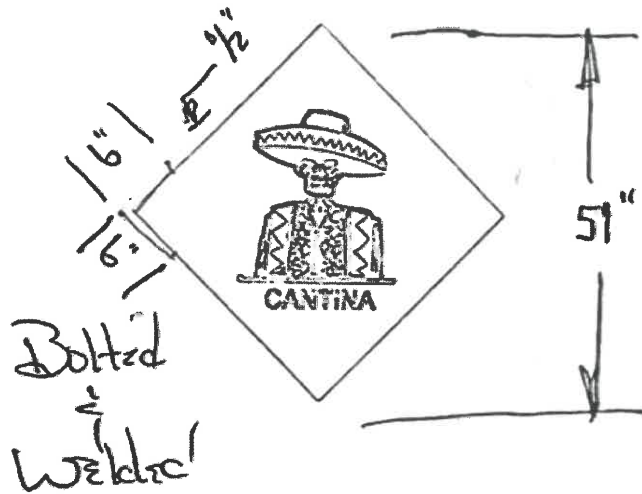
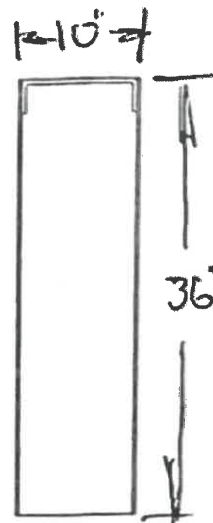
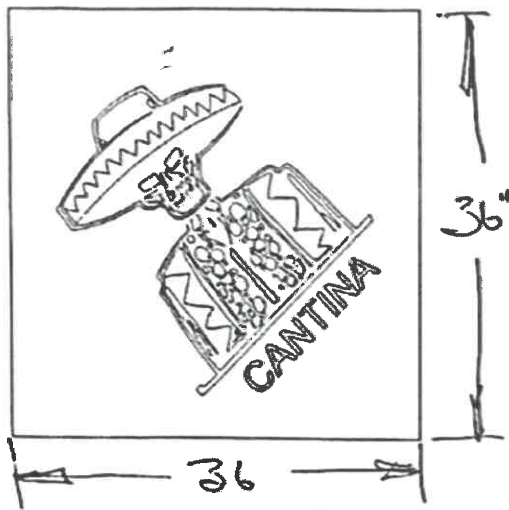


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SoKno Taco Cantina



11-A-19-VA



11-A-19-VA





CITY OF KNOXVILLE SIGN PERMIT APPLICATION

Plans Review & Inspections
City County Building
400 Main Street, Suite 505
Knoxville TN 37902

LOCATION				PROPERTY OWNER			
Business Name SoKno Taco Cantina				Owner Name Brian Hanns			
Street Address 3701 Sevierville Pike				Street Address 654 Helix Lane			
City, State, Zip Knoxville, TN 37920				City, State, Zip Knoxville, TN 37920			
Subdivision/Shopping Center _____				Phone Number _____			
CLT _____ Zoning District _____				Email Address _____			
APPLICANT INFORMATION				APPLICANT IS: CONTACT			
Name Ryan Steffy				Owner <input checked="" type="checkbox"/> Name _____			
Street Address 415 W Ford Valley Rd				Contractor <input type="checkbox"/> Primary Phone _____			
City, State, Zip Knoxville, TN 37920				Tenant <input type="checkbox"/> Secondary Phone _____			
Phone Number 845-522-0723				Other <input type="checkbox"/> (describe): _____			
PROJECT INFORMATION							
Description of Project: New <input checked="" type="checkbox"/> Temporary <input type="checkbox"/> Remodel <input type="checkbox"/> Maintenance <input type="checkbox"/> Other <input type="checkbox"/>							
Shadow box metal fabricated sign situated on the original sign post on our patio area facing Sevierville Pike.							
PROJECT VALUATION \$ \$4000 (Includes materials, fabrication and installation costs)							
NOTE				TEMPORARY SIGNS			
If sign is to be illuminated or otherwise electrified (DO NOT PROCEED with electrical work until electrical permit is obtained by a licensed electrical contractor per City of Knoxville Electrical Code Section 12.47. Electrical Permit is				Temporary Signs are restricted to one attached sign and one detached sign per business. Each sign shall not to exceed 48 s.f. in area. Temporary sign permits are valid for 15 days only.			
				Display Date From: _____ To: _____			
SIGN SCHEDULE							
Sign Type (Ground, Wall, Banner, Etc.)		Size (Dimensions) Height x Length		Sign Area Sq Ft	Height Ft	Illuminated Y/N	MPC Approval COA
1	Wall	3	x 3	9	10	n	n/a
2			x				
3			x				
4			x				
5			x				
6			x				
SIGN TOTALS		SETBACKS (GROUND SIGNS)		PRIMARY BLDG ELEVATION			
20 Sq Ft of Existing Signs		Front		20' and 15' Height of Primary Bldg Elevation			
10 Sq Ft of Proposed Signs		Right					
30 Sq Ft of Total Signs		Left		44' and 80' Width of Primary Bldg Elevation			
208 Maximum Allowed		Rear		2080 Sq Ft of Primary Bldg Elevation			
		To Curb					
<p>The applicant of this permit does hereby covenant and agree to comply with the ordinances of this jurisdiction pertaining to said building and site, and to construct the proposed signs in accordance with the plans and specifications submitted herewith, and certify that the information and statement given on this application, drawings, and specifications are to be the best of their knowledge, true and correct. It is understood and agreed by the applicant that any error, misstatement, or misrepresentation of the fact, either with or without intention on his part, such as might, if known cause a refusal of this application or any alternative or change in plans made without approval of the Sign Inspector subsequent to the issuance of the sign permit shall constitute sufficient grounds for revocation of such permit and the outdoor advertising device will be declared illegal.</p>							
THIS APPLICATION EXPIRES 6 MONTHS FROM DATE OF SUBMITTAL							
<ul style="list-style-type: none"> Fees must be paid at the time of submittal. Fees are calculated at \$75.00 base fee plus \$5.00 per \$1,000 or fraction thereof of total project valuation. TWO (2) COMPLETE SETS OF PLANS (including Site Plans to comply with Article 8, SECTION 15.1.b of the City Zoning Ordinance) AND SIGN DESIGN DETAIL MUST ACCOMPANY ALL APPLICATIONS. 							

APPLICANT'S SIGNATURE

DATE

9/24/2019

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