

File #

3-I-20-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: Mortgage Investors Group	Owner <input checked="" type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address: 8320 E Walker Springs Rd	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip: Knoxville TN 37923	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number: 865-691-8910	Other <input type="checkbox"/>	Signage <input checked="" type="checkbox"/>
Email: info@signco-inc.com		Other: <input type="checkbox"/>

THIS IS A REQUEST FOR:

<input type="checkbox"/> Zoning Variance (Building Permit Denied)	<input checked="" type="checkbox"/> Extension of Non-Conforming Use/or Structure
<input checked="" type="checkbox"/> Appeal of Administrative Official's Decision	<input type="checkbox"/> Map Interpretation

PROPERTY INFORMATION

Street Address : 8320 E Walker Springs Rd	City, State, Zip: Knoxville TN 37923
See KGIS.org for Parcel #: 120HB027	and Zoning District: O

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.

installing 1- sign consisting of multiple letters "Mortgage Investors Group" along w/ logo "M" , sq footage of the sign is 132 sq footage . The building at the present has a sign measuring 123 sq ft , no more than 4 years ago the building had 2 signs w/ the 2nd measuring 107.5 sq ft . Totaling 230 total sq ft of signage , . The visibility of this sign running parallel to I 40/75 needs to be maximized . The City codes restrict in the O zoning sector that only a 24 sq ft sign is allowable , but there can be multiple signs dependent upon number of tenants w/in building . Mortgage Investors occupies the entire building .

Describe hardship conditions that apply to this variance.

The City codes restrict in the O zoning sector that only a 24 sq ft sign is allowable , but there can be multiple signs dependent upon number of tenants w/in building . Mortgage Investors occupies the entire building .

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

2-17-2020

File # 3-I-20-VA



CITY OF KNOXVILLE

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):

Increase the maximum size of an individual sign in an O zoning district from 24 square feet to 97.22 square feet to replace/upgrade/relocate an existing sign. Per Article 13.9.E.2.a.

REVISED

PROJECT INFORMATION

Date Filed 2-17-20

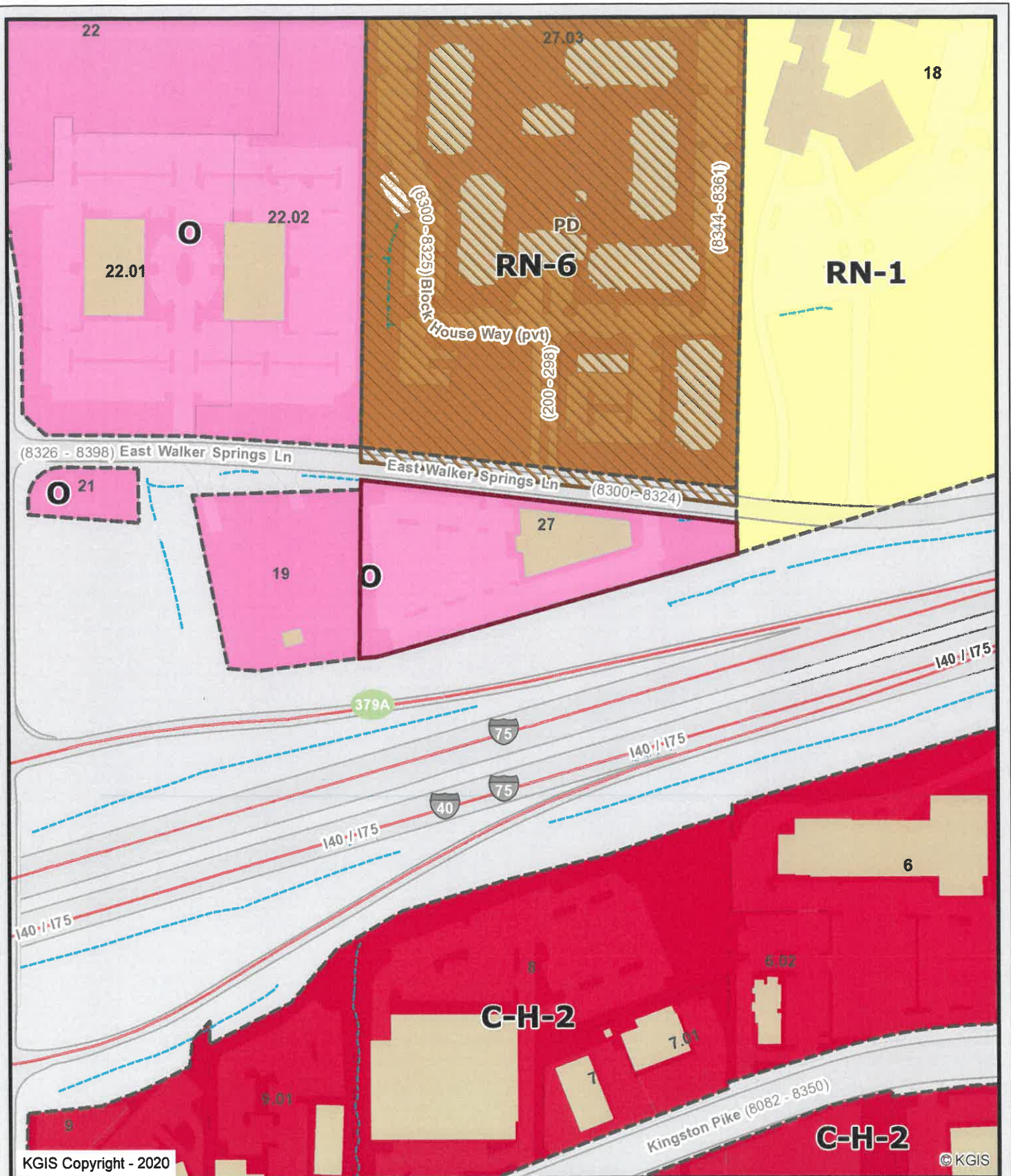
Fee Amount \$250 *pd ck*

Council District 2

BZA Meeting Date 3-19-20

PLANS REVIEWER Rebecca Johnson

DATE 2-17-20



8320 E. Walker Springs Rd.

3-I-20-VA

Mortgage Investors Group

Knoxville - Knox County - KUB Geographic Information System



Printed: 2/19/2020 at 9:06:38 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 further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

46360

T.J. GALLAHER
VIEW PARTNERSHIP

Ward - 46

EAST WALKER SPRINGS LN

HUGHES
& NORTON
PROPERTY

CCL-LLC



46100

ROOMS TO GO

Ward - 47

PIER 1
IMPORTS

RBS &
ASSOC.

MALONE
& HYDE

PILOT
OIL

CENTER
NGSTON

KGIS Copyright - 2020

© KGIS

8320 E. Walker Springs Rd.

3-I-20-VA

Mortgage Investors Group

Knoxville - Knox County - KUB Geographic Information System



Printed: 2/19/2020 at 9:07:01 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 - 2020

© KGIS

8320 E. Walker Springs Rd.

3-I-20-VA

Mortgage Investors Group

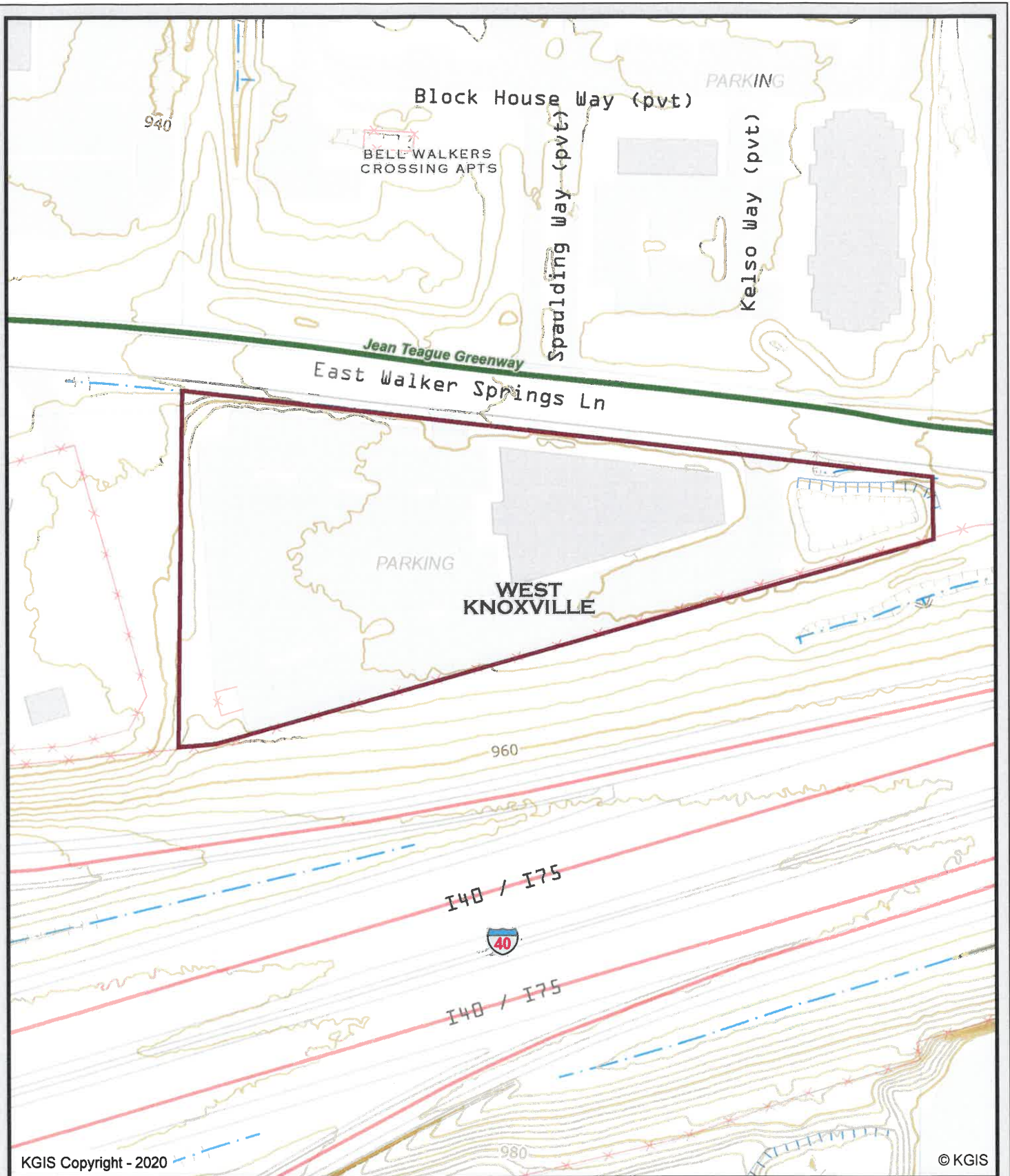
Knoxville - Knox County - KUB Geographic Information System



Printed: 2/19/2020 at 9:07:20 AM

0 50 100 200
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 futher covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.



8320 E. Walker Springs Rd.

3-I-20-VA

Mortgage Investors Group

Knoxville - Knox County - KUB Geographic Information System

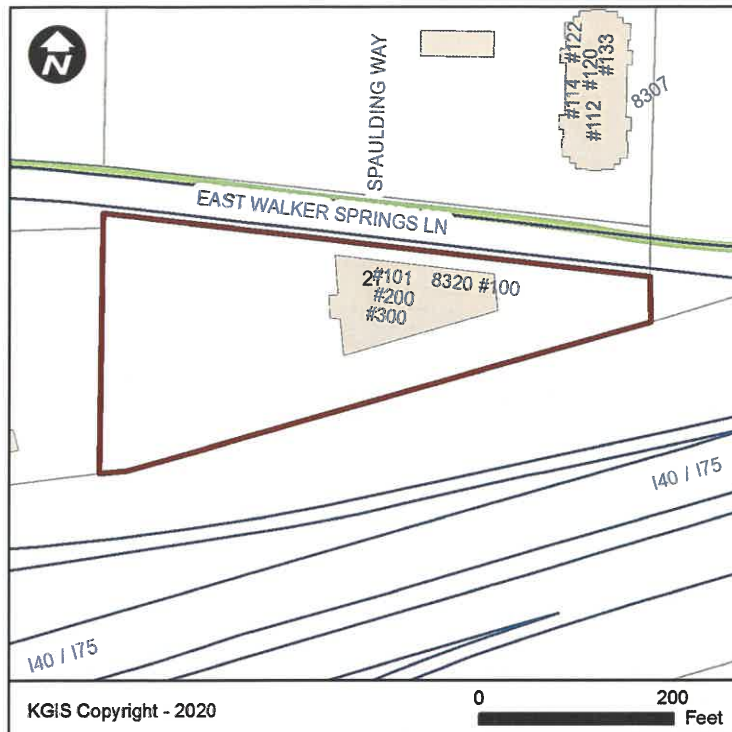


Printed: 2/19/2020 at 9:07:41 AM



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.

Parcel 120HB027 - Property Map and Details Report



Property Information

Parcel ID:	120HB027
Location Address:	8320 EAST WALKER SPRINGS LN #100
CLT Map:	120
Insert:	H
Group:	B
Condo Letter:	
Parcel:	27
Parcel Type:	
District:	
Ward:	46
City Block:	46360
Subdivision:	CCL LLC
Rec. Acreage:	2.08
Calc. Acreage:	0
Recorded Plat:	P-378 - A
Recorded Deed:	20050614 - 0100958
Deed Type:	Deed:Special Wa
Deed Date:	6/14/2005

Address Information

Site Address:	8320 EAST WALKER SPRINGS LN #100 KNOXVILLE - 37923
Address Type:	BUSINESS
Site Name:	CAPITAL FINANCIAL GROUP

Jurisdiction Information

County:	KNOX COUNTY
City / Township:	Knoxville

Political Districts

Voting Precinct:	46
Voting Location:	Knoxville 1st Church of Nazarene 538 VANOSDALE RD
TN State House:	18 Martin Daniel
TN State Senate:	7 Richard Briggs
County Commission:	4 Hugh Nystrom (at large seat 10) Larsen Jay (at large seat 11) Justin Biggs
City Council:	2 Andrew Roberto (at large seat A) Lynne Fugate (at large seat B) Janet Testerman (at large seat C) Amelia Parker
School Board:	4 Virginia Babb

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

Owner Information

MIG BUILDING LLC
5106 MARYLAND WAY #STE 200
BRENTWOOD, TN 37027

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.

MPC Information

Census Tract:	45
Planning Sector:	Northwest City

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

School Zones

Elementary:	WEST HILLS ELEMENTARY
Intermediate:	
Middle:	BEARDEN 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.



PREVIOUS

SIGNCO inc.
PLASTIC-NEON-ELECTRONIC

This drawing is the property of SIGNCO, Inc. & is to be used for contractual purposes between the customer & SIGNCO, Inc. only. Use of this drawing for any other purpose will result in claims up to 1/3 value of the job represented on this drawing.
VALUE OF THIS DRAWING: \$500.00

**SIGN & FAX BACK SO THAT
WE MAY APPROVE YOUR ORDER.**

FAX: 865.947.2089 info@signco-inc.com

FILE LOCATION:
Pat/M/Mortgage Investors

LOCATION:
Walker Springs - Knoxville, TN

☐ APPROVED
☐ APPROVED W/CHANGES
☐ REVISE & RESUBMIT

SALES REPRESENTATIVE:
Pat Boles

FILE:
MIG Existing Signs Walker Springs

APPROVAL SIGNATURE

DATE: 02-10-2020

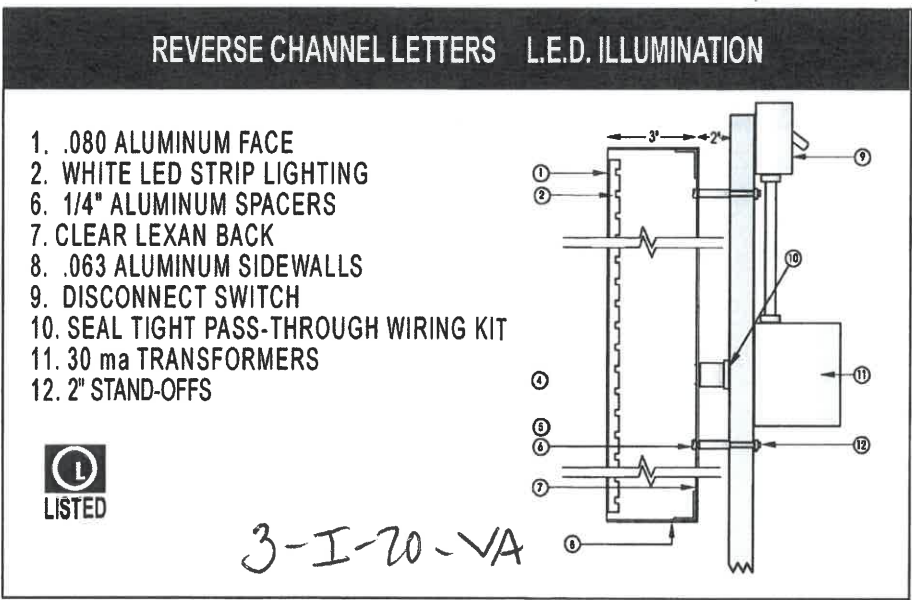
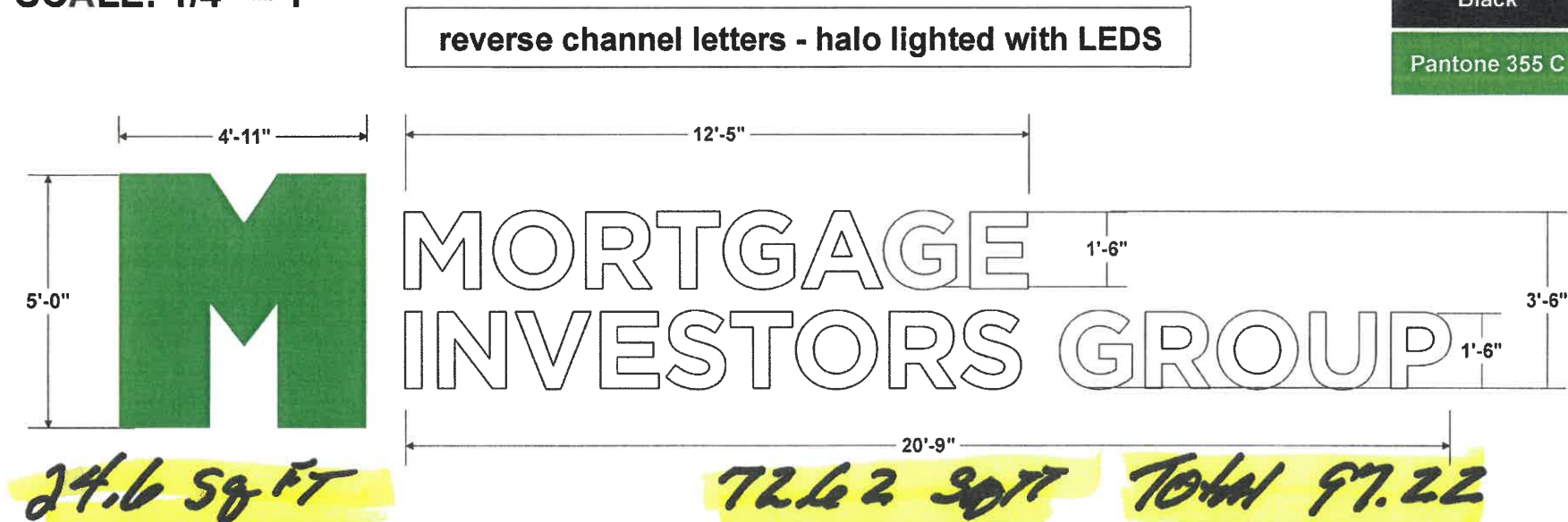
SCALE: 3/32" = 1'

DRAWN BY: Tiffany Poling

SCALE: 3/32" = 1'



SCALE: 1/4" = 1'



SIGN & FAX BACK SO THAT WE MAY APPROVE YOUR ORDER. FAX: 865.947.2089 info@signco-inc.com	<input type="checkbox"/> APPROVED	APPROVAL SIGNATURE	
	<input type="checkbox"/> APPROVED W/CHANGES		
FILE LOCATION: Pat/M/Mortgage Investors	SALES REPRESENTATIVE: Pat Boles	DATE: 03-03-2020	SCALE: see drawing
	LOCATION: Walker Springs - Knoxville, TN	DRAWN BY: Tiffany Poling	

SIGNCO inc.
PLASTIC, NEON, ELECTRONIC

This drawing is the property of SIGNCO, Inc. & is to be used for contractual purposes between the customer & SIGNCO, Inc. only. Unauthorized use of this information will result in a fine up to 1/3 the value of the job represented on this drawing. **VALUE OF THIS DRAWING: \$500.00**

REVISED