File # 1-G-18-VA

CITY OF KNOXVILLE

BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION		APPLICANT IS:		THIS PROPOSAL PERTAINS TO:	
Name	NLA Kingston, LLC	Owner	☑	New Structure	☐
Street Address	105 Tallapoosa St. 301	Contractor	☐	Modification of Existing Structure	☐
City, State, Zip	Montgomery, AL 36104	Tenant	☐	Off Street Parking	☐
Phone Number	615.815.1405	Other	☐	Signage	☑
Email	jshirley@jksretail.com			Other	☐

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	7621 Kingston Pike
City, State, Zip	Knoxville, TN 37919
Parcel # (see KGIS.org)	120 GB 010 & 011
Zoning District (see KGIS.org)	5

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 this 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.

increase max height of a secondary detached ground sign from 8' to 62' Article 8, Section 11.C.6.3

increase the max area of a secondary detached ground sign from 32sf to 200sf Article 8 section 11.C.6.3

decrease the setback of a detached sign from 10' to ~~2'~~ Article 8, Section 7.1a
0.2' MEC

Describe hardship conditions that apply to this variance.

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 _____

Chad Williams

File # 11-6-18-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):

1. Increase maximum height of a secondary detached sign from 8' to 62'.
Per Article 8, Section 11.6.b.3.

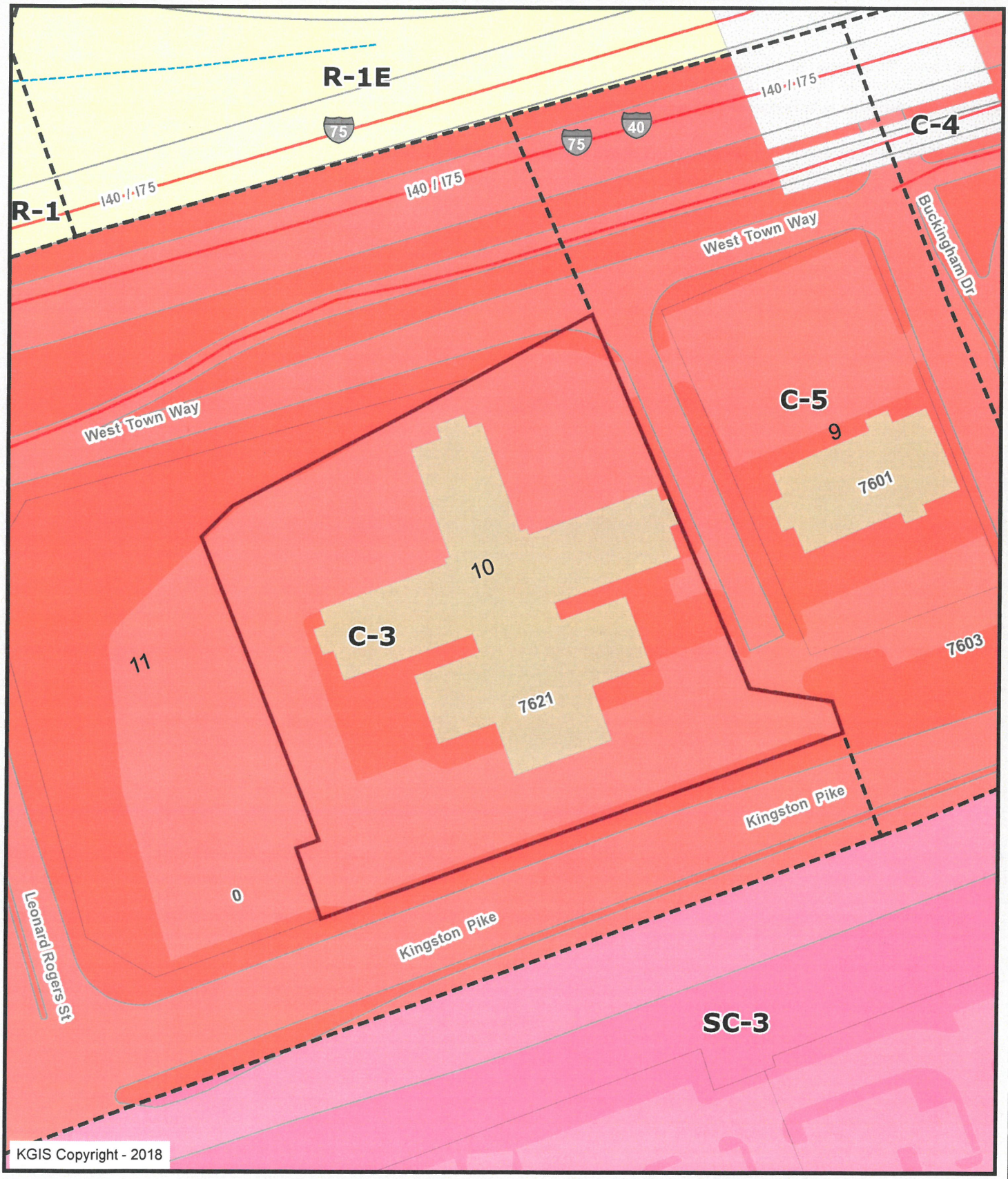
2. Increase maximum sign area of a secondary detached sign from 32 square feet to 200 square feet.
Per Article 8, Section 11.6.b.3.

3. Decrease the minimum setback of a detached sign from ~~10'~~ 5' to 0.2'.
Per Article 8, Section 7.1.b.

PROJECT INFORMATION

Date Filed 10/15/18	Fee Amount $250 pd 10/15/18 Ck# 4036
Council District	BZA Meeting Date 11/15/18

PLANS REVIEWER Rebecca Johnson DATE 10/15/18



NLA Kingston, LLC

7621 Kingston Pike

11-G-18-VA

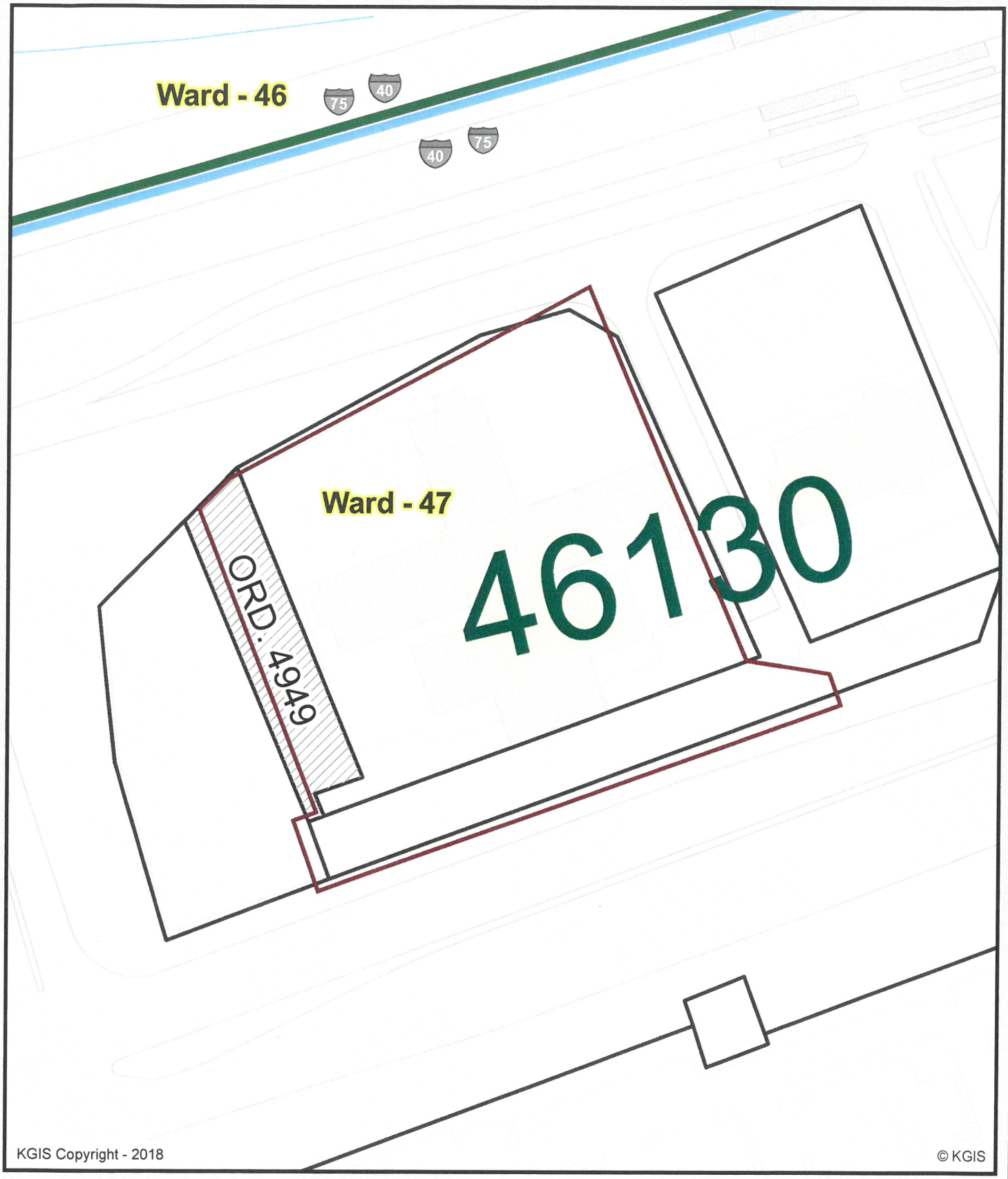
Knoxville - Knox County - KUB Geographic Information System

Printed: 10/17/2018 at 9:11:20 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.



NLA Kingston, LLC

7621 Kingston Pike

11-G-18-VA

Knoxville - Knox County - KUB Geographic Information System

Printed: 10/17/2018 at 9:11:53 AM

0 50 100 200

ft

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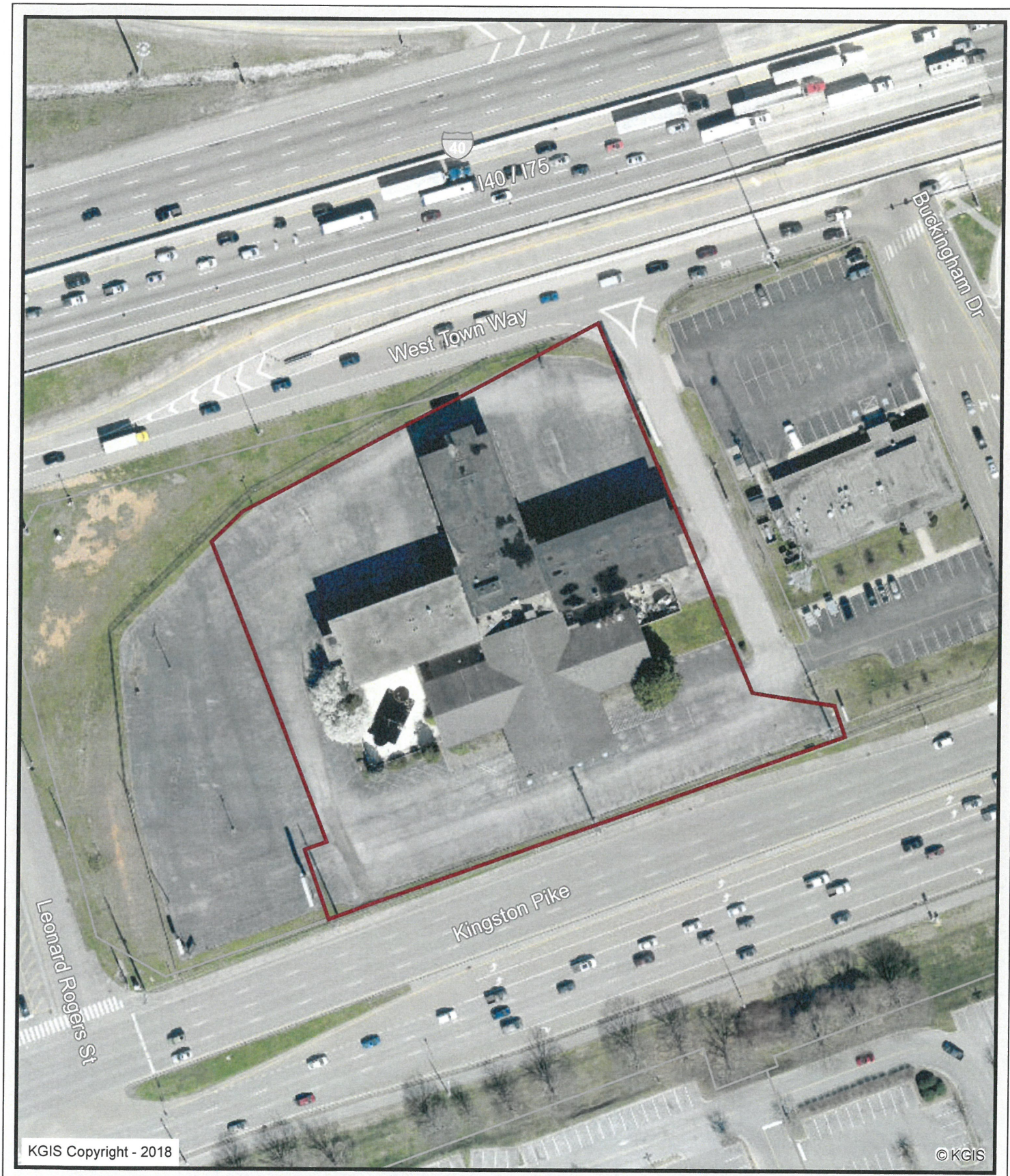

NLA Kingston, LLC

7621 Kingston Pike

11-G-18-VA

Knoxville - Knox County - KUB Geographic Information System

Printed: 10/17/2018 at 9:10:54 AM

0 50 100 200

ft

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November 13, 2018

Mr. Scott Elder
Board of Zoning Appeals
Room 505, City-County Building
P. O. Box 1631
Knoxville, Tennessee 37901

Dear Mr. Elder:

Re: Variance Request 11-G-18-VA

We have reviewed our records and find that we have existing utility facilities located on or near the above referenced property. The approximate location of these facilities is indicated on the enclosed print. However, KUB does not release and hereby retains all easements and rights for existing facilities, whether or not shown on these prints.

Should the variance be granted, KUB will require the following permanent utility easements for its facilities.

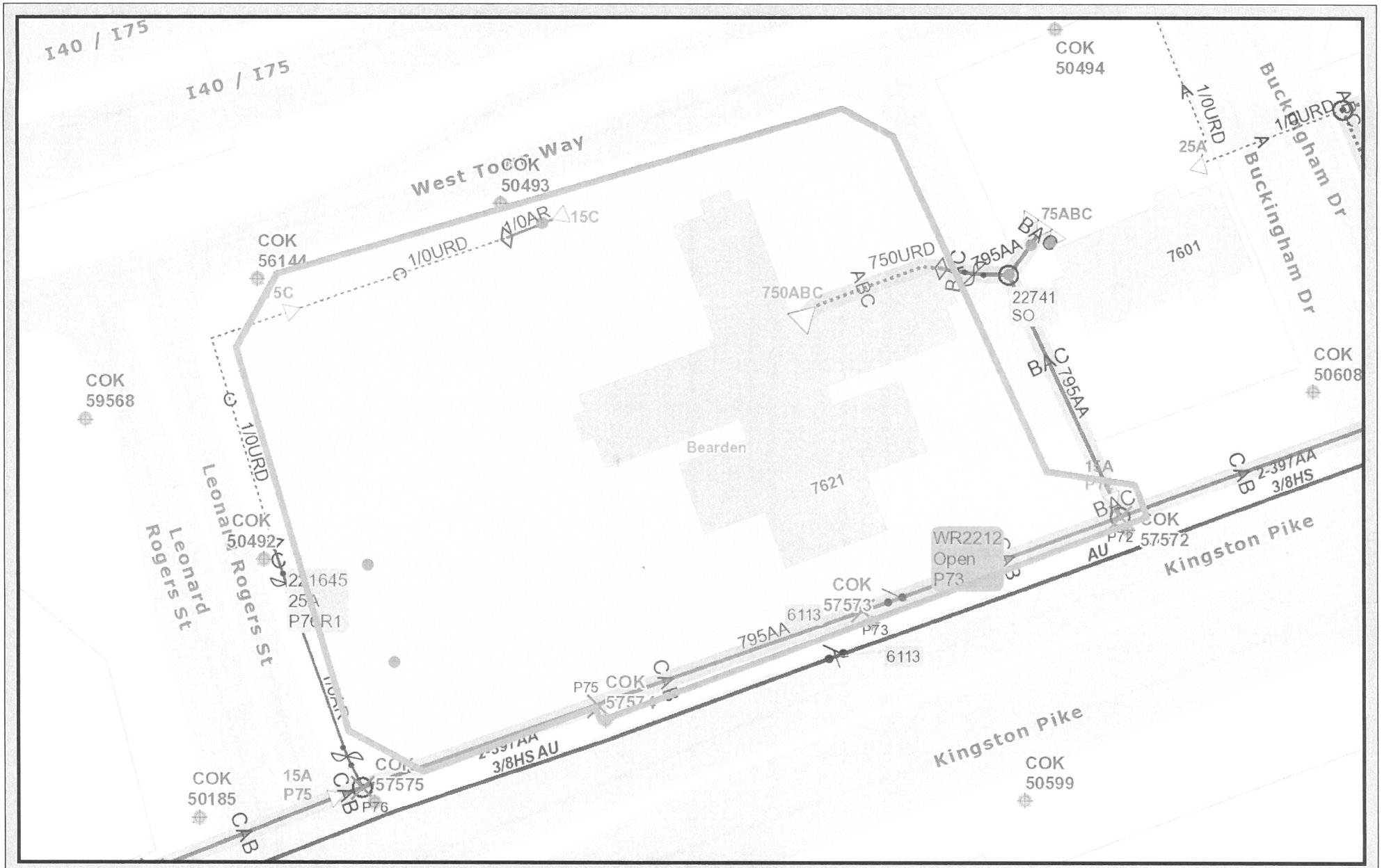
Electric – 10 feet on each side of the centerline of the electric line, 20 feet total width

So long as these conditions are met, KUB has no objection to the granting of this variance. If you have any questions regarding this matter, please call me at (865) 558-2483.

Sincerely,

Christian G. Wiberley
Engineering

CGW



File No. 11-G-18-VA 7621 Kingston Pike (Electric)

City Block 46130 CLT Map 120 Parcel 11.01

Knoxville Utilities Board

Printed: 11/13/2018 at 9:37:30 AM

0 45 90 180

ft

KUB 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 KUB harmless from any and all damage, loss, or liability arising from any use of this map product. All rights reserved.

Created By: Christian Wiberley

Please find TDOT District 18 responses below:

11-G-18-VA: 7621 Kingston Pike – The signs appear to be off ROW. No issue noted.
11G18VA: 7621 Kingston Pike – Same as above.
12A18VA: 5100 N. Broadway St. – It appears as though the canopy system is being installed off of Right of Way. As long as this is the case, and the Canopy System does not block sight distance along Broadway St, then TDOT has no objection.
12B18VA: 1731 Western Ave. – No issue noted as long as proposed parking does not encroach into TDOT Right of Way
12C18VA: 5911 Weisbrook Lane - No issue noted.
12E18VA: 1531 N. Central – No Issue noted
12F18VA: 2806 Painter Ave. – No Issue noted.
12G18VA: 501 Nineteenth St. – No issue noted.
12H18VA: 1904 Highland Ave. – No issue noted.
12I18VA: 1901 Clinch Ave. – No issue noted.
12J18VA: 8014 Kingston Pike – No issue noted.

TN TDOT
Department of Transportation

Steven M. Borden, P.E. | Director/Assistant Chief Engineer
TDOT – Region 1
7345 Region Lane
Knoxville, TN 37914
(865) 594-2400
Steve.Borden@tn.gov
tn.gov/tdot

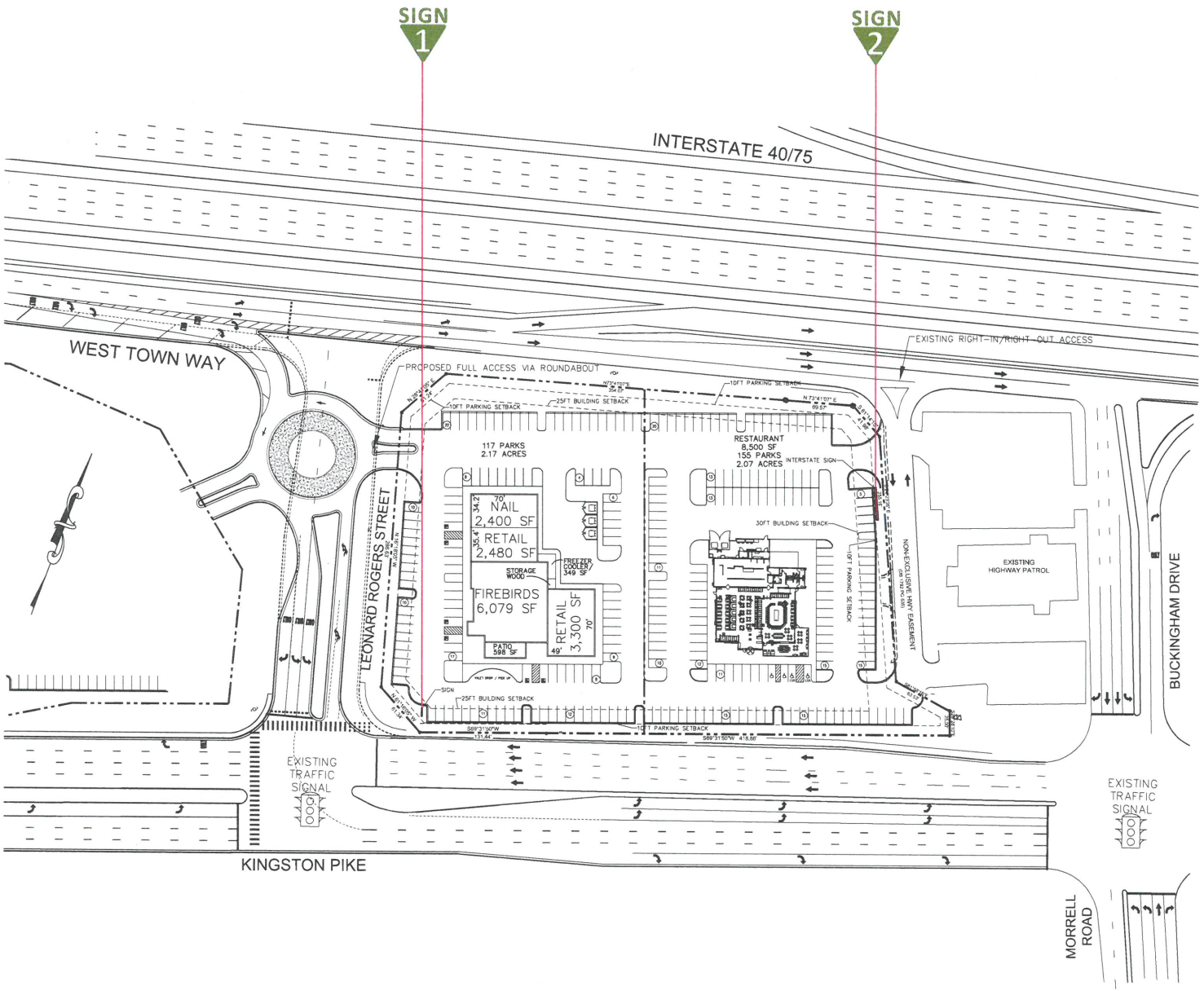
NET LEASE ALLIANCE

Kingston Pike and West Town Way,
Knoxville, TN 37919

11-G-18-VA

VIXXO
Sign & Lighting

Site



Address	Kingston Pike and West Town Way,
City	Knoxville,
State	TN 37919

Account Representative: S.Hicks

This design and engineering is submitted as our proposal, and the right to use or exhibit in any form, is not authorized without written permission by Vixxo.

Approvals Signature(s) / Initials

Client

Design

Production

Designer	P C / JW
Design #	Vx165707 R2
Original Date	04/30/18
Revision Date	06/20/18

All electrical scope to be completed in a U.L. approved method and shall meet current N.E.C. standards

UL LISTED nec

VIXXO Sign & Lighting

2:5

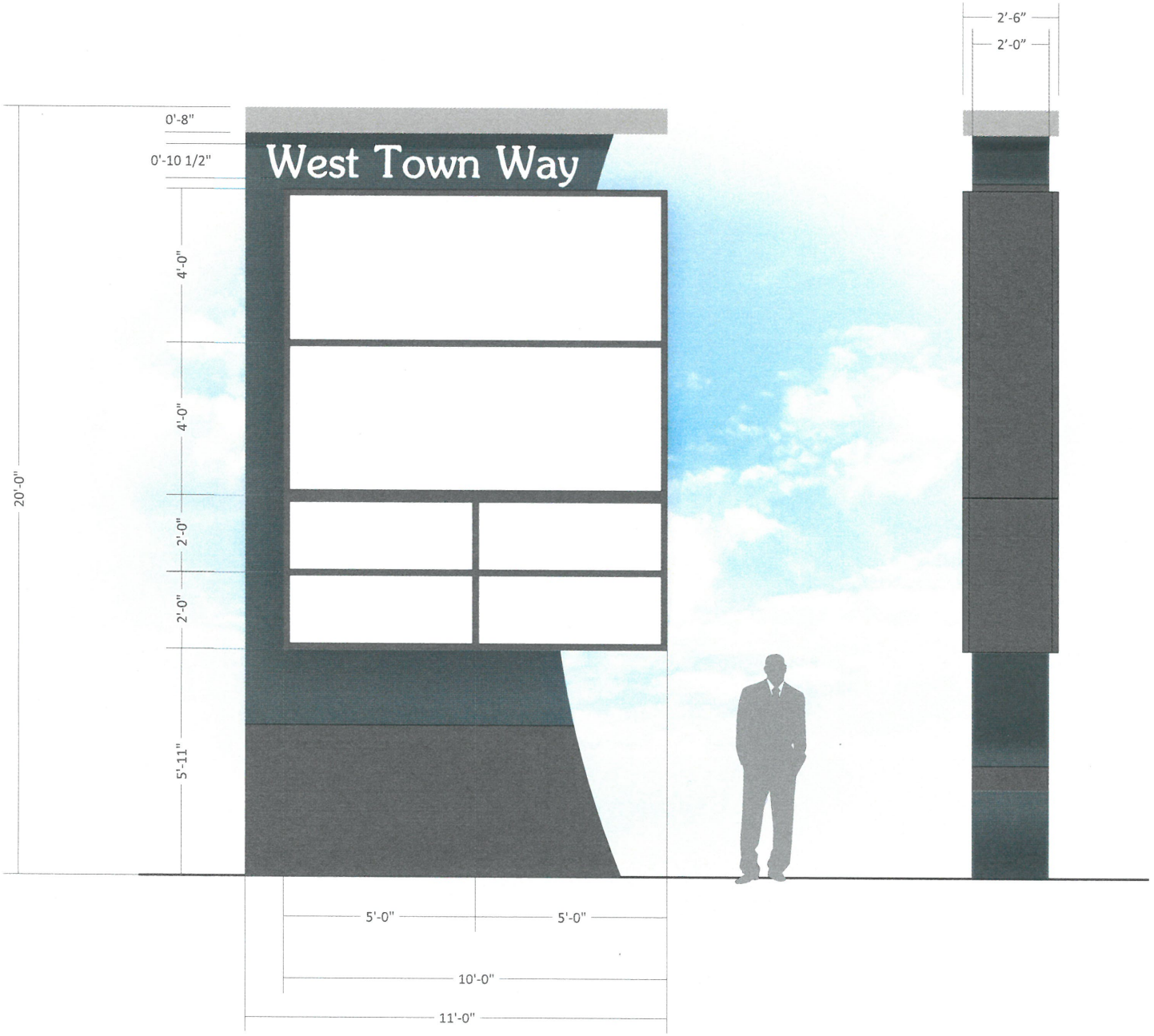
The purchaser agrees to hold the seller harmless against any cause for action for damages which may occur as a result of drilling for piers and foundations, including but not limited to sewer, gas lines or any underground obstacles which the purchaser or others may deem valuable.

D/F Multi-Tenant Pylon Structure - Qty: 1

Concept

SIGN 1

Scale: 1/4”=1’-0”



Address
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State TN 37919

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UL LISTED nec

VIXXO Sign & Lighting

3:5

The purchaser agrees to hold the seller harmless against any cause for action for damages which may occur as a result of drilling for piers and foundations, including but not limited to sewer, gas lines or any underground obstacles which the purchaser or others may deem valuable.

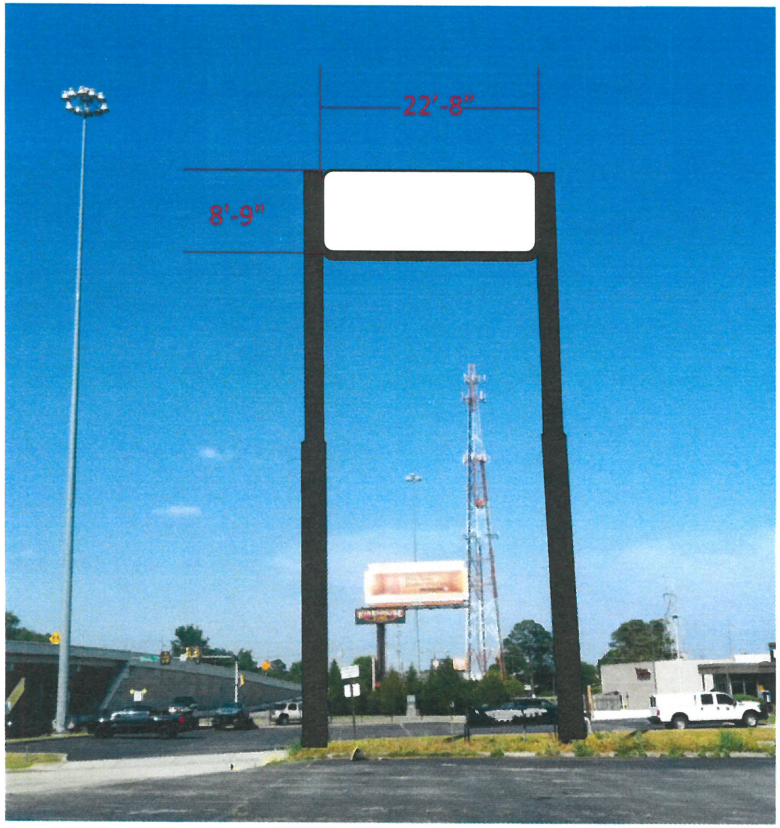
New Cabinet for D/F Pylon Sign

SIGN 2

Scope of Work:

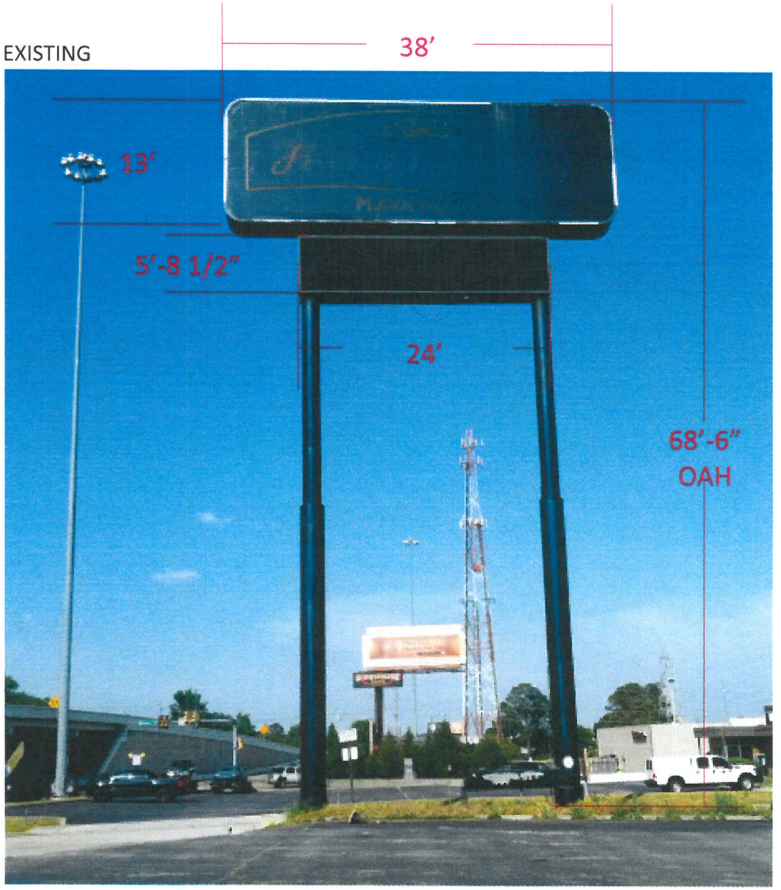
Remove 13' x 38' double faced ID cabinet
with (2) 5' 8-1/2" x 24' single faced EMC units
Manufacture and install (1) 8' 9" x 22' 8"
double faced ID cabinet

PROPOSED



SQUARE FEET CALCULATIONS		
Allowable	Existing	Proposed
200	494	200

EXISTING



ID Cabinet 39-1/2" deep / 4" retainers / flex faces

SQUARE FEET CALCULATIONS		
Allowable	Existing	Proposed
200	494	0

Address
Kingston Pike and
West Town Way,
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State TN 37919

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S.Hicks

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Designer P C / JW
Design # Vx165707 R2
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UL LISTED nec

VIXXO Sign & Lighting

4:5

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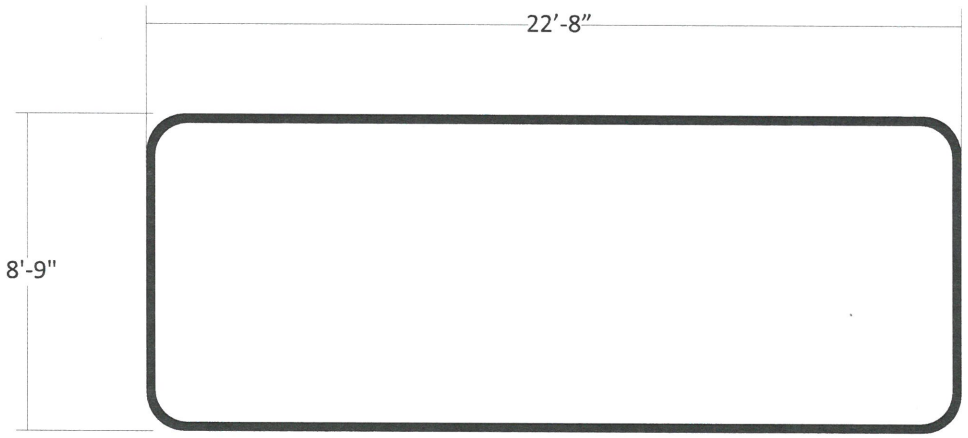
New Cabinet for D/F Pylon Sign

SIGN 2

scale 3/16"=1'
200 SQ/FT

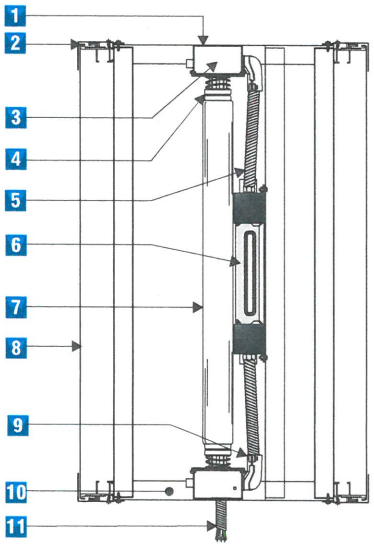


3" RETAINERS

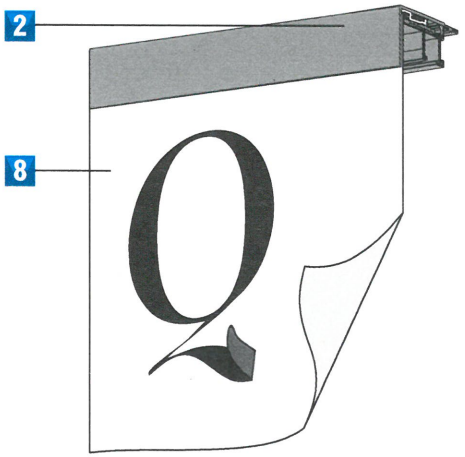
SPECIFICATIONS

1. .063" ALUMINUM FILLER PANTED BLACK
2. EXTRUDED ALUMINUM BLEED FACE RETAINER
3. WATER TIGHT WIREWAYS
4. SOCKETS
5. FLEXIBLE CONDUIT
6. 120V 800ma BALLASTS (SIZE & LOCATION WILL VARY)
7. FLUORESCENT D-H.O. LAMPS
8. PANA-FLEX FACE WITH VINYL DECORATION
9. FLEX CONNECTORS
10. 2" x 2" x 3/16" ANGLE FRAME
11. SERVICE PROVIDED BY OTHER

SECTION



FLEX FACE



COLOR SCHEDULE

BLACK CABINET
BLACK RETAINERS

WHITE FLEX

Address
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West Town Way,
City Knoxville,
State TN 37919

Account Representative:
S.Hicks

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Design
Production

Designer P C / JW
Design # Vx165707 R2
Original Date 04/30/18
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UL LISTED nec

VIXXO Sign & Lighting

5:5

The purchaser agrees to hold the seller harmless against any cause for action for damages which may occur as a result of drilling for piers and foundations, including but not limited to sewer, gas lines or any underground obstacles which the purchaser or others may deem valuable.

Buckingham Dr
Portsmouth Rd
West Hills
KFD
#20 West Hills
Knoxville
I40 / I75
1034'
1007'
West Town Way
Sign is 41.5'
above interstate
Buckingham Dr
7621 Knoxville

11-G-18-VA

NOTE:
1.) THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. VERIFY EXACT SIZE AND LOCATION AND DEPTH OF ALL UNDERGROUND UTILITES WITH THE PROPER LOCAL AUTHORITIES BEFORE EXCAVATION OR CONSTRUCTION.

TENNESSEE ONE CALL SYSTEM, INC. 1-800-351-1111 www.tnonecall.com Digger Safety STOP - CALL BEFORE YOU DIG!

VARIABLE WIDTH PUBLIC R.O.W.
INTERSTATE 40 & 75

VARIABLE WIDTH PUBLIC R.O.W.
WEST TOWN WAY

CENTERLINE OF R.O.W.

VARIABLE WIDTH PUBLIC R.O.W.
LEONARD RODGERS ST.

VARIABLE WIDTH PUBLIC R.O.W.
KINGSTON PIKE

CENTERLINE OF R.O.W.

VARIABLE WIDTH PUBLIC R.O.W.
WEST TOWN WAY

RAMADA INN CIR.

PARCEL ID: 120GB010
2.78 AC.
121133 SQ.FT.
4 STORY
2 STORY
POOL
CANOPY
FFE:1006.58
TOWER

PARCEL ID: 120GB011
1.53 AC.
66783 SQ.FT.

N73°46'58"E 353.67'
N61°23'54"E 208.61'
N73°04'57"E 69.63'
S61°14'20"E 41.56'
N44°32'32"E 43.24'
N28°41'00"E 61.24'
N16°18'10"W 286.63'
N22°52'52"W 252.00'
N69°42'14"E 12.62'
S69°18'02"W 132.08'
N67°18'24"W 46.05'
S69°31'50"W 418.90'
S81°58'18"E 63.53'
S24°28'14"E 265.16'
S20°28'10"E 220.00'

GRID NORTH

LEGEND OF SYMBOLS

- WM — WATER METER
- WV — WATER VALVE
- FH — FIRE HYDRANT
- W — WATER LINE
- MH — SANITARY MANHOLE
- CO — CLEAN OUT
- SS — SEWER LINE
- GV — GAS VALVE
- G — GAS LINE
- EV — ELECTRIC VAULT
- PP — POWER POLE
- LP — LIGHT POLE
- SIG — SIGNAL POLE
- GUY WIRE
- TCB — TRAFFIC CONTROL BOX
- OVERHEAD UTILITY LINES
- E — UNDERGROUND ELECTRIC LINES
- TB — TELEPHONE BOX
- SD — STORM DRAIN MANHOLE
- CB — CATCH BASIN
- ST — STORM DRAIN PIPE
- BUILDING
- IP(F) — IRON PIN - OLD (FOUND)
- IP(S) — IRON PIN - NEW (SET)
- CCMON — CONCRETE HIGHWAY MONUMENT
- PROPERTY LINE
- N90°00'00"E 10.00' — SURVEYED BEARING AND DISTANCE
- 100 — INDEX CONTOUR LINE
- 100 — MINOR CONTOUR LINE
- X — FENCE

NOTES:
1.) PROPERTY IS ZONED: "C-3"
PROPERTY IS SUBJECT TO ANY AND ALL RESTRICTIONS, CONDITIONS, PLANNING COMMISSION REGULATIONS, ZONING ORDINANCES, RIGHTS-OF-WAY, EASEMENTS, AND BUILDING SETBACK REQUIREMENTS, IF ANY, AFFECTING SAID PROPERTY.
2.) SUBJECT TO EASEMENTS OR RIGHTS-OF-WAYS, OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS, NOT SHOWN BY THE PUBLIC RECORDS.
3.) EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON, NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
4.) THIS SURVEY WAS PREPARED USING A COMBINATION OF TOTAL STATION AND R.T.K. G.P.S. DATA COLLECTION. G.P.S. RECEIVER INFO.: SPECTRA SP80 - S/N 5425900072 G.P.S. DATA COLLECTED HAD A SOFTWARE GENERATED R.M.S. OF LESS THAN 0.1 FEET.
5.) GRID NORTH IS BASED ON THE TDOT GNSS REFERENCE NETWORK.
6.) ELEVATIONS ARE BASED ON THE NAVD88 DATUM PER THE TDOT GNSS REFERENCE NETWORK.
7.) PROPERTY IS KNOWN AND IDENTIFIED AS:
- TAX MAP 120G, GROUP B, PARCELS 010 & 011
- DEED REFERENCES: 201801290044582
201801290044583

40 0 20 40 80 160
GRAPHIC SCALE - 1"=40'

11-G-18-XA

NOTE: DATA COLLECTION AND DRAFTING SERVICES PROVIDED BY SMOKY MOUNTAIN LAND SURVEYING CO., INC.
SMLS DWG NO. 180054

THIS IS TO CERTIFY THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR THE STATE OF TENNESSEE.

I DO HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THAT THE RATIO OF ERROR OF THE UNADJUSTED SURVEY IS NOT GREATER THAN 1 IN 10,000 AS SHOWN HEREON.

THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP AND FOUND THE DESCRIBED NOT TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA.

THIS SURVEY IS SUBMITTED FOR THE SOLE AND EXCLUSIVE USE AND BENEFIT OF THE PERSON OR INSTITUTION NAMED ON THIS SURVEY. NO OTHER OR FURTHER USE MAY BE MADE OF THIS SURVEY WITHOUT PRIOR WRITTEN CONSENT OF SITE, INC.

SITE INCORPORATED
Civil Engineers ♦ Surveyors
10215 Technology Drive, Suite 304 Knoxville, TN 37932
Phone: (865) 777-4160 www.site-incorporated.com

HOWARD T. DAWSON
REGISTERED LAND SURVEYOR
12-25-18
TENNESSEE No. 1301

Boundary and Topographic Survey for

NLA Kingston LLC

West Town Way, Leonard Rodgers St. & Kingston Pk.
Civil Dist. No. 5, Knox Co., TN -- Ward No. 46, City of Knoxville
Current Owner: NLA Kingston LLC

REVISIONS			
NO.	DATE	COMMENTS	

DRAWN BY: MJD DATE: 05/25/2018
CHECKED BY: HTD FILE:

C1.0