

File #

2-B-19-VA



BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION	APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name Zachary Young	Owner <input checked="" type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address 2829 Lakeland Dr	Contractor <input type="checkbox"/>	Modification of Existing Structure <input checked="" type="checkbox"/>
City, State, Zip Flowood, MS 39232	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number 601-248-9939	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Email Zachary.Young@ergon.com		Other FEMA <input checked="" 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 3111 McClure Ln (0 McClure Ln)

City, State, Zip Knoxville, TN 37920

Parcel # (see KGIS.org) 095 MD001

Zoning District (see KGIS.org) I-4 / F-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.

The Ergon Terminals Knoxville Facility has been in operation for approximately 50 years. The facility performs offloading operations on the existing dock. In order to increase safety for our employees, Ergon requests electrical permit approval to add power to a jib crane, gangway, lighting, and update the existing electrical infrastructure to Class 1 Division 2 rating. The jib crane eliminates a manual lifting system that created risk for employee strains/injury, the gangway provides safe access to barges and eliminates the use of an existing cell ladder, the lighting increases the visibility at night, and the electrical infrastructure upgrades provides an addition layer of protection for employees safety along with new electrical wires/equipment to replace the aging infrastructure.

Ergon needs a variance to install these items to a reasonable elevation to continue operations at the facility and increase the safety of the employees. The required 1 foot above the 500-year flood elevation (832.4') is not feasible nor operational. This elevation would require all equipment to be mounted 9.4' above the existing dock and would make the operation impossible along with creating an unsafe work environment. Also the facility is privately insured and is not part of the FEMA flood insurance program.

Describe hardship conditions that apply to this variance.

The operation of the facility would be impossible if the variance is not granted. The dock is a concrete cell built to an elevation of 823' that cannot physically be increased. The equipment would be inoperable and unsafe at the required elevation of 832.4'.

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 Zachary Young

Digitally signed by Zachary Young
 Date: 2019.01.11 15:45:57 -06'00'

DATE 1/11/2019

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BOARD OF ZONING APPEALS APPLICATION

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

Is a plat required? Yes No

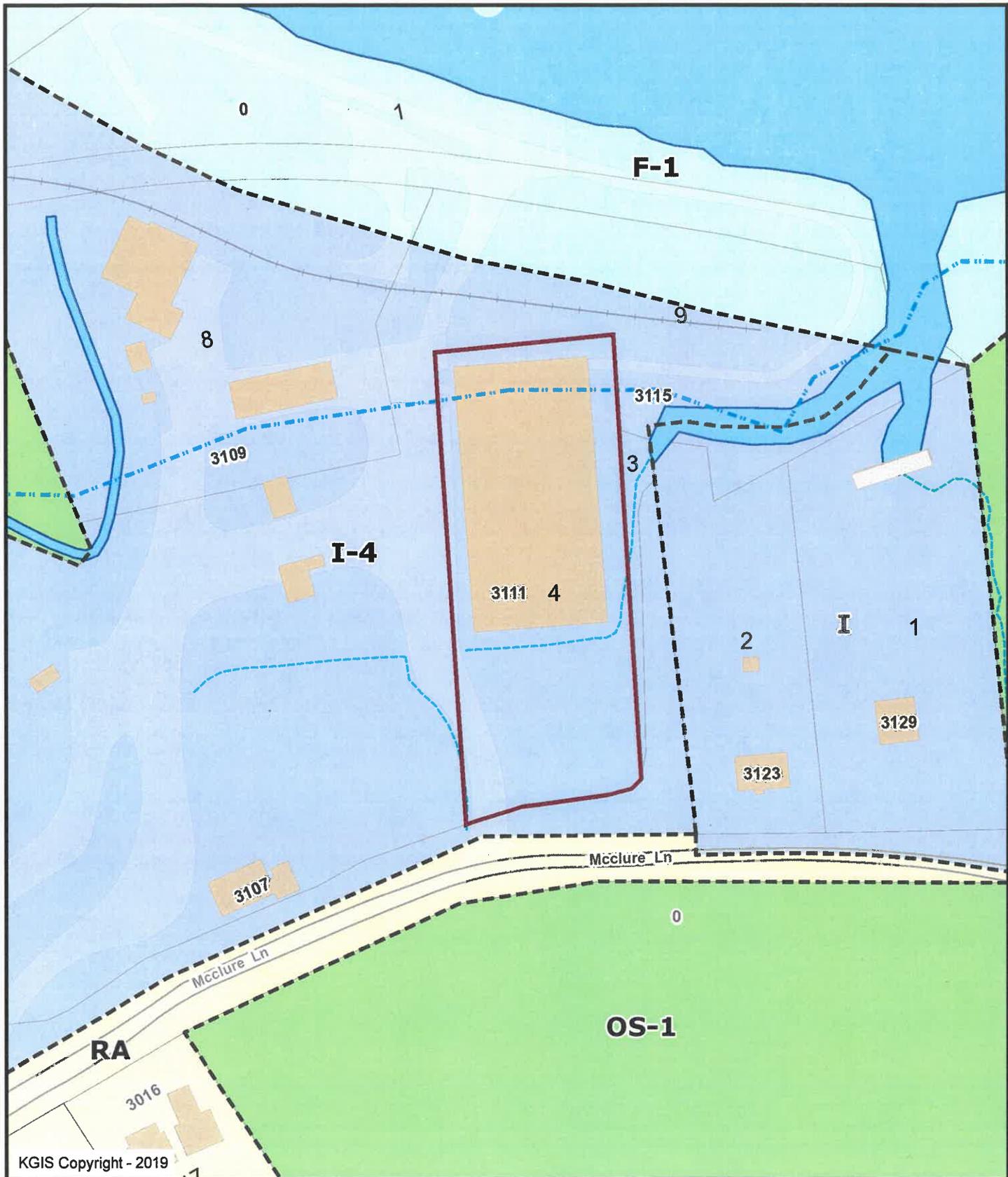
Small lot of record/substandard lot

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

- 1. Allow all electrical equipment and wiring to be elevated or flood-proofed to 1 foot above the 100 year floodplain elevation (Elevated to 825.2') instead of 1 foot above the 500 year floodplain elevation (832.4')(Chapter 12. Article III, Section 12-52.2).

PROJECT INFORMATION

Date Filed	1/14/19	Fee Amount	\$250.00 pd gk cc
Council District	1st	BZA Meeting Date	2/21/19
PLANS REVIEWER Joshua Frerichs		DATE 01-11-2019	



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02-B-19-VA

Zachary Young
3111 McClure Ln.

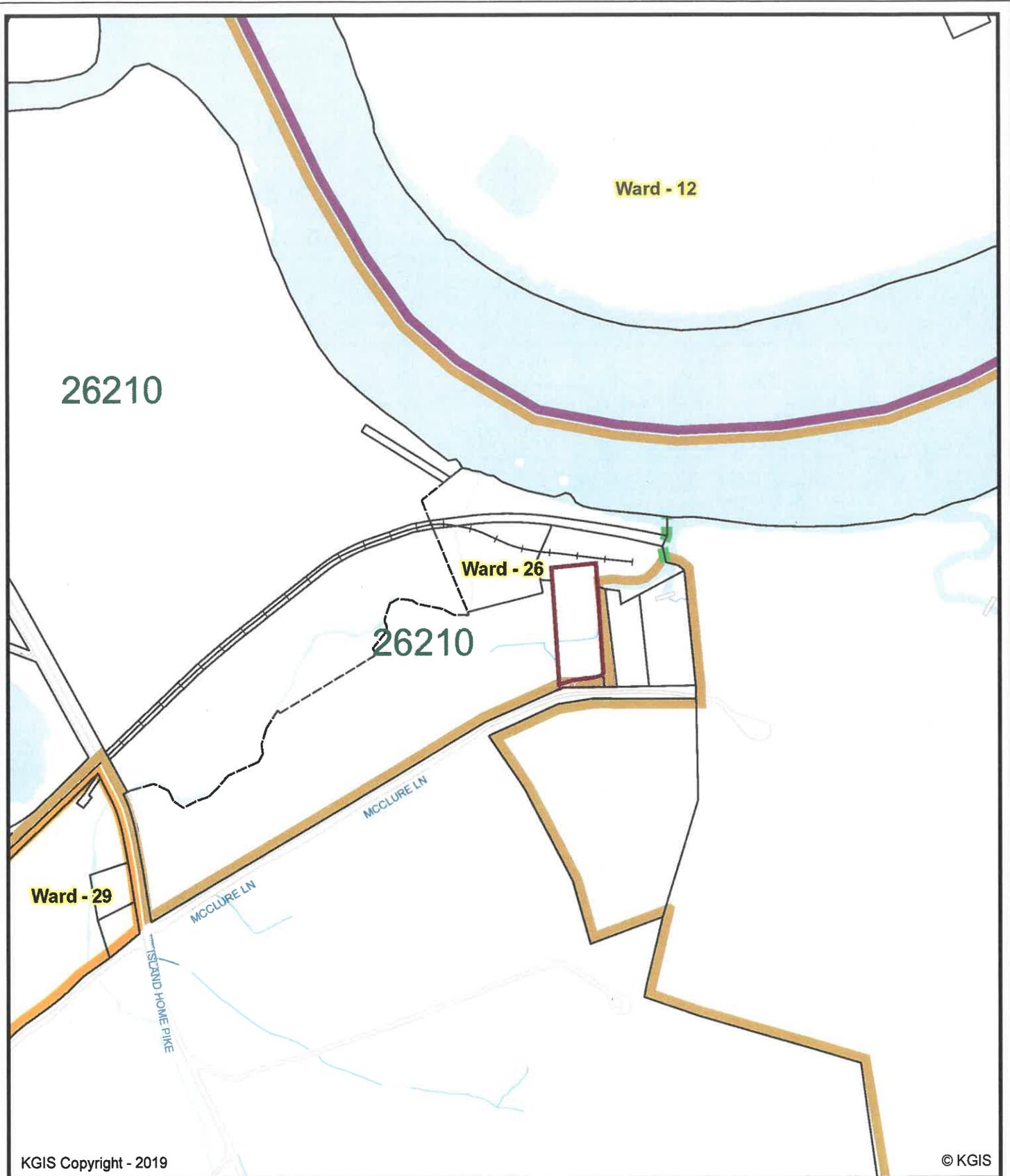
Knoxville - Knox County - KUB Geographic Information System



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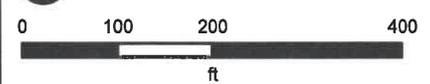
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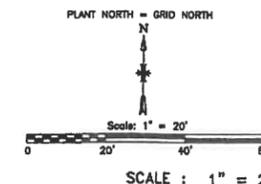
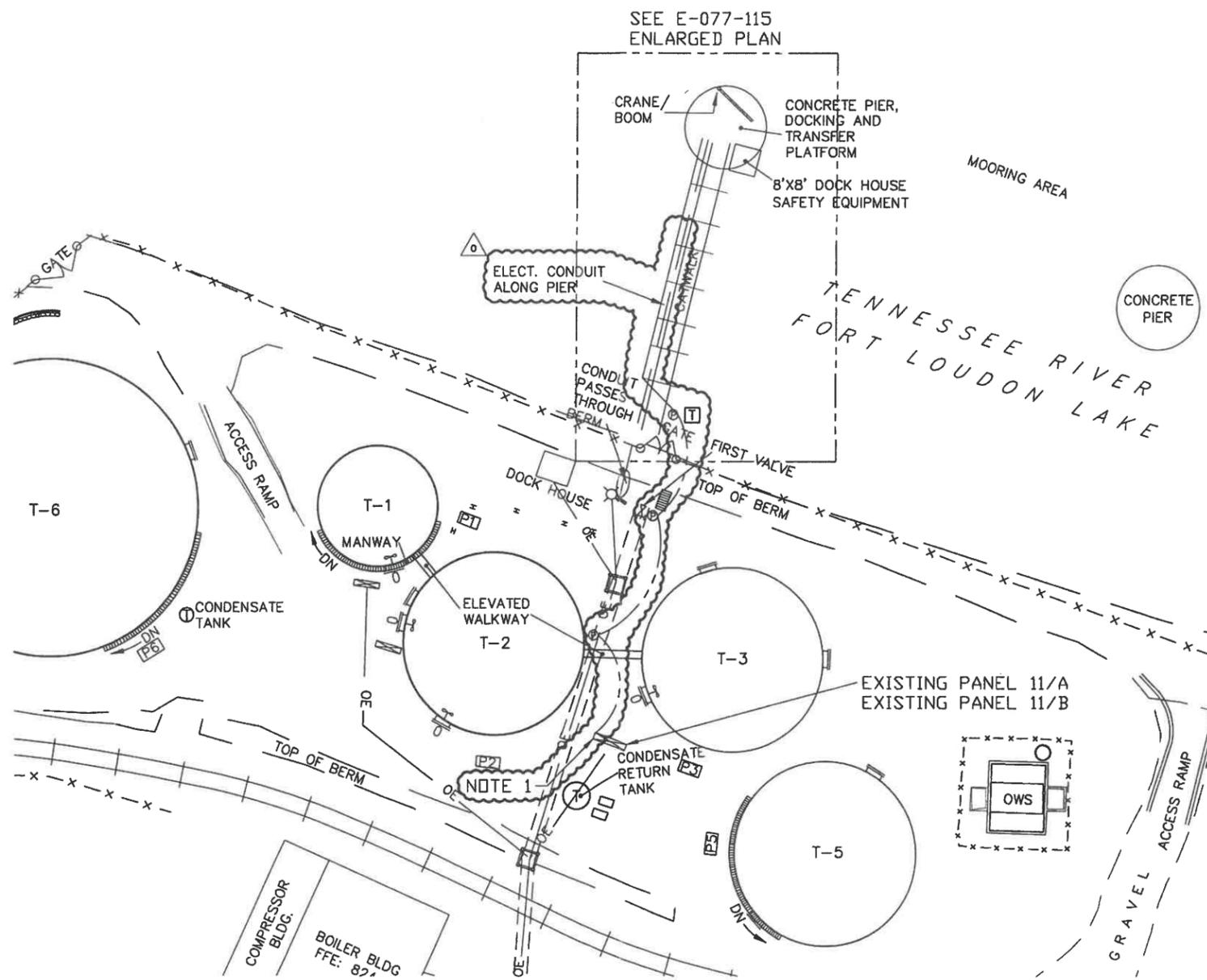
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LEGEND

- ⊙ EXISTING POWER POLE
- AERIAL CABLE ROUTING
- EXPOSED RMC ROUTING
- DRY TYPE TRANSFORMER MOUNTED 24" MINIMUM ABOUT ELECTRICAL DATUM PLANE, SEE ONLINE FOR DETAILED REQUIREMENTS.

INSTALLATION NOTES:

1. CONTRACTOR SHALL UTILIZE WEATHERHAED AT SWITCH RACK TRANSITION TO AERIAL CABLE INSTALLATION.
2. AERIAL CABLE INSTALLATION SHALL MAINTAIN OVERHEAD CLEARANCES IN ACCORDANCE WITH NEC 225.18.



NOTICE

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NOTES

REFERENCE DRAWINGS	
NO.	DESCRIPTION
0	ISSUED FOR CONSTRUCTION - DOCK ELECTRICAL UPGRADE

REVISIONS					
NO.	DESCRIPTION	BY	DATE	CHK.	DATE
0	ISSUED FOR CONSTRUCTION - DOCK ELECTRICAL UPGRADE	LWL	11/18/18		



COMPANY		PROJECT	
ERGON TERMINALING, INC.		DOCK ELECTRICAL UPGRADE	
LOCATION		DRAWING TITLE	
KNOXVILLE, TN		ELECT. EQ./CABLE ROUTING PLAN	
DRAWN BY	DATE DRAWN	CAD FILE	DRAWING NO.
LWL	11/18/18	C077114	C-077-114
			REV.
			0

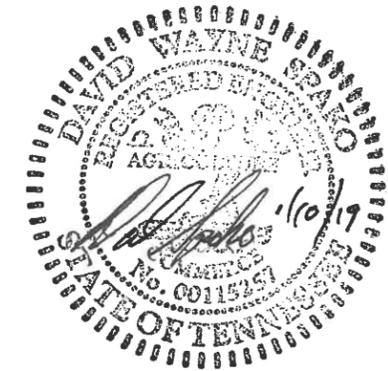
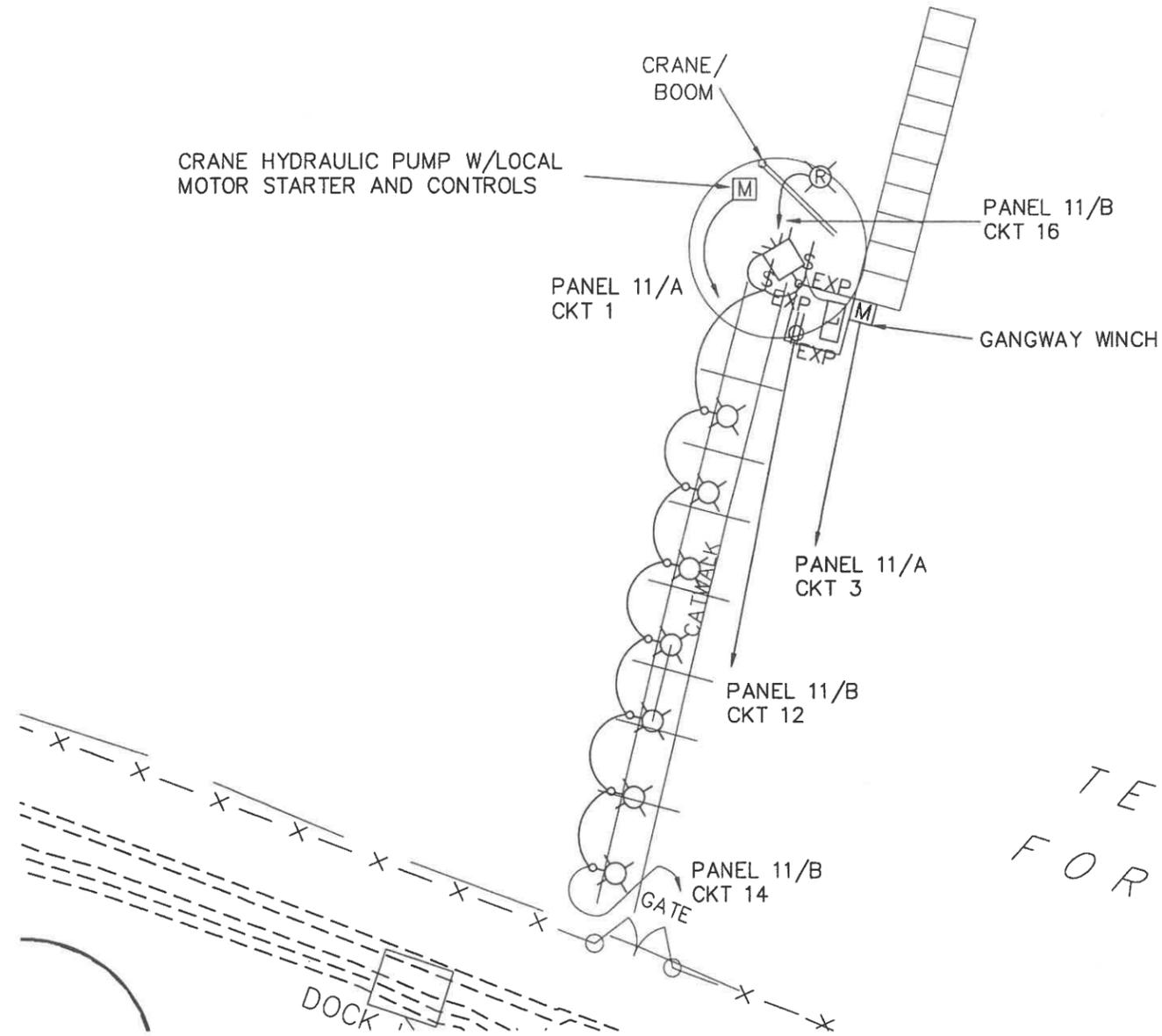
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LEGEND

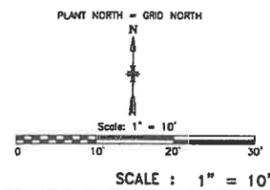
-  STANCHION MOUNTED LED 120V W/PHOTO CELL CONTROL. EATON/CHAMP SERIES VMV3L W/TYPE III DISTRIBUTION & PHOTO CELL OR EQUAL.
-  CIRCUIT HOME RUN TO PANEL AND BREAKER LOCATION INDICED.
-  EXISTING 120V LED COBRA LIGHT FIXTURE (250W HPS EQUIVALENT).
-  LED SURFACE MOUNTED LINEAR FIXTURE. EATON/CHAMP SERIES MLL4 OR EQUAL.
-  120V, 20A, EXPLOSION PROOF RECEPTICLE.
-  120V, 20A, IP EXPLOSION PROOF & WEATHER PROOF SWITCH.
-  OWNER PROVIDED, 120V, .6A, RED OBSTRUCTION LIGHT.

NOTES:

1. ALL ELECTRICAL EQUIPMENT AND WIRING TO BE ELEVATED OR FLOOD-PROOFED TO 1 FOOT ABOVE THE 100 YEAR FLOODPLAIN ELEVATION (ELEVATED TO 825.2') 
2. STANCHION MOUNTED FIXTURES MOUNTED AT 10' ABOVE FINISHED FLOOR OF CATWALK.



TENNESSEE
FORT LO



NOTICE	NOTES	REFERENCE DRAWINGS	REVISIONS	ERGON <i>a company that works™</i>	COMPANY ERGON TERMINALING, INC.	PROJECT DOCK ELECTRICAL UPGRADE																													
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