

File #

6-D-19-VA



BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION

Name JUSTIN HARE | SANDERS PACE ARCHITECTURE

Street Address 514 WEST JACKSON AVE STE 102

City, State, Zip KNOXVILLE, TN 37902

Phone Number 865.329.0316

Email JHARE@SANDERSPACE.COM

APPLICANT IS:

Owner ☐Contractor ☐Tenant ☐Other ☒

THIS PROPOSAL PERTAINS TO:

New Structure ☐Modification of Existing Structure ☐Off Street Parking ☐Signage ☒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 1000 Cherokee Trail

City, State, Zip Knoxville Tennessee 37920

Parcel # (see KGIS.org) 108MA02401

Zoning District (see KGIS.org) RP-1 / R-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 proposed entrance signage is intended to be viewed from the road to identify High Ground Park as an Urban Wilderness destination. The proposed signage is 2'-3" tall and 8'-0" wide, constructed of weathering steel with aluminum letters and Urban Wilderness logo. This signage is part of a marketing initiative to promote the Urban Wilderness locations throughout Knoxville. It has been designed and approved to meet UW branded signage criteria. The locations of the existing stone walls & parking lot necessitate that this sign be located within the required setback to be visible from the road. We are seeking a variance to the required setback of 10'-0" down to 0'-0". (Proposed sign to be placed 1'-5 1/2" from property line actual).

Describe hardship conditions that apply to this variance.

The existing stone site walls and parking lot are within the required signage setback and prohibit the placement of the sign in a location viewable from Cherokee Trail. Locating the proposed sign between the face of the stone walls and property line allows it to be visible from both the road and upon entry to the park.

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 Justin Hare

Digitally signed by Justin Hare
Date: 2019.05.06 10:40:03 -04'00'

DATE 05/06/2019

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CITY OF KNOXVILLE

BOARD OF ZONING APPEALS APPLICATION

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

Is a plat required? Yes ☐ No ☒

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

Reduce the front yard setback for a monument sign from 10' to 2' 2".

Per Article 8, Section 7.1.a.

PROJECT INFORMATION

Date Filed 5-8-19

Fee Amount \$250

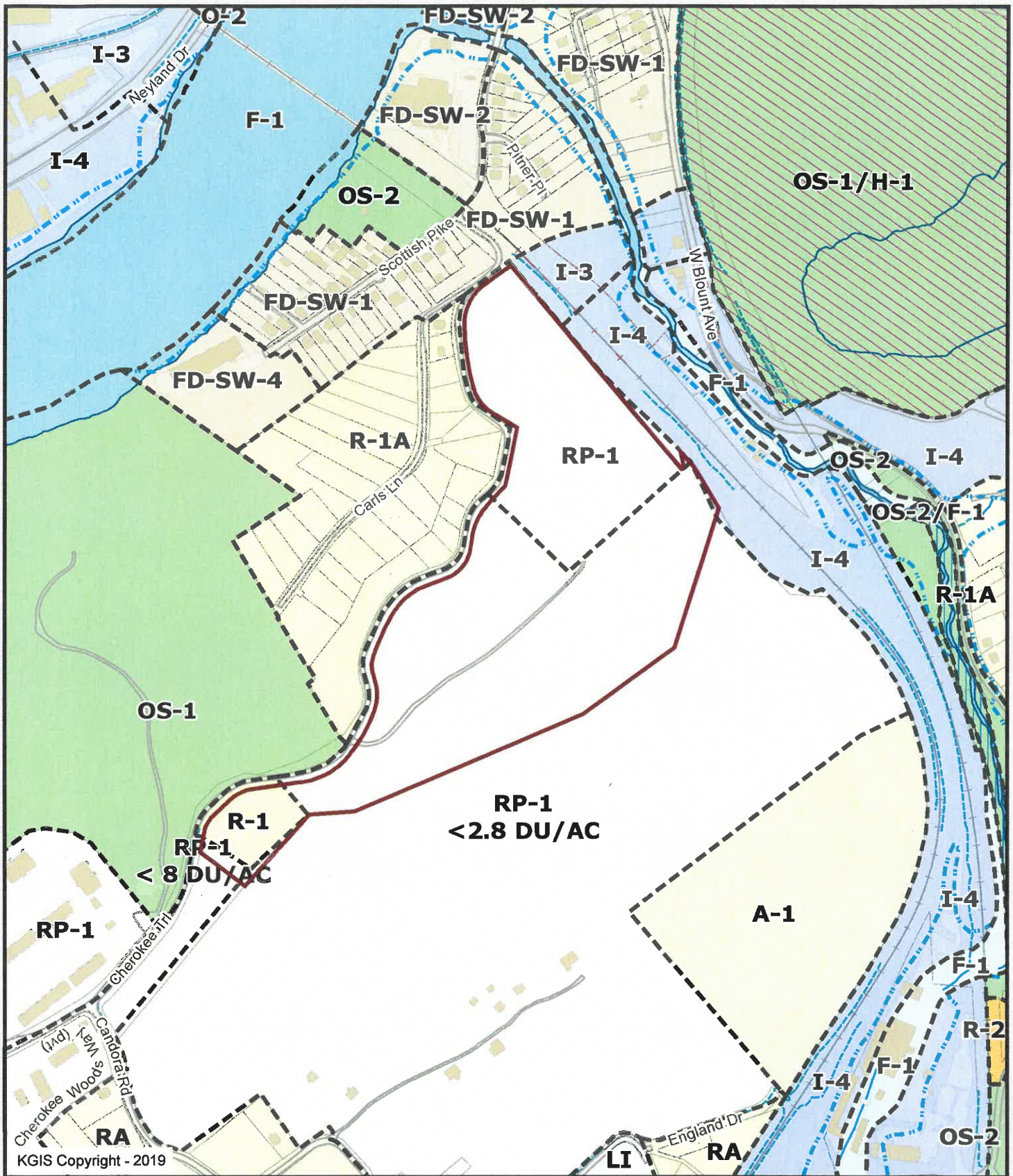
pdck 5/8/19-jt

Council District 1

BZA Meeting Date 6-20-19

PLANS REVIEWER Rebecca Johnson

DATE 5-8-19



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1000 Cherokee Trail

6-D-19-VA

Sanders Pace Architecture

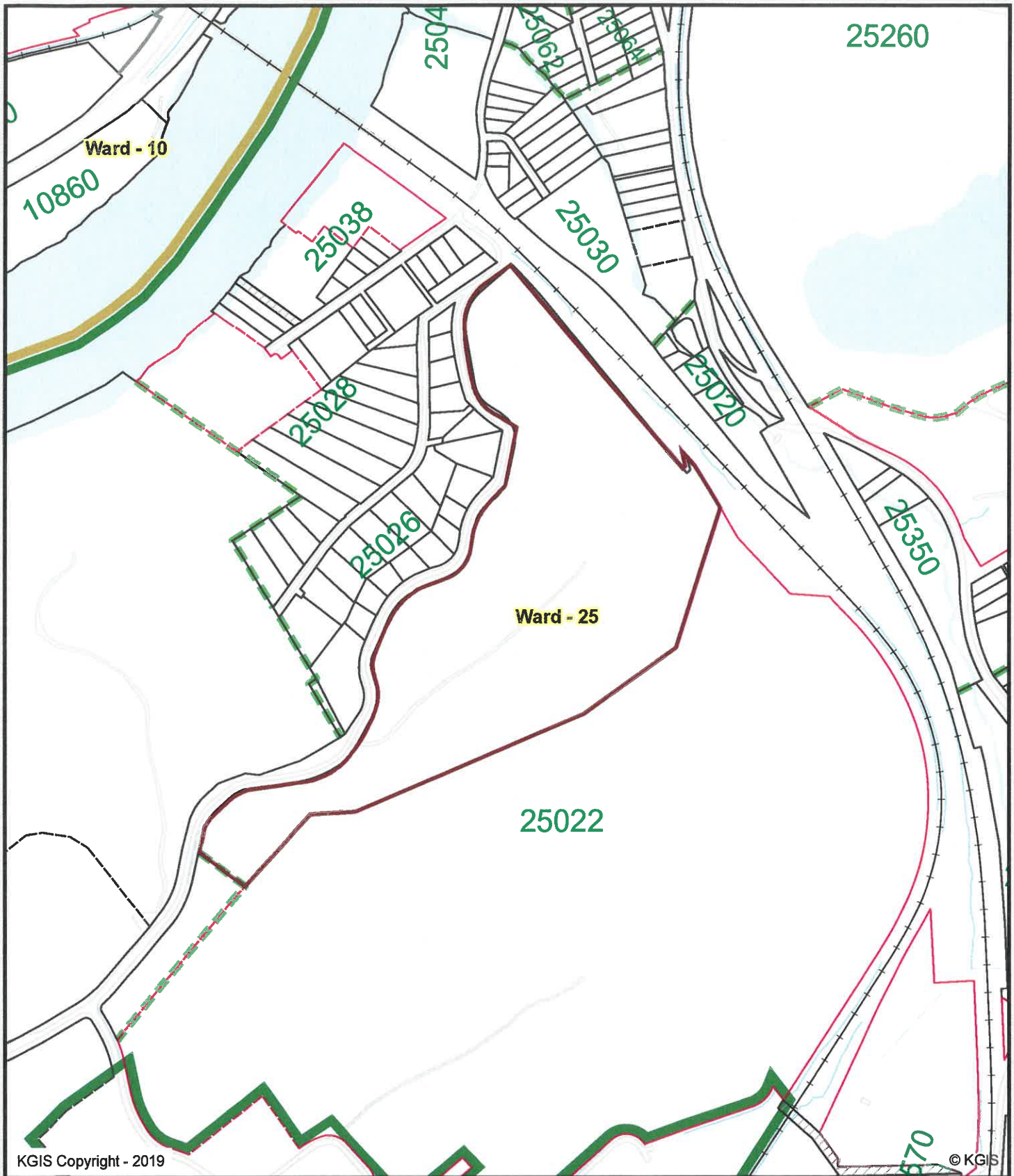
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1000 Cherokee Trail

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1000 Cherokee Trail

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0 250 500 1,000
ft

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1000 Cherokee Trail

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Below are District 18's comments regarding the BZA applications for this month:

6A19VA: No comment

6B19VA: No comment

6C19VA: No comment

6D19VA: No comment

6E19VA: Although the property abuts state-owned rights-of-way, the plans submitted do not appear to depict any encroachment. It should be noted that ROW encroachments during construction activities are not permitted and that no signage or signage overhang is allowed on state-owned rights-of-way.

6F19VA: No comment

6G19VA: No comment

6H19VA: No comment



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

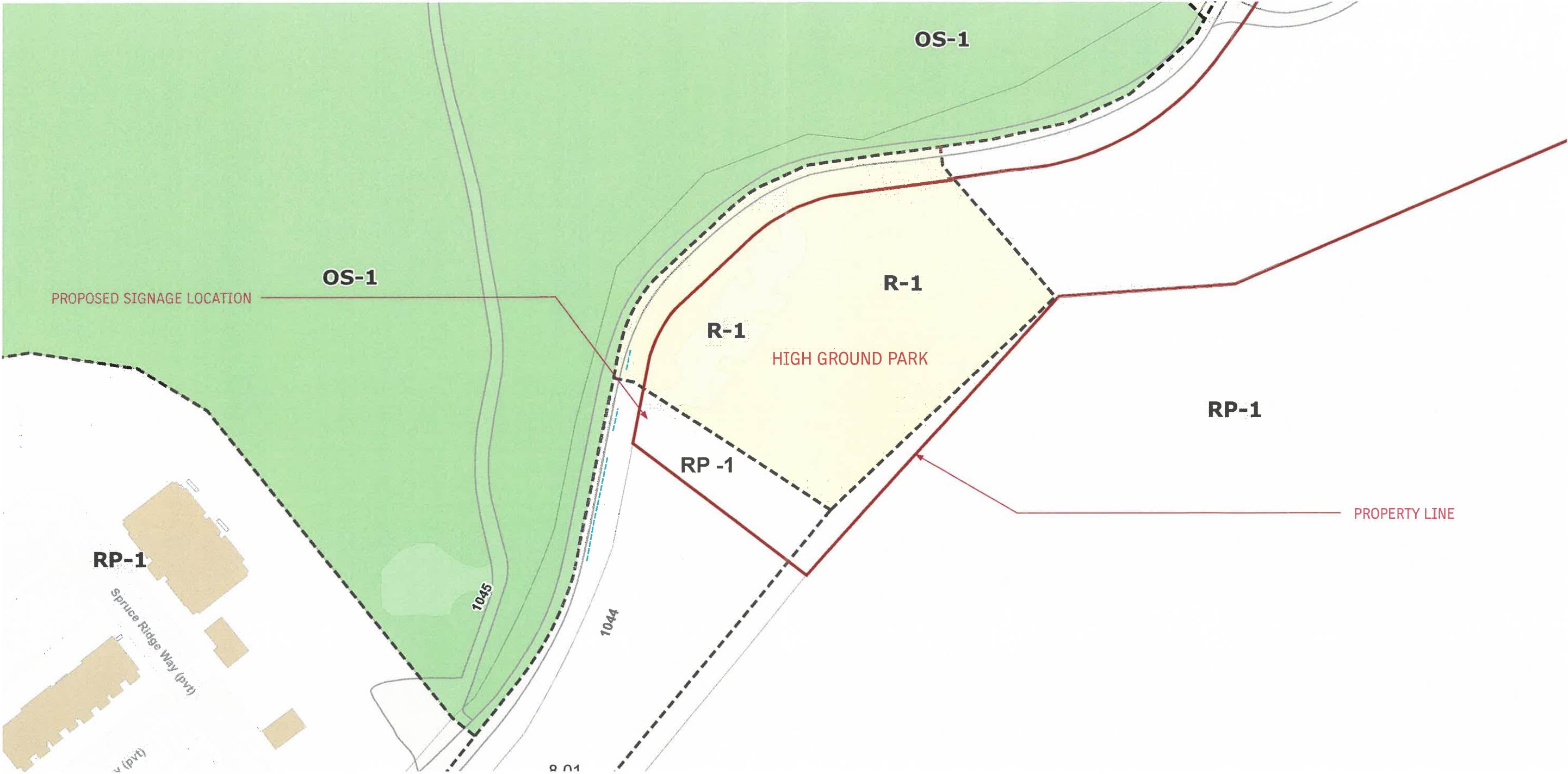
tn.gov/tdot



#1603-KNOXVILLE BATTLEFIELD LOOP
UW SIGNAGE UPDATE
29 APRIL 2019

HIGH GROUND PARK PROPOSED SIGNAGE
N.T.S.

6-D-19-VA



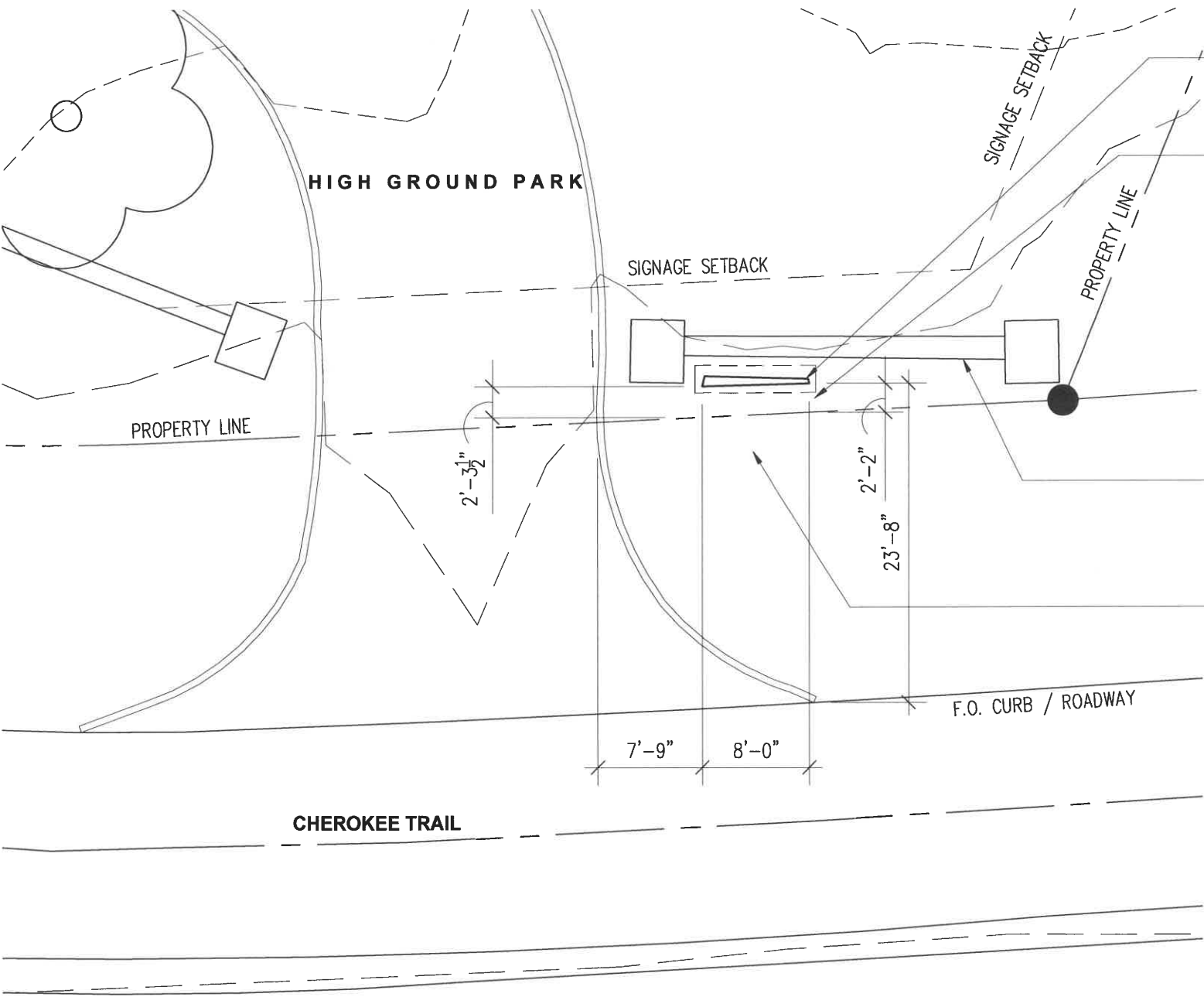
GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING THE WORK. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES.
2. HANDLE AND DISPOSE OF DEBRIS MATERIALS, AND TRASH IN ACCORDANCE WITH ALL APPLICABLE CODES, STANDARDS, AND REGULATIONS.
3. DIMENSIONS MARKED "V.I.F." SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD.
4. CONTRACTOR SHALL PROTECT ALL EXISTING SITE FEATURES AND ELEMENTS THROUGHOUT CONSTRUCTION. CONTRACTOR TO REPAIR OR REPLACE ELEMENTS AND FEATURES DISTURBED DURING CONSTRUCTION TO MATCH EXISTING.

ALLOWABLE SIGN AREA
36 SQFT.

PROPOSED SIGN AREA
2'-3" X 8'-0" = 18 SQFT.

PROJECT LOCATION



PROPOSED ENTRY SIGN

PROVIDE 6" BORDER OF AGGREGATE STONE EDGING AT PERIMETER OF SIGN BASE. EXTEND WALL AGGREGATE EDGING BACK TO EXISTING STONE SITE WALL.

EXISTING STONE SITE WALL, V.I.F.

PROVIDE SEED AND STRAW AT LAWN AREA DISTURBED BY INSTALLATION.

01 LOCATION PLAN
SCALE: N.T.S.

02 SITE PLAN
SCALE: 3/32" = 1'-0"

6-D-19-VA

SANDERS PACE ARCHITECTURE
514 W. JACKSON AVE. STE 102
KNOXVILLE, TENNESSEE 37902
T 865.329.0316 | F 865.546.2348

ENTRY SIGN AT HIGH GROUND PARK
800 CHEROKEE TRAIL
KNOXVILLE, TENNESSEE 37920
SPA PROJECT #: 1603

SITE PLAN
A1.1
1603_A1.1.DWG
DATE: 04/29/2019

