

File #

12-A-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: Damon A. Falconnier, NCARB	Owner <input type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address: 4622 Chambliss Avenue	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip: Knoxville, TN 37919	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number: 865-584-7868	Other <input checked="" type="checkbox"/>	Signage <input type="checkbox"/>
Email: faldesco@gmail.com		Other: Accessory Structure <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 : 4605 Central Avenue Pike City, State, Zip: Knoxville, TN 37912
 See KGIS.org for Parcel #: 068LC01801 and Zoning District: "O"

VARIANCE REQUIREMENTS

City of Knoxville Zoning Ordinance Article 16.3

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 are requesting a wavier from the Board of Zoning Appeals to increase the maximum height of an accessory structure located on this property adjacent to the interstate from 18 feet to 45 feet to match the allowable height of a principal structure on the property with the same zoning. The accessory structure and the overhead structure will be wholly located within the 5 foot setbacks on all sides of the accessory structure. This request would only apply to (1) accessory structure on this property.

REVISED

Describe hardship conditions that apply to this variance.

The location of the accessory structure within the setbacks is intended to: 1) avoid visual conflict with existing bill boards and business signage and, 2) to not impede future buildings on the site. The owner of the adjacent property is in agreement with this request.

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 11/9/20

File # 12-A-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 height for a detached accessory structure from 18 feet to 45 feet for a freestanding work of art in the shape of a cross bearing no advertising (Article 10.3.A.4).

REVISED

PROJECT INFORMATION

Date Filed 11-16-2020

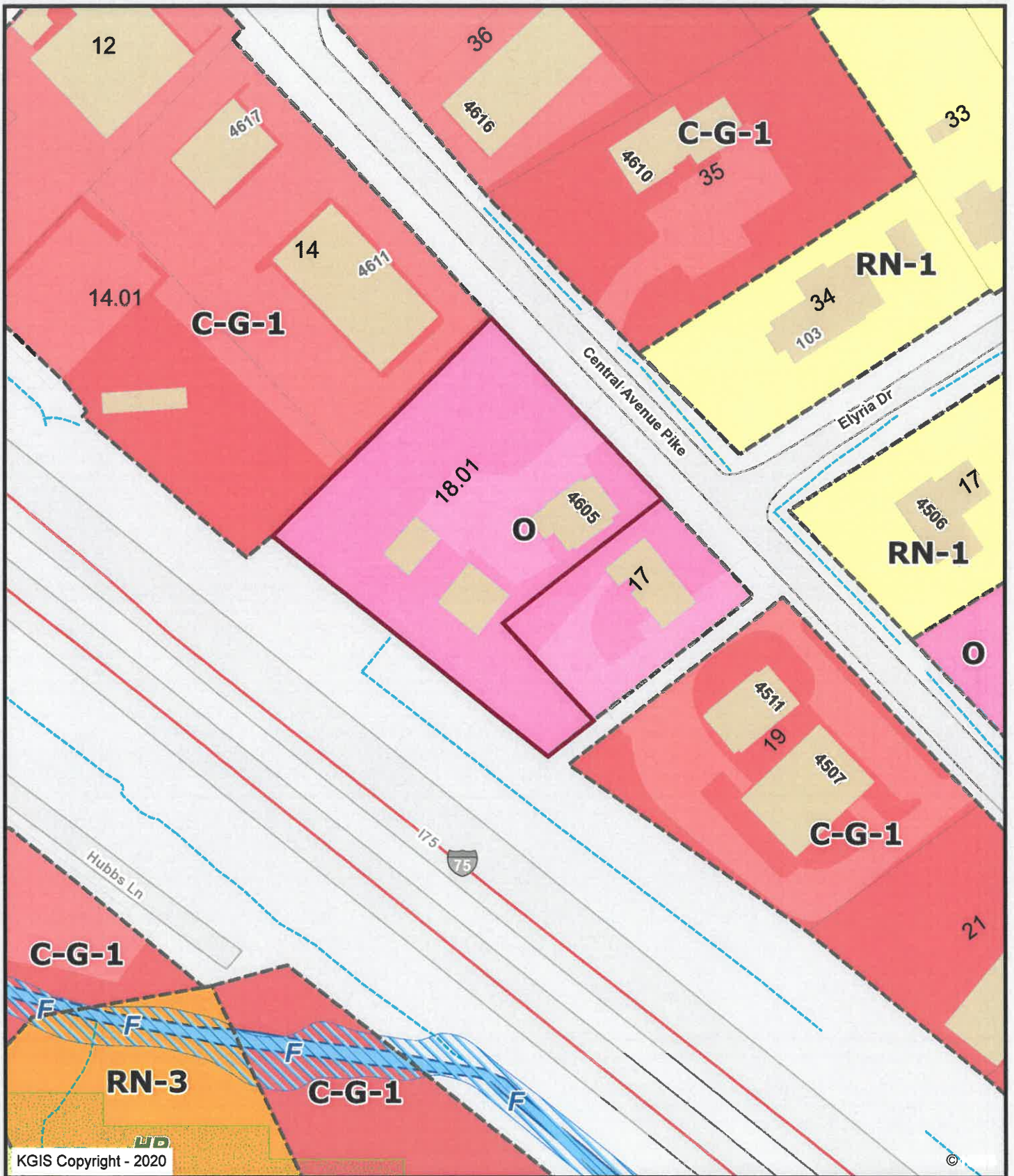
Fee Amount \$250

Council District 5

BZA Meeting Date 12-17-2020

PLANS REVIEWER Bryan Berry

DATE 11-19-2020



4605 Central Ave. Pike

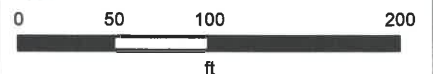
12-A-20-VA

Damon A. Falconnier, NCARB

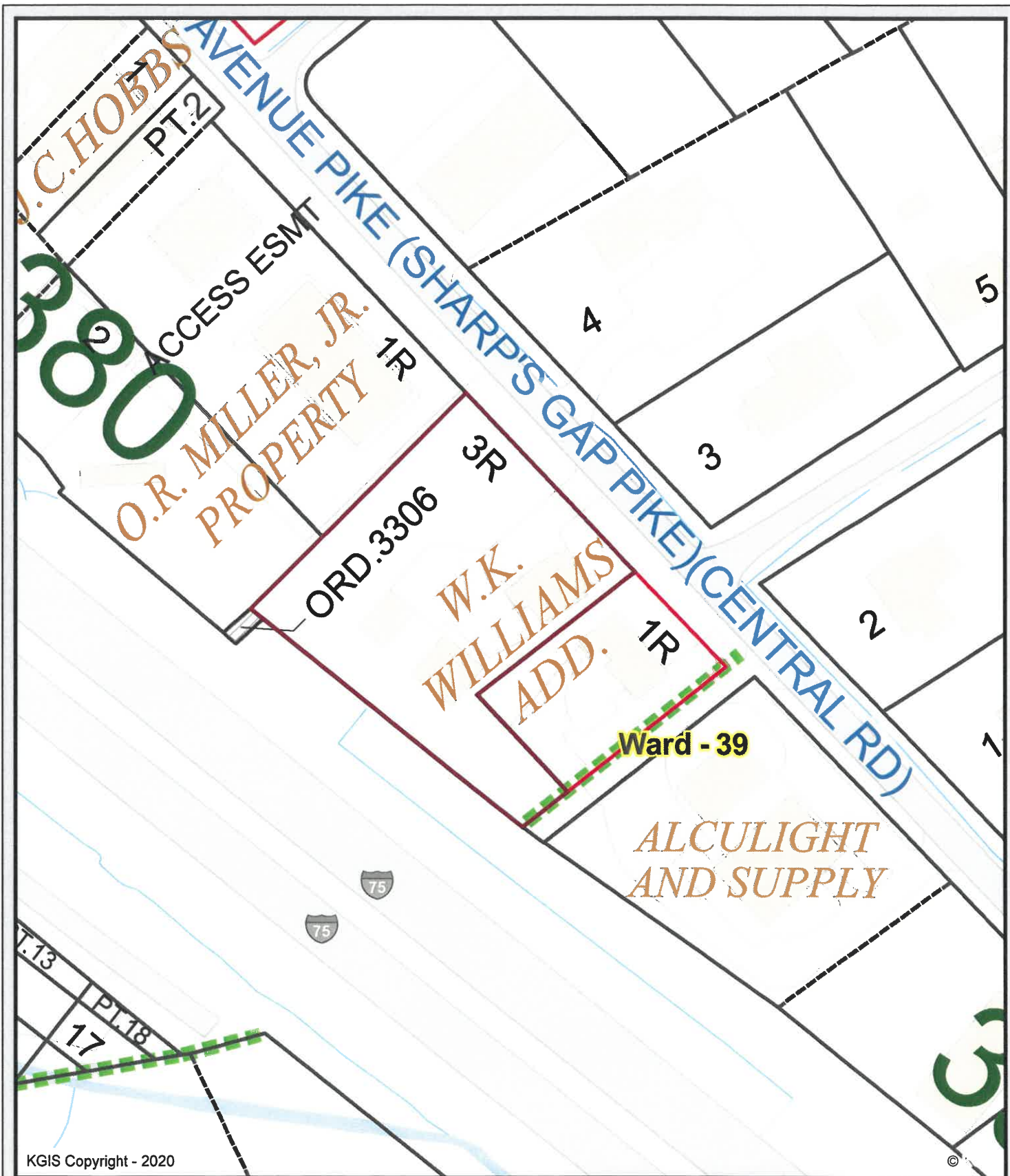
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4605 Central Ave. Pike

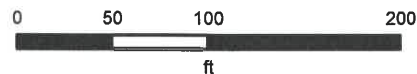
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4605 Central Ave. Pike

12-A-20-VA

Damon A. Falconnier, NCARB

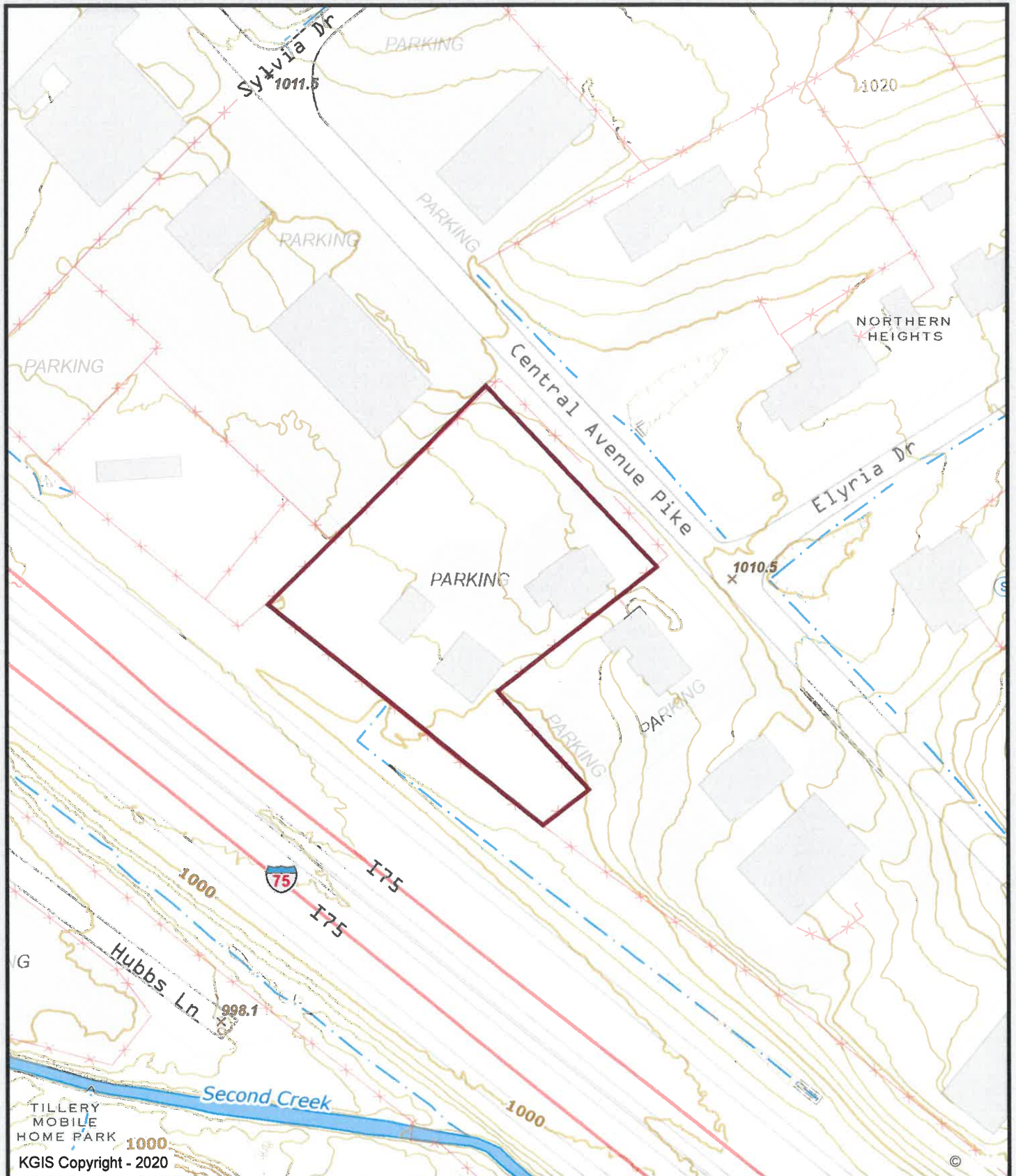
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4605 Central Ave. Pike

12-A-20-VA

Damon A. Falconnier, NCARB

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4605 Central Avenue Pike – Street view





12-A-20-VA

4601 CENTRAL AVE. PIKE • P.O. BOX 12540 • KNOXVILLE, TENNESSEE 37912 • PHONE (865) 689-7770 • FAX (865) 688-5620 • www.handleyins.com

November 25, 2020

Scott Elder
City of Knoxville Plans Review and Inspections
400 Main Street
City County Suite 475
Knoxville, TN 37902

Dear Mr. Elder,

We, the undersigned, owners of the property located at 4601 Central Avenue Pike (Parcel ID 068LC017) are in support of the zoning variance request for the adjacent property to the immediate west (4605 Central Avenue Pike) to increase the height of an accessory structure from 18' to 45' to match the allowable height of a principal structure on the property. We are in support of this with the following caveat:

We understand the variance applies to only (1) accessory structure with the cross bar at a height of 36'-5" to the bottom from the existing grade. The distance from the property line to the base of the cross is 16'-10" which puts the horizontal cross member within the 5'-0" setback.

Please contact us if there are any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris E. Handley".

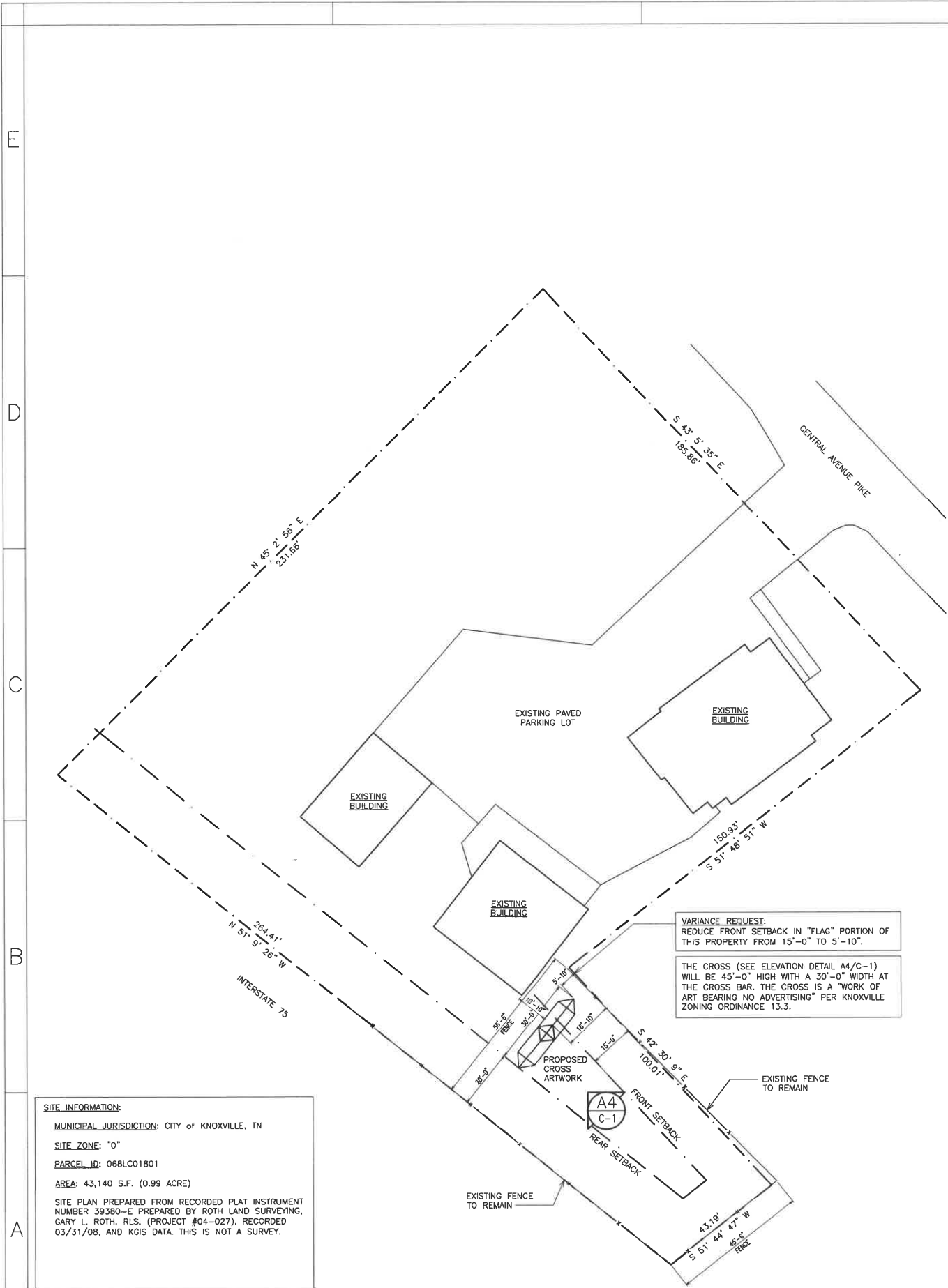
Chris E. Handley
Handley Insurance Resources, Inc.

A handwritten signature in black ink, appearing to read "Patricia M. Handley".

Patricia Handley
Handley Insurance Resources, Inc.

REVISED

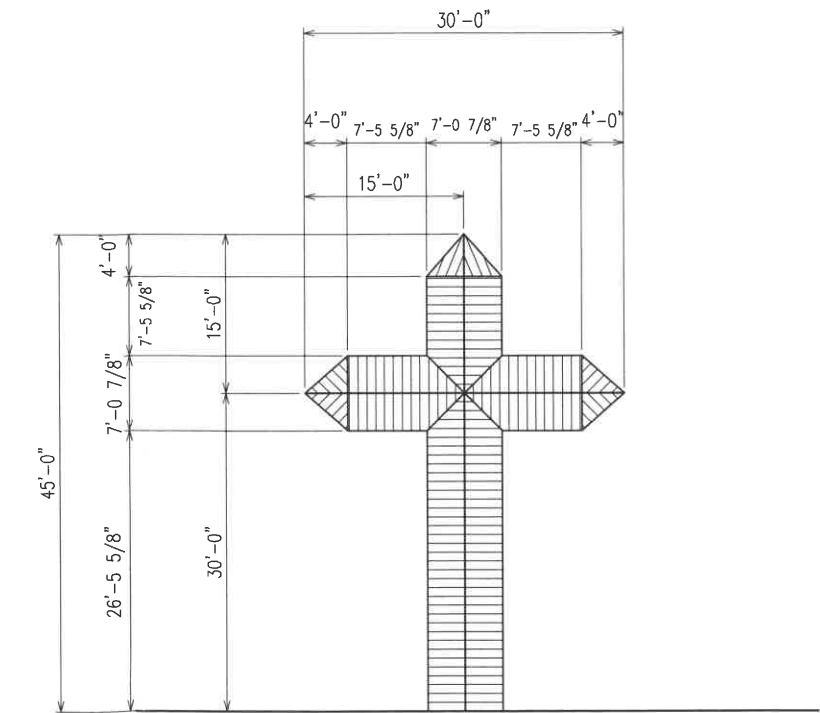




SITE INFORMATION:
MUNICIPAL JURISDICTION: CITY OF KNOXVILLE, TN
SITE ZONE: "0"
PARCEL ID: 068LC01801
AREA: 43,140 S.F. (0.99 ACRE)
SITE PLAN PREPARED FROM RECORDED PLAT INSTRUMENT NUMBER 39380-E PREPARED BY ROTH LAND SURVEYING, GARY L. ROTH, RLS. (PROJECT #04-027), RECORDED 03/31/08, AND KGIS DATA. THIS IS NOT A SURVEY.

VARIANCE REQUEST:
REDUCE FRONT SETBACK IN "FLAG" PORTION OF THIS PROPERTY FROM 15'-0" TO 5'-10".

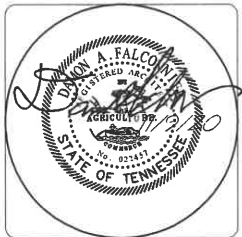
THE CROSS (SEE ELEVATION DETAIL A4/C-1) WILL BE 45'-0" HIGH WITH A 30'-0" WIDTH AT THE CROSS BAR. THE CROSS IS A "WORK OF ART BEARING NO ADVERTISING" PER KNOXVILLE ZONING ORDINANCE 13.3.



A1 SITE PLAN
1" = 20'-0"

A4 CROSS ELEVATION
1/8" = 1'-0"

FALCONNIER
DESIGN COMPANY
4622 Chambliss Avenue
Knoxville, TN 37919
Phone 865.584.7868
Fax 865.584.3139
falco@falconnier.com
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CROSS ARTWORK

BLACK OAK HEIGHTS
BAPTIST CHURCH
4605 CENTRAL AVENUE PIKE
KNOXVILLE, TN 37912

SITE PLAN & ELEVATION

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DRAWN BY:	GHF
CHECKED BY:	DAF
ISSUED:	11/09/20
REVISION(S):	
FILE:	2020-071

12-A-20-YA

C-1