

File #

6-B-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: Assured Storage of Powell, LLC

Street Address: 6825 Barger Pond Way

City, State, Zip: Knoxville, TN 37912

Phone Number: 865-859-0602

Email: Bills@notmi.com

Owner

Contractor

Tenant

Other

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 : 6825 Barger Pond Way

City, State, Zip: Knoxville, TN 37912

See KGIS.org for Parcel #: 067 244

and Zoning District:

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.

See attached letter

Describe hardship conditions that apply to this variance.

See attached letter.

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

Member

DATE

4/26/20 5/18/2020

File # 6-B-20-VA



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):

Request to increase the maximum allowed square feet of attached signage in an I-MU zone from 36 square feet (10%) to 316 square feet (88%) per Article 13.9.F.b.

PROJECT INFORMATION

Date Filed 5-13-20

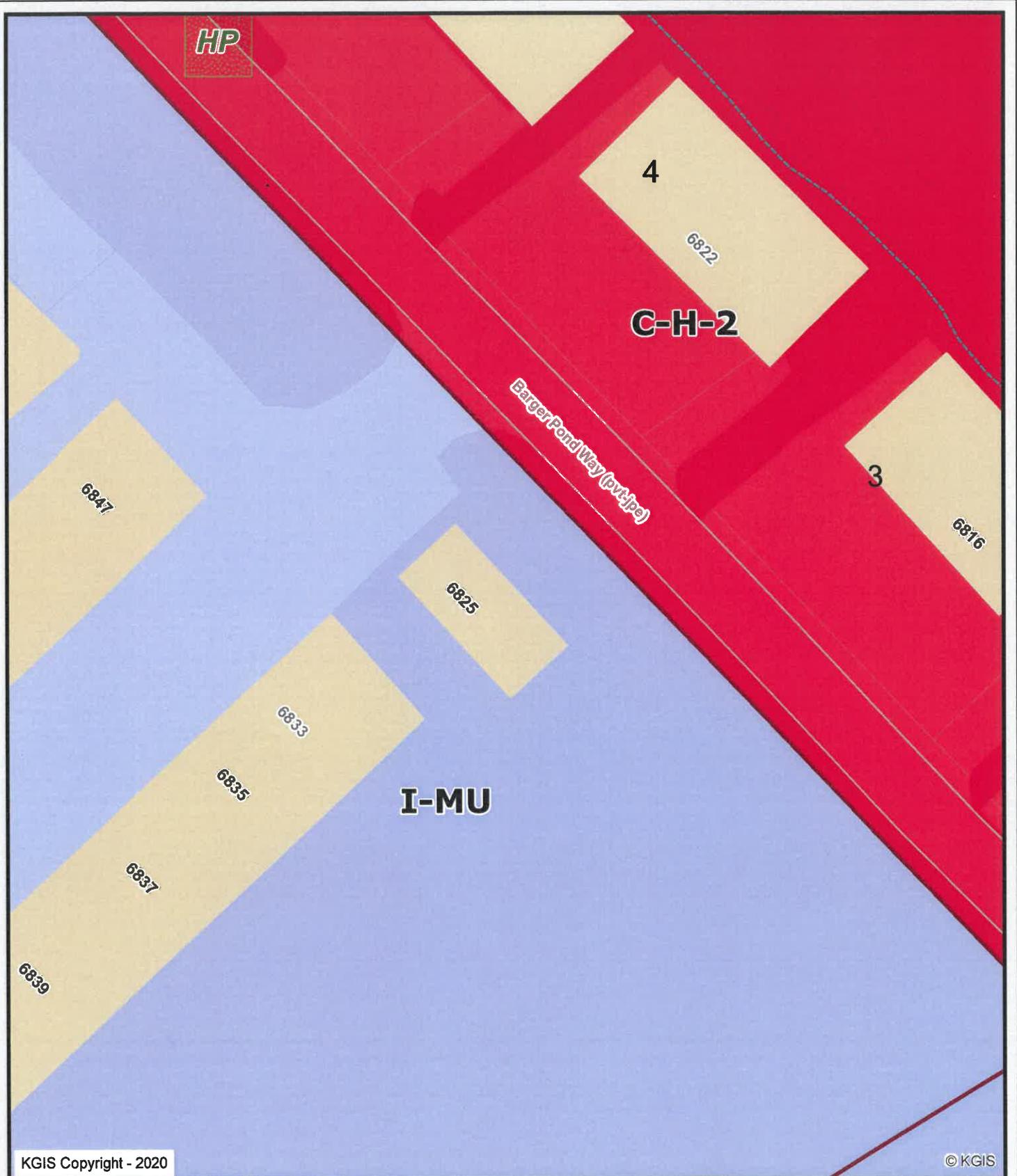
Fee Amount \$250

Council District 3

BZA Meeting Date 6-18-20

PLANS REVIEWER Rebecca Johnson

DATE 5-13-20



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6825 Barger Pond Way

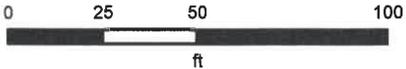
6-B-20-VA

Assured Sotrage of Powell, LLC

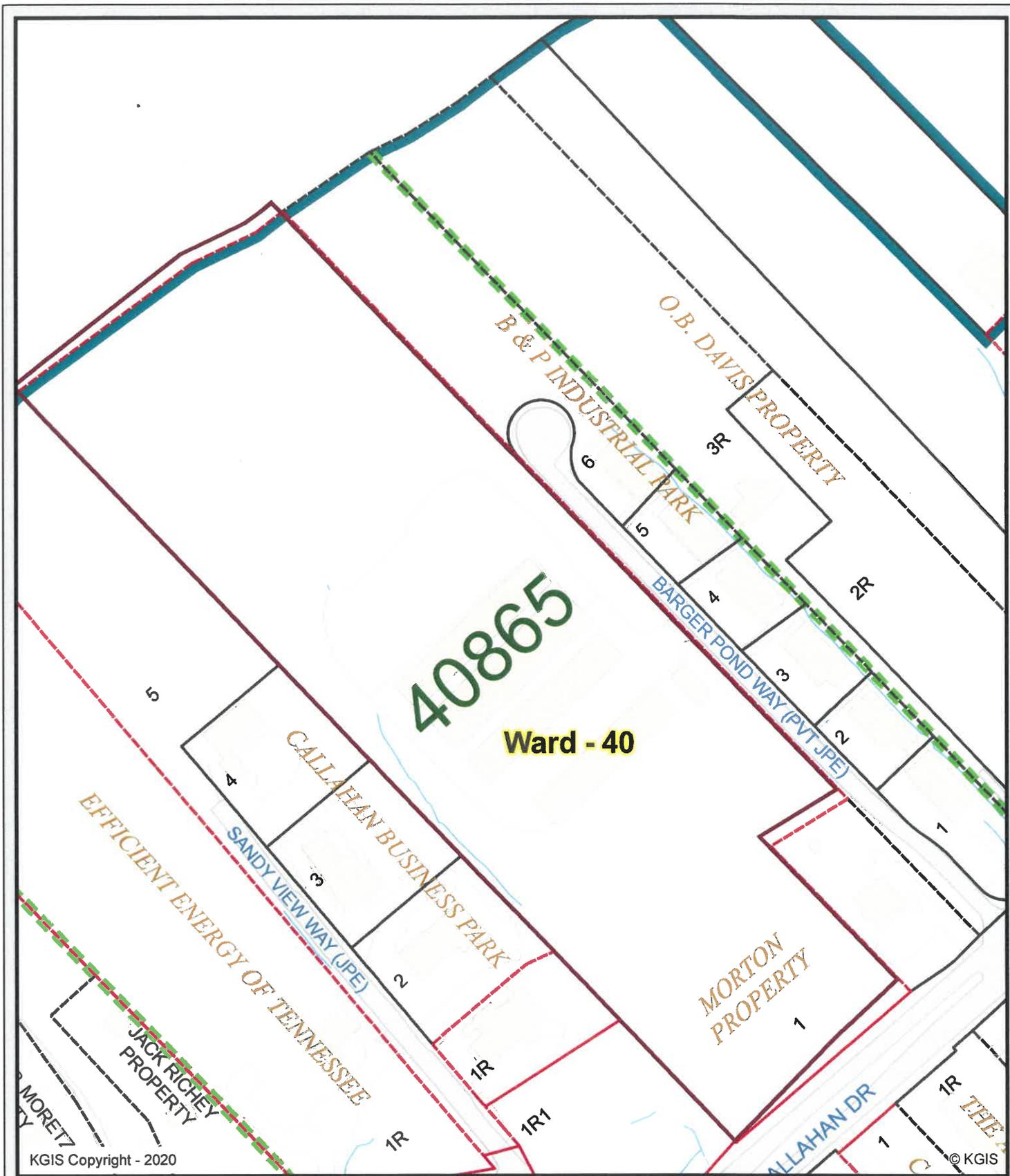
Knoxville - Knox County - KUB Geographic Information System



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6825 Barger Pond Way

6-B-20-VA

Assured Sotrage of Powell, LLC

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6825 Barger Pond Way

6-B-20-VA

Assured Sotrage of Powell, LLC

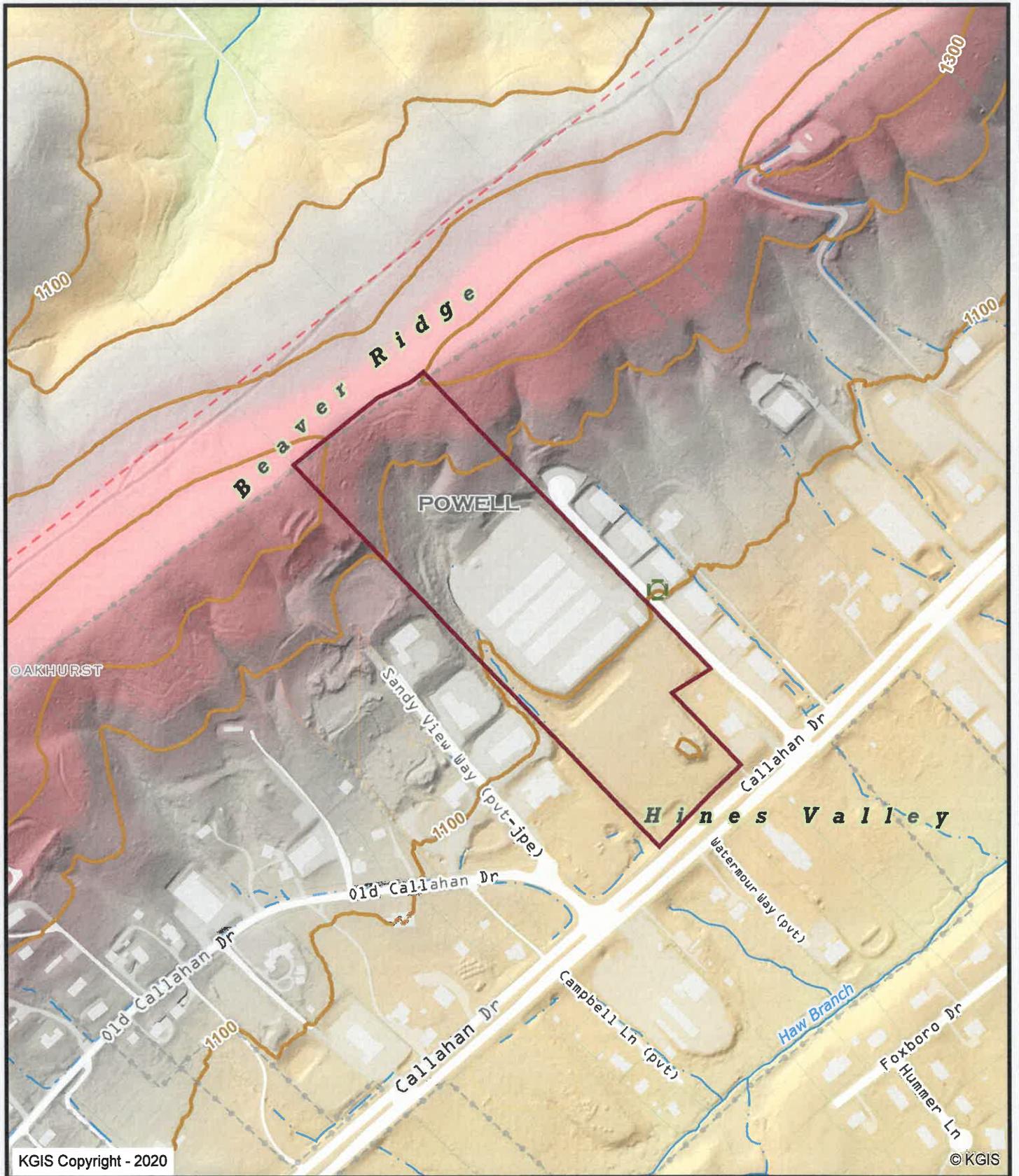
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6825 Barger Pond Way

6-B-20-VA

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Assured Storage of Powell, LLC
6825 Barger Pond Way
Knoxville, TN 37912

May 10, 2020

Mr. Scott Elder, Zoning Chief
City of Knoxville
400 Main Street
Knoxville, TN 37902

RE: Sign Variance for Assured Storage of Powell, LLC

Mr. Elder,

We are the only occupant of a 5-building complex located at 6825 Barger Pond Way, Knoxville, TN, Parcel number 067 244. Our office does not front the main road, nor is it easily visible from Callahan Drive. The topography of the property coupled with other geographical features such as vegetation contributes substantially to our visibility hardship. As a result, we have been struggling to increase our occupancy with the primary feedback from customers being that they didn't know we even existed. Moreover, once we do attract a customer, they often call and say they can't find us.

We were looking to increase the exposure to our facility by adding a sign to Building A as detailed in the attached sign proof and site map. This sign would be visible from Callahan Drive and would better describe our location and what we do.

As a result, we are asking for relief from the maximum sign area requirement of the code. Specifically, we are asking to increase the allowed signage (height times width of the office entrance elevation) from 36 square feet to our proposed square footage of 316 square feet. This size is comparable to the signs at the other storage properties in Powell.

Attached in Exhibit A, please find pictures of the signs installed at the other storages in Powell. The first picture is of Affordable Storage located at 2339 Old Callahan Drive as seen from Callanan drive, almost 1500 feet away. The second picture is of Powell Self Storage from Clinton Highway. Both properties are highly visible from the road.

While these properties face far less geographical challenges to visibility than ours, and I understand that these signs may be preexisting, non-conforming, we are asking that we are able to enjoy similar advertising visibility as the other storage businesses in our area. This would make our services and product more visible to the public and would make our business more viable. Without the increased visibility the economics are difficult and put negative pressure on our continued operations.

Thank you for taking the time to review this application, your consideration is greatly appreciated.

Sincerely,



Assured Storage of Powell, LLC

Exhibit A

Affordable Storage from Callanan Drive



Powell Self Storage



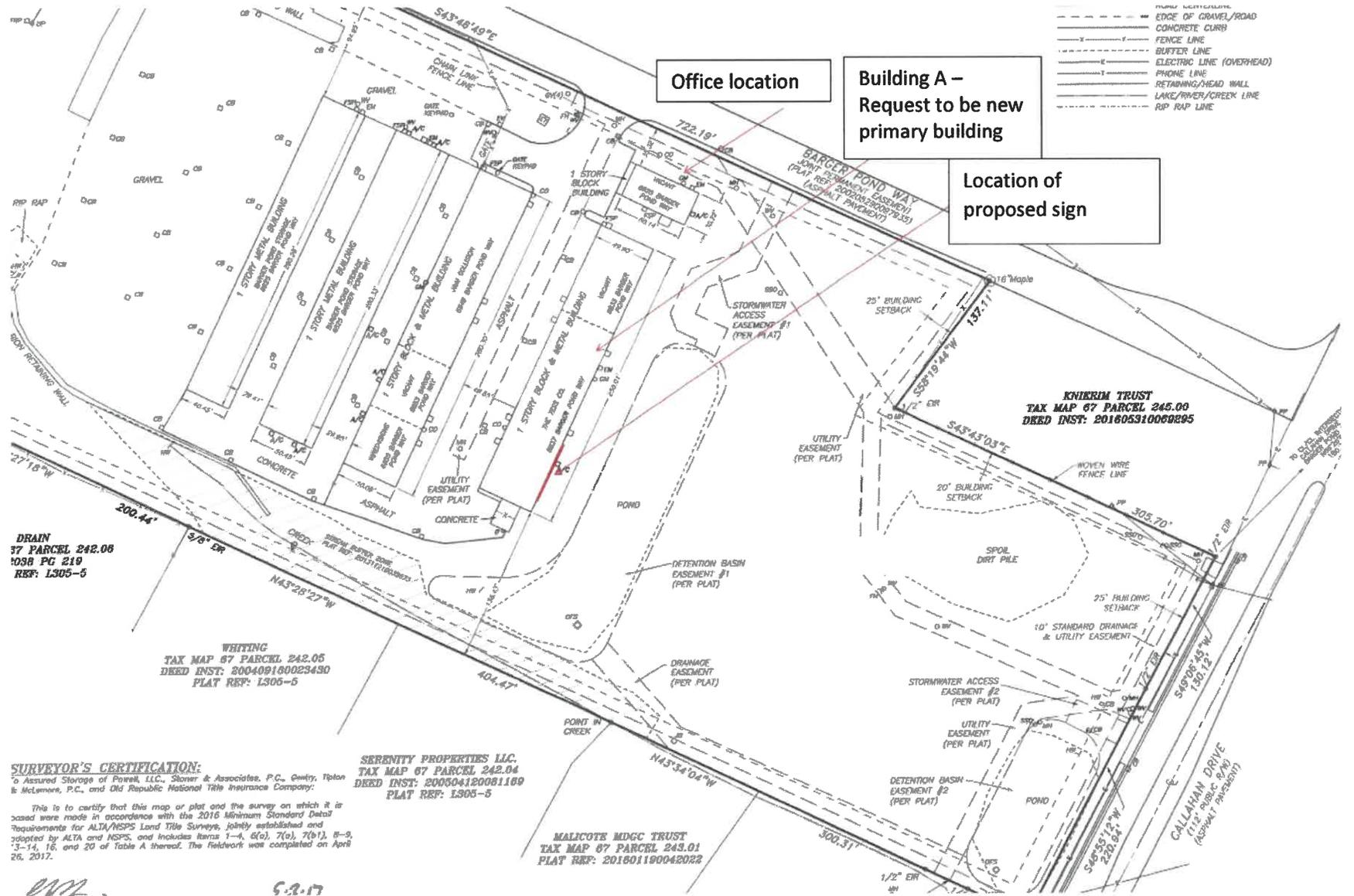
View from Calahand Drive

Location of Sign

Building A

Office





- PROPERTY BOUNDARY
- EDGE OF GRAVEL/ROAD
- CONCRETE CURB
- FENCE LINE
- BUFFER LINE
- ELECTRIC LINE (OVERHEAD)
- PHONE LINE
- RETAINING/HEAD WALL
- LAKE/RIVER/CREEK LINE
- RIP RAP LINE

Office location

Building A –
Request to be new
primary building

Location of
proposed sign

DRAIN
37 PARCEL 242.06
1036 PG 219
REF: L305-6

WHITING
TAX MAP 67 PARCEL 242.05
DEED INST: 200409160023450
PLAT REF: L305-5

SURVEYOR'S CERTIFICATION:
I, Assured Storage of Powell, LLC, Stoner & Associates, P.C., Gentry, Tipton & McLennan, P.C., and Old Republic National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-4, 6(a), 7(a), 7(b), 8-9, 13-14, 16, and 20 of Table A thereof. The fieldwork was completed on April 26, 2017.

DM

5.3.17

SERENITY PROPERTIES LLC
TAX MAP 67 PARCEL 242.04
DEED INST: 200504120081169
PLAT REF: L305-5

MALICOTE MDGC TRUST
TAX MAP 67 PARCEL 243.01
PLAT REF: 201601190042022

KNIKERM TRUST
TAX MAP 67 PARCEL 245.00
DEED INST: 201605310068295

CALLAHAN DRIVE
PUBLIC ROAD
(ASPHALT PAVEMENT)

BARCER POND WAY
JOINT EASEMENT (EASTERN)
(PLAT REF: 20080308002303)
(ASPHALT PAVEMENT)



4144 total sq ft

414.40 total sq ft allowed



3315 Riverside Dr.
 Knoxville, TN 37920
 (865) 247-0466
 Fax: (865) 935-9597
 sycamoresignservice.com



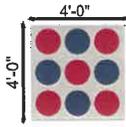
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 Sign Industry

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Project: Assured Storage Address:
 6825 Barger Pond Way

Contact:
 Phone:
 Designer: August Stringer Date:
 3/24/2020 Revision:

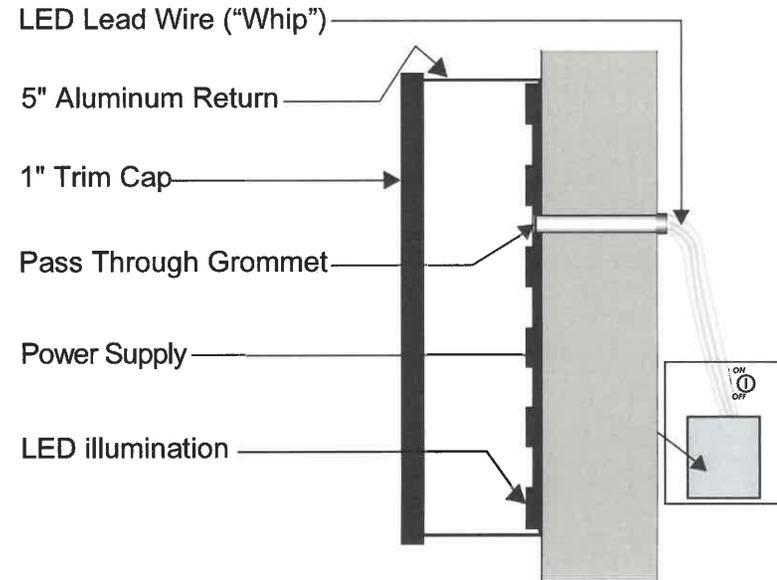
74'-0"



ASSURED SELF STORAGE

79'-0"

4' tall Channel letters with day/night vinyl applied to faces



SIDE VIEW FLUSH MOUNT



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Project: Assured Storage
 Address:
 Contact:
 Phone:
 Designer: August Stringer
 Date: 3/24/2020
 Revision:

Warranty: All signs are covered under limited warranty for one year (1) on workmanship. Ballasts and transformers carry the manufacturer's own one year (1) warranty from the dates of manufacture. Labor associated with replacement of ballasts or transformers is not covered under this warranty. Fluorescent lamps are covered for the first thirty (30) days from the date of the installation. After thirty (30) days this warranty does not cover the cost to replace them. LED illumination units warranted for up to five (5) years from date of installation. This warranty does not cover loss or damage due to accidents involving the product, acts of criminal aggression, other property disasters or acts of God. All other warranties, either expressed or implied, including any implied warranties of merchantability and/or fitness for a particular purpose are excluded

Payment Terms: Sycamore Sign Service requires a 50% deposit with all orders which have product. An invoice for the balance due will be submitted upon completion of contract and is payable when received. Buyer agrees that invoices which are not paid on or before the due date will accrue interest at the rate of 20% per annum. If buyer's account is turned over to an attorney for collection, buyer agrees to pay all cost incurred by Sycamore Sign Service, including court cost and other cost, expenses and attorney's fees.

Returned check fee: \$250.00 per incident.

Client/purchaser grants to Sycamore Sign Service a security interest in all products identified in this contract. Sycamore Sign Service reserves the right to enter the property on which the product described herein is installed or stored and remove such property if any charges are not paid as agreed in these payment terms and client/purchaser expressly grants Sycamore Sign Service this right.

Lead time and Delivery: Our normal lead time is four (4) to six (6) weeks from receipt of signed contract, deposit check, customer approvals, artwork and any other required information. This lead time assumes that sign permits can be secured within the first week. If there is a permitting delay, lead time will be extended accordingly. Payment of such fees is governed by the Payment Terms herein above.

Permits: Permits will be billed at actual cost plus staff time of \$70.00 per hour to secure permit with minimum of two (2) hours. Local engineering fees that may be required to obtain the permit are not included in the quote and would also be billed as a separate item.

Removals: If not separately quoted, Sycamore Sign Service has excluded cost for the removal of the existing signage, if any. If required, costs for such removal is in addition to the price quoted herein, and such costs are governed by the Payment Terms herein above.

Building Structure: It shall be the responsibility of the customer to ensure that the wall(s) and/or roof which any required signs are attached be waterproof, have in place adequate vertical and/or horizontal bracing, be engineered and constructed (in accordance with the appropriate construction drawings) to support said required signs and shall be ready for the sign installation as scheduled. Wall construction is assumed to be brick, concrete, metal or similar type construction and to have suitable access behind wall or roof for installation purposes.

Primary Electrical Power and Hook-Up: Sycamore Sign Service is not responsible for costs associated with providing a primary power source to the letters and/or signs. Costs for the final electrical hook-up to the existing primary power source is included if the primary is available at time of installation and is within 6ft of new installation. Certain areas of the state may require that a licensed electrical contractor do the final hook-up. If this condition exists, this would be billed at costs plus charge and is not included in our initial quote. Such billing is governed by the Payment Terms herein above.

Underground Obstructions: Sycamore Sign Service will call state locating services to stake out utilities to avoid underground obstructions. However, any utilities not located by the state will be the customer's responsibility and liability. Our installation price is based on not encountering any underground obstructions, rock or water, sprinkler lines, etc., and assumes normal 300 PSI soil conditions exist. Customer is responsible for any and all additional cost which may result from encountering unusual conditions, including, but not limited to poor soil, landfill, special footing requirements, excavation through asphalt or concrete surfaces, special windload requirements or any special height for free-standing signs.

Behind the Wall Access and Blocking: Customer is responsible for providing minimum 2'x2' access behind the wall for sign attachment and that wall is of adequate design to support signs in accordance to unified building codes. If blocking is required to be provided by Sycamore Sign Service, those charges shall be additional to the provided quote.

Changes: Any changes in the work desired by the buyer or any other changes in the Contract requested by the buyer must be made in writing and signed or authorized by an officer of Sycamore Sign Service. Any additional cost associated therewith becomes the responsibility of the buyer and will be subject to the Payment Terms in this contract. Sycamore Sign Service will not honor any additional work or extra's unless they are put in writing.

Waiver and Forbearance: Any forbearance or waiver by Sycamore Sign Service of any breach of this contract or the enforcement of any of the terms and conditions of this contract is limited and shall not apply generally. reserves the right to enforce the terms of this contract at any time, regardless of any prior forbearance or waiver.

Entire agreement: This document constitutes the entire agreement between the parties hereto and supersedes any and all previous proposals, contracts or agreements, whether written or oral.

TERMS AND CONDITIONS

Customer Acceptance: _____

Date: _____



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