

File #

6-H-20-VA



CITY OF KNOXVILLE

## BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION	APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name Land Development Solutions	Owner <input type="checkbox"/>	New Structure <input checked="" type="checkbox"/>
Street Address 310-K Simmons Rd	Contractor <input checked="" type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip Knoxville, TN 37922	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number 865-671-2281	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Email		Other <input type="checkbox"/>

## THIS IS A REQUEST FOR:

- ☒ Zoning Variance (Building Permit Denied)
 ☐ Extension of Non-Conforming Use/or Structure  
☐ Appeal of Administrative Official's Decision
 ☐ Map Interpretation

## PROPERTY INFORMATION

Street Address 2124 Clinch Ave  
 City, State, Zip Knoxville, TN 37916  
 Parcel # (see KGIS.org) 108CB011, 108CB029  
 Zoning District (see KGIS.org) INST

## 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.

Parcels 108CB011, 108CB029 & 108CB028 - Construction of a new chiller plant and oxygen farm.

1. Variance Proposed - Reduction of the minimum lot size in the INST zone from 20,000 square feet to 15,700 square feet.

ETCH wishes to keep the proposed Chiller Plant lot separate from the main lot on this block and the square footage is less than the required square footage in the INST zone. All lots on this block are already zoned INST so there is no real impact of this variance request.

Describe hardship conditions that apply to this variance.

Size of the proposed lot is limited due to the existing adjacent facilities.

## 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 5/21/2020

File #

6-H-20-YA



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):**

Reduce the minimum required lot area from 20,000 s.f. to 15,700 s.f. per Article 8, Section 8.2.C.Table 8-2.

**PROJECT INFORMATION**

Date Filed 5-22-20

Fee Amount\$500.00

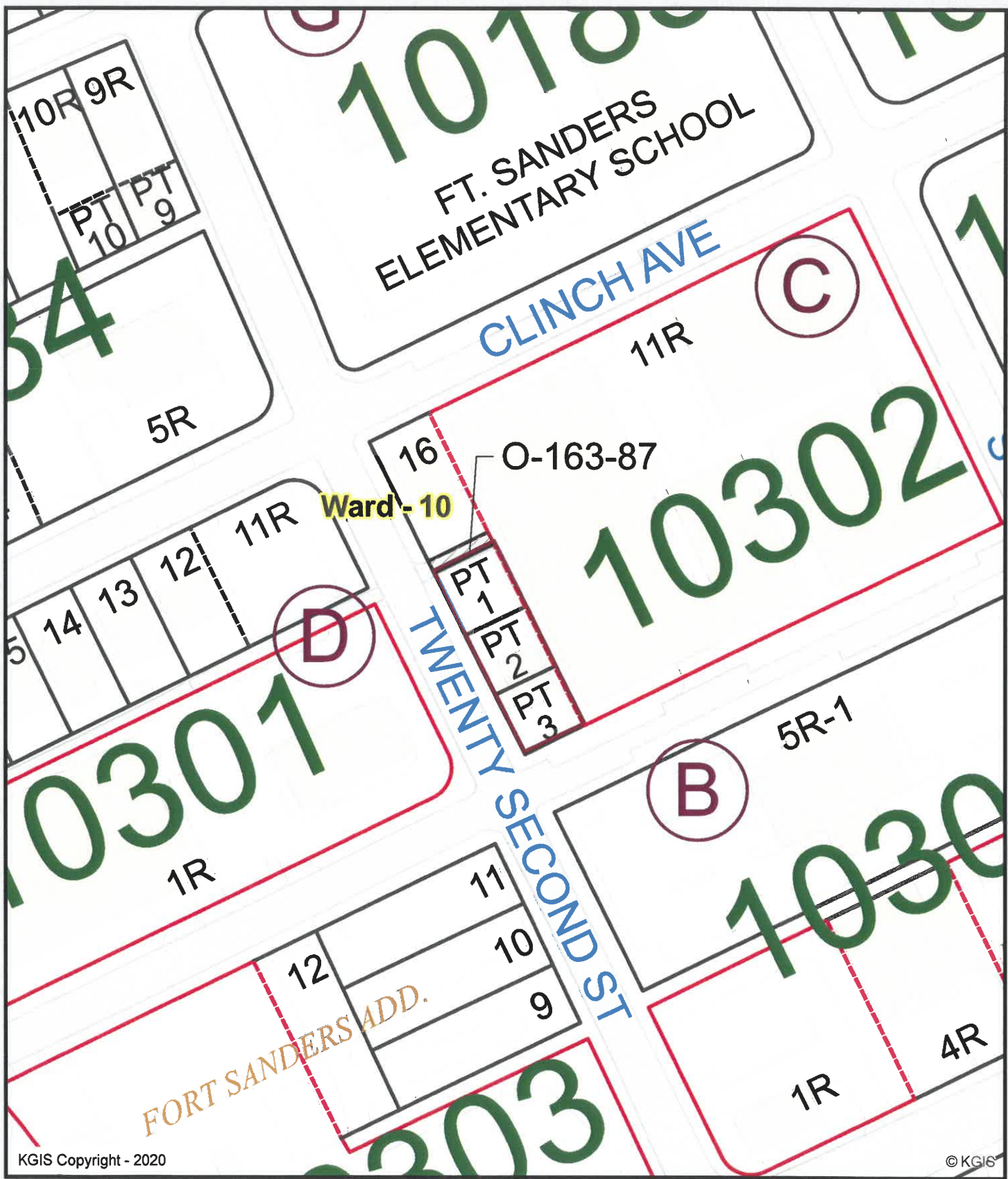
Council District 1

BZA Meeting DateJune 18th, 2020

**PLANS REVIEWER** Scott Elder**DATE** 5-22-20







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2124 Clinch Ave.

6-H-20-VA

Land Development Solutions

Knoxville - Knox County - KUB Geographic Information System



Printed: 5/26/2020 at 11:02:39 AM



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**2124 Clinch Ave.**

6-H-20-VA

Land Development Solutions

**Knoxville - Knox County - KUB Geographic Information System**



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ft

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X:\Chad\ET Childrens Hospital Generator Survey\dwg\ETCH 22nd Plat.dwg May 21, 2020 - 10:46am emiller - LDS Copyright 2020

#### Certificate of Ownership and General Dedication

East Tennessee Childrens Hospital Association Inc, the undersigned owner(s) of the property shown herein, hereby adopt this as (my, our) plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that (I am, we are) the owner(s) in fee simple of the property, and as property owner(s) have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat.

Owner(s) Printed

Name: \_\_\_\_\_ Signature(s): \_\_\_\_\_

Date: \_\_\_\_\_

State of Tennessee, County of Knox

On this \_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_

Before me personally appeared \_\_\_\_\_ to me known to be the person described in, and who executed the foregoing instrument, and acknowledged that he (or she or they) executed the same as his (or her or their) free act and deed.

Witness my hand and notarial seal, this day and year above.

Written \_\_\_\_\_ Notary

My Commission Expires \_\_\_\_\_ "Seal"

#### Owner Certification for Public Sewer and Water Service - Minor Subdivisions

(I, We) the undersigned owner(s) of the property shown herein understand that it is our responsibility to verify with the Utility Provider the availability of public sewer and water systems in the vicinity of the lot(s) and to pay for the installation of the required connections.

Owner(s) Printer Name: \_\_\_\_\_

Signature(s): \_\_\_\_\_

Date: \_\_\_\_\_

#### Owner Certification on Release of Easement

(I, We) the undersigned owner(s) of the property shown herein understand that easement rights for any existing facilities are not being released and it is our responsibility to verify with the above parties if there are any existing facilities along the lot lines being eliminated by this plat before digging or constructing any building or structure.

Owner(s) Printed Name: \_\_\_\_\_

Signature(s): \_\_\_\_\_

Date: \_\_\_\_\_

#### Zoning Certification

Zoning district(s) in which the land being subdivided is located shall be indicated as shown on zoning map by Planning Commission as follows:

Zoning Shown on Official Map \_\_\_\_\_

Date: \_\_\_\_\_

By: \_\_\_\_\_

#### Addressing Department Certification

I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville/Knox County Street Naming and Addressing Ordinance, the Administrative Rules of the Planning Commission, and these regulations.

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

#### Taxes and Assessments Certification

This is to certify that all property taxes and assessments due on this property have been paid.

City Tax Clerk Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Knox County Trustee Signed: \_\_\_\_\_ Date: \_\_\_\_\_

#### City of Knoxville Department of Engineering

The Knoxville Engineering Division hereby approves this plat on this the \_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_

Engineering Director \_\_\_\_\_

#### Planning Staff Certification of Approval For Recording - Final Plat

This is to certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, with the exception of any variances and waivers noted on this plat, and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds. Pursuant to Section 13-3-405 of Tennessee Code, Annotated, the approval of this plat by the Planning Commission shall not be deemed to constitute or effect an acceptance by the City of Knoxville or Knox County of the dedication of any street or other ground upon the plat.

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

#### Certification of Final Plat - All Indicated Markers, Monuments and Benchmarks Set

I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I further certify that this plat and accompanying drawings, documents and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized, described and justified in a report filed with the Planning Commission, or for variances which have been approved as identified on the final plat. The indicated permanent reference markers and monuments, benchmarks and property monuments were in place on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Registered Land Surveyor \_\_\_\_\_

Tennessee License No. 2033

Date: 4-30-20

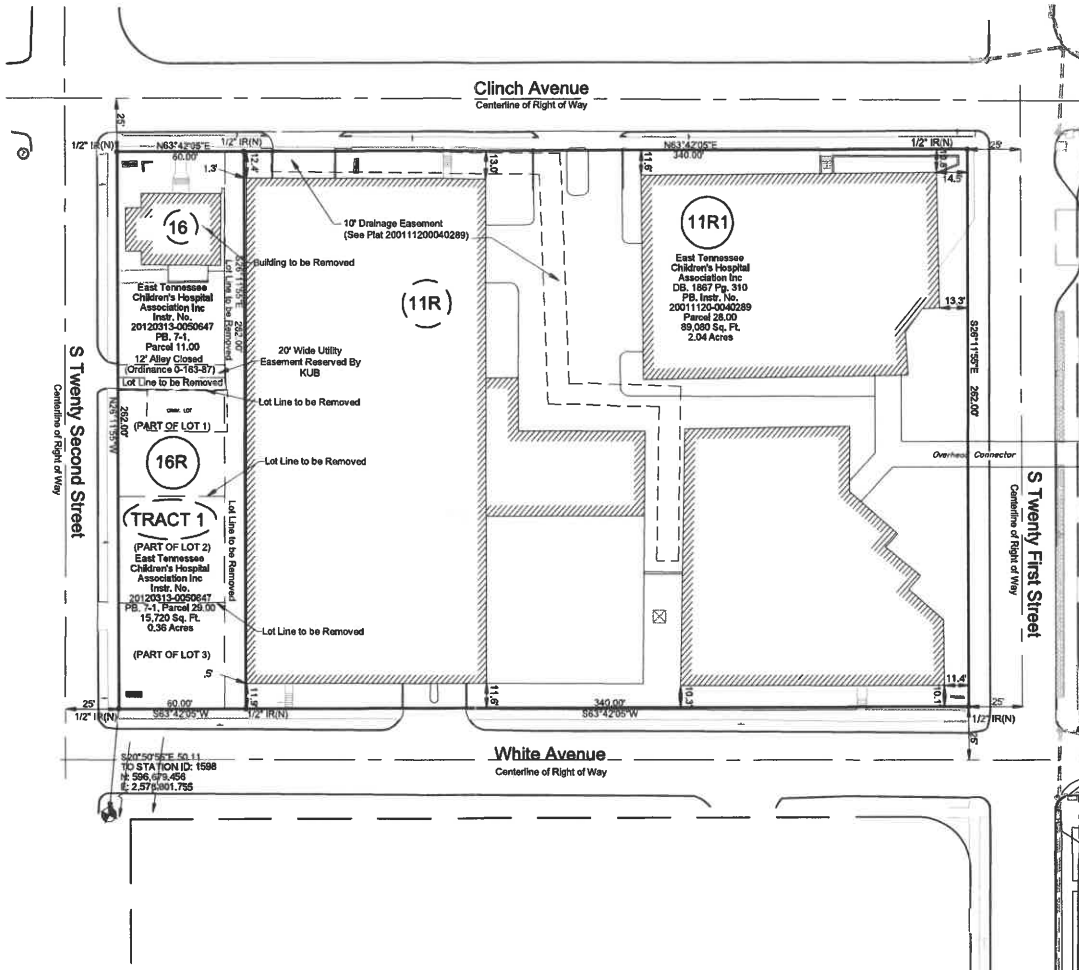
#### Certification of Category and Accuracy of Survey

I hereby certify that this is a Category 1 survey and the ratio of precision of the unadjusted survey is not less than 1: 10,000 as shown hereon and that said survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.

Registered Land Surveyor \_\_\_\_\_

Tennessee License No. 2033

Date: 4-30-20



#### Certification of Approval Water Service - Minor Subdivisions

This is to certify that the subdivision shown hereon is approved subject to the installation of a public water system, and such installation shall be in accordance with State and local regulations.

It is the responsibility of the property owner to verify with the Utility Provider the availability of water system in the vicinity of the lot(s) and to pay for the installation of the required connections.

Utility Provider \_\_\_\_\_

Authorized Signature for Utility  
Date \_\_\_\_\_

#### Certification of Approval of Public Sanitary Sewer System - Minor Subdivisions

This is to certify that the subdivision shown hereon is approved subject to the installation of a public sanitary sewers and treatment facilities, and such installation shall be in accordance with State and local regulations.

It is the responsibility of the property owner to verify with the Utility Provider the availability of sanitary sewers in the vicinity of the lot(s) and to pay for the installation of the required connections.

Utility Provider \_\_\_\_\_

Authorized Signature for Utility  
Date \_\_\_\_\_



#### LEGEND

- IR(O) IR(N)
- ADJOINING PROPERTY
- CENTER LINE
- LOT NO. (NEW)
- LOT NO. (OLD)

#### GRID NORTH

Note: "GRID NORTH", is based on a bearing N83°35'07"E between Knoxville City Control point No. 1598 and 1591. Distances have not been reduced to grid. (Horizontal Datum - NAD 83 (2011))



OWNER  
EAST TENNESSEE CHILDREN'S  
HOSPITAL ASSOCIATION INC.  
2018 CLINCH AVE.  
KNOXVILLE, TN 37916

FILE NUMBER: 4-UU-20

#### Notes:

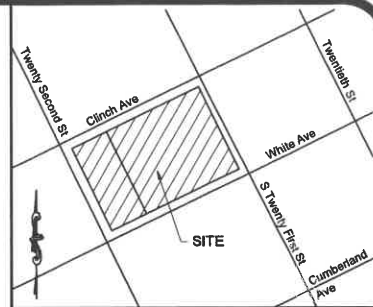
- The purpose of this plat is to combine the two lots on S Twenty Second St into one lot and to adjust the lot line between Lots 16R and 11R1.
- Iron pins at all corners.
- This property is zoned INST.
- Total number of lots 2 (2.4 acres), Map 108, Insert C, Group B, Ward 10, City Block 10302.
- Deed Reference: Instr. # 20010828092990, Instr. # 20120313-00506477 with Plat No. 7-1, Deed book 1445, page 233 with Plat No. 20011120-0040289, Deed book 1867, page 310 and Deed Book 1862, page 1028.
- This property is not located in a flood plain, being located in zone "x" unshaded reference firm community 47093C02793, effective date August 5, 2013.
- This plat is approved for the subdivision and transfer of property only. Another plat may be required if new stormwater quantity and/or quality facilities are needed for future development.
- This Survey was done in compliance with current Tennessee Minimum Standards of Practice.
- The approval of this plat does not increase any zoning non-conformities for the existing structures on the property nor does it change the nonconforming status of the existing structures. Documentation as to the legal status of the structures or variances from the Board of Zoning Appeals may be required at some later date for permit applications or other development appeals.
- Lot 11R is subject to Ordinance O-118-95 granting permission for a walkway over South Twenty First Street.
- Utility and drainage easements shall be ten (10) feet in width inside all exterior lot lines adjoining streets and private right-of-way including joint permanent easements. Easements of five (5) feet in width shall be provided along both sides of all interior lines and on the inside of all other exterior lot lines.
- Ten (10) feet in width inside all exterior lot lines adjoining streets and private rights-of-way and five (5) feet in width shall be provided along sides of all interior lot lines and on the inside of all other exterior lot lines except as reduced by Planning Commission Variance or Waiver.
- Previously recorded in plat PB 7-1, (Cabinet A, Slide 213C)

Variances approved by MPC on November, 14 1985:

- R.O.W. dedication from 40' to 25' from centerline of Clinch Avenue.

By executing this plat, the City Engineering Department hereby approves the following waiver(s):

- To reduce the standard drainage and utility easement from 10 feet, as typically required, to 0 feet under the lot annotated as N26°11'55"W, 252.00' on this plat per Subdivision Regulation 3.11-A-2-a.
- To reduce the standard drainage and utility easement from 10 feet, as typically required, to 0 feet under the lot annotated as S63°42'05"W, 340.00'.
- To reduce the standard drainage and utility easement from 5 feet, as typically required, to 0 feet under the lot annotated as S25°11'55"W, 262.00'.



LOCATION MAP  
N.T.S.

Project:

FINAL PLAT OF FORT SANDERS  
ADDITION TO THE CITY OF  
KNOXVILLE, BLOCK "C"

LAND  
DEVELOPMENT  
SOLUTIONS



310 SIMMONS RD., SUITE K-KNOXVILLE, TENNESSEE 37922  
PH: 865-671-2281

Final Plat

Drawing Description:

Revision	Date	No.

Drawn By	
Checked	
Approved	
Job No.	
1"=40' Scale	5-9-19 Date

PLAT  
Sheet No.

6-H-20-VA



