



# BOARD OF ZONING APPEALS APPLICATION

Please reach out to a City of Knoxville Zoning Examiner about your project before submitting a variance application.

APPLICANT INFORMATION	APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name (Individual not company) Caitlin Russell Brandt (Russell Gov. Grp)	Owner <input checked="" type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address 4700 E 53rd Street	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip Davenport, IA 52807	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number 563-359-4600	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Applicant Email crussell@russellco.com		Other Setback <input checked="" 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 8403 Kingston Pike	City, State, Zip Knoxville, TN, 37919
See <a href="http://KGIS.org">KGIS.org</a> for Parcel # 120IA010	City Council District # 2 and Zoning District C-H-1

### VARIANCE REQUIREMENTS

#### City of Knoxville Zoning Ordinance Article 16, Section 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.

Parcel 120IA010 is currently a single lot with two buildings. The lot is to be subdivided into two lots each containing an existing building. The southern building currently houses a United States Department of Veterans Affairs medical facility. The facility is planning to expand in the future to adequately support the East Tennessee veteran community. The City of Knoxville Zoning Administrator had determined the southern face of the northern building is required to meet the front setback per Article 5 Section 5.3 Table 5-1. The majority of the northern buildings access points face the north (toward the interstate). The variance requests the front setback to be reduced to zero feet.

Describe hardship conditions that apply to this variance.

Existing easements along the west side of the facility, a tapered ROW along the east of the facility, and existing infrastructure south of the facility prevent expansions leaving expansion to the north as the optimal option.

Site plans and any other relevant information associated with the hardship must accompany this application.

### 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

*Caitlin Russell Brandt*

DATE

9/13/2023

File #



**BOARD OF ZONING APPEALS APPLICATION**

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

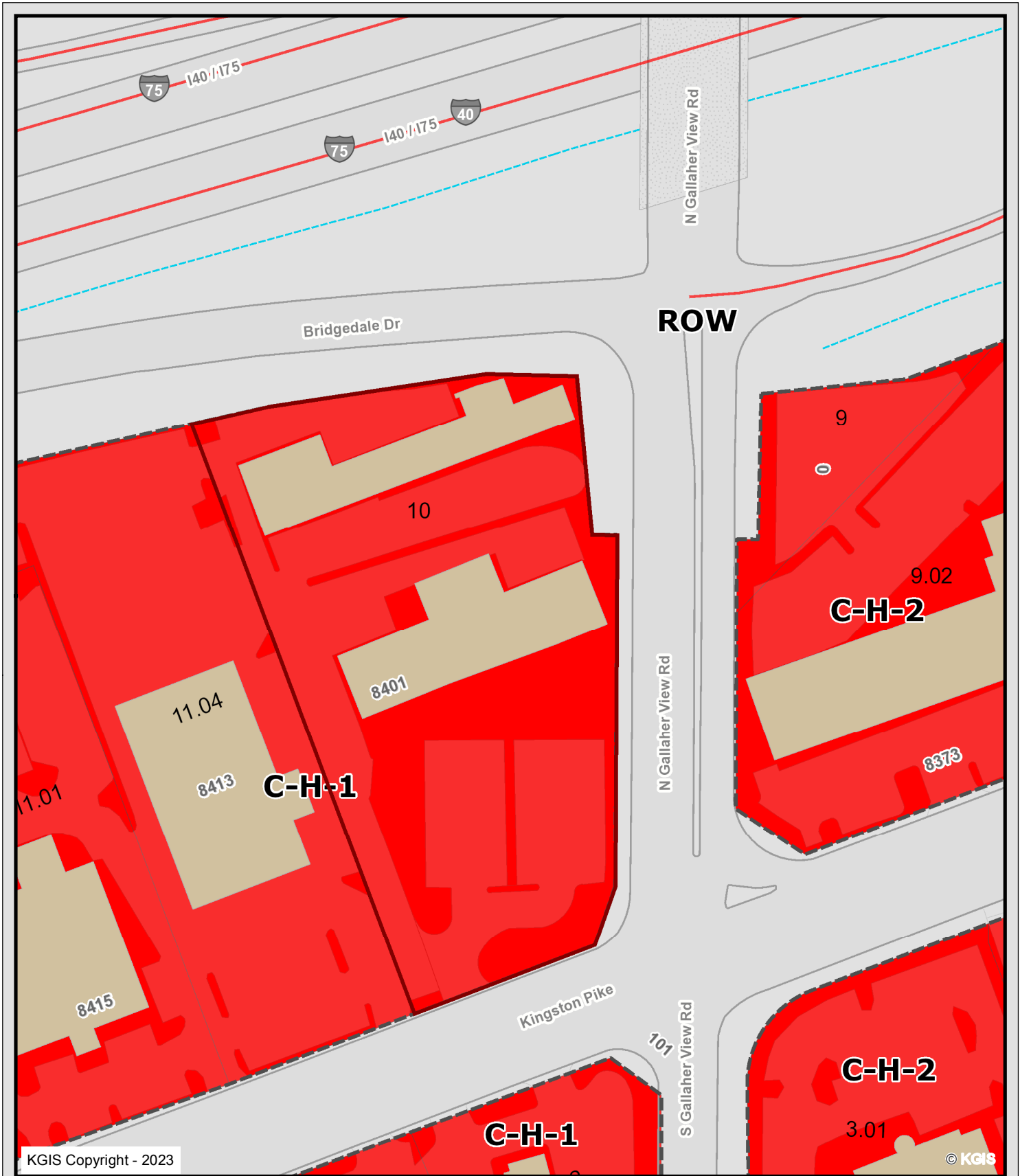
Is a plat required?    Yes      No  

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

*(This area is currently blank for variance requests.)*

**PROJECT INFORMATION**

Date Filed	Fee Amount
Council District	BZA Meeting Date
<b>PLANS REVIEWER</b>	<b>DATE</b>



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### 8403 KINGSTON PK

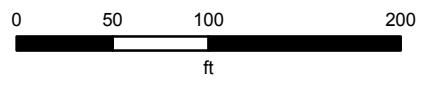
10-B-23-VA

CAITLIN RUSSELL BRANDT

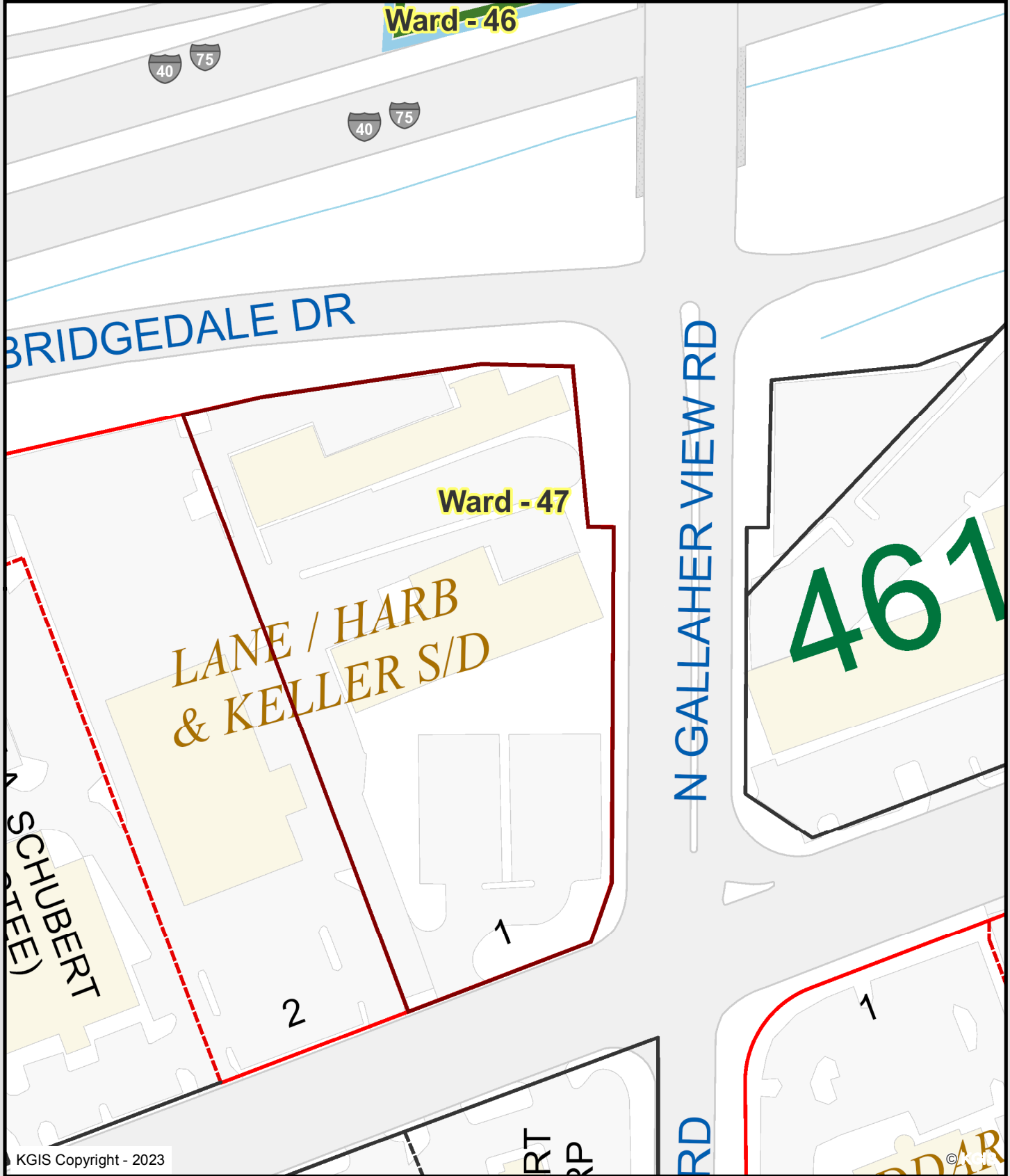
#### Knoxville - Knox County - KUB Geographic Information System



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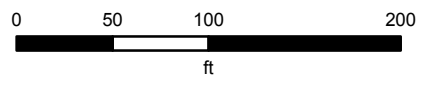
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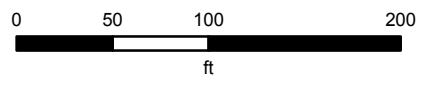
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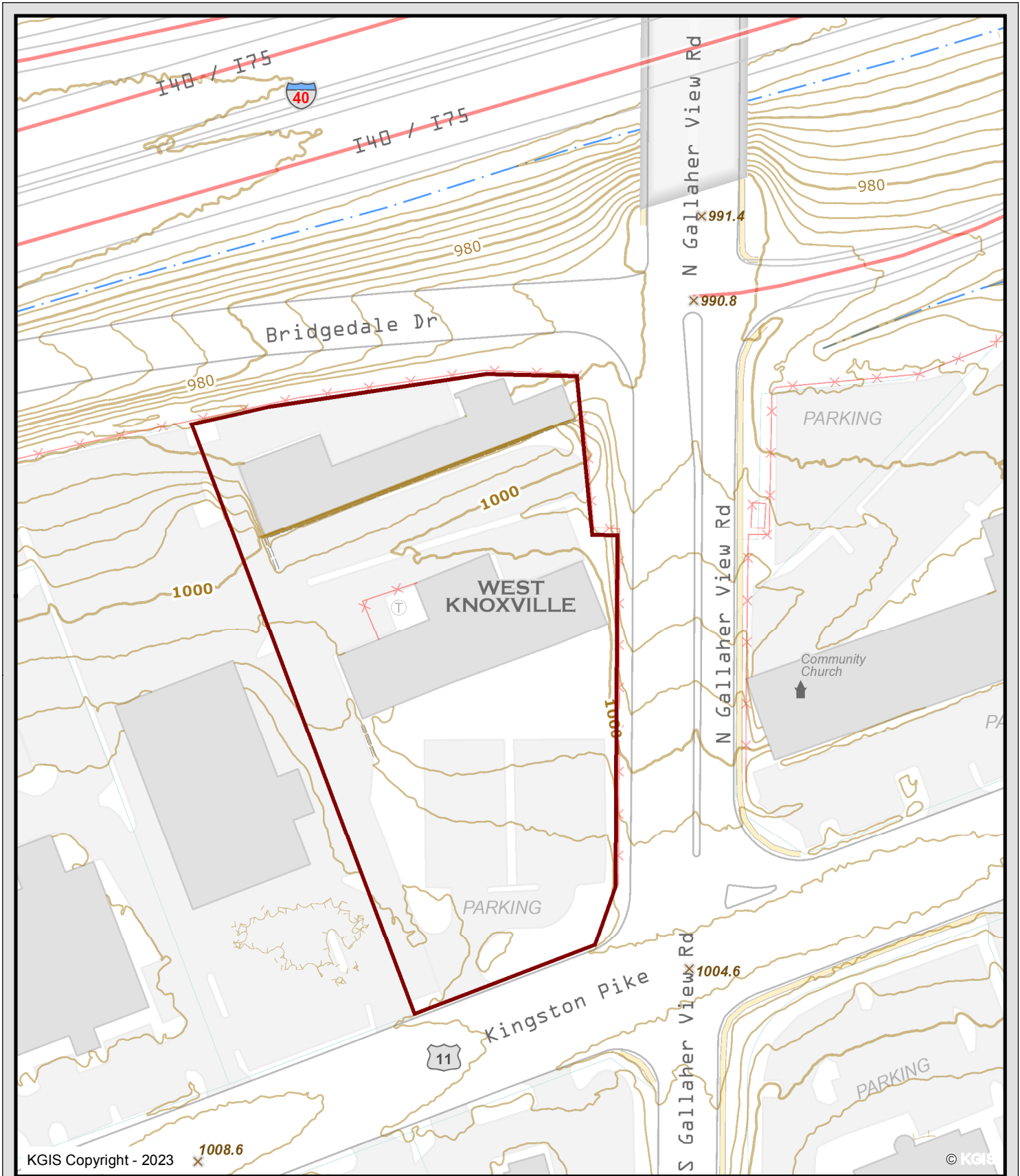
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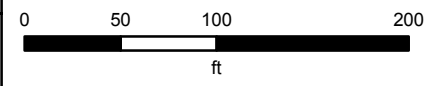
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CAITLIN RUSSELL BRANDT

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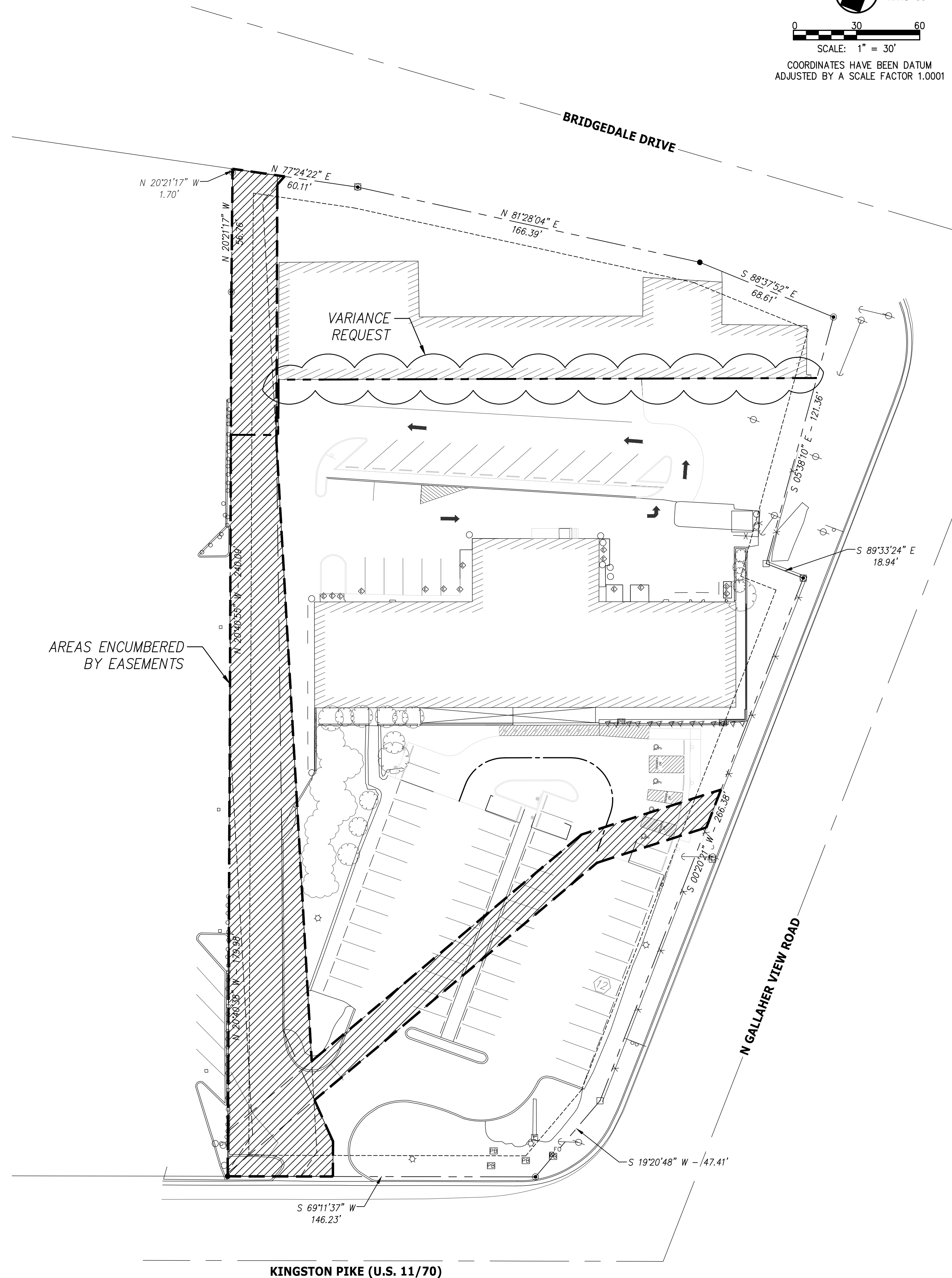


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GRID NORTH  
NAD 83 (1995)  
NAVD 88

0 30 60  
SCALE: 1" = 30'

COORDINATES HAVE BEEN DATUM  
ADJUSTED BY A SCALE FACTOR 1.0001




AREAS ENCUMBERED  
BY EASEMENTS

VARIANCE  
REQUEST

KINGSTON PIKE (U.S. 11/70)

VARIANCE  
REQUEST

REVISIONS	DATE
 <b>CANNON &amp; CANNON INC.</b> CONSULTING ENGINEERS · FIELD SURVEYORS TEL 865.670.8555   8550 Kingston Pike WWW.CANNON-CANNON.COM   Knoxville, TN 37919	
<b>CLIENT:</b> <b>RUSSELL CONSTRUCTION CO.</b> 4700 E. 53RD STREET DAVENPORT, IA 52807	
<b>PROJECT:</b> <b>VA DENTAL CLINIC</b> 8401 KINGSTON PIKE KNOXVILLE, TN 37919	
<b>VARIANCE REQUEST</b>	
CCI PROJECT NO.	01696-0000
DRAWING DATE	JANUARY 26TH, 2023
PM	PIC
DRAWN	
<b>EXHIBIT</b>	
02/20/2023	