

File # (office use only)



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)	Owner <input type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Applicant 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 _____ City, State, Zip _____

See KGIS.org for Parcel # _____ City Council District # _____ and Zoning District xx RN-5

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.

Describe hardship conditions that apply to this variance.

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 _____  _____ DATE _____

File #



BOARD OF ZONING APPEALS APPLICATION

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

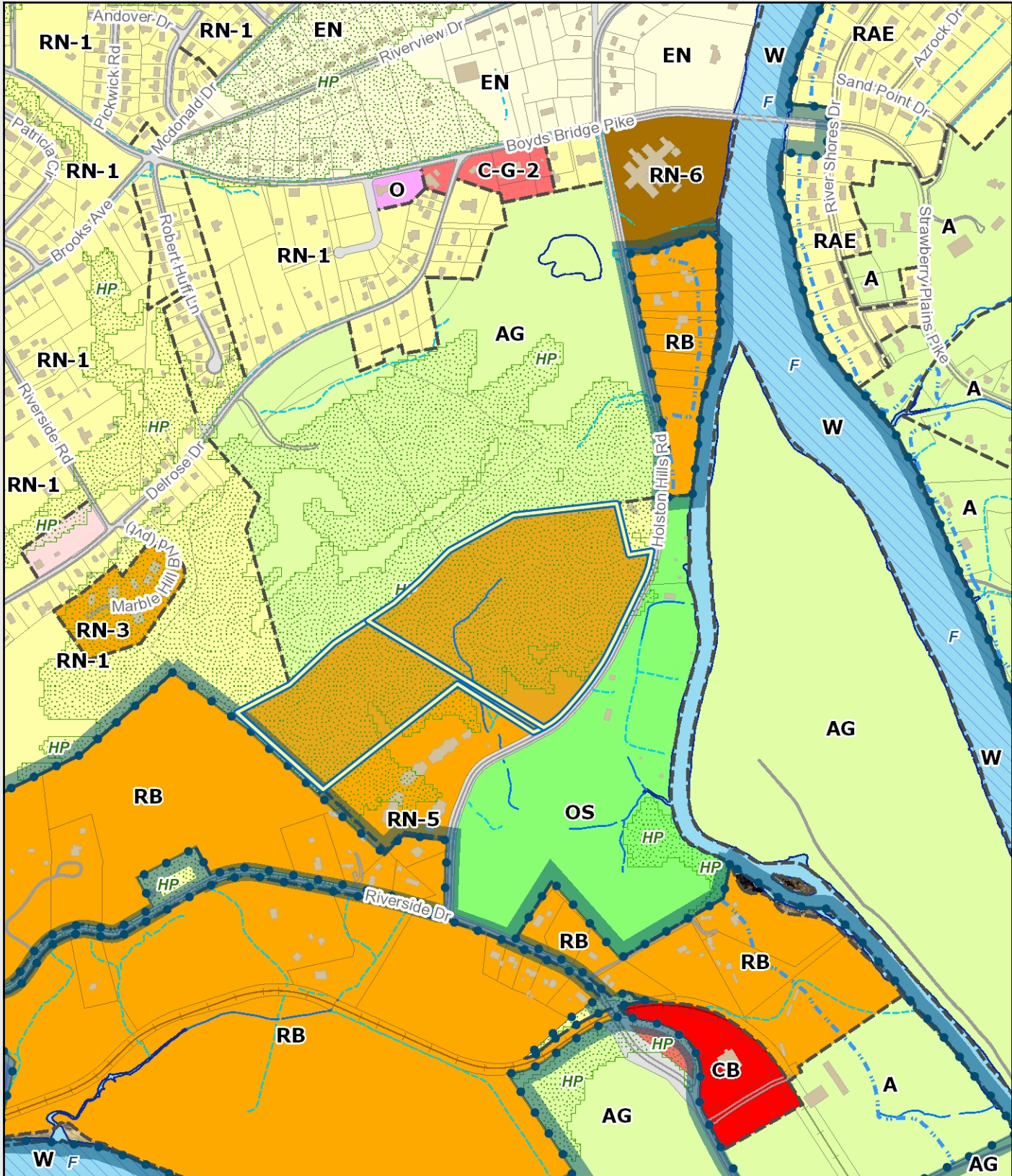
Is a plat required? Yes No

Small Lot of record?

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

PROJECT INFORMATION

Date Filed	Fee Amount
Council District	BZA Meeting Date
PLANS REVIEWER	DATE



0 HOLSTON HILLS RD

2A23VA

ABE KINNEY

0 400 800 1600

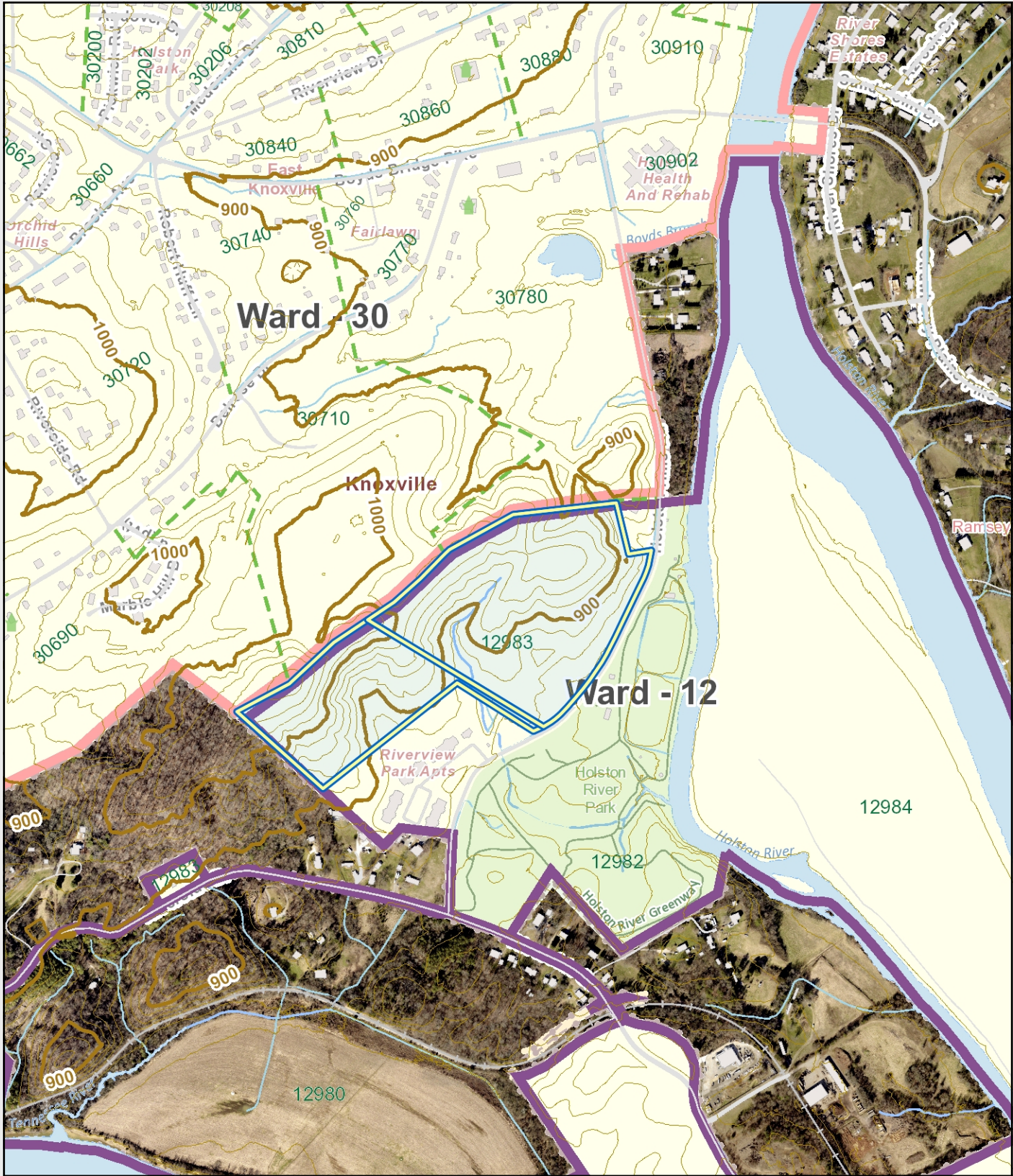


Feet

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0 HOLSTON HILLS RD

2A23VA

ABE KINNEY

0 400 800 1600



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0 HOLSTON HILLS RD

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ABE KINNEY

0 400 800 1600



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0 HOLSTON HILLS RD

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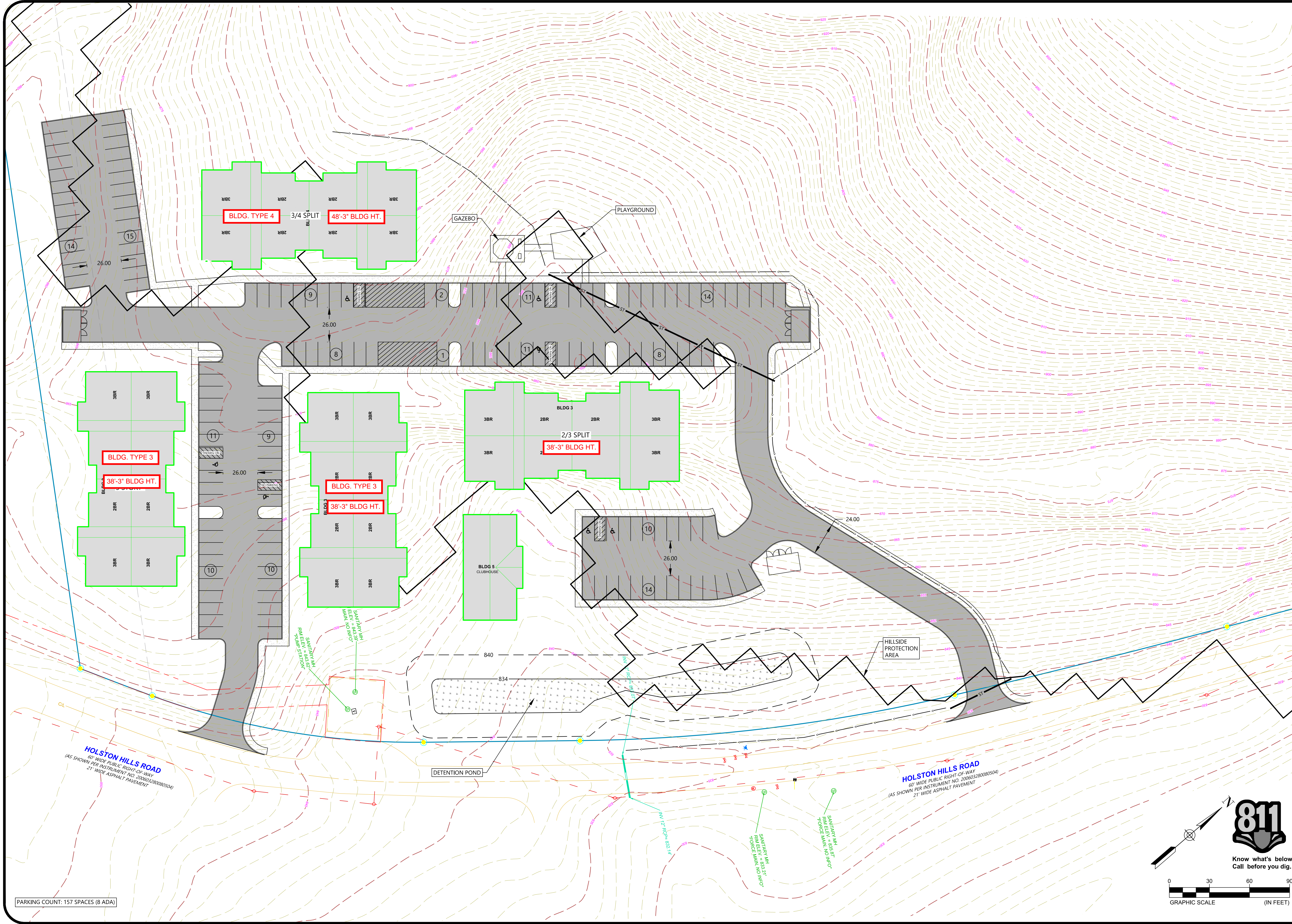


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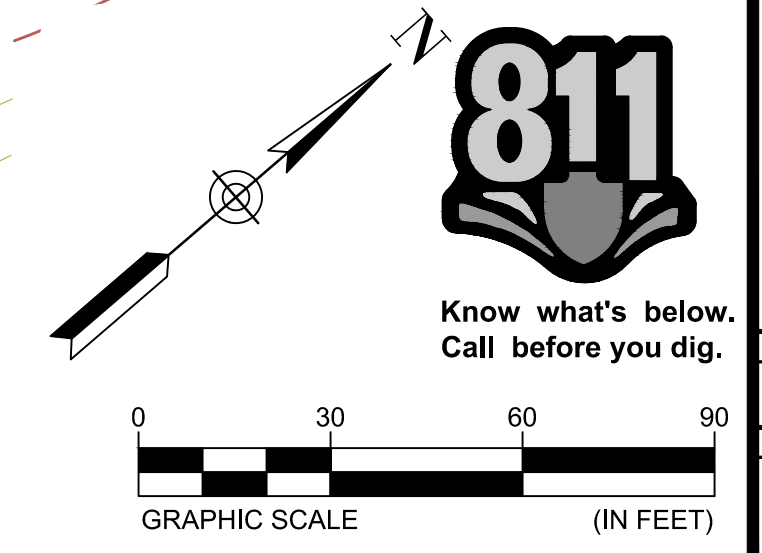
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PARKING COUNT: 157 SPACES (8 ADA)



NO.	DATE	DESCRIPTION	BY	CHK	APP

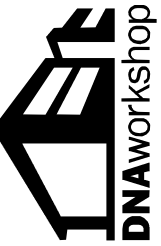
EXHIBIT

PRELIMINARY
HOLSTON HILL
KNOXVILLE, KNOX, TENNESSEE

PROJECT NUMBER
22430152

DRAWING NUMBER

X1.0



REVISIONS

JOB NUMBER: 21-044

ISSUED: 11/04/22

PRELIMINARY

NOT FOR CONSTRUCTION

THESE DRAWINGS ARE THE PROPERTY OF DYKE NELSON ARCHITECTURE, LLC AND ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART. THEY ARE ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. SCALES STATED HEREON ARE VALID ON THE ORIGINAL DRAWINGS ONLY. CONTRACTOR SHALL CAREFULLY REVIEW ALL DIMENSIONS AND CONDITIONS SHOWN AND REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED. THESE PLANS WERE PREPARED IN THIS OFFICE UNDER OUR PERSONAL SUPERVISION AND TO THE BEST OF OUR KNOWLEDGE, COMPLY WITH STATE AND LOCAL CODES.

BLDG TYPE C - ELEVATIONS

A201

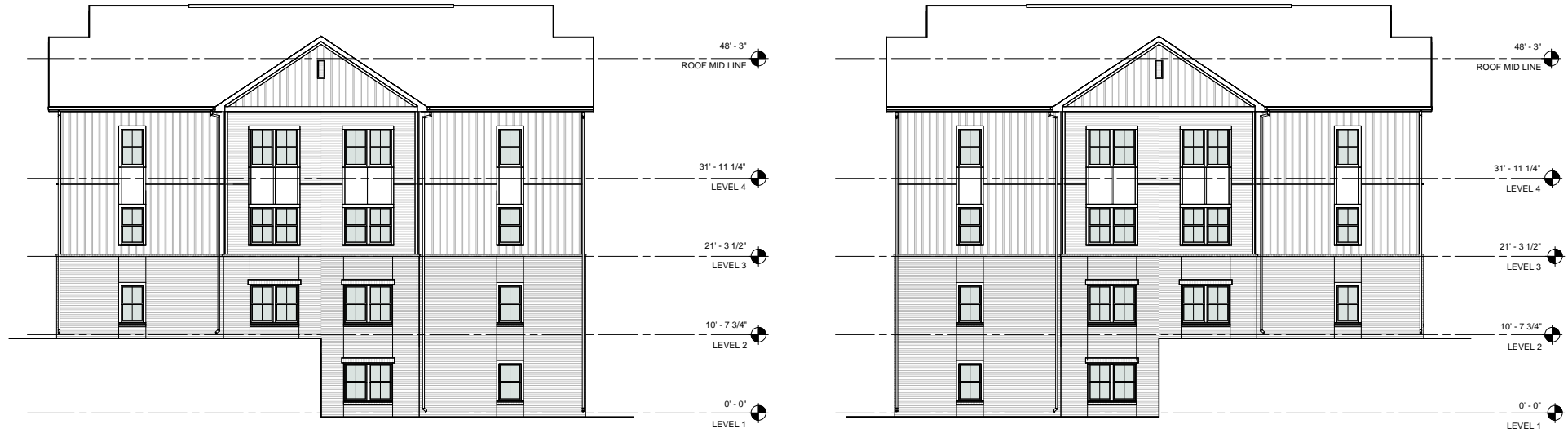
PHASE: CD

ELEVATION KEYNOTES

1	ARCHITECTURAL ANTIFUNGAL ASPHALT SHINGLES W/ MINIMUM 25 YEAR WARRANTY.
2	STANDING SEAM METAL ROOF
3	CONTINUOUS SCREENED RIDGE VENT
4	HIDDEN VALLEY FLASHING, TYP.
5	6" CEMENTITIOUS LAP SIDING
6	12" VERTICAL BOARD AND BATTEN SIDING
7	12" HORIZONTAL BOARD AND BATTEN SIDING
8	BRICK VENEER
9	BRICK ROWLOCK ACCENT BAND
10	FIBER CEMENT TRIM
11	CONT. PRE-FINISHED 6" ALUM. GUTTERS ON FIBER-CEMENT FASCIA
12	ALUMINUM DOWNSPOUT
13	FIBER-CEMENT PANEL
14	BRICK COLUMN
15	VINYL WINDOW AS SCHEDULED
16	DOOR AS SCHEDULED
17	DECORATIVE VENT
18	42" HEIGHT ALUMINUM RAILING
19	BRICK CONTROL JOINTS, TYP.
20	FIBER-CEMENT WRAPPED COLUMN
21	METAL AWNING

BUILDING TYPE B - BRICK RATIO

BRICK VENEER AREA = 2994.25
TOTAL EXTERIOR MATERIAL AREA = 9469.06
BRICK RATIO = 2994.25/9469.06=31.6%



1 BLDG 4 - SIDE ELEV. A
3/32" = 1'-0"

2 BLDG 4 - SIDE ELEV. B
3/32" = 1'-0"



3 BLDG 4 - FRONT ELEV.
3/32" = 1'-0"



5 BLDG 4 - REAR ELEV.
3/32" = 1'-0"

REVISIONS

JOB NUMBER: 21-044
 ISSUED: 11/04/22

PRELIMINARY
 NOT FOR CONSTRUCTION

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A201

PHASE: CD

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1 BLDG 3 - SIDE ELEV. A
 3/32" = 1'-0"



2 BLDG 3 - SIDE ELEV. B
 3/32" = 1'-0"



3 BLDG 3 - FRONT ELEV.
 3/32" = 1'-0"



5 BLDG 3 - REAR ELEV.
 3/32" = 1'-0"

SCHEDULE B - TITLE ITEMS

Being the same property surveyed as described in a Commitment for Title Insurance prepared by Old Republic National Title Insurance Company, Commitment No. 220328, Dated February 25, 2022 at 08:00 A.M.

Schedule B items not listed below are not considered to be survey related matters.

- 8 Utility Easement to the Knoxville Utilities Board, an agency of the City of Knoxville dated October 14, 2008 and recorded as Instrument No. 200810280028501 in the Knox County Register's Office. (Tract 1)
(AFFECTS, PLOTTED AS SHOWN)
- 9 Unrecorded Lease with Knoxville Utilities Board for Aircraft Beacon, as noted in Deed Book 1541, page 989 in the Knox County Register's Office. (Tracts 1 and 2)
(AFFECTS, BLANKET IN NATURE)
- 10 Easements noted on plat recorded as Instrument No. 200603280080504 in the Knox County Register's Office. (Tract 2).
(DOES NOT AFFECT, EASEMENTS LOCATED WITHIN THE LESS AND EXCEPT OF TRACT 1 AND TRACT2)
- 11 Utility Easement to the Knoxville Utilities Board, an agency of the City of Knoxville dated October 13, 2008 and recorded as Instrument No. 200810280028503 in the Knox County Register's Office. (Tract 2)
(AFFECTS, PLOTTED AS SHOWN)

SIGNIFICANT OBSERVATIONS

None observed at time of ALTA survey.

FLOOD ZONE NOTE

By graphic plotting only, this property is in Zone "X" of the Flood Insurance Rate Map, Community No. 47093C0301F which bears an effective date of 5/2/2007 and IS NOT in a Special Flood Hazard Area as provided on FEMA's website [http://msc.fema.gov]. As indicated by a firmatte, it is our understanding that this community DOES currently participate in the program. No field surveying was performed to determine this zone.

SURVEY NOTES

1. This property is designated by Knox County, as Tax Map Parcels 096-015 and 096-01505.
2. The Basis of Bearings of this survey is Grid North based on Western, Southeast boundary line. The bearing is denoted as N51°16'49"E per GPS coordinate observations Tennessee State Plane NAD83.
Latitude = 35°58'31.4811"
Longitude = -83°51'42.1198"
Convergence Angle = 1°15'06.64489"
3. This property has on area of 1,775,629 square feet or 40.763 acres of land.
4. In regards to ALTA Table A Item 16, there was no observable evidence of earth moving work, building construction or building additions within recent months.
5. In regards to ALTA Table A Item 17, there were no changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction or observable evidence of recent street or sidewalk construction repairs.
6. There was no observable evidence of cemeteries found during the time Fieldwork was performed.
7. Interior roadways appear to be private, variable in width and unnamed, unless otherwise shown.
8. The property has direct access to Holston Hills Road, which is a public Right-of-way.
9. This survey is to be relied upon only by the parties located in the certification of this survey.
10. This survey is not intended for construction or design purposes.
11. The nearest intersection of streets is that of Holston Hills Road & Riverside Drive, located approximately 1225' from the South corner of the Subject Property.
12. The distances shown hereon are units of ground measurement.
13. In regards to ALTA Table A Item 18, the following items, if any, are plotted on the survey to the extent referenced on the applicable title commitment, 1: all plottable areas denoted in the reciprocal easement agreements and, 2: the boundary limits only of all offsite appurtenant easements.
14. The location of utilities shown hereon are from observed evidence of above ground appurtenances only. The surveyor was not provided with underground plans or surface ground markings to determine the location of any subterranean uses.
15. In regards to ALTA Table A Item 18, the following items, if any, are plotted on the survey to the extent referenced on the applicable title commitment, 1: all plottable areas denoted in the reciprocal easement agreements and, 2: the boundary limits only of all offsite appurtenant easements
16. In regards to ALTA Table A Item 10, no visible certain division or party walls with respect to adjoining properties were observed at the time the fieldwork was performed, nor were any designated by the client, necessary permissions were not provided.

See Sheet 2 for Title Legal Description
See sheet 3 for Survey Drawing

ZONING INFORMATION TABLE

Zoned: <i>GENERAL RESIDENTIAL</i>
Permitted Use: <i>RESIDENTIAL</i>
Observed Use[s]: <i>VACANT LAND</i>
Zoning Regulations can and do change, the local jurisdiction is the authoritative source and can be reached at: [List Contact Information]
Bulk Restrictions:
1. Minimum building setbacks: Front: 25' Side: 10' Rear: 25'
2. Minimum lot frontage: 60'
3. Minimum lot size: 5,000 SQ. FT FOR 2 UNITS, PLUS 1,450 SQ. FT PER EACH ADDITIONAL UNIT
4. Maximum building height: 35'
5. Maximum floor area ratio: 35%
6. Maximum density: 45%
Parking Information:
NOTE: THE PARKING FORMULA FOR A MULTI-RESIDENTIAL PROPERTY IS DEPENDENT UPON THE NUMBER OF BEDROOMS PER UNIT. UNTIL BUILDING PLANS HAVE BEEN PROVIDED, A PARKING FORMULA CANNOT BE APPLIED TO EVALUATE HOW MANY SPACES WILL BE NEEDED.
Total regular striped spaces provided:0
Total handicap striped spaces provided:0
Total combined striped spaces provided:0
Source of Zoning Information:
REALM LAND SERVICES, INC. - 0001-22-0099

ALTA/NSPS LAND TITLE SURVEY

Surveyor's Certification
 To: **DGA Holston LP; Old Republic national Title Insurance Company; and Realm Land Services, Inc.**
 Holston Hills
 0001-22-0099
 Holston Hills Road
 Knoxville, Tennessee 37914

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and include items 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10, 11a, 13, 14, 16, 17, 18, and 19 of Table A thereof.
 I, Bryan A. Shirley, a Registered Land Surveyor in the state of Tennessee, hereby certify that this is a true and accurate survey to the best of my knowledge, and that it exceeds the minimum requirements for a category 1 survey and that the unadjusted ratio of precision exceeds 1:10,000 as shown hereon.

The field work was completed on March 23, 2022
 Last Revision Date: April 4, 2022

PRELIMINARY

Registered Surveyor: **Bryan A. Shirley**
 Registration Number: 2085
 In the State of: Tennessee

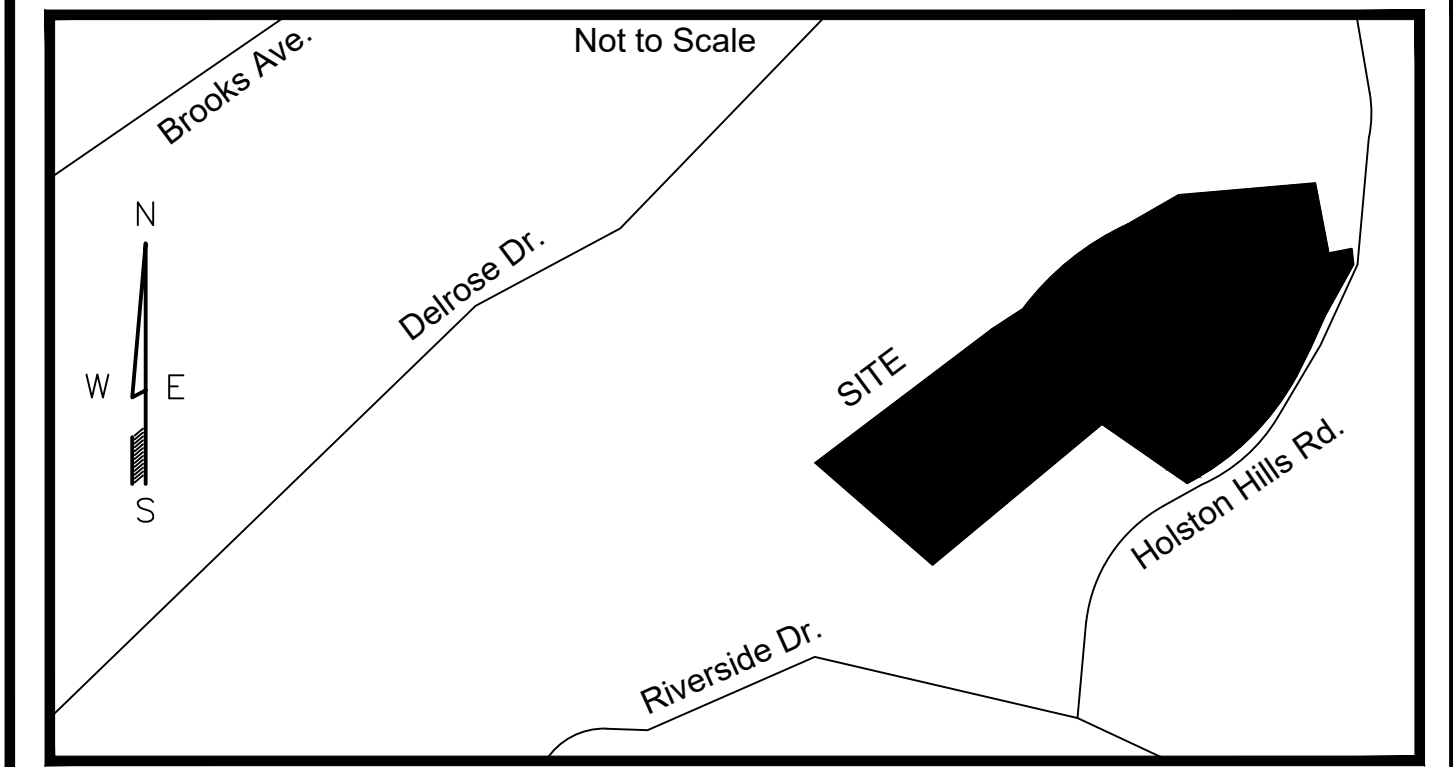
For Questions & Comments & Updates on this survey please contact Info@RealmLandServices.com or call 571-208-2090

Survey Performed and Drafted By:
BLEW & ASSOCIATES, P.A.
 3825 NORTH SHILOH DRIVE
 FAYETTEVILLE, ARKANSAS 72703
 479-443-4506
 SURVEY@BLEWINC.COM



Surveyor's File Name and/or No.: 22-2017
 Surveyor's Reference Project No./Name.: 22-2017
 CAD Operator: HEF

VICINITY MAP



FOR QUESTIONS, COMMENTS, & UPDATES ON THIS SURVEY PLEASE CONTACT:

REALM LAND SERVICES, Inc.
Info@RealmLandServices.com 571-208-2090



REALM PROJECT NAME: HOLSTON HILLS
REALM PROJECT NO.: 0001-22-0099
SITE ADDRESS: HOLSTON HILLS RD
 KNOXVILLE, TENNESSEE 37914

**TITLE COMMITMENT(RECORD)
LEGAL DESCRIPTION**

TRACT 1

SITUATED in the Seventh (7th) Civil District of Knox County, Tennessee, and within the 12th Ward of the City of Knoxville, Tennessee and being more particularly bounded and described as follows:

TO FIND THE POINT OF BEGINNING, begin at an iron pin found located on the western side of Holston Hills Road, said iron pin being located in a northerly direction 420 feet, more or less from the north margin of Riverside Drive; thence from said iron pin, North 82 deg. 21 min. 45 sec. West, 5.08 feet to an iron pin set, said iron pin marking the POINT OF BEGINNING; thence from said point of beginning and leaving the right of way of Holston Hills Road, North 82 deg. 21 min. 45 sec. West, 254.40 feet to an iron pin set; thence South 41 deg. 41 min. 18 sec. West, 141.42 feet to an iron pin set; thence North 46 deg. 59 min. 00 sec. West, 357.12 feet to an iron pin set; thence, North 45 deg. 27 min. 39 sec. West, 430.21 feet to an iron pipe found; thence North 47 deg. 17 min. 51 sec. West, 185.62 feet to a 22 inch deciduous tree with fence; thence North 53 deg. 07 min. 01 sec. West, 199.44 feet to an iron pin set; thence North 60 deg. 51 min. 04 sec. East, 398.58 feet to a wood fence post; thence North 51 deg. 17 min. 21 sec. East, 173.79 feet to an iron pin set; thence North 46 deg. 52 min. 51 sec. East, 167.31 feet to an iron pin set; thence North 54 deg. 13 min. 34 sec. East, 153.80 feet to a 24 inch oak; thence North 63 deg. 07 min. 20 sec. East, 67.16 feet to an iron pin set; thence North 63 deg. 07 min. 20 sec. East, 59.57 feet to an iron pin found at 20" oak, thence North 56 deg. 37 min. 52 sec. East, 118.76 feet to an iron pin found at 12" oak, thence North 50 deg. 54 min. 08 sec. East, 121.52 feet to an iron pin found at 24" oak, thence North 37 deg. 42 min. 06 sec. East, 93.84 feet to a point; thence North 38 deg. 05 min. 17 sec. East, 80.39 feet to a point; thence North 52 deg. 57 min. 59 sec. East, 56.86 feet to a point; thence North 56 deg. 20 min. 50 sec. East, 285.02 feet to a cedar stump; thence North 61 deg. 04 min. 26 sec. East, 180.55 feet to a 30" oak; thence North 82 deg. 45 min. 25 sec. East, 568.89 feet to an iron pin set; thence following a curve to the right having a radius of 566.39 feet, a length of 306.55 feet and a chord bearing and distance of South 13 deg. 51 min. 19 sec. East, 302.82 feet to an iron pin set; thence North 80 deg. 01 min. 40 sec. East, 169.43 feet to an iron pin set in the western right of way line of Holston Hills Road; thence along said right of way of Holston Hills Road the following eleven (11) calls and distances: 1) along a curve to the right having a radius of 571.09 feet, a length of 161.56 feet and a chord bearing and distance of South 17 deg. 10 min. 01 sec. West, 161.02 feet to an iron pin set; 2) South 25 deg. 16 min. 17 sec. West, 234.45 feet to an iron pin set; 3) along a curve to the right having a radius of 6,811.19 feet, a length of 210.05 feet and a chord bearing and distance of South 26 deg. 09 min. 17 sec. West, 210.06 feet to an iron pin set; 4) along a curve to the right having a radius of 1,276.99 feet, a length of 282.84 feet and a chord bearing and distance of South 33 deg. 23 min. 00 sec. West, 282.26 feet to an iron pin set; 5) South 39 deg. 43 min. 43 sec. West, 117.13 feet to an iron pin set; 6) along a curve to the right having a radius of 570.43 feet, a length of 206.95 feet and a chord bearing and distance of South 50 deg. 07 min. 19 sec. West, 205.82 feet to an iron pin set; 7) along a curve to the right having a radius of 2,798.14 feet, a length of 137.12 feet and a chord bearing and distance of South 61 deg. 55 min. 09 sec. West, 137.11 feet to an iron pin set; 8) South 63 deg. 19 min. 23 sec. West, 206.34 feet to an iron pin set; 9) along a curve to the left having a radius of 307.77 feet, a length of 222.32 feet, and a chord bearing and distance of South 42 deg. 37 min. 43 sec. West, 217.52 feet to an iron pin set; 10) South 21 deg. 56 min. 02 sec. West, 154.82 feet to an iron pin set; and 11) along a curve to the left having a radius of 679.94 feet, a length of 184.08 feet and a chord bearing and distance of South 14 deg. 10 min. 42 sec. West, 183.52 feet to an iron pin set, said iron pin marking the POINT OF BEGINNING; according to the survey of Benjamin A. Moorman, RLS No. 1501, Benchmark Associates, Inc., 10308 Hardin Valley Road, Knoxville, TN 37922, dated December 23, 2004 and bearing File Name 04-189.

THERE IS SPECIFICALLY LESS AND EXCEPTED from the above described property that portion conveyed to River View Park, LP, a Tennessee limited partnership, by Warranty Deed from Kerry F. Schell, David R. Piper, Robert T. Summers, William K. Lakenan and Kae G. Lakenan, dated December 30, 2004, of record in Instrument No. 200501050053981, in the Knox County Register's Office; said excepted property being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, begin at an iron pin found located on the western side of Holston Hills Road, said iron pin being located in a northerly direction 420 feet, more or less from the north margin of Riverside Drive; thence from said iron pin, North 82 deg. 21 min. 45 sec. West, 5.08 feet to an iron pin set, said iron pin marking the POINT OF BEGINNING; thence from said point of beginning and leaving the right of way of Holston Hills Road, North 82 deg. 21 min. 45 sec. West, 254.40 feet to an iron pin set; thence South 41 deg. 41 min. 18 sec. West, 141.42 feet to an iron pin set; thence North 46 deg. 59 min. 00 sec. West, 357.12 feet to an iron pin set; thence, North 45 deg. 27 min. 39 sec. West, 430.21 feet to an iron pipe found; thence North 47 deg. 17 min. 51 sec. West, 185.62 feet to a 22 inch deciduous tree with fence; thence North 53 deg. 07 min. 01 sec. West, 199.44 feet to an iron pin set; thence North 60 deg. 51 min. 04 sec. East, 398.58 feet to a wood fence post; thence North 51 deg. 17 min. 21 sec. East, 173.79 feet to an iron pin set; thence North 46 deg. 52 min. 51 sec. East, 167.31 feet to an iron pin set; thence North 54 deg. 13 min. 34 sec. East, 153.80 feet to a 24 inch oak; thence North 63 deg. 07 min. 20 sec. East, 67.16 feet to an iron pin set; thence with a new severance line, South 57 deg. 38 min. 00 sec. East, 1,154.13 feet to an iron pin set located in the western right of way of Holston Hills Road; thence with the right of way of Holston Hills Road, the following five (5) calls and distances: 1) along a curve to the right having a radius of 2,798.14 feet, a length of 137.12 feet and a chord bearing and distance of South 61 deg. 55 min. 09 sec. West, 137.11 feet to an iron pin set; 2) South 63 deg. 19 min. 23 sec. West, 206.34 feet to an iron pin set; 3) along a curve to the left having a radius of 307.77 feet, a length of 222.32 feet, and a chord bearing and distance of South 42 deg. 37 min. 43 sec. West, 217.52 feet, to an iron pin set; 4) South 21 deg. 56 min. 02 sec. West, 154.82 feet to an iron pin set; and 5) along a curve to the left having a radius of 679.94 feet, a length of 184.08 feet and a chord bearing and distance of South 14 deg. 10 min. 42 sec. West, 183.52 feet to an iron pin set, said iron pin marking the POINT OF BEGINNING; according to the survey of Benjamin A. Moorman, RLS No. 1501, Benchmark Associates, Inc., 10308 Hardin Valley Road, Knoxville, TN 37922, dated December 23, 2004 and bearing File Name 04-189.

TRACT 2:

SITUATED in the Seventh (7th) Civil District of Knox County, Tennessee, and within the 12th Ward of the City of Knoxville, Tennessee and being more particularly bounded and described as follows:

TO FIND THE POINT OF BEGINNING, begin at an iron pin found located on the western side of Holston Hills Road, said iron pin being located in a northerly direction 420 feet, more or less from the north margin of Riverside Drive; thence from said iron pin, North 82 deg. 21 min. 45 sec. West, 5.08 feet to an iron pin set, said iron pin marking the POINT OF BEGINNING; thence from said point of beginning and leaving the right of way of Holston Hills Road, North 82 deg. 21 min. 45 sec. West, 254.40 feet to an iron pin set; thence South 41 deg. 41 min. 18 sec. West, 141.42 feet to an iron pin set; thence North 46 deg. 59 min. 00 sec. West, 357.12 feet to an iron pin set; thence, North 45 deg. 27 min. 39 sec. West, 430.21 feet to an iron pipe found; thence North 47 deg. 17 min. 51 sec. West, 185.62 feet to a 22 inch deciduous tree with fence; thence North 53 deg. 07 min. 01 sec. West, 199.44 feet to an iron pin set; thence North 60 deg. 51 min. 04 sec. East, 398.58 feet to a wood fence post; thence North 51 deg. 17 min. 21 sec. East, 173.79 feet to an iron pin set; thence North 46 deg. 52 min. 51 sec. East, 167.31 feet to an iron pin set; thence North 54 deg. 13 min. 34 sec. East, 153.80 feet to a 24 inch oak; thence North 63 deg. 07 min. 20 sec. East, 67.16 feet to an iron pin set; thence with a new severance line, South 57 deg. 38 min. 00 sec. East, 1,154.13 feet to an iron pin set located in the western right of way of Holston Hills Road; thence with the right of way of Holston Hills Road, the following five (5) calls and distances: 1) along a curve to the right having a radius of 2,798.14 feet, a length of 137.12 feet and a chord bearing and distance of South 61 deg. 55 min. 09 sec. West, 137.11 feet to an iron pin set; 2) South 63 deg. 19 min. 23 sec. West, 206.34 feet to an iron pin set; 3) along a curve to the left having a radius of 307.77 feet, a length of 222.32 feet, and a chord bearing and distance of South 42 deg. 37 min. 43 sec. West, 217.52 feet to an iron pin set; 4) South 21 deg. 56 min. 02 sec. West, 154.82 feet to an iron pin set; and 5) along a curve to the left having a radius of 679.94 feet, a length of 184.08 feet and a chord bearing and distance of South 14 deg. 10 min. 42 sec. West, 183.52 feet to an iron pin set, said iron pin marking the POINT OF BEGINNING; according to the survey of Benjamin A. Moorman, RLS No. 1501, Benchmark Associates, Inc., 10308 Hardin Valley Road, Knoxville, TN 37922, dated December 23, 2004 and bearing File Name 04-189.

LESS AND EXCEPT the following described parcel, retained by Grantor:

Situated in the 7th (Seventh) Civil District of Knox County, Tennessee and within the 17th Ward of the City of Knoxville, Tennessee and being more fully described herein:

Beginning at an iron pin (old), said point being the southern corner of the property herein described, said point also being the northeast corner of the property of Carson (DB 1682 PG 922), said point also being located in the north right of way of Holston Hills Road, said point also being located 425 feet more or less in a northeast direction from the centerline intersection of Holston Hills Road and Riverside Drive, thence from said beginning point and continuing along the common property line of Carson the following calls:

-North 82 deg 21 min 57 sec West 254.43 feet to a pipe (old);

-South 41 deg 40 min 34 sec West 141.29 feet to a pipe (old), said point also being in the common property line of Jenks (DB 1635 PG 92),

Thence continuing along the common property line of Jenks north 46 deg 07 min 50 sec West 506.22 feet to an iron pin (new) said point also being in the common property line of Mervin (DB 1257 PG 506), said point also being the southwest corner of property of River View Park LP (Inst No 200501050053981), said point also being the northwest corner of the property herein described. Thence continuing along the common property line of River View Park LP the following calls:

-North 51 deg 47 min 38 sec East 987.62 feet to an iron pin (new), said point being the northeast corner of the property herein described;

-South 57 deg 38 min 00 sec East 521.28 feet to an iron pin (new), said point being the southeast corner of the property herein described, said point also being located in the north right of way of Holston Hills Road; thence continuing along the right of way of Holston Hills Road the following calls:

-along the arc of a curve to the left 77.38 feet, having a radius of 2798.14 feet and a chord bearing and distance of South 62 deg 17 min 43 sec West 77.38 feet to a capped iron pin (old);

-South 63 deg 29 min 24 sec West 208.21 feet to a capped iron pin (old);

-along the arc of a curve to the left 222.64 feet, having a radius of 307.77 feet and a chord bearing and distance of South 42 deg 34 min 20 sec West 217.82 feet to a capped iron pin (old);

-South 21 deg 58 min 25 sec West 154.82 feet to a capped iron pin (old) ;

-along the arc of a curve to the left 184.18 feet, having a radius of 679.94 feet and a chord bearing and distance of South 14 deg 14 min 25 sec West 183.62 feet to the point of beginning;

And containing 12.013 acres according to the survey of David L. Hurst, Michael Brady Inc. 299 N Weisgarber, Knoxville, Tenn 37919 dated 08/30/05 and being Comm No DH05463. BEING part of the property conveyed to River View Park, L.P. from Kerry F. Schell, et. al., by deed of record in Instrument No. 200501050053981, in the Knox County Register's Office.

Being the same property surveyed as described in a Commitment for Title Insurance prepared by Old Republic National Title Insurance Company, Commitment No. 220328, Dated February 25, 2022 at 08:00 A.M.

For Questions & Comments & Updates on this survey please contact Info@RealmLandServices.com or call 571-208-2090

Survey Performed and Drafted By:

BLEW & ASSOCIATES, P.A.
3825 NORTH SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
479-443-4506
SURVEY@BLEWINC.COM



Surveyor's File Name and/or No.: 22-2017
Surveyor's Reference Project No./Name.: 22-2017
CAD Operator: HEF

**FOR QUESTIONS, COMMENTS, & UPDATES ON THIS
SURVEY PLEASE CONTACT:**

REALM LAND SERVICES, Inc.
Info@RealmLandServices.com 571-208-2090



REALM PROJECT NAME: HOLSTON HILLS

REALM PROJECT NO.: 0001-22-0099

SITE ADDRESS: HOLSTON HILLS RD
KNOXVILLE, TENNESSEE 37914

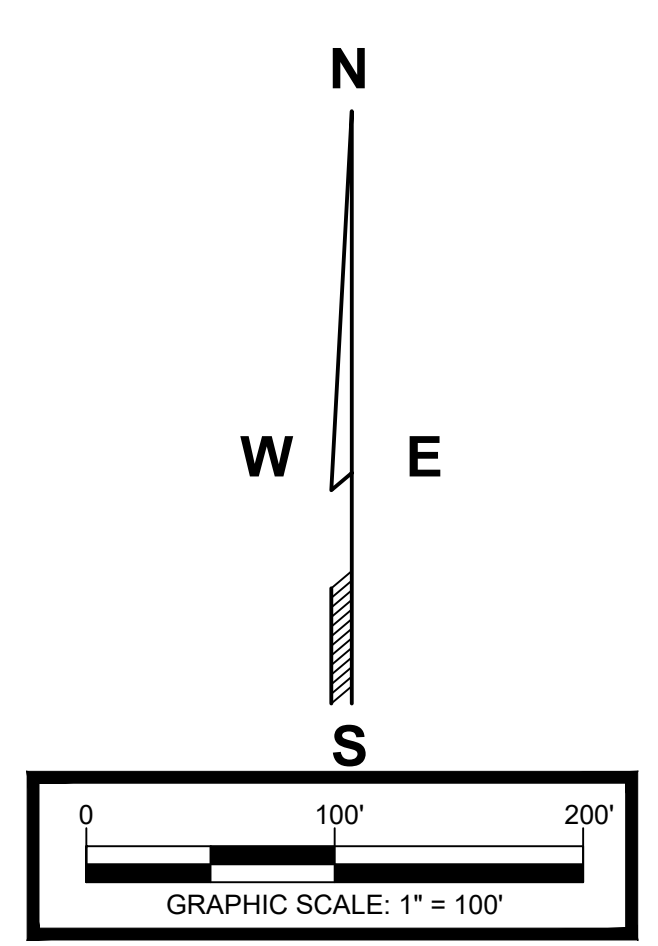
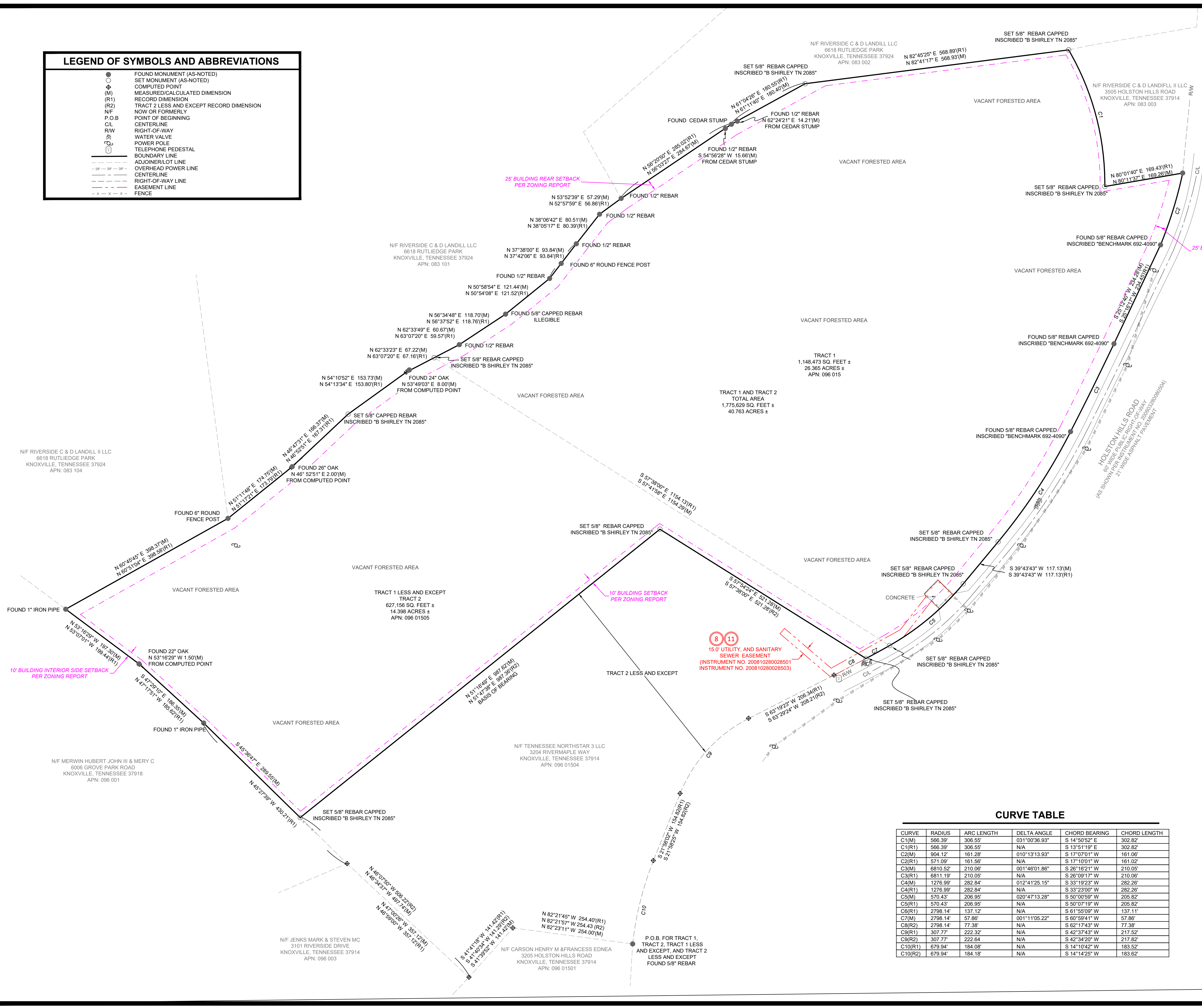
For Questions & Comments & Updates on this survey please contact Info@RealmLandServices.com or call 571-208-2090

Survey Performed and Drafted By:
BLEW & ASSOCIATES, P.A.
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 FAYETTEVILLE, ARKANSAS 72703
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Surveyor's File Name and/or No.: 22-2017
 Surveyor's Reference Project No./Name.: 22-2017
 CAD Operator: HEF

LEGEND OF SYMBOLS AND ABBREVIATIONS	
●	FOUND MONUMENT (AS-NOTED)
○	SET MONUMENT (AS-NOTED)
⊕	COMPUTED POINT
(M)	MEASURED/CALCULATED DIMENSION
(R1)	RECORD DIMENSION
(R2)	TRACT 2 LESS AND EXCEPT RECORD DIMENSION
NF	NOW OR FORMERLY
P.O.B.	POINT OF BEGINNING
CL	CENTERLINE
R/W	RIGHT-OF-WAY
⊕	WATER VALVE
⊕	POWER POLE
⊕	TELEPHONE PEDESTAL
---	BOUNDARY LINE
---	ADJOINER LOT LINE
---	OVERHEAD POWER LINE
---	CENTERLINE
---	RIGHT-OF-WAY LINE
---	EASEMENT LINE
-x-x-x-	FENCE



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1(M)	566.39'	306.55'	031°00'36.93"	S 14°50'52" E	302.82'
C1(R1)	566.39'	306.55'	N/A	S 13°51'19" E	302.82'
C2(M)	904.12'	161.28'	010°13'13.93"	S 17°07'01" W	161.06'
C2(R1)	571.09'	161.56'	N/A	S 17°10'01" W	161.02'
C3(M)	6810.52'	210.06'	001°46'01.86"	S 26°16'21" W	210.05'
C3(R1)	6811.19'	210.05'	N/A	S 26°09'17" W	210.06'
C4(M)	1276.99'	282.84'	012°41'25.15"	S 33°19'23" W	282.26'
C4(R1)	1276.99'	282.84'	N/A	S 33°23'00" W	282.28'
C5(M)	570.43'	206.95'	020°47'13.28"	S 50°00'59" W	206.82'
C5(R1)	570.43'	206.95'	N/A	S 50°07'19" W	206.82'
C6(R1)	2798.14'	137.12'	N/A	S 61°55'09" W	137.11'
C7(M)	2798.14'	57.86'	001°11'05.22"	S 60°59'41" W	57.86'
C8(R2)	2798.14'	77.38'	N/A	S 62°17'43" W	77.38'
C9(R1)	307.77'	222.32'	N/A	S 42°37'43" W	217.52'
C9(R2)	307.77'	222.64'	N/A	S 42°34'20" W	217.82'
C10(R1)	679.94'	184.08'	N/A	S 14°10'42" W	183.52'
C10(R2)	679.94'	184.18'	N/A	S 14°14'25" W	183.62'

FOR QUESTIONS, COMMENTS, & UPDATES ON THIS SURVEY PLEASE CONTACT:

REALM LAND SERVICES, Inc.
Info@RealmLandServices.com 571-208-2090



REALM PROJECT NAME: HOLSTON HILLS
REALM PROJECT NO.: 0001-22-0099
SITE ADDRESS: HOLSTON HILLS RD
 KNOXVILLE, TENNESSEE 37914


VARIANCE
2-1-2014
Knoxville RZA
PUBLIC HEARING
215-4244

Thu 2/16/2023 7:51 AM

Steve Borden <Steve.Borden@tn.gov>

RE: February 2023 BZA Meeting Applications

To Jennifer Scobee

 Follow up. Start by Thursday, February 16, 2023. Due by Thursday, February 16, 2023.
You replied to this message on 2/16/2023 9:41 AM.

[Phish Alert](#) [Bing Maps](#)

+ Get more apps

Jennifer,

Please find the following comments from Operations for the referenced BZA February Applications:

- 1-E-23-VA 1315 Forest Ave: Operations has no comment
- 2-A-23-VA 0 Holston Hills Rd: Operations has no comment
- 2-B-23-VA 215 Bearden Pl: Proposed changes appear to be on Irwin St and should not impact N. Broadway (SR 33, SR 71, US 441). If construction activities related to this application should require work along N. Broadway within State owned ROW, a work specific permit would be required.
- 2-C-23-VA 314 Lovell Rd: It appears that this sign and the proposed modifications to it fall outside of Lovell Rd (SR 131) ROW and should not impact the operation of SR 131. If the execution of sign replacement requires work on State owned ROW or lane closures on SR 131, work specific permits will be required.
- 2-D-23-VA 2518 N. Broadway: Operations has no comment regarding the setbacks at the location of the proposed building.

If you have further questions regarding any of these applications, please let me know.

Thank you,



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



February 21, 2023

Mr. Bryan Berry, Deputy Director
Board of Zoning Appeals
Room 475, City-County Building
P. O. Box 1631
Knoxville, Tennessee 37901

Dear Mr. Berry:

Re: Variance Requests 2-A-23-VA, 2-B-23-VA, 2-C-23-VA, 2-D-23-VA, and 1-E-23-VA

We have reviewed our records and, as far as we have been able to determine, KUB has no existing utility facilities located within the variance areas and we have no objection to the requested variances. However, KUB does not release and hereby retains all easements and rights for existing facilities, whether or not identified in our research.

If you have any questions regarding this matter, please call me at (865) 558-2483.

Sincerely,

A handwritten signature in black ink, appearing to read "C. Wiberley". The signature is fluid and cursive.

Christian Wiberley, P.E.
Engineering

CGW