



# 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) Charles Rayman	Owner <input type="checkbox"/>	New Structure <input checked="" type="checkbox"/>
Street Address 6800 Deane Hill Drive	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 865-898-4647	Other <input checked="" type="checkbox"/>	Signage <input type="checkbox"/>
Applicant Email chiprayman@gmail.com		Other <input 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 6800 Deane Hill Drive	City, State, Zip Knoxville TN 37919
See <a href="http://KGIS.org">KGIS.org</a> for Parcel # 120ED021	City Council District # 2 and Zoning District <del>XX</del> RN-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.

Placement of a portable classroom building on our property. Current zoning allows for a 1,100 square foot accessory structure. We propose placement of a 64 foot X 24 foot portable classroom building (Box size is 60 ft X 24 ft) of 1,536 sf consisting of two 12 ft X 64 ft buildings attached.

Describe hardship conditions that apply to this variance.

We have a waiting list of 45 applicants for our Preschool at the Arnstein Jewish Community Center. We have no room for expansion in our existing building. In order to serve the entire Knoxville community we need to place a portable classroom on our property. We have a deadline of May 31 to place this building for it to be ready for August enrollment.

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 Charles R. Rayman DATE Feb. 1, 2023

File #



**BOARD OF ZONING APPEALS APPLICATION**

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

Is a plat required? Yes  No

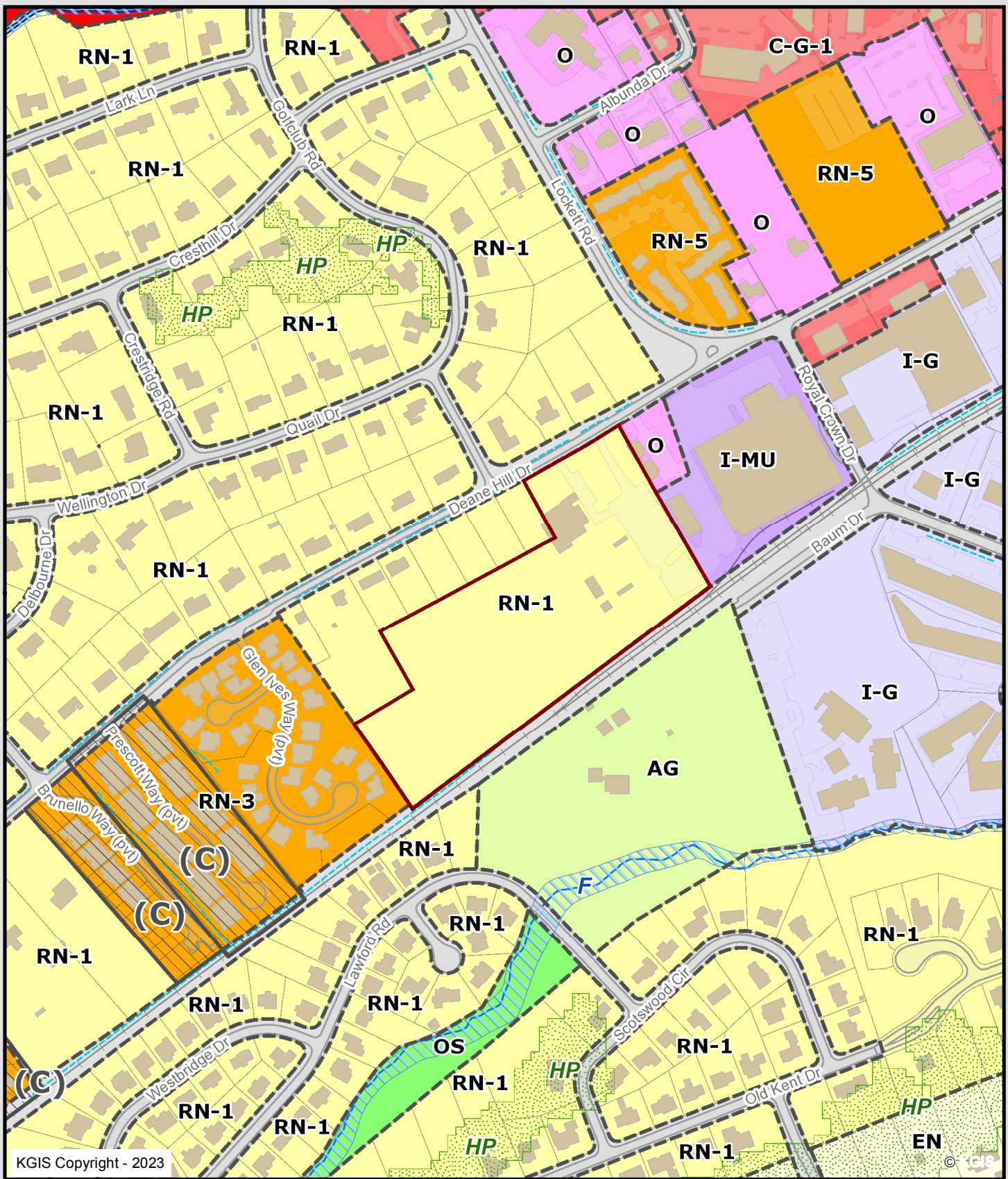
Small Lot of record?

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

Large empty rectangular area for providing variance request details and ordinance citations.

**PROJECT INFORMATION**

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



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### 6800 DEANE HILL DR

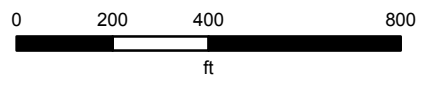
3-A-23-VA

CHARLES RAYMAN

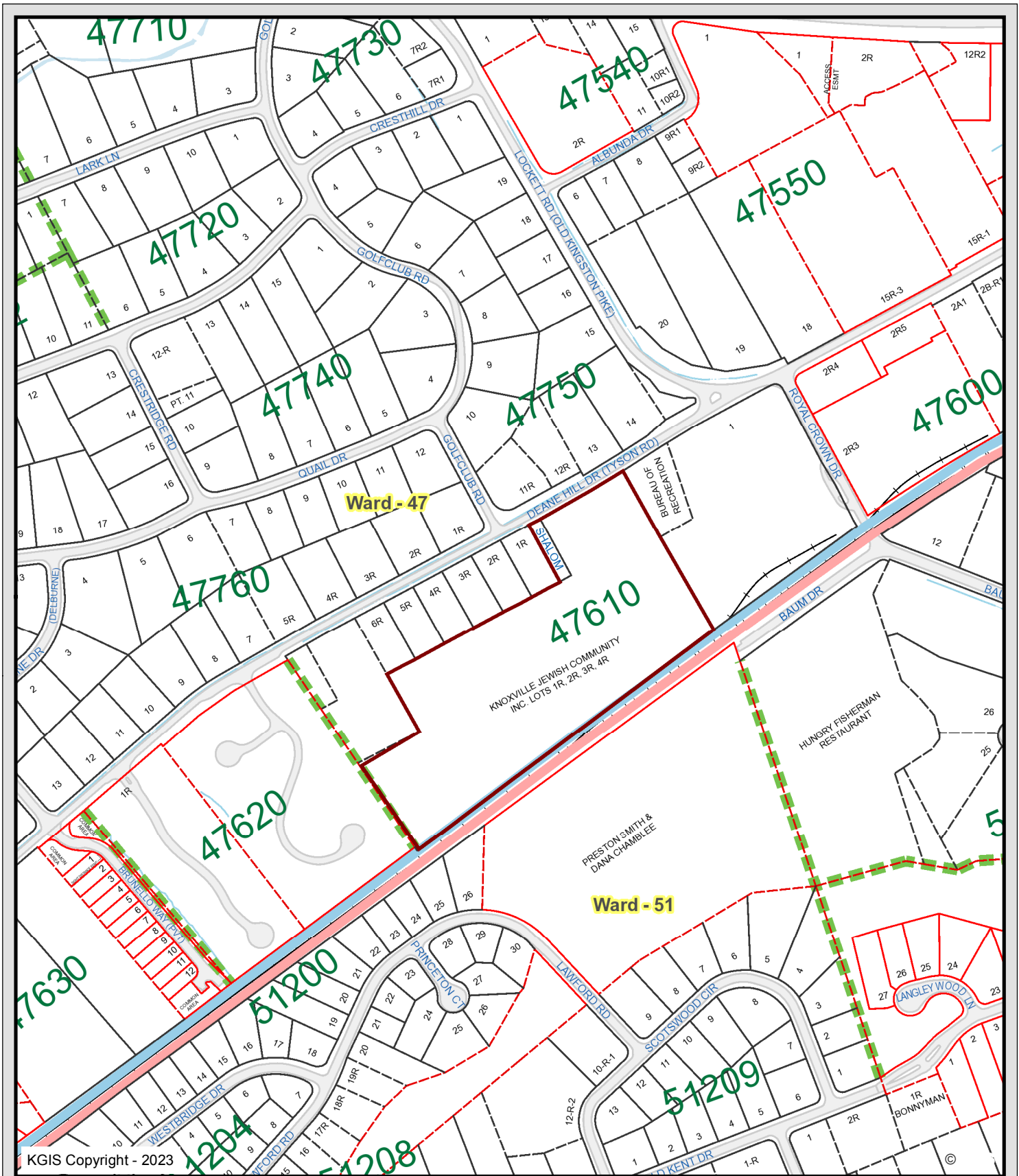
**Knoxville - Knox County - KUB Geographic Information System**



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**6800 DEANE HILL DR**

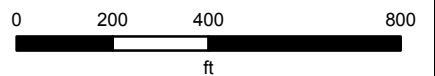
3-A-23-VA

CHARLES RAYMAN

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## 6800 DEANE HILL DR

3-A-23-VA

CHARLES RAYMAN

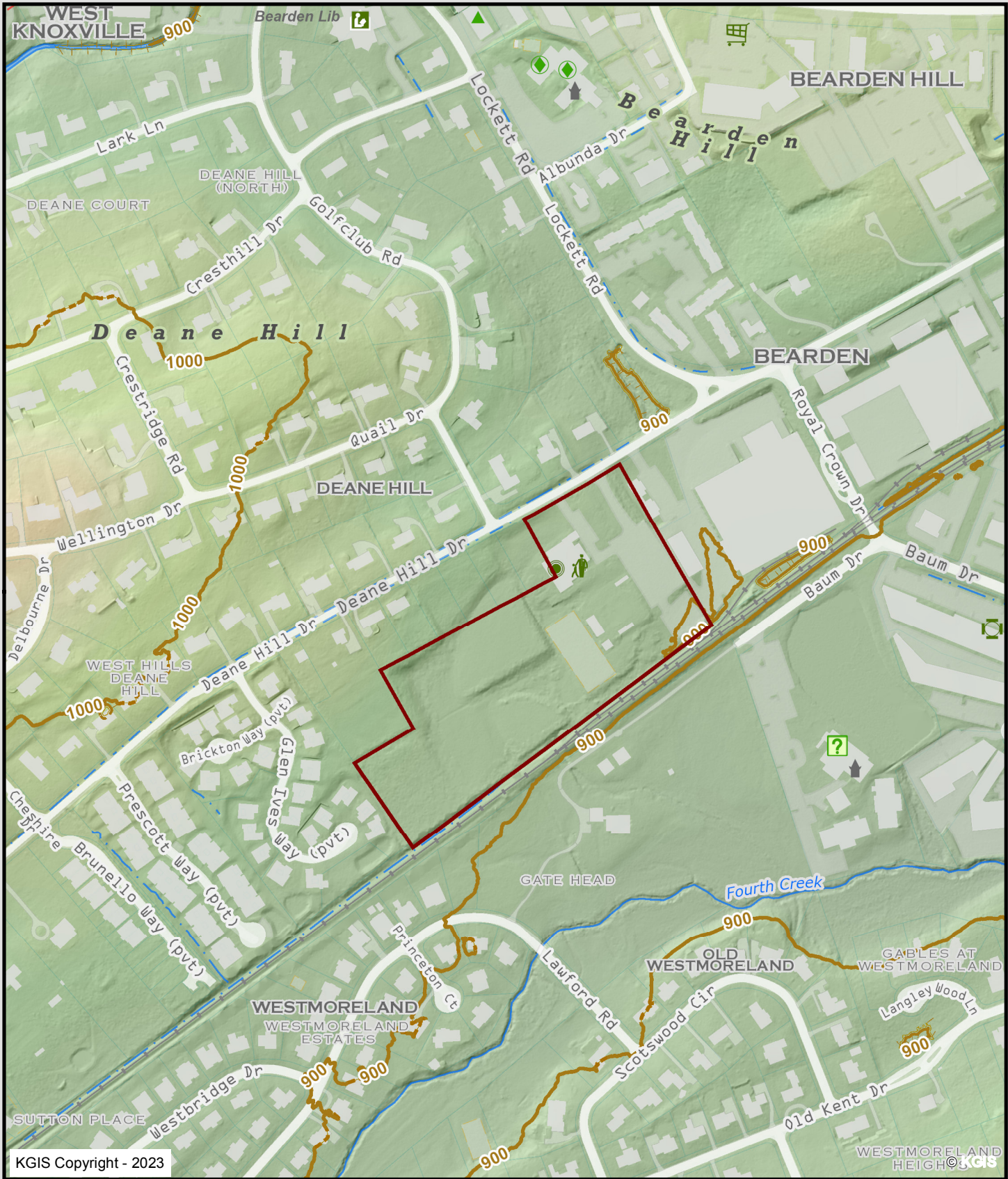
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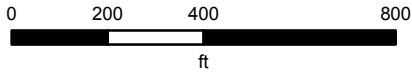
### 6800 DEANE HILL DR

3-A-23-VA  
CHARLES RAYMAN

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



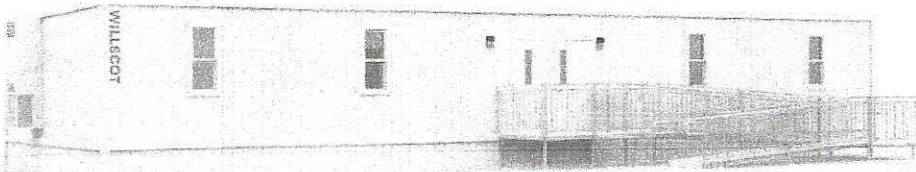
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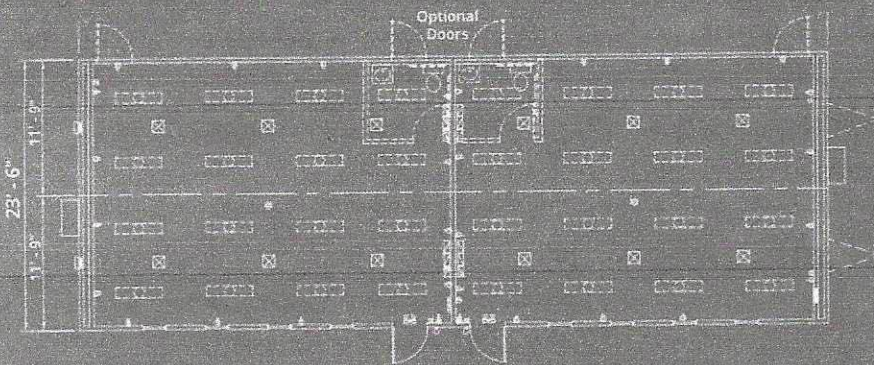
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**WILLSCOT**  
TM

# 60' x 24' CLASSROOM



In addition to your instructional solution, we can provide additional products and services that complete your space- creating a more productive, comfortable, and safe learning environment.



## CUSTOMIZATION

- Steps & Ramps
- Furniture & Appliances
- Technology
- Loss Protection

### Dimensions

- 60' Long (including hitch)
- 56' Box size
- 24' Wide
- 8' Ceiling height

### Exterior Finish

- Aluminum or wood siding
- I-Beam Frame
- Standard drip rail gutters

### Interior Finish

- Vinyl covered gypsum walls
- Carpet or vinyl floors
- Gypsum ceiling

### Electric

- Fluorescent ceiling lights
- Breaker panel

### Heating/Cooling

- Central HVAC

### Windows/Doors

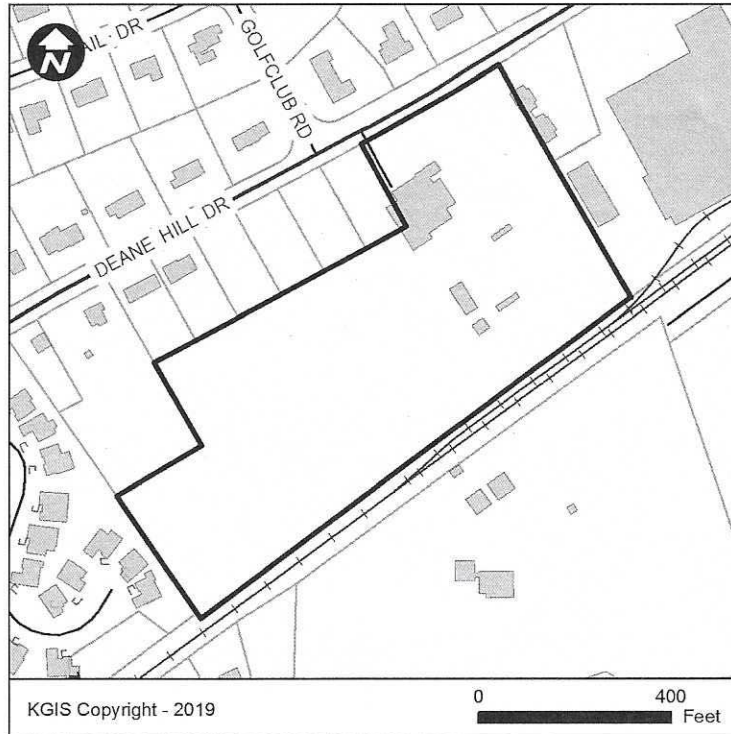
- Horizontal slider windows
- Vision panel doors with standard locks

### Other

- Chalk boards, dry erase boards and tack boards available
- Optional restroom
- Wide open shells available

*\* Photos are representational; actual products vary.  
Additional floor plans and specifications may vary from those shown and are subject to in-stock availability.*

800.782.1500 | WILLSCOT.COM

**Parcel 120ED021 - Property Map and Details Report****Property Information**

Parcel ID: 120ED021  
 Location Address: 6800 DEANE HILL DR  
 CLT Map: 120  
 Insert: E  
 Group: D  
 Condo Letter:  
 Parcel: 21  
 Parcel Type:  
 District: 47  
 Ward:  
 City Block: 47610  
 Subdivision:  
 Rec. Acreage: 0  
 Calc. Acreage: 12  
 Recorded Plat: -  
 Recorded Deed: 1194 - 37  
 Deed Type: Deed:Special Wa  
 Deed Date: 1/5/1962

**Address Information**

Site Address: 6800 DEANE HILL DR  
 KNOXVILLE - 37919  
 Address Type: ORGANIZATIONS  
 Site Name: ARNSTEIN JEWISH COMMUNITY  
 CENTER

**Owner Information**

JEWISH COMMUNITY CENTER ASSOCIATION INC  
 6800 DEANE HILL DR  
 KNOXVILLE, TN 37919

The owner information shown in this section does **not** necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

**Jurisdiction Information**

County: KNOX COUNTY  
 City / Township: Knoxville

**MPC Information**

Census Tract: 44.04  
 Planning Sector: West City  
 Please contact Knox County Metropolitan Planning Commission (MPC) at (865) 215-2500 if you have questions.

**Political Districts**

Voting Precinct: 47  
 Voting Location: Bearden High School  
 8352 KINGSTON PIKE  
 TN State House: 18 Martin Daniel  
 TN State Senate: 7 Richard Briggs  
 County Commission: 4 Hugh Nystrom  
 City Council: 2 Andrew Roberto  
 School Board: 4 Virginia Babb

Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

**School Zones**

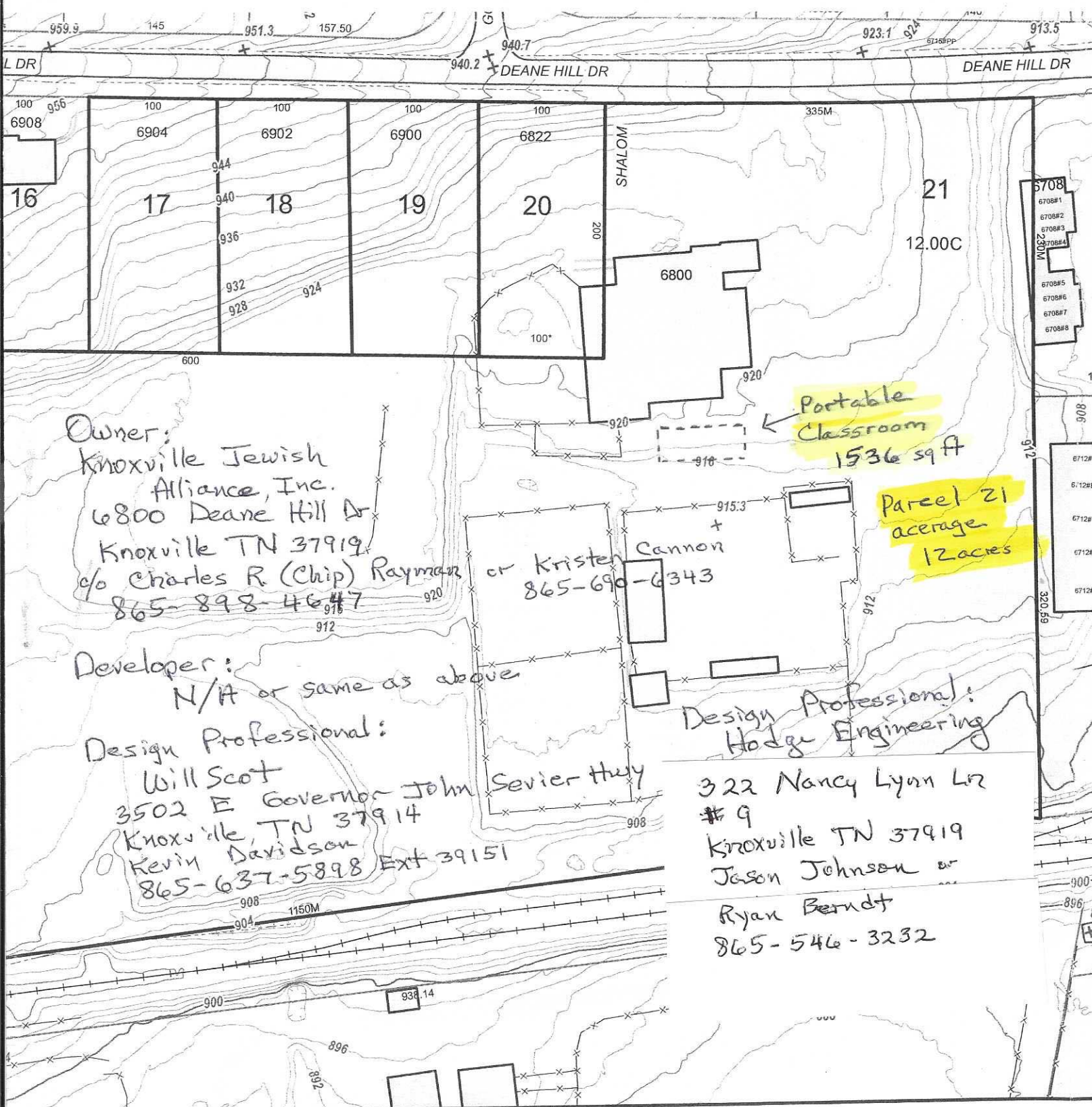
Elementary: BEARDEN ELEMENTARY  
 Intermediate:  
 Middle: BEARDEN MIDDLE  
 High: WEST HIGH

Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

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Owner:  
 Knoxville Jewish Alliance, Inc.  
 6800 Deane Hill Dr  
 Knoxville TN 37919  
 c/o Charles R. (Chip) Rayman  
 865-898-4647

Developer:  
 N/A or same as above

Design Professional:  
 Will Scot  
 3502 E Governor John Sevier Hwy  
 Knoxville, TN 37914  
 Kevin Davidson  
 865-637-5898 Ext 39151

or Kristen Cannon  
 865-690-6343

Portable Classroom  
 1536 sq ft

Parcel 21  
 acreage  
 12 acres

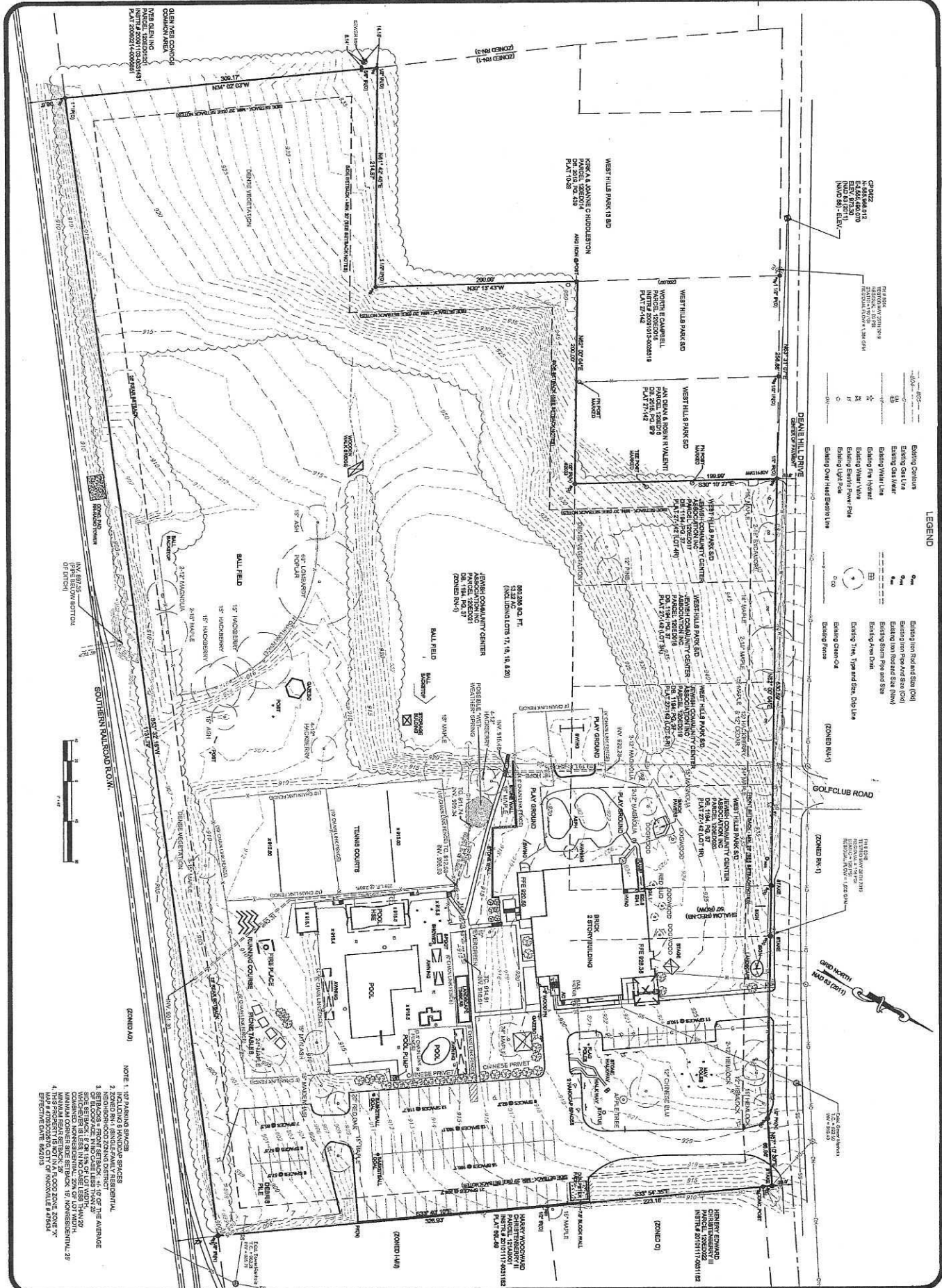
Design Professional:  
 Hodge Engineering

322 Nancy Lynn Ln  
 # 9  
 Knoxville TN 37919  
 Jason Johnson or  
 Ryan Berndt  
 865-546-3232

Knoxville - Knox County - KUB  
 Geographic Information System

Parcels: 120ED020, 120ED018, 120ED017, 120ED019, 120ED021

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**SUR-1**  
 Sheet No.

Drawn By: \_\_\_\_\_  
 Checked: \_\_\_\_\_  
 Approved: \_\_\_\_\_  
 Job No.: 220003  
 Scale: 1"=27'-0"  
 Date: 03/12/20

No.	Date	Revision

Drawing Description:  
**Topographic Survey**

**LAND DEVELOPMENT SOLUTIONS**

310 SIMMONS RD., SUITE K-KNOXVILLE, TENNESSEE 37822  
 PH. 865-671-2281

Project:  
**Jewish Community Center Association Inc**  
 6800 Deane Hill Drive  
 Knoxville, Tennessee

**From:** Adam Kohntopp <AKohntopp@knoxvilletn.gov>

**Sent:** Monday, January 30, 2023 5:37 PM

**To:** kcannon@jewishknoxville.org

**Cc:** Kevin Davidson Jr <Kevin.Davidson@willscot.com>; Rusty Baksa <rbaksa@ldstn.com>

**Subject:** 6800 Deane Hill Dr - Platting Requirement

**Caution:** External email. Do not click on links or open attachments unless you know the content is safe.

Ms. Cannon,

When we met earlier this month about the portable classroom at 6800 Deane Hill Dr I mentioned the platting requirement. The City of Knoxville Director of Engineering has waived the requirement for you to plat your property prior to permitting the portable classroom as long as the location of the structure complies with the conditions stipulated on the attached memo.

Please let me know if you have any questions.

Sincerely,

Adam Thomas Kohntopp, PE

City of Knoxville Stormwater Engineer

(865) 215-3145

**From:** [Steve Borden](#)  
**To:** [Jennifer Scobee](#)  
**Subject:** RE: March BZA Applications  
**Date:** Monday, March 6, 2023 11:40:44 AM  
**Attachments:** [image001.png](#)

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Jennifer,

Please see our comments below.

3-A-23-VA 6800 Deane Hill Dr.: Operations has no comment.  
3-B-23-VA 5450 Millertown Pk: Operations has no comment.  
3-C-23-VA 206 Cedar Ln: Operations has no comment.  
3-D-23-VA 1113 & 1115 Phillips Ave: Operations has no comment.  
3-E-23-VA 0 Division St: Operations has no comment.  
3-F-23-VA 416 Cherokee Blvd: Operations has no comment.  
3-G-23-VA 2439 E. Magnolia Ave: Operations has no comment.  
3-H-23-VA 2424 Washington Ave: Operations has no comment.

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](mailto:Steve.Borden@tn.gov)  
[tn.gov/tdot](http://tn.gov/tdot)

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March 8, 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 3-A-23-VA, 3-B-23-VA, 3-C-23-VA, 3-D-23-VA, 3-E-23-VA, 3-F-23-VA, 3-G-23-VA, and 3-H-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 "Christian Wiberley". The signature is written in a cursive style.

Christian Wiberley, P.E.  
Engineering

CGW

**VARIANCE**

300 E.  
KIMMEL BL.  
PUBLIC HEARING

215-4744

