



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) Taylor D. Forrester	Owner <input type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address 1111 N. Northshore Drive, Suite S-700	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 865-584-4040	Other <input checked="" type="checkbox"/>	Signage <input type="checkbox"/>
Applicant Email tforrester@lrwlaw.com		Other a privacy fence <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 206 Cedar Lane City, State, Zip Knoxville, TN 37912
 See **KGIS.org** for Parcel # 068LD015 City Council District # 5 and Zoning District C-G-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.

See attached Addendum.

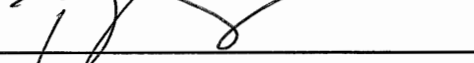
Describe hardship conditions that apply to this variance.

See attached Addendum.

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 2/8/2023

File #



BOARD OF ZONING APPEALS APPLICATION

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

Is a plat required? Yes No

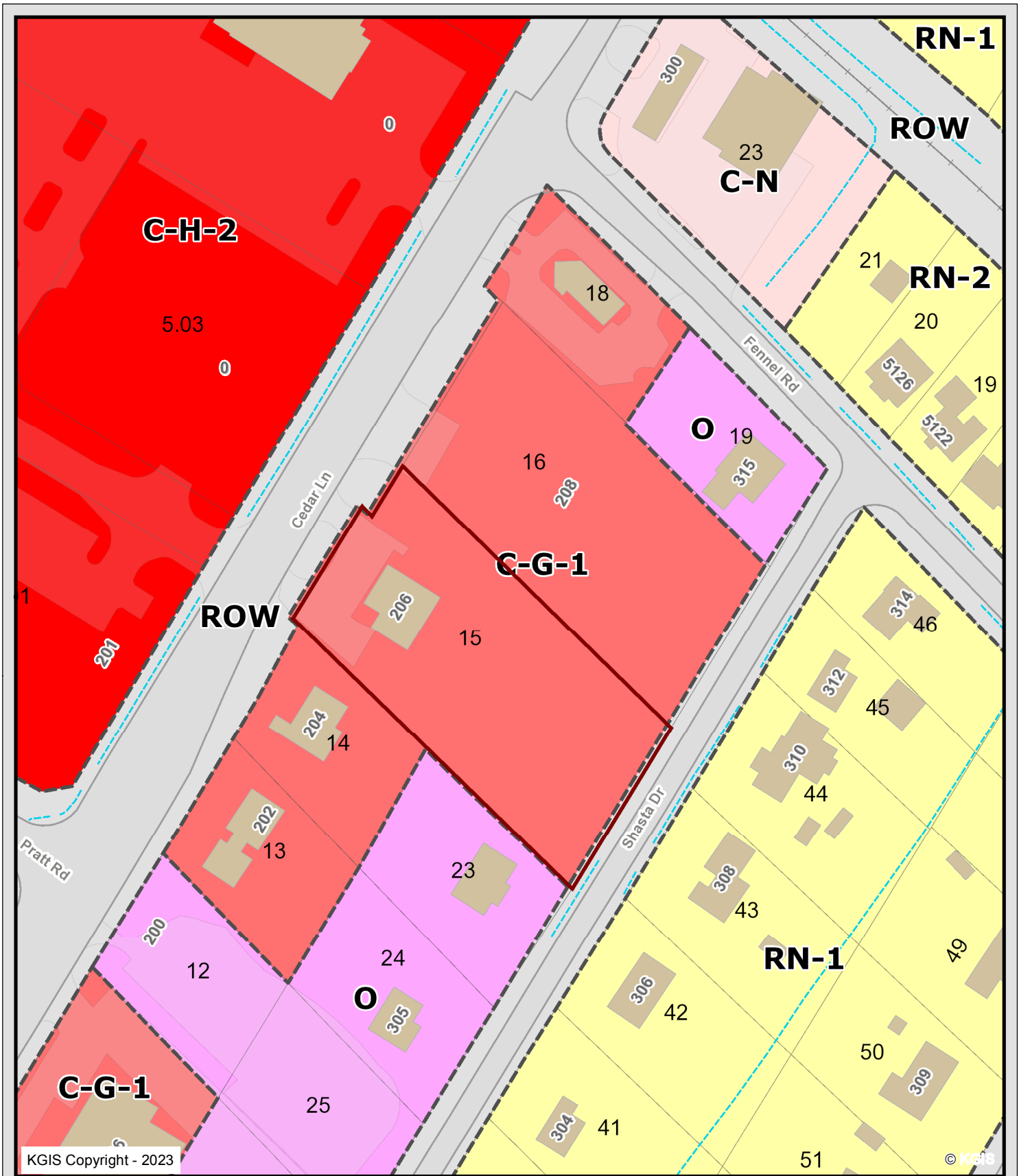
Small Lot of record?

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

(This area is currently blank for variance requests and ordinance citations.)

PROJECT INFORMATION

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



KGIS Copyright - 2023

© KGIS

206 CEDAR LN

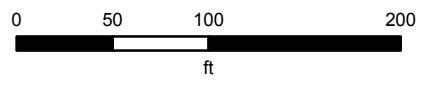
3-C-23-VA

TAYLOR D. FORRESTER

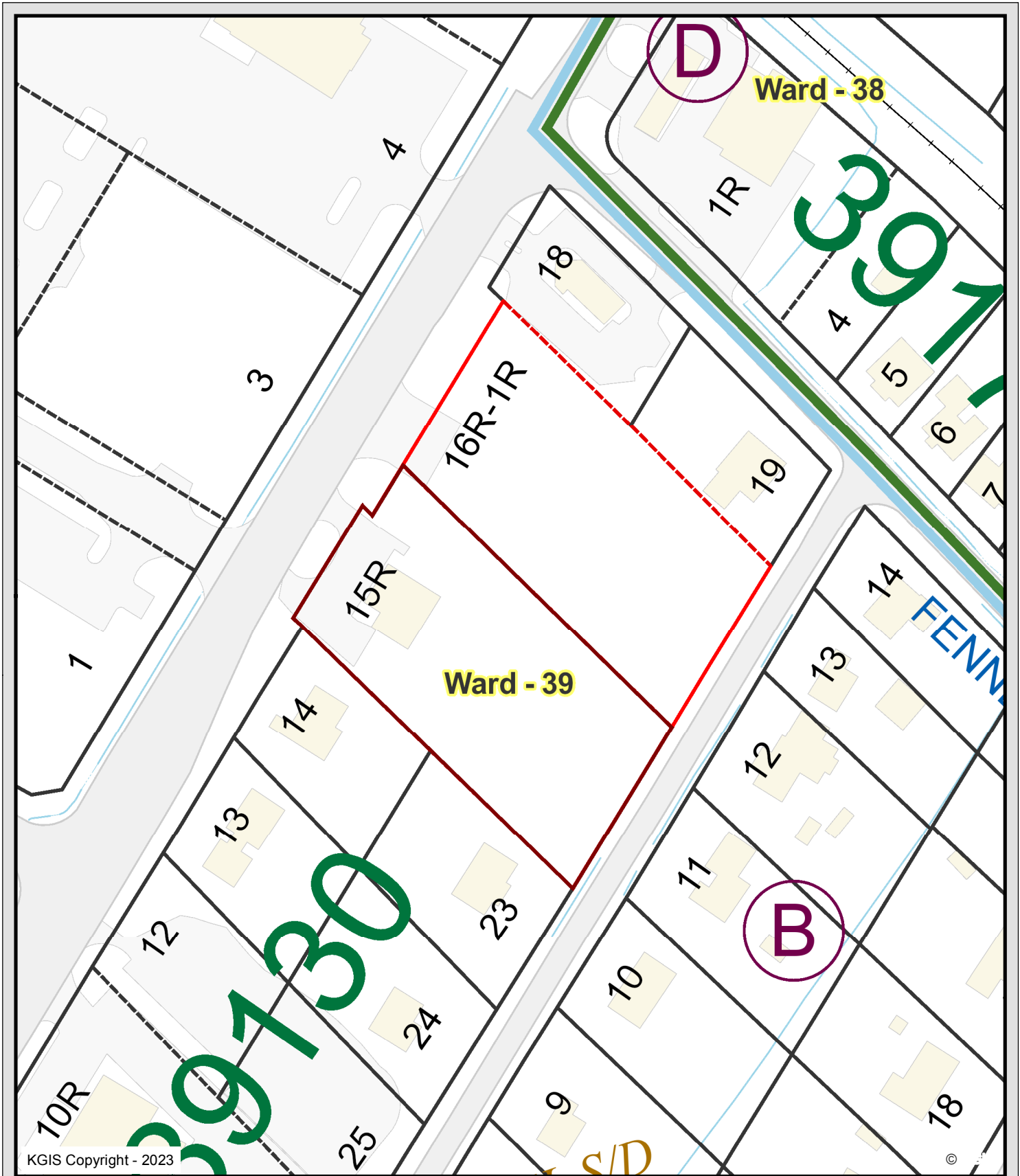
Knoxville - Knox County - KUB Geographic Information System



Printed: 2/8/2023 at 10:59:28 AM



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS ,WITH ALL FAULTS, and assumes all responsibility for the use thereof, and futher covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.



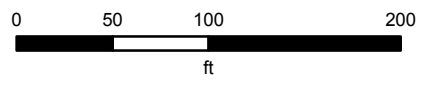
KGIS Copyright - 2023

206 CEDAR LN
 3-C-23-VA
 TAYLOR D. FORRESTER

Knoxville - Knox County - KUB Geographic Information System



Printed: 2/8/2023 at 10:59:50 AM



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.



KGIS Copyright - 2023

© KGIS

206 CEDAR LN

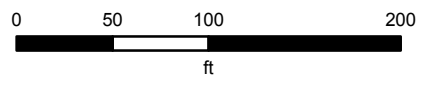
3-C-23-VA

TAYLOR D. FORRESTER

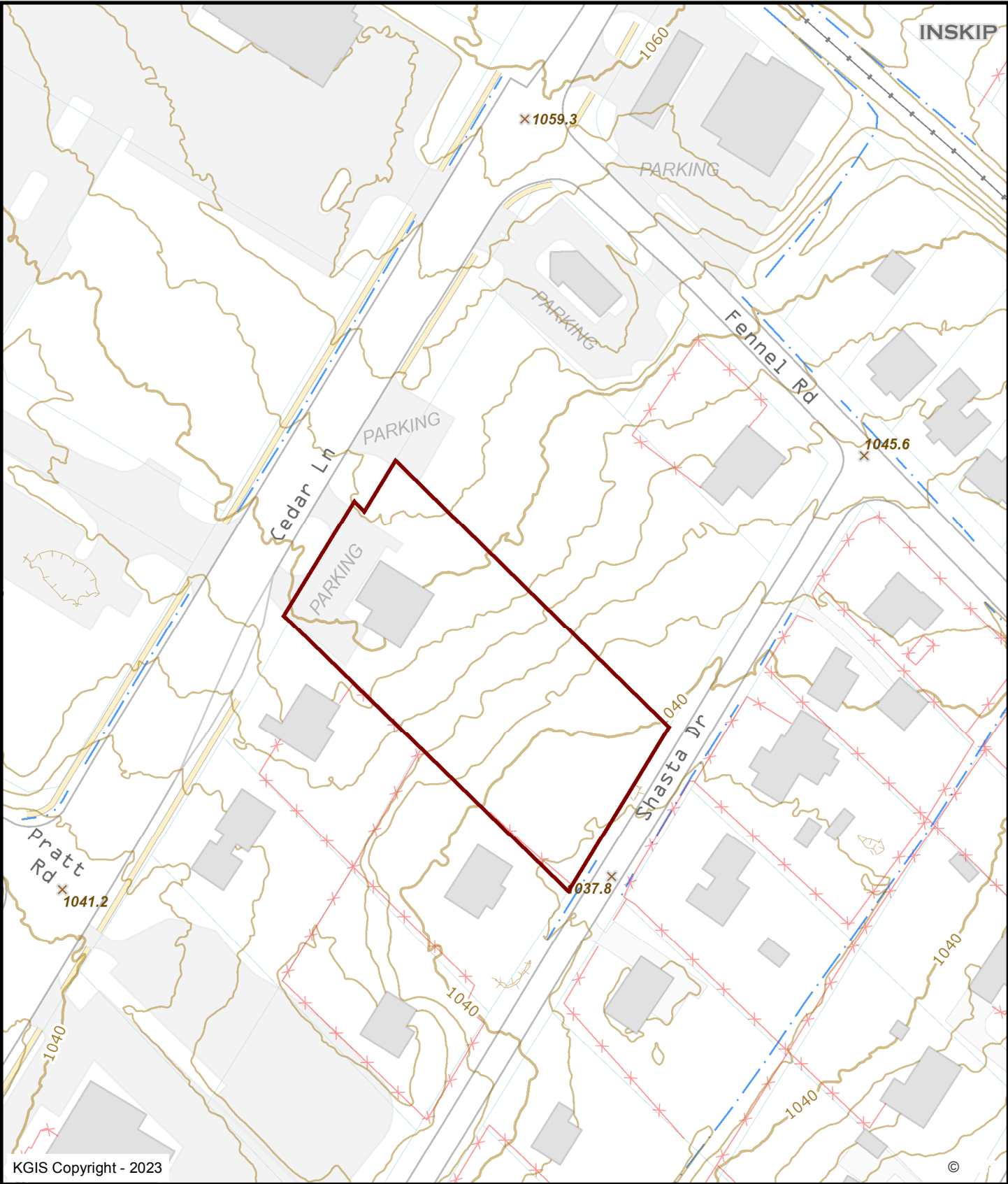
Knoxville - Knox County - KUB Geographic Information System



Printed: 2/8/2023 at 11:00:40 AM



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS ,WITH ALL FAULTS, and assumes all responsibility for the use thereof, and futher covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.



KGIS Copyright - 2023

©

206 CEDAR LN

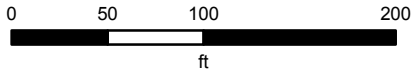
3-C-23-VA

TAYLOR D. FORRESTER

Knoxville - Knox County - KUB Geographic Information System



Printed: 2/8/2023 at 11:00:09 AM



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

ADDENDUM

DESCRIPTION OF APPEAL

Describe your project and why you need variances.

The subject property is located at 206 Cedar Lane, Knoxville, Tennessee 37912 (the "Property"). The Property is improved with an urgent care clinic, namely Fast Pace Health. On or about September 1, 2022, the Property owner constructed a 6-foot wooden privacy fence ("fence"). The fence encloses the rear yard and extends down a portion of the side yard towards Cedar Lane. The fence was constructed in response to pedestrian trespassing, which occurred frequently and resulted in criminal activity, including but not limited to breaking and entering, larceny, general disturbances, disturbances with a weapon and vandalism.

These individuals have routinely loitered on the unimproved adjacent parcels to the south. In the past these trespassing pedestrians accessed the Property and done the following: (i) entered the Fast Pace facility and locked themselves in the bathroom for extended periods of time; (ii) accessed the garbage enclosure to establish a camping type set—which resulted in damage to the garbage enclosure; (iii) loitering on the Property. This is not an exhaustive list of the events and damages that have occurred from these trespasses. In addition, the staff of Fast Pace routinely discovered drug paraphernalia littered around its parking lot and stuffed into exterior electrical outlets.

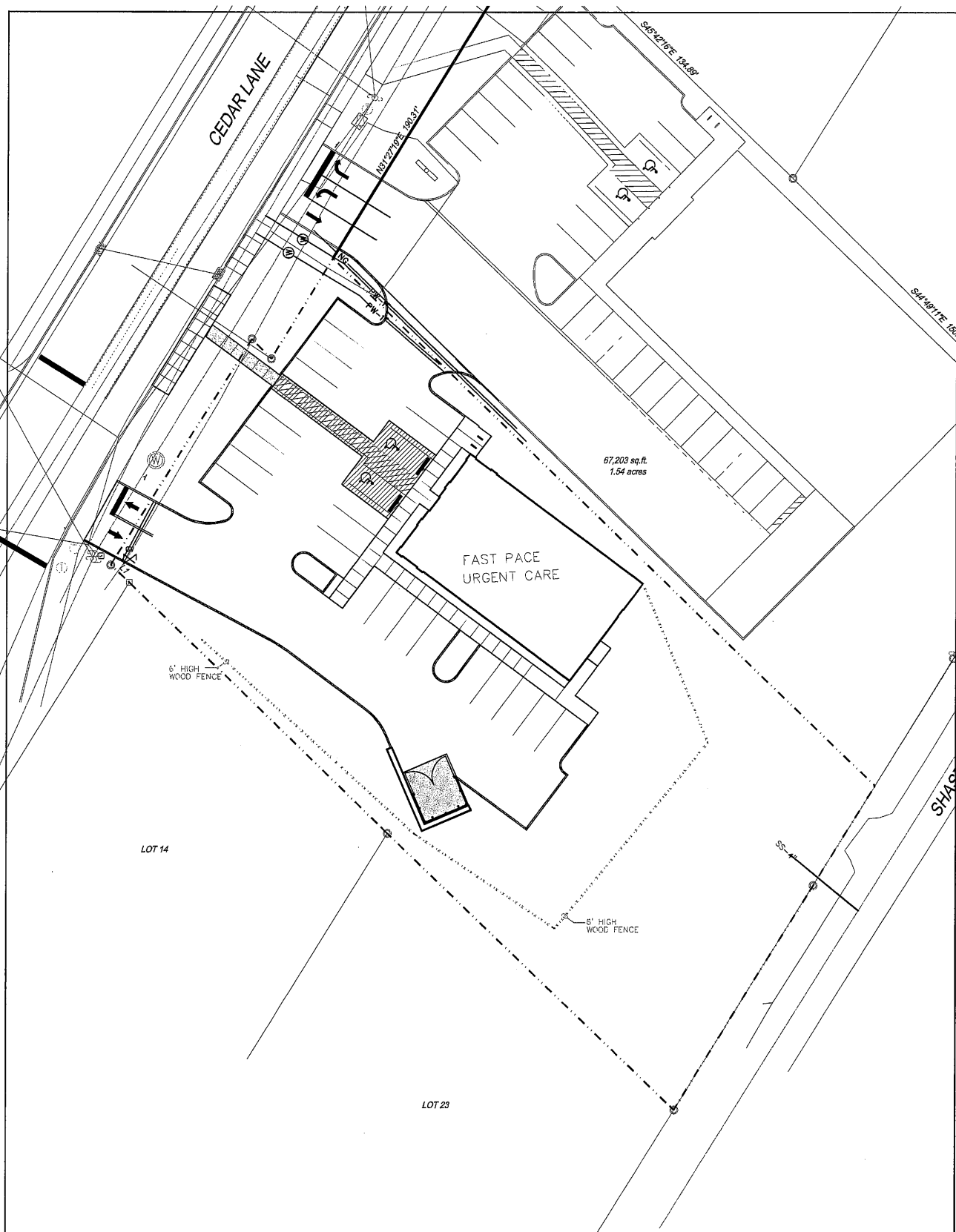
The Knoxville Police Department was called to the Property approximately 21 times between May 4, 2021 and August 30, 2022. The Knoxville Police Department was called to the Property for breaking and entering, larceny, general disturbances, disturbances with a weapon, vandalism, domestic violence and suspicious persons on the Property.

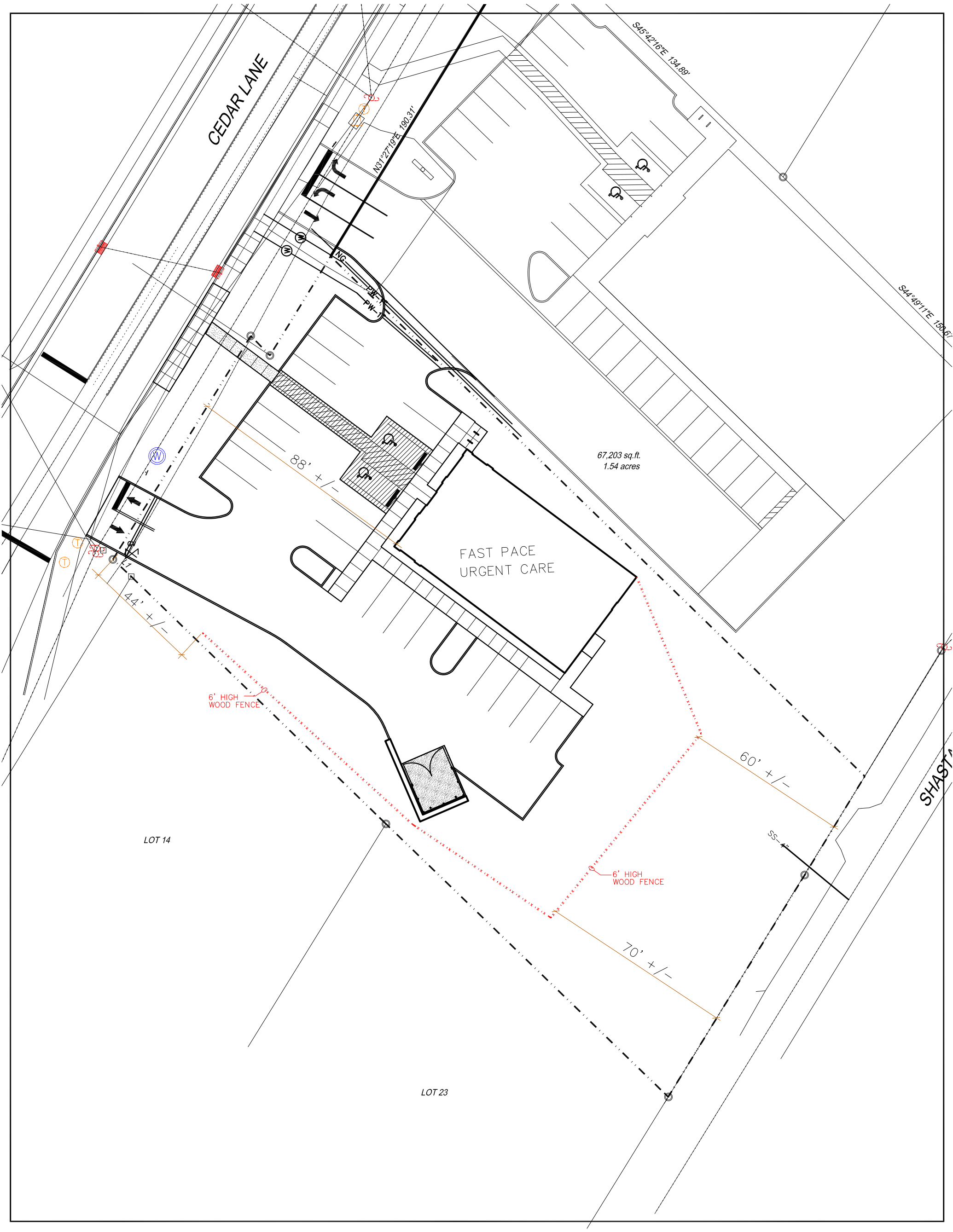
Since the Property owner constructed the fence, the trespassing has greatly diminished. In fact, the Knoxville Police Department has not been called to the Property for any of those types of events that occurred prior to the fence being constructed.

Describe hardship conditions that apply to this variance.

The Property is situated adjacent to and near several vacant parcels. Upon opening the instant Fast Pace it became apparent that there was significant migrant/homeless population in this area that utilize the vacant parcels. With the Property being adjacent to vacant parcels and positioned between two public right of ways, these trespassing individuals were easily able to access the Property. The Property owner is not aware of any other options to alleviate the problems it has had at the Property in the past other than the installation of the fence, which has been effective. An approval of the variance is in harmony with the general purposes and intent of the Code and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the General Plan for development. The Property owner is confident that if this portion of the fence is removed then the prior disturbances

SITE PLAN





CEDAR LANE

FAST PACE
URGENT CARE

67,203 sq. ft.
1.54 acres

6' HIGH
WOOD FENCE

6' HIGH
WOOD FENCE

LOT 14

LOT 23

SHASTA

S45°42'16"E 134.89'

S44°49'11"E 139.61'

N31°27'19"E 190.31'

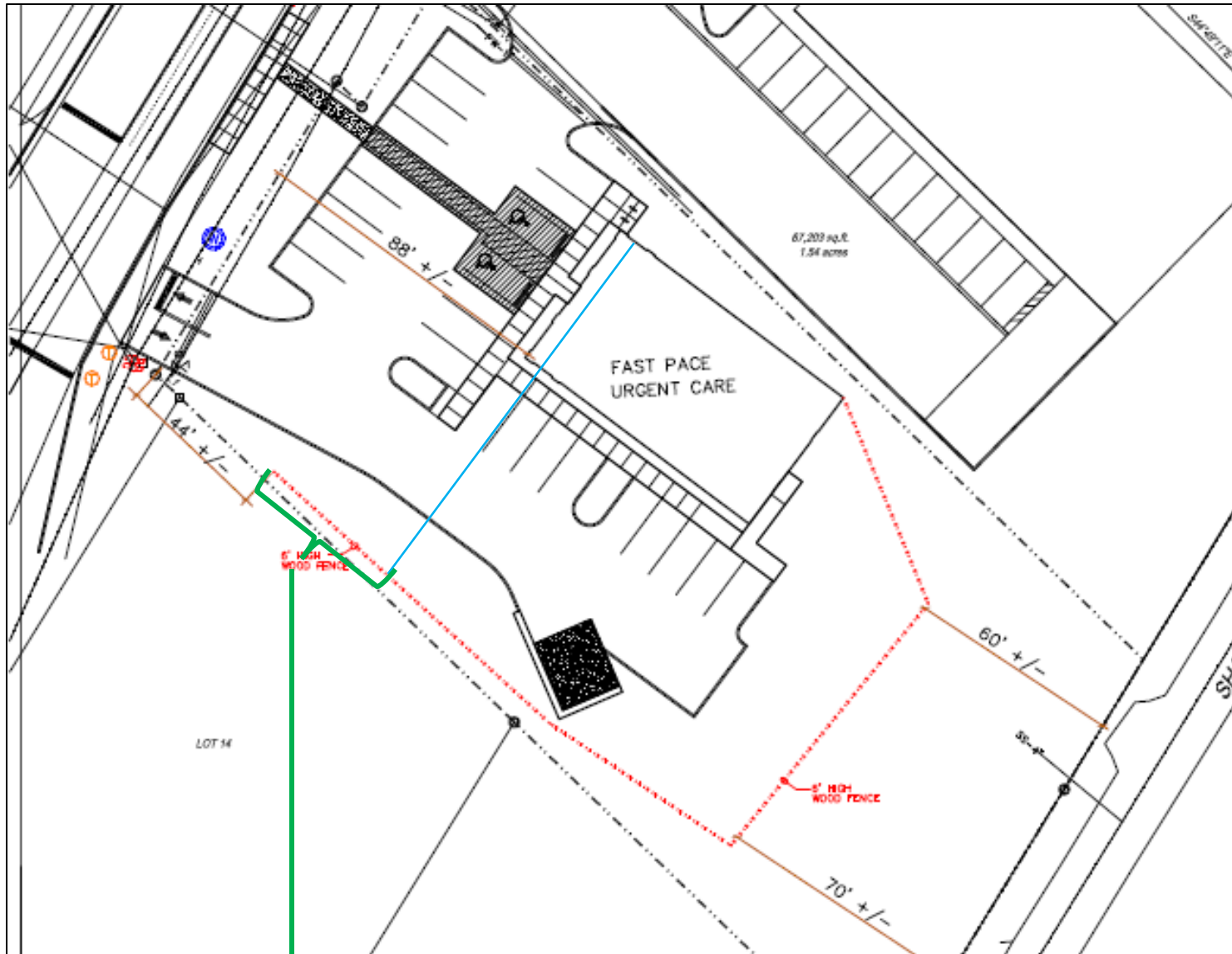
88' +/-

44' +/-

60' +/-

70' +/-

SS



This section of fence is non-compliant. Per Article 10.3.L, from five feet behind the front building line forward to the front lot line and in the corner side yard, privacy fences and walls are limited to 42 inches. The beginning of the fence starts at 44' from property line. This section is 51' (to where the 5' behind the front façade line starts) and non-compliant.







This section of fence is non-compliant. Per Article 10.3.L, from five feet behind the front building line forward to the front lot line and in the corner side yard, privacy fences and walls are limited to 42 inches. The beginning of the fence starts at 44' from property line. This section is 51' (to where the 5' behind the front façade line starts) and non-compliant.





FAST PACE
URGENT CARE

FAST PACE
URGENT CARE

ELCHICK



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

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
tn.gov/tdot



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".

Christian Wiberley, P.E.
Engineering

CGW

VARIANCE
3-C-23-VA
Knoxville BZA
PUBLIC HEARING
215-4244

DOLLAR GENERAL

FAST PACE HEALTH
URGENT CARE

FAST PACE HEALTH
URGENT CARE

