

KNOX COUNTY BOARD OF ZONING AND APPEALS



Patricia Williams	1st District	Ron Rochelle	5th District	Terri Kerr	6th District
Markus Chady	2nd District (Chair)			Bill Sewell	7th District
Dennis Sewell	3rd District			Kevin Murphy	8th District
Bill McSpadden	4th District			Bob Thompson	9th District

THE KNOX COUNTY BOARD OF ZONING APPEALS SHALL MEET IN REGULAR SESSION ON WEDNESDAY, NOVEMBER 16 AT 1:30 P.M. IN THE MAIN ASSEMBLY ROOM OF THE CITY COUNTY BUILDING, 400 WEST MAIN STREET. ALL AGENDA ITEMS ARE SUBJECT TO VOTE.

AGENDA

I. ROLL CALL:

II. PLEDGE OF ALLEGIANCE TO THE FLAG:

III. APPROVAL OF MINUTES FROM PREVIOUS MEETING:

IV. REQUESTS:

- 4a Request of Dale Akins for variance of the Knox County Board of Zoning Appeals for waiver of front setback from 20 feet to 14 feet. Property is located at 10432 Hickory Path Way. Lot 2R, Jackson Oaks West Office. CLT Map 131, Group B, Parcel 3.07. Property is zoned CA.
(Commission District 5)

V. DEFERRED REQUESTS:

- 5a Request of Bob Alcorn for Child Creations Daycare for variance of the Knox County Board of Zoning Appeals for waiver of both front setbacks for the fenced play area from 35 feet from the right of way to 0 feet from the right of way for the Child Day Care Center. Property is located at 102 W. Copeland Drive. CLT Map 046, Group, Parcel 15702. Property is zoned A, CA.
(Commission District 7)

- 5b Request of Bob Alcorn for Child Creations Daycare for variance of the Knox County Board of Zoning Appeals for waiver of side setback adjacent to a residential zone from 10 feet to 0 feet. Property is located at 102 W. Copeland Drive. CLT Map 046, Group, Parcel 15702. Property is zoned A, CA.
(Commission District 7)

- 5c Request of Bob Alcorn for Child Creations Daycare for variance of the Knox County Board of Zoning Appeals for waiver of requirement of Type 8 landscape screen adjacent to the Agricultural zone from 12 feet to 0 feet. Property is located at 102 W. Copeland Drive. CLT Map 046, Group, Parcel 15702. Property is zoned A, CA.
(Commission District 7)

VI. DISCUSSION

VII. ADJOURNMENT:

AI-6840

4a

BZA Agenda

Meeting Date: 11/16/2016

Requested By: Debbie Tibbs, CODES
ADMINISTRATION

Department: CODES ADMINISTRATION

Requires Expenditure of Funds: Funded in Current Budget:

Appropriation Required:

Information

CAPTION

Request of Dale Akins for variance of the Knox County Board of Zoning Appeals for waiver of front setback from 20 feet to 14 feet. Property is located at 10432 Hickory Path Way. Lot 2R, Jackson Oaks West Office. CLT Map 131, Group B, Parcel 3.07. Property is zoned CA. (Commission District 5)

Attachments

4a

4a1

4a2

4a3

4a4

KNOX COUNTY BOARD OF ZONING APPEALS

16-003324

ya

Application Date: 10/31/2016

Meeting Date: Wednesday, November 16 2016

Gentlemen: The undersigned hereby petitions the Knox County Board of Zoning Appeals to grant the following request:

Request: for waiver of front setback from 20' to 14'.

Reason: topography at entrance, increase drive lane for first responders, pedestrian safety and better construction technique.

Proposed 10432

Property Address 10433 Hickory Path Way

Subdivision:

Zone: CA

Lot Size: 2.15

CLT Map: 131 Group: NB

Parcel:00307T

Lot:

In Commission District 05, Knox County, Tennessee, in accordance with plans, applications, and all data heretofore filed with the Knox County Board of Zoning Appeals all of which are hereto attached and made part of the appeal.

I hereby depose and say that all the above statements and the statements contained in all the exhibits transmitted herewith are true.

Appellant: DALE AKINS
Address: 10433 HICKORY PATH WAY
City, State, Zip: KNOXVILLE TN 37922
Telephone: 865 414-9811

Owner: PLAZA PARTNERS II LLC
Address: 10433 HICKORY PATH WAY
City, State, Zip: KNOXVILLE TN 37922
Telephone:

The Board of Zoning Appeals meets on the fourth Wednesday of each month. REPRESENTATION MUST BE PRESENT AT THE MEETING BEFORE THE APPEAL WILL BE GRANTED.

Every appeal shall be taken within thirty(30) days from the date of any refusal by the Building Inspector to issue the permit.

Page: 5-5.31-5 Regulation: 5.31.07 Section:

Appellant: *Dale Akins* DALE AKINS

Code Administration: *Patricia*

KNOX COUNTY CODE ADMINISTRATION

865.215.2325

PROPERTY ASSESSOR'S OFFICE - KNOX COUNTY, TENNESSEE
MAP DEPARTMENT - OWNERSHIP CARD

Source: KGIS

ACTIVE CONDO PAR

10/31/2016

District	Map	Insert	Group	Parcel	Ward	Property Location				
W6	131	N	B	3.07		10426 JACKSON OAKS WAY				
Subdivision				Block	Lot	Plat	Dimensions (shown in ft.)		Acreage	
JACKSON OAKS WEST OFFICE CONDOS COM AREA				-	2R-	20030613-0115594	179.99 X 200.18 X IRR		2.15 - A.C. Deeded	
									0.00 - A.C. Calculated	
Owner				Sale Date	Book	Page	Sale Price	Mailing Address		
SHUMATE W F JR & STEVEN K BOWLING				6/30/1998	<u>2291</u>	717		9950 #STE 200 KINGSTON PK KNOXVILLE, TN 37922		
PLAZA PARTNERS II LLC				5/31/2002	<u>20020606</u>	0100866		10433 HICKORY PATH WAY KNOXVILLE, TN 37922		
				8/20/2002	<u>20020821</u>	0015206				
				8/26/2002	<u>20020828</u>	0017121				

Remarks

L/A

Parent Parcel

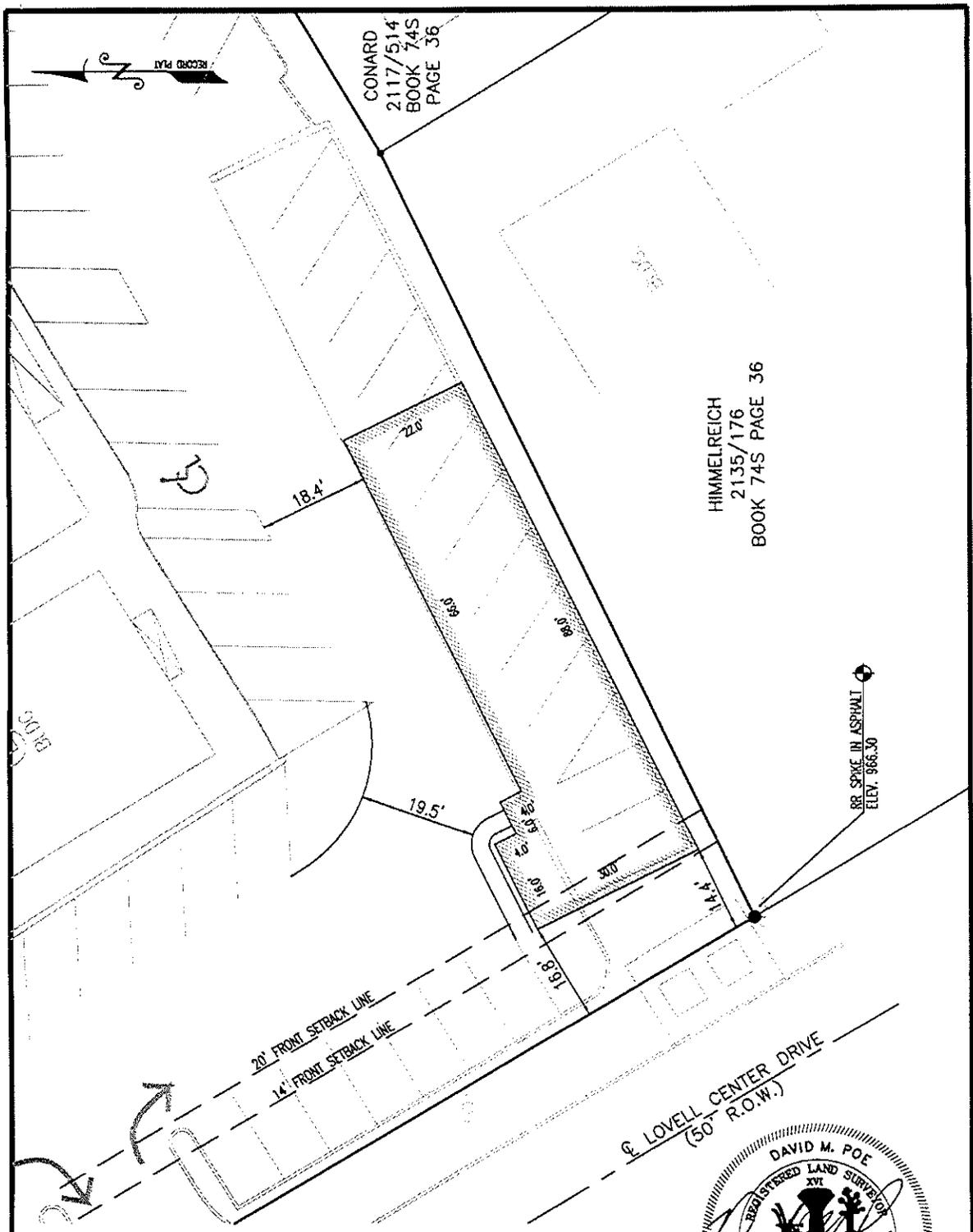
Parent Instrument Number

Previous Parcel (Split From)

Next Parcel (Merged Into)

131NB00303

<http://www.kgis.org/parcelreports/ownercard.aspx?id=131NB00307>



CONARD
2117/514
BOOK 74S
PAGE 36

HIMMELREICH
2135/176
BOOK 74S PAGE 36



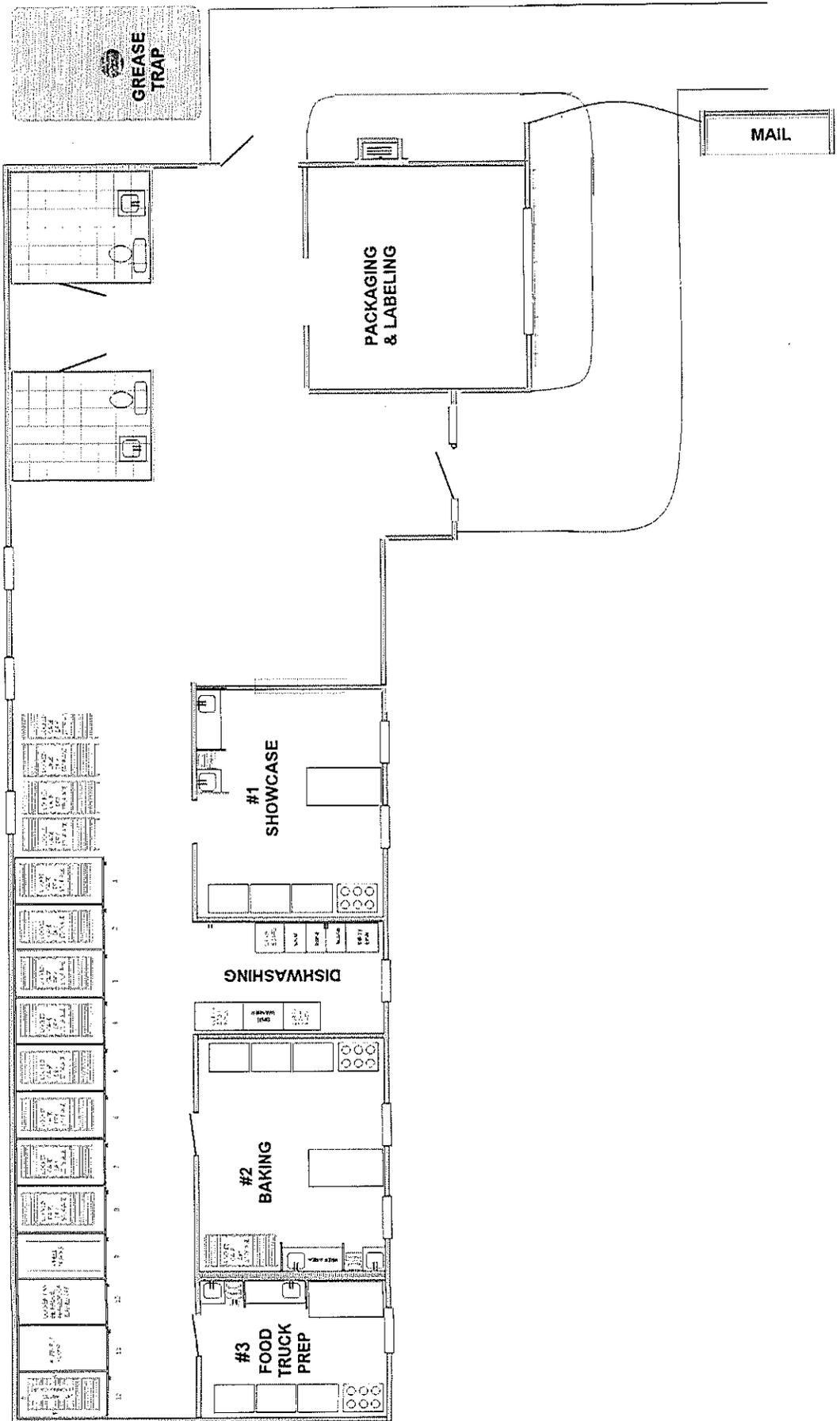
BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE (423) 588-6472
FAX (423) 588-6473

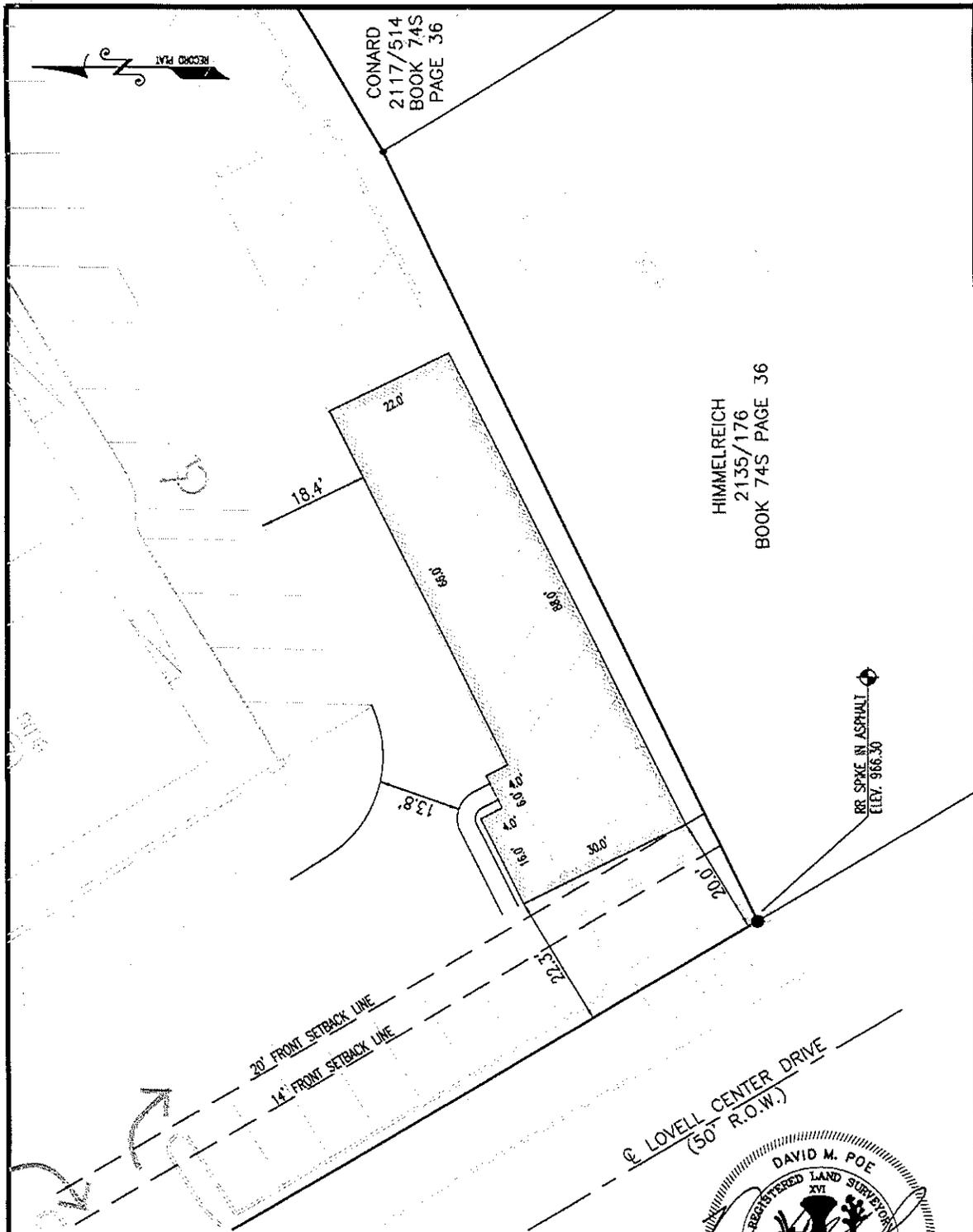


VARIANCE EXHIBIT FOR
**JACKSON OAKS WEST OFFICE CONDOMINIUMS
BLDG. "F", UPPER LEVEL**

CLT MAP NO. 131-N"B", PARCEL 003.07, ZONING CA
WARD NO. , CITY OF KNOXVILLE, DISTRICT NO. 6, KNOX COUNTY
UNIT NO. , BLOCK NO.
ADDRESS CAB: SLIDE:
SCALE 1" = 20' DATE 10/28/2016

ORDERED BY Q:\2375\23759-F-SP2.DWG DWG NO. 23759-F-SP2





CONARD
2117/514
BOOK 74S
PAGE 36

HIMMELREICH
2135/176
BOOK 74S PAGE 36

RR SPIKE IN ASPHALT
ELEV. 966.30



BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE (423) 588-6472
FAX (423) 588-6473



10/28/16

VARIANCE EXHIBIT FOR

**JACKSON OAKS WEST OFFICE CONDOMINIUMS
BLDG. "F", UPPER LEVEL**

CLT MAP NO. 131-N"B, PARCEL 003.07, ZONING CA
WARD NO. _____, CITY OF KNOXVILLE, DISTRICT NO. 6, KNOX COUNTY
UNIT NO. _____, BLOCK NO. _____
ADDRESS _____ CAB: _____ SLIDE: _____
SCALE 1" = 20' DATE 10/28/2016

ORDERED BY _____ DWG NO. 23759-F-SP4
O:\23759\23759-F-SP2.DWG

To: Dale Akins
From: Bill Jones
Date: 10/31/16

I reviewed the 2 surveys you provided showing your proposed building at the 14' setback and 20' setback. I am in favor of Knox County approving the variance so the building can be located on the existing parking deck structure at the 14' setback.

Will: "Bill" Jones
Property owner 10,412 Kingston PK.

TEMPORARY ADDRESS

Metropolitan Planning Commission

Suite 403, City County Building Phone: 865-215-2507
400 Main St Fax: 865-215-2237
Knoxville, TN 37902 addressing@knoxmpc.org
www.knoxmpc.org/addressing/

APPLICANT INFORMATION

Applicant Name: Dale Akins	Company:
Primary Phone: 865-414-9811	Fax:
Secondary Phone:	Email:

SITE INFORMATION

ADDRESS INFORMATION

Address Type: BUSINESS	Site Name: PROPOSED BUILDING
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PARCEL INFORMATION

Map Number: 131	Parcel Insert: N	Parcel Group: B	Parcel: 3.07	Full Parcel ID: 131NB00307	Owner: PLAZA PARTNERS II LLC
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SUBDIVISION INFORMATION

Subdivision Name: JACKSON OAKS WEST OFFICE CONDOS COM AREA	Unit:	Phase:
Block: 2R	Scanned Site Plan	

Comments:

BZA Variance For Proposed Building.

TEMPORARY ADDRESS

Address Number: 10432	Street / Road: HICKORY PATH WAY	Unit:	
Certified By: James Reed	Phone Number: (865) 215-3085	Certificate Date: 11/3/2016 9:45:33 AM	Certificate Number: 61292

TEMPORARY

FOR PLANS REVIEW ONLY

Not for utilities, phone or other use

For rebuilding, applicant must submit a Site Plan for Certified Address before a building permit is issued



James J Reed

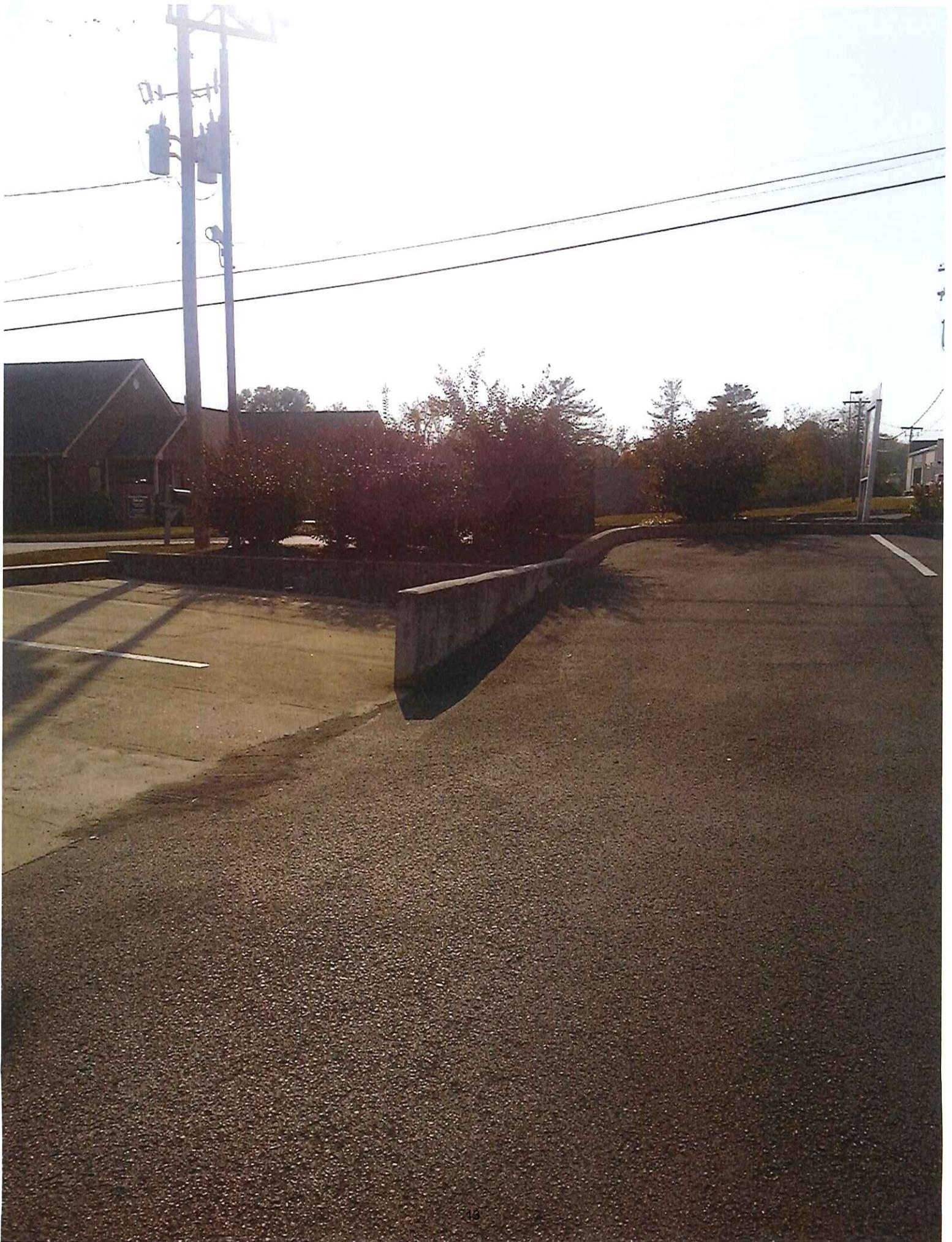
10/31/16

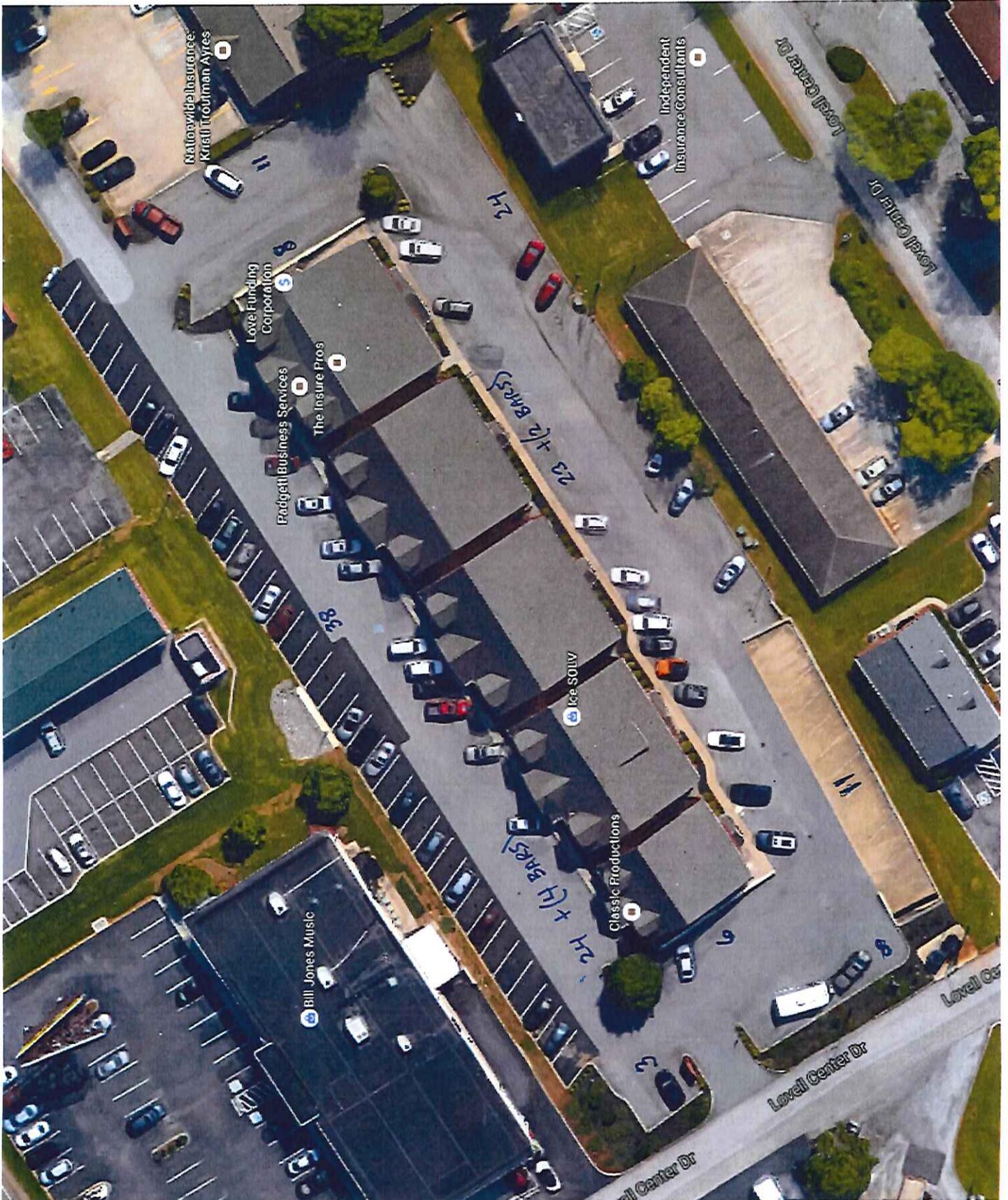
Dale,

I have no problem with Knox County granting the variance to allowing your proposed building to be closer to the dumpster at 14' from the property line. This will make the building also more visually appealing since holding the building to 20' off the property line creates a weird opening on the parking deck.



Dr. Eric Himmelreich
10421 Lovell Center Drive
Knoxville, TN 37922







10432 Jackson Oaks Way



04-11-2016 08:15





AI-6841

5a

BZA Agenda

Meeting Date: 11/16/2016

Requested By: Debbie Tibbs, CODES
ADMINISTRATION

Department: CODES ADMINISTRATION

Requires Expenditure of Funds: Funded in Current Budget:

Appropriation Required:

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Attachments

5a1

5a2





Child Creations
257-7000

VARIANCE
Public Hearing
City-Coun
11-16-16 1
215-9

USE ON REVIEW
MPC PUBLIC HEARING
CITY - COUNTY BLDG
NOV 10 1:30 P.M.
215-2500

AI-6842

5b

BZA Agenda

Meeting Date: 11/16/2016

Requested By: Debbie Tibbs, CODES
ADMINISTRATION

Department: CODES ADMINISTRATION

Requires Expenditure of Funds: Funded in Current Budget:

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(Commission District 7)

Attachments

5b1

5b2



WARRANTY
FOR THE WORK
PERFORMED BY
THE CONTRACTOR

STOP

Child
Creation
"Creating Kids for Christ"
947-7000



Child Creations
257-7000

VARIANCE
Public Hearing
City-Coun
11-16-16 1
215-9

USE ON REVIEW
MPC PUBLIC HEARING
CITY - COUNTY BLDG
NOV 10 1:30 P.M.
215-2500

AI-6843

5c

BZA Agenda

Meeting Date: 11/16/2016

Requested By: Debbie Tibbs, CODES
ADMINISTRATION

Department: CODES ADMINISTRATION

Requires Expenditure of Funds: Funded in Current Budget:

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(Commission District 7)

Attachments

5c1

5c2





Child Creations
257-7000

VARIANCE
Public Hearing
City-Coun
11-16-16 1
215-9

USE ON REVIEW
MPC PUBLIC HEARING
CITY - COUNTY BLDG
NOV 10 1:30 P.M.
215-2500