

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
James Corcoran	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, DECEMBER 21, 2016 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 USPG Portfolio Five LLC by Paul Stanford for variance of the Knox County Board of Zoning Appeals for waiver of required parking spaces for shopping centers from 4.8 (reduced 6/22/2016) spaces per thousand square feet of gross leasable floor area to 4.7 per thousand square feet of gross leasable floor area. Property is located at 7300 Norris Freeway. CLT Map 038, Group, Parcels 08901, 08902, 08903. Property is zoned SC.
(Commission District 7)

- 4b Request of Ronald David and Sheila Fuchs for variance of the Knox County Board of Zoning Appeals for waiver of minimum front setback from 35 feet to 20 feet. Property is located at 1702 Gull Lane, Turtle Point. CLT Map 134, Group, Parcel 108.09. Property is zoned RA/F.
(Commission District 4)

- 4c Request of Gregory and Teresa Davis by Randy Sparks for variance of the Knox County Board of Zoning Appeals for waiver of minimum front setback from 35 feet to 20 feet. Property is located at 12601 Mallard Bay Drive. Lot 11, Mallard Bay Unit 2. CLT Map 162, Group FB, Parcel 011. Property is zoned PR.
(Commission District 5)
- 4d Request of Kevin and Barbara Addis by Dan Mitchell for variance of the Knox County Board of Zoning Appeals for waiver of minimum front setback from 20 feet to 10 feet. Property is located at 10200 Ivy Hollow Drive. Lot 31, Reagan Landing. CLT Map 090, Group PA, Parcel 031. Property is zoned PR/F.
(Commission District 6)
- 4e Request of Kristie Cavin for variance of the Knox County Board of Zoning Appeals for waiver of maximum driveway width from 40 feet (per Table 2 description of substantial traffic) to 72.2 feet. Property is located at 6829 Tice Lane. Lot 1, Tice Corporate Park, Unit 1. CLT Map 038, Group NB, Parcel 2.06. Property is zoned PC.
(Commission District 7)

V. DEFERRED REQUESTS:

- 5a 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 9) (Postponed until January 25, 2017)

VI. DISCUSSION

VII. ADJOURNMENT:

AI-6935

4a

BZA Agenda

Meeting Date: 12/21/2016

Requested By: Debbie Tibbs, CODES
ADMINISTRATION

Department: CODES ADMINISTRATION

Requires Expenditure of Funds: Funded in Current Budget:

Appropriation Required:

Information

CAPTION

Request of USPG Portfolio Five LLC by Paul Stanford for variance of the Knox County Board of Zoning Appeals for waiver of required parking spaces for shopping centers from 4.8 (reduced 6/22/2016) spaces per thousand square feet of gross leasable floor area to 4.7 per thousand square feet of gross leasable floor area. Property is located at 7300 Norris Freeway. CLT Map 038, Group, Parcels 08901, 08902, 08903. Property is zoned SC.
(Commission District 7)

Attachments

4a

4a1

4a2

KNOX COUNTY BOARD OF ZONING APPEALS

4a

16-003559

Application Date: 11/18/2016

Meeting Date: Dec 21, 2016 1:30pm

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

Request: for waiver of required parking spaces for shopping center from 4.8 spaces per thousand square feet o gross leasable area to 4.7 spaces per thousand square feet.

Reason: irregularly shaped lots and topographic constraints resulting in a shared parking agreement for parcels 08901, 08902 and 08903.

Property Address 7300 Norris Frwy

Subdivision: Zone: SC Lot Size: 24.51

CLT Map: 038 Group: Parcel:08902

Lot:

In Commission District 07, 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: PAUL STANFORD
Address: 7631 WALTER RD
City, State, Zip: CORRYTON TN 37721
Telephone: 865 740-2865

Owner: USPG PORTFOLIO FIVE LLC
Address: 3665 FISHINGER BLVD
City, State, Zip: HILLIARD OH 43026
Telephone: 614 472-2924 614 472-2904

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:: 3-3.50-7 Regulation: 3.50.10 Section:

Appellant: [Signature]
Code Administration: [Signature]

KNOX COUNTY CODE ADMINISTRATION

865.215.2325

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

Source: KGIS

ACTIVE

NORMAL

11/18/2016

District	Map	Insert	Group	Parcel	Ward	Property Location				
E6	38			89.02		7300 NORRIS FRWY				
Subdivision				Block	Lot	Plat	Dimensions (shown in ft.)		Acreage	
				-	-	-			13.63 - A.C. Deeded	
									0.00 - A.C. Calculated	
Owner				Sale Date	Book	Page	Sale Price	Mailing Address		
PAINWEBBER RETAIL PROP INVESTMENTS JOINT VENTURE % GUMBERG REALTY				6/1/1990	<u>2011</u>	616		3200 N FEDERAL HY FT LAUDERDALE, FL 33306		
GLIMCHER PROPERTIES LIMITED PARTNERSHIP % GLIMCHER REALTY TRUST ATTN:GENERAL LEDGER				6/26/1996	<u>2229</u>	334		20 S THIRD ST COLUMBUS, OH 43215		
USPG PORTFOLIO THREE LLC				8/30/2002	<u>20020920</u>	0024675		3665 FINSHGER BLVD HILLIARD, OH 43026		
				3/31/2011	<u>20110331</u>	0057870				
				5/19/2011	<u>20110525</u>	0068189				
USPG PORTFOLIO FIVE LLC				4/4/2013	<u>20130422</u>	0069002		3665 FISHINGER BLVD ATTN: US PROPERTIES GROUP INC ATT: LEGAL HILLIARD, OH 43026		

Remarks

ATTRIBUTES FROM NCR LOADER

Parent Parcel	Parent Instrument Number
Previous Parcel (Split From)	Next Parcel (Merged Into)



November 16, 2016

Knox County Board of Zoning Appeals

RE: Crossroads Center – Parking Variance

To Whom It May Concern:

We are requesting a revision to the previously approved variance on June 22, 2016 for waiver of minimum required parking spaces for shopping centers from 5 spaces per thousand square feet of gross leasable floor area to 4.8 spaces per thousand square feet of gross leasable floor area. We are requesting a revision to the variance for the minimum required number of parking spaces for shopping centers to be 4.7 spaces per thousand square feet of gross leasable floor area.

Sincerely,

A handwritten signature in black ink, appearing to read "Sharon Chapman", is written over a large, light-colored oval shape.

Sharon Chapman
Regional Property Manager
803-331-3479
Schapman@uspginc.com



November 16, 2016

Campbell Engineering

RE: Crossroads Center – Parking Variance

To Whom It May Concern:

I, Sharon Chapman, give Paul Stanford permission to apply for the parking count variance for the Crossroads Shopping Center located at 7300, 7340, 7366 Norris Freeway – Knoxville, TN 37918.

Sincerely,

A handwritten signature in black ink, appearing to read "Sharon Chapman", is written over a large, light-colored oval shape.

Sharon Chapman
Regional Property Manager
803-331-3479
Schapman@uspginc.com

KNOX COUNTY BOARD OF ZONING APPEALS

Application Date: 05/31/2016

Meeting Date: Wednesday, June 22 2016

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

Request: for waiver of required parking spaces for shopping center from 5 spaces per thousand square feet of gross leasable area to 4.8.spaces per thousand square feet

Reason: irregularly shaped lots and topographic constraints resulting in a shared parking agreement for parcels 08901, 089 and 08903

Property Address 7300 Norris Frwy

Subdivision: Zone: SC Lot Size: 24.51

CLT Map: 038 Group:
Parcel:08902

Lot:

In Commission District 07, 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: ARTHUR SEYMOUR
Address: P.O. BOX 39
City, State, Zip: KNOXVILLE TN 37901
Telephone: 865 546-9321

Owner: USPG PORTFOLIO FIVE LLC
Address: 3665 FISHINGER BLVD
City, State, Zip: HILLIARD OH 43026
Telephone: 614 472-2924 614 472-2904

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:: 3-3.50-7 Regulation: 3.50.10 Section:

Appellant: _____

Code Administration: _____

KNOX COUNTY CODE ADMINISTRATION

865.215.2325

SHARON CHAPMAN

800 COLUMBIANA DR STE 220

IRMO SC 29063

803 331-3479

USPG PORTFOLIO FIVE LLC

3665 FISHINGER BLVD

HILLIARD OH 43026

614 472-2924 614 472-2904

7300 Norris

WORLD
CLERA
CHAMPION
PHYSICAL THERAPY
SUBWAY
NAILS BY FLOWER

VARIANCE
Public Hearing
City-County Bldg.
12-21-16 1:30 P.M.
215-2325

13-12-2016 09:08



AI-6936

4b

BZA Agenda

Meeting Date: 12/21/2016

Requested By: Debbie Tibbs, CODES
ADMINISTRATION

Department: CODES ADMINISTRATION

Requires Expenditure of Funds: Funded in Current Budget:

Appropriation Required:

Information

CAPTION

Request of Ronald David and Sheila Fuchs for variance of the Knox County Board of Zoning Appeals for waiver of minimum front setback from 35 feet to 20 feet. Property is located at 1702 Gull Lane, Turtle Point. CLT Map 134, Group, Parcel 108.09. Property is zoned RA/F. (Commission District 4)

Attachments

4b

4b1

KNOX COUNTY BOARD OF ZONING APPEALS

4/6

16-003691

Application Date: 12/01/2016

Meeting Date: Wednesday, December 21 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 35 feet to 20 feet.

Reason: because of tva flowage easement, not enough buildable area to meet neighborhood requirements

Property Address 1702 Gull Ln

Subdivision: Turtle Point

Zone: F-1,RA

Lot Size: 2.28

CLT Map: 134 Group:

Parcel:10809

Lot:

In Commission District 04, 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: JONATHAN MILLER ARCHITECTS

Address: 419 N FOREST PARK BLVD

City, State, Zip: KNOXVILLE TN 37919

Telephone: 865 602-2435

Owner: RONALD DAVID & SHEILA DELISSER FUCHS

Address: 912 VISTA OAKS LN

City, State, Zip: KNOXVILLE TN 37919

Telephone: 865 312-9921

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:: 5-5.11-3

Regulation: 5.11.05

Section: A

Appellant:



Code Administration:



KNOX COUNTY CODE ADMINISTRATION

865.215.2325

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

Source: KGIS

ACTIVE NORMAL

12/01/2016

District	Map	Insert	Group	Parcel	Ward	Property Location		
W6	134			108.09		1702 GULL LN		
Subdivision				Block	Lot	Plat	Dimensions (shown in ft.)	Acreage
TURTLE POINT SUB				0000-	0000-	63S-11	E=2 ACC	2.28 - A.C. Deeded 0.00 - A.C. Calculated
Owner		Sale Date	Book	Page	Sale Price	Mailing Address		
TRENT WALTER F & PATTI F		10/26/1984	<u>1831</u>	646	\$ 34,000	170 SALISBURY COURT COLORADO SPRINGS, CO 80906		
FUCHS RONALD DAVID & FUCHS SHEILA DELISSER		9/15/2014	<u>20140917</u>	0016145	\$ 380,000			

Remarks

ATTRIBUTES FROM NCR LOADER

Parent Parcel	Parent Instrument Number
Previous Parcel (Split From)	Next Parcel (Merged Into)

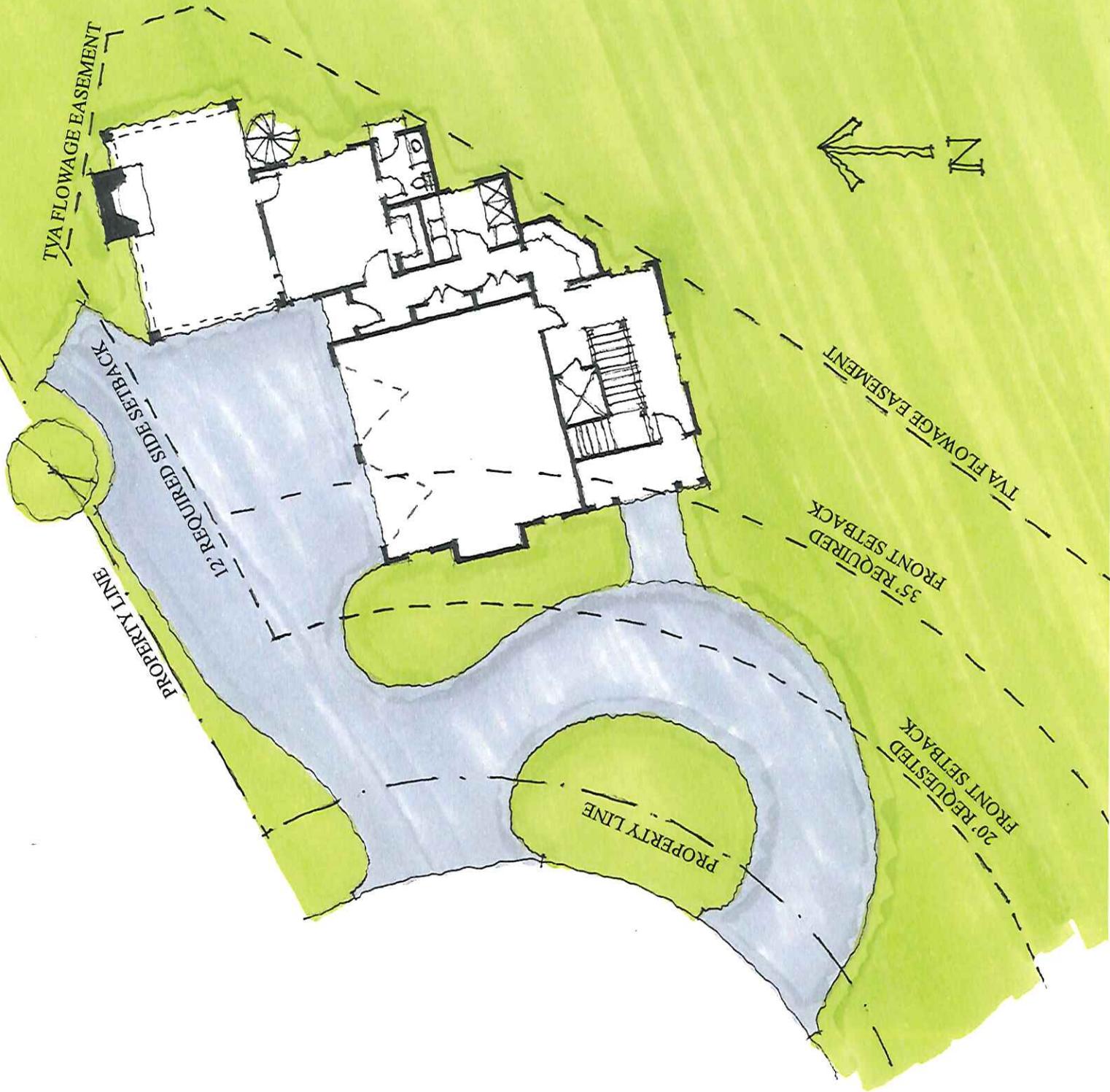
FUCHS RESIDENCE
1702 GULL LANE
KNOXVILLE, TN 37919

Hardship:

Because of the TVA Flowage Easement, there is not enough buildable area between the Required Front Setback and the TVA Flowage Easement to meet many of the neighborhood requirements including the side-entry garage & minimum square footage.



SCALE: 1/16" = 1'



Ronald and Sheila Fuchs

912 Vista Oaks Lane
Knoxville, Tennessee 37919

865-312-9921

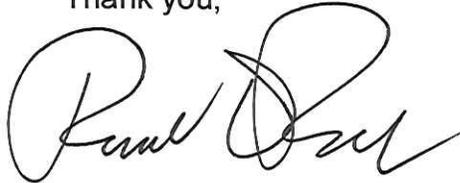
ronfuchs@msn.com

November 23, 2016

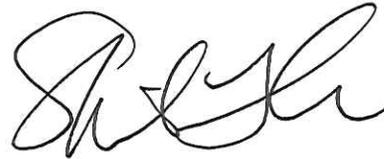
To Whom It May Concern:

This is to confirm that we give full permission to **Jonathan Miller Architects** (419 North Forest Park Road, Knoxville, TN 37919) to apply for a variance in regards to our property at 1702 Gull Lane, Knoxville, TN 37919.

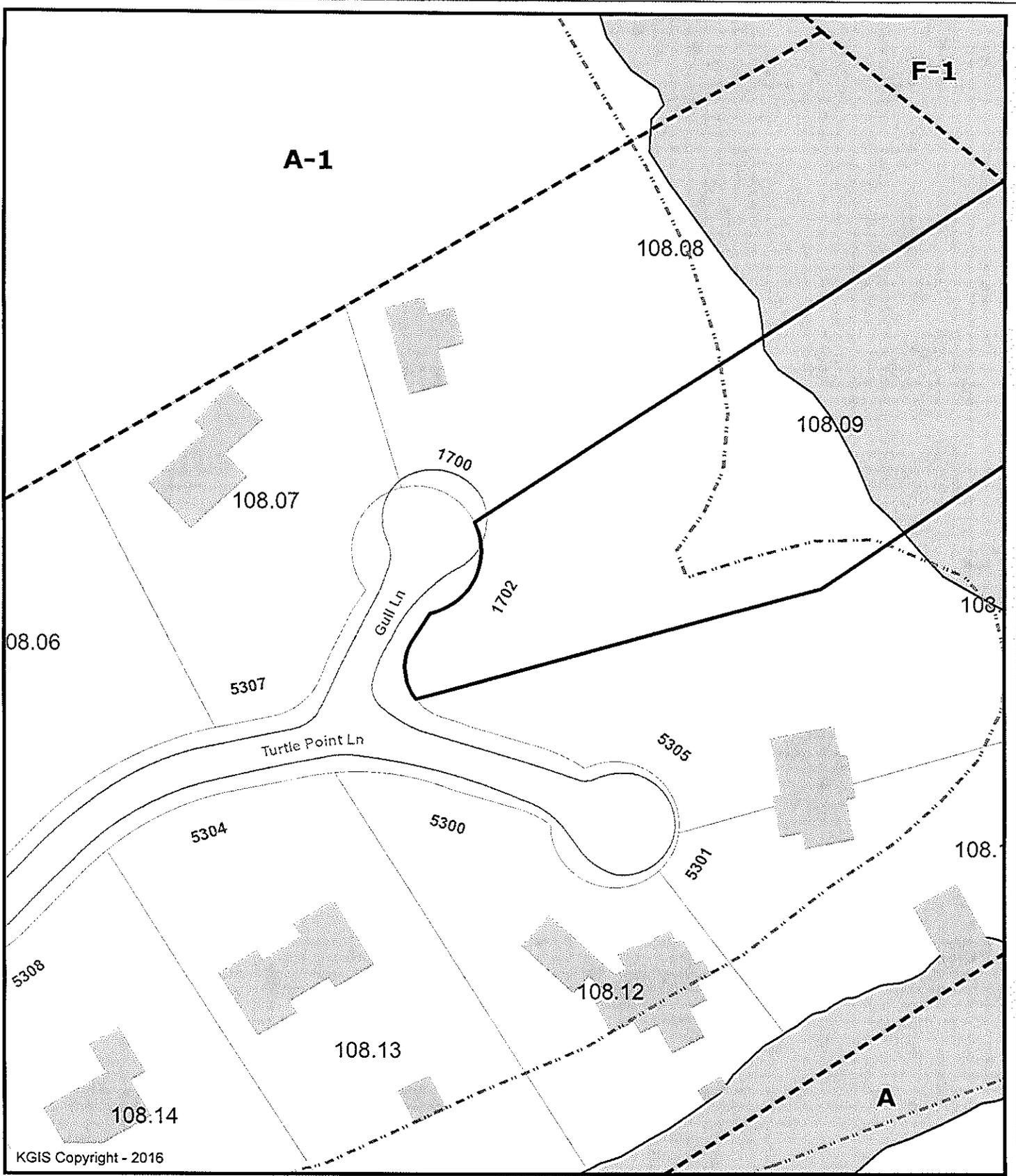
Thank you,



Ronald Fuchs



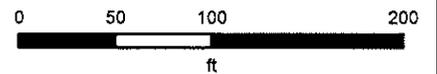
Sheila Fuchs



Letter Portrait

Printed: 12/1/2016 at 11:24:40 AM

Knoxville - Knox County - KUB Geographic Information System



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.

VARIANCE
Public Hearing
City-County Bldg
12-21-16 1:30 P.M.
816-2325

AI-6937

4c

BZA Agenda

Meeting Date: 12/21/2016

Requested By: Debbie Tibbs, CODES
ADMINISTRATION

Department: CODES ADMINISTRATION

Requires Expenditure of Funds: Funded in Current Budget:

Appropriation Required:

Information

CAPTION

Request of Gregory and Teresa Davis by Randy Sparks for variance of the Knox County Board of Zoning Appeals for waiver of minimum front setback from 35 feet to 20 feet. Property is located at 12601 Mallard Bay Drive. Lot 11, Mallard Bay Unit 2. CLT Map 162, Group FB, Parcel 011. Property is zoned PR.
(Commission District 5)

Attachments

4c1

4c2

4c

12601 Mallard Bay Dr

VARIANCE
Public Hearing
City-County Bldg.
12-21-16 1:30 P.M.
215-2325

13-12-2016 09:29

12601 Mallard Bay Dr



13-12-2016 09:30

KNOX COUNTY BOARD OF ZONING APPEALS *yc*

16-003694

Application Date: 12/01/2016

Meeting Date: Wednesday, December 21 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 35 feet to 20 feet.**

Reason: **topography and tva easement restrictions**

Property Address **12601 Mallard Bay Dr**

Subdivision: **Mallard Bay, Unit 2**

Zone: **PR**

Lot Size: **.50**

CLT Map: **162** Group: **FB**

Parcel: **011**

Lot: **11**

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: **RANDY SPARKS**
Address: **11622 AUTUMN GLADE LN**
City, State, Zip: **KNOXVILLE TN 37934**
Telephone: **865 388-0190**

Owner: **GREGORY P & TERESA C DAVIS**
Address: **11436 LINDSAY LN**
City, State, Zip: **KNOXVILLE TN 37934**
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, 13-4** Regulation: **5.13.05** Section: **B.**

Appellant: *Randall K Sparks*

Code Administration: *Patricia D. Jones*

KNOX COUNTY CODE ADMINISTRATION

865.215.2325

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

Source: KGIS

ACTIVE NORMAL

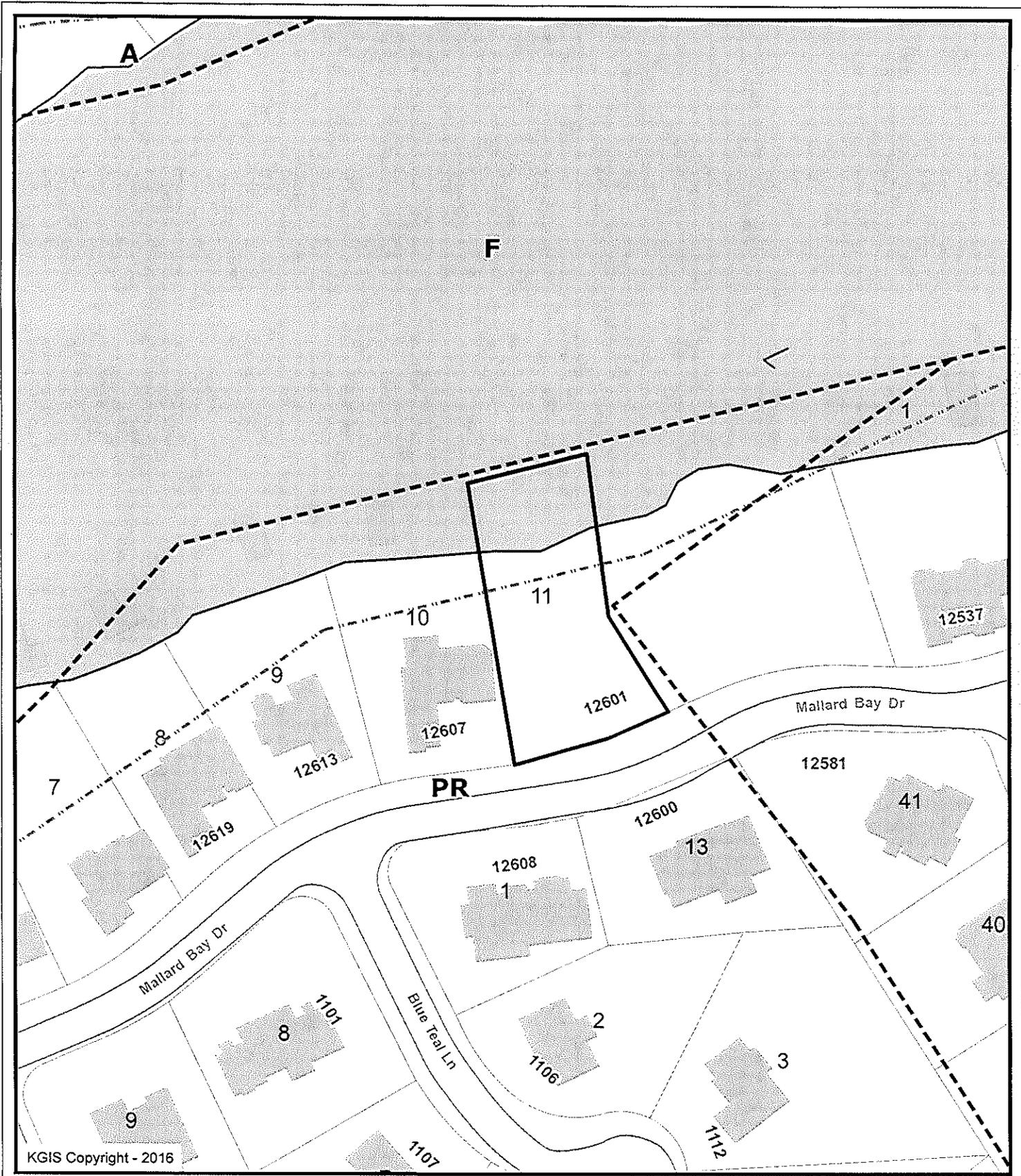
12/01/2016

District	Map	Insert	Group	Parcel	Ward	Property Location		
W6	162	F	B	11		12601 MALLARD BAY DR		
Subdivision				Block	Lot	Plat	Dimensions (shown in ft.)	Acreage
MALLARD BAY UNIT 2				-	11-	19991119-0038923	130.74 X 216.49 X IRR	0.00 - A.C. Deeded 0.00 - A.C. Calculated
Owner		Sale Date	Book	Page	Sale Price	Mailing Address		
LOY EDWIN T JR		7/28/1995	<u>2184</u>	647		5200 CITY PARK DR LENOIR CITY, TN 37772		
WHITE ROBERT & JOSE		3/15/2001	<u>20010316</u>	0061045	\$ 121,500	12405 BUTTERNUT CR KNOXVILLE, TN 37922		
DAVIS GREGORY P & TERESA C		4/1/2002	<u>20020404</u>	0082114	\$ 135,000	11436 LINDSAY LN KNOXVILLE, TN 37934		

Remarks

ADD

Parent Parcel	Parent Instrument Number
Previous Parcel (Split From)	Next Parcel (Merged Into)
162 04705	

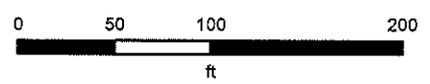


KGIS Copyright - 2016

Letter Portrait

Printed: 12/1/2016 at 3:05:00 PM

Knoxville - Knox County - KUB Geographic Information System



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 futhor covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

Gregory P Davis and Teresa C. Davis, current owners of 12601 Mallard Bay Drive, Knoxville, TN 37922, hereby grant permission for Randy Sparks, buyer and future owner of this property, to request a setback variance on the above address from Knox County.

Gregory P Davis

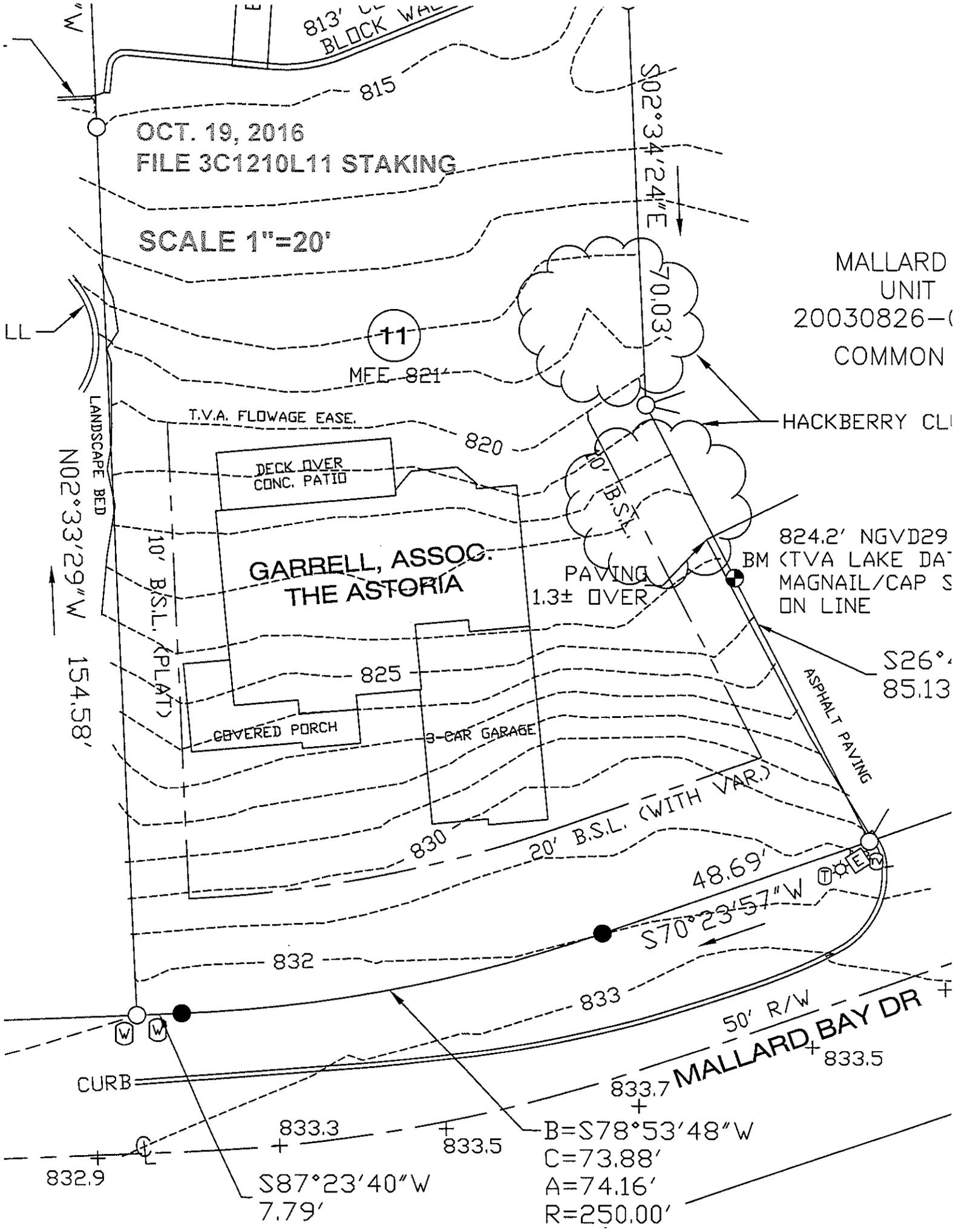
Date 12/1/2016

Gregory P. Davis

Teresa C. Davis

Date 12/1/2016

Teresa C. Davis



OCT. 19, 2016
FILE 3C1210L11 STAKING

SCALE 1"=20'

MALLARD
UNIT
20030826-(
COMMON

**GARRELL, ASSOC.
THE ASTORIA**

DECK OVER
CONC. PATIO

COVERED PORCH

3-CAR GARAGE

PAVING
1.3± OVER

824.2' NGVD29
BM (TVA LAKE DA
MAGNAIL/CAP S
ON LINE

S26°
85.13

ASPHALT PAVING

20' B.S.L. (WITH VAR.)

48.69'
S70°23'57"W

50' R/W
MALLARD BAY DR

B=S78°53'48"W
C=73.88'
A=74.16'
R=250.00'

S87°23'40"W
7.79'

N02°33'29"W
154.58'

10' B.S.L. (PLAT)

LANDSCAPE BED

813' LL
BLOCK WALL

815

S02°34'24"E

70.03'

11

MFE 821'

T.V.A. FLOWAGE EASE.

820

HACKBERRY CL

825

830

832

833

833.5

833.7

833.5

833.3

832.9

CURB

W W

LL

W

AI-6938

4d

BZA Agenda

Meeting Date: 12/21/2016

Requested By: Debbie Tibbs, CODES
ADMINISTRATION

Department: CODES ADMINISTRATION

Requires Expenditure of Funds: Funded in Current Budget:

Appropriation Required:

Information

CAPTION

Request of Kevin and Barbara Addis by Dan Mitchell for variance of the Knox County Board of Zoning Appeals for waiver of minimum front setback from 20 feet to 10 feet. Property is located at 10200 Ivy Hollow Drive. Lot 31, Reagan Landing. CLT Map 090, Group PA, Parcel 031. Property is zoned PR/F.
(Commission District 6)

Attachments

4d

4d1

4d2

KNOX COUNTY BOARD OF ZONING APPEALS

16-003727

4d

Application Date: 12/06/2016

Meeting Date: Wednesday, December 21 2016

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

Request: waiver of front setback from 20 feet to 10 feet.

Reason: topography and approximately 11% buildable area due to FEMA no-fill line and HOA restrictions.

Property Address 10200 Ivy Hollow Dr

Subdivision: Reagan Landing

Zone: F,I,PR

Lot Size: 1.6

CLT Map: 090 Group: PA

Parcel: 031

Lot: 31

In Commission District 06, 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: DAN MITCHELL
Address: P.O. BOX 756
City, State, Zip: SEYMOUR TN 37865
Telephone: 865 609-8874

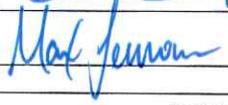
Owner: KEVIN W & BARBARA E ADDIS
Address: 10200 IVY HOLLOW DR
City, State, Zip: KNOXVILLE TN 37931
Telephone:

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:: 5-5.13-3 Regulation: 5.13.05 Section: A

Appellant:  President Eagle COI

Code Administration: 

KNOX COUNTY CODE ADMINISTRATION

865.215.2325

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

Source: KGIS

ACTIVE NORMAL

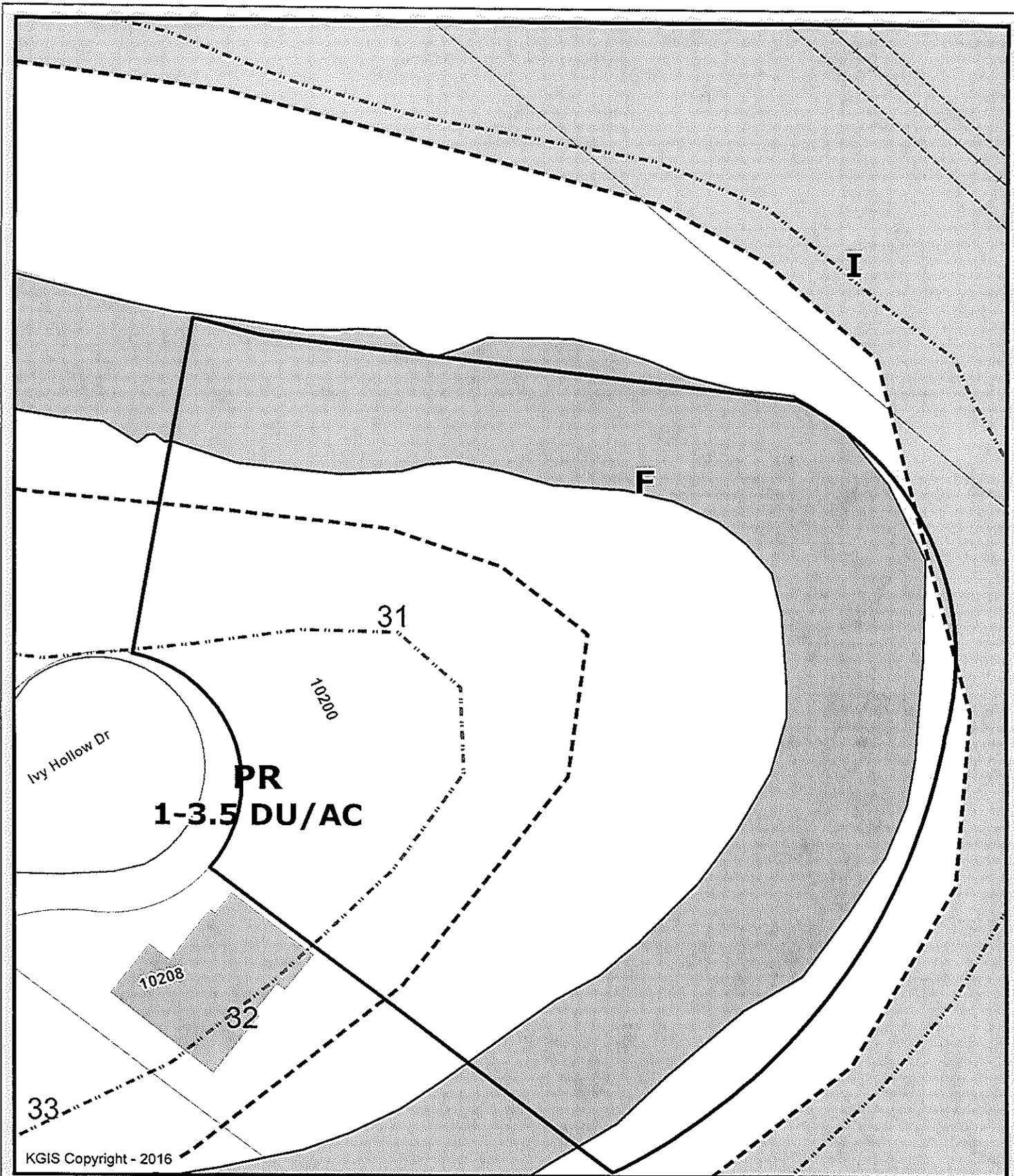
12/06/2016

District	Map	Insert	Group	Parcel	Ward	Property Location	
W6	90	P	A	31		10200 IVY HOLLOW DR	
Subdivision			Block	Lot	Plat	Dimensions (shown in ft.)	Acreage
REAGAN LANDING			-	31-	20050819-0016393	105 X 191.65 X IRR	0.00 - A.C. Deeded 0.00 - A.C. Calculated
Owner	Sale Date	Book	Page	Sale Price	Mailing Address		
REVEIZ CUSTOM HOMES LLC	3/17/2005	<u>20050318</u>	0073555		2624 REGAN RD KNOXVILLE, TN 37931		
	3/17/2005	<u>20050318</u>	0073556				
BROWN EDWARD W & NANCY J	11/18/2005	<u>20051129</u>	0047368	\$ 47,000	1004 CHATEAUWAY KNOXVILLE, TN 37923		
HERRON JAMES	8/13/2007	<u>20070816</u>	0015040	\$ 48,000	10200 IVEY HOLLOW DR KNOXVILLE, TN 37921		
HERRON JAMES & MYRNA J	8/14/2007	<u>20070816</u>	0015042		9408 TRAILS END RD KNOXVILLE, TN 37931		
MYRNA J HERRON CURRELL	1/23/2013	<u>182608</u>	3		106 N 5TH ST SELAH, WA 98942		
CURRELL MYRNA J & CURRELL DONALD C	11/12/2013	<u>20131115</u>	0031294		106 N 5TH ST SELAH, WA 98942		
CURRELL MYRNA E & CURRELL DONALD C	1/9/2014	<u>20140110</u>	0041508		106 N 5TH ST SELAH, WA 98942		
ADDIS KEVIN W & ADDIS BARBARA E	8/22/2016	<u>20160824</u>	0012628	\$ 52,000	10200 IVY HOLLOW DR KNOXVILLE, TN 37931		

Remarks

ADD

Parent Parcel	Parent Instrument Number
Previous Parcel (Split From)	Next Parcel (Merged Into)
090 08001	



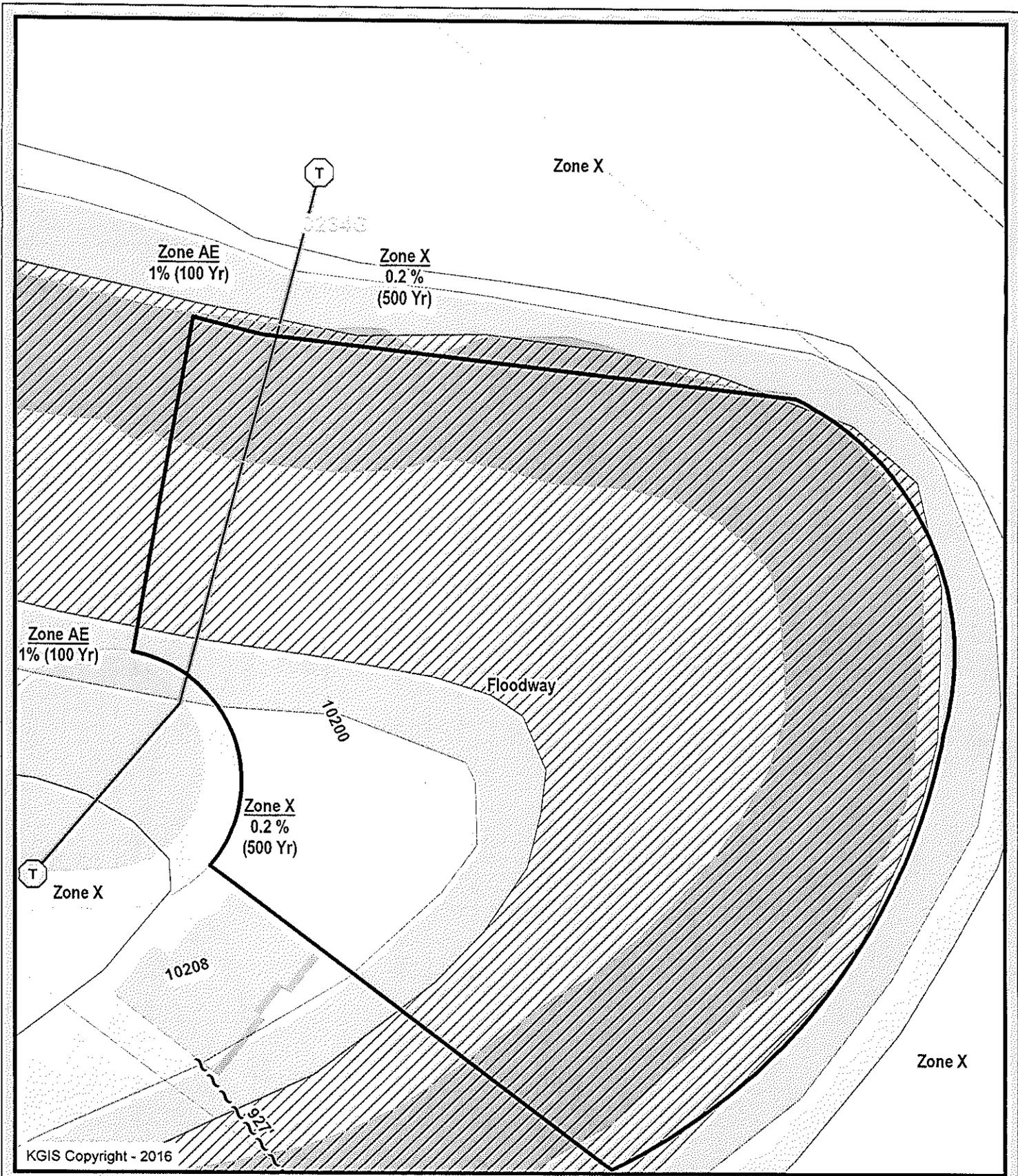
Letter Portrait

Printed: 12/6/2016 at 4:02:35 PM

Knoxville - Knox County - KUB Geographic Information System



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.



Letter Portrait

Printed: 12/6/2016 at 4:06:30 PM

Knoxville - Knox County - KUB Geographic Information System



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.

Section 10. Clotheslines. No outside clotheslines shall be placed on any Lot.

Section 11. Vehicles and Trailers. No trailer, trailer house, or recreational vehicle shall be parked on any Lot. No abandoned cars, trucks, or other vehicles of any type shall be allowed on any Lot. No vehicle in an inoperative condition shall be kept in any area open to the view of the public or other Owners for a period in excess of fifteen (15) days. In the event of violation of this item, such vehicle may be removed by any other Owner at the expense of the Owner of the Lot on which the vehicle is located.

Section 12. Parking. Parking on the street will not be permitted in REAGAN LANDING. Exceptions are holiday parties and/or social events. Visitors of Owner's Lot will park in driveway of Lot.

Section 13. Recreational Equipment. Although swimming pools, basketball goals, and other recreational and/or playground equipment are permitted, they shall not be erected, installed, moved, or altered on any Lot without written approval of the RLAC of plans and specifications for such structures and the location of such structures.

Section 14. Accessory Structures. The RLAC shall have the right to approve or disapprove the plans and specifications for any accessory structure to be erected on any Lot, and construction of an accessory structure may not be commenced until complete final plans and specifications shall have been submitted to and approved by the Architectural Control Committee in accordance with the provisions of the Declaration.

Section 15. Improvement of Lots. All construction of dwellings, accessory, structures, and other improvements in REAGAN LANDING shall be undertaken and completed in accordance with the following conditions.

- a. All construction shall be carried out in compliance with the laws, codes, rules, regulations, and orders of applicable governmental agencies and authorities.
- b. All residences on Lots shall be single-family and "classic" or "traditional" shall be decided by the determination whether or not a residence is "classic" or "traditional" shall be decided by the RLAC in its absolute and sole determination.
- c. Only one (1) style of mailbox adjoining/connecting paper boxes shall be of a common design as specified by the RLAC and shall only include the Owner's name and house number, and specified by the RLAC and shall be located as prescribed by the United States Postal Service.
- d. No lumber, bricks, stones, cinder blocks, scaffolding, mechanical devices, or any other materials or devices used for building purposes shall be on any lot except for purposes of construction of a dwelling.
- e. No exposed, aboveground tanks for the storage of fuel or water or any other substance shall be located on any Lot.
- f. No above ground swimming pools will be permitted.
- g. The enclosed heating living areas (exclusive of garages, porches, terraces, bulk-storage, and unfinished basement) of one-story dwellings constructed on Lots shall contain not less than 1900 square feet. All one-and-half story and two-story dwellings shall contain not less than 2200 square feet.
- h. All garages must be full size garages (minimum dimensions of twenty (20) feet by twenty-two (22) feet and have a capacity of two (2) cars and have doors without glass panels. All garages will have side entrances or courtyard garages, to emphasize that the garage doors will not face the streets. Garage doors shall be kept in working order and shall be kept closed when not in use.
- i. No window air conditioning unit may be located in any part of any dwelling or accessory structure. All exterior equipment (VAC., pool, etc.) shall be ground mounted and screened by fencing or planting shall first be approved by the RLAC.
- j. Any screen porch which is a part of any dwelling or accessory structure must have a dark color screen. No bright color silver finish screens may be used.
- k. No plumbing vent or heating vent shall be placed on the front side of any roof of any Lot dwelling or accessory structure.



10200 Ivy Hollow Dr

VARIANCE
Public Hearing
City-County Bldg.
12-21-16 1:30 P.M.
215-2325

13-12-2016 11:39

10200 Ivy Hollow Dr

VARIANCE
Public Hearing
City-County Bldg.
12-21-16 1:30 P.M.
215-2325

13-12-2016 11:40

AI-6939

4e

BZA Agenda

Meeting Date: 12/21/2016

Requested By: Debbie Tibbs, CODES
ADMINISTRATION

Department: CODES ADMINISTRATION

Requires Expenditure of Funds: Funded in Current Budget:

Appropriation Required:

Information

CAPTION

Request of Kristie Cavin for variance of the Knox County Board of Zoning Appeals for waiver of maximum driveway width from 40 feet (per Table 2 description of substantial traffic) to 72.2 feet. Property is located at 6829 Tice Lane. Lot 1, Tice Corporate Park, Unit 1. CLT Map 038, Group NB, Parcel 2.06. Property is zoned PC.
(Commission District 7)

Attachments

4e

4e1

4e2

KNOX COUNTY BOARD OF ZONING APPEALS

ve

16-003733

Application Date: 12/07/2016

Meeting Date: Wednesday, December 21 2016

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

Request: for waiver of maximum driveway width from 40 feet (per Table 2 description of substantial traffic) to 72.2 feet.

Reason: with a corner lot on a dead end road, semi trailer would need extra width after making turn off Neal Dr.

Property Address 6829 Tice Ln

Subdivision:

Zone: PC

Lot Size: .64

CLT Map: 038

Group: NB

Parcel: 00206

Lot:

In Commission District 07, 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: KRISTIE C CAVIN
Address: 3705 WHITWORTH DR
City, State, Zip: KNOXVILLE TN 37938
Telephone: 865 389-6577

Owner: KRISTIE C CAVIN
Address: 3705 WHITWORTH DR
City, State, Zip: KNOXVILLE TN 37938
Telephone: 865 389-6577

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: 3-3.50-11

Regulation: 3.51.02

Section: A

Appellant: Kristie Cavin

Code Administration: [Signature]

KNOX COUNTY CODE ADMINISTRATION

865.215.2325

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

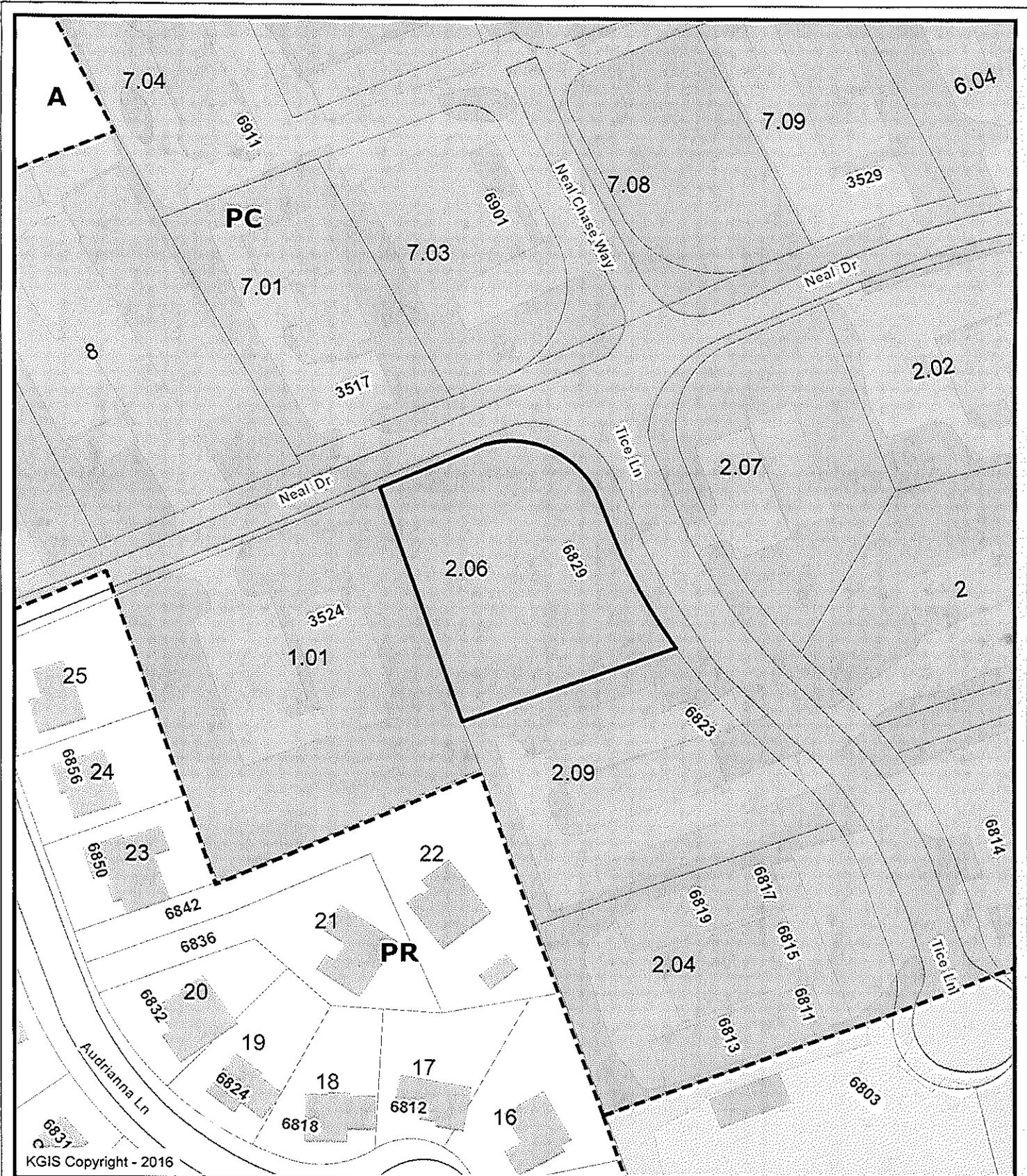
Source: KGIS

ACTIVE NORMAL

12/07/2016

District	Map	Insert	Group	Parcel	Ward	Property Location	
E6	38	N	B	2.06		6829 TICE LN	
Subdivision			Block	Lot	Plat	Dimensions (shown in ft.)	Acreage
TICE CORPORATE PARK UNIT 1 RESUB			-	1-	N-271-C	197.7 X 164.17 X IRR	0.00 - A.C. Deeded 0.00 - A.C. Calculated
Owner		Sale Date	Book	Page	Sale Price	Mailing Address	
KOONTZ GARY E		3/15/1988	<u>1943</u>	306	\$ 13,212	1084 HILLCREST DR KNOXVILLE, TN 37918	
		8/27/1991	<u>2050</u>	145			
WATSON ROBERT H JR		1/17/1995	<u>2165</u>	314	\$ 31,000	6826 SHADY LN KNOXVILLE, TN 37918	
		1/17/1995	<u>2167</u>	422			
		4/1/1996	<u>2223</u>	1071			
MCLAIN HOLLIS O & KATHY HAWKINS		2/19/1997	<u>2240</u>	815	\$ 36,000	2305 BELCARO DR KNOXVILLE, TN 37918	
BRACKFIELD & ASSOCIATES G P & KENDELL WRIGHT		10/20/2004	<u>20041021</u>	0033558	\$ 18,500	10510 KINGSTON PK CONCORD, TN 37922	
		11/15/2005	<u>20051116</u>	0044097			
BRACKFIELD & ASSOCIATES GP		1/25/2008	<u>20080128</u>	0056430	\$ 35,000	10510 KINGSTON PIKE KNOXVILLE, TN 37922	
CALANDRO ANTHONY & SHEPHERD WILLIAM		7/21/2015	<u>20150723</u>	0005102		7219 GENOA LN KNOXVILLE, TN 37918	
CAVIN KRISTIE C		11/10/2015	<u>20151210</u>	0035292	\$ 100,000	3705 WHITWORTH DR KNOXVILLE, TN 37938	

Remarks	
L/A	
Parent Parcel	Parent Instrument Number
Previous Parcel (Split From)	Next Parcel (Merged Into)

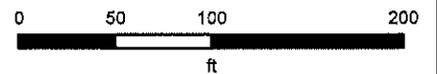


KGIS Copyright - 2016

Letter Portrait

Printed: 12/7/2016 at 11:15:27 AM

Knoxville - Knox County - KUB Geographic Information System



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.

Board of Zoning Appeals Application Information:

ENTERED BY

HOW NOTIFY:

DATE:

STATUS:

APT/STE: NUM:

PREFIX: NAME: TYPE:

ZONE: DIST:

MAP: GROUP: PARCEL: LOT SIZE:

Meetings: Add New Action:

DATE	AGENDA DATE	ITEM NO.	LETTER	AGENDA STATEMENT
07-08-2015	Jul 22, 2015	5	c	Request of Brackfield & Associates Gp for variance of the Knox County Board of Zoning Appeals for waiver of total lot area from not less than 2 acres to 1.3 acres. Property is located at 6829 Tice Ln. CLT Map 038, Group NB, Parcel 00206. Property is zoned PC.
05-07-2015	May 27, 2015	5	a	
03-13-2015	Apr 22, 2015		a	

Results:

ENTRY DATE: MEETING STATUS/ACTION:

AMENDMENT OR WITHDRAWAL INFO:

COMMENTS:

- Application
- People
- Fees
- Meeting Results**
- Print
- Activities
- Related

-
-
-
-
-

Cannot populate the list from record group. Form Error: 41337
 Record: 1/3

Board of Zoning Appeals Application Information:

Change Address: ENTERED BY:

HOW NOTIFY:

DATE:

STATUS:

APT/STE: NUM:

PREFIX: NAME: TYPE:

ZONE: DIST: LOT/SUB:

MAP: GROUP: PARCEL: LOT SIZE:

Meetings: Add New Action:

DATE	AGENDA DATE	ITEM NO.	LETTER	AGENDA STATEMENT
07-06-2015	Jul 22, 2015	5	d	Request of Brackfield & Associates Gp for variance of the Knox County Board of Zoning Appeals for waiver of required access from a major collector or arterial road. Property is located at 6829 Tice Ln. CLT Map 038, Group NB, Parcel 00206. Property is zoned PC.
05-07-2015	May 27, 2015	5	b	
03-13-2015	Apr 22, 2015	4	c	

Results:

ENTRY DATE	MEETING STATUS/ACTION
07-28-2015	WITHDREW

AMENDMENT OR WITHDRAWAL INFO:
 COMMENTS:

- Application
- People
- Fees
- Meeting Results**
- Print
- Activities
- Related

- Remove This BZA Application
- File Location
- Print Screen
- Save
- Close

Cannot populate the list from record group. Form Error: 41337
 Record: 1/3 <OSC> <DBG>

Board of Zoning Appeals Application Information:

HOW NOTIFY:

DATE:

STATUS:

Change Address:

ENTERED BY:

APT/STE: NUM:

PREFIX: NAME: TYPE:

ZONE: DIST: LOT/SUB:

MAP: GROUP: PARCEL: LOT SIZE:

Meetings: Add New Action:

DATE	AGENDA DATE	ITEM NO.	LETTER	AGENDA STATEMENT
03-13-2015	Apr 22, 2015	4	b	Request of Brackfield & Associates Gp for variance of the Knox County Board of Zoning Appeals for waiver of setback along Tice Ln from 50 feet to 26 feet 4 inches. Property is located at 6829 Tice Ln. CLT Map 038, Group NB, Parcel 00206. Property is zoned PC.

Results:

ENTRY DATE	MEETING STATUS/ACTION
04-23-2015	WITHDREW

AMENDMENT OR WITHDRAWAL INFO
not necessary per MPC. Refunded due to Codes Dept requiring application and then not necessary. D.Tibbs 5/7/2015

COMMENTS

Application | People | Fees | **Meeting Results** | Print | Activities | Related

Cannot populate the list from record group. Form Error: 41337

Record: 1/1

VARIANCE
Public Hearing
City-County Bldg.
12-21-16 1:30 P.M.
215-2325

6829 tice

VARIANCE
Public Hearing
City Council 25th
at 7:00 P.M.
Dec 13, 2016

13-12-2016 09:17

AI-6940

5a

BZA Agenda

Meeting Date: 12/21/2016

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 9) (Postponed until January 25, 2017)
