

File #

12-B-20-VA



CITY OF KNOXVILLE

**BOARD OF ZONING APPEALS APPLICATION**

Click on Meeting Schedule, Deadlines and Fees for information on submitting an application to be heard at a monthly Board meeting.

APPLICANT INFORMATION		APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name	Emerald Youth Foundation	Owner <input type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address	1014 Heiskell Avenue	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip	Knoxville, TN 37921	Tenant <input checked="" type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number	865.637.3227	Other <input type="checkbox"/>	Signage <input checked="" type="checkbox"/>
Email	GEwart@GeorgeEwart.com		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 1740 Texas Avenue City, State, Zip Knoxville, TN 37921  
 See KGIS.org for Parcel # 3403 ID# 081PN03403 and Zoning District 05

**VARIANCE REQUIREMENTS****City of Knoxville Zoning Ordinance Article 7, Section 2**

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.

We are wanting to erect a detached sign with 77.7 sign square feet in an 05 Zone to match the same type of sign erected at 234 Dale Ave. This will allow similar branding at both locations. The current sign ordinance allows only 12 square feet of area for two signs each for a total of 24 square feet. The sign purpose in 05 Zone is for the sale of farm products on the premises. Our project contains a 36,000 square foot building with two (2) soccer fields.

Describe hardship conditions that apply to this variance.

The current sign requirements do not allow for a detached sign for a building other than public buildings or places that sell farm products. 13.9.A.2 & 3

**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 11/10/2020



CITY OF KNOXVILLE

**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):**

1. Increase the sign area for a detached sign in the OS (Open Space) district from a maximum of nine square feet to 77.7 square feet (Article 13.9.A.3).
2. Increase the sign height for a detached sign in the OS (Open Space) district from a maximum of eight feet to 10 feet (Article 13.9.A.3).

REVISED

**PROJECT INFORMATION**

Date Filed 11-16-2020

Fee Amount \$250

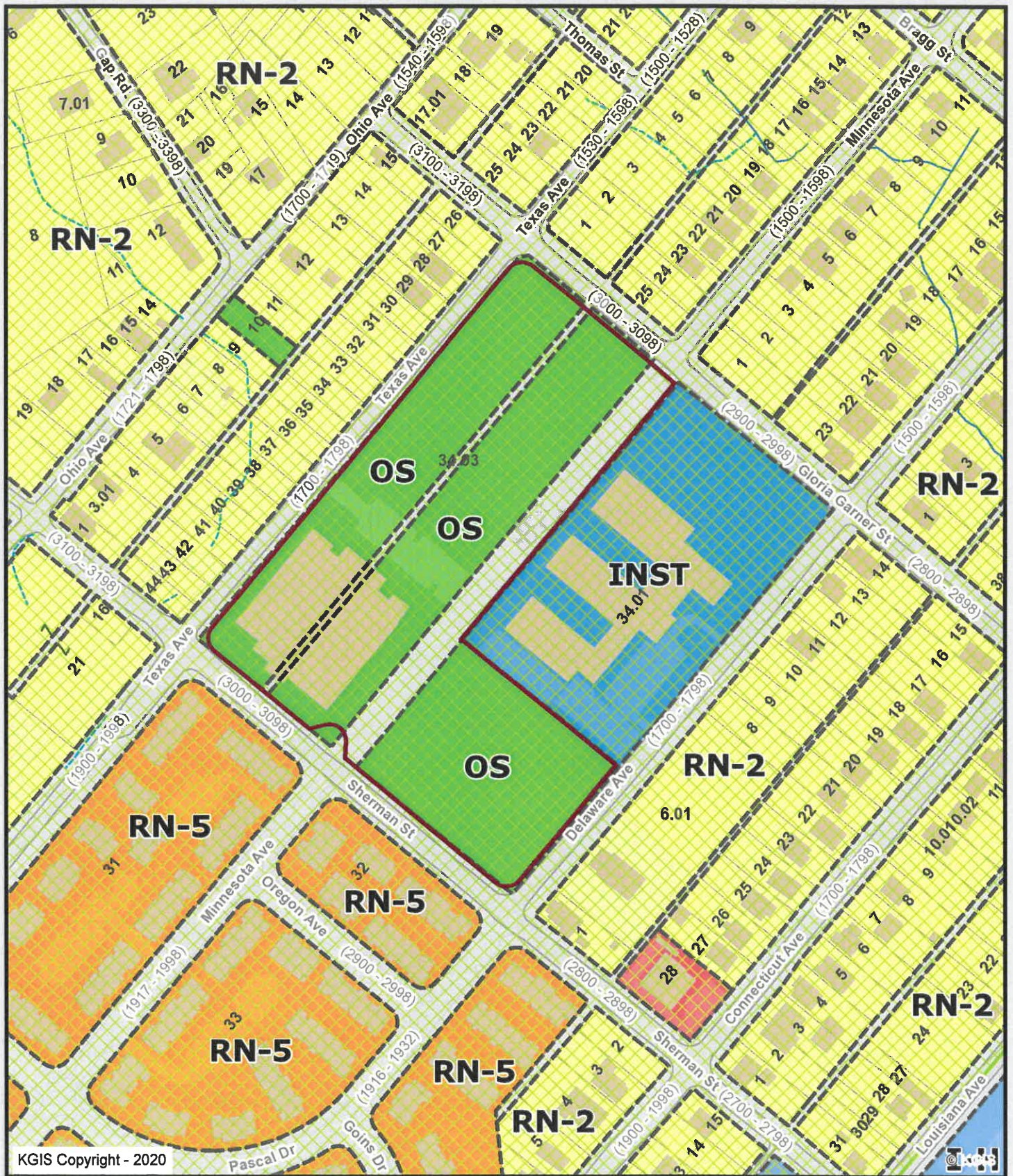
Council District 5

BZA Meeting Date 12-17-2020

PLANS REVIEWER Bryan Berry

DATE 11-16-2020





1740 Texas Avenue

12-B-20-VA

Emerald Youth Foundation

Knoxville - Knox County - KUB Geographic Information System

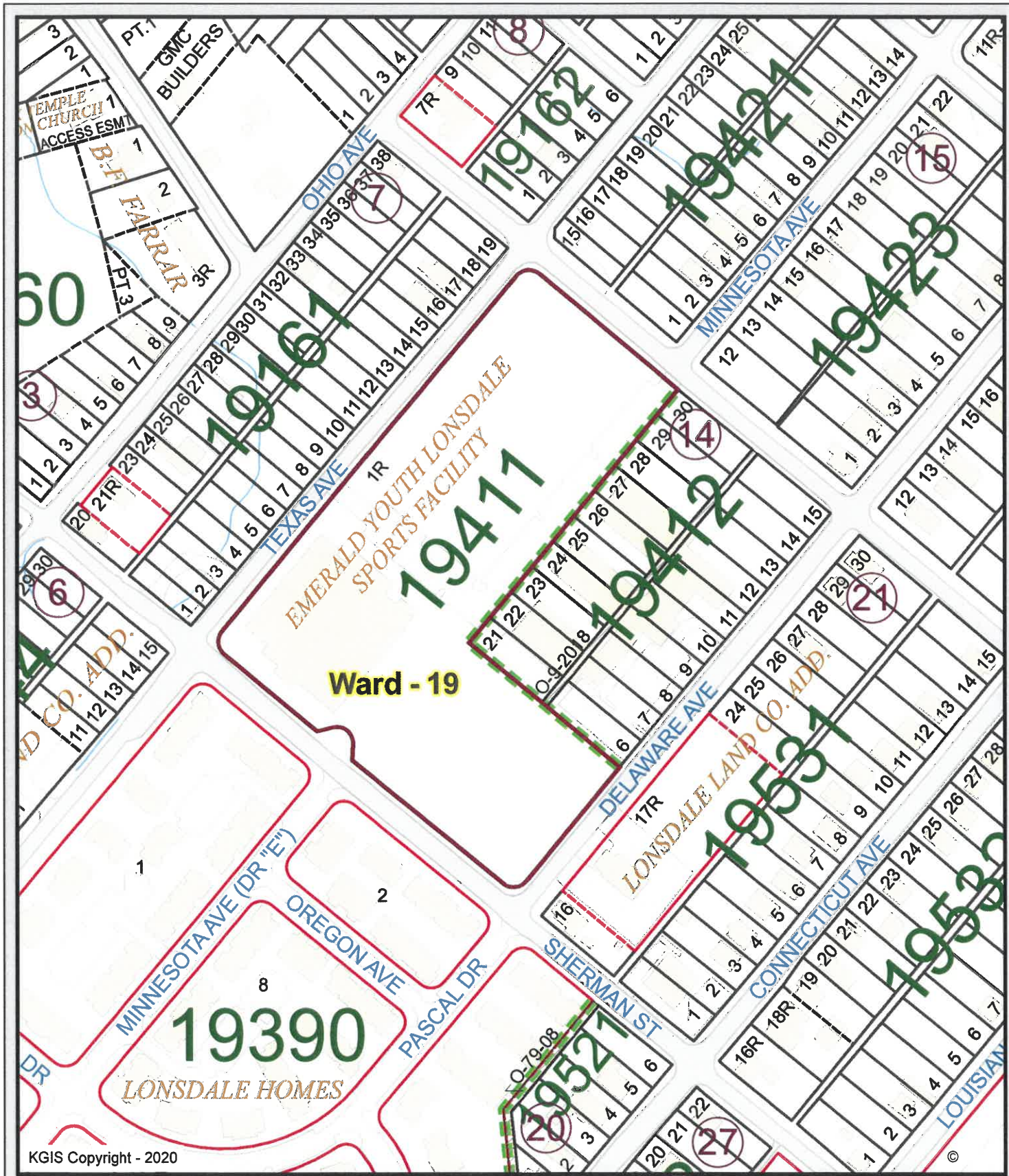


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1740 Texas Avenue

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Emerald Youth Foundation

Knoxville - Knox County - KUB Geographic Information System

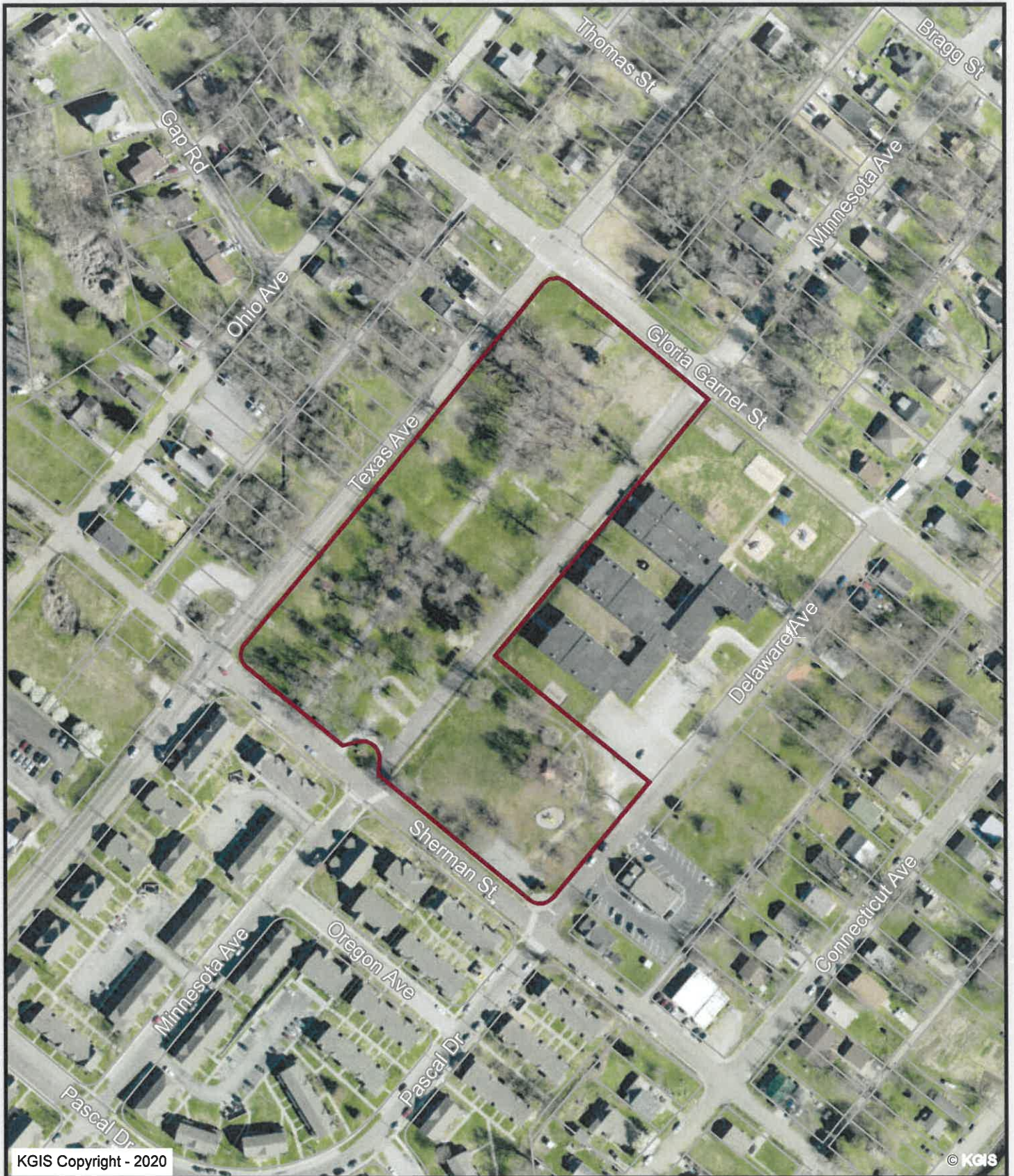


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**1740 Texas Avenue**

12-B-20-VA

Emerald Youth Foundation

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

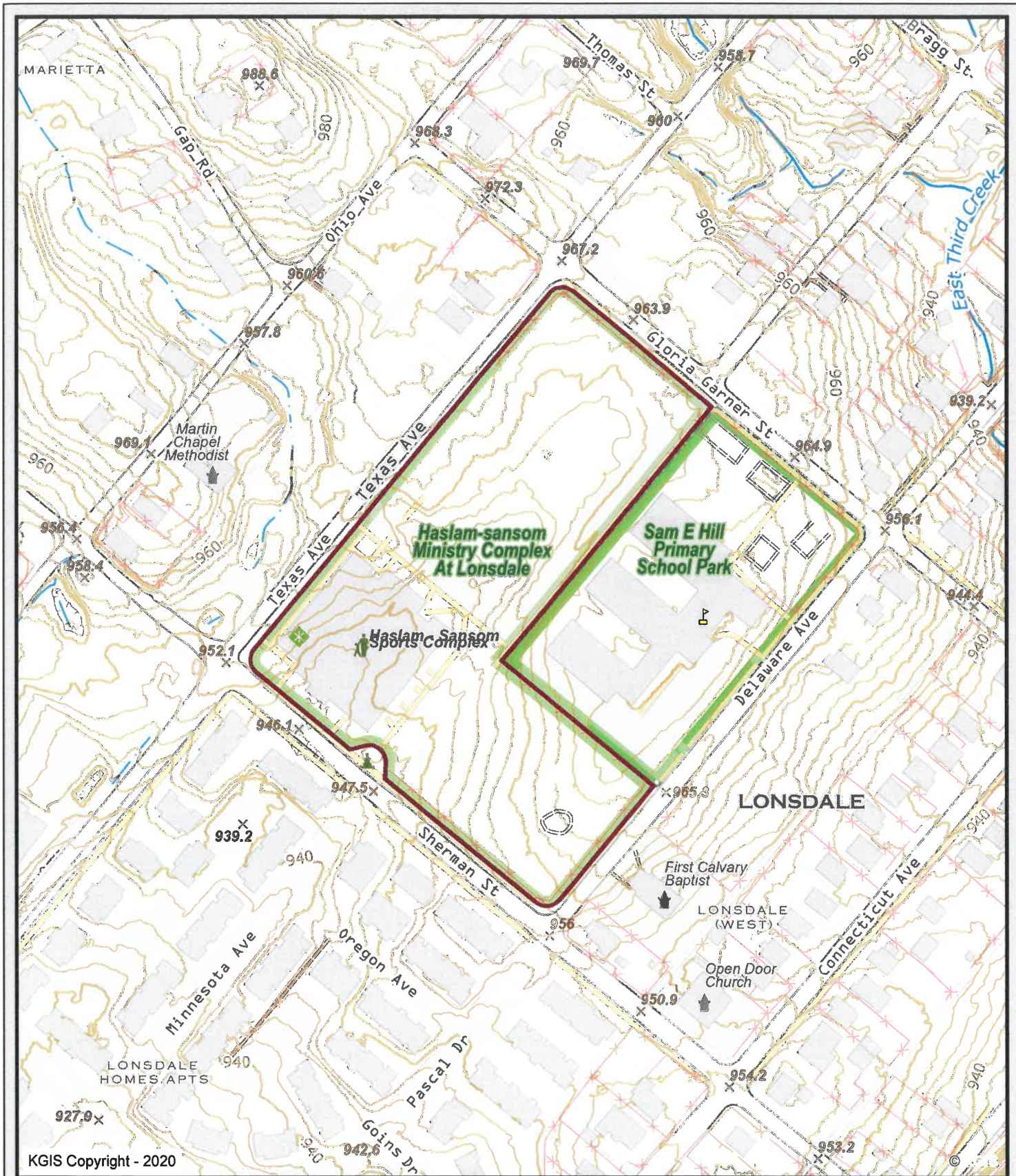


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## George Ewart

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**From:** Scott Elder <selder@knoxvilletn.gov>  
**Sent:** Monday, July 13, 2020 11:45 AM  
**To:** George Ewart  
**Subject:** RE: Emerald Youth sign at Texas Ave.

Hey George.

Sorry, I was on vacation last week...

Peter has stated that the proposed sign(s) will need to go through the BZA variance process. The signs at the Dale Avenue complex were permitted at the time under the I-3 zoning classification. This new complex has the more restrictive "OS" designation.

Just let me know how you want to proceed.

Thanks,

**Scott Elder, Zoning Chief**  
**City of Knoxville**  
Plans Review and Inspections  
865 215 4473 office  
selder@knoxvilletn.gov  
www.knoxvilletn.gov

**From:** George Ewart [mailto:gewart@georgeewart.com]  
**Sent:** Wednesday, July 08, 2020 11:06 AM  
**To:** Scott Elder; seldern@gmail.com  
**Subject:** Emerald Youth sign at Texas Ave.

Scott

Can you give me an update on your conversation with Peter regarding the sign for emerald youth.

Respectfully

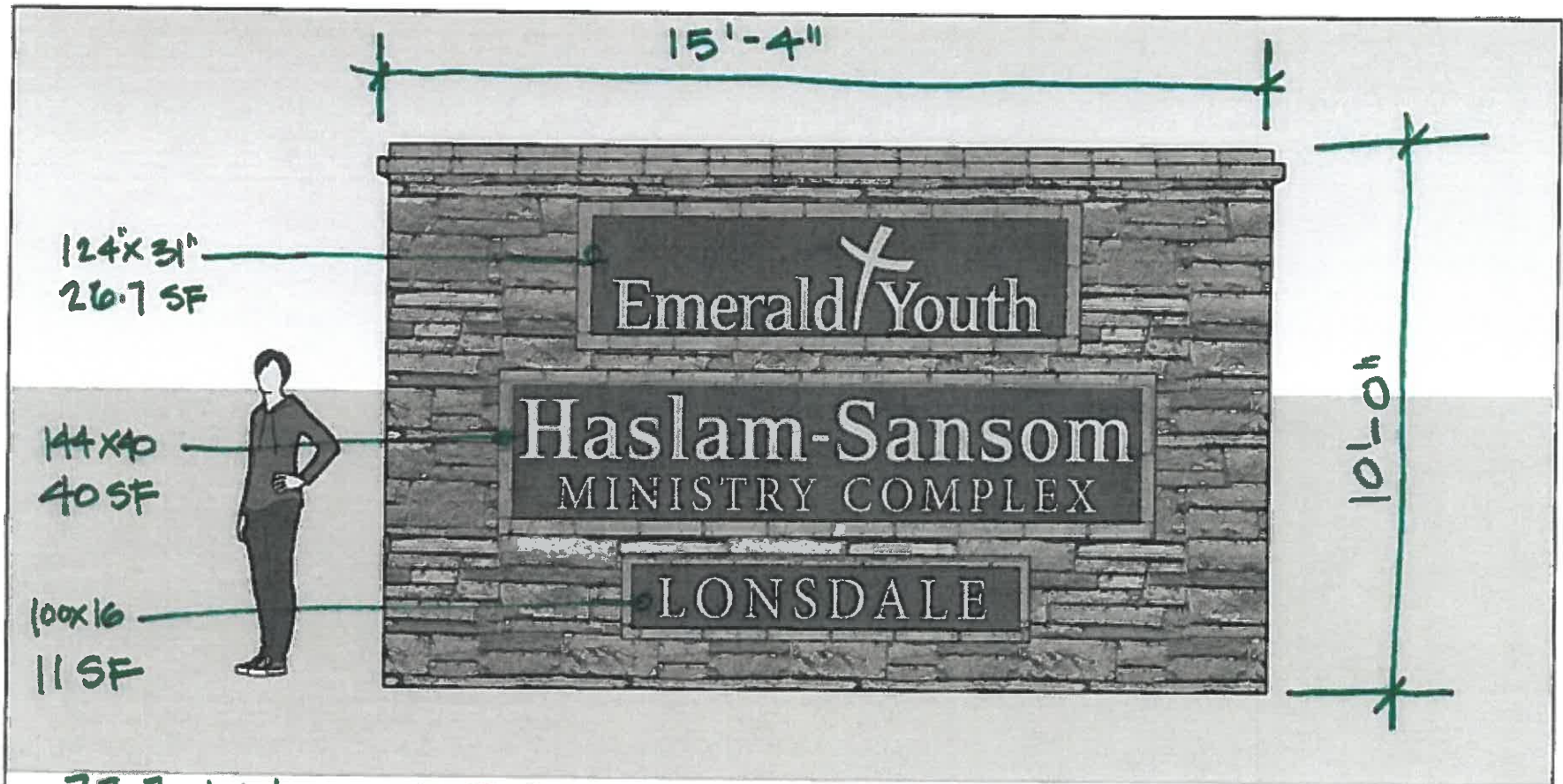
George A. Ewart, AIA

### GEORGE ARMOUR EWART ARCHITECT

404 Bearden Park Circle | Knoxville Tn. 37919  
p|865.602.7771 f|865.602.7742 c|865.805.9599  
[George Armour Ewart Architect](#) | [Facebook](#) | [Twitter](#)

 Please consider the environment before printing this email





77.7 total SIGNAGE SQUARE FEET

9 SQUARE FEET ALLOWED



H.T. HACKNEY

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EYF Lonsdale Facility Monolith I V1

September 6th, 2019

\*Renderings are for conceptual purposes only, not for use in construction

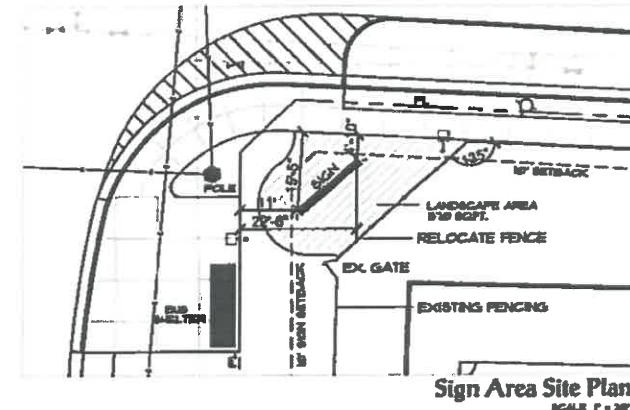
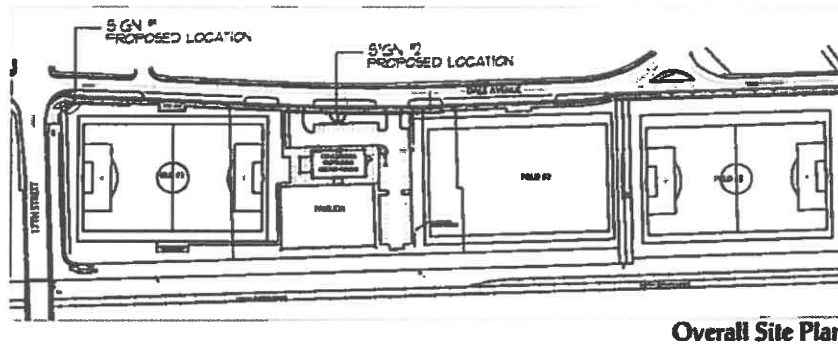
PROPOSED SIGN

12-B-20-VA



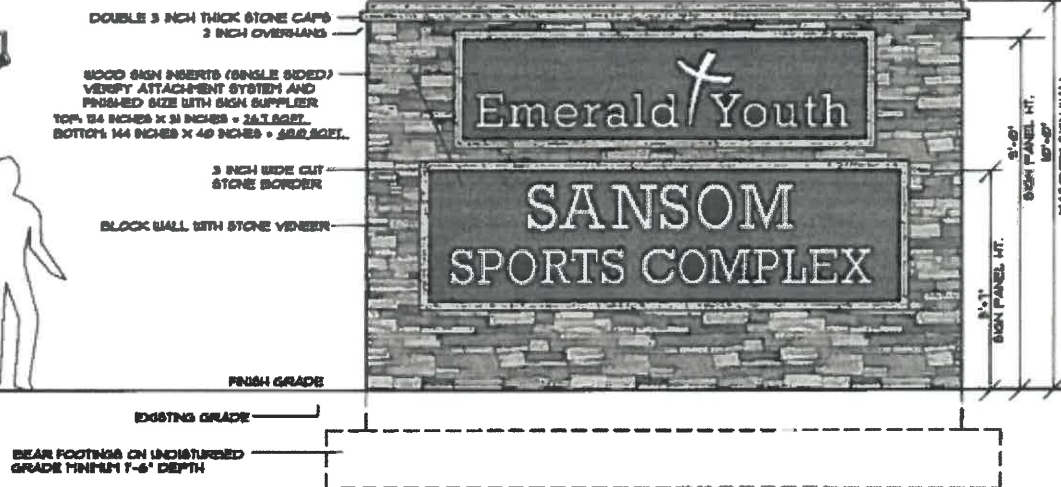
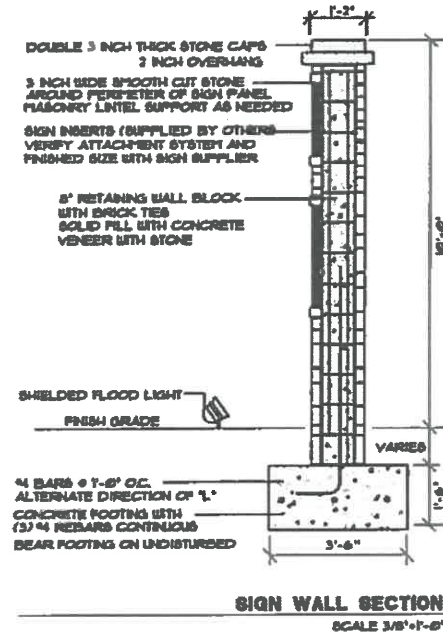
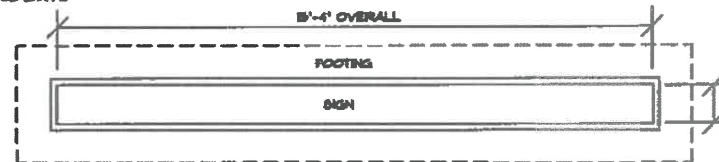






#### NOTES:

- BLOCK (CMU) WITH STONE VENEER (SELECTION BY OWNER) CONTRACTOR TO PROVIDE SAMPLES TO OWNER FOR APPROVAL
- CONCRETE TO HAVE COMPRESSIVE STRENGTH 3000 PSI @ 28 DAYS
- ALL CONCRETE TO BE AIR-ENRICHED 3% MIN - 6%.
- REINFORCING STEEL TO BE A603-60
- ALL CONCRETE AND REINFORCING STEEL TO BE AS PER ACI 308 AND ACI 309
- CONTRACTOR TO VERIFY SOIL BEARING CAPACITY PRIOR TO CONSTRUCTING FOOTINGS. BEAR FOOTING ON UNDISTURBED SUBGRADE.
- CONTRACTOR RESPONSIBLE FOR WALL ENGINEERING. REPORT ANY DISCREPANCIES TO OWNER.
- EXTERNAL ILLUMINATION SHALL NOT EXCEED 15 FOOT CANDLES ON SURFACE. FIXTURES SHALL BE SHIELDED TO NOT CREATE GLARE FOR ADJACENT USES OR TRAFFIC.



MICHAEL VERSEN & ASSOCIATES  
LANDSCAPE ARCHITECTURE — LAND PLANNING  
200 N. BETHLEHEM RD., SUITE 100, KNOXVILLE, TN 37912  
TEL: 865-592-1001

Monument Sign #1

SANSOM SPORTS COMPLEX  
Dale Avenue Knoxville, Tennessee

SCALE AS SHOWN  
SHEET NO. 234-001  
PROJECT: SANSOM SPORTS COMPLEX  
DATE: APRIL 2, 2010

234 DALE AVE SIGN

12-B-20-VA