



# 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 <u>Southern Ad Signs (Aaron Brown)</u>      | Owner <input type="checkbox"/>                 | New Structure <input type="checkbox"/>                      |
| Street Address <u>90 W 28th St</u>               | Contractor <input checked="" type="checkbox"/> | Modification of Existing Structure <input type="checkbox"/> |
| City, State, Zip <u>Chattanooga, TN 37408</u>    | Tenant <input type="checkbox"/>                | Off Street Parking <input type="checkbox"/>                 |
| Phone Number <u>423-266-9778 c: 423-593-0521</u> | Other <input type="checkbox"/>                 | Signage <input checked="" type="checkbox"/>                 |
| Email <u>a.brown@southernadsigns.com</u>         |  | Other <input type="checkbox"/>                              |

**THIS IS A REQUEST FOR:**

- Zoning Variance (Building Permit Denied)
- Appeal of Administrative Official's Decision
- Extension of Non-Conforming Use/or Structure
- Map Interpretation

**PROPERTY INFORMATION**

Street Address 7201 Kingston Pike (Dairy Queen) City, State, Zip Knoxville, TN 37919  
 See KGIS.org for Parcel # and Zoning District

**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 plan to use the existing pole but install new Dairy Queen Signage. The existing sign did not meet the 10' setback. We are requesting a reduced Set back to allow these signs to be installed. We will cut the sign down to 30' overall height to comply with height restrictions in code.  
 Requesting:  
 Set back reduced to 6' 1-7/16" per site plan

**Describe hardship conditions that apply to this variance.**  
 Existing pole sign site too close to right of way.

**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 Aaron Brown DATE 11/5/21

File #



**BOARD OF ZONING APPEALS APPLICATION**

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

Is a plat required?    Yes     No

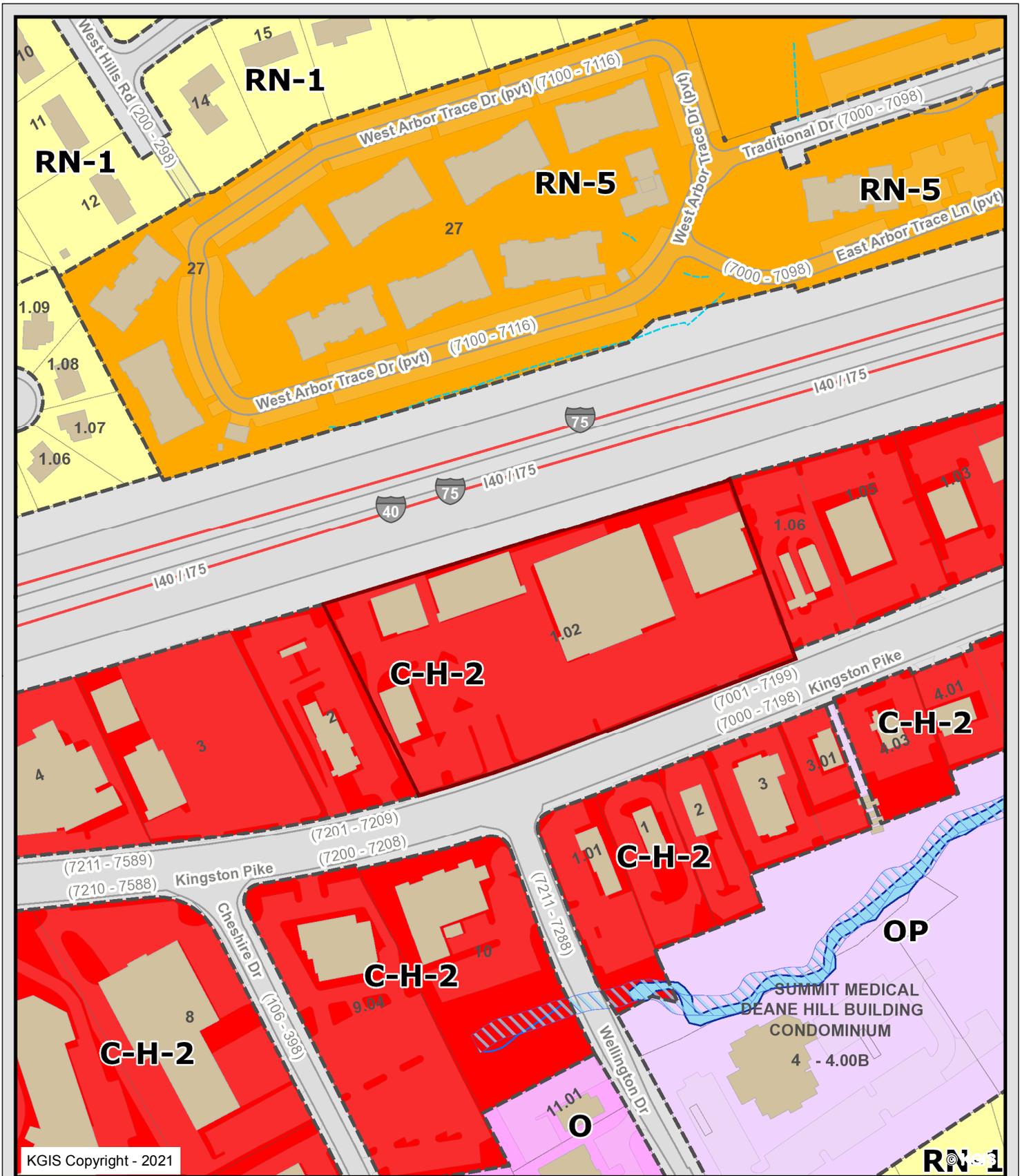
Small Lot of record?

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

*(This area is currently blank for the variance request details.)*

**PROJECT INFORMATION**

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



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RN-1

### 7201 Kingston Pike

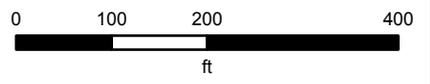
12-D-21-VA

Southern Ad Signs (Aaron Brown)

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



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47220

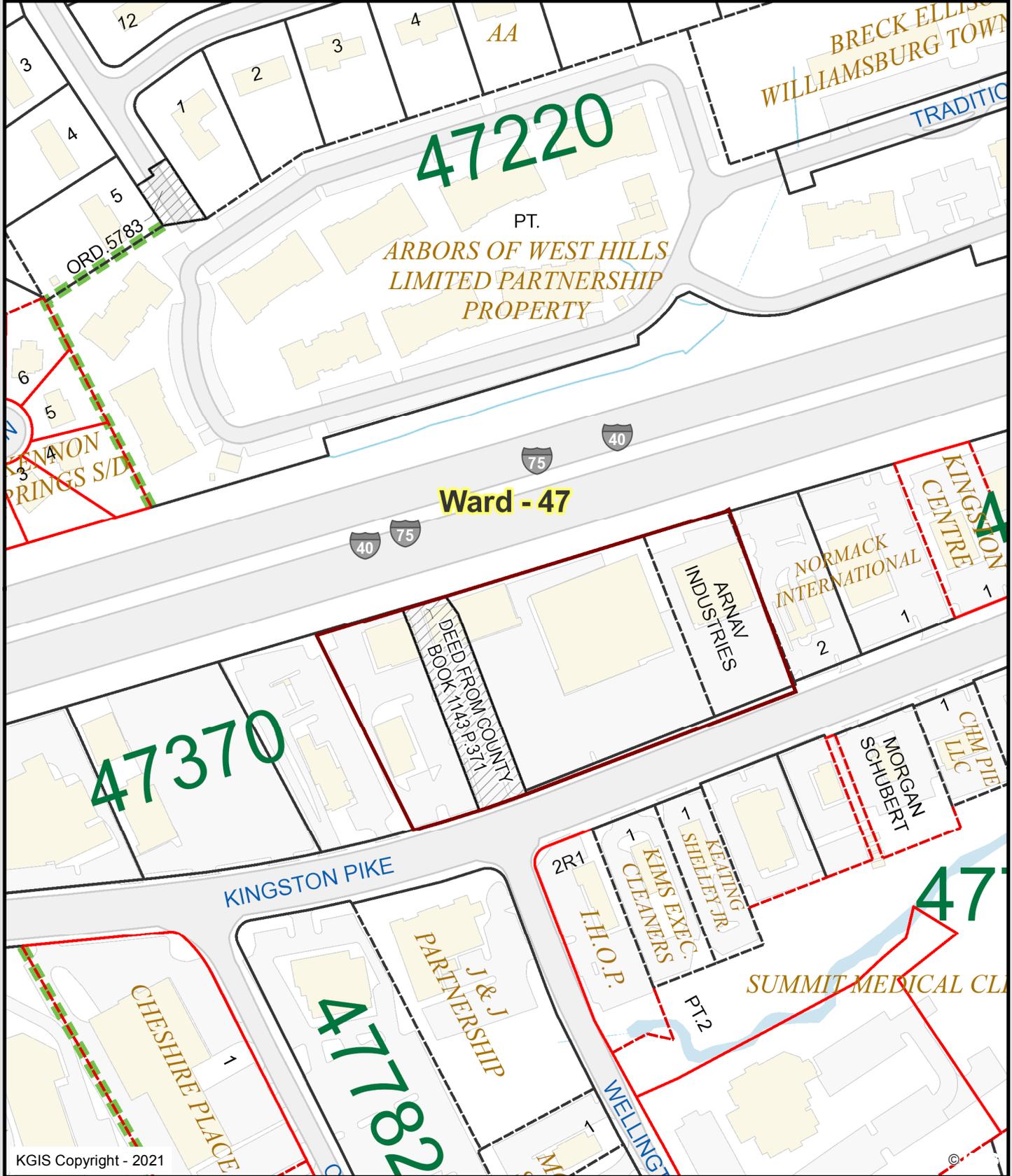
PT.  
ARBORS OF WEST HILLS  
LIMITED PARTNERSHIP  
PROPERTY

Ward - 47

47370

47782

477



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7201 Kingston Pike

12-D-21-VA

Southern Ad Signs (Aaron Brown)

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### 7201 Kingston Pike

12-D-21-VA

Southern Ad Signs (Aaron Brown)

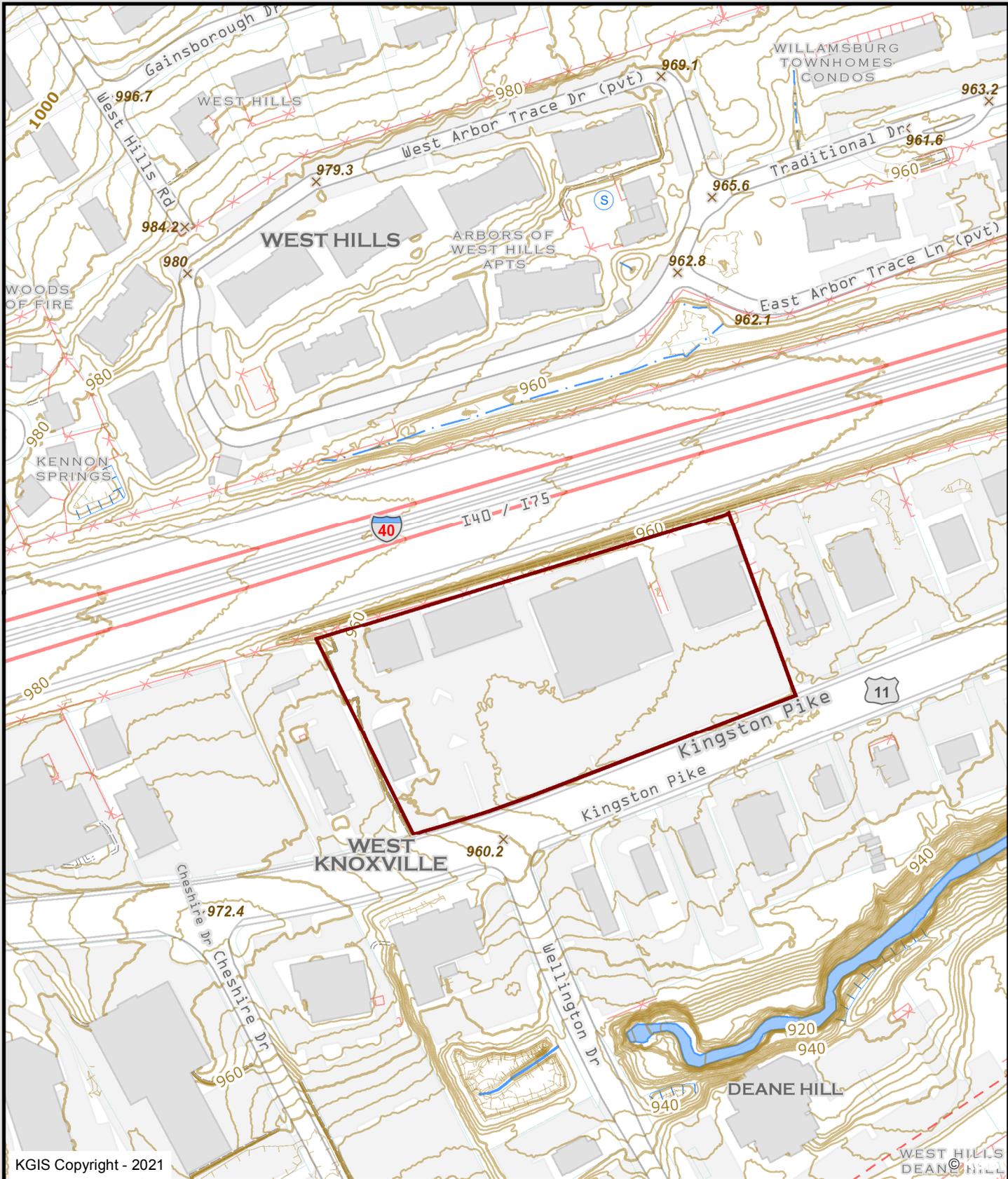
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## 7201 Kingston Pike

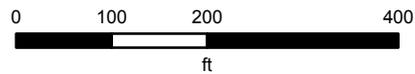
12-D-21-VA

Southern Ad Signs (Aaron Brown)

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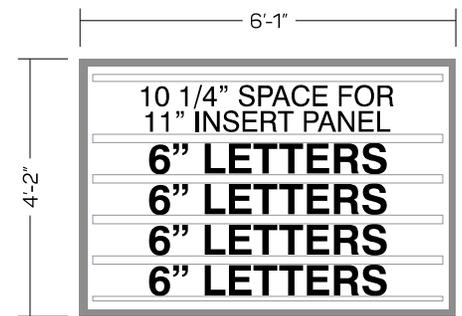
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PYLON SIGN  
SCALE: 1/2" = 1'-0"



PYLON SIGN  
SCALE: 1/2" = 1'-0"



PYLON SIGN  
SCALE: 1/2" = 1'-0"

| APPROVAL BOX - PLEASE INITIAL |  |      |
|-------------------------------|--|------|
| CUSTOMER APPROVAL             |  | Date |

**NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.**

|                                   |   |                                      |                  |  |
|-----------------------------------|---|--------------------------------------|------------------|--|
| Customer:<br><b>DAIRY QUEEN</b>   | Date:<br><b>05NOV21</b>   | Prepared By:<br><b>CTM/SC/CTM/MW</b> | Eng:<br><b>-</b> | <small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small> |
| Location:<br><b>KNOXVILLE, TN</b> | File Name:<br><b>299315 - R8 - 7201 KINGSTON PIKE - KNOXVILLE, TN</b> |                                      |                  |  |

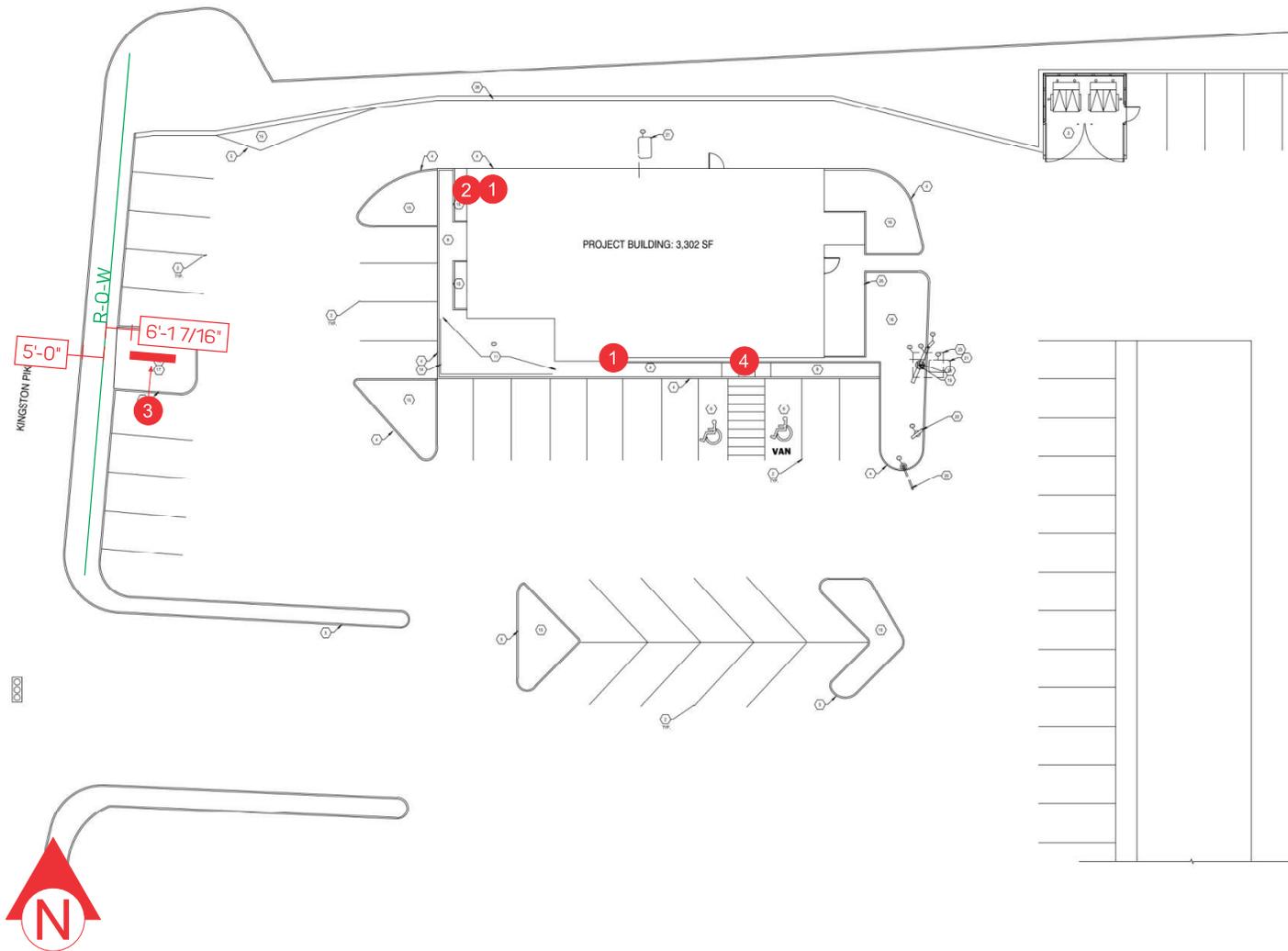


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700 21st Street Southwest  
PO Box 210  
Watertown, SD 57201-0210  
1.800.843.9888 - www.personasigns.com

**DAIRY QUEEN  
7201 KINGSTON PIKE  
KNOXVILLE, TN 37919**

PROPOSED SIGNS:

- 1 4'-3" X 6'-6" MBL (QTY 2)
- 2 14" "GRILL & CHILL" CHANNEL LETTERS
- 3 PYLON WITH 5'-6 1/4" X 8'-5 9/16" MBL 2'-0" X 10'-11" BT AND 4'-2" X 6'-1" READER BOARD AT 30'-0" OAH
- 4 22" "GRILL & CHILL" CHANNEL LETTERS



| APPROVAL BOX - PLEASE INITIAL |  |      |
|-------------------------------|--|------|
| CUSTOMER APPROVAL             |  | Date |

**NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.**

|                                   |   |  |                  |  |
|-----------------------------------|---|--|------------------|--|
| Customer:<br><b>DAIRY QUEEN</b>   | Date:<br><b>11/10/21</b>  | Prepared By:<br><b>CTM/KH/SC/CTM/MW/CM</b> | Eng:<br><b>-</b> | <small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small> |
| Location:<br><b>KNOXVILLE, TN</b> | File Name:<br><b>299315 - R9 - 7201 KINGSTON PIKE - KNOXVILLE, TN</b> |  |                  |  |



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December 13, 2021

Mr. Scott Elder  
Board of Zoning Appeals  
Room 475, City-County Building  
P. O. Box 1631  
Knoxville, Tennessee 37901

Dear Mr. Elder:

**Re: Variance Requests 11-A-21-VA, 12-A-21-VA, 12-C-21-VA, 12-D-21-VA, and 12-E-21-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,



Christian Wiberley, P.E.  
Engineering

CGW

## RE: BZA December applications

Steve Borden <Steve.Borden@tn.gov>

Wed 12/15/2021 9:16 AM

To: Cheri Burke <cmburke@knoxvilletn.gov>

Responses from District 18 Operations are as follows:

[12-A-21-VA: 222 Radford Pl \[PDF\]](#) – Operations has No Comment - Request for change to setbacks and parking not near ROW or affecting TDOT drainage

[12-C-21-VA: 2126 Forest Ave \[PDF\]](#) – Operations has No Comment - Request for change to parking requirements and setbacks not near ROW or affecting TDOT drainage

[12-D-21-VA: 7201 Kingston Pk \[PDF\]](#) – Operations has No Comment - Request for change to sign setback and height variance on replacement of current sign. Behind curb outside of ROW.

[12-E-21-VA: 5121 Camelia Rd \[PDF\]](#) – Operations has No Comment – Request a variety of changes not near ROW or affecting TDOT drainage.



**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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**From:** Cheri Burke <cmburke@knoxvilletn.gov>

**Sent:** Monday, December 6, 2021 9:52 AM

**To:** Steve Borden <Steve.Borden@tn.gov>

**Subject:** [EXTERNAL] BZA December applications

**\*\*\* This is an EXTERNAL email. Please exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email - STS-Security. \*\*\***

Good morning Steve,

Please have your staff review the following applications (located [at this link](#)) and provide your response by 12/13/21.

11-A-21-VA: 710 Forest Heights Rd

12-A-21-VA: 222 Radford Pl

12-C-21-VA: 2126 Forest Ave

12-D-21-VA: 7201 Kingston Pk

12-E-21-VA: 5121 Camelia Rd

Thank you,

Cheri Burke

Administrative Specialist

Neighborhood Codes Enforcement

City of Knoxville

865-215-2867

865-215-2119