**BOARD OF ZONING APPEALS**

**NAME OF APPLICANT**: JASON RUST  
**FILE NO.**: 10-E-18-VA

**The applicant is:**  
- [ ] Owner  
- [ ] Tenant  
- [✓] Contractor  
- [ ] Other

**This is a request for:**  
- [✓] Zoning Variance (Building Permit Denied)  
- [ ] Extension of Non-Conforming Use  
- [ ] Appeal of Administrative Official’s Decision  
- [ ] Map Interpretation

**PROPERTY INFORMATION**

<table>
<thead>
<tr>
<th>Street Address</th>
<th>400 Merchant Dr.</th>
<th>Zoning Map Number</th>
<th>068</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning District</td>
<td>C-3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ward and Block</td>
<td>39510</td>
<td>Lot/Parcel</td>
<td>068LA004</td>
</tr>
</tbody>
</table>

**This proposal pertains to:**  
- [ ] New Structure  
- [ ] Extension of Existing Structure  
- [ ] Off-Street Parking  
- [✓] Signage  
- [ ] Other

**Is a plat required?**  
- [ ] Yes  
- [✓] No

**DESCRIPTION OF PROPOSAL**

Installation of wall signs for newly constructed restaurant. Permitted square footage for wall signs is based on 10% of primary frontage of building. 107 s.f. is permitted for this building, applicant is seeking to install 145 s.f.

Describe specific ways in which this proposal fails to meet the requirements of the City of Knoxville Zoning Ordinance (please reference Section/Article of the Ordinance):

Request to increase the maximum permitted square footage for wall signs from 107 s.f. to 145 s.f. per Article 8, Section 11.6.a.2

**CITY OF KNOXVILLE BUILDING INSPECTOR**: Rebecca Johnson  
**DATE**: 9-17-18
**APPLICANT'S HARDSHIP**

Which special circumstance(s) of the property do not apply generally in the zoning district?

- [ ] Size  
- [x] Elevation  
- [ ] Slope  
- [ ] Shape  
- [ ] Soil  
- [ ] Subsurface  
- [ ] Other  

What legal hardship(s) prevents any reasonable use of your land under the terms of the Zoning Ordinance?

N/A

I affirm that the hardship described above was not created by anyone having an ownership interest in the property since 1962. [x] Yes  [ ] No  If answering no, explain:


Are the conditions on your property the result of other man-made changes (such as the relocation of a road or highway)?  [x] No  [ ] Yes  If answering yes, describe:


**APPLICANT'S AUTHORIZATION**

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of options on same, as listed below.

Signature: 

Address to which all correspondence should be mailed regarding this application:

<table>
<thead>
<tr>
<th>Name (Print)</th>
<th>Street Address</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
<th>Telephone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jason Rust</td>
<td>P.O. Box 16216</td>
<td>Bristol</td>
<td>VA</td>
<td>24209</td>
<td>423-956-7411</td>
</tr>
</tbody>
</table>

Names of all property owners or holders of option on same must be listed here:

<table>
<thead>
<tr>
<th>Name (Print)</th>
<th>Street Address</th>
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<th>State</th>
<th>Zip</th>
<th>Telephone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bhumika LLC</td>
<td>122 Kawonu Ln</td>
<td>Loudon</td>
<td>TN</td>
<td>37774</td>
<td></td>
</tr>
</tbody>
</table>

Date Filed: 

Fee Paid: 

Councilmanic District: MPC Planning Sector: 

General Location Description 

Size: Acres Size: Sq. Ft.

**METROPOLITAN PLANNING COMMISSION**  

**DATE** 9/17/18
The applicant is: Contractor

This is a request for:
- Zoning Variance (Building Permit Denied)
- Signage

PROPERTY INFORMATION
- Street Address: 400 Merchants Drive
- Zoning District: 39
- Ward and Block: 39/39510
- Lot/Parcel: 0684A 0004
- Zoning Map Number: CTL Map 68

This proposal pertains to: Signage
Is a plat required? No

DESCRIPTION OF PROPOSAL
Wendy's would like to have 145 sqft of wall signage at their proposed new location on 400 Merchants Drive. Location will also have road frontage on Cambria Road.

Describe specific ways in which this proposal fails to meet the requirements of the City of Knoxville Zoning Ordinance (please reference Section/Article of the Ordinance):
- Primary building elevation is 1,045.2 sqft. Maximum allowable wall signage is 10% of building elevation. This makes a maximum of 104.5 sqft of wall signage, which is less than Wendy's is requesting.
APPLICANT'S HARDSHIP

Which special circumstance(s) of the property do not apply generally in the zoning district?

☐ Size  ✔ Elevation  ☐ Slope  ☐ Shape  ☐ Soil  ☐ Subsurface  ☐ Other

What legal hardship(s) prevents any reasonable use of your land under the terms of the Zoning Ordinance?

N/A

I affirm that the hardship described above was not created by anyone having an ownership interest in the property since 1962. ☑ Yes  ☐ No  If answering no, explain:

Are the conditions on your property the result of other man-made changes (such as the relocation of a road or highway)?  ☑ No  ☐ Yes  If answering yes, describe:


APPLICANT'S AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of options on same, as listed below.

[Signature]

Address to which all correspondence should be mailed regarding this application:

Name (Print)  Street Address  City  State  Zip  Telephone

Jason Rust  PO Box 16216  Bristol, VA  24209  423-956-7411

Names of all property owners or holders of option on same must be listed here:

Name (Print)  Street Address  City  State  Zip  Telephone

Bhumika LLC  122 Kawong  Loudon, TN  37774

Date Filed:  Fee Paid:

Councilmanic District:  MPC Planning Sector:

General Location Description

Size: Acres  Size: Sq. Ft.
October 11, 2018

Mr. Scott Elder
Board of Zoning Appeals
Room 505, City-County Building
P. O. Box 1631
Knoxville, Tennessee 37901

Dear Mr. Elder:


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 G. Wiberley
Engineering

CGW
BZA 10-B-18-VA  4101 Clinton Hwy

Upon review of the attached BZA applications, District 18 notes only that file no. 10-B-1B-YA (Lance Cunningham Ford at the intersection of Clinton Highway/SR 9 and I-640) should be referred to TDOT Highway Beautification, (866)594-2451, and go through the proper channels since the proposed improvements are adjacent to interstate rights of way.

Doug Tarwater, PE | District Manager
Operations Division, District 11
7345 Region Lane
Knoxville, TN 37914
p: 865-594-3468

TDOT
Department of Transportation

tn.gov/tdot

Doug_Tarwater@tn.gov
INTERNALLY ILLUMINATED DOUBLE FACE MONUMENT

- 2" Retainers
- Aluminium Cabinet Construction
- Illuminated with LEDs / Cameo Illuminated with LEDs
- Clear Polycarbonate Panned & Embossed Faces
- Vinyl Graphics Second Surface
- Brick Base Subject to Change

39.2 Square Feet

READER BOARD:
- Panned Clear Polycarbonate Faces
- Illuminated with LEDs
- 17.3 Square Feet
NOTES:
SINGLE FACE LOGO W/ PANNED & EMBOSSED CLEAR LEXAN FACES W/ GRAPHICS
.063 ALUM BACKS W/ .063 WELDED RETURNS
WELDED LIP ON LOGO BACKS MOUNTED TO EXISTING D/F PYLON W/ INTERNALLY ILLUMINATED W/ LED'S

LUMENS:
RETURNS - PAINTED .313 DK. BRONZE
LOGO FACES - PANNED & EMBOSSED CLEAR LEXAN FACES W/ DIGITALLY PRINTED GRAPHICS (SEE DETAIL FOR COLORS)

ELECTRICAL SPECS:
(159) MODS OF SAMSUNG GDG-3W5-LF LED PER LOGO
(3) OPTODRIVER PLN-40-12 POWER SUPPLIES (.98 AMPS EA) PER LOGO
2.94 TOTAL AMPS - 120 V

CAMO COLORS:
RED:
PMS 186C
PMS 186C
PMS 186C

BROWN:
PMS 430C
PMS 201C

BLUE:
PMS 269C

WHITE:
PMS 698C
PMS 698C

FACE LAYOUT
TOGGLE SWITCH

LED LAYOUT
2" x 1" x 1/8" ALUM.
ANGLE BRACING W/ 3/8" RH-NUTS

MOUNTING DETAIL

3/8" ALLTHREAD ASSEM. W/ BLOCKING
1/2" CARRLEX W/ CONNECTOR
TOGGLE SWITCH
WEEP HOLES W/ COVERS

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 400 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.
NON-ILLUMINATED BLADE SIGN

NOTES:
3'-6" X 7" NON-ILLUMINATED BLADE SIGN
FLUSH MOUNTED TO EXISTING WALL
1/2" WHITE PVC LETTERS MOUNTED TO
BENT UP .090 ALUMINUM BODY W/ 
(4) 1/4" KEYHOLE SLOTS FOR MOUNTING TO WALL

COLORS:
COPY - WHITE PVC
LOGO - WHITE PVC W/ DIGITAL PRINT
ALUM. BODY - PMS #313 DARK BRONZE

1/4" KEYHOLE SLOTS
FOR MOUNTING TO WALL

1/4" LAGS & SHIELDS
FOR MASONRY WALLS

.090 ALUM SIGN
1/2" PVC LETTERS

135°

TOP VIEW

WENDY'S

CUSTOMER:
ACCOUNT MANAGER:
REVISIONS:
REVISED BY:
APPROVED BY:
APPROVED DATE:

LOCATION:
STANDARD:
DATE:
REFERENCES:
SCALE:
WIND LOAD:
ESTIMATED HEIGHTS:

1/4" KEYHOLE SLOTS
FOR MOUNTING TO WALL

PAGE 1 OF 1
QUALITY SERVICE THAT DOESN'T CUT CORNERS IS OUR RECIPE

NON-ILLUMINATED CANOPY LETTERS

COLORS:

△ MP 18214

△ MP 18140
**STANDARD STACKED REMOTE-WHITE**

**COLOR NOTES**
- BACKS: 3MM WHITWHIT ACM
- RETURNS: 5" X .040" ALUMINUM PRE-FINISHED #313 DARK BRONZE (LETTERS & CAMEO)
- TRIM CAP: NONE (CAP-OVER FACE), PAINT SCREWS TO MATCH FLANGE COLOR
- FACES: CAMEO- .118" CLEAR POLYCARBONATE -.150" FOR 42" (DECORATE 2ND SURFACE)
- LETTERS- .118" WHITE POLYCARBONATE -.150" FOR 42"
- LEDS: WHITE FROSTED-CAMEO & LETTERS (SEE ELECT SHEET FOR MANUFACTURER CALLOUT)
- POWER SUPPLY: OPTODRIVER POWER SUPPLIES IN STANDARD TRANSFORMER BOX WITH TOGGLE SWITCH (SEE ELECT SHEET FOR MANUFACTURER CALLOUT)

**QTY REQ | ITEM # | A | B | C | D | E | BxC=SQ FT**
---|---|---|---|---|---|---|---
W24-STK-RM-W | 2'-0" | 4'-9 3/8" | 3'-8 1/4" | 2'-2 1/8" | 2'-0" | 17.6
W30-STK-RM-W | 2'-6" | 5'-11 5/8" | 4'-9 3/4" | 2'-8 11/16" | 2'-6" | 68.7
W36-STK-RM-W | 3'-0" | 7'-2" | 5'-9 1/4" | 3'-3 13/16" | 3'-0" | 41.4
W42-STK-RM-W | 3'-6" | 8'-1 3/8" | 6'-8 7/8" | 3'-9 3/4" | 3'-6" | 56.4

**LTR SIZE | QTY OF FASTENERS**
---|---
2'-0" | 25
2'-6" | 27
3'-0" | 36
3'-6" | 38

**NOT TO SCALE**

**PRIMARY:**
- A) THRU-BOLT W 3/16 THREAD BOLDS WITH BLOCKING
- B) 3/16 LAG BOLT WITH SHIELD FOR CONCRETE WALLS
- C) 3/16 TOGGLE BOLT FOR EIFS WALL W (PLYWOOD MIN) BACKING

**SECONDARY:**
- D) 1/8 X 2 LONG SELF-TAPPING FOR METAL PANEL WALL (22 GAUGE MIN)
- E) 1/8 X 4 1/2" LONG COARSE WOOD SCREW FOR EIFS WALL W (3/4" PLYWOOD MIN) BACKING
- F) 1/8 X 1 3/4" HILTI/WK-CON II+ FOR CONCRETE/CMU WALL

**NOTE:** ALL SECONDARY (3/16") FASTENER OPTIONS REQUIRE (1) EA. 3/8" X 1" PLASTIC WASHER BETWEEN RIVNUT AND BOLT HEAD

**ACCOUNT MANAGER TO SPECIFY FASTENER TYPE REQUIRED PER LOCATION ON PACKING LIST**

**PAINT WALL BUSTER (OR EQUIVALENT): WPAINT RIB RIPPLE W/ GROUND (ALLOW 1/8" PER SECTION)**

**2X4 WATERFLIE BOX & LID PER LETTER**

**STANDARD TRANSFORMER BOX**

**REMOTE POWER SUPPLY**

**DISCONNECT SWITCH ON TRANSFORMER BOX FOR PRIMARY POWER**

**PRIMARY POWER IN**

**CAMEO/LETTERS SECTION VIEW MOUNTING DETAIL**

**IDF FABRICATOR**

**CUSTOMER:**

**LOCATION:** STANDARD STACKED REMOTE-WHITE

**CONTRACT MANAGER:** B. HOLLAND

**DATE:** 11/04/14

**NOTE:**

**DMS:**

**WEIGHT:**

**APPROVED BY:**

**APPROVED DATE:**