# BOARD OF ZONING APPEALS APPLICATION

**APPLICANT INFORMATION**

<table>
<thead>
<tr>
<th>Name</th>
<th>The Blueprint Group, LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street Address</td>
<td>520 W Summit Hill Dr, Suite 1005</td>
</tr>
<tr>
<td>City, State, Zip</td>
<td>Knoxville, TN 37902</td>
</tr>
<tr>
<td>Phone Number</td>
<td>888-440-1888</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:wrassociates@bellsouth.net">wrassociates@bellsouth.net</a></td>
</tr>
</tbody>
</table>

**APPLICANT IS:**

- [ ] Owner
- [ ] Contractor
- [ ] Tenant
- [ ] Other

**THIS PROPOSAL PERTAINS TO:**

- [ ] New Structure
- [ ] Modification of Existing Structure
- [ ] Off Street Parking
- [ ] Signage
- [ ] Other

**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:** 141 Pruett PI
- **City, State, Zip:** Knoxville, TN 37917
- **Parcel # (see KGIS.org):** 094DQ01201
- **Zoning District (see KGIS.org):** C-3

## VARIANCE REQUIREMENTS

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.

The project is construction of an off-site parking lot. The variance is requested because the dimensions of the property combined with four street fronts result in a situation that prohibits efficient parking. By reducing the drive aisle dimension from 26 ft to 24 ft, the property can be used more efficiently for parking.

Describe hardship conditions that apply to this variance.

The hardship conditions include the property dimensions and four street fronts.

## 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:**

Will Robinson for Drew Johnson and John

**DATE:** 06/11/2019
1. Reduce the minimum drive aisle width from 26 feet to 24 feet (Article V Section 7.E.1.d. Table 3).
July 5, 2019

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 7-A-19-VA, 7-B-19-VA, 7-C-19-VA, 7-E-19-VA, and 7-F-19-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 G. Wiberley, PE  
Engineering  
CGW