

File #

1-A-21-VA



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 Seth D. Schweitzer	Owner <input type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address 1545 Western Avenue	Contractor <input checked="" type="checkbox"/>	Modification of Existing Structure <input checked="" type="checkbox"/>
City, State, Zip Knoxville, TN 37921	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number 865-679-1404	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Email Seth@oysk3architects.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 6300 Asheville Highway City, State, Zip Knox, TN 37924
 See KGIS.org for Parcel # 072AA002 and Zoning District C-H-2

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.

The project is a small addition to an existing building. The owner would like to use a barren piece of the property to expand his business. See attached sheet for additional location.

The existing structure is 15' from the property line. The front setback for the new zone is now 20'. Our request is to reduce this front set back to 0' to allow the expansion and the continuity of the existing structure.

Describe hardship conditions that apply to this variance.

The desire is to expand and improve the appearance of the facility by using the green space in front of the addition with planting. The relocation to provide a 20' front setback will create a broken looking structure which will deter from the appearance of the structure.

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 November 20, 2020

File # 1-A-21-VA



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):

Reduce the minimum required front yard setback from 20 feet to 0 feet to permit the extension of a pre-existing, non-conforming building. Existing building is set back 15 feet from the front lot line along Asheville Highway. Article 5, Section 5.3. Table 5-1

REVISED

PROJECT INFORMATION

Date Filed 12-14-20

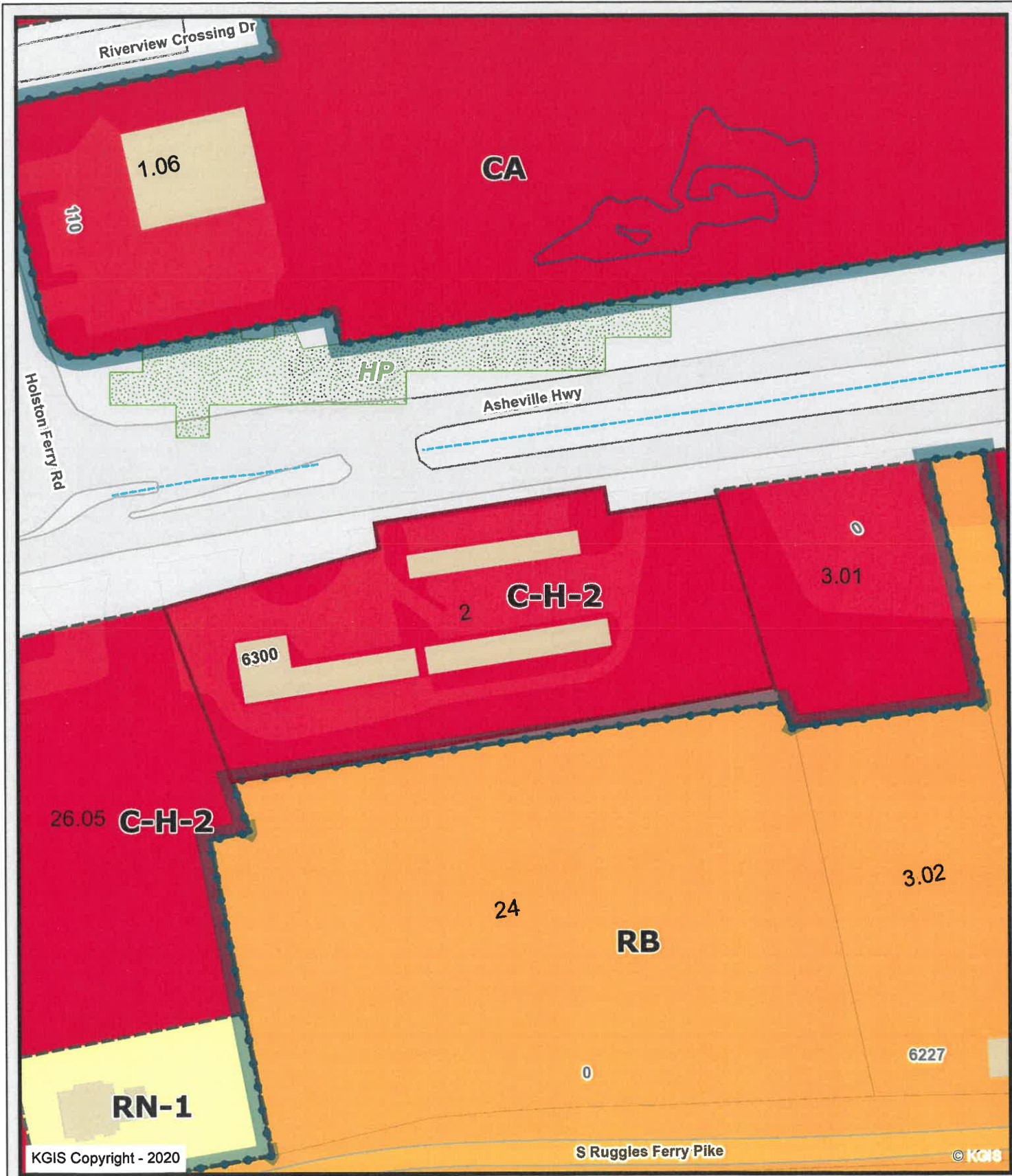
Fee Amount \$250.00

Council District 4

BZA Meeting Date 1-21-20

PLANS REVIEWER R. Clark / S. Elder

DATE 12-28-20 (Revised)



KGIS Copyright - 2020

S Ruggles Ferry Pike

© KGIS

6300 Asheville Hwy.

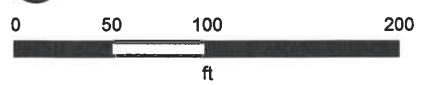
1-A-21-VA

Seth D. Schweitzer

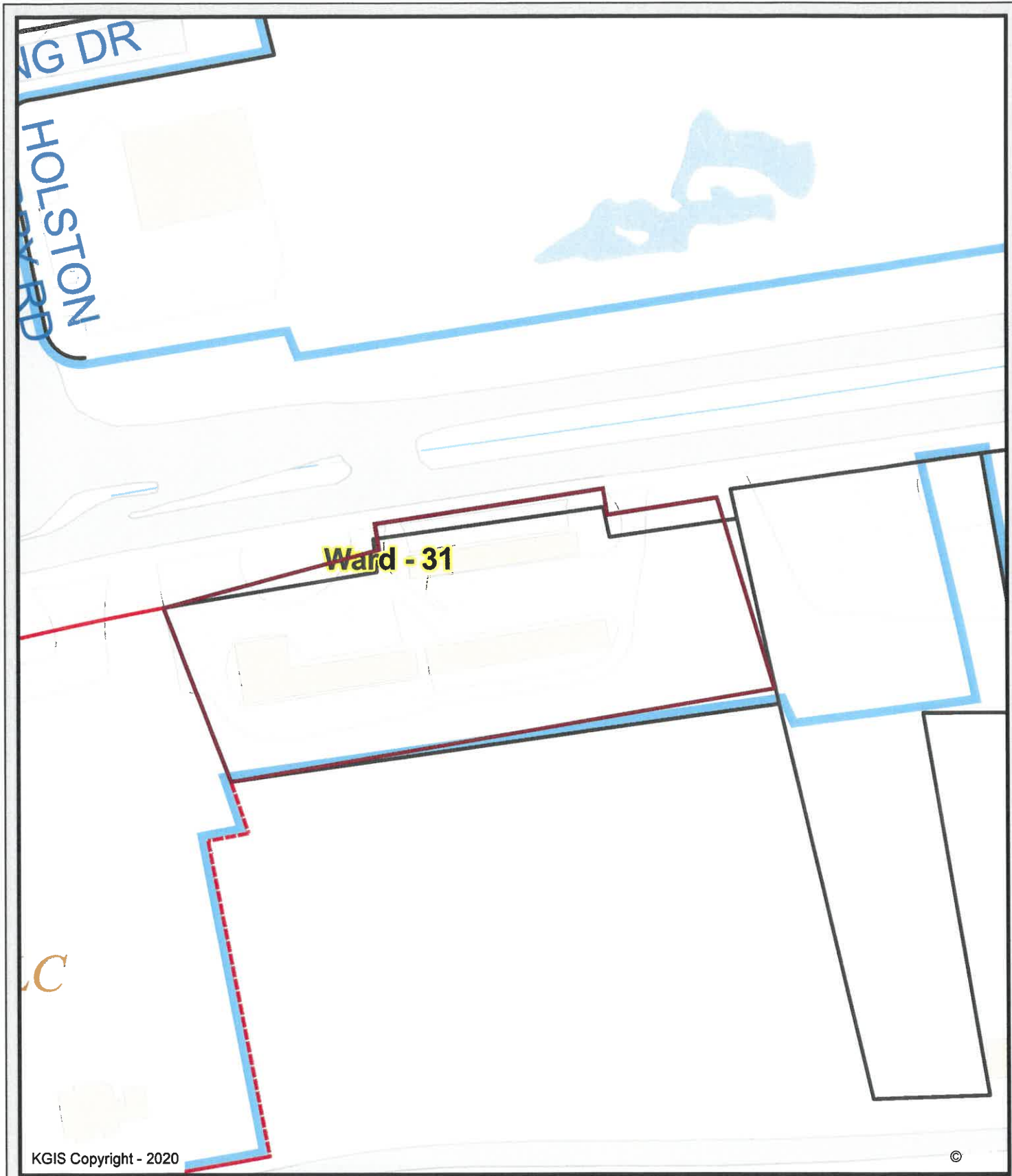
Knoxville - Knox County - KUB Geographic Information System



Printed: 12/21/2020 at 8:57:18 AM



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.



6300 Asheville Hwy.

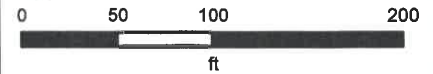
1-A-21-VA

Seth D. Schweitzer

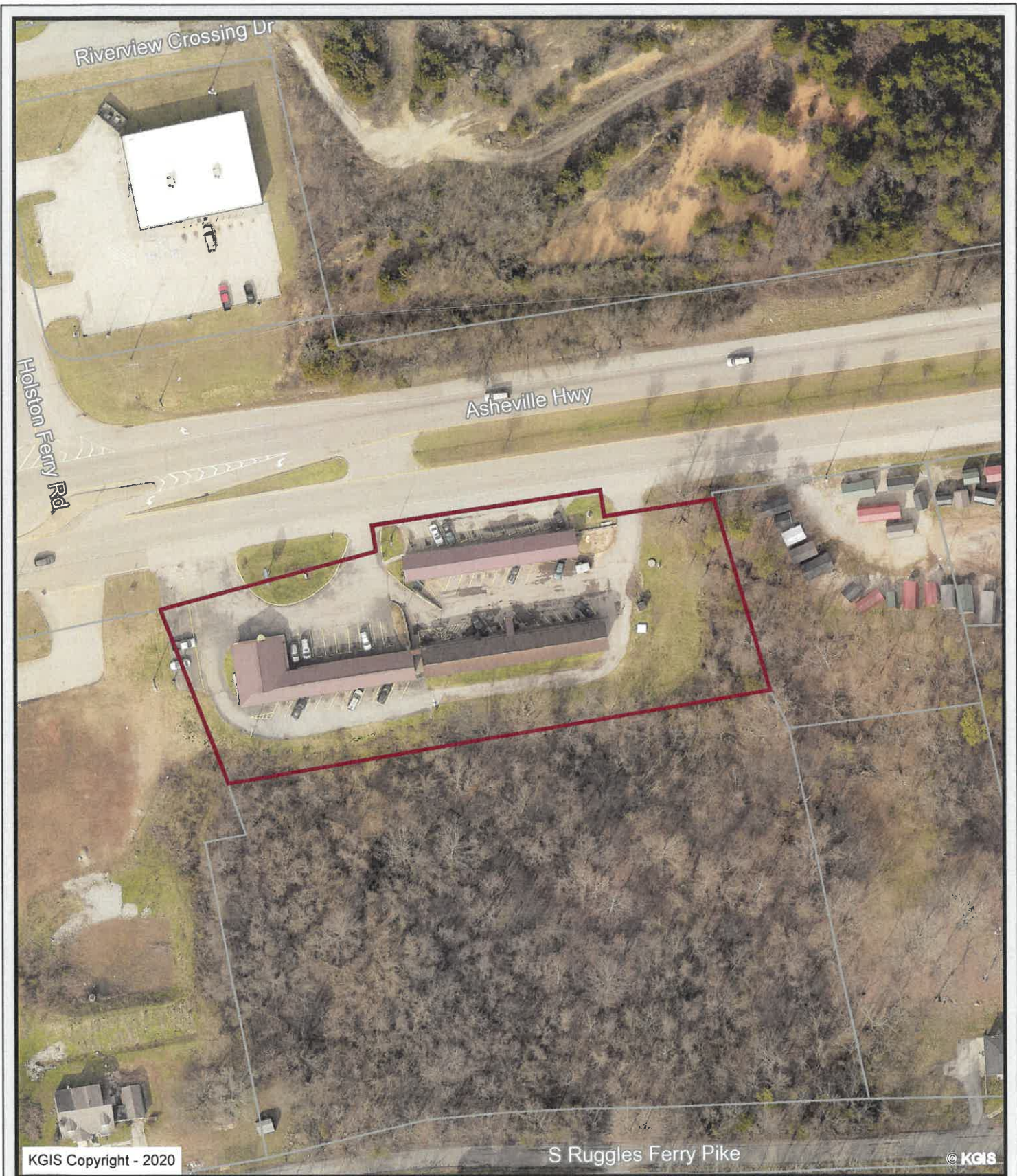
Knoxville - Knox County - KUB Geographic Information System



Printed: 12/21/2020 at 8:57:45 AM



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.



KGIS Copyright - 2020

S Ruggles Ferry Pike

© KGIS

6300 Asheville Hwy.

1-A-21-VA

Seth D. Schweitzer

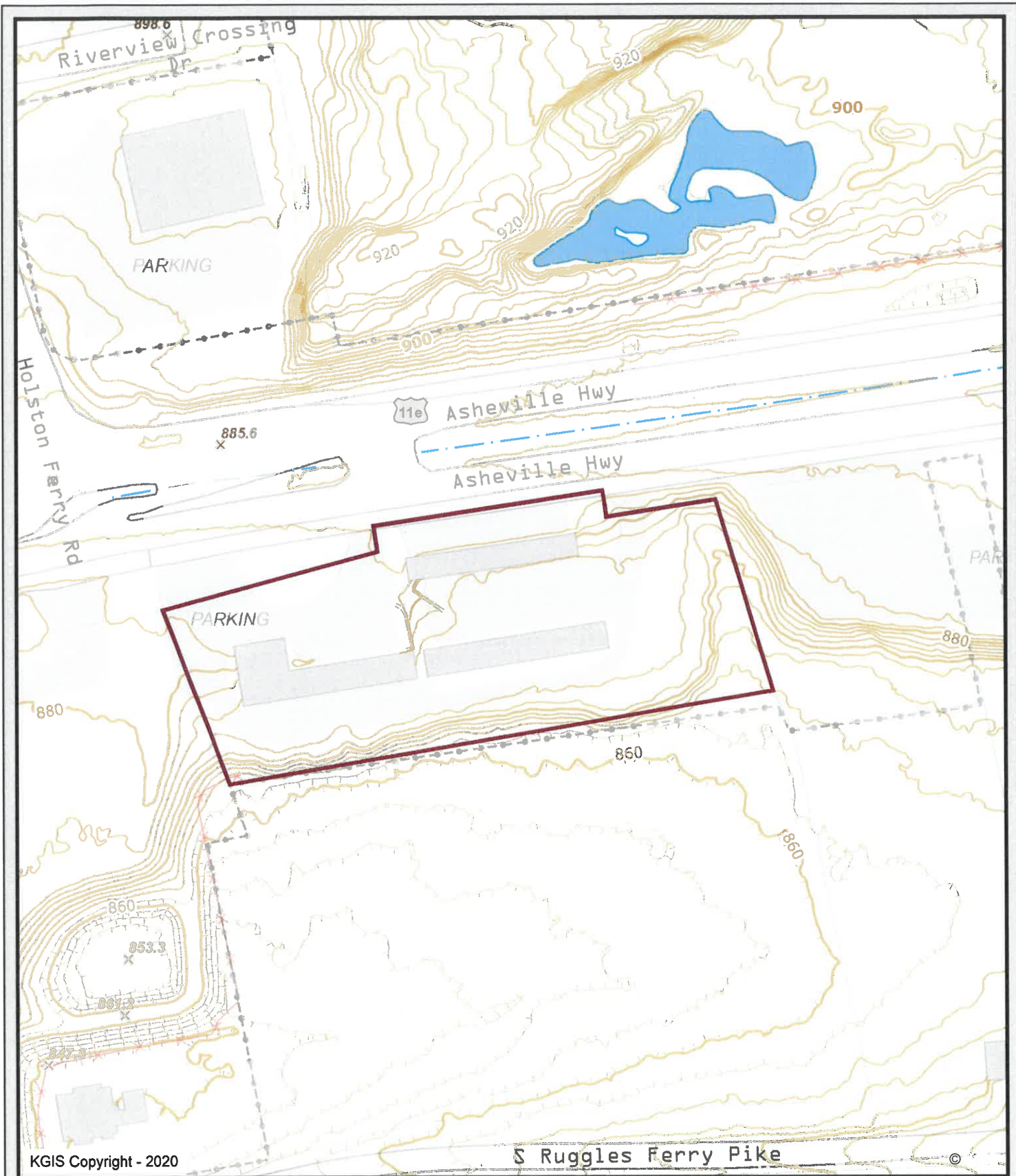
Knoxville - Knox County - KUB Geographic Information System



Printed: 12/21/2020 at 8:58:22 AM



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.



6300 Asheville Hwy.

1-A-21-VA

Seth D. Schweitzer

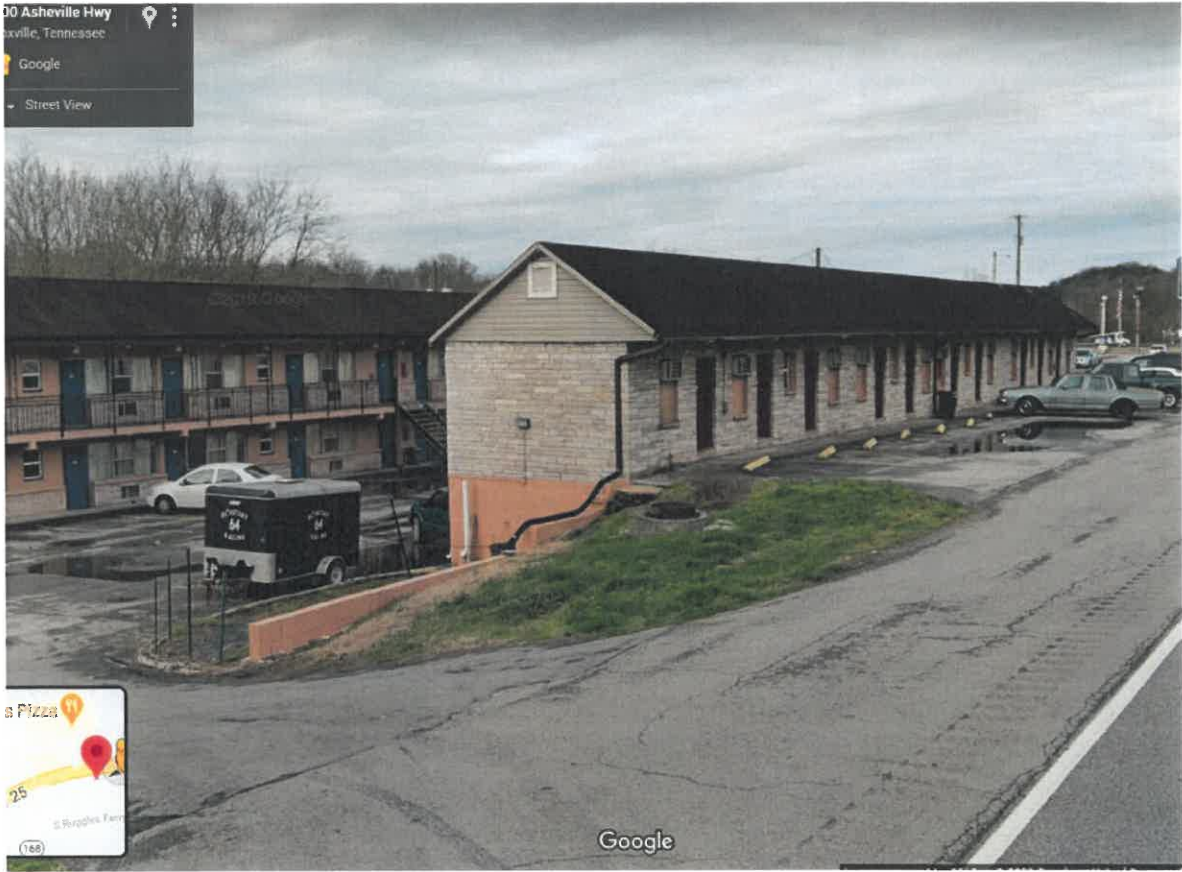
Knoxville - Knox County - KUB Geographic Information System



Printed: 12/21/2020 at 8:58:45 AM



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.



End of building where addition is planned.

No additional parking is being planned, the empty space within the 15' setback will be landscape to provide additional greenspace at this property.

1-A-21-VA

