

File #

2-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 ANTHONY NELSON	Owner <input type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address 5037 MORNINGSTAR LN	Contractor <input checked="" type="checkbox"/>	Modification of Existing Structure <input checked="" type="checkbox"/>
City, State, Zip KNOXVILLE TN 37909	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number 865-384-6109	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Email MPBANDDESIGN@GMAIL.COM		Other <input type="checkbox"/>

### THIS IS A REQUEST FOR:

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Zoning Variance (Building Permit Denied) | <input type="checkbox"/> Extension of Non-Conforming Use/or Structure |
| <input type="checkbox"/> Appeal of Administrative Official's Decision        | <input type="checkbox"/> Map Interpretation                           |

### PROPERTY INFORMATION

Street Address 2615 BROOKS AVE	City, State, Zip KNOXVILLE TN 37914
See KGIS.org for Parcel # 082MD010	and Zoning District RN-1

### 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.

ADDING A 12'X20' ADDITION TO THE RIGHT SIDE OF THE HOUSE, WILL BE PLACING THE ADDITION ON THE EXISTING DRIVEWAY. THIS PROJECT WILL NEED A VARIANCE TO THE 8' SIDE BY THAT IS REQUIRED BY THE CITY OF KNOXVILLE. THERE WILL BE ANOTHER ADDITION ON THE REAR OF THE HOUSE. THESE ADDITIONS ARE DUE TO THE GROWING OF THE FAMILY IN SIZE.

Describe hardship conditions that apply to this variance.

THE HARDSHIP OF THE RIGHT SIDE ADDITION IS DO TO POSSIBLE SINK HOLE ON THE LEFT SIDE OF THE HOUSE NOT ALLOWING CONSIDERATION OF THE LEFT SIDE; CAUSING THE RIGHT SIDE TO BE OUT OF COMPLIANCE WITH THE 8' SETBACK.

### 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

*Anthony Nelson*

DATE 1-21-21

File #

2-A-21-VA



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) Requesting reduction of RN-1 interior side setback from 8' to 2.36' (Article 4.3 Table 4-1)

**PROJECT INFORMATION**

Date Filed 1/14/21

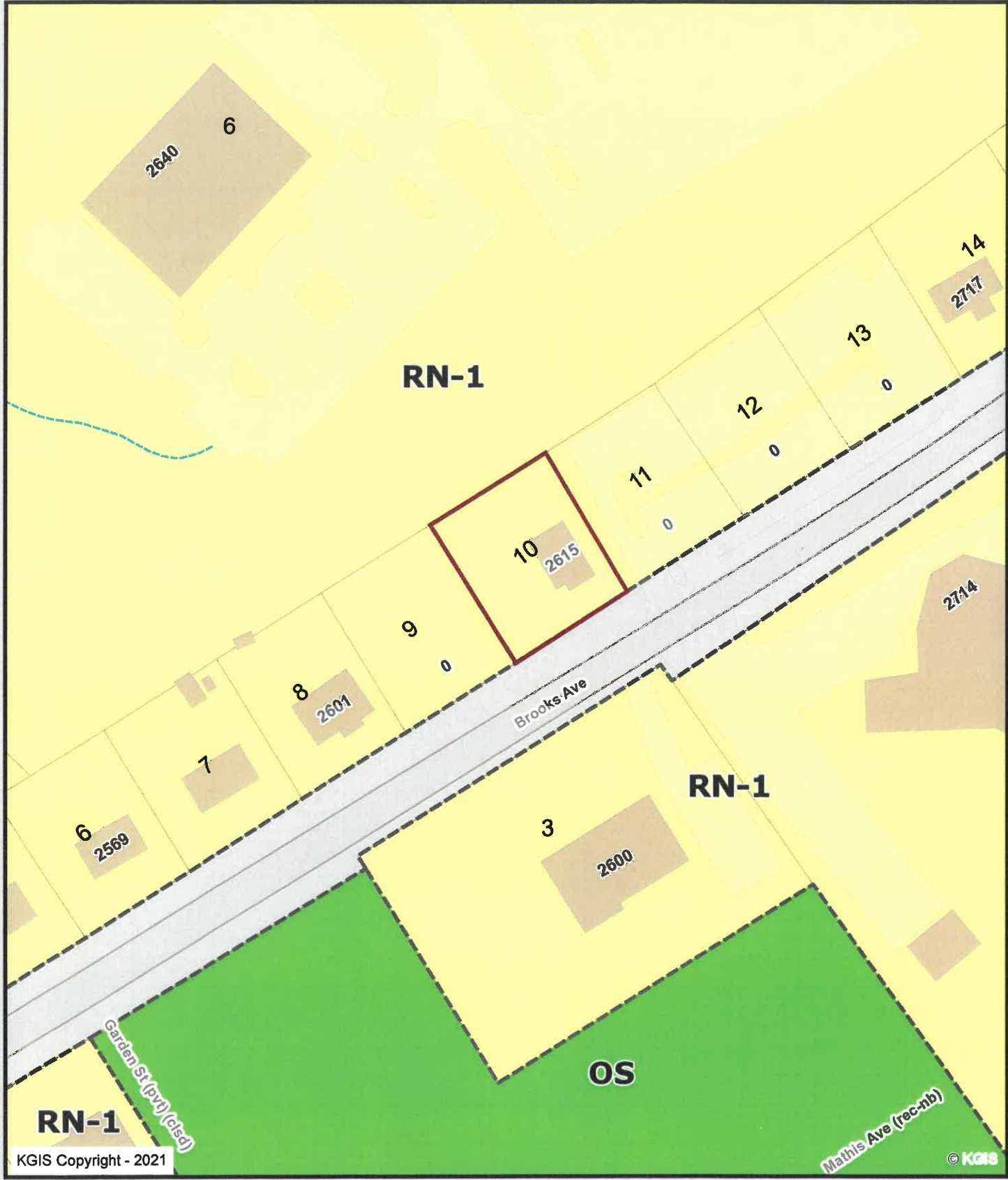
Fee Amount \$250.00

Council District 6

BZA Meeting Date 2/18/21

PLANS REVIEWER Rob Clark

DATE 1/27/21 (revised)



**2615 Brooks Ave.**

2-A-21-VA  
 Anthony Nelson

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



Printed: 2/2/2021 at 11:27:30 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.

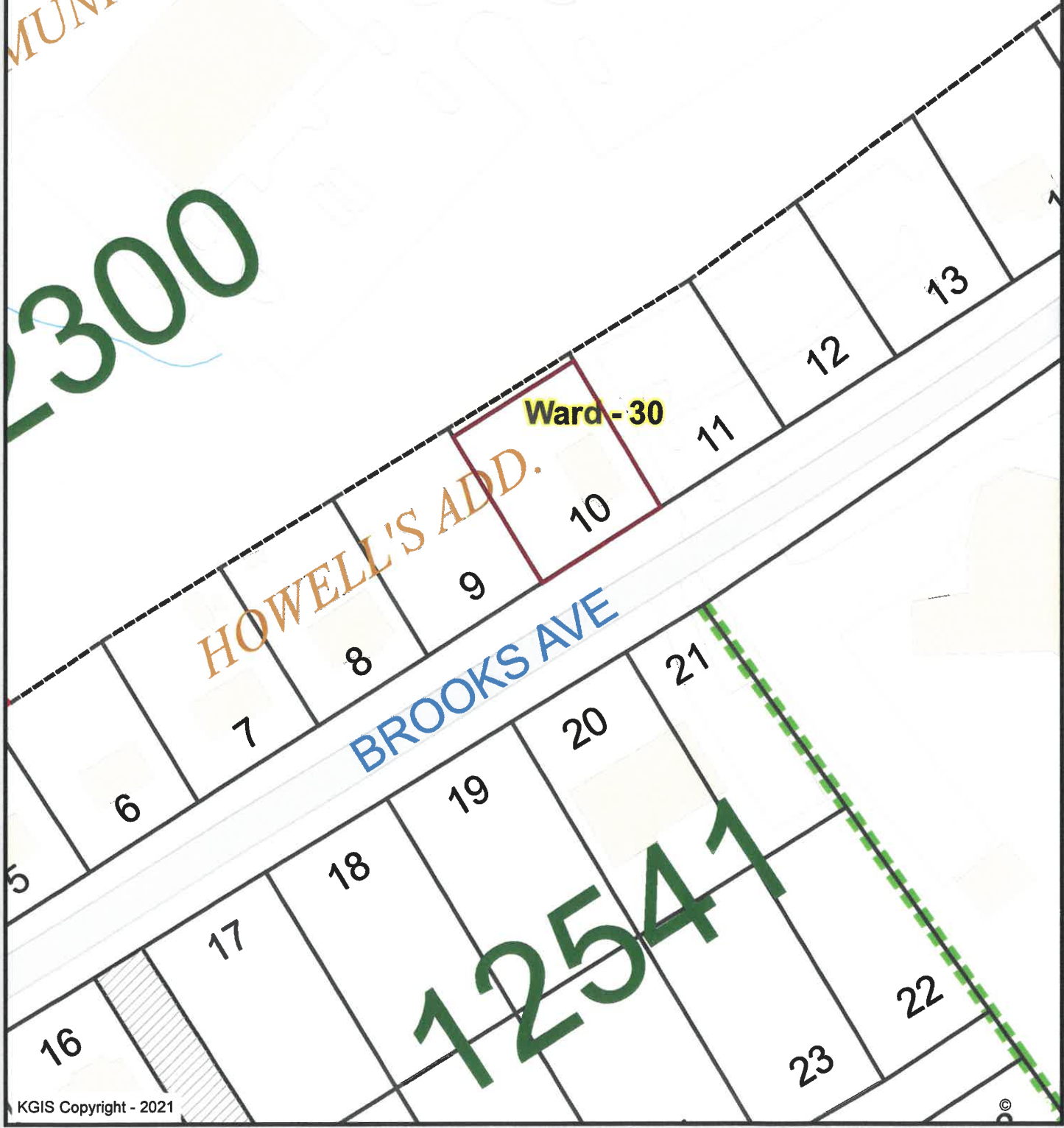
COMMUNITY EVALUATION

12300

HOWELL'S ADD.

BROOKS AVE

Ward - 30



KGIS Copyright - 2021

2615 Brooks Ave.

2-A-21-VA  
Anthony Nelson

Knoxville - Knox County - KUB Geographic Information System



Printed: 2/2/2021 at 11:27:56 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.



KGIS Copyright - 2021

© KCS

**2615 Brooks Ave.**

2-A-21-VA  
Anthony Nelson

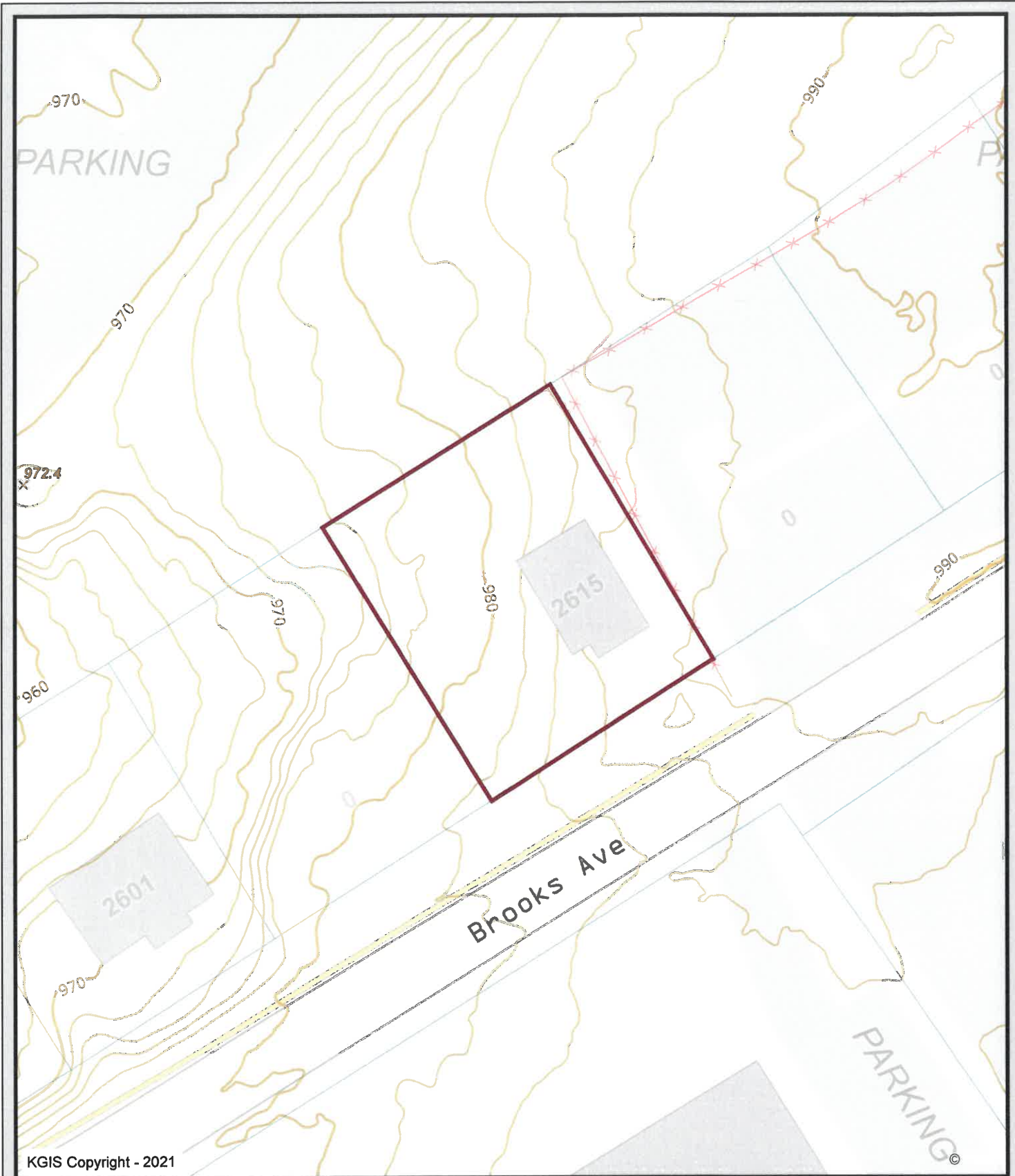
**Knoxville - Knox County - KUB Geographic Information System**



Printed: 2/2/2021 at 11:28:32 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 - 2021

### 2615 Brooks Ave.

2-A-21-VA  
Anthony Nelson

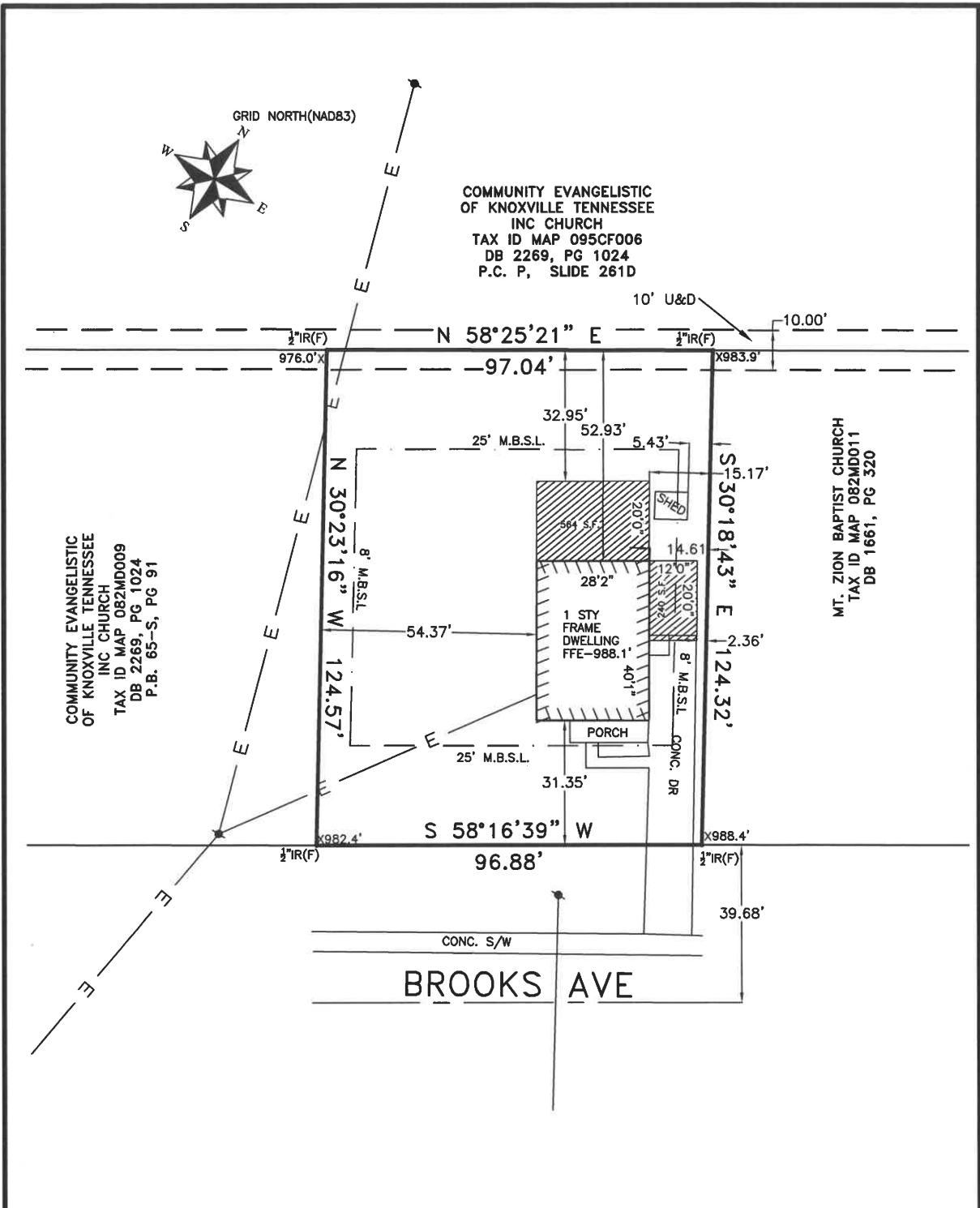
**Knoxville - Knox County - KUB Geographic Information System**



Printed: 2/2/2021 at 11:28:58 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.



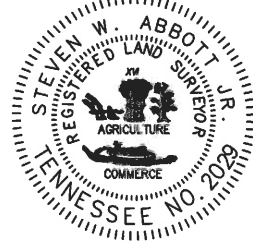
DATE: 12/07/2020

SITE PLAN

DRAWING NUMBER 310920

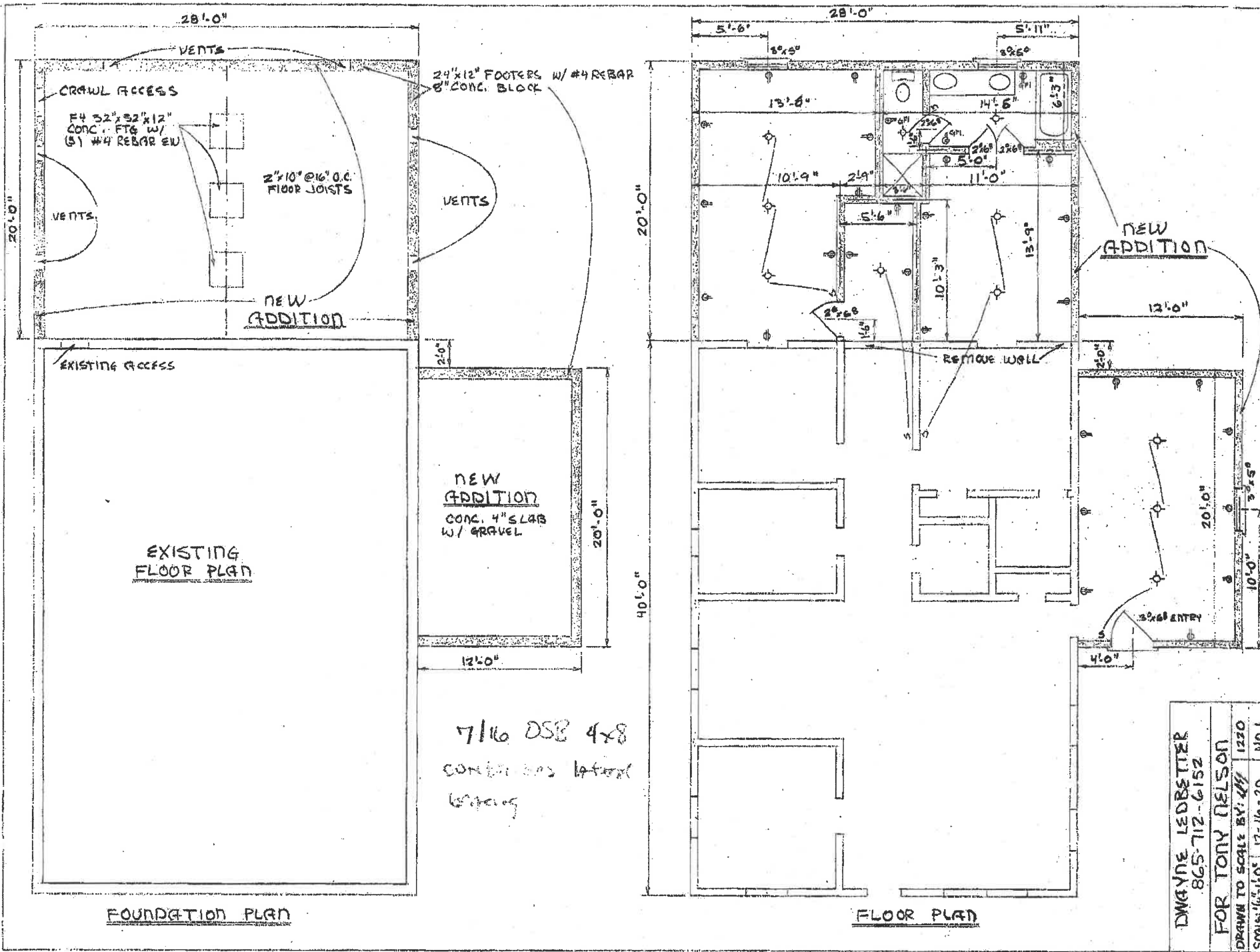
FOR **TAMMY T. & ANTHONY C. TOMS**  
 ADDRESS 2615 BROOKS AVENUE  
 DISTRICT 1st COUNTY KNOX CITY KNOXVILLE STATE TN ZIP 37912  
 LOT NO.10 HOWELLS ADDITION TO BROOKS AVE  
 WARD 30th CITY BLOCK 12300 DRAWN BY SWA  
 MAP CAB. PB 65-S, PG 91  
 TAX MAP 082-M GROUP D PARCEL 010.00  
 WARRANTY DEED BK. 201402030045509  
 MORTGAGE CO.  
 TITLE CO.

SCALE 1" = 30'  
 ABBOTT LAND SURVEYING LLC  
 STEVEN W. ABBOTT JR, RLS  
 1109 E. WOODSHIRE DRIVE  
 KNOXVILLE, TN 37922  
 OFFICE: (865) 671-1149  
 EMAIL: survmap@tds.net



THIS IS TO CERTIFY THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR THE STATE OF TENNESSEE. THIS IS TO CERTIFY THAT ON THE DATE SHOWN, I MADE AN ACCURATE SURVEY OF THE PREMISES SHOWN HEREON USING THE LATEST RECORDED DEED AND OTHER INFORMATION FURNISHED TO ME, THAT THERE ARE NO EASEMENTS, ENCROACHMENTS OR PROJECTIONS EVIDENT OTHER THAN THOSE SHOWN. THE SURVEY WAS DONE UNDER THE AUTHORITY OF TCA 62-18-126; AND THE SURVEY IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-07. THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP AND FOUND THE DESCRIBED NOT TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA.

2-A-21-VA



DWAYNE LEDBETTER  
 865-712-6152  
 FOR TONY NELSON  
 DRAWN TO SCALE BY: *TN* 11/20  
 SCALE: 1/4"=1'-0" 12-16-20 NO. 1

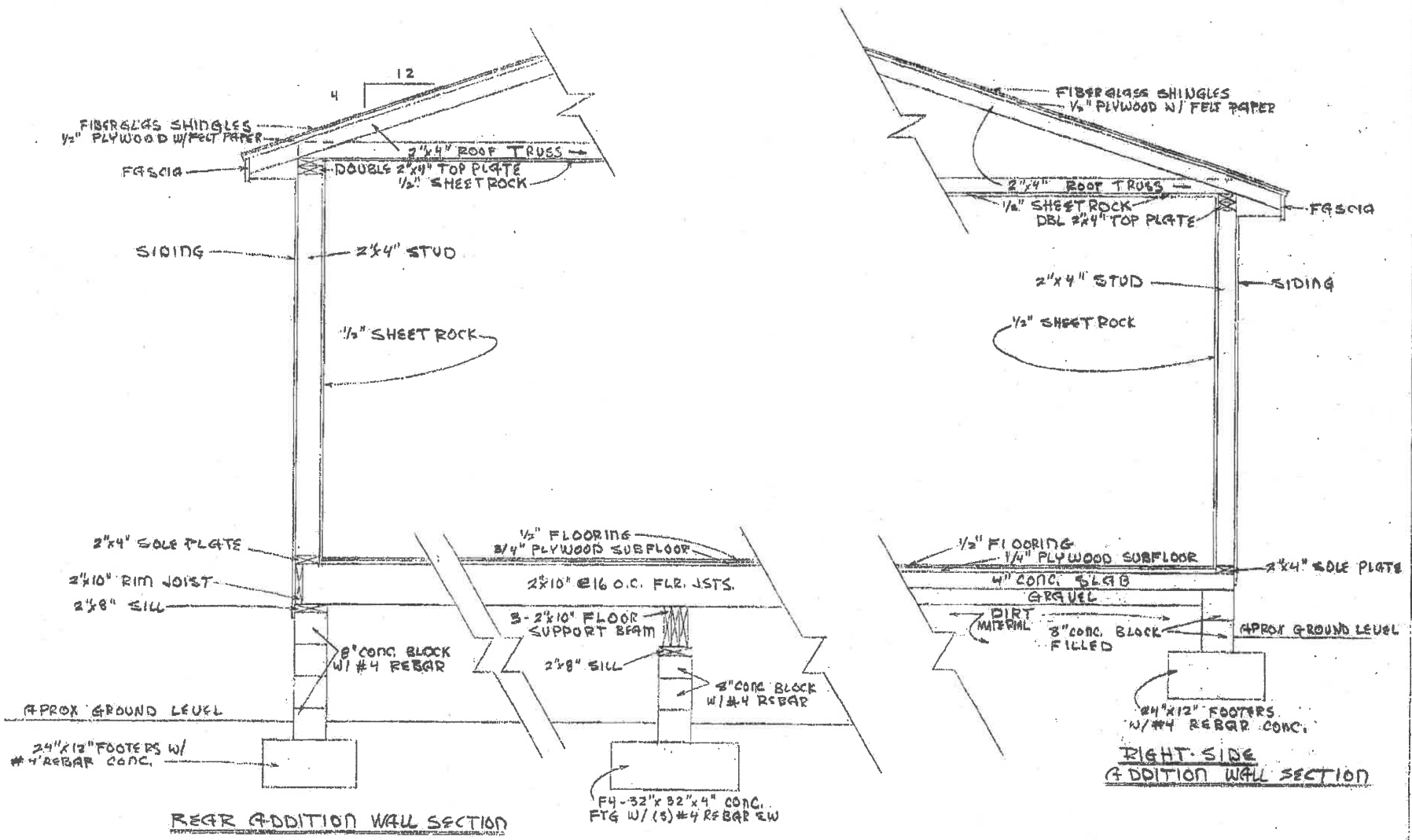
P.2

2A-21-VA



DWAYNE LEDBETTER  
 865-712-6152  
 FOR TONY NELSON  
 DRAWN TO SCALE BY: *LLP* 1220  
 SCALE: 1/4" = 1'-0" 12-17-20 NO. 2

P. 3



REAR ADDITION WALL SECTION

RIGHT-SIDE ADDITION WALL SECTION

2-A-21-VA

< Tammy Toms  
4:59 PM, Jan 13



Save



Share



2-A-21-VA



Tammy Toms

4:59 PM, Jan 13



Save



Share



2-A2U-VA

Tammy Toms  
4:59 PM, Jan 13



Save



Share



2-A-21-VA

File #



# 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>Anthony Nelson</u>	Owner <input type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address <u>5037 Morningstar Ln</u>	Contractor <input checked="" type="checkbox"/>	Modification of Existing Structure <input checked="" type="checkbox"/>
City, State, Zip <u>KNOXV. 11E TN. 37909</u>	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number <u>(865) 384-6109</u>	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Email <u>mphanddesign@gmail.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 2615 Brooks Ave City, State, Zip Knoxville TN 37914  
 See KGIS.org for Parcel 010.00 010.00 and Zoning District 1SE

### 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.**  
 Adding a 12' by 20' addition to the right side of the house, will be placing the addition on the existing driveway. This project will need a variance do to the 8' side by that is required by the city of Knoxville. There will be another addition on the rear of house. These additions are do to the growing of the family in size.

**Describe hardship conditions that apply to this variance.**  
 The hardship of the right side addition is do to possible sink hole on left side of the house not allowing consideration of the left side, causing the right side to be out of compliance with the 8' set back.

### 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 Anthony Nelson DATE 1-13-21

2-A-21-VA