

File # 3-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: John Holmes	Owner <input checked="" type="checkbox"/>	New Structure <input checked="" type="checkbox"/>
Street Address: 5914 Gray Gables Dr	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip: Knoxville, TN 37916	Tenant <input type="checkbox"/>	Off Street Parking <input checked="" type="checkbox"/>
Phone Number: 423-231-4980	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Email: jholmes6@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 : 400 12th St City, State, Zip: Knoxville, TN 37916
 See KGIS.org for Parcel #: 094MB004 and Zoning District: RN-6

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.

Construction of 3 townhouses

- Section 11.7 A.1 - Max number of driveways from 1 to 3.
- Section 11.7 B - Minimum distance between a driveway and intersecting street from 50' to 26'
- Section 11.7 B.2 - Driveway separation distance to 10'

Describe hardship conditions that apply to this variance.

Small lot of record, utility easement to the east, sloping terrain along Bridge ave is the only location to have parking, and the lot is not large enough to build underground parking garage.

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 2/10/21

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BOARD OF ZONING APPEALS APPLICATION

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

Is a plat required? Yes No

Small Lot of record?

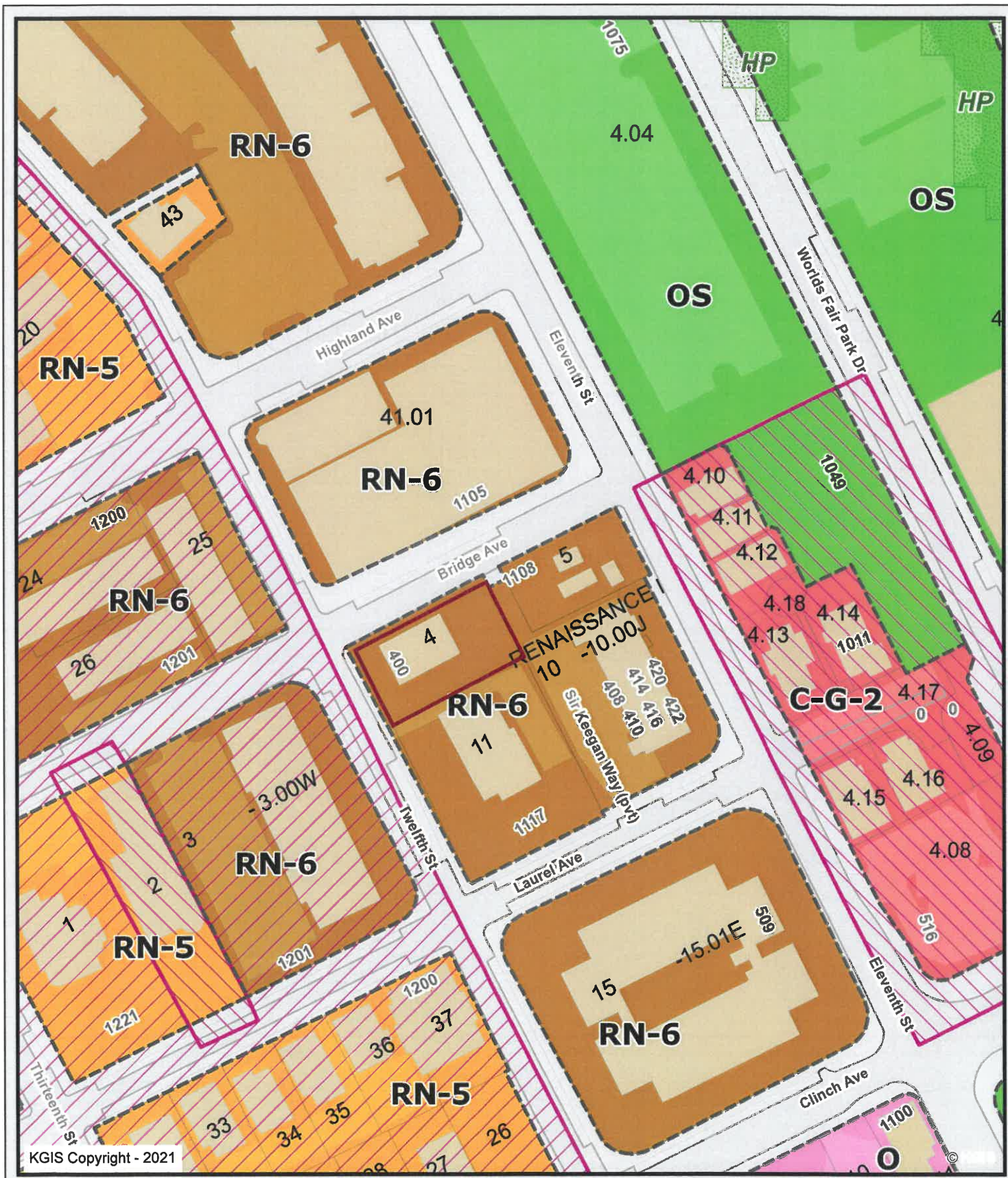
VARIANCE REQUEST(S) WITH ORDINANCE CITATION(S):

1. Increase the maximum number of allowed driveways on a lot's frontage from 1 to 3.
Article 11 Section 7.A.1 Table 11-4
2. Decrease the minimum distance between a driveway and the intersection street from 50 feet to 26.95 feet.
Article 11 Section 7.B Table 11-5
3. Decrease the minimum distance driveways in a development are separated by from 20 feet (width of widest driveway) to 10 feet.
Article 11 Section 7.B.2
4. Reduce the minimum required rear building setback from 25 feet to 10.99 feet.
Article 4, Section 4.3. Table 4-1.

REVISED

PROJECT INFORMATION

Date Filed 2-10-21	Fee Amount \$250.00
Council District 1st	BZA Meeting Date 3-16-21
PLANS REVIEWER Adam Kohntopp/ Scott Elder	DATE 3-1-21 (Revised)



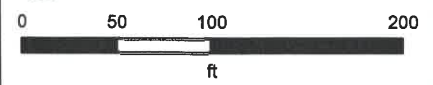
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400 Twelfth St.
 3-A-21-VA
 John Holmes

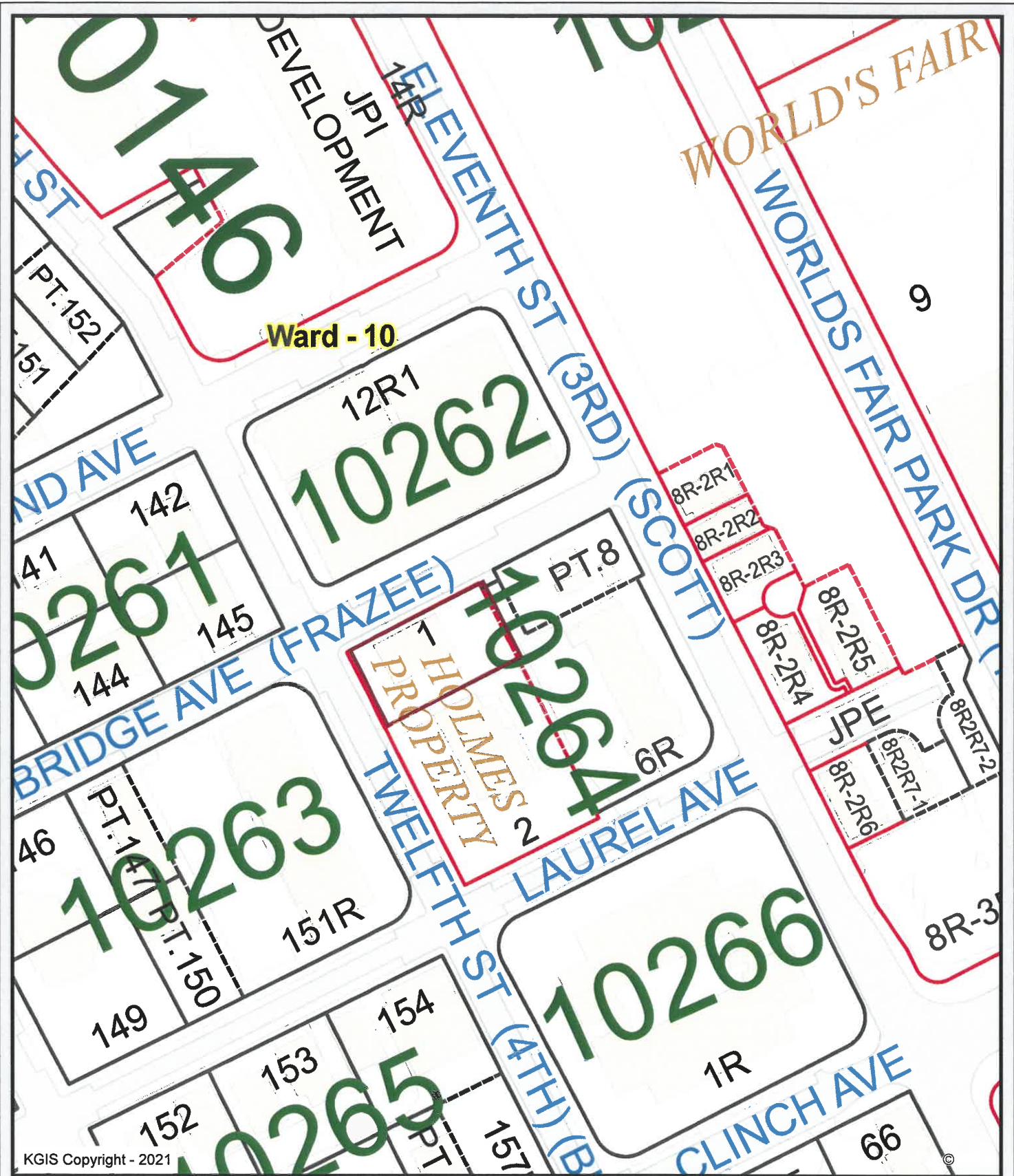
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400 Twelfth St.

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John Holmes

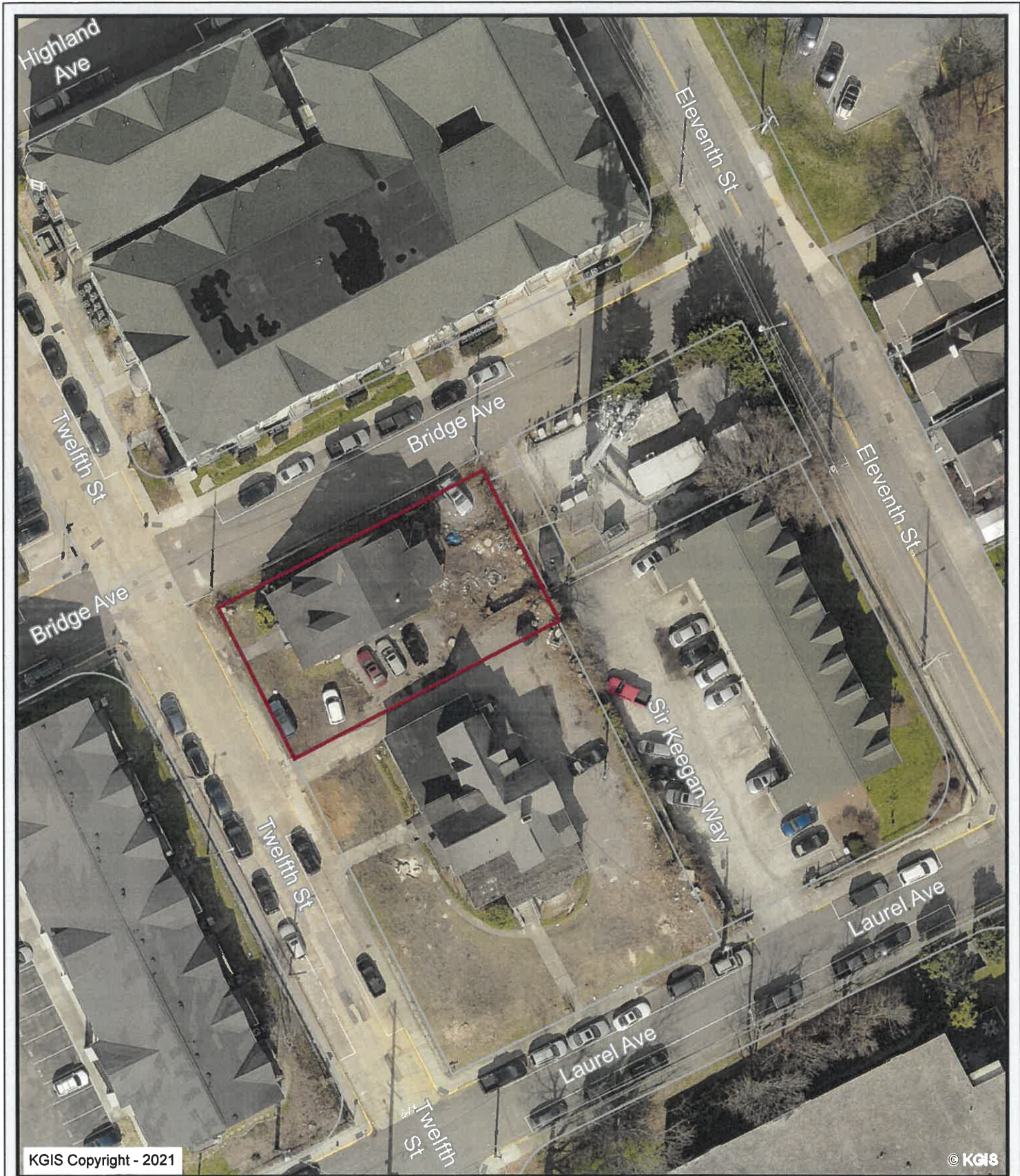
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400 Twelfth St.

3-A-21-VA
John Holmes

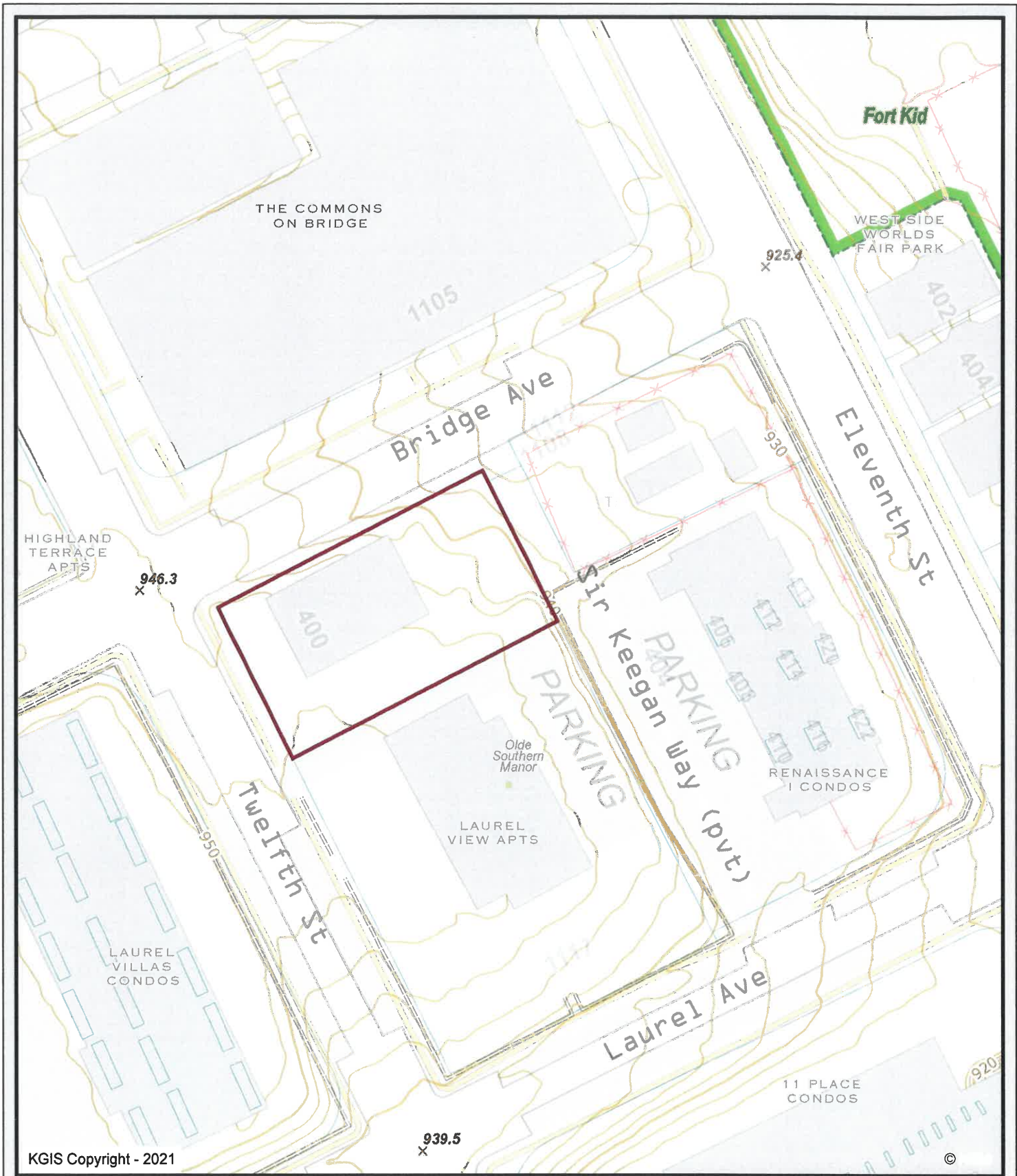
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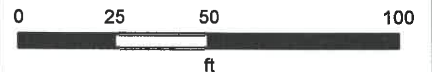
400 Twelfth St.

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John Holmes

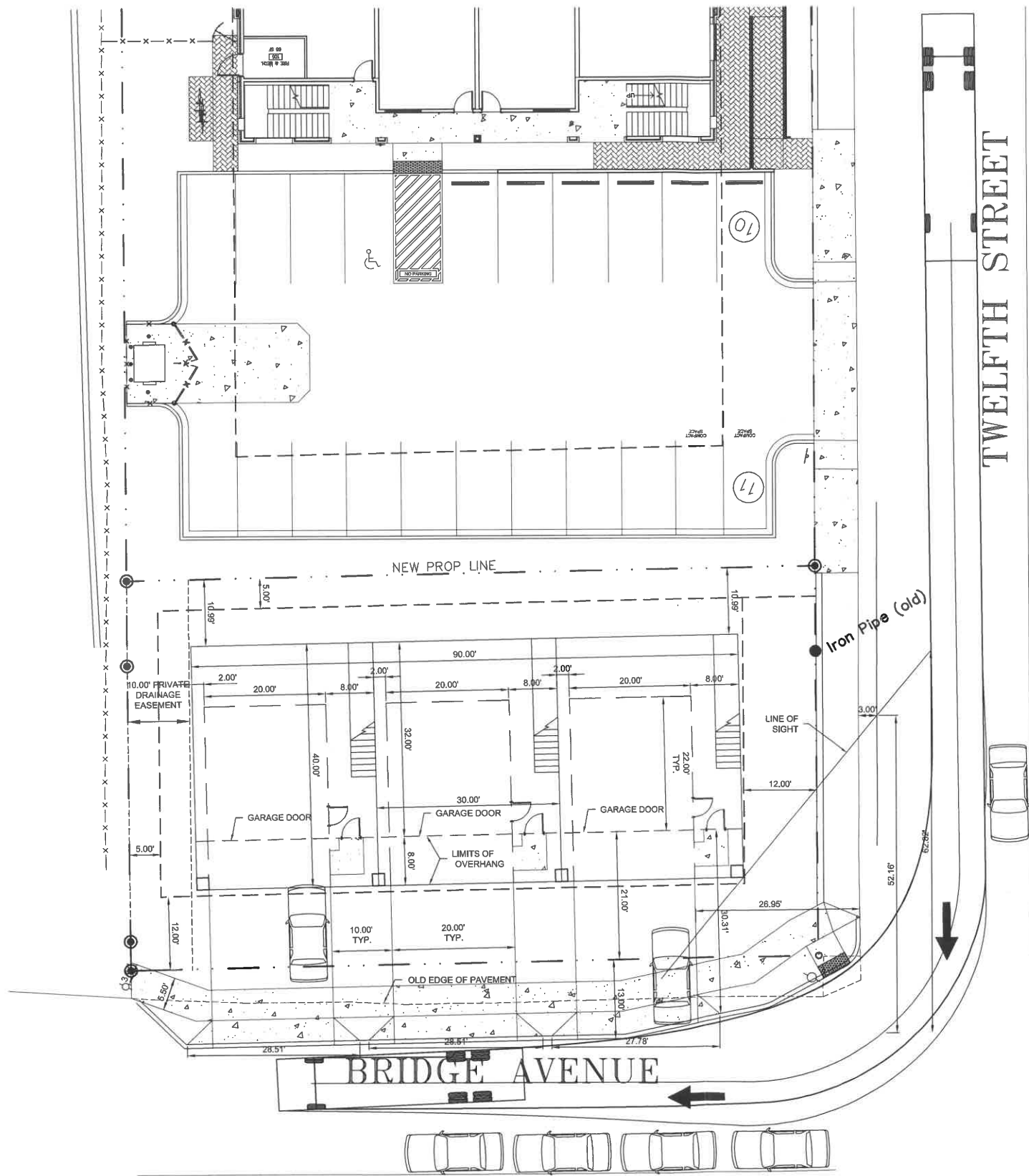
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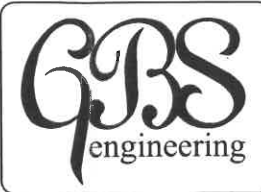
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NOTE:
 BASED ON THE DISTANCE FROM THE CORNER A VEHICLE CAN BE SEEN AS SHOWN (52' - 62') PLUS THE DISTANCE AROUND THE CORNER TO THE DRIVEWAY. A TOTAL OF APPROXIMATELY 85' +/- THE RECOMMENDED STOPPING SIGHT DISTANCE FOR 15 MPH IS 80' (BASED ON TABLE 3-1 OF AASHTO POLICY OF GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, 7TH EDITION.) WE BELIEVE WE ARE PROVIDING ADEQUATE STOPPING DISTANCE.

LOT COVERAGE CALCULATIONS:
 IMPERVIOUS AREA/TOTAL LOT AREA = 4,384.83 SF / 7,239.20 SF = 0.605 OR 60.5%
 70 % ALLOWED

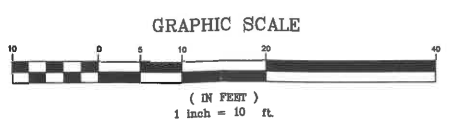
LOT COVERAGE CALCULATIONS:
 BUILDING AREA/TOTAL LOT AREA = 3,600 SF / 7,239.20 SF = 0.4973 OR 49.73%
 50 % ALLOWED



1313 Kalmia Road
 Knoxville, TN 37909
 Phn: 865.566.0185
 Fax: 888.485.7005



CONCEPTUAL SITE PLAN
 Scale: 1" = 10'-0"



REV.	DESCRIPTION	BY	DATE
A	Revised per City Comments	MAB	02/10/2021
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

PROJECT NAME:	Bridge Ave	DRAWN BY:	THF	SHEET NO:
DRAWING TITLE:	Conceptual Site Plan	CHECKED BY:	MAB	CSP1
LOCATION:	400 12th Street Knoxville, TN 37916 Parcel ID 094MB004	FILE NAME:	File-Name	
Owner:	John Holmes	JOB NUMBER:	Job-No	
		ISSUE DATE:	02-05-2021	