

File # 3-C-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: Mr. Earnest G Kidwell | Owner <input checked="" type="checkbox"/> | New Structure <input type="checkbox"/> |
| Street Address: 2205 Paris Road | Contractor <input type="checkbox"/> | Modification of Existing Structure <input type="checkbox"/> |
| City, State, Zip: Knoxville, TN 37912 | Tenant <input type="checkbox"/> | Off Street Parking <input type="checkbox"/> |
| Phone Number: (865)524-4730 | Other <input type="checkbox"/> | Signage <input type="checkbox"/> |
| Email: ekidwell808magnolia@gmail.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 : 2205 Paris Road City, State, Zip: Knoxville TN 37912
 See KGIS.org for Parcel #: 080KC036 and Zoning District: RN-2

VARIANCE REQUIREMENTS

City of Knoxville Zoning Ordinance Article 16.3

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.

Detached garage over 1006 Square Feet exceeds the maximum of 900 Square Feet. Total square feet of all detached structures of 1863 feet and only 1745 feet allowable.

Describe hardship conditions that apply to this variance.

I own several old cars and trucks and use to have them outside under different colored tarps and built this garage to keep them inside and out of the weather. Also it looked bad with different colored tarps over them.

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 Mr. Earnest G. Kidwell DATE 02/11/2021



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 permitted building coverage of a single detached accessory structure from 900 square feet to 1,006 square feet for a detached garage in an RN-2 zoning district. (Article 10, Section 10.3.A.6).
- 2) Increase the maximum combined building coverage for all detached accessory structures from 1,745 square feet to 1,863 square feet. (Article 10, Section 10.3.A.6).
- 3) Reduce the rear setback of a detached accessory structure from 5' to 4.3'. (Article 10, Section 10.3.A.5)

REVISED

PROJECT INFORMATION

Date Filed 2/15/2021

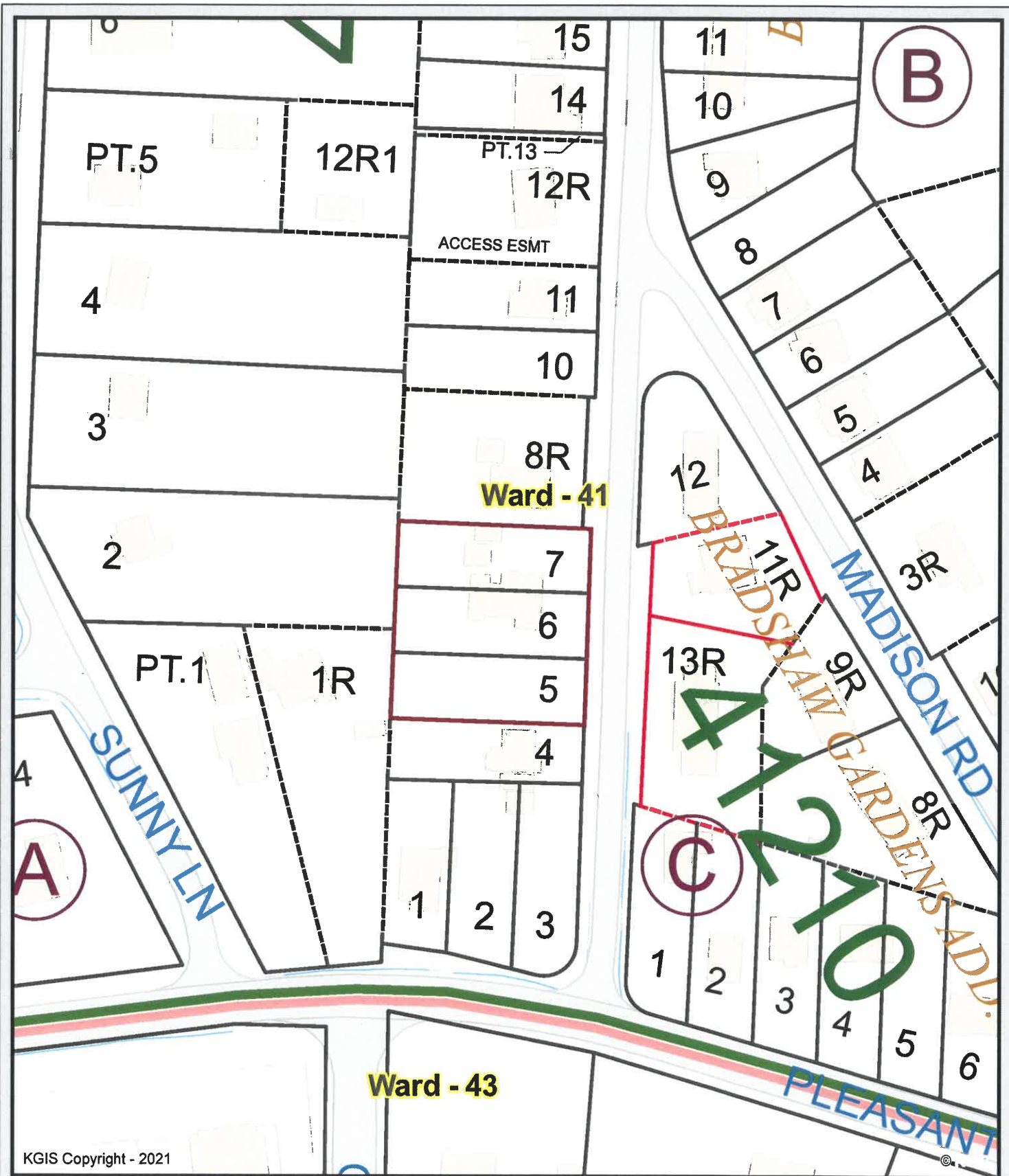
Fee Amount \$250

Council District 5

BZA Meeting Date 3/18/2021

PLANS REVIEWER J Van Horn

DATE 2/15/2021



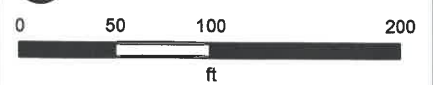
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3-C-21-VA
Earnest G. Kidwell

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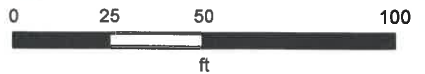
3-C-21-VA

Earnest G. Kidwell

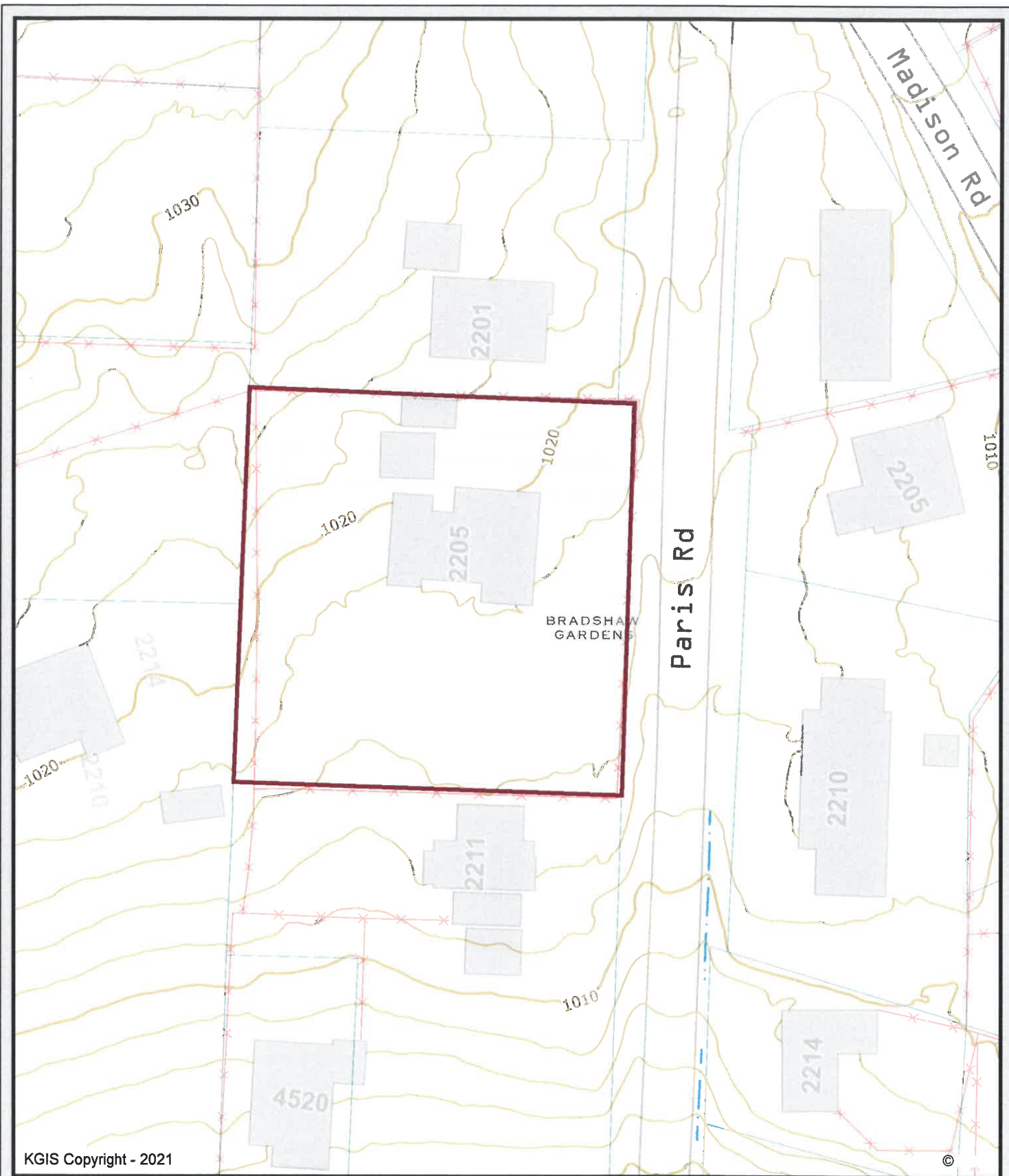
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Certificate of Ownership and General Dedication.

(I, We), the undersigned owner(s) of the property shown herein, hereby adopt this as (my, our) plan of subdivision and dedicate the same as shown to the public use forever and hereby certify that (I am, we are) the owner(s) in fee simple of the property, and as property owner(s) have an unrestricted right to dedicate right-of-way and/or ground easement as shown on this plat.

Owner(s) Name Printed: _____
 Signature: _____ Date: _____
 Owner(s) Name Printed: _____
 Signature: _____ Date: _____

Owner Certification for Public Sewer and Water Service - Minor Subdivisions

(I, We) the undersigned owner(s) of the property shown herein understand that it is our responsibility to verify with the Utility Provider the availability of public sewer and water systems in the vicinity of the lot(s) and to pay for the installation of the required connections.

Owner(s) Name Printed: _____
 Signature: _____ Date: _____
 Owner(s) Name Printed: _____
 Signature: _____ Date: _____

In the City of Knoxville and Served Areas of Knox County

This is to certify that the subdivision shown herein is approved subject to the installation of sanitary sewer and treatment facilities, and that such installation shall be in accordance with state and local regulations.
 Knox County Health Department
 Date: _____

Certification of Approval of Public Sanitary Sewer System - Minor Subdivisions

This is to certify that the subdivision shown herein is approved subject to the installation of public sanitary sewer and treatment facilities, and that such installation shall be in accordance with State and local regulations.

It is the responsibility of the property owner to verify with the Utility Provider the availability of sanitary sewers in the vicinity of the lot(s) and to pay for the installation of the required connections.

Utility Provider: _____
 Authorized Signature for Utility: _____ Date: _____

Certification of Approval of Public Water System - Minor Subdivisions

This is to certify that the subdivision shown herein is approved subject to the installation of a public water system, and that such installation shall be in accordance with State and local regulations.

It is the responsibility of the property owner to verify with the Utility Provider the availability of water system in the vicinity of the lot(s) and to pay for the installation of the required connections.

Utility Provider: _____
 Authorized Signature for Utility: _____ Date: _____

Taxes and Assessments

This is to certify that all property taxes and assessments due on this property have been paid.
 City Tax Clerk: _____

Signed: _____ Date: _____
 Knox County Trustee:
 Signed: _____ Date: _____

Planning Staff Certification of Approval for Recording - Final Plat

This is to certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, with the exception of any variances and waivers noted on this plat, and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds. Pursuant to Section 13-3-405 of Tennessee Code, Annotated, the approval of this plat by the Planning Commission shall not be deemed to constitute or effect an acceptance by the City of Knoxville or Knox County of the dedication of any street or other ground upon the plat.

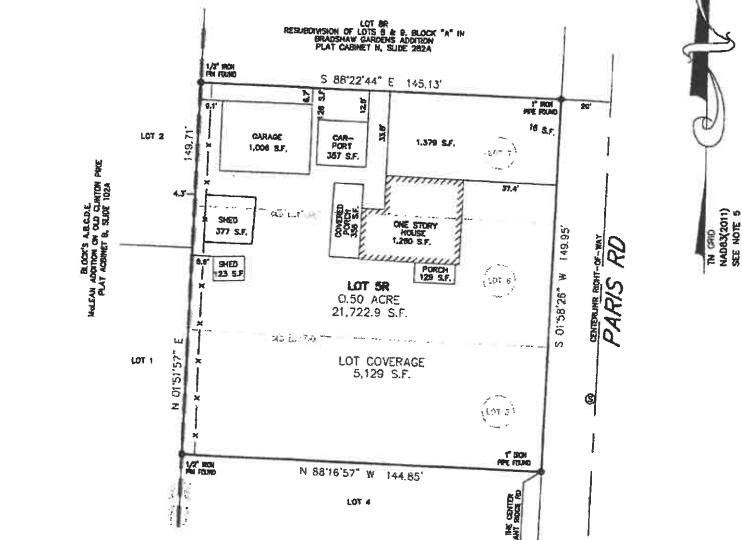
Signed: _____ Date: _____

State of _____ County of _____
 On this _____ day of _____, 20____
 Before me personally appeared _____ to me known to be the person described in, and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.
 Witness my hand and notarial seal, this day and year above.
 Written _____ Notary
 My Commission expires _____ Seal

Knox County Property Assessor Date: _____

LEGEND:

- IRON PIN AND CAP SET ○
- IRON PIN FOUND ⊙
- UTILITY POLE ⊕
- MANHOLE ⊕
- WATER METER ⊕
- EDGE PAVEMENT ⊕
- SEWER LINE ⊕
- FENCE ⊕



- NOTES:**
- PROPERTY IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE WORK WAS FURNISHED TO THE SURVEYOR PRIOR TO THE SURVEY.
 - UTILITIES SHOWN WERE LOCATED FROM ACTUAL FIELD EVIDENCE. OTHER UTILITIES MAY EXIST AND NOT BE SHOWN OR VARY FROM INSIDE SHOWING. NO GUARANTEE IS EXPRESSED ON IMPLIED SURFACE.
 - NEW CONSTRUCTION MUST CONFORM TO ALL LOCAL ZONING REGULATIONS.
 - UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY AND FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL EXTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.
 - QUALITY OF WORK IS BASED ON GLOBAL POSITIONING SYSTEM DATA COLLECTED IN REAL TIME USING THE TENNESSEE GEODETIC REFERENCE NETWORK, AN ORDER 9 GEODETIC ACCURACY, RELATIVE TO THE NATIONAL GEODETIC SURVEY NAD83(2011). DISTANCES HAVE NOT BEEN REDUCED TO HELL.
 - THIS PROPERTY CONTAINS 21,722.9 S.F. (0.50 ACRE) INTO ONE LOT.
 - ALL OR PART OF THIS SURVEY WAS PERFORMED USING A DUAL FREQUENCY TOPCON HPC900R GPS RECEIVER, MODEL #R0808-01, WITH AN ORDER 9 GEODETIC ACCURACY, RELATIVE TO THE NATIONAL GEODETIC SURVEY NAD83(2011). DISTANCES HAVE NOT BEEN REDUCED TO HELL.
 - THE APPROVAL OF THIS PLAT DOES NOT INCREASE ANY ZONING NON-COMPLIANCE FOR THE EXISTING STRUCTURES ON THE PROPERTY NOR DOES IT CHANGE THE NON-COMPLIANCE STATUS OF THE STRUCTURES. DOCUMENTATION AS TO THE LEGAL STATUS OF THE STRUCTURES ON VARIANCES FROM THE BOARD OF ZONING APPEALS MAY BE REQUIRED AT SOME LATER DATE FOR PERMIT APPLICATIONS OR OTHER DEVELOPMENT APPROVALS.
 - THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1 IN 10,000 AS SHOWN HEREON.
 - THIS PROPERTY IS NOT LOCATED WITHIN 200 FEET OF AN APPROVED CITY OF KNOXVILLE SURVEY CONTROL MONUMENT.

TN 0500
 NAD83(2011)
 SEE NOTE 9

Certification by the Knoxville Department of Engineering
 All final plats within the City of Knoxville shall be certified by the Knoxville Department of Engineering prior to final certification by the Planning Commission and shall be included on the plat as follows:

City of Knoxville Department of Engineering
 The Knoxville Department of Engineering hereby approves this plat on this the _____ day of _____, 20____.
 Engineering Director _____

Certification of Final Plat - All Indicated Markers, Monuments and Benchmarks Set

I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I further certify that this plat and accompanying drawings, documents, and statements conform to the best of my knowledge, to all applicable provisions of the Knoxville/Knox County Subdivision Regulations except as has been identified, described and justified in a report filed with the Planning Commission, or for variances and waivers which have been approved as identified on the final plat. The indicated permanent reference markers and monuments, benchmarks and property monuments were in place on the _____ day of _____, 20____.
 Registered Land Surveyor: _____
 Tennessee License No.: _____
 Date: _____

BY EXCEPTING THIS PLAT, THE CITY ENGINEERING DEPARTMENT HEREBY APPROVES THE FOLLOWING WAIVERS:
 1. TO REDUCE/REMOVE THE STANDARD DRAWING AND UTILITY easements FROM 5 FEET, AS TYPICALLY REQUIRED, TO 4.5 FEET ALONG THE WESTERN PROPERTY LINE.

Certification of No Recorded Easements

This is to certify that there are no known recorded drainage or utility easements on lot line(s) being eliminated on this subdivision plat.

Registered Land Surveyor: _____
 Tennessee License No.: _____
 Date: _____

Certification of Category and Accuracy of Survey

I hereby certify that this survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.

Registered Land Surveyor: _____
 Tennessee License No.: _____
 Date: _____

FINAL PLAT OF RESUBDIVISION OF LOTS 5, 6 & 7 BRADSHAW GARDENS, FIRST UNIT

LOCATION: TAX I.D. # 080K036
 WARD 41, CITY BLOCK 41200
 CITY OF KNOXVILLE
 5TH CIVIL DISTRICT
 KNOX COUNTY, TENNESSEE
 DEED REF: DEED BOOK 1556, PAGE 300
 PLAT REF: PLAT CABINET A, SLIDE 2980
 DATE: 12/11/20 SCALE 1"=30'

ACRE by ACRE SURVEYING
 P.O. BOX 18458
 KNOXVILLE, TN 37928-2435
 PHONE (865) 686-0696
 EMAIL: aumt@acrebyacresurveying.net

DRAWING # 20254

OWNER:
 EARNEST GILBERT KIDWELL AND
 STEVEN A. KIDWELL
 2205 PARIS RD
 KNOXVILLE, TN 37912
 865-324-4730