

File #

5-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

Name: ADAM SCHMEING  
 Street Address: 6619 CROSSGATE DRIVE  
 City, State, Zip: KNOXVILLE, TN 37912  
 Phone Number: 865-859-0929  
 Email: ADAM@ASLANDSURVEY.COM

### APPLICANT IS:

Owner   
 Contractor   
 Tenant   
 Other

### THIS PROPOSAL PERTAINS TO:

New Structure   
 Modification of Existing Structure   
 Off Street Parking   
 Signage   
 Other: MINIMUM LOT WIDTH

### 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: ~~0 LUCERNE LANE~~ 5826 Lucerne Lane City, State, Zip: KNOXVILLE, TN, 37921  
 See KGIS.org for Parcel #: 092MB01601 and Zoning District: RN-1

### 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.

Owner would like to record a 1 lot subdivision of this parcel. The current property alignment has a front width of 44.31 feet. This existing lot will need a variance from the minimum lot width of 75 feet in order to be recorded.

Describe hardship conditions that apply to this variance.

This is a current lot of record. Without this variance the plat will not be able to be recorded.

### 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

3/19/21

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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):**

Reduce the minimum required lot width in an RN-1 zoning district from 75 feet to 62.03 feet. Per Article 4, Section 4.3 Table 4-1.

**PROJECT INFORMATION**

Date Filed 3-19-21

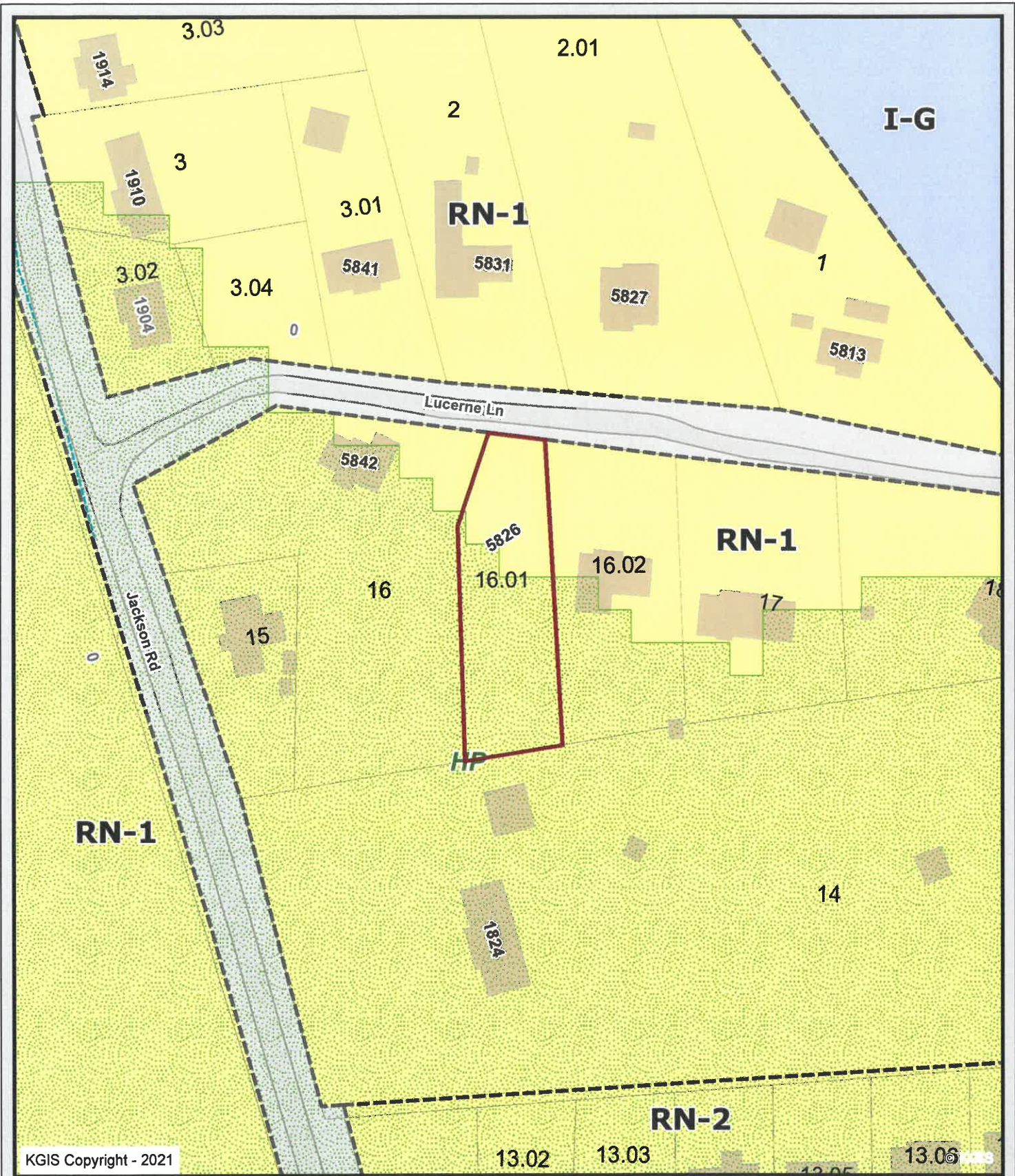
Fee Amount \$250.00

Council District 3rd

BZA Meeting Date 5-18-21

PLANS REVIEWER Scott Elder

DATE 4-16-21



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### 5826 Lucerne Lane

5-A-21-VA  
Adam Schmeing

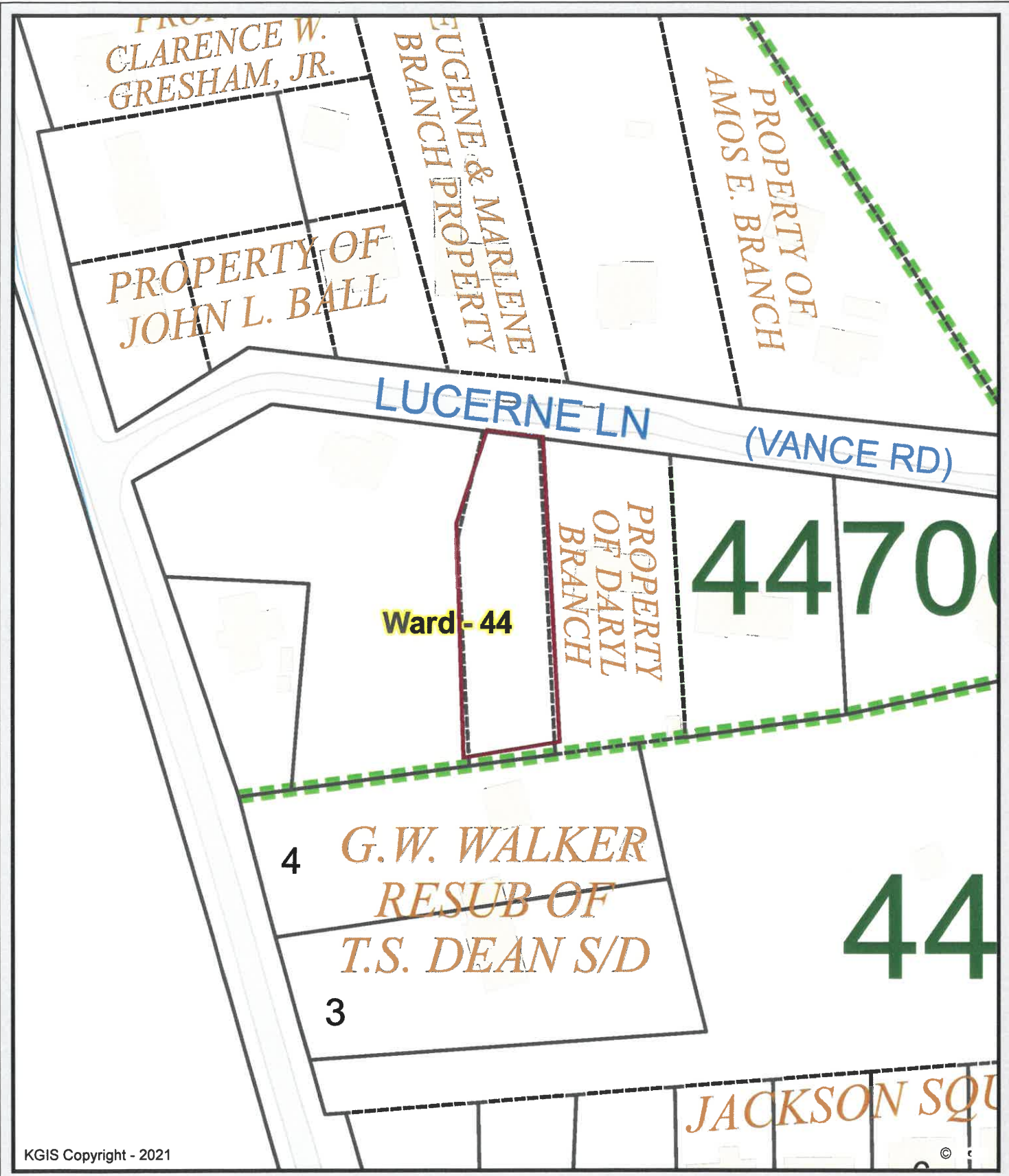
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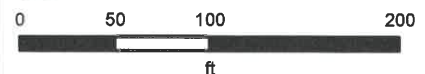
5826 Lucerne Lane

5-A-21-VA  
Adam Schmeing

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**5826 Lucerne Lane**

5-A-21-VA

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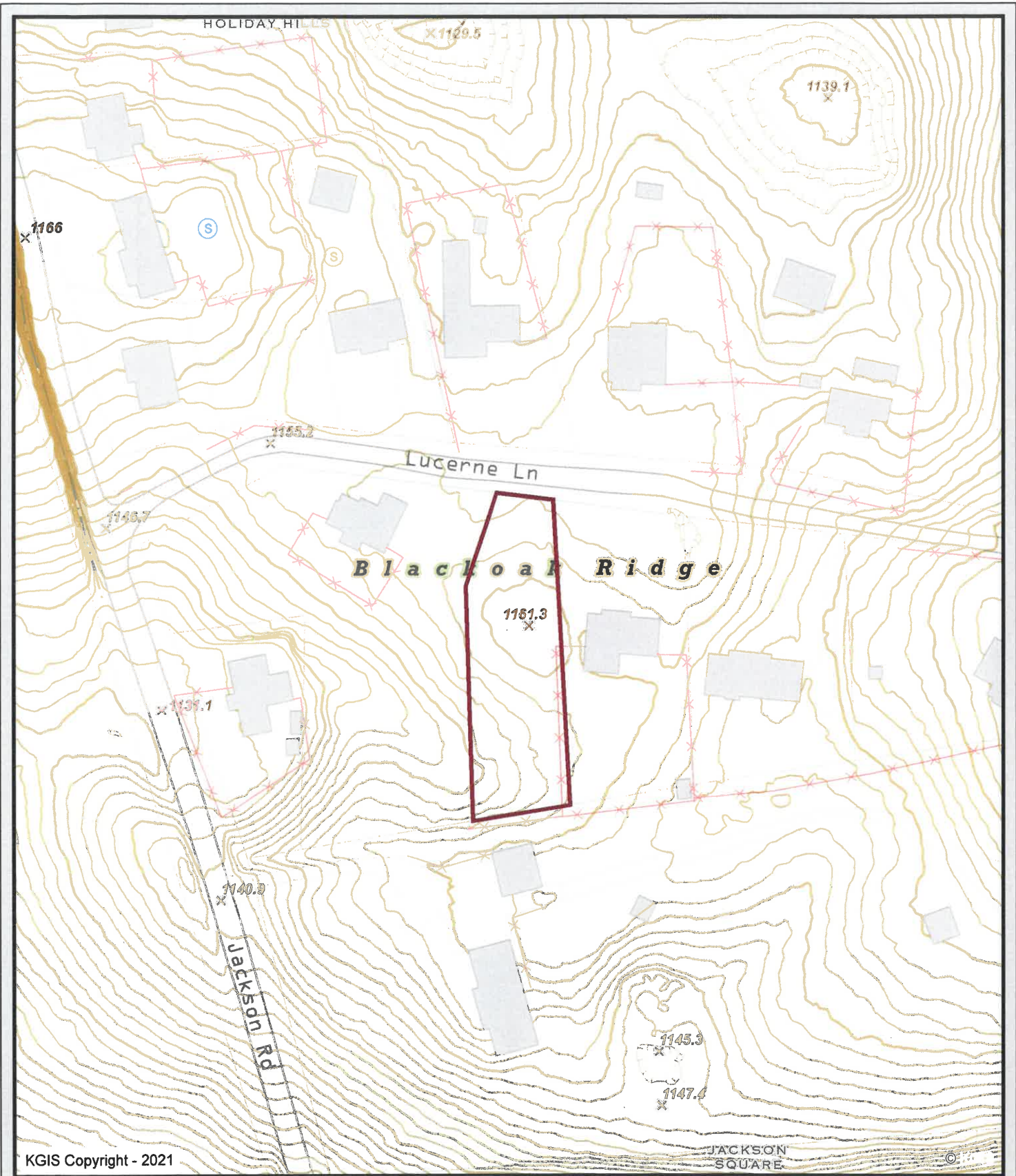
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**5826 Lucerne Ln.**

5-A-21-VA

Adam Schmeing

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# TEMPORARY ADDRESS



**Knoxville - Knox County Planning**  
City County Building  
400 Main Street, Suite 403  
Knoxville, TN 37902

P: (865) 215-2507 F: (865) 215-2237  
Email: [addressing@knoxplanning.org](mailto:addressing@knoxplanning.org)  
Web: [www.knoxplanning.org/addressing](http://www.knoxplanning.org/addressing)

## APPLICANT INFORMATION

Applicant Name: <b>Adam Schmeing</b>	Company:
Primary Phone: <b>859.391.2601</b>	Fax:
Secondary Phone:	Email: <b>adam@aslandsurvey.com</b>

## SITE INFORMATION

ADDRESS INFORMATION					
Address					
Use Type: <b>UNUSED LAND</b>	Site Name: <b>TEMPORARY ADDRESS</b>				
PARCEL INFORMATION					
Map Number: <b>92</b>	Parcel Insert: <b>M</b>	Parcel Group: <b>B</b>	Parcel: <b>16.01</b>	Full Parcel ID: <b>092MB01601</b>	Owner: <b>RAINIER SERVICES</b>
SUBDIVISION INFORMATION					
Subdivision Name: <b>LUCERNE SITE</b>			Unit:	Phase:	
Block:	Lot:	Site Plan:			

Comments: **Address needed for a city variance request. See plat 2-AA-21. Note, address may be changed after plat is recorded.**

## TEMPORARY ADDRESS

Address Number: <b>5826</b>	Street Name: <b>LUCERNE LN</b>	Subaddress:	
Certified By: <b>Andrea Kupfer</b>	Phone Number: <b>(865) 215-3797</b>	Certificate Date: <b>4/13/2021 11:17:05 AM</b>	Certificate Number: <b>75944</b>

# TEMPORARY

*Temporary address should not be used for legal documents, mail, or utility connections.*

*A site plan must be submitted to Planning for an official address.*

*An official address may be required before a building permit or occupancy permit is issued.*



*Andrea Kupfer*

