

File #

5-AA-21-YA



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: Benchmark Associates, Inc.	Owner <input type="checkbox"/>	New Structure <input checked="" type="checkbox"/>
Street Address: PO Box 23892	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip: Knoxville, Tennessee 37933	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number: 865-692-4090	Other <input checked="" type="checkbox"/>	Signage <input type="checkbox"/>
Email: bmoorman@bma-ls.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 : 301 & 303 Tania Lane City, State, Zip: Knoxville, TN 37920
 See KGIS.org for Parcel #: 124HG023 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.

We attempted to file for a Use-on-Review with Knoxville/Knox County Planning to place a duplex on the lot. We were advised that we had to file for a variance first, due to the minimum lot size for the RN-1 zone being 15,000 sq. ft. Our lot was platted in 1948 at approximately 14,800 sq. ft.

Describe hardship conditions that apply to this variance.

Existing condition due to lot being platted at 14,800 sq. ft. in 1948.

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 Benjamin J. Moorman

DATE 19 April 2021

File # 5-AA-21-VA



BOARD OF ZONING APPEALS APPLICATION

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

Is a plat required? Yes No

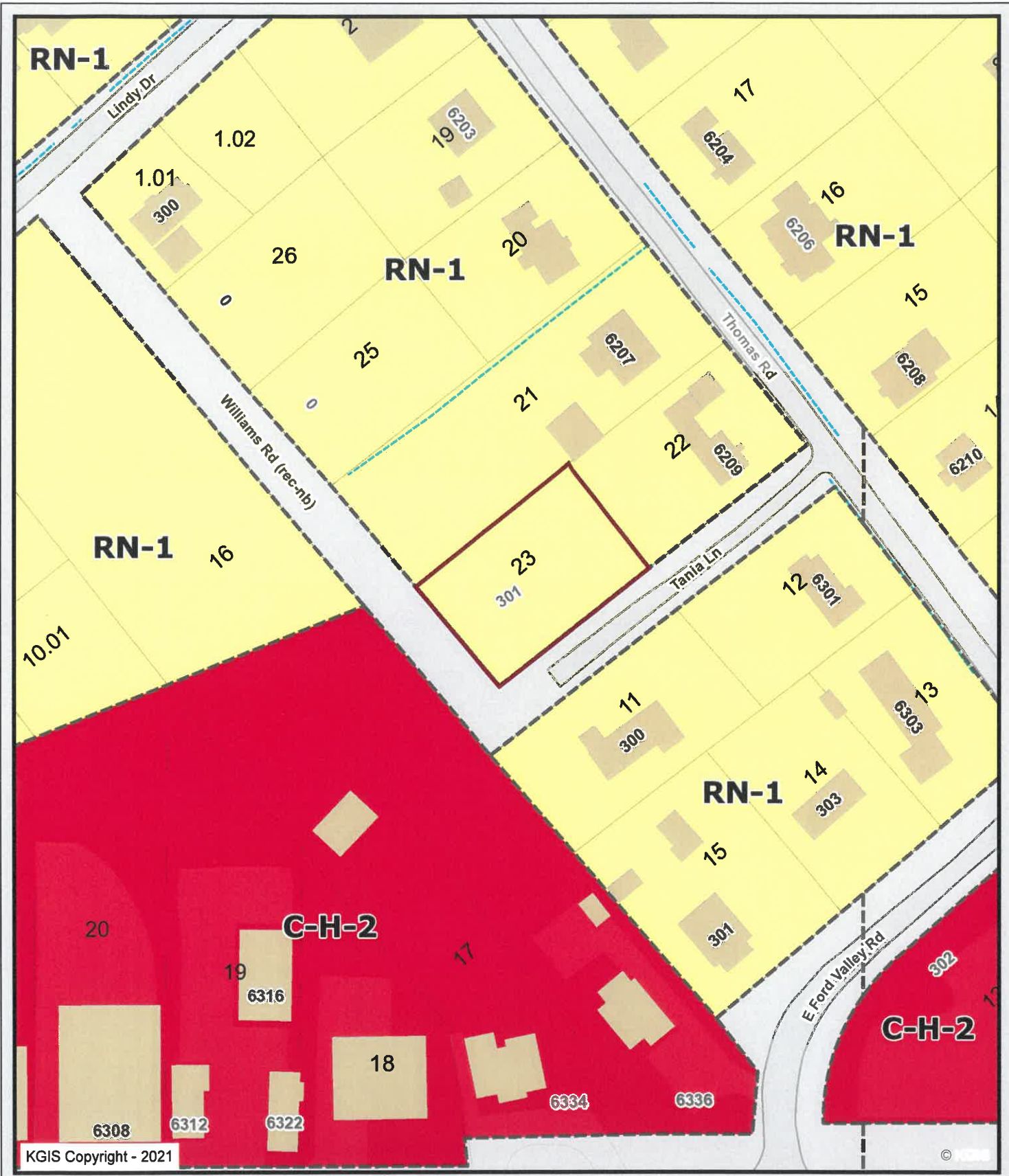
Small Lot of record?

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

Reduce the minimum required lot size for a duplex in an RN-1 zoning district from 15,000 square feet to 14,893 square feet. Per Article 4, Section 4.3. Table 4-1.

PROJECT INFORMATION

Date Filed 4-8-21	Fee Amount \$250.00
Council District 1st	BZA Meeting Date 5-18-21
PLANS REVIEWER Scott Elder	DATE 4-8-21



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301 Tania Ln.
 5-AA-21-VA
 Benchmark Associates, Inc.

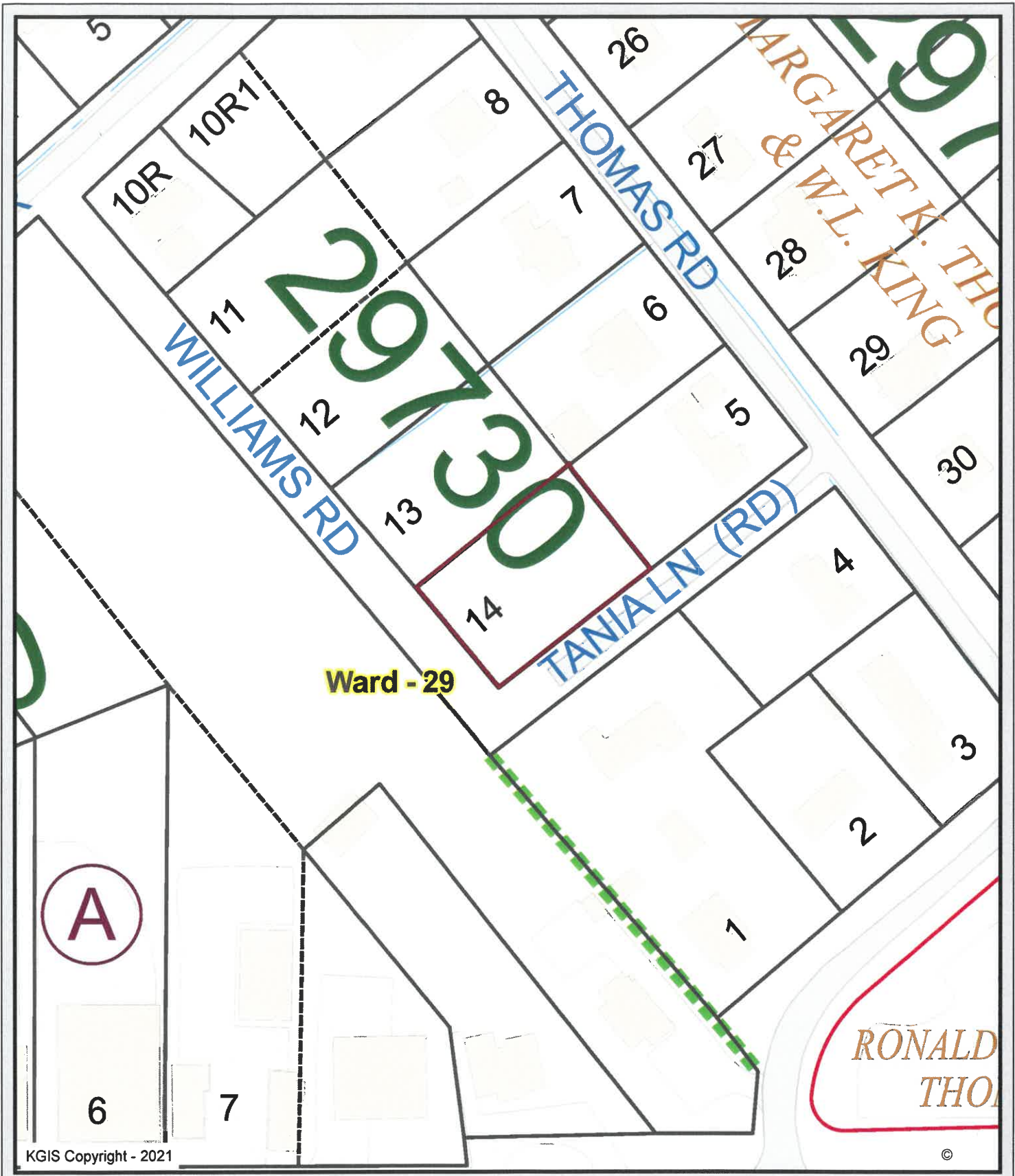
Knoxville - Knox County - KUB Geographic Information System



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301 Tania Ln.

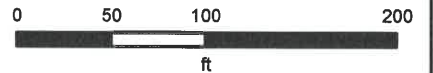
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301 Tania Ln.

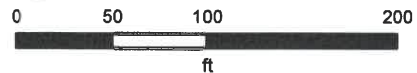
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Benchmark Associates, Inc.

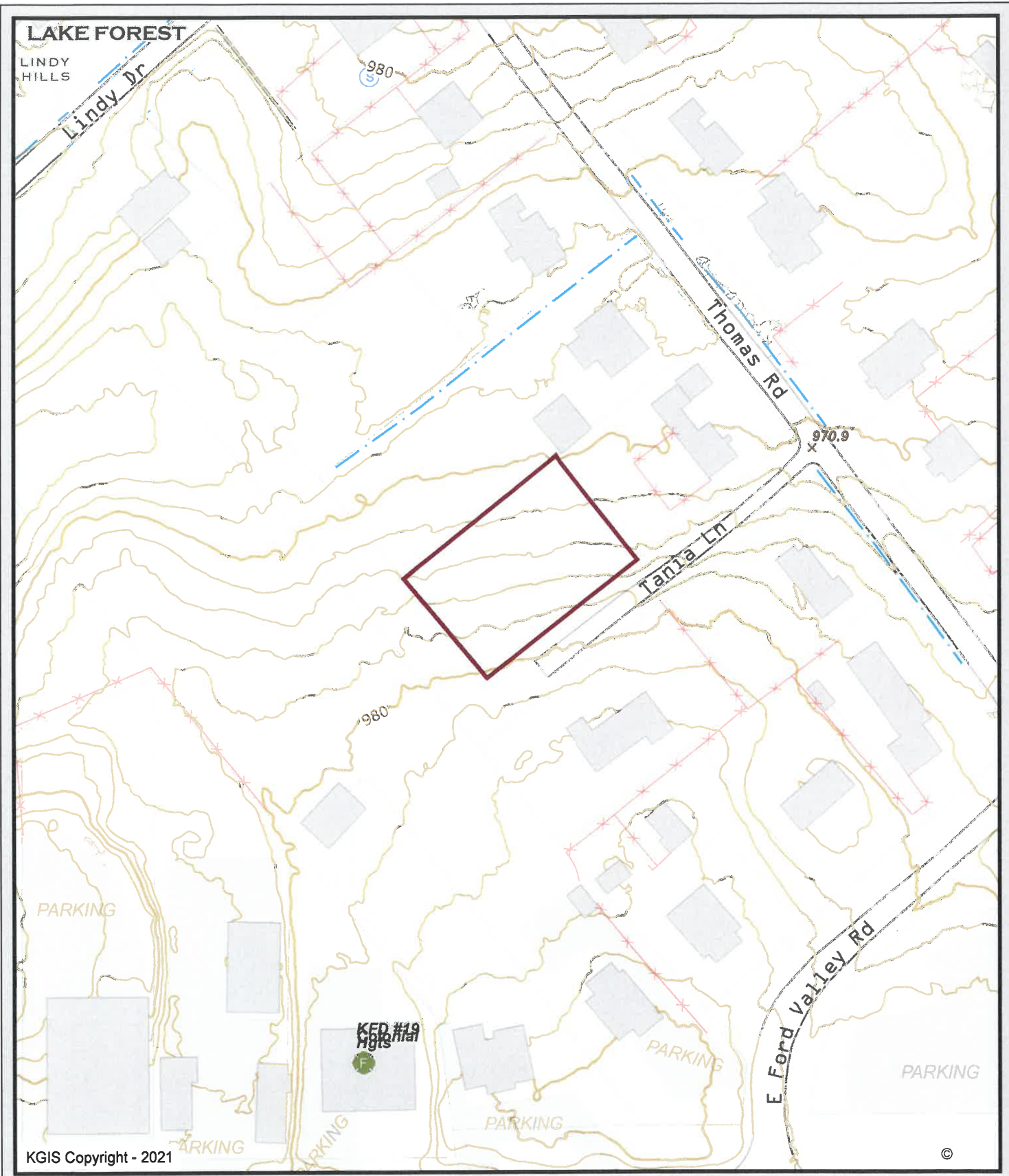
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301 Tania Ln.

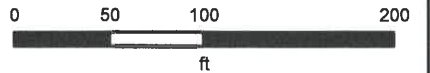
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TEMPORARY ADDRESS



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
Web: www.knoxplanning.org/addressing

APPLICANT INFORMATION

Applicant Name: **Benny Moorman**

Company: **Benchmark Associates**

Primary Phone: **865-692-4090**

Fax:

Secondary Phone: **865.567.1492**

Email: bmoorman@bma-ls.com

SITE INFORMATION

ADDRESS INFORMATION

Address

Use Type: **UNUSED LAND**

Site Name: **TEMPORARY ADDRESS**

PARCEL INFORMATION

Map Number:	Parcel Insert:	Parcel Group:	Parcel:	Full Parcel ID:
124	H	G	23	124HG023

Owner: **LOFTIS JAMES M & LOFTIS ROXANA T**

SUBDIVISION INFORMATION

Subdivision Name: **THOMAS & KING**

Unit:

Phase:

Block: Lot: **14**

Site Plan: **Submitted**

Comments:

If special use application is approved, addresses can be made official.

TEMPORARY ADDRESS

Address Number:

Street Name:

Subaddress:

303

TANIA LN

Certified By: **Andrea Kupfer**

Phone Number: **(865) 215-3797**

Certificate Date: **4/19/2021 10:22:23 AM**

Certificate Number:

76026

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

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
Web: www.knoxplanning.org/addressing

APPLICANT INFORMATION

Applicant Name: Benny Moorman	Company: Benchmark Associates
Primary Phone: 865-692-4090	Fax:
Secondary Phone: 865.567.1492	Email: bmoorman@bma-ls.com

SITE INFORMATION

ADDRESS INFORMATION

Address	Site Name: TEMPORARY ADDRESS
Use Type: UNUSED LAND	

PARCEL INFORMATION

Map Number: 124	Parcel Insert: H	Parcel Group: G	Parcel: 23	Full Parcel ID: 124HG023	Owner: LOFTIS JAMES M & LOFTIS ROXANA T
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SUBDIVISION INFORMATION

Subdivision Name: THOMAS & KING	Unit:	Phase:
Block:	Lot: 14	Site Plan: Submitted

Comments:

If special use application is approved, addresses can be made official.

TEMPORARY ADDRESS

Address Number: 301	Street Name: TANIA LN	Subaddress:
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Certified By: **Andrea Kupfer**

Phone Number: **(865) 215-3797**

Certificate Date: **4/19/2021 10:22:24 AM**

Certificate Number:

76027

TEMPORARY

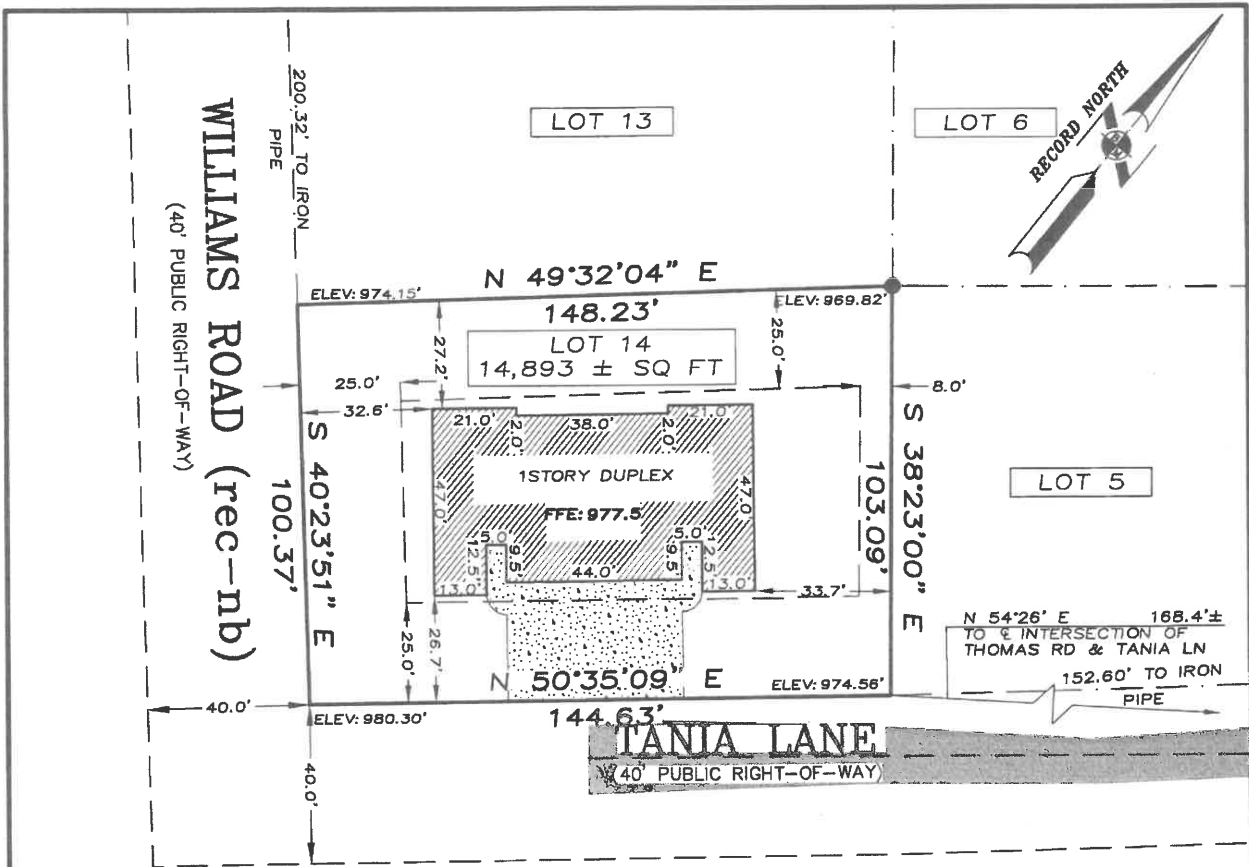
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Andrea Kupfer



NOTES

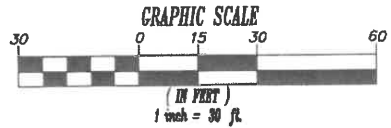
- 1) CURRENT PROPERTY RECORD INFORMATION AS FOLLOWS:
PARCEL 023 STANDS IN THE NAME OF JAMES M. & ROXANA T. LOFTIS AND IS OF RECORD AS INST. #202011130039935 AND IS FURTHER REPRESENTED IN MAP BOOK 16, PAGE 54, BOTH OF THE REGISTER'S OFFICE KNOX COUNTY, TENNESSEE.
- 2) RECORD NORTH REFERENCES THE PLAT OF MARGARET K. THOMAS & W. L. THOMAS KING SUBDIVISION, BEING DATED 28 MAY, 1946 AND BEING OF RECORD IN MAP BOOK 16, PAGE 54 OF THE R.O.K.C. TENNESSEE.
- 3) PROPERTY IS ZONED RESIDENTIAL "RN-1" DISTRICT AND MAINTAINS THE FOLLOWING SETBACKS:
 FRONT: 25'
 SIDE: 8'
 REAR: 25'
- 4) PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND SETBACKS OF RECORD.

USE-ON-REVIEW

FOR: Mike Loftis
 LOCATION: e Williams Road, Tennessee 37920
Within the Corporate Limits of the City of
Knoxville, Tennessee
 SUBDIVISION: Margaret K. Thomas & W. L. King Subdivision
 LOT NUMBER: 14 BLOCK: N/A SCALE: 1" = 30'
 BM-NUMBER: 20292 DATE: 22 February 2021
 RECORD: Map Book 16, Page 54; R.O.K.C., Tennessee

LEGEND

- 3/8" IRON PIN
- ① LOT NUMBERS
- N 0°0'0" E FOUND CALLS
- ▨ ASPHALT SURFACE
- ▩ CONCRETE SURFACE



SHEET 1 OF 2

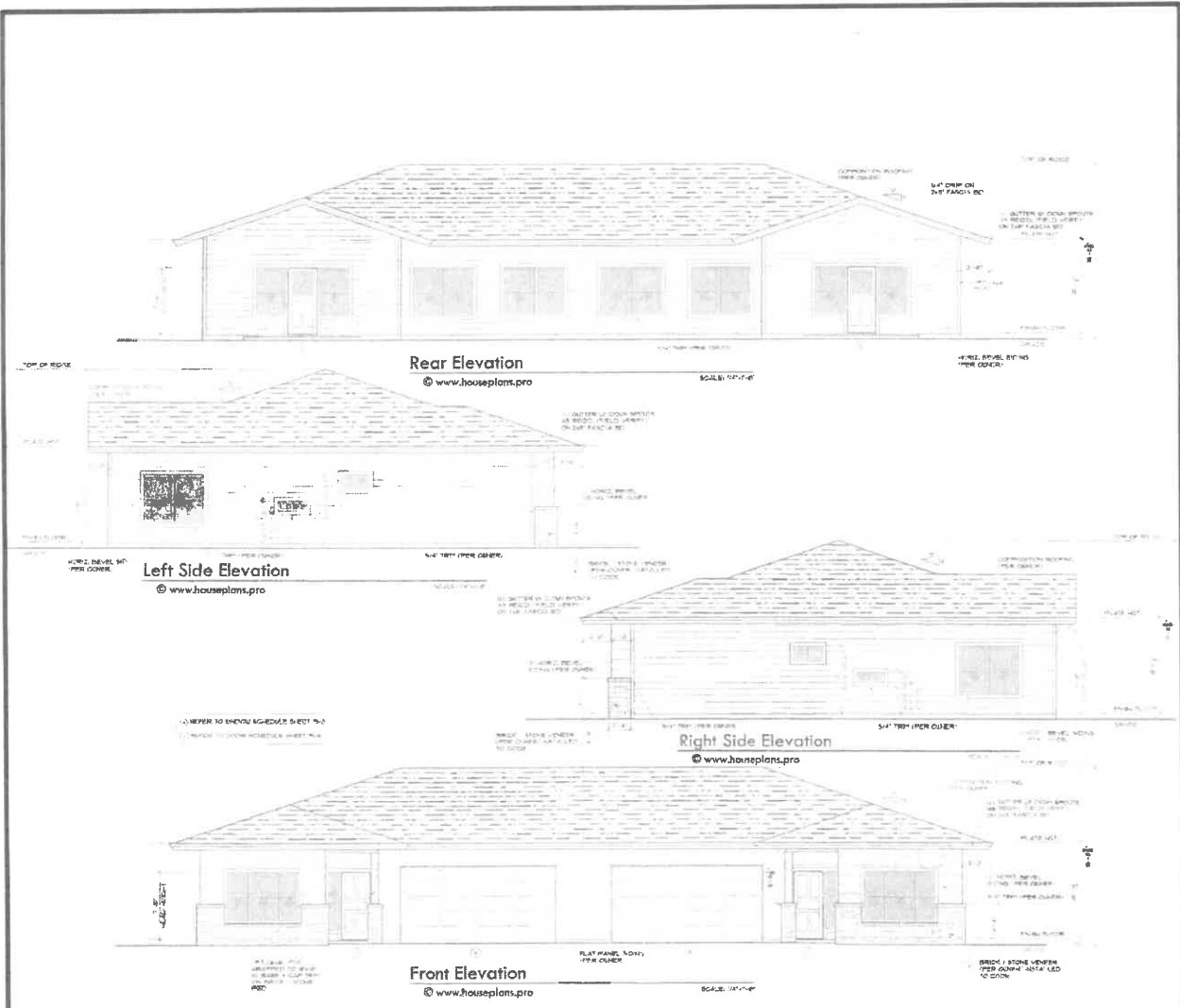
BENCHMARK ASSOCIATES, INC.



Land Planners • Land Surveyors

10308 Hardin Valley Road
 Knoxville, Tennessee 37932

Phone (865) 692-4090
 Facsimile (865) 692-4091

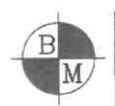


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SHEET 2 OF 2



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