

File #

5-B-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: Kim Trent	Owner <input checked="" type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address: 2416 E. Magnolia Avenue	Contractor <input type="checkbox"/>	Modification of Existing Structure <input checked="" type="checkbox"/>
City, State, Zip: Knoxville, TN 37917	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number: (865) 705-1397	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Email: Kim@KimTrent.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 : 2416 E. Magnolia Avenue City, State, Zip: Knoxville, TN 37917
 See KGIS.org for Parcel #: 082JM005 and Zoning District: Central City

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.

We plan to covert our two-car garage, which was built in 1926, into a guest house. The garage was built at the rear of the property, adjacent to the western and southern property lines at the alley. We will need to obtain a building permit for the project to proceed.

Describe hardship conditions that apply to this variance.

The building was constructed before modern-day setback requirements were put in place. We need a variance of the current setback requirements in order to complete a one-lot subdivision and obtain a building permit to complete the project.

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 Kim Trent

Digitally signed by Kim Trent
Date: 2021.03.30 14:47:33 -04'00'

DATE _____

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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. Reduce the minimum required rear yard setback for an Accessory Dwelling Unit from 10 feet to 4.7 feet. Per Article 10, Section 10.3.B.7.

PROJECT INFORMATION

Date Filed 3-30-21

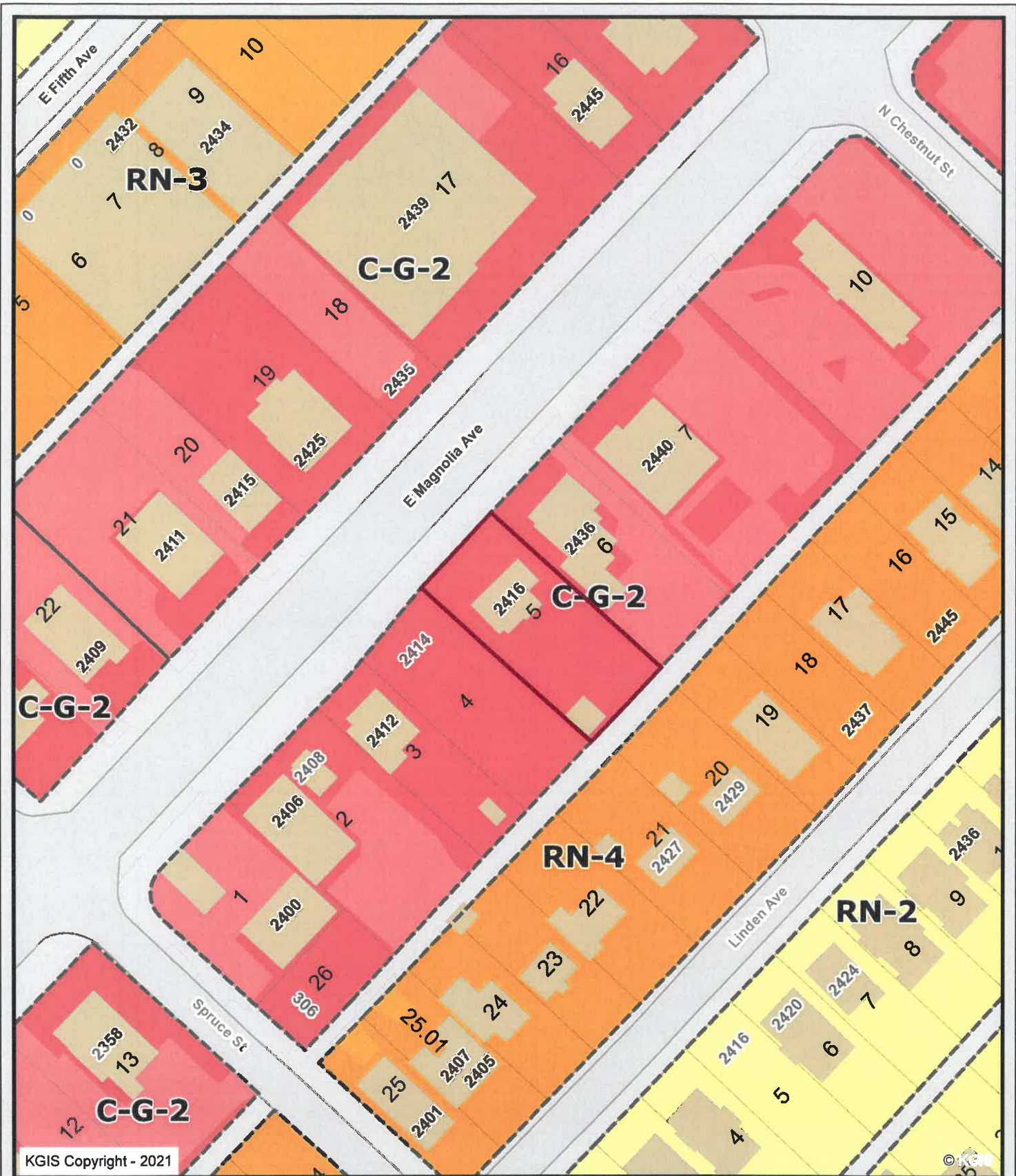
Fee Amount \$250.00

Council District 6th

BZA Meeting Date 5-18-21

PLANS REVIEWER Scott Elder

DATE 3-31-21



2416 E. Magnolia Ave.

5-B-21-VA

Kim Trent

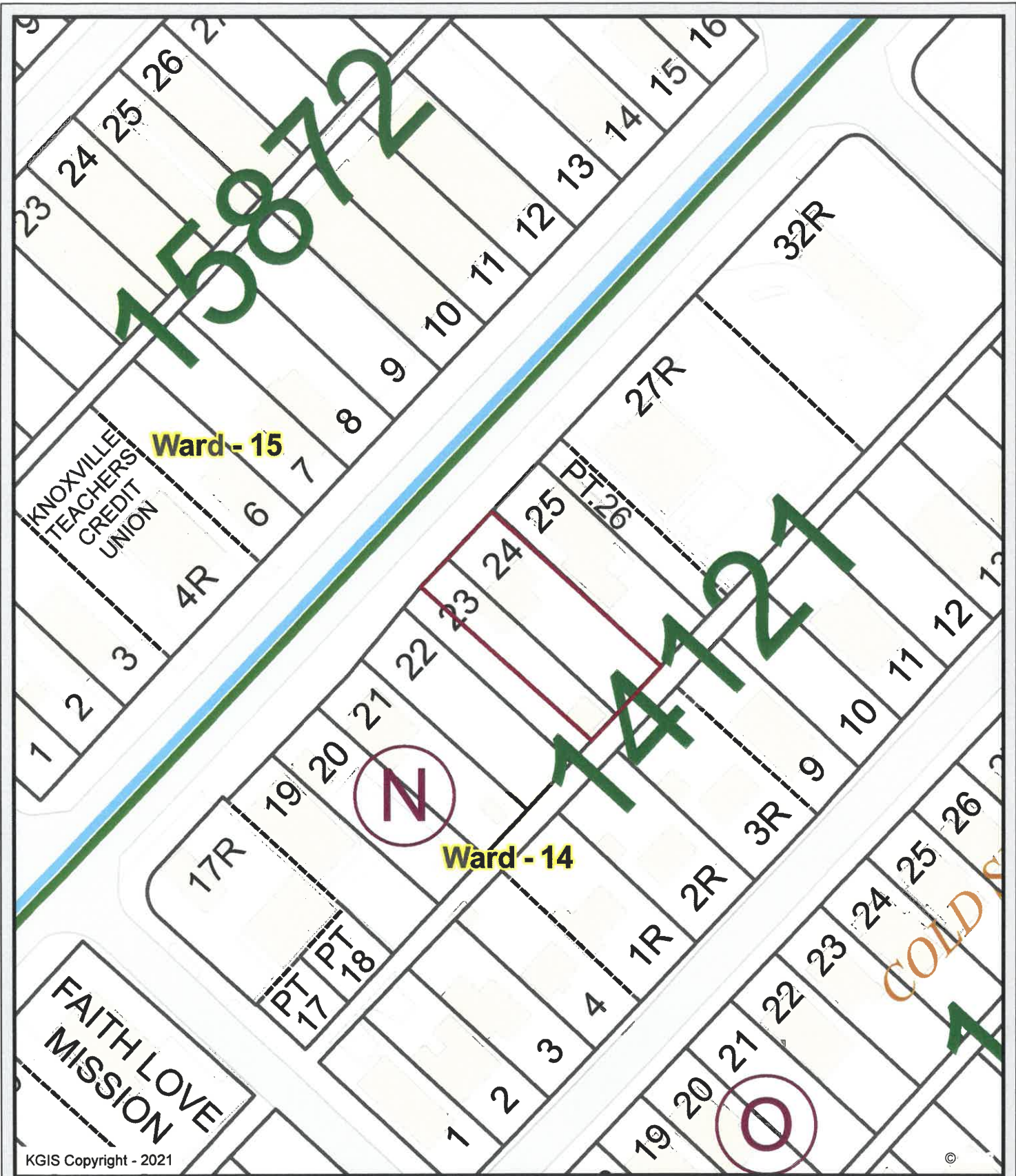
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2416 E. Magnolia Ave.

5-B-21-VA

Kim Trent

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2416 E. Magnolia Ave.

5-B-21-VA

Kim Trent

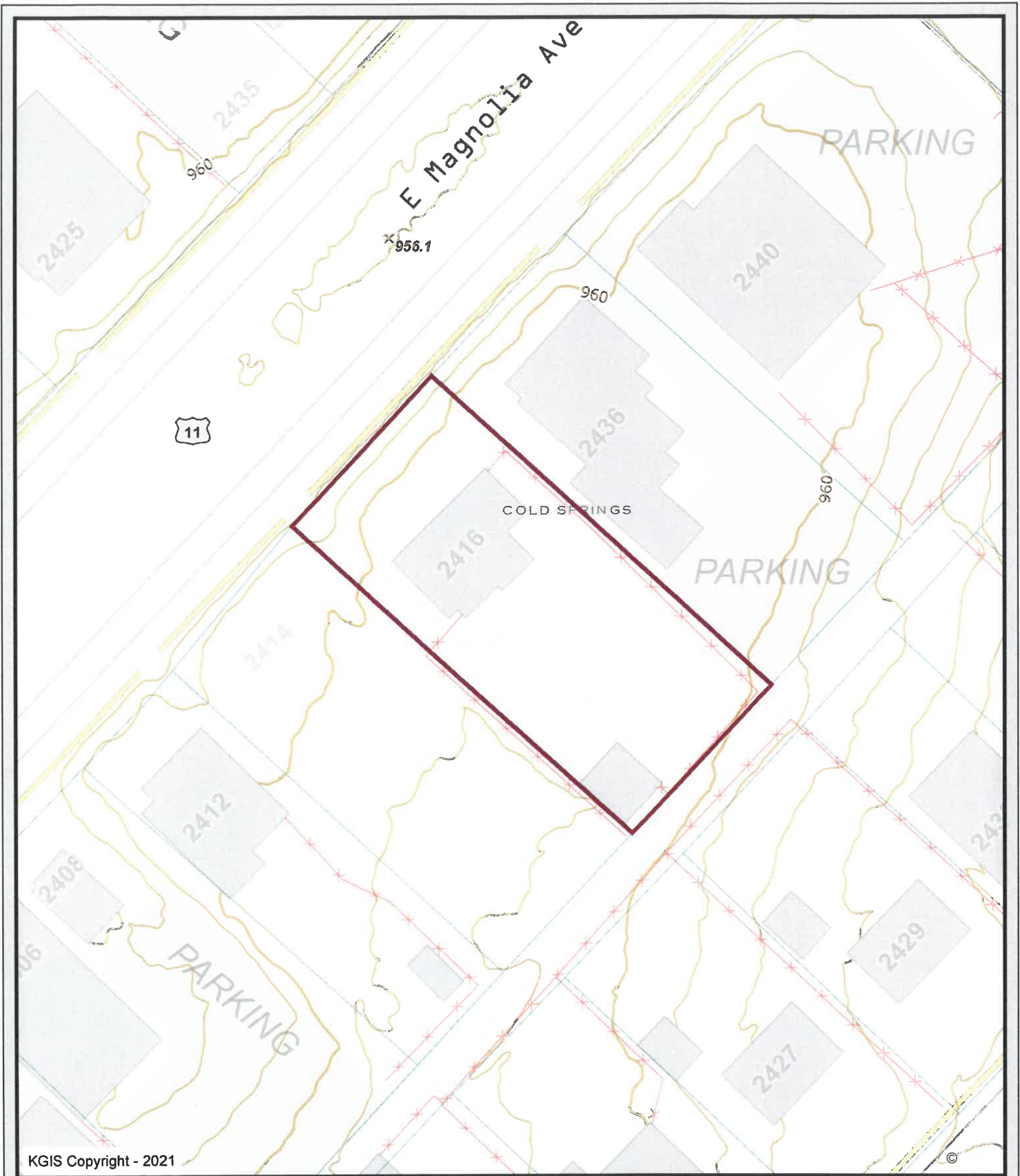
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5-B-21-VA

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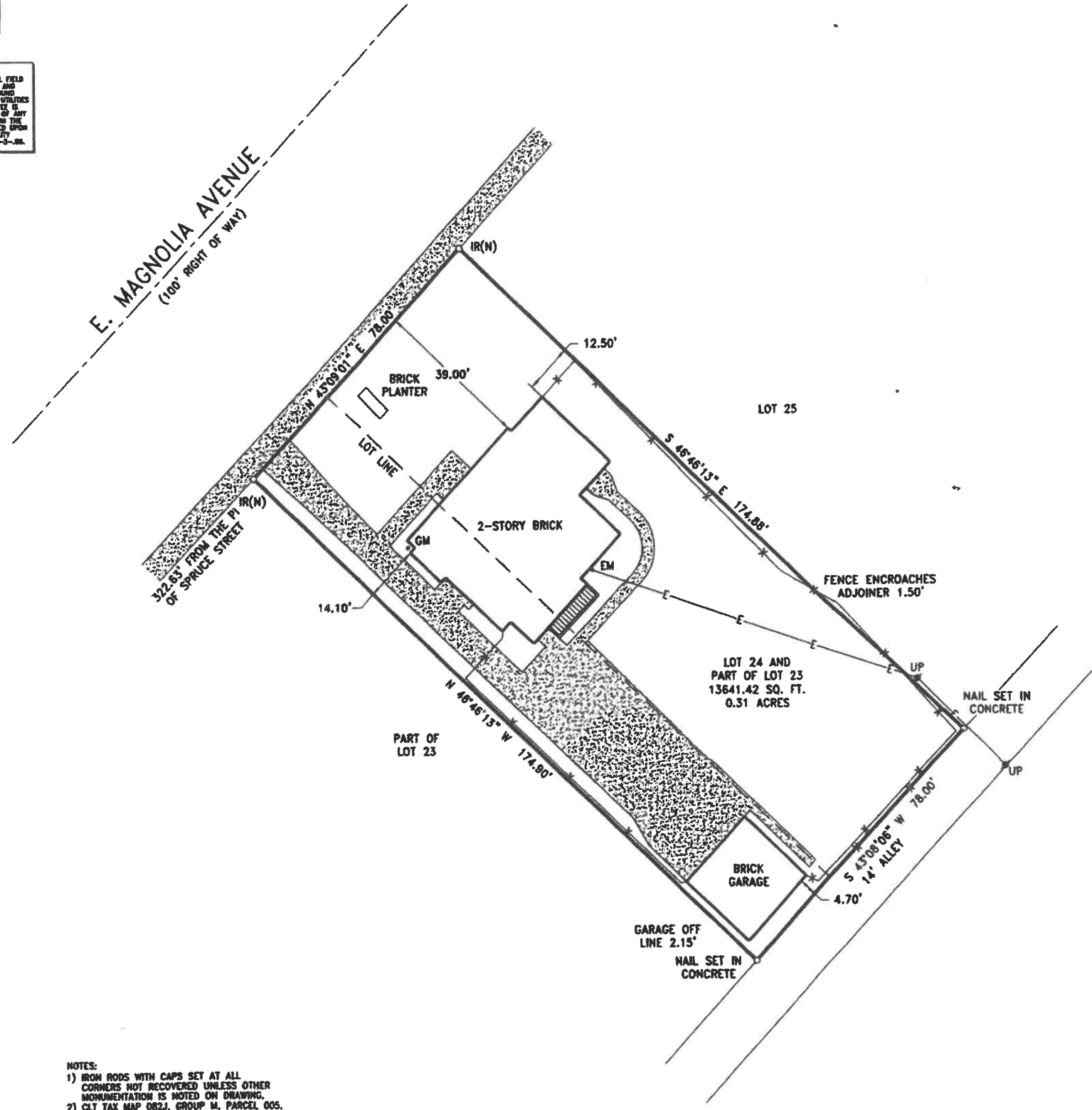
Call Before You Dig! 1-800-351-1111
 UTILITIES SHOWN WERE LOCATED FROM ACTUAL FIELD EVIDENCE, EXISTING UTILITY RECORDS AND OTHER AVAILABLE EVIDENCE. OTHER UNDISCOVERED UTILITIES MAY EXIST AND BE SHOWN OR UTILITIES MAY VARY FROM SHOWN DEPENDENT ON DEPTH OR BEING DELETED AS TO THE LOCATION OF ANY UTILITIES SHOWN WHICH ARE NOT WORKED FROM THE SURFACE. UTILITY DATA SHOULD NOT BE RELIED UPON WITHOUT VERIFICATION FROM THE PROPER UTILITY AUTHORITY HAVING JURISDICTION, T.C.A. §202-3-206.



BEARINGS BASED ON INSTRUMENT #201910230028077



E. MAGNOLIA AVENUE
 (100' RIGHT OF WAY)



LEGEND	
	CONCRETE/BRICK
IR(O)	IRON ROD OLD
IR(N)	IRON ROD NEW
IP(O)	IRON PIPE OLD
UP	UTILITY POLE
GM	GAS METER
EM	ELECTRIC METER
LINE LEGEND	
	PROPERTY LINE
	OVERHEAD UTILITY
	FENCE LINE



Surveyors Certification:
 I hereby certify that this is a Category 1 Survey and the ratio of precision of the unadjusted survey exceeds 1:10,000 as shown herein. This survey has been prepared in accordance with the standards of practice of land surveys in the State of Tennessee.

Gary L. Roth, Jr.
 Gary L. Roth, Jr. RLS#2051

- NOTES:
- IRON RODS WITH CAPS SET AT ALL CORNERS NOT RECOVERED UNLESS OTHER MONUMENTATION IS NOTED ON DRAWING.
 - CLT TAX MAP 082J, GROUP M, PARCEL 005.
 - DEED REFERENCE: INSTRUMENT #201910230028077.
 - PLAT REFERENCE: MAP BOOK 3, PAGE 108.
 - SUBJECT PROPERTY IS ZONED "C-5-2".
 - PROPERTY SUBJECT TO EASEMENTS, RIGHTS OF WAY OR CLAIMS OF EASEMENTS OR RIGHTS OF WAY SHOWN/NOT SHOWN BY THE PUBLIC RECORDS.
 - PROPERTY SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE REPORT WAS FURNISHED TO SURVEYOR PRIOR TO SURVEY.
 - NO TITLE OPINION IS EXPRESSED OR IMPLIED.
 - THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP AND FOUND THE DESCRIBED LOT TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA.
 - BUILDING SETBACK LINES AND EASEMENTS SHALL CONFORM TO ANY AND ALL CURRENT KNOX COUNTY/CITY OF KNOXVILLE ZONING STANDARDS.

PROJECT NO. 20-012
 FILENAME: 20-012.DWG SHEET NO. 1 OF 1
 DRAWN BY: OLR
 DATE OF FIELD SURVEY: 1/15/2020
 SCALE: 1" = 20"
 DATE: 1/15/2020

SURVEY FOR:
COLD SPRINGS ADDITION
 LOT 24 AND PART OF LOT 23, BLOCK N
 CITY BLOCK NO. 14121
 2418 E. MAGNOLIA AVENUE
 1ST CIVIL DISTRICT OF KNOX COUNTY, TENNESSEE
 WITHIN THE 14TH WARD OF THE CITY OF KNOXVILLE

ROTH LAND SURVEYING
 Gary L. Roth, Jr., RLS
 6718 Kern Road
 Knoxville, TN, 37918
 PH: (865) 689-8186
 FAX: (865) 687-3231

