

File # 5-G-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 ForeMost Construction Group	Owner <input type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address 9908 San Miguel Ln	Contractor <input checked="" type="checkbox"/>	Modification of Existing Structure <input checked="" type="checkbox"/>
City, State, Zip Knoxville, TN, 37922	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number 865-210-1068	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Email matt@fcgcustom.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 1111 Shadyland Dr	City, State, Zip Knoxville, TN, 37919
See KGIS.org for Parcel # 133DC006	and Zoning District R1

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.

The intent of this project is to extend the carport footprint by 20'-6 1/2" and enclose the structure. During this process, roughly 80sqft of landscaping will be paved over to allow easy access into the garage. Based on our calculations, the property, in its current state, is in compliance with the 40% maximum impervious surfaces (~34.5%). The 451sqft addition + the 80sqft of landscaping removed will bring this number to 36.49%.
 Additionally, we will be converting unconditioned storage space in the existing carport to conditioned space. The max allowable detached structure size is 900sqft. Once completed, the detached pool house & garage will be 1650sqft. The structure will not exceed the front corner of the principal structure nor will it exceed the height.

REVISED

Describe hardship conditions that apply to this variance.

The homeowners simply wish to secure their valuables & vehicles in an enclosed garage. To deny them the opportunity to adequately secure their hard-earned possessions and protect their investments imparts unnecessary hardship, stress, and risks upon these upstanding citizens of the great city of Knoxville, TN.

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 4/7/2021

File # 5-G-21-VA



BOARD OF ZONING APPEALS APPLICATION

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

Is a plat required? Yes No

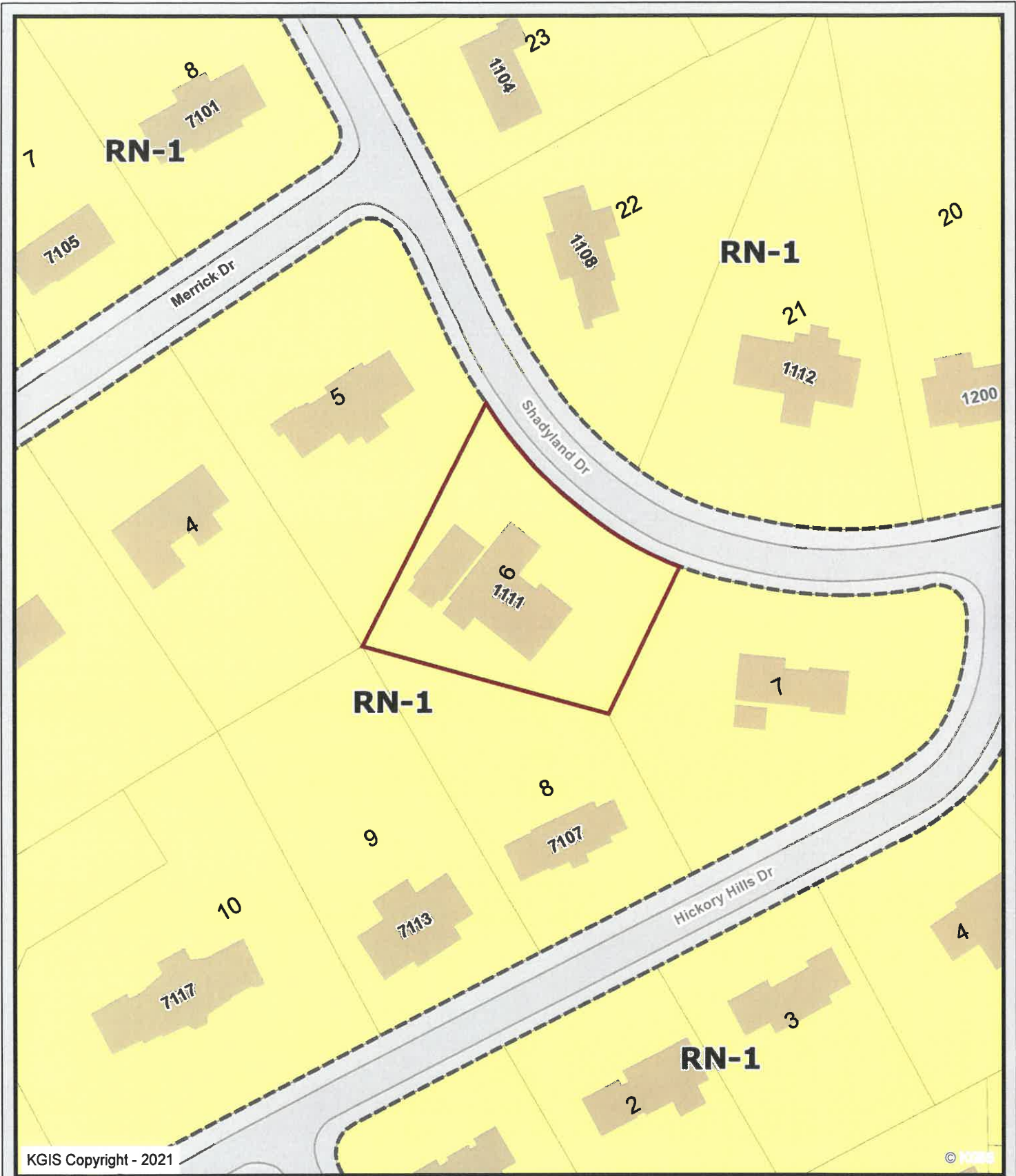
Small Lot of record?

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

1. Increase the maximum permitted building coverage for a single accessory structure from 900 s.f. to 1650 s.f. Per Article 10, Section 10.3.A.6. Table.
2. Increase the maximum permitted impervious surface coverage for a lot in the RN-1 zoning district from 40% to 41.58%. Per Article 4, Section 4.3. Table 4-1.

PROJECT INFORMATION

Date Filed 4-7-21	Fee Amount \$250.00
Council District 2nd	BZA Meeting Date 5-18-21
PLANS REVIEWER Rob Clark/Scott Elder	DATE 4-19-21 (Revised)



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1111 Shadyland Dr.

5-G-21-VA

ForeMost Construction Group

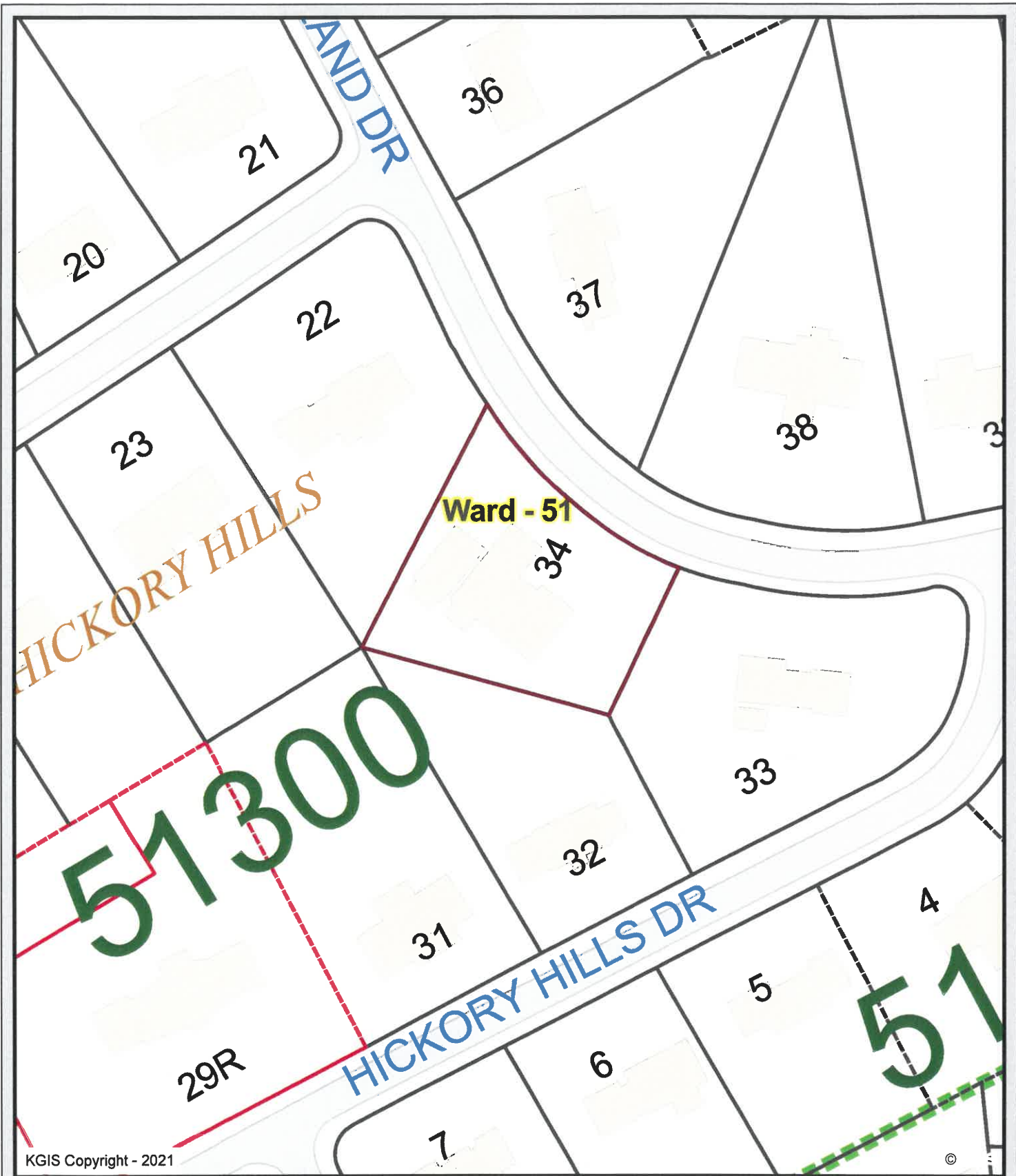
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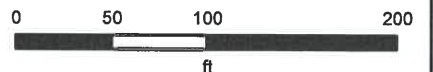
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ForeMost Construction Group

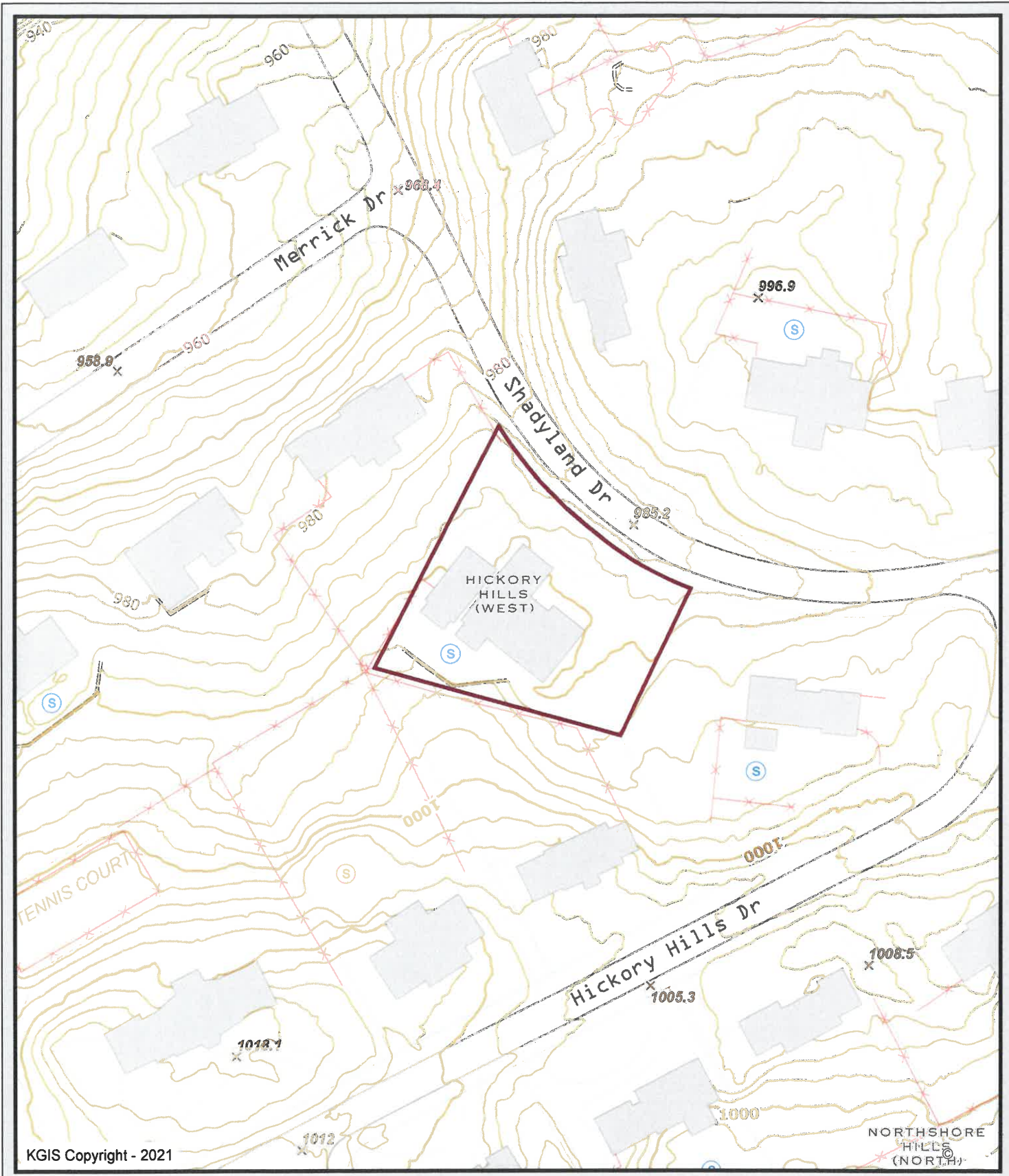
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NORTHSHORE HILLS (NORTH)

1111 Shadyland Dr.

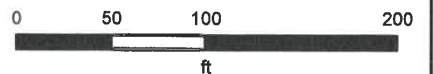
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ForeMost Construction Group

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GENERAL NOTES

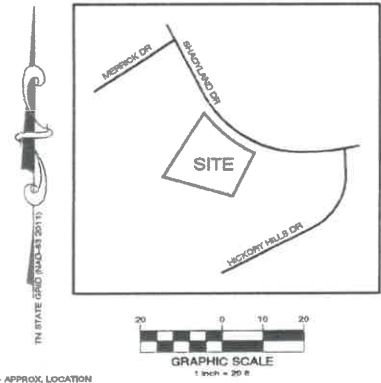
- (G1) Verify exact size, depth and location of all underground utilities prior to construction.
- (G2) Property subject to all applicable easements, setback and restrictions of record.
- (G3) Verify current zoning with appropriate government planning agency prior to any site design and/or construction.
- (G4) This survey plat does not warrant title.
- (G5) Horizontal coordinates are on TN State Grid (NAD83-2011), with elevations on NAVD83. Distances have not been reduced to grid.
- (G6) By graphic plotting, this property lies in Zone X on FEMA Panel #47093C02670, which bears an effective date of August 8, 2013, and is not in a special flood hazard area.
- (G7) A standard utility and drainage easement of 10' is required inside all exterior lot line and, 5' each side of interior lot lines.

UTILITY INFORMATION

- | | | |
|---|--|--|
| ELECTRIC SERVICE
Knoxville Utilities Board
4505 Middlebrook Pike
Knoxville, TN 37921
Phone: 865-524-2911 | WATER SERVICE
Knoxville Utilities Board
4505 Middlebrook Pike
Knoxville, TN 37921
Phone: 865-524-2911 | SEWER SERVICE
Knoxville Utilities Board
4505 Middlebrook Pike
Knoxville, TN 37921
Phone: 865-524-2911 |
| GAS SERVICE
Knoxville Utilities Board
4505 Middlebrook Pike
Knoxville, TN 37921
Phone: 865-524-2911 | TELEPHONE SERVICE
AT&T
3733 Parkside Drive
Knoxville, TN 37922
Phone: 865-539-2956 | CABLE SERVICE
Xfinity
3700 Asheville Hwy
Knoxville, TN 37924
Phone: 800-266-2278 |
- (U1) Utility information as shown on this survey is represented by a combination of available maps and features evident during the field survey only.
 - (U2) Verify exact size, depth and location of all underground utilities prior to design and / or construction.
 - (U3) Notify Tennessee One-Call System, Inc. for underground utility location before you dig.

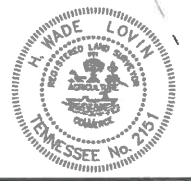
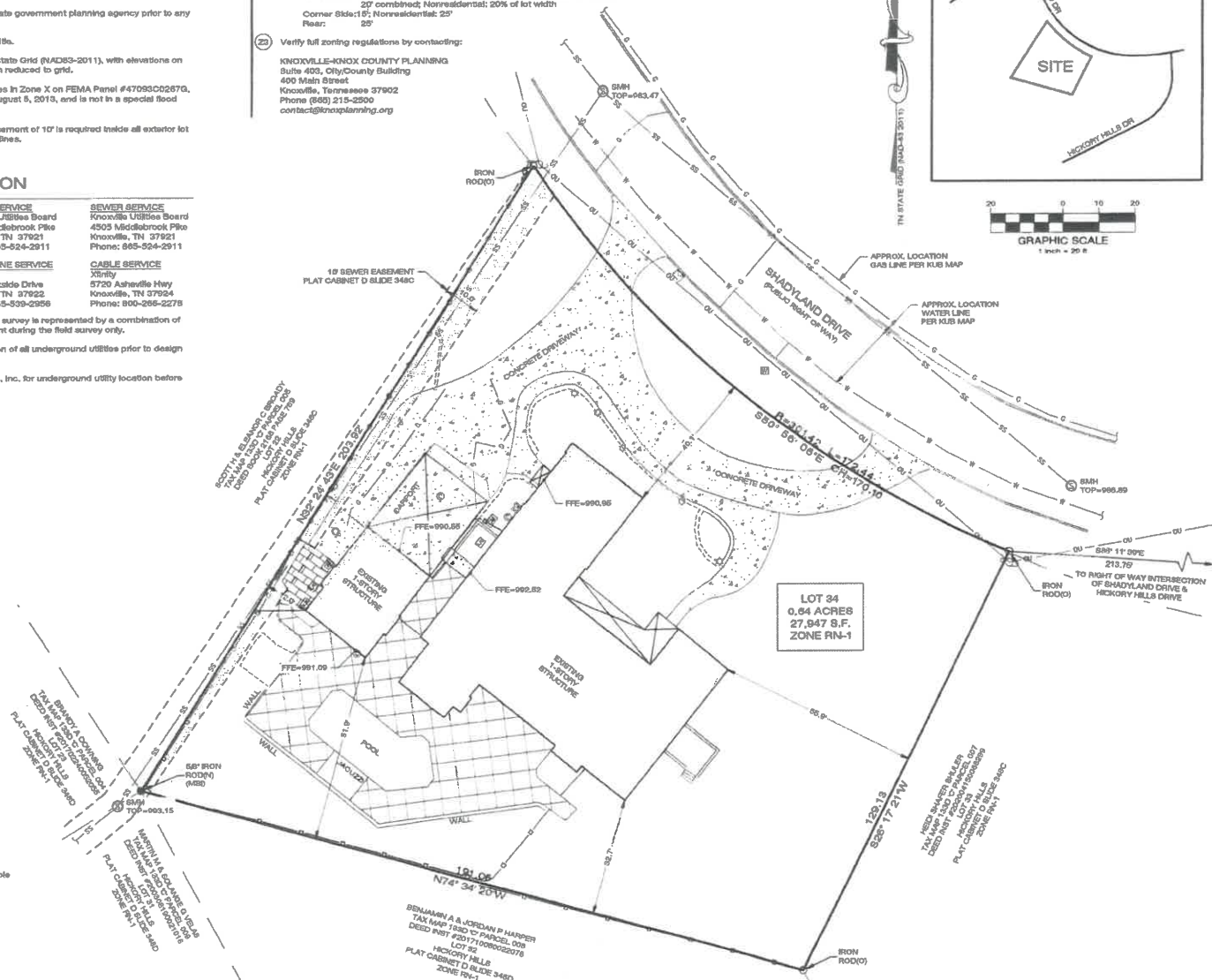
ZONING INFORMATION

- (Z1) Property is zoned RN-1 (Single Family Residential Neighborhood)
- (Z2) Building setbacks:
Front: +/- 10' of the average of blockface; in no case less than 25'
Interior Side: 5' or 15% of lot width, whichever is less; in no case less than 20' combined; Nonresidential: 20% of lot width
Corner Side: 15' Nonresidential: 25'
Rear: 25'
- (Z3) Verify full zoning regulations by contacting:
KNOXVILLE-KNOX COUNTY PLANNING
Bldg 400, City/County Building
400 Main Street
Knoxville, Tennessee 37902
Phone (603) 215-2900
contact@knoxplanning.org



Legend

- (O) - monument (old)
- (O) - monument (new)
- - light pole
- AC - air conditioner unit
- EM - electric meter
- U - utility pole
- - - - - guy wire
- - overhead utility line
- S— - sanitary sewer manhole
- C— - clean out
- S— - sanitary sewer line
- W— - water meter
- W— - water line
- M— - gas meter
- G— - gas line
- M— - mailbox
- L— - landscaping border
- W— - wood fence
- C— - concrete
- B— - brick
- T— - tile



SURVEYOR'S CERTIFICATION

CERTIFICATE OF ACCURACY
I hereby certify that this is a Category 1 survey and the ratio of precision of the unadjusted survey is 1 : 10,000 as shown herein. No 95% option was furnished to this surveyor and easements shown and/or not apparent in the field may or may not be discovered by a title search by a title attorney.

H. Wade Lovin
H. Wade Lovin, TN RLS #2151

c. h. 12/20
Date

MBI

MBI COMPANIES INC.
200 N. WEBBARDEN ROAD
KNOXVILLE, TN 37919

PHONE: (865) 594-2288
FAX: (865) 594-6218
WEB: mbicompanies.com

Know what's below.
Call before you dig.
In Tennessee call 811 or 1-800-351-1111

OWNER:
Michael Todd Cramer & Ernie W Hoehne
1111 Shadyland Dr
Knoxville, TN 37919

SEAL

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BOUNDARY SURVEY OF:
**LOT 34
HICKORY HILLS**

**1111 SHADYLAND DRIVE
KNOXVILLE, TENNESSEE**

Knox County, TN	City Ward: 51
City of Knoxville, TN	City Block: 51300

Tax Parcel Id:
Map 138D "C" Parcel 006

Deed Ref(s): Inst #201408280012815

Plat Ref(s): Cabinet D Blkds 948C

Drawn By: M. Blankenship

Appvd. By: W. Lovin

Field date: 6-5-20

Drawing date: 6-11-20

Last Revision:

Scale: 1" = 20'

Job No. 200391

SHEET NO:
1 OF 1

GENERAL NOTES

- (G1) Verify exact size, depth and location of all underground utilities prior to construction.
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Knoxville, TN 37921
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Knoxville Utilities Board
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Phone: 865-524-2911

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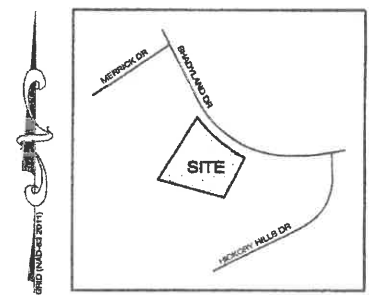
TELEPHONE SERVICE
AT&T
9738 Parkside Drive
Knoxville, TN 37922
Phone: 865-539-2955

CABLE SERVICE
Comcast
9720 Ashville Hwy
Knoxville, TN 37924
Phone: 800-285-2578

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Suite 403, City/County Building
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Knoxville, Tennessee 37902
Phone (865) 210-2900
contact@knoxplanning.org

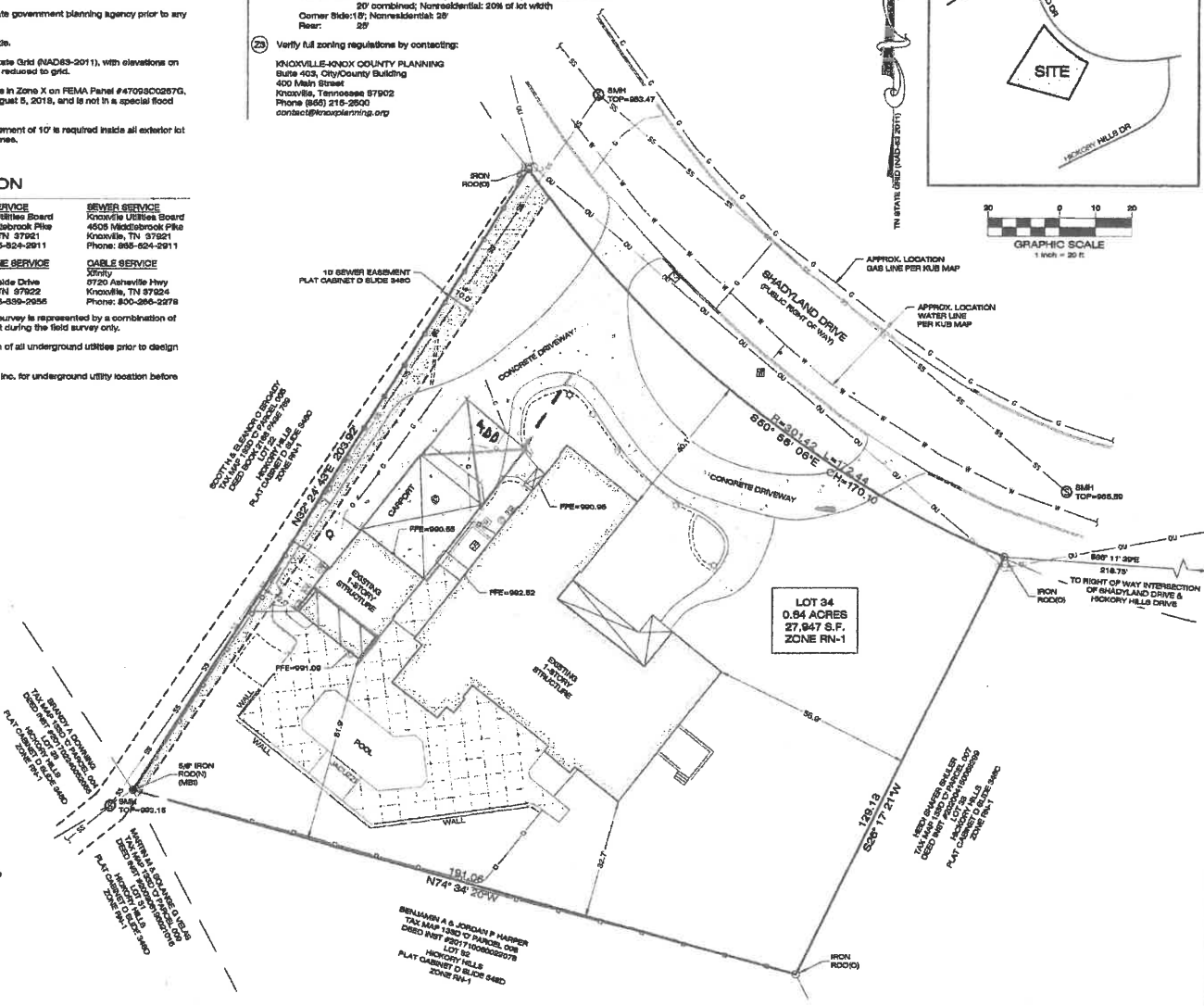


Legend

- (M) - monument (old)
- (MN) - monument (new)
- (L) - light pole
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- (C) - clean out
- (SS) - sanitary sewer line
- (WM) - water meter
- (WL) - water line
- (GM) - gas meter
- (GL) - gas line
- (M) - mailbox
- (LB) - landscaping border
- (WF) - wood fence
- (C) - concrete
- (B) - brick
- (T) - tile

EXISTING SHED ROOF TO GABLE ROOF

GARAGE ADDITION



SURVEYOR'S CERTIFICATION

CERTIFICATE OF ACCURACY
I hereby certify that this is a Category 1 survey and the ratio of precision of the unadjusted survey is 1:10,000 as shown herein. No title opinion was furnished to this surveyor and easements shown and/or not apparent in the field may or may not be discovered by a title search by a title attorney.

[Signature]
K. Wade Lavin, TN PLS #2181 6/17/20

MBI

MBI COMPANIES INC.
289 N. WISGARDNER ROAD
KNOXVILLE, TN 37919
PHONE: (865) 504-0900
FAX: (865) 504-8215
WEB: mbicompanies.com



Know what's below.
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In Tennessee call 811 or 1-800-361-1111

OWNER:
Michael Todd Cramer & Ernie W Hodson
1111 Shadyland Dr
Knoxville, TN 37919

REAL



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BOUNDARY SURVEY OF:
LOT 34
HICKORY HILLS
1111 SHADLAND DRIVE
KNOXVILLE, TENNESSEE

Knox County, TN City of Knoxville, TN City Ward: 81 City Block: 81800

Tax Parcel Id: Map 1330 C Parcel 008

Deed Ref(s): Inst #201408280012815

Plat Ref(s): Cabinet D Sheet 349C

Crew Chief: B. Peas

Drawn By: M. Blankenship

Apprv. By: W. Lavin

Field date: 6-8-20

Drawing date: 6-11-20

Last Revision:

Scale: 1" = 20'

Job No. 200591

SHEET NO.:

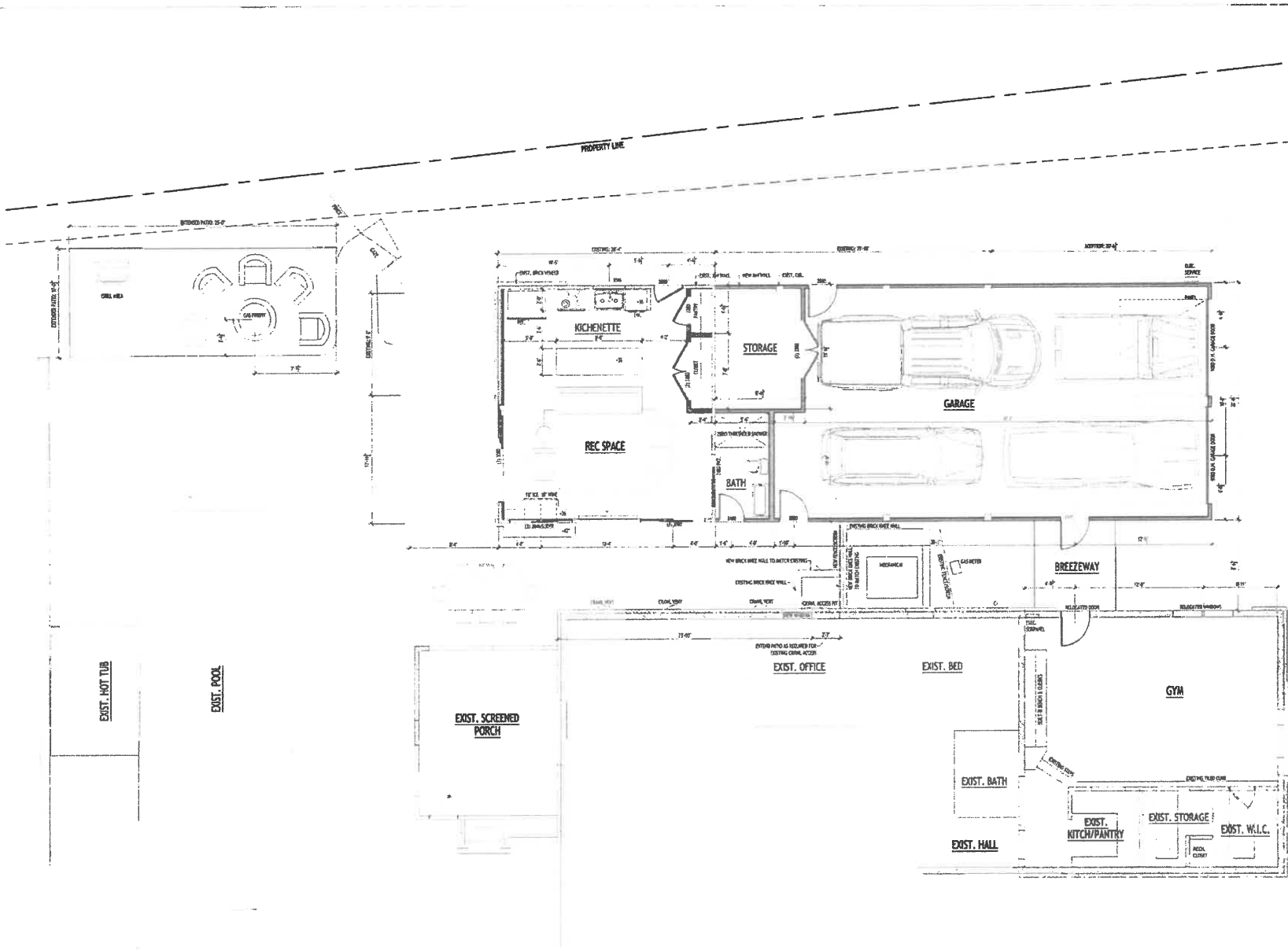
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 Knoxville, TN 37903
 865-303-4461
 www.C3StudioLLC.com



CRAMER HOSKINS RESIDENCE

1411 SHADYLAND DRIVE, KNOXVILLE, TENNESSEE



PROPOSED PLAN

REVISIONS

DATE	Concept
	August 18, 2020
PROJECT	2005005
DRAWN	CHEKED
BML	BML

Impervious Surfaces Calculations – 1111 Shadyland Dr., Knoxville, TN, 37919

Location	Description	Surface Area (SA)
Existing Buildings	Principal and accessory structures. Note: Garage addition footprint remains within existing impervious surfaces. Addition SA: 451sf	Principal: 4030sf Accessory: 1203sf
Driveways	All driveways & sidewalks @ front of property.	3988sf
Pool Decking	Concrete patio surrounding the pool. Note: Excludes area within the pool.	2331sf
Landscaping Replacement	Area of landscaping to be paved over for access to garage.	69sf
Impervious Surfaces to Lot Size Percentage	Lot size: 27947sf Impervious Surfaces: 11,621sf	41.58%

* These dimensions have been derived from the owner-provided survey by MBI Companies Inc., 299 N. Weisgarber Rd, Knoxville, TN 37919. ForeMost Construction Group LLC assumes no liability for the accuracy of these dimensions.