



BOARD OF ZONING APPEALS APPLICATION

Please reach out to a City of Knoxville Zoning Examiner about your project before submitting a variance application.

APPLICANT INFORMATION	APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name Steven W. Abbott Jr.	Owner <input type="checkbox"/>	New Structure <input checked="" type="checkbox"/>
Street Address 1109 E. Woodshire Dr	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip Knoxville, TN 37922	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number 865.256.2677	Other <input checked="" type="checkbox"/>	Signage <input type="checkbox"/>
Email survmap@tds.net		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 2323 E. Glenwood Avenue City, State, Zip Knoxville, TN 37917

See **KGIS.org** for Parcel # **082JW013** City Council District **6th** Zoning District **RN-2**

VARIANCE REQUIREMENTS

City of Knoxville Zoning Ordinance Article 16, Section 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.

This lot is in subdivision, but transferred portions by deed. A resub. was needed to correct and replat. During this time zoning has changed for development. The deeded width is 40' and regulations require 50. The plat is in the review status at this time, but will not approve until this variance is granted.

Describe hardship conditions that apply to this variance.

Lot width does not meet current zoning.

Site plans and any other relevant information associated with the hardship must accompany this application.
 Applications may be submitted via email to: bldginspections@knoxvilletn.gov

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 Steven W. Abbott Jr. DATE 08/15/22

File #



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):

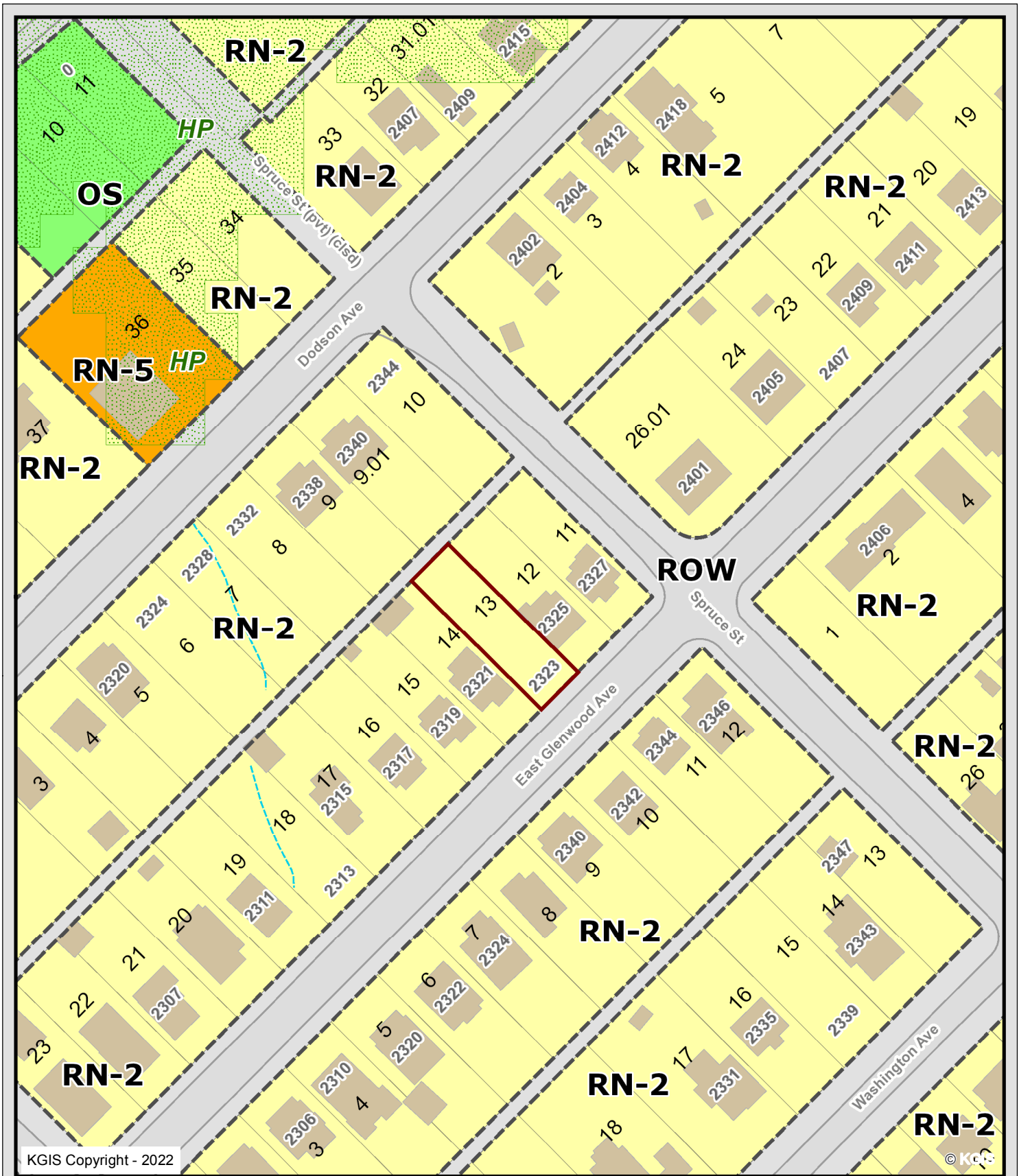
Large empty rectangular area for providing variance request details and ordinance citations.

PROJECT INFORMATION

Date Filed | Fee Amount

Council District | BZA Meeting Date

PLANS REVIEWER | **DATE**



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2323 E. GLENWOOD AVE

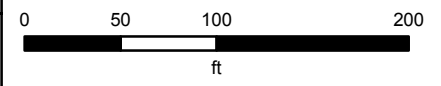
10-C-22-VA

STEVEN W. ABBOTT JR.

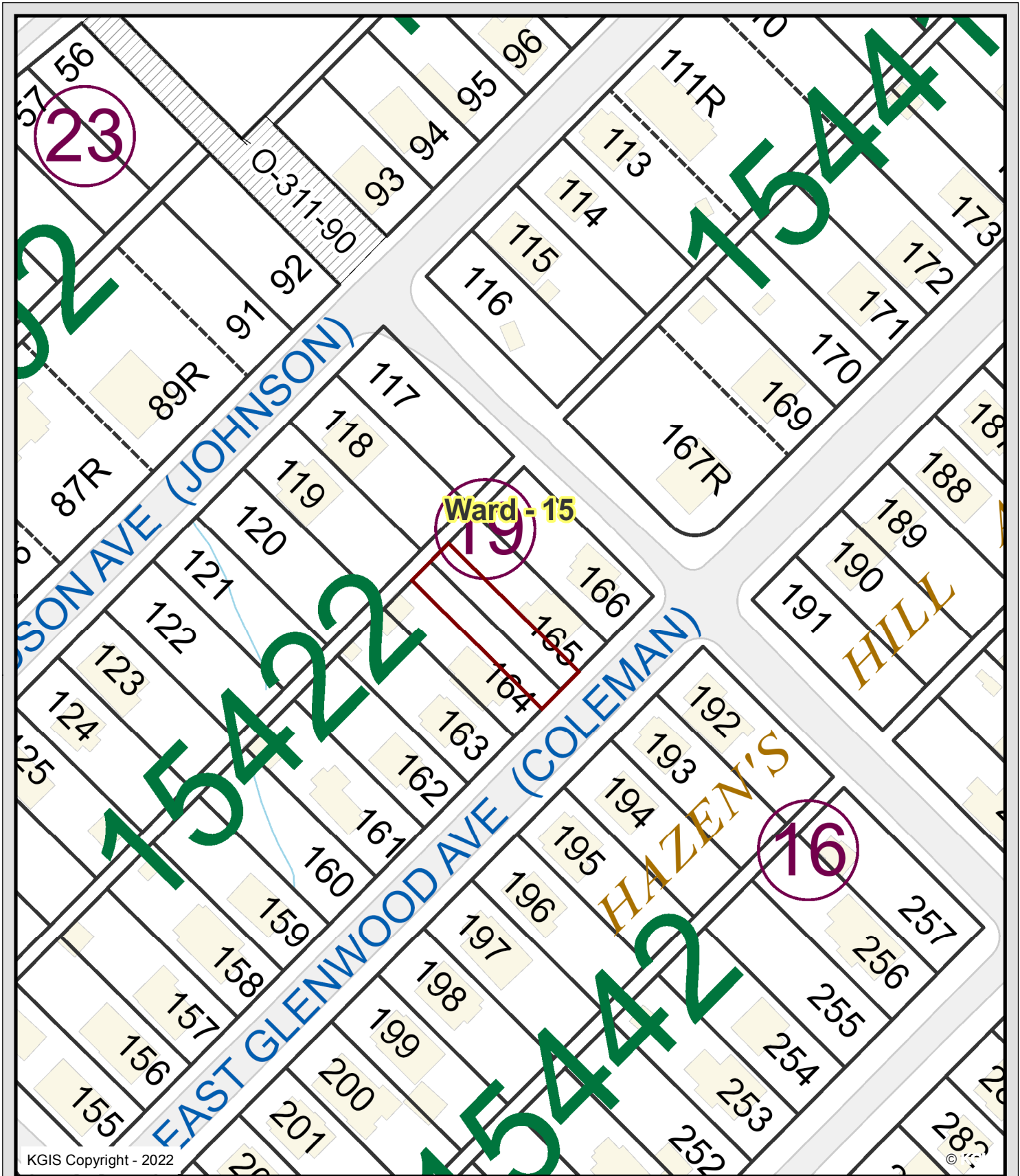
Knoxville - Knox County - KUB Geographic Information System



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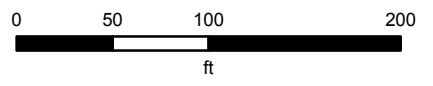
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2323 E. GLENWOOD AVE
 10-C-22-VA
 STEVEN W. ABBOTT JR.

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2323 E. GLENWOOD AVE

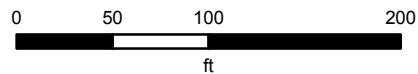
10-C-22-VA

STEVEN W. ABBOTT JR.

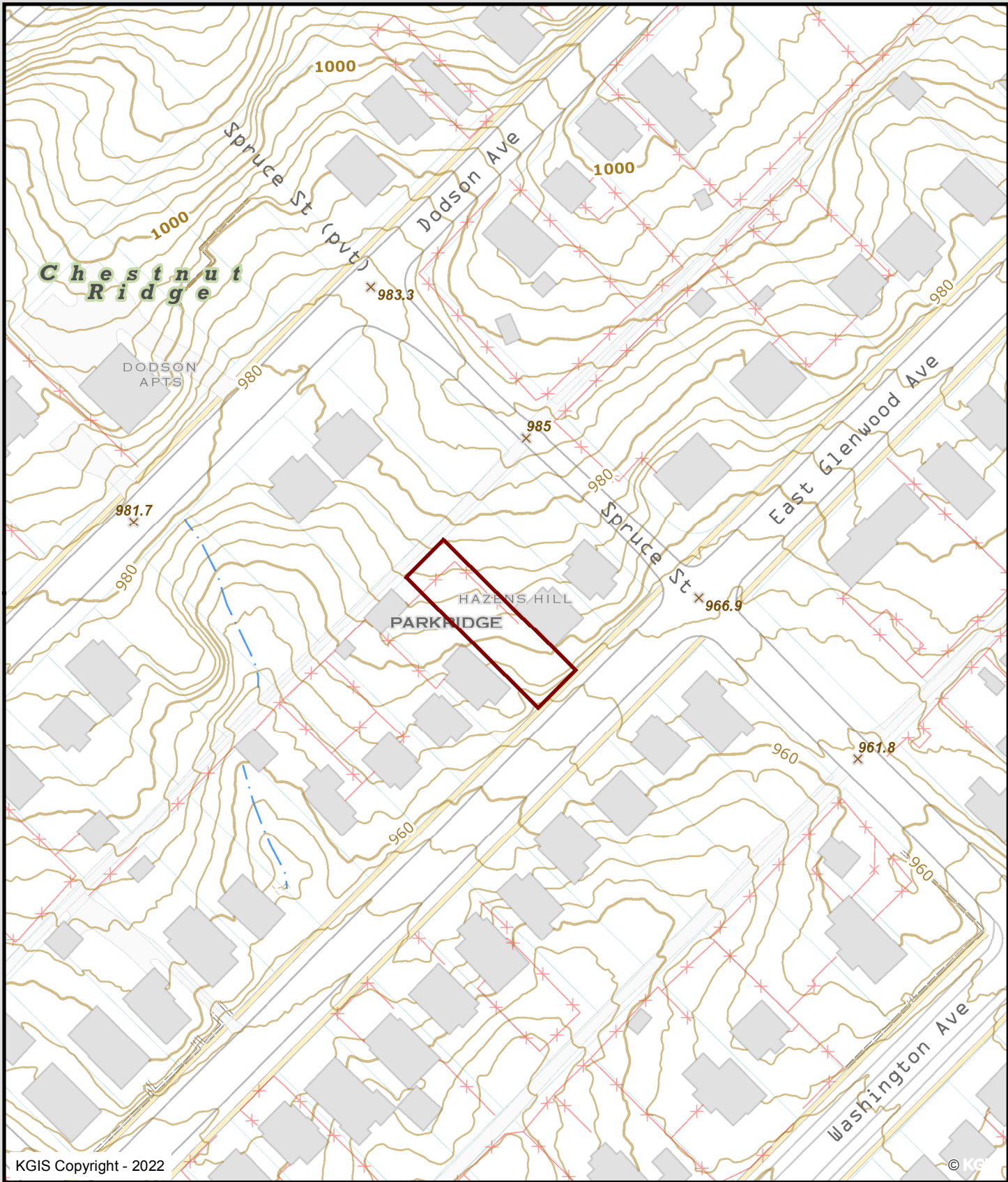
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2323 E. GLENWOOD AVE

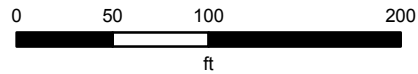
10-C-22-VA

STEVEN W. ABBOTT JR.

Knoxville - Knox County - KUB Geographic Information System



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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 streets 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 grant easement as shown on this plat

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

Owner(s) Printed Name: Braden Family Properties LLC Signature(s): _____ 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 the day and year above

Written _____ Notary

My Commission expires _____ "Seal"

State of _____, County of _____

On this _____ day of _____, 20__

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 the day and year above

Written _____ Notary

My Commission expires _____ "Seal"

State of _____, County of _____

On this _____ day of _____, 20__

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 itemized, 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. 2029 Date: _____

Certification of the Accuracy of Survey

Survey accuracy shall meet the requirements of the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice. 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. 2029 Date: _____

Certification of Approval of Public Sanitary Sewer System - Minor Subdivisions

This is to certify that the subdivision shown hereon is approved subject to the installation of public sanitary sewers 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 hereon 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 _____

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) Printed Name: Raj Cheema Signature(s): _____ Date: _____

Owner(s) Printed Name: Braden Family Properties LLC Signature(s): _____ Date: _____

Zoning

Zoning Shown on Official Map _____

Date: _____

By: _____

Addressing Department Certification

I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville-Knox County Street Naming and Addressing Ordinance, the Administrative Rules of the Planning Commission, and these regulations.

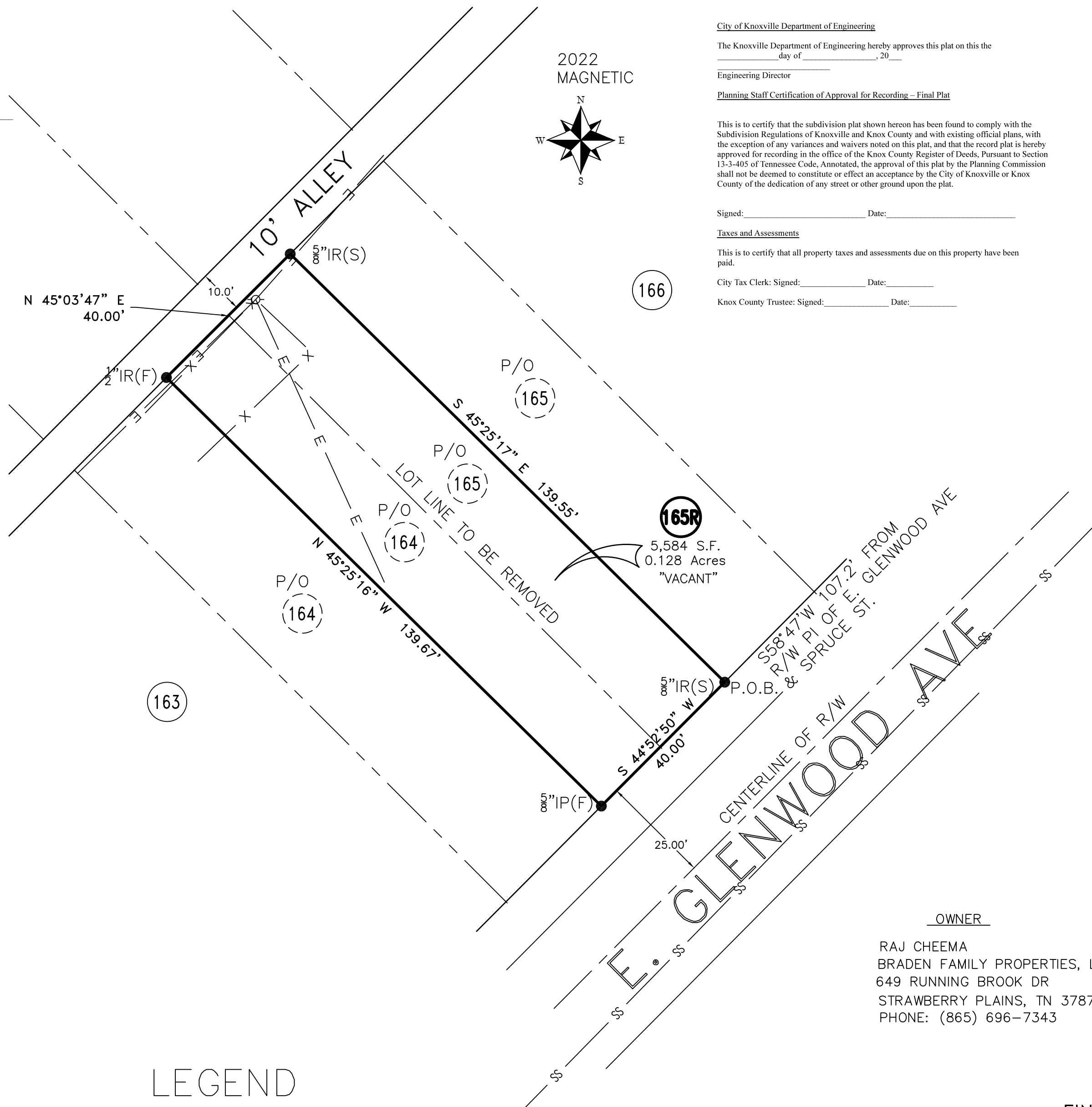
Signed: _____ Date: _____

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: _____



City of Knoxville Department of Engineering

The Knoxville Department of Engineering hereby approves this plat on this the _____ day of _____, 20__

Engineering Director _____

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.

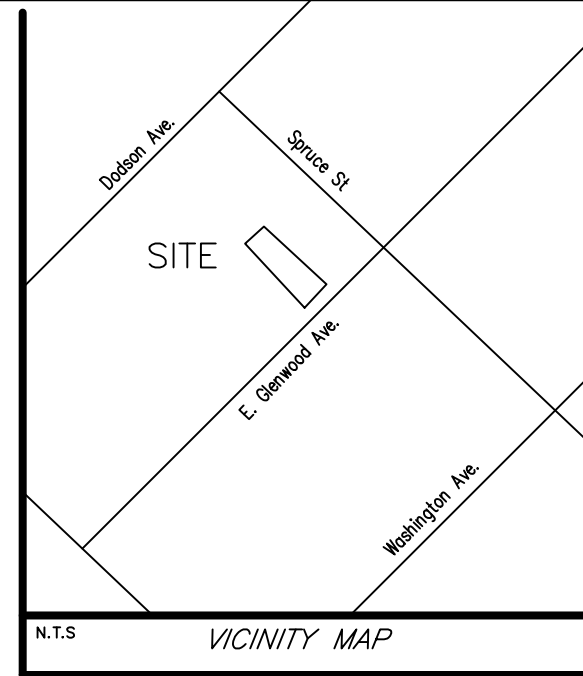
Signed: _____ Date: _____

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: _____

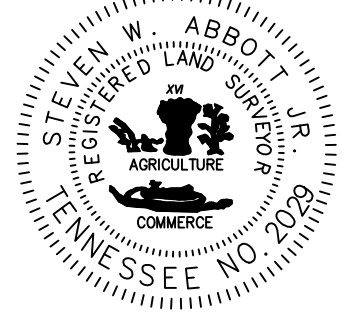


FILE# 3-1-22

Certification of Category and Accuracy of Survey

I hereby certify that this is a Category I survey and the ratio of precision of the unadjusted survey is 1:10000 as shown hereon. That this survey was done in compliance with current Tennessee Minimum Standards of Practice.

Surveyor _____ Tennessee Certificate No. _____



COUNTERSIGNED
KNOX COUNTY PROPERTY ASSESSOR

BY _____

INSTRUMENT NO. _____

LEGEND

These standard symbols will be found in the drawing.

○ FIRE HYDRANT

▲ WATER VALVE

⊙ UTILITY POLE

⊙ SEWER MANHOLE

⊙ WATER METER

● IRON ROD SET [IR(S)]

● IRON ROD FOUND [IR(F)]

— OVERHEAD ELECTRIC LINES

— CENTERLINE OF RIGHT-OF-WAY

— GAS LINE

— FENCE LINE

— LOT LINES

— BOUNDARY LINES

NOTES:

1. IRON PINS AT ALL CORNERS, UNLESS OTHERWISE NOTED.
2. THE REQUIRED UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY (INCLUDING JOINT PERMANENT EASEMENTS). EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES. THESE EASEMENTS ARE NOT REQUIRED ALONG SPECIFIC LOT LINES FOR PROPERTY THAT IS ZONED TO ALLOW LESS THAN A FIVE(5) FOOT BUILDING SETBACK AND SHALL BE CLEARLY NOTED ON THE FINAL PLAT.
3. TOTAL NUMBER OF ONE LOT, TOTAL ACREAGE 5,854 SF OR 0.128 AC.
4. PURPOSE OF THIS PLAT IS TO RESUBDIVIDE PORTIONS OF EXISTING LOTS INTO ONE LOT.
5. PROPERTY IS ZONED RN-2 W/HP. SEE CITY OF KNOXVILLE ZONING FOR USE AND SETBACKS..

OWNER
RAJ CHEEMA
BRADEN FAMILY PROPERTIES, LLC
649 RUNNING BROOK DR
STRAWBERRY PLAINS, TN 37871
PHONE: (865) 696-7343



FINAL PLAT OF:

RESUB. OF P/O LOT 164 & 165
BLOCK 19 OF HAZEN'S ADDITION S/D
Second Civil District of Knox County, Knoxville, TN.

LOCATION; E GLENWOOD AVENUE
DEED REFERENCE: 202111150039975
TAX ID MAP 082JW013
PLAT: P.B. 5, PG 248

WARD: 15th CITY BLOCK: 15422
SCALE: 1" = 20'
DRAWING NUMBER: 329222
DRAWN BY: SWA DATE: 02/28/22

SURVEYOR
ABBOTT LAND SURVEYING, LLC
STEVEN W. ABBOTT JR, RLS
1109 E. WOODSHIRE DR
KNOXVILLE, TN 37922
OFFICE: (865) 671-1149
Email: survmap@tds.net

WARRANTY DEED.

THIS INDENTURE made this 6th day of May

A. D. 1964 between MARTHA HENRIETTA MCMANUS GHORMLEY of Alexandria, Virginia, and LIDA LOU MCMANUS INGRAM of Belleville, Illinois, and C. B. MCMANUS of Knox County, Tennessee,

of _____ in the State of _____

of the first part, and C. E. ALLRED

of _____ Knox County, Tennessee _____ of the second part.

WITNESSETH. That the said parties _____ of the first part, for and in consideration of the sum of -- THIRTY-THREE HUNDRED and NO/100 Dollars (\$3300.00) cash -----

to them, in hand paid by the said party _____ of the second part, the receipt of which is hereby acknowledged.

have granted, bargained, sold, conveyed, and do hereby grant, bargain, sell and convey unto the said party _____ of the second part, the following described premises, to-wit, situate in District No. Two (2) of Knox County, Tennessee, and in the 15th Ward of the City of Knoxville, and being a part of Lot No. 164, all of Lot No. 165 and part of Lot No. 166, Block 19 in Hazen's Addition. As shown by map of said Addition of record in the Register's Office for Knox County, Tennessee, said property is more particularly described as follows:

BEGINNING at a point in the northern line of Glenwood Avenue, said point being distant in a westerly direction 40 feet from the point of intersection of the northern line of Glenwood Avenue with the westerly line of Spruce Street, and from said point of beginning running thence in a northerly direction on a line parallel with the westerly line of Spruce Street, 140 feet to a point; thence running in a westerly direction 80 feet to a point; thence in a southerly direction 140 feet to a point in the northern line of Glenwood Avenue; thence with said line of Glenwood Avenue in an easterly direction 80 feet to the POINT OF BEGINNING, and

BEING the same property conveyed to Louise B. McManus by deed dated Oct. 26, 1927 from C. B. McManus of record in Deed Book 456, page 492 in the Register's Office for Knox County, Tennessee. See also Will Book 12, page 377 in the Probate Court Clerk's Office for Knox County, Tennessee.



Instr: 196406080000016
Pages: 1 of 3
Cross Ref: WB 1255/810
Back File Automation

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to Homestead and Dower therein. TO HAVE AND TO HOLD the said premises to the said part Y of the second part his heirs and assigns forever.

And the said parties of the first part for themselves and for their Heirs, Executors and Administrators do hereby covenant with the said part Y of the second part his heirs and assigns that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, that said premises are free from all incumbrances except the 1964 city and county taxes which are pro-rated and which second party assumes and agrees to pay.

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and the year first above written.

Signed, sealed and delivered in presence of

Lucas M. West witness

Martha Henriette Mc Dowd Shumley (L. S.)

(L. S.)

(L. S.)

Lucia Lee Williams Ingrassia (L. S.)

(L. S.)

C. B. M. Manus (L. S.)

(L. S.)



STATE OF VIRGINIA }
City of Alexandria County } SS.

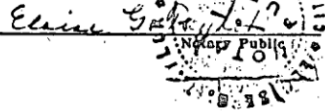
Personally appeared before me Elaine G. Payton a Notary Public in and for said City
the within named bargainer Martha Henrietta McManus Ghormley

with whom I am personally acquainted, and who acknowledged that She executed the within instrument for
the purposes therein contained.

Witness my hand and official seal at office, this 11th day of MAY

A. D. Nineteen Hundred and Sixty-four (1964)

My commission expires My Commission Expires June 13, 1964



STATE OF ILLINOIS }
St. Clair County } County } SS.

Personally appeared before me _____ a Notary Public in and for said County
the within named bargainer Lida Lou McManus Ingram

with whom I am personally acquainted, and who acknowledged that She executed the within instrument for
the purposes therein contained.

Witness my hand and official seal at office, this 18 day of _____

A. D. Nineteen Hundred and Sixty-four (1964)

My commission expires 7/15/67



STATE OF TENNESSEE }
KNOX County } County } SS.

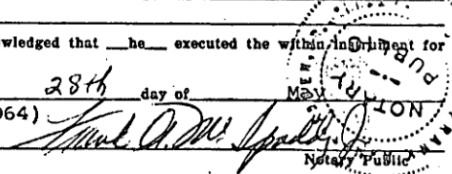
Personally appeared before me Frank A. McSpencer, Jr. a Notary Public in and for said County
the within named bargainer C. B. McManus

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for
the purposes therein contained.

Witness my hand and official seal at office, this 28th day of MAY

A. D. Nineteen Hundred and Sixty-four (1964)

My commission expires April 18th, 1966



REGISTER'S OFFICE, KNOX COUNTY, STATE OF TENNESSEE
Received for record this 11 day of May A.D. 1964
2:20 PM clock H. M. Note Book 52 Fee: 3.00

Lyndon Jones
REGISTRAR

Instr: 196406080000016
Pages: 3 of 3

BOOK 1255 PAGE 812

Sanford P. Graves, Attorney
813 Market Street
Knoxville, Tennessee

INSTRUMENT No. 00544

(Warranty Deed By Corporation)

THIS INDENTURE, made this 12th day of September A. D., 19 72
between THE HAMILTON NATIONAL BANK, Executor and Trustee for the estate of Charles Ernest Allred

a corporation created and existing by virtue of the laws of the State of Tennessee
and doing business at Knoxville, in the County of Knox, State of Tennessee
of the first part, and ARTHUR G. EDMONDS and wife, HELEN E. EDMONDS

of Knox County, State of Tennessee of the second part

WITNESSETH, That the said party of the first part, for and in consideration of the sum of
ONE DOLLAR CASH (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION

to it in hand paid by said parties of the second
part, the receipt of which is hereby acknowledged.

See WB 211987 841 - Affidavit

Instr: 197210060013609
Pages: 1 of 3
Cross Ref: WB 1491/157
Back File Automation

REGISTER'S OFFICE, KNOX COUNTY, TENNESSEE
State Tax 13.00 Recorded At 330
In Note Book No. 67 On the 5 Day of Oct 19 72
Recording fee:
Durward C. Sharp 8 6F9461 B00006.00CA

has granted, bargained, sold, and conveyed, and does hereby grant, bargain, sell and convey unto the said
parties of the second part, the following described premises to-wit, situate in District No. TWO

of Knox County, Tennessee, within the 15th Ward of the City of Knoxville, Tennessee, being part of Lot 164 and all of Lot 165, and part of Lot 166, Block 19, in Hazen's Addition as shown on map of same in the Register's Office for Knox County, Tennessee, and being more fully described as follows: BEGINNING at a point in the Northeast line of Glenwood Avenue, located South 48 deg 40 min West, 40 feet from the intersection of same with the Southwest line of Spruce Street; thence from said point of beginning with said line of Glenwood Avenue, South 48 deg 40 min West, 80 feet to a point; thence North 41 deg 40 min West, 140 feet to a point in the Southeast line of an alley; thence with said alley, North 48 deg 40 min East, 80 feet to a point; thence South 41 deg 20 min East, 140 feet to the place of BEGINNING. Said premises are improved with dwellings numbered 2323 and 2325 East Glenwood Avenue, according to the survey of T. J. Hatmaker dated July 7, 1972 bearing Drawing Number 31311.

For further reference as to the chain of title see Deed Book 1255, page 810, in the Register's Office for Knox County, Tennessee.

COUNTERSIGNED

OCT 6 1972
PARK M. (Parkey) STRADER
KNOX COUNTY
PROPERTY

I certify that the consideration tax
has been paid.
OCT 6 1972
Durward C. Sharp
Register

State Tax 13.00
Clerk Fee 50
Total 13.50

8 6F9462 B00013.50CA

I hereby declare or affirm that the actual consideration or true value of this
instrument, whichever is greater, is \$ 5000.00. Affiant Mrs. Helen Edmonds
and sworn to before me this 14 day of Sept 19 72
Quenita Sanders

with the hereditaments and appurtenances thereto appertaining.

TO HAVE AND TO HOLD the said premises to the said parties of the second part, their heirs and assigns forever.

And the said party of the first part for itself and for its successors does hereby covenant with the said parties of the second part their heirs and assigns that it is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, that said premises are free from all incumbrances, except Restrictions and Easements recorded in the Register's Office for Knox County, Tennessee, and the 1972 City Taxes which are to be pro-rated between the two parties and the second parties assume and agree to pay,

and that it will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

the First Party by Will of Charles Ernest Allred as found in
This deed is executed pursuant to authority given by the Board of ~~of said Company~~
Will Book 39 page 857 in the County Clerk's Office for Knox County, Tennessee
IN WITNESS WHEREOF, The said Corporation hath hereunto caused its corporate seal to be affixed,
and these presents to be signed by its / Trust Officer President, and attested by its / Trust Officer Secretary, the day

and year first above written.

Signed, sealed and delivered in presence of

} Attest	THE HAMILTON NATIONAL BANK (L. S.)
	By <u>John A. Thomas</u> (L. S.) Trust Officer Pres.
	Attest <u>Edw. B. [Signature]</u> (L. S.) Trust Officer Sec.
	(L. S.)

State of TENNESSEE
County of KNOX

Before me the undersigned a Notary Public in and for the State and County aforesaid personally appeared John A. Thomas, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Trust Officer of the HAMILTON NATIONAL BANK † the within named bargainor, a corporation, and that he as such TO being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Trust Officer

Witness my hand and seal, at office in Knoxville this 25 day of Sept 1972

Wanda Cunn (Seal)

Notary Public

My commission expires My Commission Expires July 22, 1973


Instr: 197210060013609
Pages: 3 of 3
Back File Automation

*President or other officer authorized to execute the instrument.

†Name of the corporation.

This Instrument Prepared By:
LEONARD G. WEBB
Attorney at Law
918 State Street
Knoxville, TN 37902

INSTRUMENT NO. **026033**

WARRANTY DEED

THIS INDENTURE, made this 3rd day of April, A. D., 1991,
between

HELEN E. EDMONDS, widow of Arthur G. Edmonds, deceased
of Knox County, Tennessee, First Parties, and

BARBARA ANN MAPLES of Knox County, Tennessee, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of ^{01*} *8.00
One Dollars (\$ ^{08*} 1,00) *23.10
and other good and valuable consideration ^{9*} *1.00
to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,
*32.10 15
*32.10 14
*32.10 8
A *0.00 8
90552

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey, 77
04-04-91

unto the said Second Parties the following described premises, to wit: Situated in District
Number Two (2) of Knox County, Tennessee, within the 15th Ward of the City
of Knoxville, Tennessee, and being a part of Lot 164 and a part of Lot 165,
Block 19, in Hazen's addition as shown on map of same in the Register's
Office for Knox County, Tennessee, and being more fully described as follows:

BEGINNING at a point in the northeast line of Glenwood Avenue, located south
48 deg. 40 min. west, 80 feet from the intersection of same with the south-
west line of Spruce Street; thence from said point of beginning with said
line of Glenwood Avenue south 48 deg. 40 min. west, 40 ft. to a point; thence
north 41 deg. 40 min. 140 feet to a point in the southeast line of an alley;
thence with said alley north 48 deg. 40 min. east, 40 feet to a point; thence
south 41 deg. 20 min. 140 feet to the place of beginning. Said premises are
improved with a dwelling numbered 2323 East Glenwood Avenue, according to the
Survey of T. J. Hatmaker dated July 7, 1972, bearing drawing number 31311.
Being the southwestern one half (1/2) of the property conveyed to Arthur G.
Edmonds (deceased) and wife, Helen E. Edmonds from the Hamilton National
Bank, Executor and Trustee for the Estate of Charles Ernest Allred by
Warranty Deed dated September 12, 1972, of record in Register's Office of
Knox County, Tennessee, in Deed Book 1491, pages 157, 158, and 159.

For further reference as to the chain of title see Deed Book 1255, page 810
in the Register's Office for Knox County, Tennessee.

CO-SIGNATURE

APR 04 1991
PARK M. (Parkey) STRADER
KNOX COUNTY
PROPERTY ASSESSOR
By: [Signature]

I hereby swear or affirm that the actual consideration or true value of this
transfer, whichever is greater, is \$ 7000.00 Allent Ann Maples
Subscribed and sworn to before me this 7 day of April 1991
Deputy Register B. Hattwell

MAP GROUP PARCEL
525 | 825W | 013
Knox County Property Assessor
By: [Signature]

RESPONSIBLE TAXPAYER
Ann Maples
NAME ADDRESS

RECEIVED FOR
RECORDING
KNOX CO. TN
APR 11 10 32 AM '91
THE HALL

BOOK 2035 PAGE 0568
Instr: 199104040024009
Pages: 1 of 2
Cross Ref: WB 2035/568
Back File Automation

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all incumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

The designation of the parties to this instrument in either the plural or singular shall be applied to, and mean, either number and whenever a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

..... (L. S.) *Nelson E. Edmonds* (L. S.)
..... (L. S.) (L. S.)

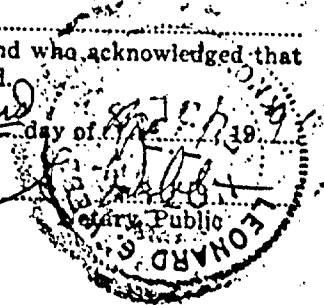
STATE OF TENNESSEE, }
KNOX COUNTY } ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State *Nelson E. Edmonds*

the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, in Knox County, this *22* day of *Sept*, 19*42*

My Commission expires *9/22/42*



STATE OF }
COUNTY OF } ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State.....

the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, in County, this day of 19.....

My Commission expires Notary Public



Instr: 199104040024009
Pages: 2 of 2

Back File Automation

From: [Steve Borden](#)
To: [Jennifer Scobee](#)
Subject: RE: October 2022 BZA application packets
Date: Friday, October 7, 2022 11:49:21 AM
Attachments: [image002.png](#)

Jennifer,

Please see our responses below.

9-C-22-VA 7727 Kingston Pk: It appears that this application does not include any encroachments on State owned ROW. The Department would like to emphasize that no encroachments are permitted – including, but not limited to, overhead signs or building awnings. Additionally, any proposed work that requires construction on ROW or impacting ROW will require an approved grading on ROW application.

9-D-22-VA 451 W. Blount Ave: Operations has no comment

10-A-22-VA 3934 Alma Ave: Operations has no comment

10-B-22-VA 5858 Lucerne Ln: Operations has no comment

10-C-22-VA 2323 E. Glenwood Ave: Operations has no comment

10-D-22-VA 2113 Sunny Ln: Operations has no comment

10-E-22-VA 4208 Garden Dr: Operations has no comment

Steve,



Steven M. Borden, P.E. | Director/Assistant Chief Engineer
TDOT – Region 1
7345 Region Lane
Knoxville, TN 37914
(865) 594-2400
Steve.Borden@tn.gov
tn.gov/tdot



October 10, 2022

Mr. Bryan Berry, Deputy Director
Board of Zoning Appeals
Room 475, City-County Building
P. O. Box 1631
Knoxville, Tennessee 37901

Dear Mr. Berry:

**Re: Variance Requests 9-G-22-VA, 10-A-22-VA, 10-B-22-VA, 10-C-22-VA, 10-D-22-VA,
and 10-E-22-VA**

We have reviewed our records and, as far as we have been able to determine, KUB has no existing utility facilities located within the variance areas and we have no objection to the requested variances. However, KUB does not release and hereby retains all easements and rights for existing facilities, whether or not identified in our research.

If you have any questions regarding this matter, please call me at (865) 558-2483.

Sincerely,

A handwritten signature in black ink, appearing to read "C. Wiberley".

Christian Wiberley, P.E.
Engineering

CGW

Board of Zoning Appeals – City Staff Comments

Tuesday, October 18, 2022

Variance Findings (Article 16.3.E):

The Board of Zoning Appeals may authorize a variance from the strict application of this Code so as to relieve such difficulties or hardship only in accordance with all of the following criteria:

- 1. Variances will be granted only where special circumstances or conditions (such as exceptional narrowness, topography or siting) fully described in the findings of the Board, do not apply generally in the district.*
- 2. Variances will not be granted to allow a use otherwise excluded from the particular district in which requested.*
- 3. For reasons fully set forth in the findings of the Board, the aforesaid circumstances or conditions are such that the strict application of the provisions of this Code would deprive the applicant of any reasonable use of his/her land. Mere loss in value does not justify a variance; there must be a deprivation of beneficial use of land.*
- 4. Any variance granted under the provisions of this section must be the minimum adjustment necessary for the reasonable use of the land.*
- 5. The granting of any variance is in harmony with the general purposes and intent of this Code and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the General Plan for development*

Meeting Agenda

9-C-22-VA

Location: 7727 Kingston Pike

Staff Comments: The applicant is proposing to construct a five-story, 330-unit multi-family apartment complex with parking garage. The parcel is zoned C-H-2 and has a minimum front setback of 20 feet along Kingston Pike.

The most recent development configuration was of three outbuildings as shown in the 2015 aerial from KGIS in the packet. Two of the three buildings were demolished in 2016.

The proposed size and footprint of the building creates the hardship on the parcel. Moving the building back an additional 10 feet to meet the minimum front setback along Kingston Pike does not deprive the applicant of beneficial use of the land. The parcel has no topographical issues.

KUB also noted an overhead electric utility easement of 25 feet on each side of the centerline of the electric line, 50 feet total width.

The variance request is:

Decrease the minimum front setback from 20 feet to 10 feet for a multi-family dwelling in the C-H-2 district. Per Article 5.3.A; Table 5-1.

9-G-22-VA

Location: 451 West Blount Avenue

Staff Comments: This is an appeal of the zoning administrator's determination to utilize the Level II Development Plan Review compliance path for projects if six variances are required. The applicant asserts that Article 7, Section 7.0.2.F.8.c "Unlisted Standards" - Any request for relief from a required standard, other than those listed above, must be reviewed by the City of Knoxville Board of Zoning Appeals does not apply if a proposed project requires 6 or more variances, and must follow the Level III Alternative Compliance Review path.

The following is an overview for determining what level of review is required for form based code projects. There are three possible levels that apply. They are as follows:

- Level 1 application (Zoning Clearance Review) applies to all houses and duplexes within the Form Districts and requires approval from the Zoning Administrator only.
- Level 2 application (Development Plan Review) is for all multi-dwelling, mixed use and nonresidential structures within the Form Districts. This requires a recommendation from the Administrative Review Committee and approval from the Zoning Administrator.
- Level 3 application (Alternative Compliance Review) is for innovative, high quality developments that would not otherwise be allowed under a strict interpretation of the Form District regulations but nevertheless comply with the intent of the applicable Form District and Plan. The Alternative Compliance Review mechanism is also intended to provide a process for requests by applicants for reconstruction or expansion of nonconforming structures in which nonconforming uses operate. This requires a recommendation from the Administrative Review Committee and the Zoning Administrator with approval from the Knoxville Knox County Planning Commission.

A Level 3 Alternative Compliance Review applies to any development that does not meet the requirements of Level I Zoning Clearance Review, Level II Development Plan Review, or Variances per Article 7.0.2.G.3.

10-A-22-VA

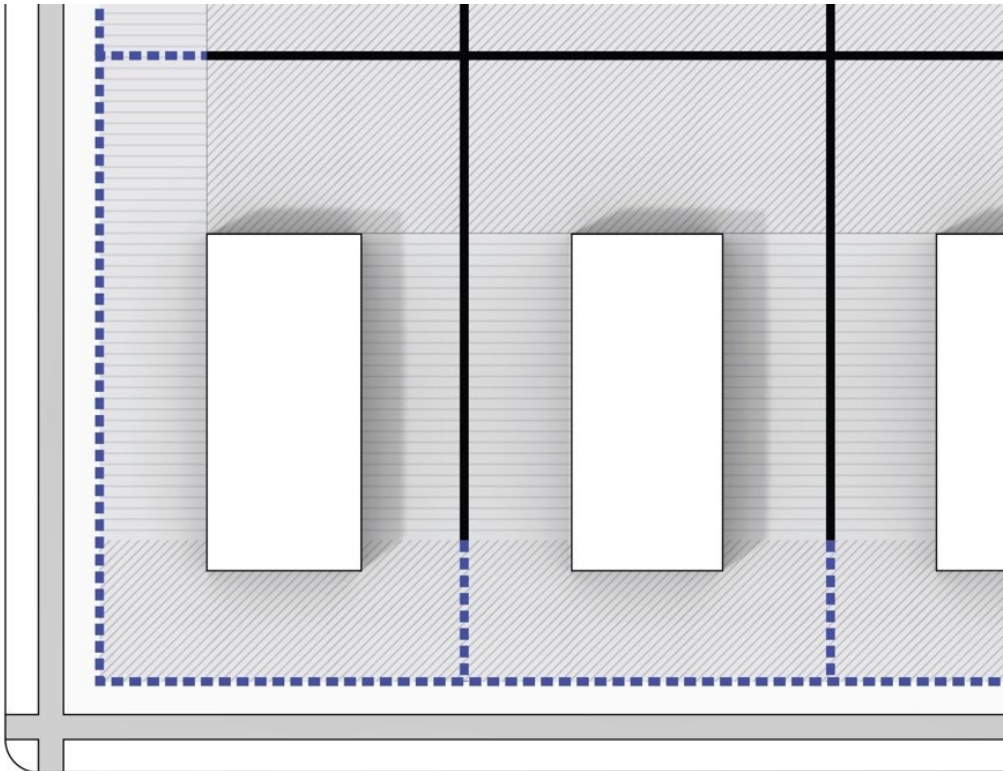
Location: 3934 Alma Avenue

Staff Comments: The applicant installed a six foot high privacy fence along the driveway to shield the property from viewing her neighbor's property. A 42 inch high solid fence is permitted, starting five feet back from the front building line forward to the front property line. The height of the fence must be reduced to 42 inches.

Possible alternatives in the front yard would be landscaping along property line/driveway or a solid fence up to 42 inches and then on top fencing with more than 50% regularly distributed openings as seen in the illustrative image provided in the packet.

The variance requests is:

Increase the permitted height of a solid fence from five feet behind the front building line forward to the front lot line from 42 inches to 72 inches. Per Article 10.3.L.1.a.



Residential Districts

■ ■ ■ ■ ■ 42" maximum fence/wall height restriction

10-B-22-VA

Location: 5858 Lucerne Lane

Staff Comments: The parcel is located in an RN-1 zoning district and the minimum front setback is +/- 10' of the average blockface (average setback of the houses along the same side of street). The average setback of houses along Lucerne Lane is 66' (less 10' would be a minimum of 56' front setback).

The variance request is:

Decrease the average blockface front setback from 56.4 feet to 32 feet for a new single-family dwelling in the RN-1 district. Per Article 4.3; Table 4-1.

10-C-22-VA

Location: 2323 E. Glenwood Avenue

Staff Comments:

The parcel needs to be platted and recorded as a legal lot of record. The parcel is zoned RN-2 and requires a minimum lot width of 50 feet. The existing lot width is only 40 feet.

Pending further context (asked for original deed) from applicant, the following was found in our records.

1. The property owner deeded land to neighboring properties sometime around 1972 when he died.
2. There was a house on this lot prior to 2003 in the same lot configuration.

The variance request is:

Decrease the minimum lot width from 50 feet to 40 feet on an existing lot for a new single-family dwelling in the RN-2 district. Per Article 4.3; Table 4-1.

10-D-22-VA

Location: 2113 Sunny Lane

Staff Comments:

Applicant subdivided lot 3 into lots 3R and 3R1 and is proposing to build a house upon 3R1. The rear setback in an RN-1 zoning district should be 25' and applicant has requested 21.1'. Minimum front setback is 38.8' based on the average blockface and the applicant has requested a 25' setback.

The variance request is:

Variance 1: Decrease the rear setback from 25' to 21.1' for a new single-family residence in an RN-1 zoning district. Per Article 4.3; Table 4-1.

Variance 2: Decrease the front setback from a minimum of 38.8' to 25' for a new single-family residence in a RN-1 zoning district. Per Article 4.3; Table 4-1 .

10-E-22-VA

Location: 4208 Garden Drive

Staff Comments:

The setback requirements for a carport are 5 feet from interior side lot line. The column supports for the carport would be located on the driveway and obstruct parking vehicles. The applicant is requesting to reduce the interior side setback to 0 feet and place structures on the lot line.

The variance requests is:

Decrease the interior side setback for an accessory structure from five feet to zero feet to permit an attached carport. Per Article 10.3.A.5.