



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 (Individual not company) Javonte Cotner	Owner <input type="checkbox"/>	New Structure <input checked="" type="checkbox"/>
Street Address 1829 Azrock Dr	Contractor <input checked="" type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip Knoxville, TN 37914	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number 865-469-4509	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Applicant Email Jaysremodeling865@gmail.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 3940 Seahorn ave City, State, Zip Knoxville, TN 37914

See KGIS.org for Parcel # 070MG007 City Council District # 6 and Zoning District O

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.
 We propose to build a single family residence on the lot listed in the Property Information section above. The lot is currently zoned "O" and have a minimum interior side setback is 15'. Since the lot width is 49.34 ft , the 15' side yard requirement is to restrictive for a single family residence. We need a variance from 15' to 9.34' for enough room to place our prosed single family residence on this lot.

Describe hardship conditions that apply to this variance.
 The "O" zoning side yard requirement is too restrictive for the existing lot size. With limited visibilty from east bound lanes of asheville hwy at magnolia ave, Rutlege pike and Asheville hwy. The lot is best suited for residential use.

Site plans and any other relevant information associated with the hardship must accompany this application.

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 11/01/2022

File #



BOARD OF ZONING APPEALS APPLICATION

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

Is a plat required? Yes No

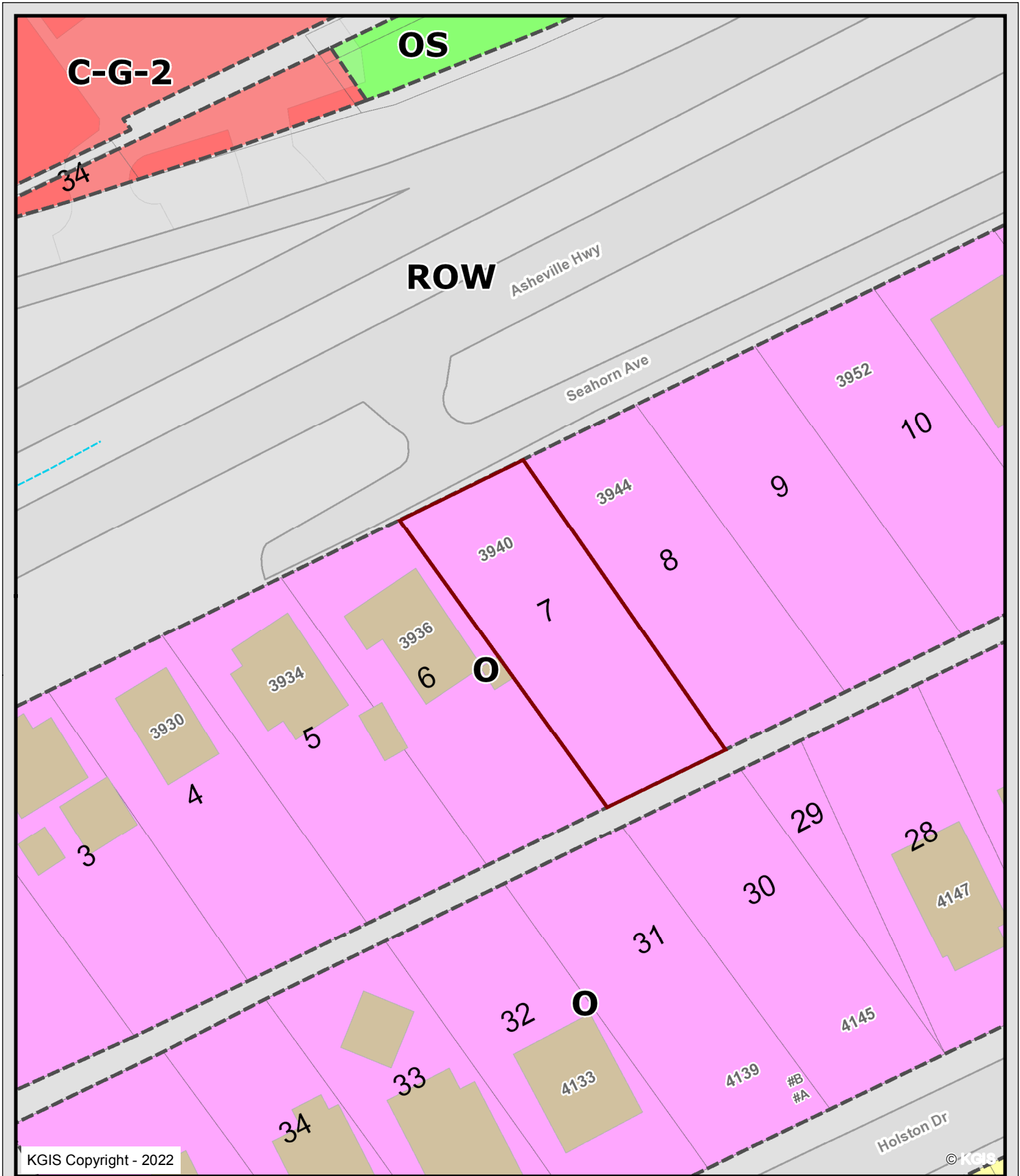
Small Lot of record?

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



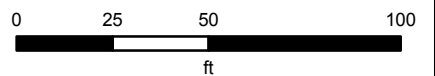
3940 SEAHORN AVE

12-A-22-VA
 JAVONTE COTNER

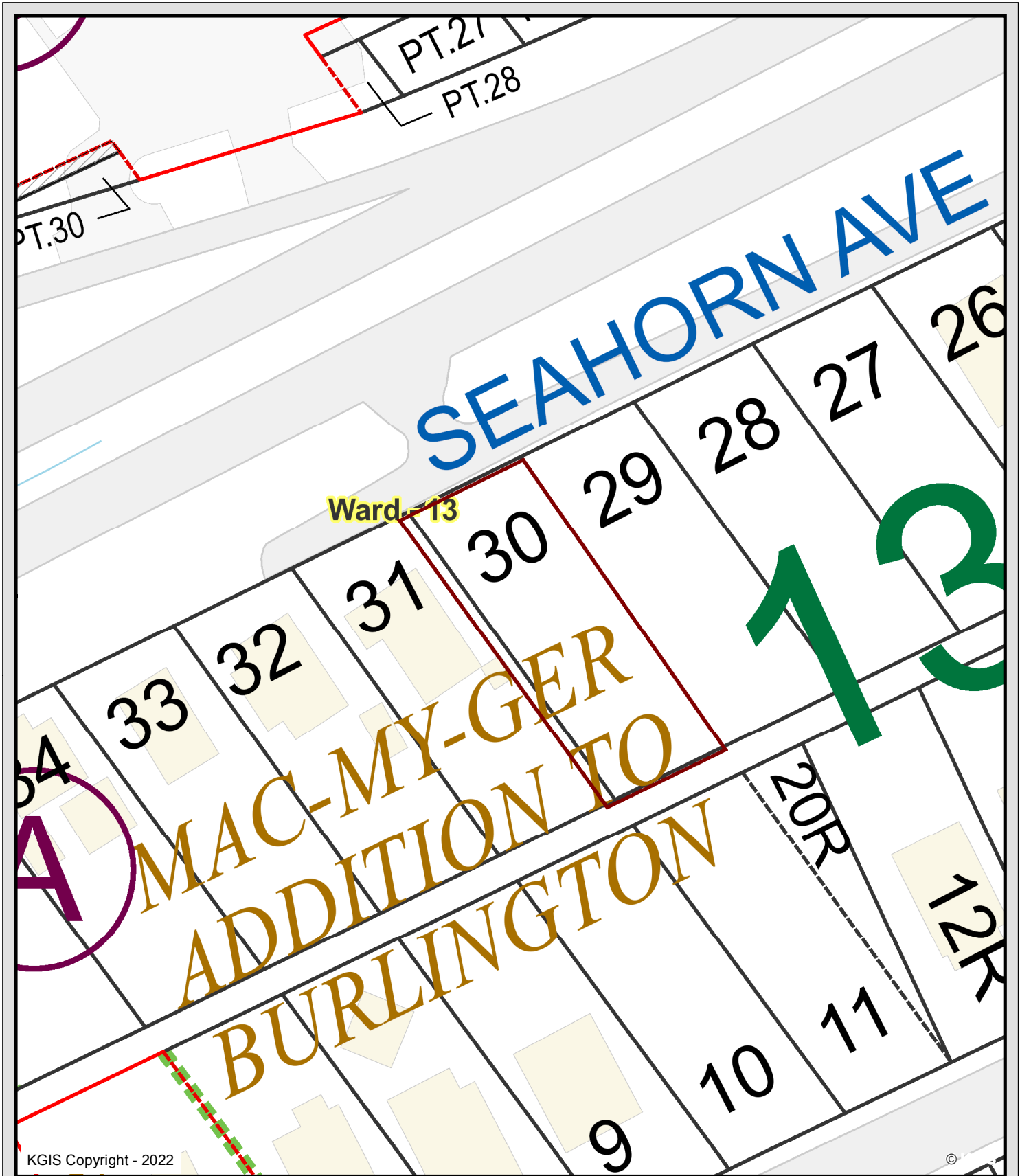
Knoxville - Knox County - KUB Geographic Information System



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3940 SEAHORN AVE

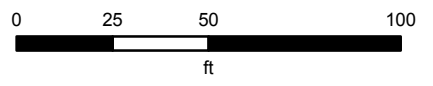
12-A-22-VA

JAVONTE COTNER

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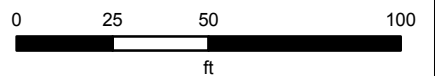
12-A-22-VA

JAVONTE COTNER

Knoxville - Knox County - KUB Geographic Information System



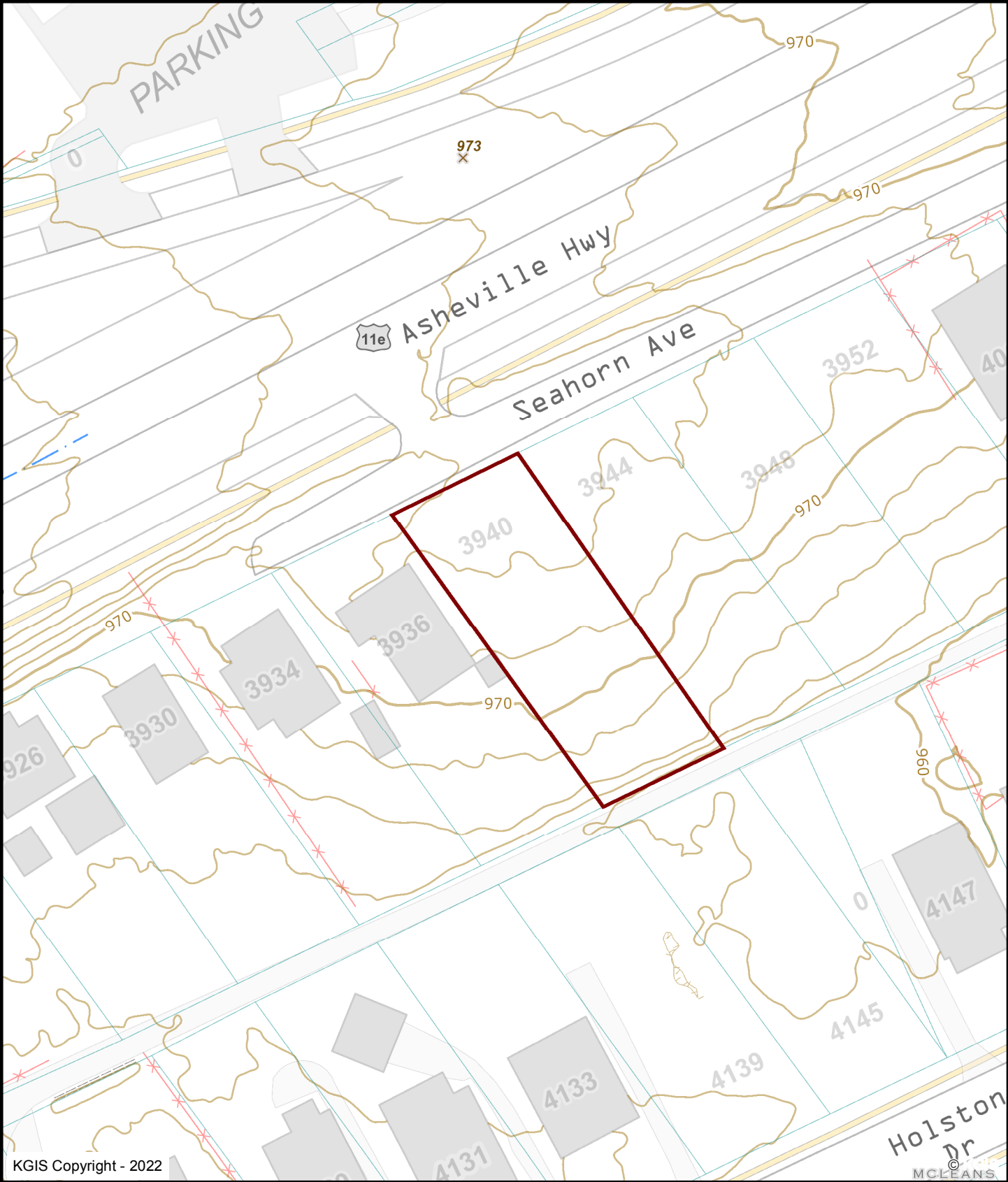
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MCLEANS

3940 SEAHORN AVE

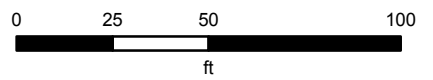
12-A-22-VA

JAVONTE COTNER

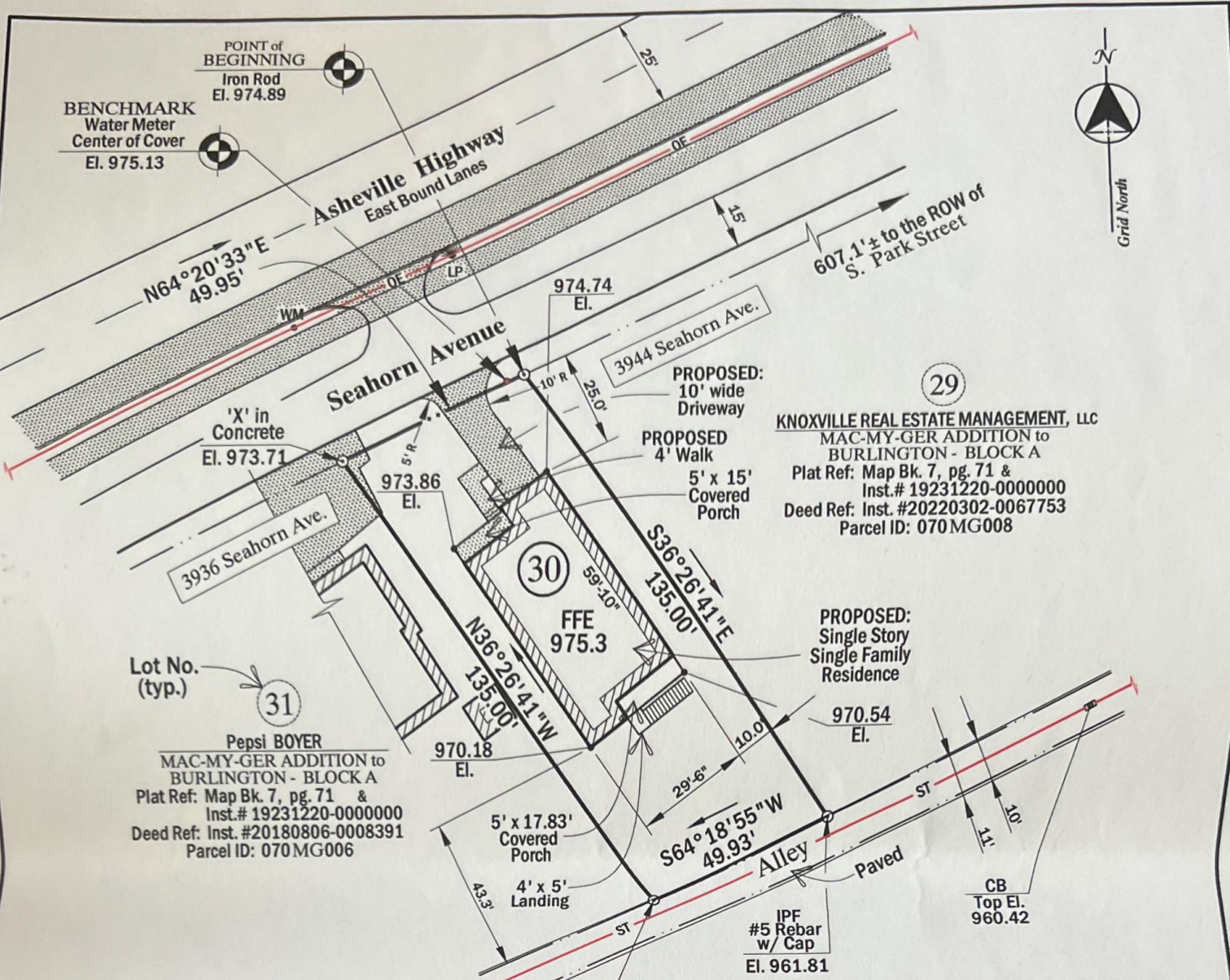
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29
KNOXVILLE REAL ESTATE MANAGEMENT, LLC
 MAC-MY-GER ADDITION to
 BURLINGTON - BLOCK A
 Plat Ref: Map Bk. 7, pg. 71 &
 Inst. # 19231220-0000000
 Deed Ref: Inst. #20220302-0067753
 Parcel ID: 070MG008

Lot No. (typ.)
 31
Pepsi BOYER
 MAC-MY-GER ADDITION to
 BURLINGTON - BLOCK A
 Plat Ref: Map Bk. 7, pg. 71 &
 Inst. # 19231220-0000000
 Deed Ref: Inst. #20180806-0008391
 Parcel ID: 070MG006

General Notes:

1. Iron pins are set at all property corners, unless noted otherwise.
2. The North Arrow is referenced to the bearing between City Control Stations 0107 & 0108 & the elevations are referenced to NAVD88.
3. This lot contains 6,623 sqft. or 0.152 acres.
4. This property is Zoned RN-2.
5. The location of the underground utility lines are shown in their approximate locations... for accurate locations call 1-800-351-1111.
6. Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from the foundation walls at a 5% slope.

Symbols & Abbreviations:

IPF	Iron Pin Found
IPS	Iron Pin Set
OE	Overhead Electrical
PP	Power Pole
CL	Centerline
CL	Centerline
---	Right-of-Way line
▨	Concrete
x x x	Fence Line
CB	Catch Basin
±	More or Less
Sqft.	Square Feet
Inst. #	Instrument Number
R	Radius
FFE	Finished Floor Elevation
WD Bk.	Warranty Deed Book
EI.	Elevation
WM	Water Meter
LP	Light Pole
CI	Curb Inlet

SITE PLAN
3940 SEAHORN AVENUE
MAC-MY-GER ADDITION to BURLINGTON
BLOCK A
 1st. Civil District - Knox County, Tennessee
 13th. Ward - City of Knoxville, Tennessee
 City Block #13262

Date: 1 June 2022
 Scale: 1" = 40'
 Deed Ref: Inst. #20220506-0084637
 Plat Ref: Map Bk. 7, pg. 71
 TAX Map: 70"M" Group "G", Parcel 7
 Surv'd By: GFB Rev1:
 Dwg. By: GFB Rev2:
 Proj. No: 220601 Rev3:



I hereby certify that this is a Category I Survey and that the Unadjusted error of field closure is 1' in 10,000' or greater.
 By: *Glenn F. Biggs, Jr.*
 Glenn F. Biggs, Jr. RLS/20N
 Date: 5/31/2022

OWNERS:
KNOXVILLE REAL ESTATE MANAGEMENT, LLC
 1829 Azrock Drive
 Knoxville, TN. 37914
 (865) 985-6460

Glenn F. Biggs, Jr.
REGISTERED LAND SURVEYOR
 2855 Gibbs Drive, Knoxville, Tennessee 37918
 OFFICE: (865) 688-1843
 e-Mail: dtcgbf@comcast.net

PREPARED FOR:
Javonte COTNER
 1829 Azrock Drive
 Knoxville, TN. 37914
 (865) 469-4509



December 2, 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-C-22-VA, 11-E-22-VA, 12-A-22-VA, 12-B-22-VA, 12-C-22-VA,
12-D-22-VA, 12-E-22-VA, and 12-F-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

From: [Steve Borden](#)
To: [Jennifer Scobee](#)
Subject: RE: Board of Zoning Appeals - December applications
Date: Thursday, December 8, 2022 3:27:10 PM
Attachments: [image002.png](#)

Jennifer,

Please see the responses below.

[9-C-22-VA](#) [7727 Kingston Pk \(PDF\)](#)- Operations has No Comment
[11-E-22-VA](#) [1700 Merchant Dr \(PDF\)](#)- Operations has No Comment
[12-A-22-VA](#) [3940 Seahorn Ave \(PDF\)](#)- Operations has No Comment
[12-B-22-VA](#) [1915 Forest Ave \(PDF\)](#)- Operations has No Comment
[12-C-22-VA](#) [4103 Chapman Hwy \(PDF\)](#)- Operations has No Comment
[12-D-22-VA](#) [701 N. Cherry St \(PDF\)](#)- Operations has No Comment
[12-E-22-VA](#) [1100 University Ave \(PDF\)](#)- Operations has No Comment
[12-F-22-VA](#) [400 Neyland DR \(PDF\)](#)- Operations has No Comment

Thank you,



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

From: Jennifer Scobee <jscobee@knoxvilletn.gov>
Sent: Wednesday, November 30, 2022 9:24 AM
To: Steve Borden <Steve.Borden@tn.gov>; Christian.Wiberley@kub.org
Subject: [EXTERNAL] Board of Zoning Appeals - December applications

***** This is an EXTERNAL email. Please exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email - STS-Security. *****

Good morning!

Please have your staff review the following applications and provide your responses by Monday, December 12, 2022. You may access the applications [here](#)

LIST APPLICATIONS BY FILE # AND ADDRESS