

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 Javonte COTNER	Owner <input checked="" type="checkbox"/>	New Structure <input checked="" type="checkbox"/>
Street Address 1829 Azrock	Contractor <input 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"/>
Email		Other <input type="checkbox"/>

THIS IS A REQUEST FOR:

- Zoning Variance (Building Permit Denied)
- Appeal of Administrative Official's Decision
- Extension of Non-Conforming Use/or Structure
- Map Interpretation

PROPERTY INFORMATION

Street Address ~~3924~~ 3948 & ~~7552~~ Seahorn Avenue City, State, Zip Knoxville, TN. 37914
 See KGIS.org for Parcel # 070MG~~008,009~~ & ~~000~~ 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 ~~3 (three)~~ Single Family Residences on the ~~3 (three)~~ lots listed in the 'Property Information' section above. These lots are currently Zoned 'O' and have an 'Minimum Interior Side Setback' of 15' (fifteen feet).
 Since the lots' width are all 49.34 feet (measured side line to side line), the 15' side yard requirement is too restrictive for a Single Family Residence. We need a variance from 15' to 9.34' for enough room to place our proposed Single Family Residences on the lots.

Describe hardship conditions that apply to this variance.
 The 'O' zoning's side yard requirement is too restrictive for the existing lot sizes. With limited visibility from and access limited to the East Bound Lanes of Asheville Highway at the Magnolia Avenue, Rutledge Pike and Asheville Highway Interchange, these lots a best suited for Residential use.

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 5-26-22

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):

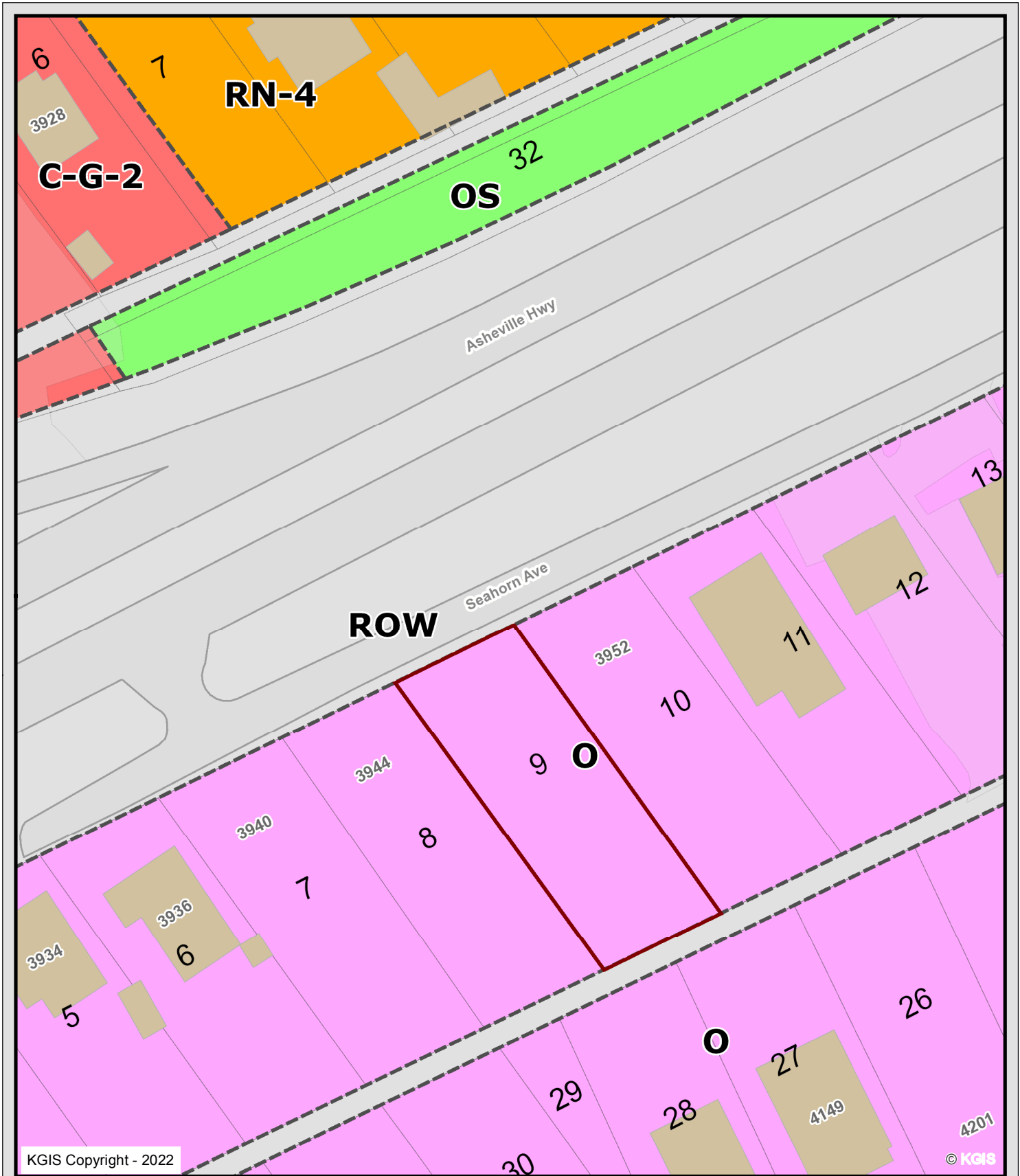
Large empty rectangular area for providing variance request details and ordinance citations.

PROJECT INFORMATION

Date Filed | Fee Amount

Council District | BZA Meeting Date

PLANS REVIEWER | **DATE**



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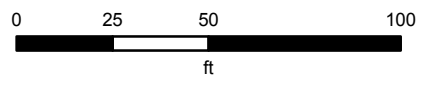
3948 SEAHORN DR

7-I-22-VA
 JAVONTE COTNER

Knoxville - Knox County - KUB Geographic Information System



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3948 SEAHORN DR

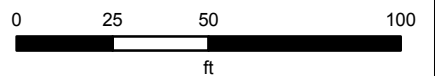
7-1-22-VA

JAVONTE COTNER

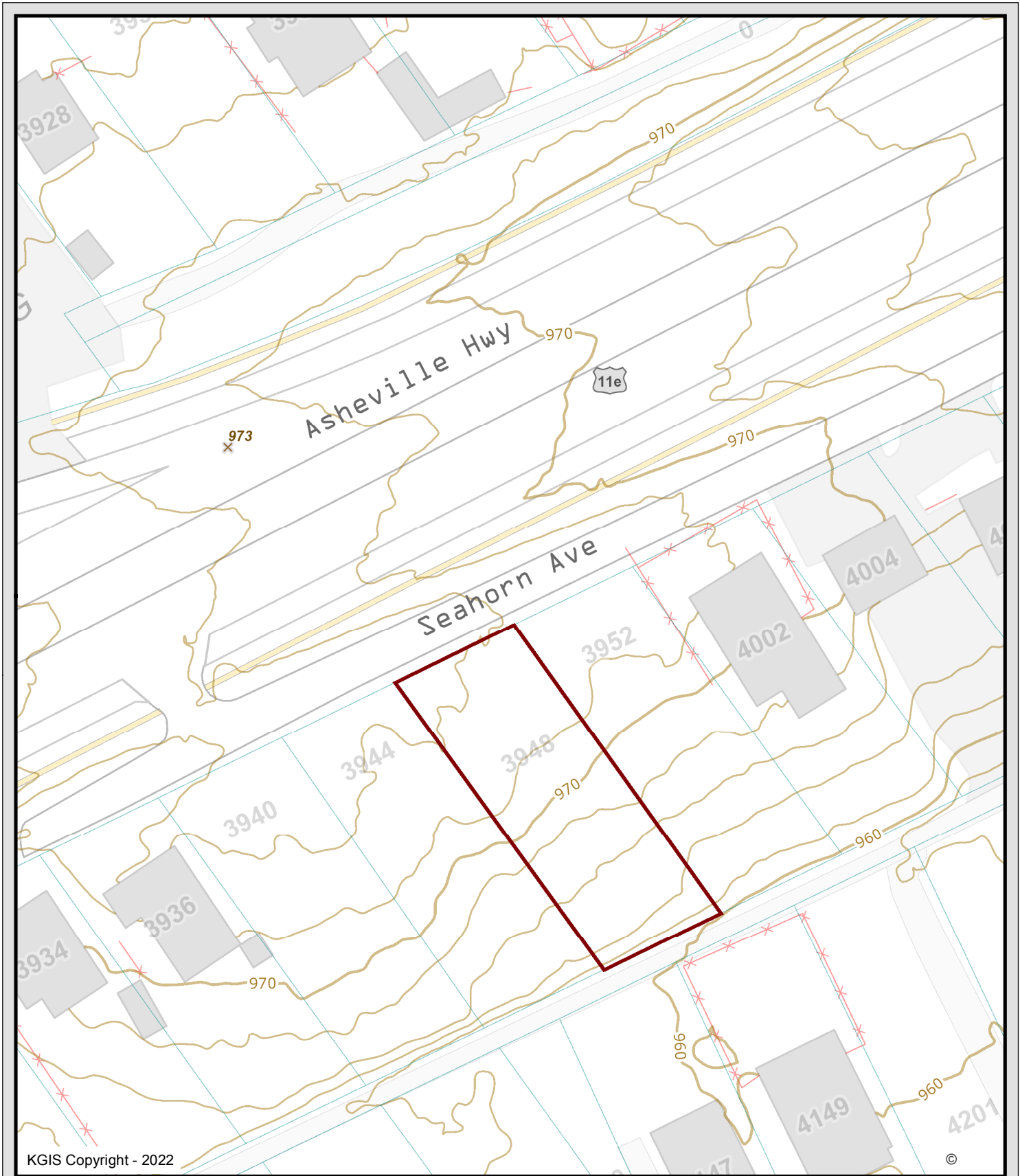
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3948 SEAHORN DR

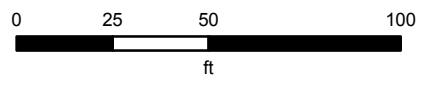
7-1-22-VA

JAVONTE COTNER

Knoxville - Knox County - KUB Geographic Information System



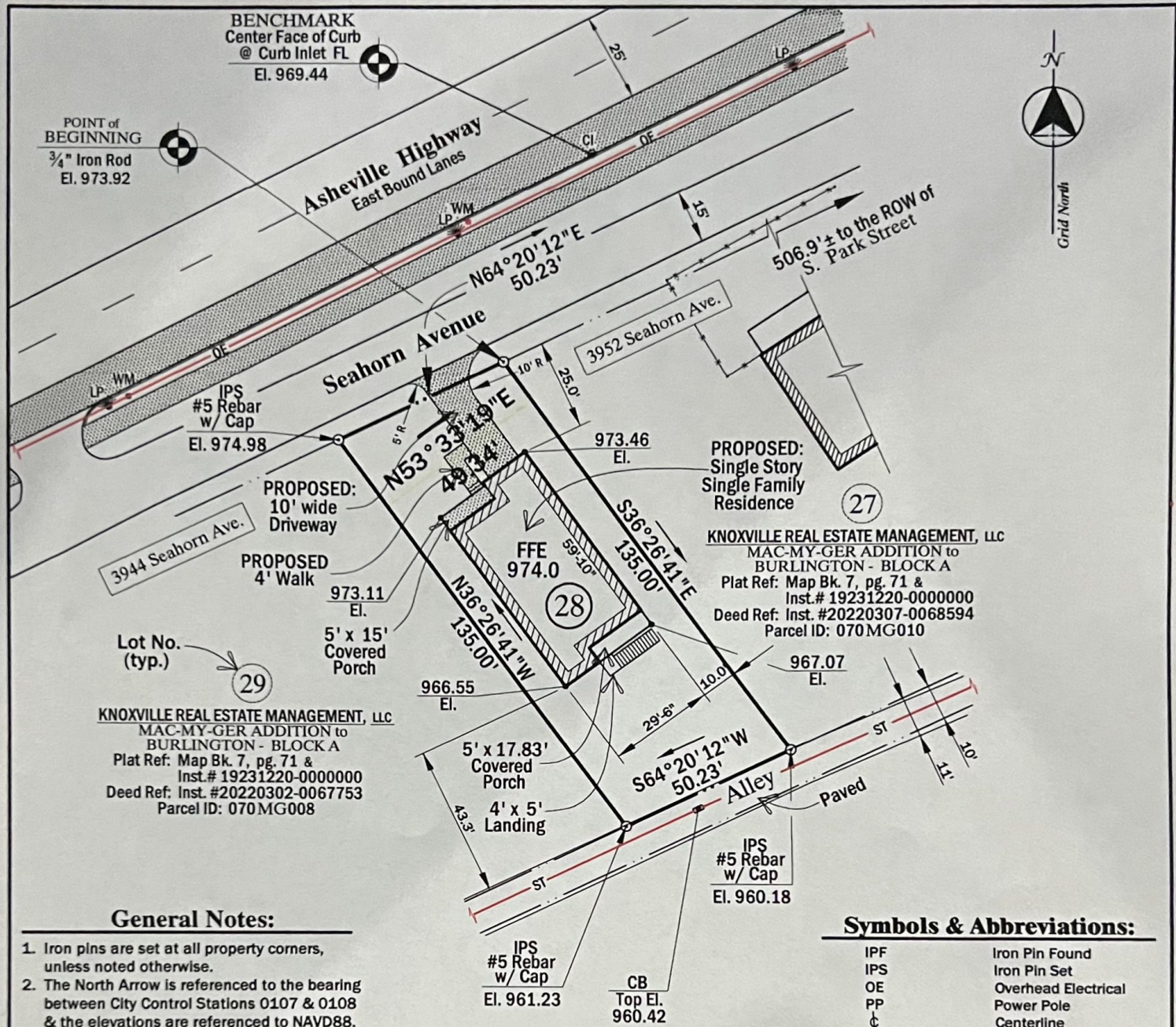
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BENCHMARK
Center Face of Curb
@ Curb Inlet FL
El. 969.44

POINT of
BEGINNING
3/4" Iron Rod
El. 973.92



Lot No. (typ.) 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

PROPOSED:
Single Story
Single Family
Residence

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. #20220307-0068594
Parcel ID: 070MG010

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 6,661 sqft. or 0.153 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
— · — · —	Centerline
— · — · —	Right-of-Way line
▨	Concrete
— 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
El.	Elevation
WM	Water Meter
LP	Light Pole
CI	Curb Inlet

SITE PLAN
3948 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: 4 April 2022
Scale: 1" = 40'

Deed Ref: Inst. #20220302-0067718

Plat Ref: Map Bk. 7, pg. 71

TAX Map: 70"M" Group "G", Parcel 9

Surv'd By: GFB Rev1:
Dwg. By: GFB Rev2:
Proj. No: 220404 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. RLS 712 TN

Date:

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: dtcgfb@comcast.net

PREPARED FOR:
Javonte COTNER
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