



## 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 Jason Stark	Owner <input type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address PO Box 5505	Contractor <input checked="" type="checkbox"/>	Modification of Existing Structure <input checked="" type="checkbox"/>
City, State, Zip Knoxville, TN 37928	Tenant <input type="checkbox"/>	Off Street Parking <input checked="" type="checkbox"/>
Phone Number 865-604-3658	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Email jason@rdcbuild.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 307 E. Oklahoma Ave	City, State, Zip Knoxville, TN 37917
See KGIS.org for Parcel # 081LQ030	CITY COUNCIL: 4 and Zoning District RN-2, HC Overlay

### 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.

Purchased property June 2021, and existing conditions of property were constructed as a duplex; owner would like to renovate the property as-is and bring the building into compliance as a legal duplex.

Owner requests a variance to the minimum lot size requirement for a two family structure in the RN-2 zoning district (Appendix B Zoning Ordinance, Section 4.3, Table 4-1: Dimensional Standards). Minimum lot size for 2F is 10,000 SF, existing lot size is 8,238 SF per attached survey. Also attached is owner's proposed parking layout.

#### Describe hardship conditions that apply to this variance.

Re-configuration of existing structure to single family dwelling would involve major renovation to open walls between dwellings; existing structure occupied by a tenant in one unit, would require eviction of existing tenant. Existing structure renovated from single family to duplex at some point in the past, prior to current owner's purchase.

### 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 Jason M Stark

Digitally signed by Jason M Stark  
Date: 2022.06.22 16:33:32 -04'00'

DATE 06.22.2022

File #



**BOARD OF ZONING APPEALS APPLICATION**

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

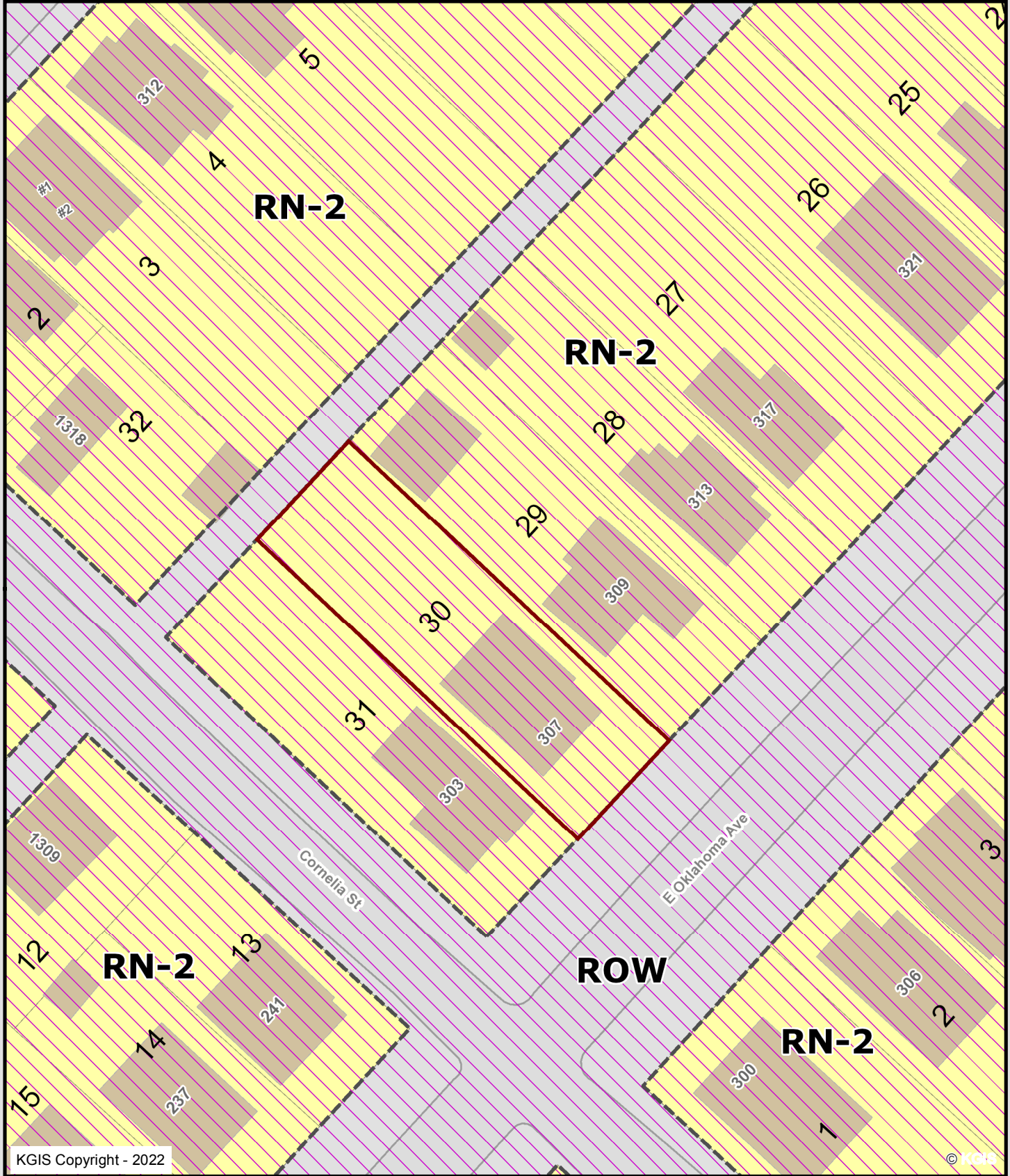
Is a plat required? Yes  No

Small Lot of record?

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

**PROJECT INFORMATION**

Date Filed	Fee Amount
Council District	BZA Meeting Date
<b>PLANS REVIEWER</b>	<b>DATE</b>



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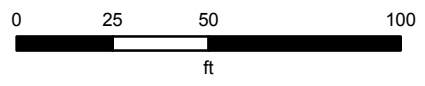
**307 E. OKLAHOMA AVE**

8-B-22-VA  
 JASON STARK

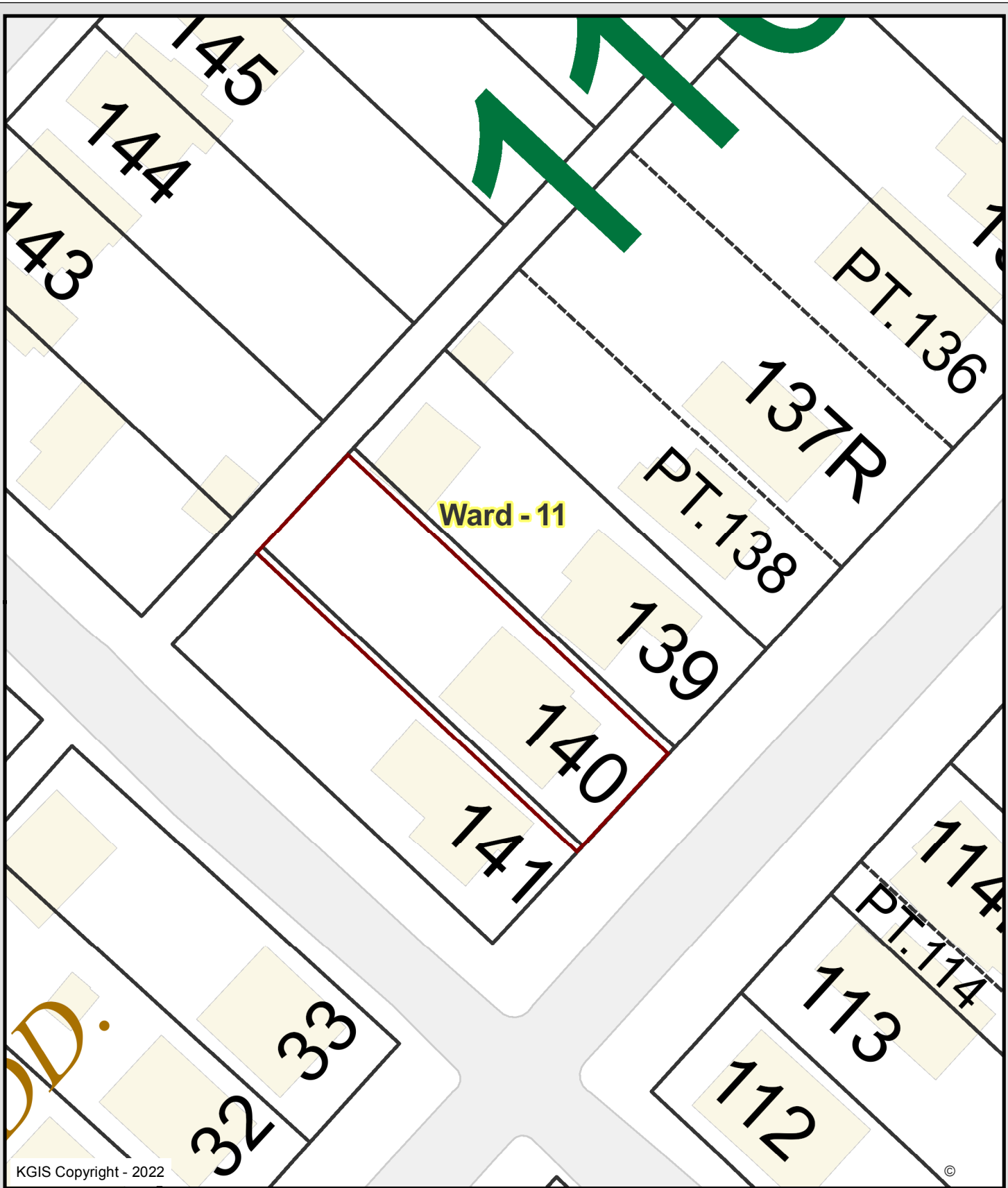
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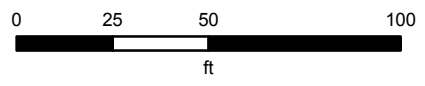
307 E. OKLAHOMA AVE

8-B-22-VA  
 JASON STARK

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307 E. OKLAHOMA AVE

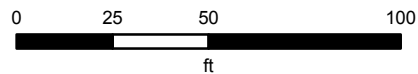
8-B-22-VA

JASON STARK

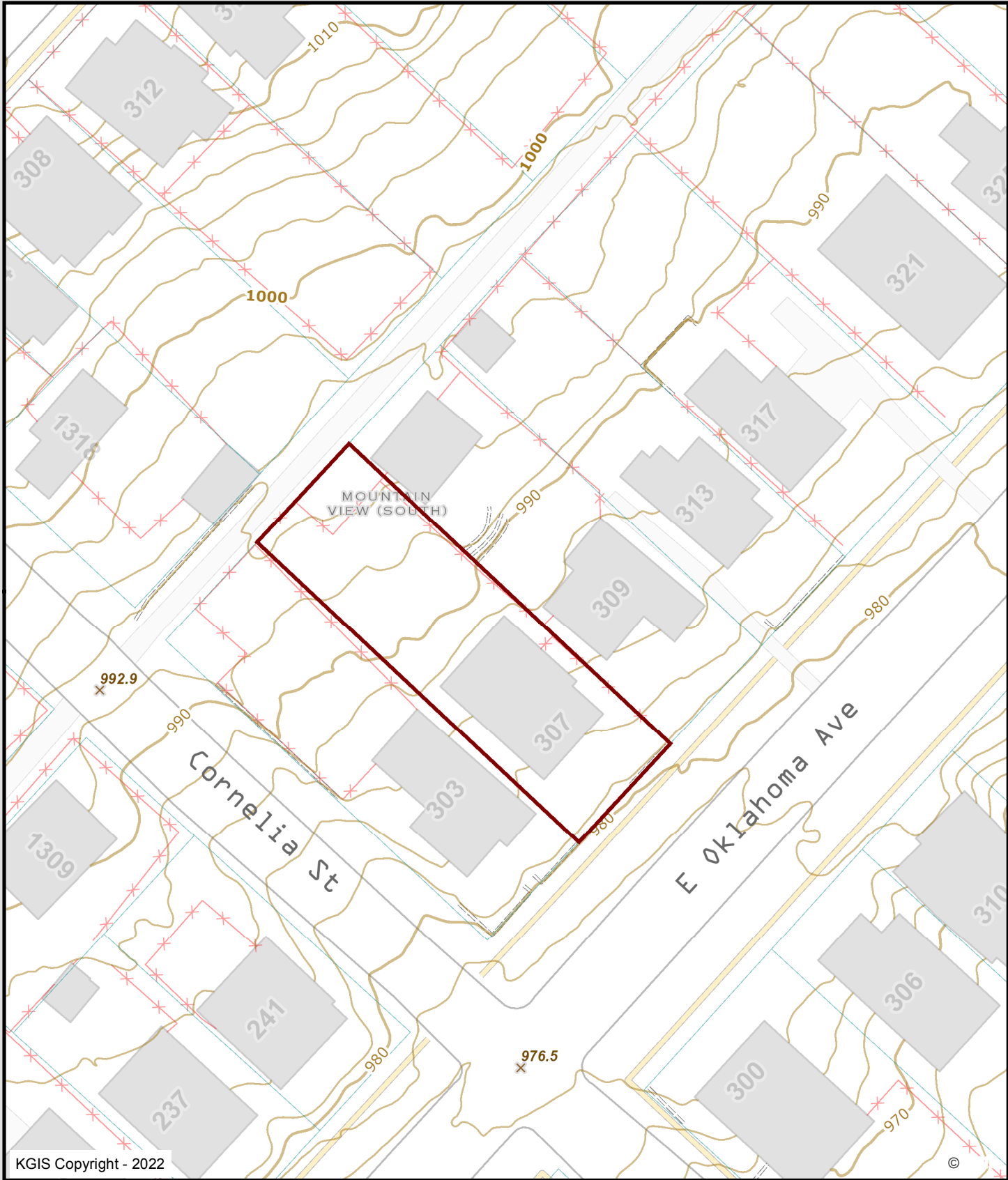
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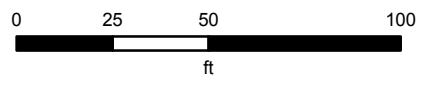
### 307 E. OKLAHOMA AVE

8-B-22-VA  
JASON STARK

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NORTH IS BASED ON BEARINGS CITED IN  
Deed Instrument: 20210629-0106857

LOT 139  
MOUNTAIN VIEW ADD  
MAP CABINET 5, PAGE 296  
  
HUGH DANIEL H. & NANCY M.  
PARCEL: 081LQ029  
DEED INSTRU: 20040831-0018798

LOT 140  
MOUNTAIN VIEW ADD  
MAP CABINET 5, PAGE 296  
  
WILKERSON JORDAN R.  
WILKERSON LUKE W.  
PARCEL: 081LQ030  
DEED INSTRU: 20210629-0106857

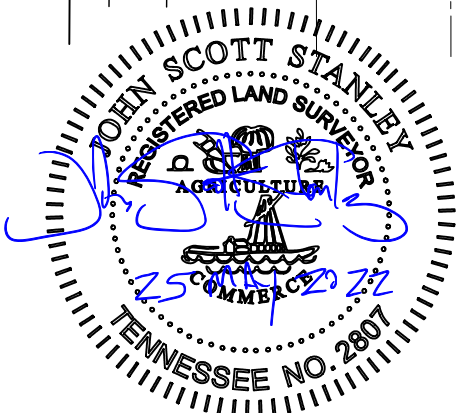
AREA  
8,238 SQFT  
0.19 ACRE

LOT 141  
MOUNTAIN VIEW ADD  
MAP CABINET 5, PAGE 296  
  
BRITTON JAMES S. &  
MALGORZATA M.  
PARCEL: 081LQ031  
DEED INSTRU: 2005-0018632

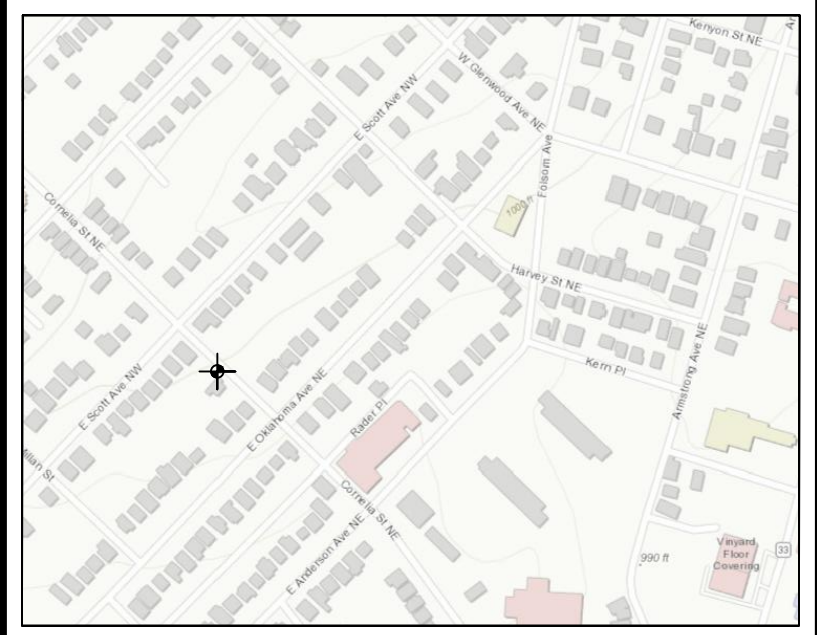
**CERTIFICATE OF SURVEY ACCURACY**

I hereby certify that to the best of my knowledge and belief this a true and accurate survey of the property shown heron, that this is a Class I Boundary Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ration of precision is greater than or equal to 1:10,000

*John Scott Stanley*  
25 May 2022  
PROFESSIONAL LAND SURVEYOR

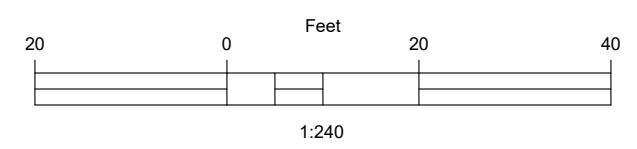


- MONUMENTS (FOUND)
- MONUMENTS (SET)
- ⊕ UTILITY POLE
- ⊗ TREE
- ▭ BUILDING
- BOUNDARY LINE
- - - CENTER LINE CREEK
- - - CENTER LINE ROAD
- - - ADJOINING LOT LINES
- - - WOODEN FENCE



VICINITY MAP

**SITE PLAN of**  
**307 E. OKLAHOMA AVENUE**  
**KNOXVILLE, TN 37917**  
**3RD CIVIL DISTRICT of KNOX COUNTY**  
**CITY WARD 11, CITY BLOCK 11064**  
**MAP PARCEL 081LQ030**  
**24 May 2022**



**Notes:**

1. Deed Instru: 20210629-0106857
2. Plat: Map Book 5, Page 296
3. Zoned RN-2
4. Setback per required zoning
5. Zone "X" per FEMA Map 47093C0281G, effective date: 8/5/2013
6. This survey was done in accordance to the State of Tennessee Minimum Standards of Practice.
7. All set pins consist of 1/2" rebar.

**CLIENT**

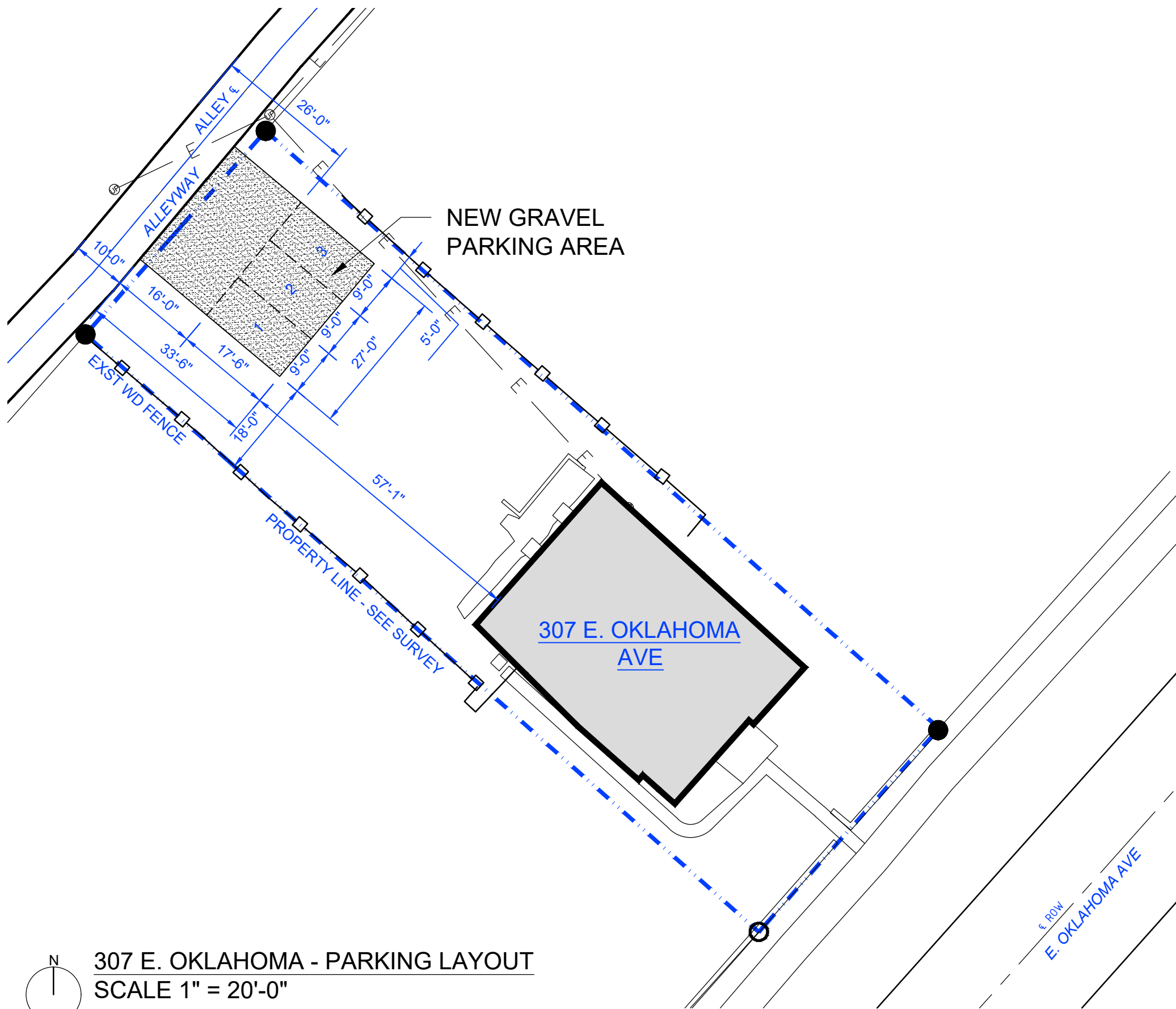
Reagan Design & Construction  
2516 Maple Drive  
Knoxville, TN 37918  
Jason Stark  
(865) 978-0199

**LAND SURVEYOR**

John Scott Stanley  
619 Glen Willow Drive  
Knoxville TN, 37934  
(865) 675-0175

**FILE NAME:**

Z:\SurveyJobs\2022\OklahomaAve\307\RDC-307-20220423.dwg



**PARKING INFORMATION & CALCULATIONS**

ZONING: RN-2, H OVERLAY

TOTAL LOT AREA: 8,238 SF

PROPOSED CHANGE OF USE: TWO-FAMILY DWELLING, RENOVATIONS EXCEEDING 50% OF APPRAISED/ASSESSED VALUE

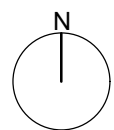
VARIANCE REQUESTED: REDUCED MINIMUM LOT SIZE FOR TWO-FAMILY DWELLING

REQUIRED PARKING: 2 PER DWELLING UNIT  
 PARKING REDUCTION: 30% REDUCTION FOR LESS THAN 0.25 MILE TO PUBLIC TRANSIT;

- 0.1 MILES TO KAT STOP AT E. ANDERSON AVE & CORNELIA ST
- 0.2 MILES TO KAT SHELTER AT GUY B. LOVE TOWERS

MINIMUM PARKING REQUIRED:

(2) SPACES PER DWELLING UNIT \* (2)  
 DWELLING UNITS = 4 TOTAL SPACES  
 4 TOTAL SPACES - (4 \* 0.3) = 2.8  
 3 TOTAL SPACES REQUIRED.



307 E. OKLAHOMA - PARKING LAYOUT

SCALE 1" = 20'-0"

