



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 Calvin David O'Dell	Owner <input checked="" type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address 333 Macedonia Lane	Contractor <input type="checkbox"/>	Modification of Existing Structure <input checked="" type="checkbox"/>
City, State, Zip Knoxville, TN 37914	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number 865-924-5352	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Email todd.odell@knoxschools.org		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 333 Macedonia Lane	City, State, Zip Knoxville, TN 37914
See KGIS.org for Parcel # 0711D007	City Council District 6 and Zoning District RN-1

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.
 When we started the project we originally had a carport attached to the house. We decided to tear down the carport and replace with a storage building using the same footprint and concrete slab that was there for the carport for over 40 years. Once we installed the building, we were provided a stop work order and needed to survey the land. The survey revealed that the building is 0.6 feet over the line in one corner and 1.1 foot over in the other. The building can not be moved any closer to the house and this was the only place the building could be put on this land. We talked to the neighbor, and he provided a letter stating that he has no problem with the placement of the building in question. The neighbor stated that the building does not interfere with the use of his property in anyway. Therefore, we are requesting the relief of the 5 foot rule to be able to keep this building where our carport previously was located.

Describe hardship conditions that apply to this variance.
 *We were using the same footprint from the carport which was previously there for 40 years.
 *The building can not be placed in a different location on the property.
 *The building conforms with the neighborhood and will look identical to the house once finished.

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 Calvin David O'Dell DATE _____

File #



BOARD OF ZONING APPEALS APPLICATION

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

Is a plat required? Yes No

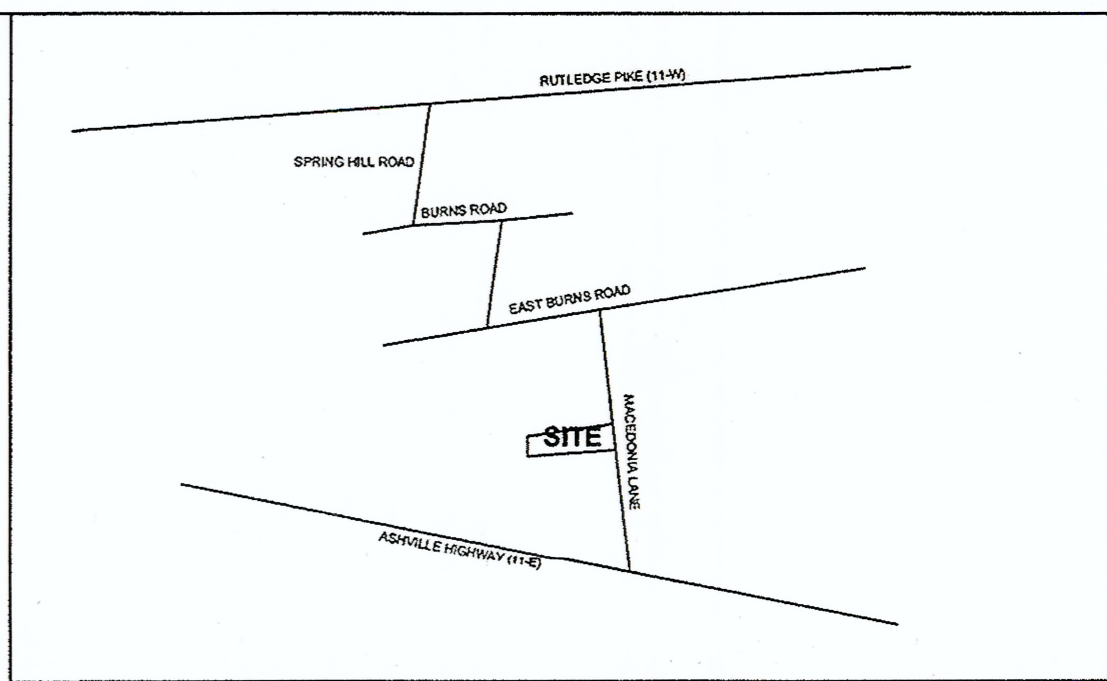
Small Lot of record?

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

PROJECT INFORMATION

Date Filed	Fee Amount
Council District	BZA Meeting Date
PLANS REVIEWER	DATE

This is to certify that the described property is not located in a special Flood Hazard area as shown on the federal insurance administration flood hazard boundary map.

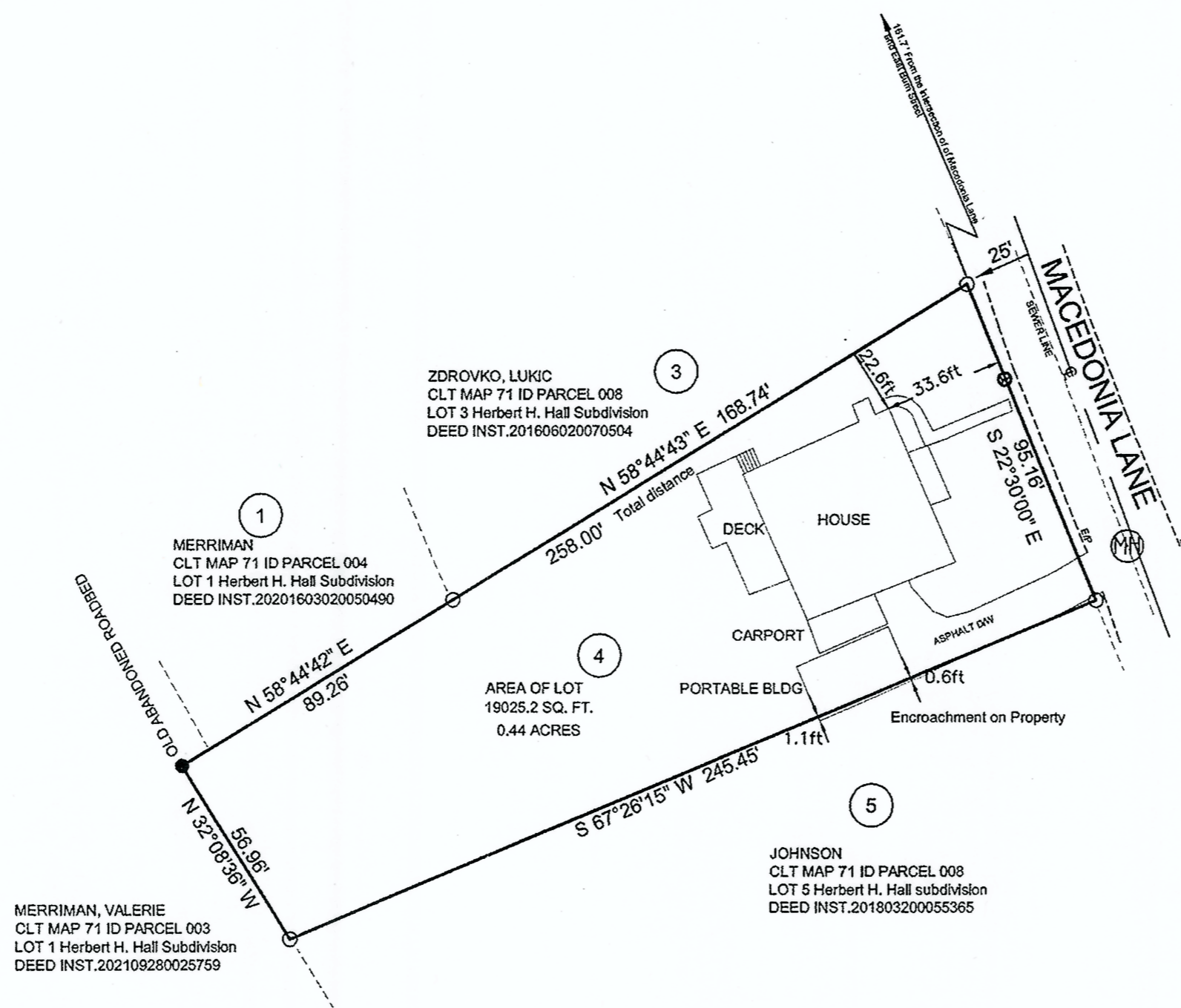


LOCATION MAP (NOT TO SCALE)

NOTES

- 1.) Standard Drainage and Utility Easement, ten (10') inside all exterior lot lines adjoining streets and private right-of-ways including (Joint Permanent Easements), five (5') wide along both sides all interior lot lines and inside all other exterior lot lines.
- 2.) Iron-Pins at all property corners unless otherwise noted.
- 3.) Property is subject to all easements and restrictions of record.
- 4.) Utilities shown on the survey plat are by visual, before any excavation call Tennessee one call (811) or 1-800-351-1111.
- 5.) Minimum building setback as per zoning.
- 6.) One Lot with an area of 19025.2 sq ft. or 0.44 acres.
- 7.) Warranty Deed Book 1570 page 483 and Lot 4, Herbert H. Hall Subdivision Map book 18 page 59 or Map cabinet B, Slide 257-C
- 8.) Any property line encroachments is the responsibility of property owners involved to resolve the problem.

OWNERS:
 CALVIN DAVID & KAREN R. ODELL
 333 MACEDONIA LANE
 KNOXVILLE, TN 37914
 PROPERTY ADDRESS SAME AS ABOVE



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 with compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors -Standards of practice

Registered Land Surveyor Denny R. Norris

Tennessee License No. 1724

Date: June 17, 2022

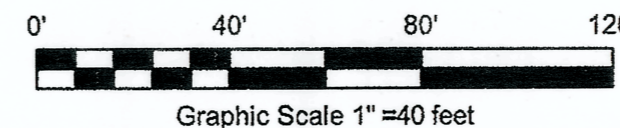
Certification of Category and Accuracy of Survey

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 hereon. Survey was prepared with compliance with the current rules of the Tennessee State Board of Examiners for Land Surveyors -standards of practice

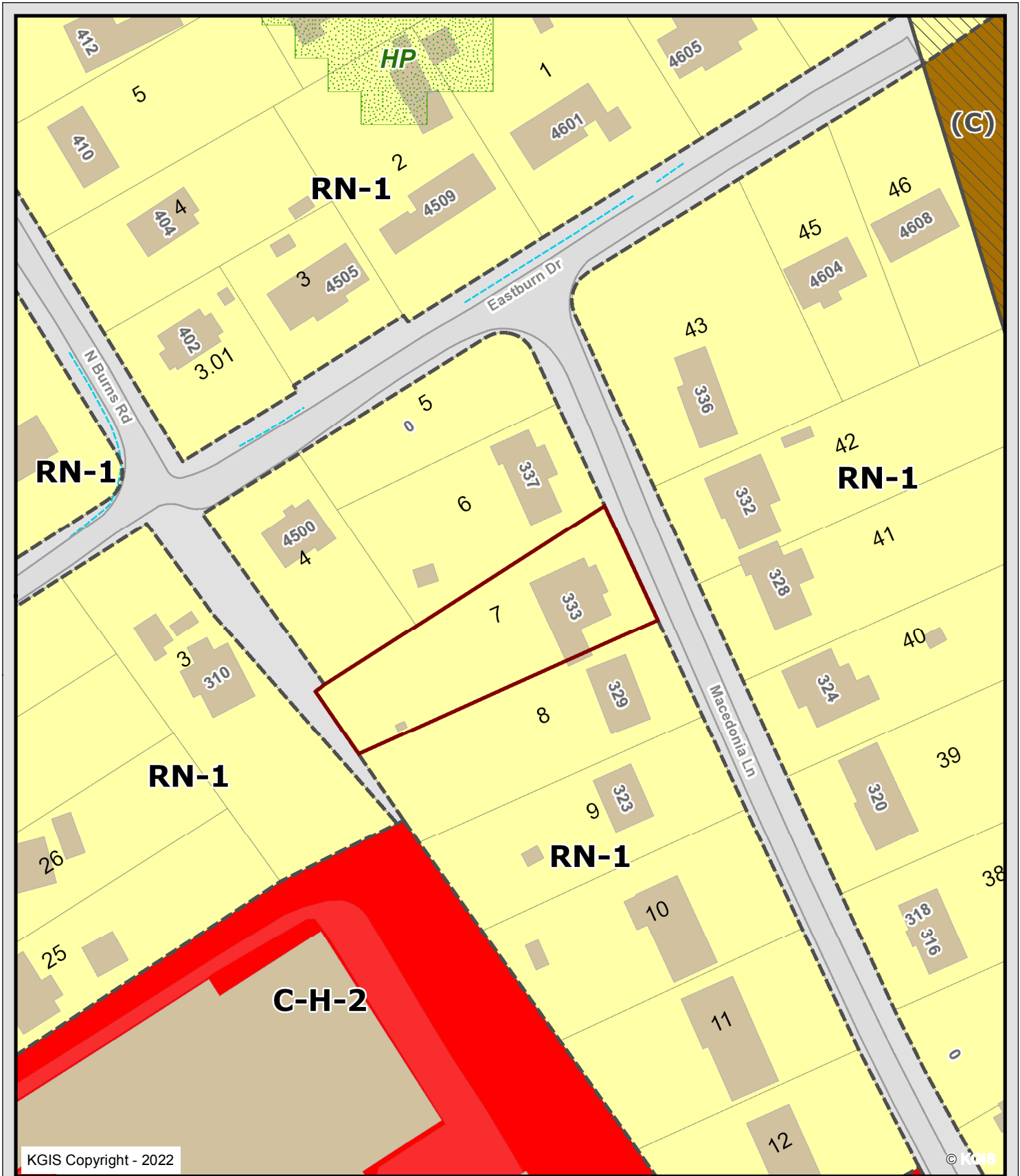
Surveyor Denny R. Norris
 Denny R. Norris Tenn Reg no. 1724



Surveyed By:
 Norris Land Surveying
 Denny R Norris RLS #1724
 9105 Flat Creek Lane
 Mascot, Tn 37806
 Phone:(865) 363-0044



PROPERTY OF:
 CALVIN DAVID & KAREN R. ODELL
 DISTRICT NO. 7
 KNOX COUNTY, TN
 WITHIN THE 31st WARD OF THE CITY
 OF KNOXVILLE, TENNESSEE
 LOT 4 HERBERT H HALL SUBDIVISION
 CLT MAP O71 ID PARCEL 007
 SCALE: 1" = 40 FEET
 SURVEY DATE: JUNE 7,2022



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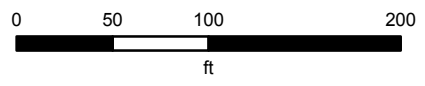
333 MACEDONIA LN

8-D-22-VA
CALVIN D. O'DELL

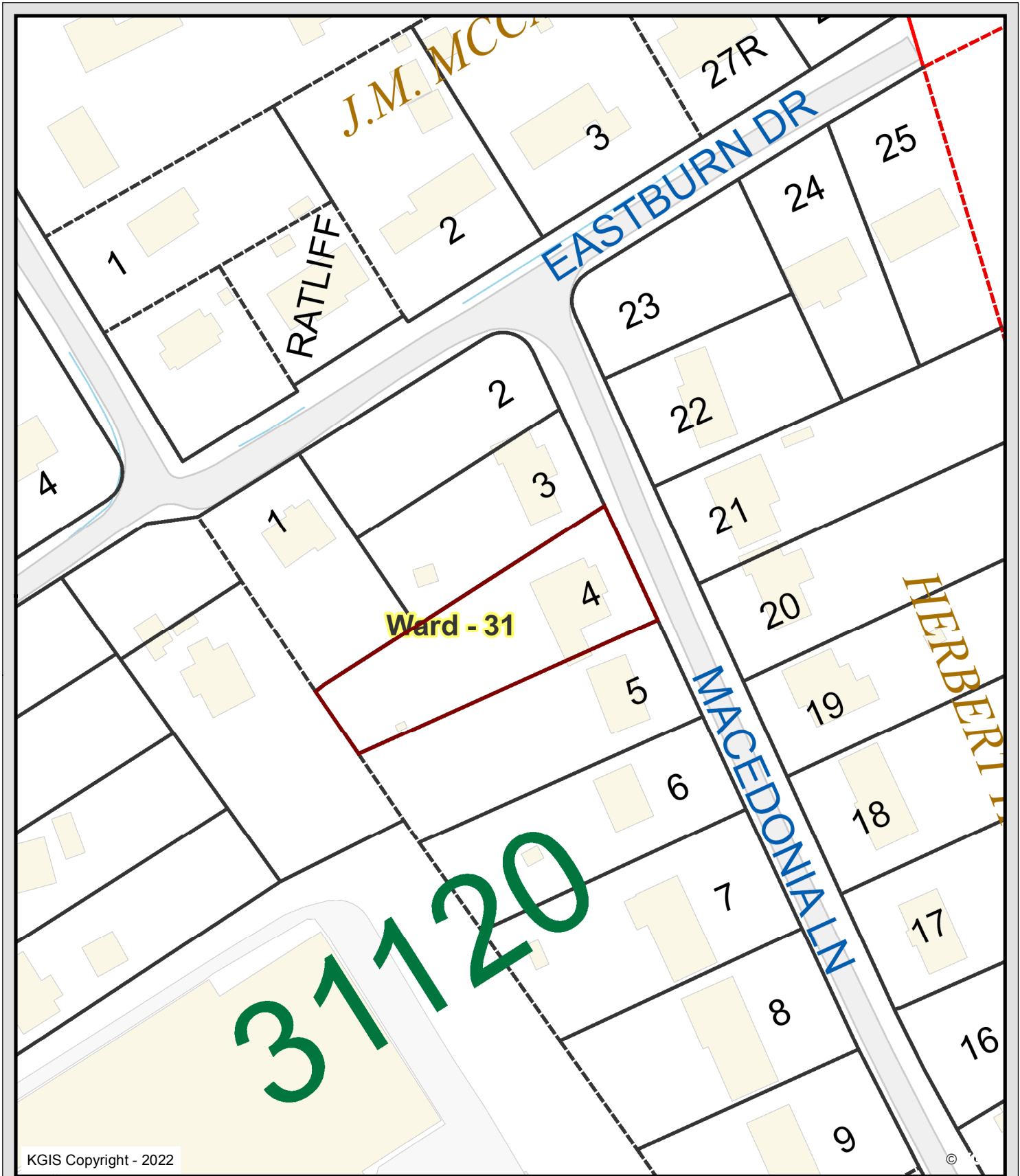
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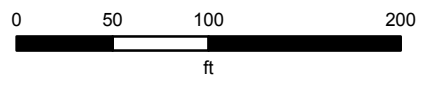
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333 MACEDONIA LN
 8-D-22-VA
 CALVIN D. O'DELL

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333 MACEDONIA LN

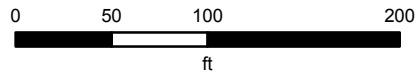
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CALVIN D. O'DELL

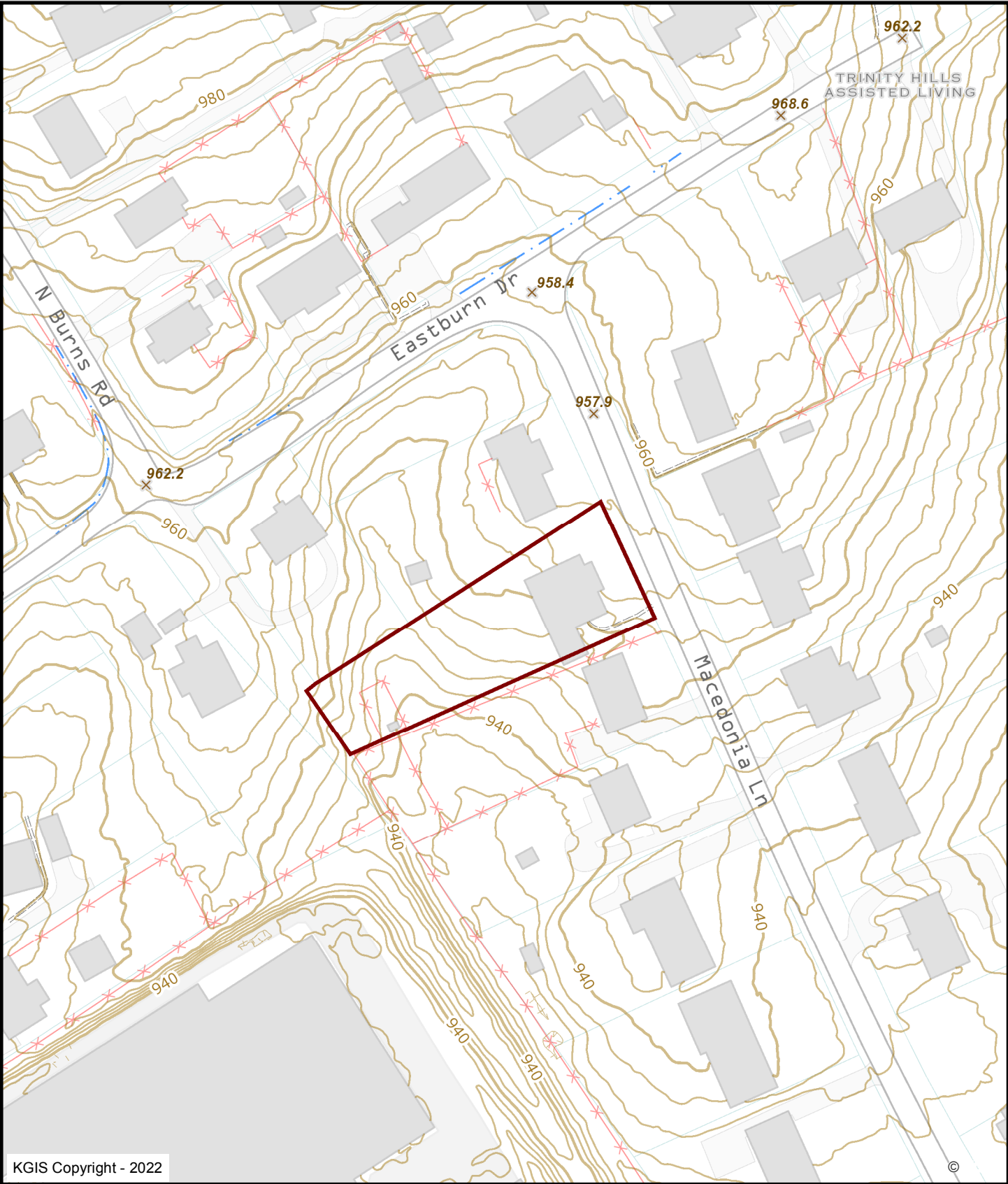
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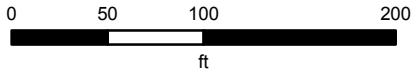
333 MACEDONIA LN

8-D-22-VA
 CALVIN D. O'DELL

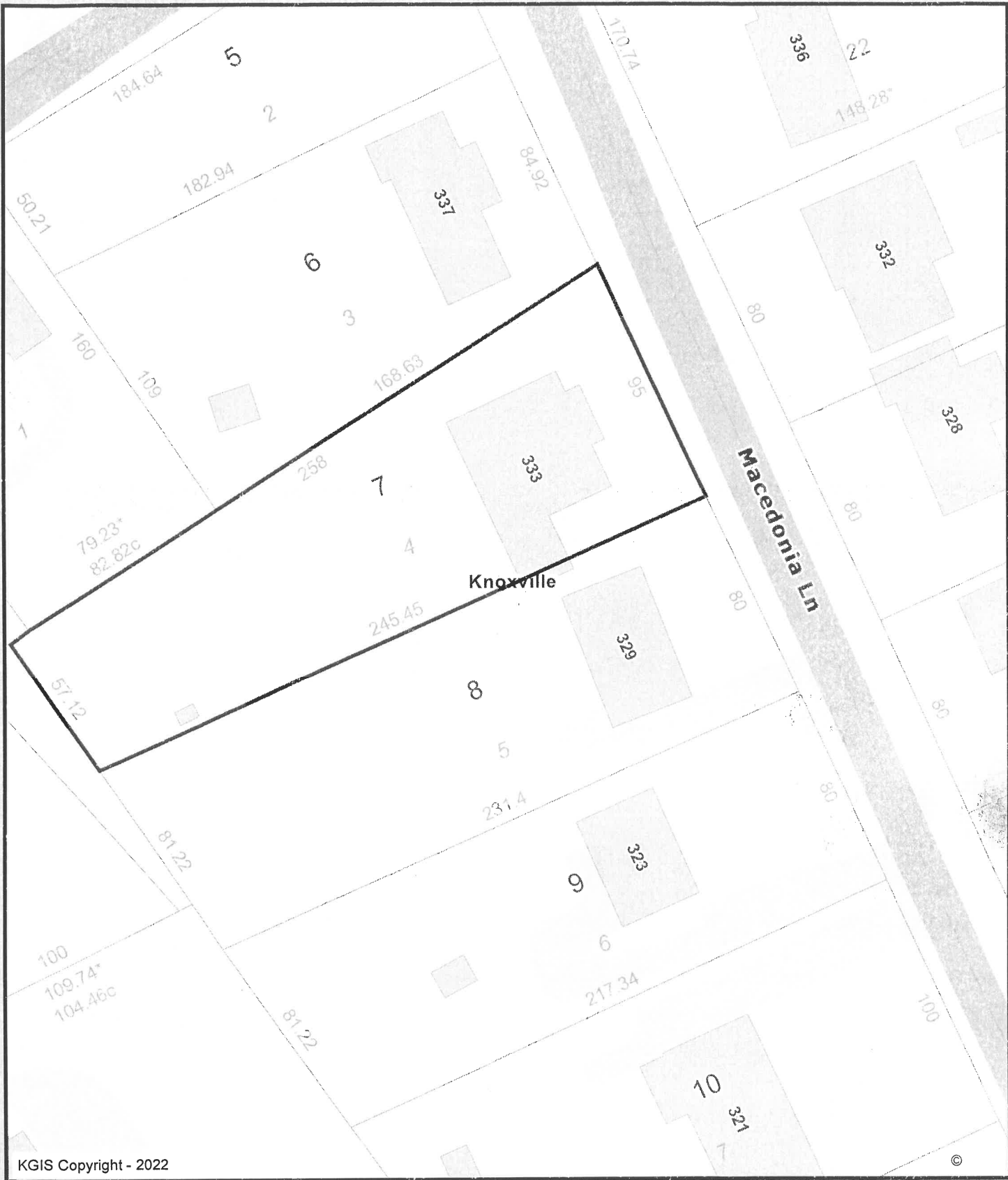
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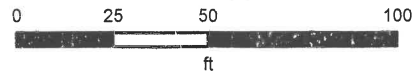
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Letter Portrait

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City of Knoxville
DEPARTMENT OF OPERATIONS
Plans Review & Inspection Division (865)215-2999

Page 1 of 1

CITY OF KNOXVILLE
Plans Review & Inspections Division
P.O. Box 1631
Knoxville, TN 37901-1631

Fax: (865) 215-2627
Physical Address:
City/County Building
400 Main Street, Suite 505

Plans Review Number: R21-2038

Site Address: 333 MACEDONIA LN

Following is a list of the Conditions/Violations noted by the Reviewers:

CON0313354

Date Entered: 2/17/2022 Reviewer: RLJ Action: Approved As Noted

█ ZONING -- These plans have been reviewed for substantial compliance with the City of Knoxville Zoning Ordinance as a NEW detached ACCESSORY STRUCTURE to a SINGLE FAMILY OR TWO FAMILY DWELLING in a RN-1 ZONE. Free access to the City of Knoxville Zoning Ordinance can be found here: https://library.municode.com/tn/knoxville/codes/code_of_ordinances?nodeId=APXBZOCO

█ Reviewer Comments: Additional detail is needed and/or corrections required to the plan set in order to demonstrate code compliance. Future submittals may result in new comments or corrections based upon the details provided in the revised sheets. No direct action is required to this comment. Inquiries about the zoning aspects of this review can be sent to Rebecca Johnson rjohnson@knoxvilletn.gov or 865-215-2992

CON0313355

Date Entered: 2/17/2022 Reviewer: RLJ Action: Disapproved

█ ZONING-- A scaled site plan is required that shows the entire lot, the dimensions of all existing structures and proposed additions/new construction, and the dimensions from lot lines.

█ Reviewer Comments: It also appears that the previous carport may have been located across the property line.

CON0313404

Date Entered: 2/18/2022 Reviewer: JMT Action: Disapproved

█ BUILDING -- These plans have been reviewed for substantial compliance with the 2018 International Residential Code as a NEW detached ACCESSORY STRUCTURE to a single family or two family dwelling by: James Tente, Office: 865.215.3096, jtente@knoxvilletn.gov. Feel free to contact me if you have any questions. As a result of reviewing your project the following questions/clarifications/corrections are required to be addressed by the applicant.

CON0313405

Date Entered: 2/18/2022 Reviewer: JMT Action: Disapproved

█ General--Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations. (R106.1.1)

█ Reviewer Comments: Please clarify how this structure is built.

CON0313800

Date Entered: 2/23/2022 Reviewer: LSP Action: Disapproved

█ SITE-A site plan is required that includes:

1. All property lines.
 2. All existing structures.
 3. Proposed construction locations and dimensions. Including porches, patios, decks, etc.
 4. Dimensions from lot lines and the existing structures to the proposed construction. Including porches, patios, decks, etc.
 5. Driveway location and dimensions (length, width), material to be used. Driveway and parking must comply with Article 11.
 6. Any additional site work proposed.
-

Regarding the line
discrepancy at 333 Macedonia LA.

I have no problem with the
placement of the building in
question's location and it
does not interfere with my
use of my property in ANY way.

By signing this paper
I am allowing them to leave
their building where it is
located.

Cory Johnson

329 Macedonia LN

(865) 973-2617