



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

Name (Individual not company) **LEN JOHNSON**
 Street Address **724 TAYLOR ROAD**
 City, State, Zip **KNOXVILLE, TN. 37920**
 Phone Number **865 573-1148**
 Applicant Email **lenedna@bellsouth.net**

APPLICANT IS:

Owner
 Contractor
 Tenant
 Other

THIS PROPOSAL PERTAINS TO:

New Structure
 Modification of Existing Structure
 Off Street Parking
 Signage
 Other garage renovation

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 **2807 WASHINGTON PIKE, CITY, TN. 37917** City, State, Zip
 See **KGIS.org** for Parcel # **070IH018** City Council District # **4** and 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.

REQUEST FOR INCREASE IN ACCESORY STRUCTURE FROM 900 S.F. TO 1128 S.F. (ARTICLE 10.3.A.6). REQUIRED HEIGHT IS TO BE LESS THAN THE RESIDENCE HEIGHT OF 13'-10". THE GARAGE HEIGHT IS 13'-0" WHICH MEET THE REQUIREMENT (ARTICLE 10.3.A.4). HARDSHIP IS TOPOGRAPHY IN THAT THE DEVELOPMENT IN DOWN HILL FROM WASHINGTON PIKE VIA A DRIVEWAY @ 14% SLOPE.

Describe hardship conditions that apply to this variance.

THE OWNERS INSTALLED A FOUNDATION, CONSISTING OF RETAINING WALLS, FILL, DRIVEWAY TRENCH DRAIN AND CONCRETE FLOOR SLAB IN 2011. THE INSTALLATION WAS PERMITTED, AND CONSTRUCTED FOR A 2 CAR GARAGE. SINCE THE INSTALLATION THE OWNERS HAVE RECONIZED THAT A 3 CAR GARAGE WOULD BETTER FIT THEIR NEEDS. ALSO DURING THIS PERIOD THE CITY HAS ADOPTED A NEW ZONING ORDINANCE.

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 **18 DEC 23**

INCOMPLETE APPLICATIONS WILL BE RETURNED FOR RESUBMISSION. ALL INFORMATION IS REQUIRED.

File #



BOARD OF ZONING APPEALS APPLICATION

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

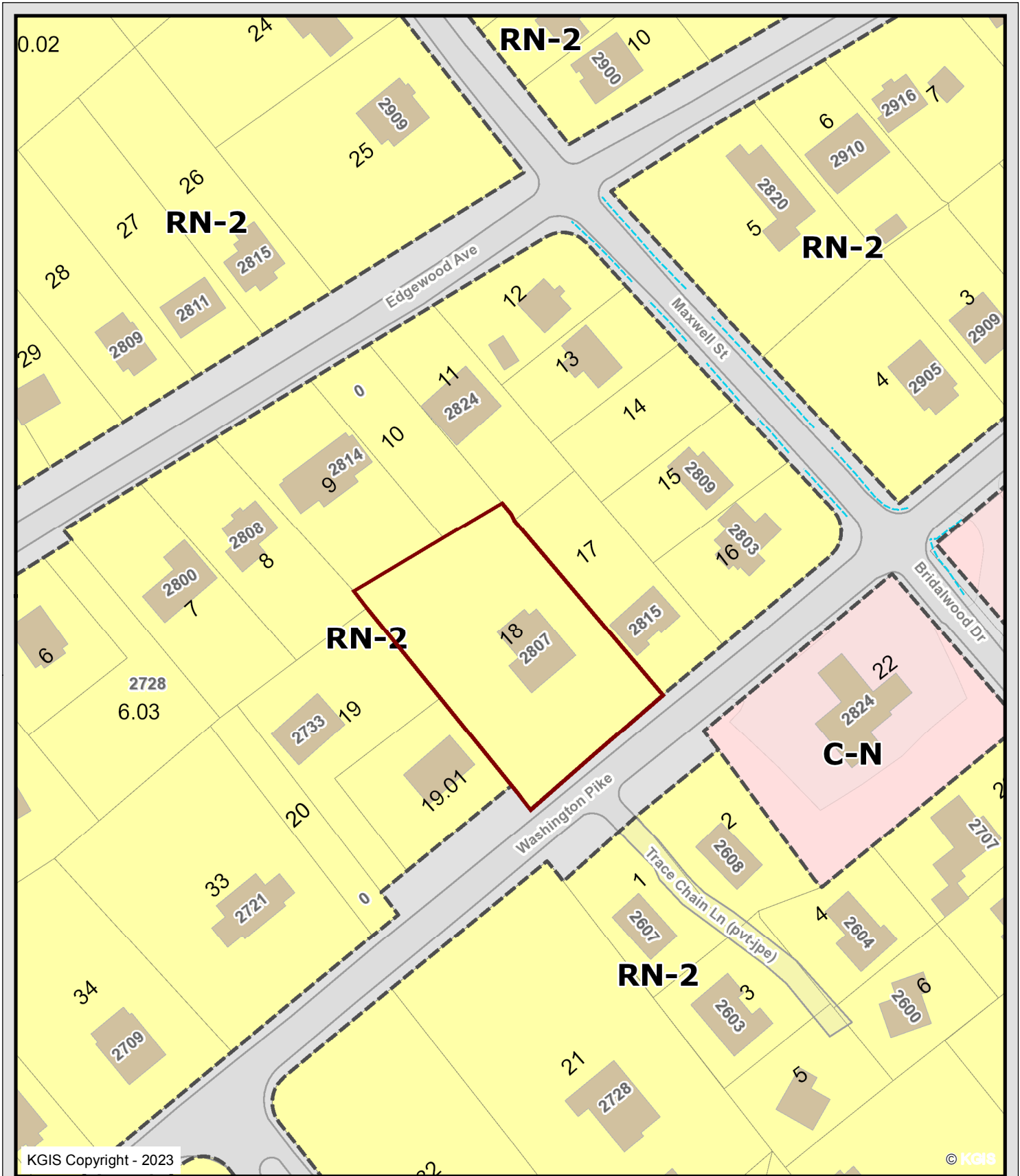
Is a plat required? Yes No

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

(This area is currently blank for variance requests.)

PROJECT INFORMATION

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



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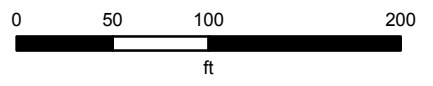
2807 WASHINGTON PK

1-C-24-VA
LEN JOHNSON

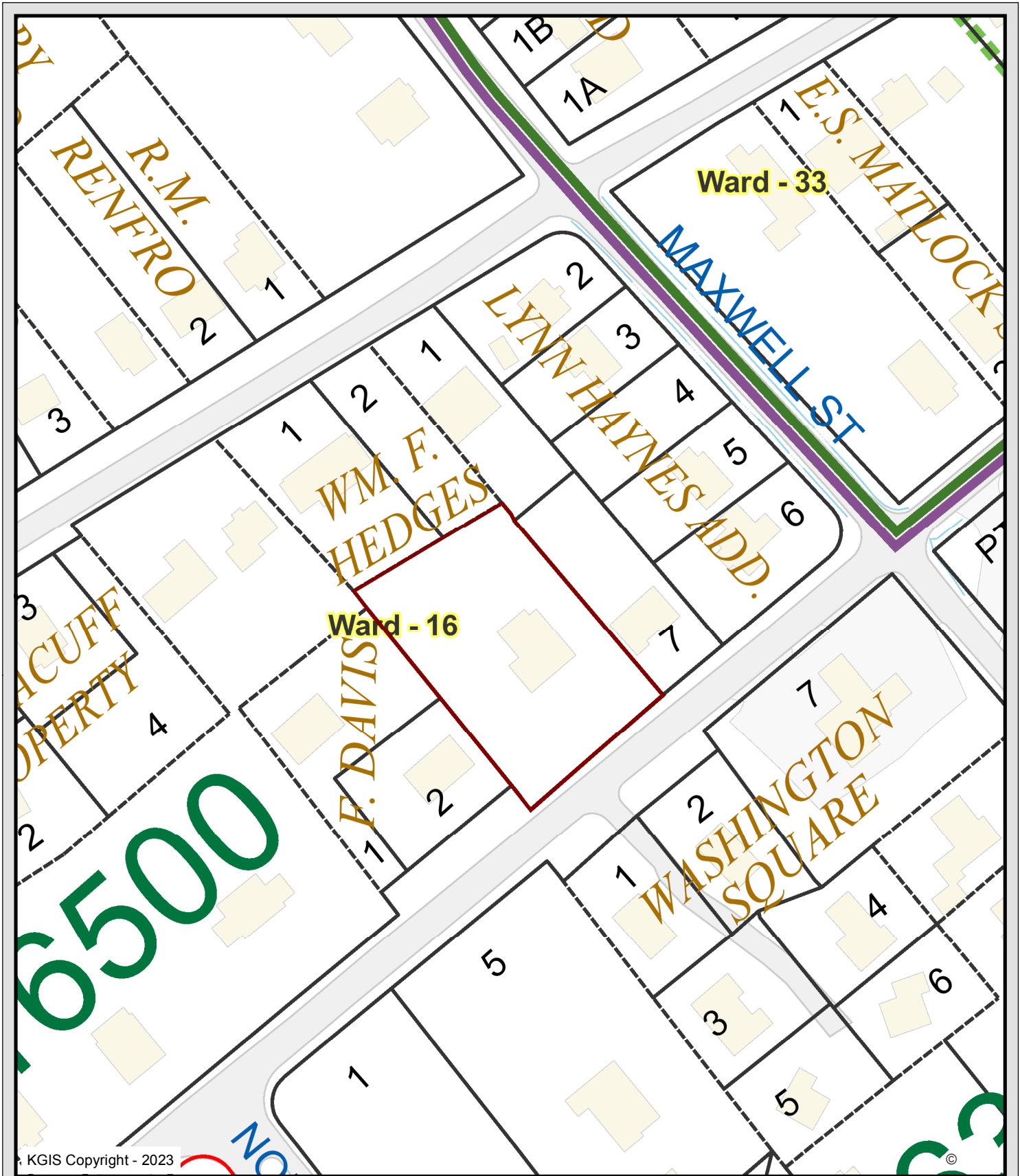
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2807 WASHINGTON PK

1-C-24-VA

LEN JOHNSON

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2807 WASHINGTON PK

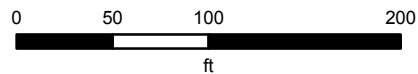
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LEN JOHNSON

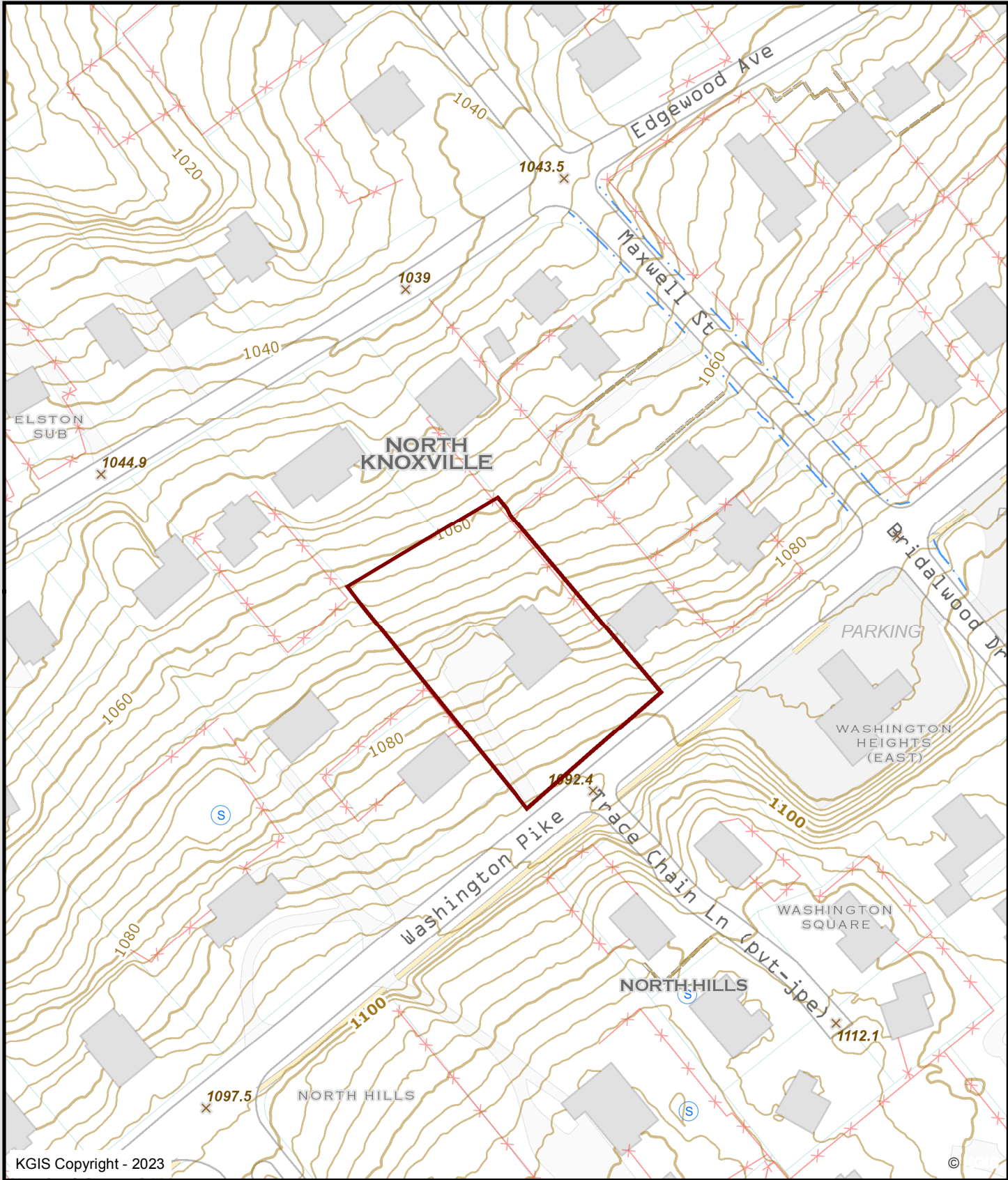
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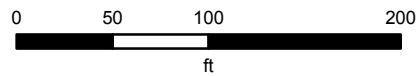
2807 WASHINGTON PK

1-C-24-VA
LEN JOHNSON

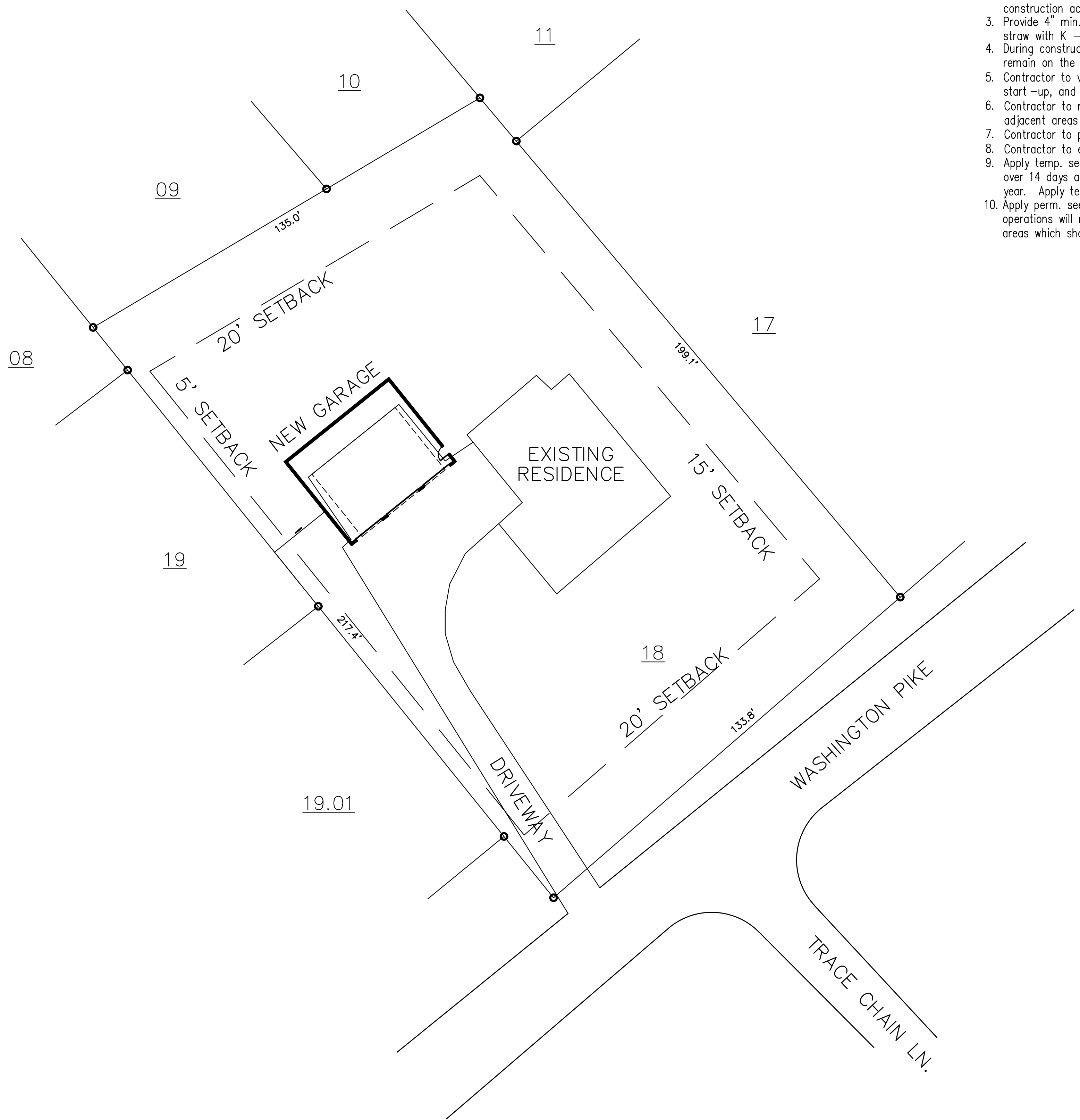
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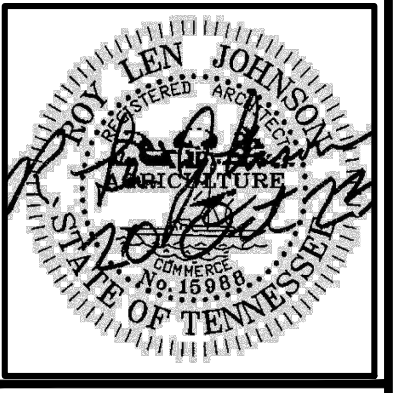


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- SITE NOTES
- Contractor shall verify dimensions in the field. Before starting construction contractor shall layout building as per construction documents and notify architect of any errors or omissions regarding building lay-out. If such notice is not given, it shall serve as contractors acceptance of work as described.
 - Incidental alteration to existing topography which might have occurred as a result of construction activity shall be corrected.
 - Provide 4" min. top soil at all on site areas disturbed by construction, and seed and straw with K-31 fescue unless otherwise noted.
 - During construction, contractor shall take special care to protect all existing trees to remain on the property or adjacent to the property, from construction traffic.
 - Contractor to verify location of all overhead and underground utilities before project start-up, and adjust new and existing hook-ups.
 - Contractor to repair, reconnect and/or relocate existing utility services and restore the adjacent areas disturbed by this construction.
 - Contractor to provide erosion control thru out the construction phase of the project.
 - Contractor to ensure no slope shall exceed 2:1.
 - Apply temp. seeding whenever grading operations are temporarily halted for over 14 days and final grading of exposed surfaces is to be completed within one year. Apply temp. seeding to soil stockpiles.
 - Apply perm. seeding whenever grading operations are completed and all construction operations will not impact the disturbed area. Apply perm. seeding to all non-construction areas which show signs of excessive erosion.

RESIDENTIAL GARAGE
 ADDITION
 2807 WASHINGTON PIKE
 KNOXVILLE, TN 37916
 M/M CHARLES INGRAM
 23021



R. LEN JOHNSON & ASSOCIATES
 Architects, Construction Analysts & Inspectors
J & A
 724 TAYLOR ROAD, KNOXVILLE, TN 37920 (VOL.) (865) 573-1148

Drawing Description.....
 ARCHITECTURAL
 SITE
 PLAN

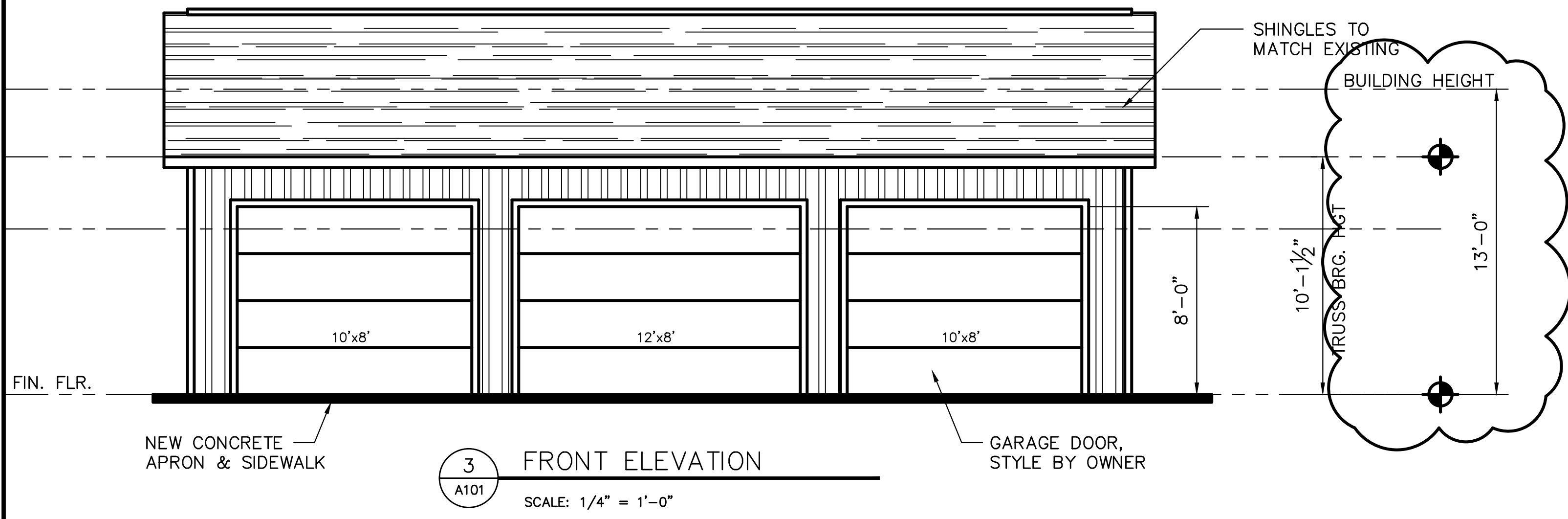
REVISIONS	
No.	Date

Plot Scale 1" = 20'
 Dwn. DST
 Appd. RLJ
 Project No. 23021
 Date 20 OCT 23
 Sh. No. 2
 of 6

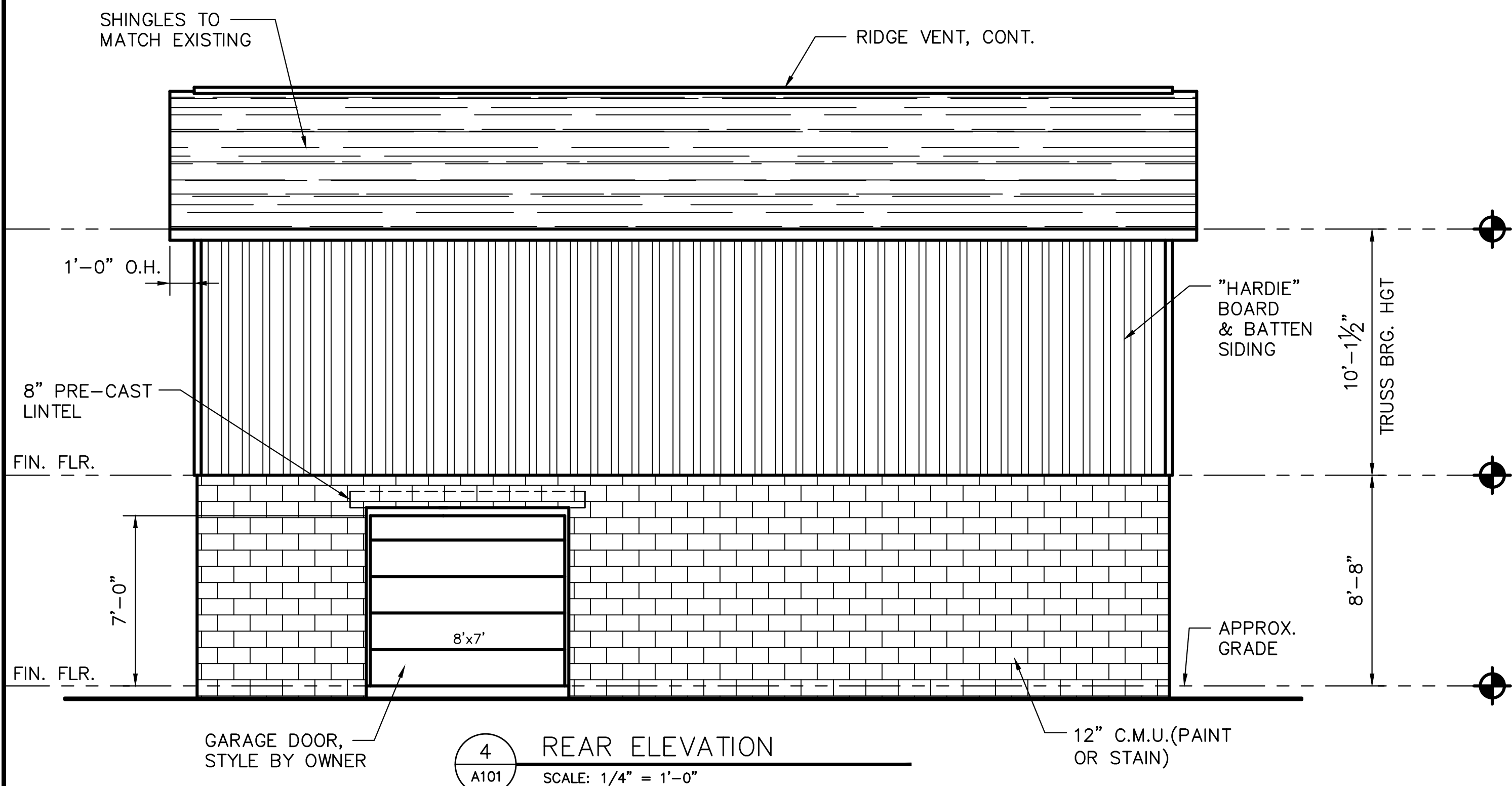
A100
 of 4

ZONE RN-2
 FRONT SETBACK = 20'
 SIDE SETBACK = 5' MIN. TO 15' TOTAL
 REAR SETBACK = 20'
 LOT AREA = 28195 S.F.
 RESIDENCE = 2122 S.F. (30% ALLOW 8459 S.F.)
 RESIDENCE + PAVING = 59207S.F. (40% ALLOW 11,278 S.F.)
 PARCEL NUMBER = 070IH018

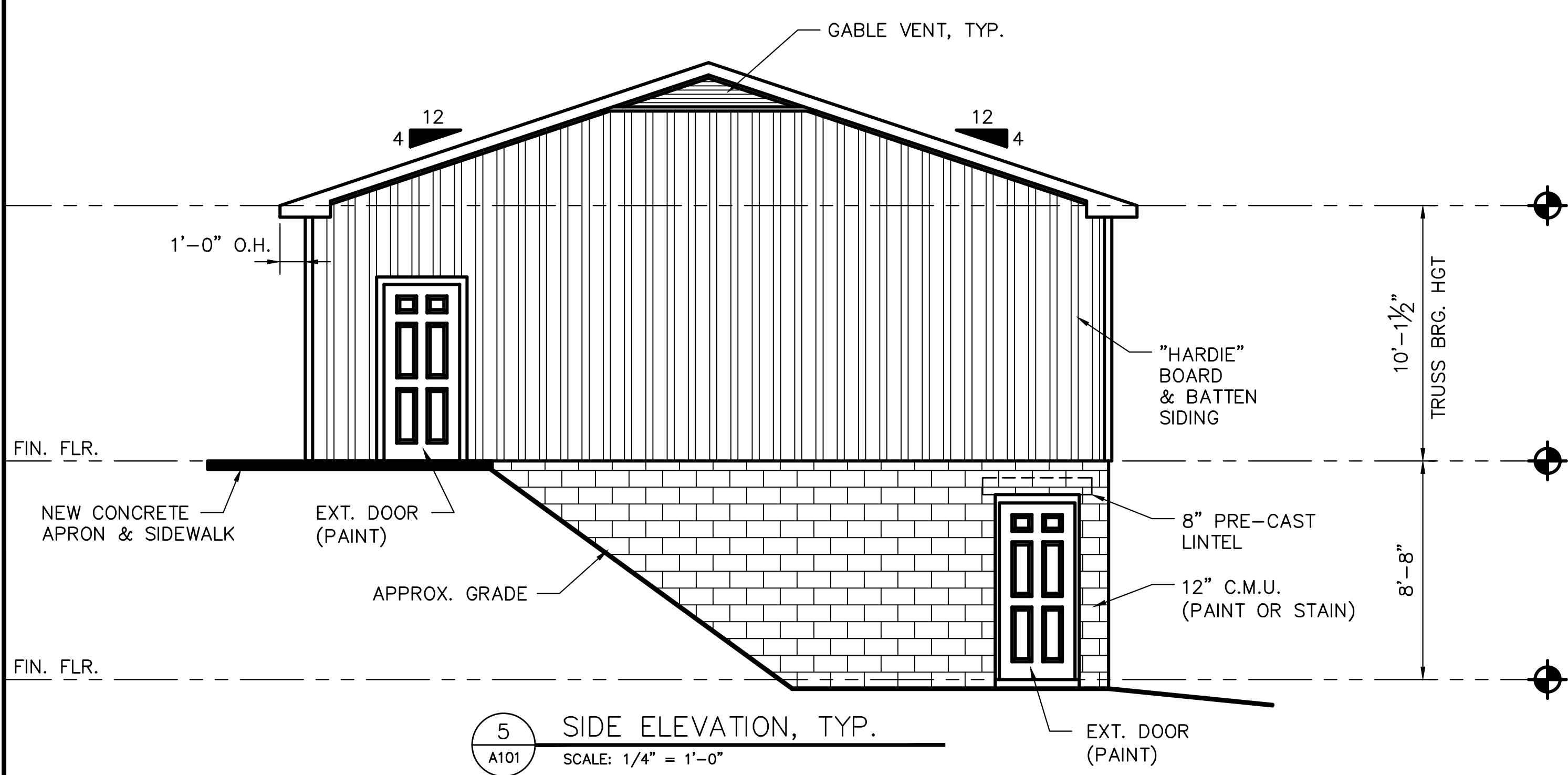




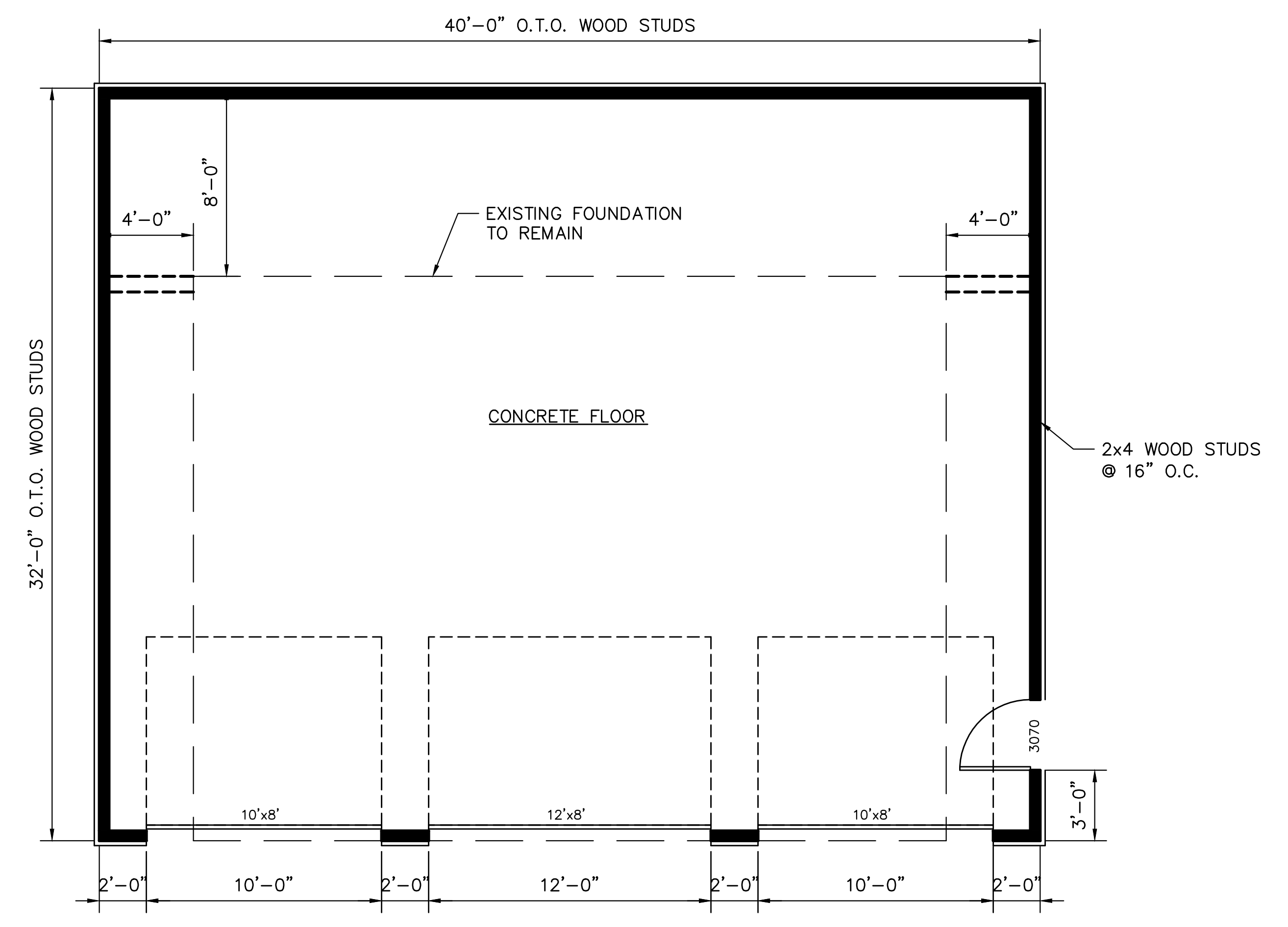
3 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



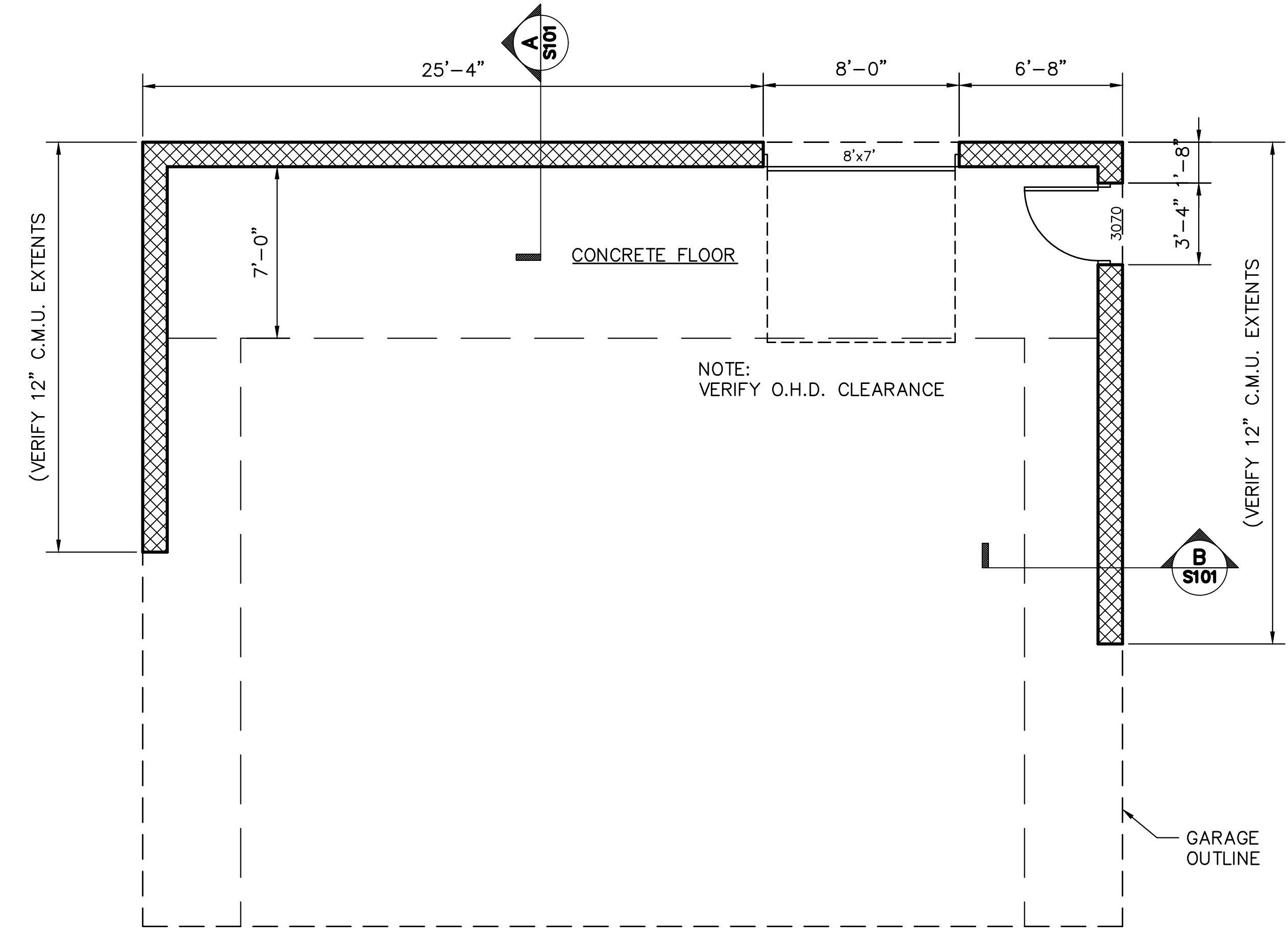
4 REAR ELEVATION
SCALE: 1/4" = 1'-0"



5 SIDE ELEVATION, TYP.
SCALE: 1/4" = 1'-0"

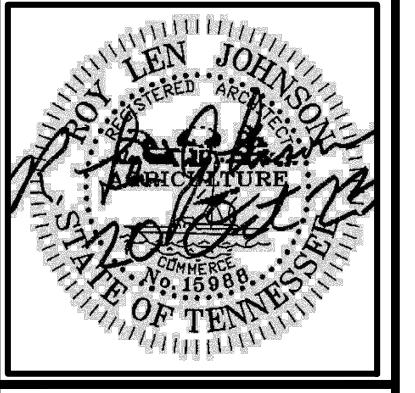


1 FLOOR PLAN
SCALE: 1/4" = 1'-0"
AREA: 1,280 SF



2 BASEMENT PLAN
SCALE: 1/4" = 1'-0"

RESIDENTIAL GARAGE
ADDITION
2807 WASHINGTON PIKE
KNOXVILLE, TN 37918
M/M CHARLES INGRAM
23021



R. LEN JOHNSON & ASSOCIATES
Architects, Construction Analysts & Inspectors
724 TAYLOR ROAD, KNOXVILLE, TN 37920 (VOL) 573-1148

FLOOR & BASEMENT PLANS & ELEVATIONS

REVISIONS	
No.	Date
0	IDENTIFIED BLDG HGT. 18 DEC 23

Plot Scale 1" = 4'-0"
Dwn. DST
Appd. RLJ
Project No. 23021
Date 20 OCT 23
Sh. No. 3
of 5
A101
of 4







January 8, 2024

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 1-B-24-VA, 1-C-24-VA, 1-D-24-VA, 1-E-24-VA, 1-F-24-VA, and 1-G-24-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.

Sincerely,

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

Christian Wiberley, P.E.
Engineering

Jennifer Scobee

From: Steve Borden <Steve.Borden@tn.gov>
Sent: Monday, January 8, 2024 11:24 AM
To: Jennifer Scobee
Subject: RE: 1-16-24 BZA Applications

Jennifer,

In reviewing the BZA applications, no impacts to State owned property or streets have been identified. District 18 has no objection to these requests.

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

VARIANCE
1-C-24-VA
Knoxville BZA
PUBLIC HEARING
(865) 215-4244

