



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) <u>Gary Smith</u>	Owner <input type="checkbox"/>	New Structure <input checked="" type="checkbox"/>
Street Address <u>301 S. Gallatin View Rd</u>	Contractor <input checked="" type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip <u>Knoxville, TN 37919</u>	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number <u>(865) 242-1958</u>	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Applicant Email <u>gsmith.sec@gmail.com</u>		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 2400 Davenport Rd City, State, Zip Knoxville, TN 37920
 See KGIS.org for Parcel # 1098801 City Council District # 1 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.

- 1.) The rear setback is 25' per zoning code we need a variance, to 16', to get a driveway next to the new addition.
See Survey!

Describe hardship conditions that apply to this variance.

- 1.) Turning the building 90 degrees - will not work for the intended use, and connection to the existing building.
- 2.) This is the most reasonable use of the land.
- 3.) Lot slopes downhill, if we change the layout to new design.

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 Gary A. Smith DATE 3/27/24

File #



BOARD OF ZONING APPEALS APPLICATION

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

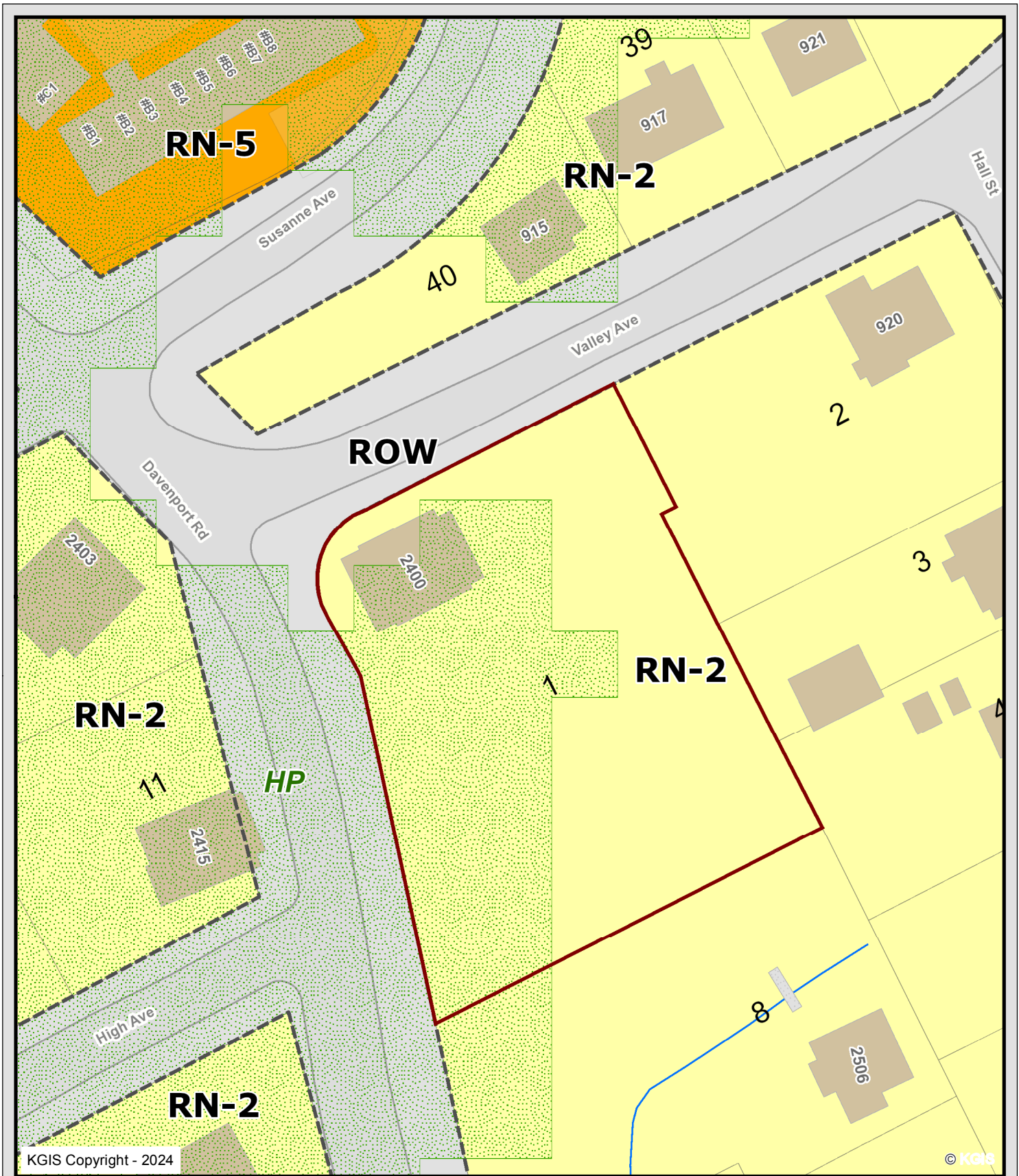
Is a plat required? Yes No

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



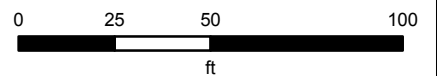
2400 DAVENPORT RD

4-E-24-VA
GARY SMITH

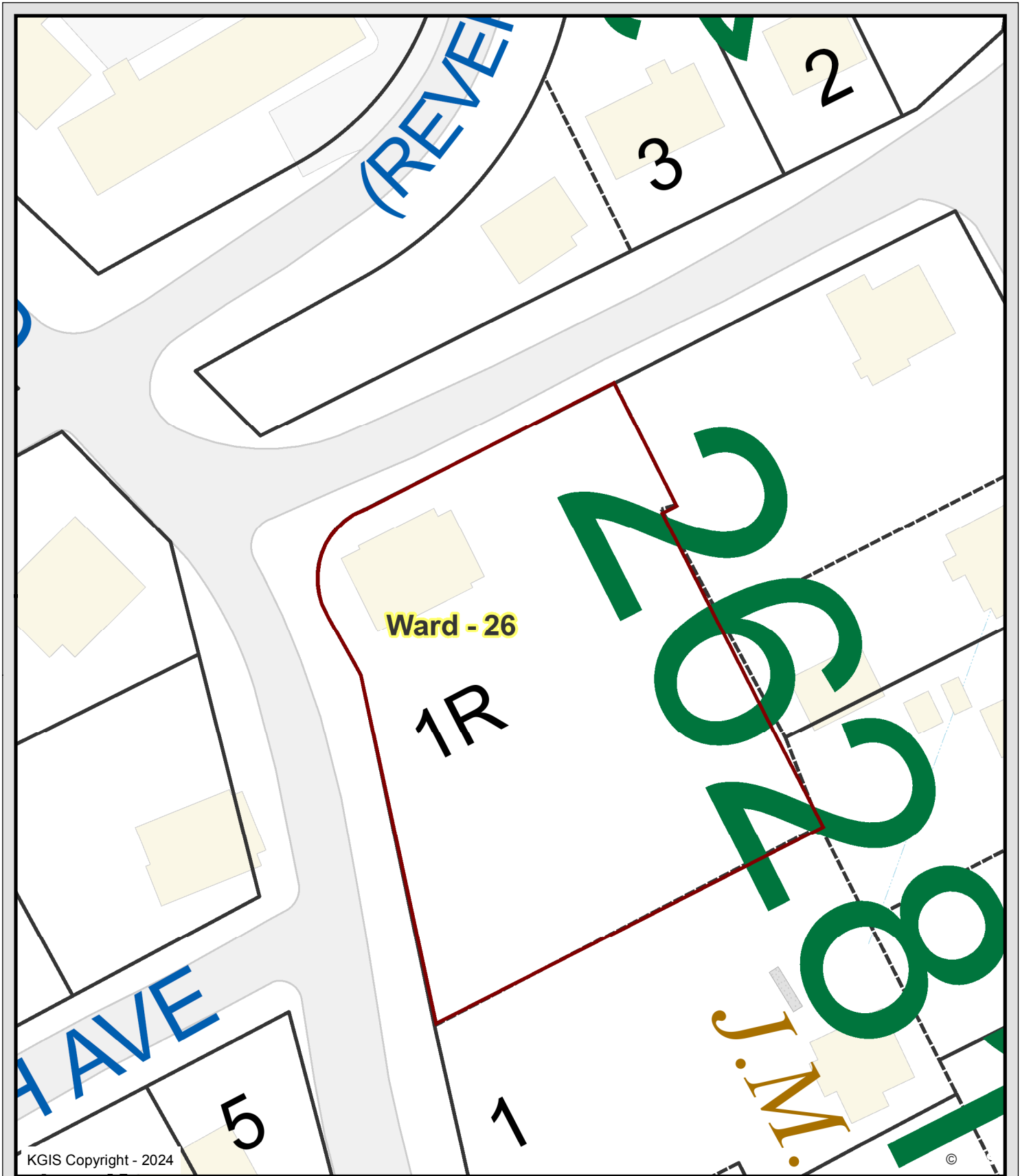
Knoxville - Knox County - KUB Geographic Information System



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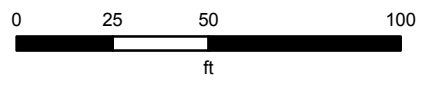
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4-E-24-VA
GARY SMITH

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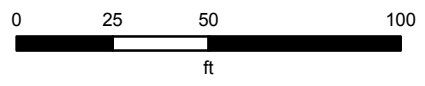
2400 DAVENPORT RD

4-E-24-VA
GARY SMITH

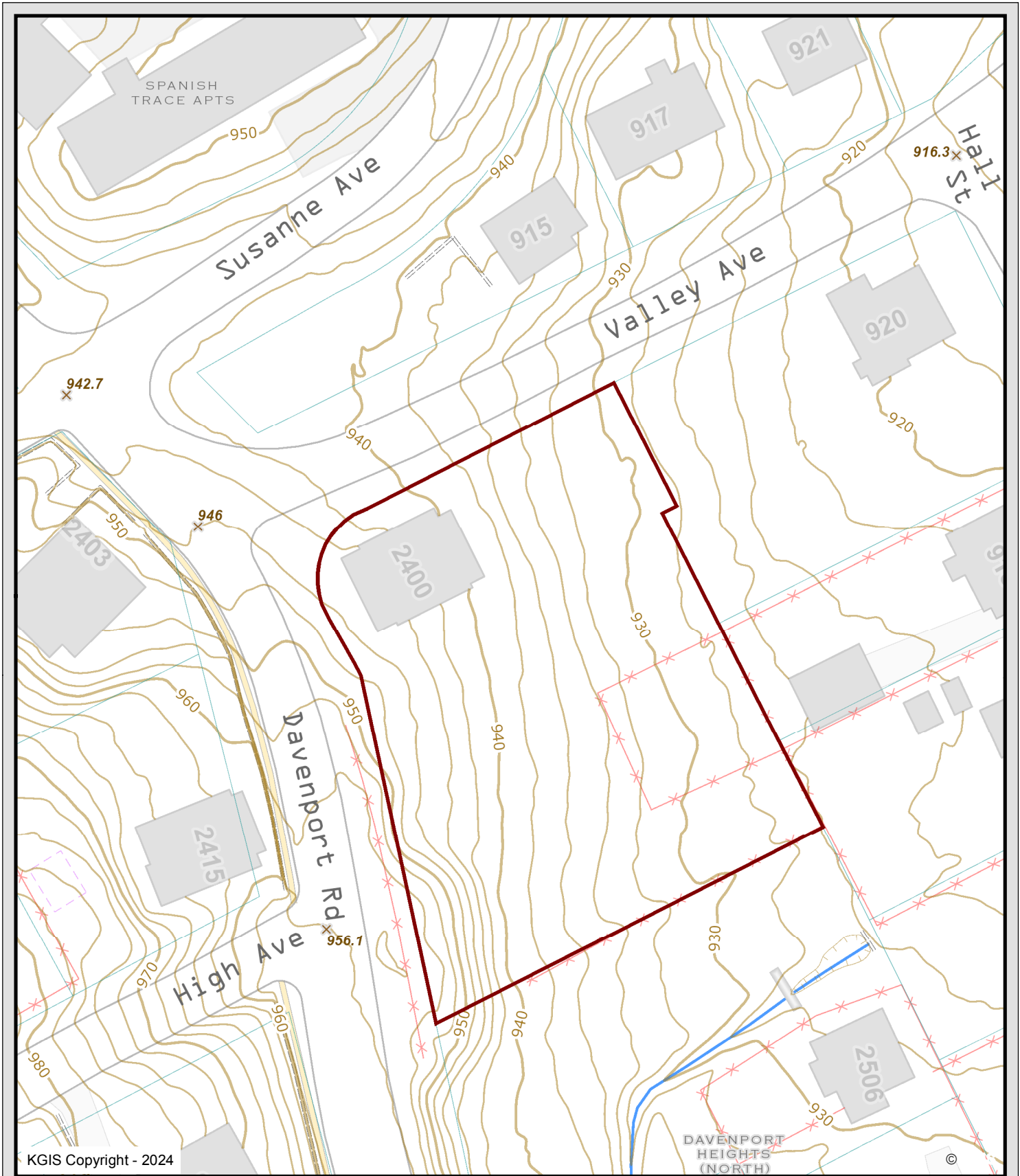
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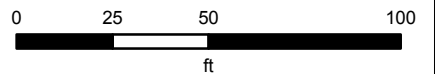
2400 DAVENPORT RD

4-E-24-VA
GARY SMITH

Knoxville - Knox County - KUB Geographic Information System



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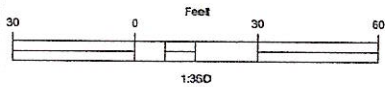


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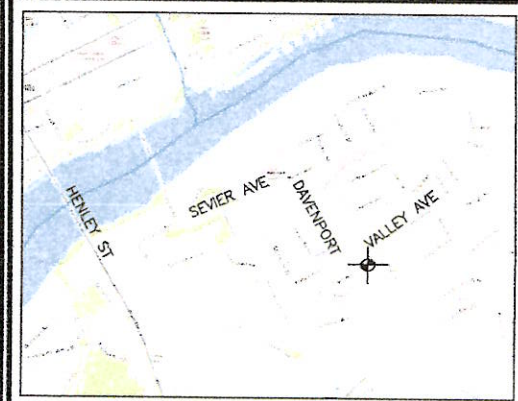
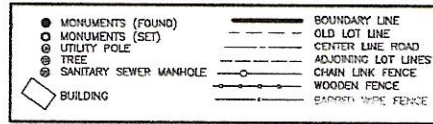
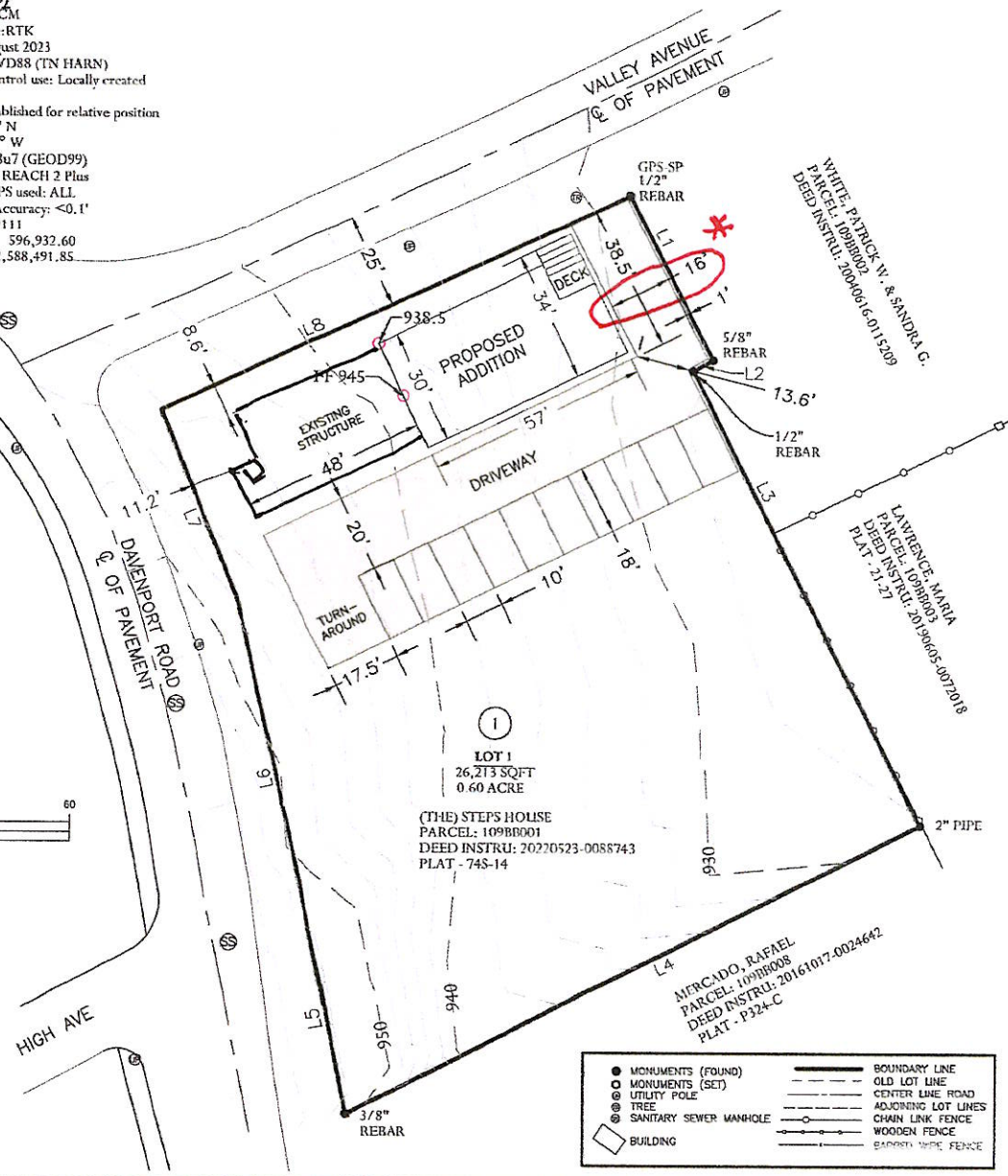
NORTH IS BASED ON BEARINGS CITED IN DEED: XXXX

TN HARN(2010.00)
 Positional accuracy CM
 GPS field procedure: RTK
 Date of Survey: August 2023
 Datum/Epoch: NAVD88 (TN HARN)
 Published/Fixed-control use: Locally created for relative position
 Control: Onsite established for relative position
 LAT: 35.954834° N
 LONG: 83.905282° W
 Geoid Model: g2018u7 (GEOID99)
 Equipment: EMLID REACH 2 Plus
 Portion of survey GPS used: ALL
 Relative positional Accuracy: <0.1'
 GPS Scale: 1.0000891111
 GPS Scale Point: N 596,932.60
 E 2,588,491.85

Line #	Length	Direction
L1	47.54'	N 26° 55' 19" W
L2	5.76'	N 60° 54' 21" E
L3	131.44'	N 26° 53' 30" W
L4	165.85'	N 63° 08' 55" E
L5	61.68'	N 11° 12' 05" W
L6	74.30'	N 13° 00' 05" W
L7	52.34'	N 22° 11' 05" W
L8	132.85'	N 65° 05' 13" E



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VICINITY MAP

SITE PLAN for
2400 DAVENPORT ROAD
KNOXVILLE, TENNESSEE 37920
9TH CIVIL DISTRICT of KNOX COUNTY
MAP PARCEL 109BB001
15 AUGUST 2023

- Notes:
1. Deed Instrument: 20220523-0088743
 2. Plat 74S-14
 3. Zoned RN-2
 4. Setbacks per City of Knoxville: Front- 10' / Rear-25' / Corner Side-12'
 5. Lot Size: 26,213 SQFT / 0.60 Acre
 6. Building Envelope: ± 3,080 SQFT
 7. Finished Floor Elevation: 945 FT.
 8. Driveway Material: Asphalt
 9. 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. The grade shall fall not fewer than 6 inches within the first 10 feet.

GENERAL CONTRACTOR Southeast Commercial LLC 301 S Gallaher View Road Suite 117 Knoxville, TN 37919 (865) 242-1958	LAND SURVEYOR John Scott Stanley 619 Glen Willow Drive Knoxville TN, 37934 (865) 675-0175
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FILE NAME:
 C:\Users\15109\OneDrive\Desktop\Survey\Davenport_Permit_knox\CAD\Davenpo



Gary Smith <gsmith.sec@gmail.com>

Email from Epson WF-3820 Series

Gary Smith <gsmith.sec@gmail.com>
To: Building Inspections <bldginspections@knoxvilletn.gov>

Thu, Mar 7, 2024 at 12:47 PM

For the Board of Zoning Appeals- Application

Please send to one of the board members so I may talk to them, before the deadline next week on the 14th.

Daniel Odle will be fine, or someone else.

Thanks ,

Gary Smith
Southeast Commercial, LLC

for a project on 2400 Davenport Road

----- Forwarded message -----
From: <gsmith.sec@gmail.com>
Date: Thu, Mar 7, 2024 at 12:44 PM
Subject: Email from Epson WF-3820 Series
To: <gsmith.sec@gmail.com>

Attached Scan Data

--
Gary Smith, President/CEO
Southeast Commercial, LLC
301 S. Gallaher View Road, Suite 117
Knoxville, TN 37919

Office 865 588-5260
Fax 865 690-4409
Cell 865 242-1958

www.southeastcommercialllc.com

20240307_140022.pdf
1731K

Received 3/12



CITY OF KNOXVILLE

BOARD OF ZONING APPEALS (BZA) 2024 MEETING INFORMATION

Meetings are held the third Tuesday of each month at 4:00 pm in the Small Assembly Room of the City County Building, unless published differently. *January & February meetings will be held in Room 461 of the City County Building.

Applications are due **BY 12:00 PM NOON EST** on the deadline date and must be complete. Application deadlines that fall on a holiday, will be due by 12:00 PM Noon EST the preceding Wednesday.

FEES: Variance Application per Variance Request \$250
Appeal to City Council (*denied BZA application*) \$130

Payment may be made by check (made out to City of Knoxville), Visa, MasterCard or Discover.

APPLICATION DEADLINE DUE AT 12:00 PM NOON EST	MEETING DATE
12/14/23	1/16/24*
1/11/24	2/20/24*
2/8/24	3/19/24
3/14/24	4/16/24
4/11/24	5/21/24
5/9/24	6/18/24
6/13/24	7/16/24
7/11/24	8/20/24
8/8/24	9/17/24
9/12/24	10/15/24
10/10/24	11/19/24
11/14/24	12/17/24
12/12/24	1/21/25

2024 BOARD MEMBERS

Christina Boulter, Chairman

Amy Sherrill, Vice-Chairman

Daniel Odle

215-4501

Brad Salsbury

Luis Urrea

Term: 1/1/20 – 12/31/24

Term: 2/14/22 – 2/13/27

Term: 9/19/23 – 12/31/28

Term: 10/3/23 – 12/31/24

Term: 1/9/24 – 1/31/26

Please direct comments regarding BZA applications to City staff, 865-215-4501.

Board member contact information is not provided due to the size of the Board and the Open Meetings Act.



BOARD OF ZONING APPEALS APPLICATION INFORMATION

Prior to submitting a variance application for your project, please reach out to a Zoning Examiner.

who?

The Board of Zoning Appeals hears certain appeals of denials of building permits by the City's Plans Review and Inspections Department. An applicant can request a variance from the Zoning Code requirements or can appeal an administrative official's interpretation of the Zoning Code.

- Applications are due by **12:00 pm Noon EST** on the deadline date, [click here](#) for meeting dates and application deadline information. **Incomplete applications will be returned for resubmission.**
- Applications must be digital and signed by the applicant.
- Applications must include site plans and any other relevant information associated with the hardship for which they are applying.
- Applicant must describe the hardship conditions that apply to the variance request.
- Correspondence will be directed to the person listed as the applicant, please ensure this information is accurate.
- Please do not solely list a company as the applicant. You may fill it out with the applicant name o/b/o company name. (Ex: John Doe o/b/o ABC company)
- Parcel #, City Council District # and Zoning District can be found at <https://www.kgis.org/KGISMaps/>
- Due to size constraints, please limit your documentation only to information pertinent to your variance request.
- Once the Public Notice is submitted to be published, no new documentation will be added to the packets.
- A member of our staff will reach out for payment at a later date. Effective January 1, 2024 the fee is \$250 per variance request. We accept Visa, MasterCard & Discover and checks made payable to: City of Knoxville.
- Email completed applications to bldginspections@knoxvilletn.gov

250

Southeast Commercial, LLC
301 S. Gallaher View Road, Suite 117
Knoxville, TN 37919
(865) 588-5260

FIRST BANK
87-703/843

5739

3/7/2024

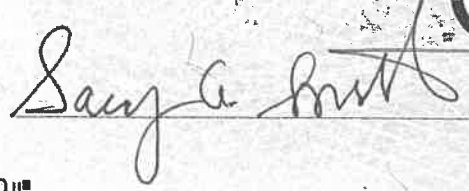
PAY TO THE ORDER OF City of Knoxville

\$**250.00

Two Hundred Fifty and 00/100***** DOLLARS

PROTECTED AGAINST FRAUD

City of Knoxville
400 Main Street, Suite 475
Knoxville, TN 37902



MEMO 2312-01-060 Variance for 2400 Davenport Road

⑈005739⑈ ⑈084307033⑈ 55095470⑈

Southeast Commercial, LLC

City of Knoxville

Date 3/7/2024 Type Bill Reference 3/7/24

Original Amt. 250.00

Balance Due 250.00

3/7/2024

Discount

Payment

250.00

Check Amount

250.00

5739

First Bank 2312-01-060 Variance for 2400 Davenport Road

250.00

Southeast Commercial, LLC

City of Knoxville

Date 3/7/2024 Type Bill Reference 3/7/24

Original Amt. 250.00

Balance Due 250.00

3/7/2024

Discount

Payment

250.00

Check Amount

250.00

5739

PAYMENT RECORD

First Bank 2312-01-060 Variance for 2400 Davenport Road

250.00

