

File #

3-B-19-VA



BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION

Name Kenny Boatman
 Street Address 1000 Oaklet Drive
 City, State, Zip Knoxville Tn
 Phone Number 865-748-2424
 Email kennyboatman75@gmail.com

APPLICANT IS:

Owner ☒
 Contractor ☐
 Tenant ☐
 Other ☐

THIS PROPOSAL PERTAINS TO:

New Structure ☒
 Modification of Existing Structure ☐
 Off Street Parking ☐
 Signage ☐
 Other ☐

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 6600 Jim Sterchi Rd.
 City, State, Zip Knoxville, TN 37918
 Parcel # (see KGIS.org) 057 14904
 Zoning District (see KGIS.org) C-6

VARIANCE REQUIREMENTS

City of Knoxville Zoning Ordinance Article 7, Section 2

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.

Construction of building that was damaged by fire. Building will be constructed on existing slab remaining from damaged building.

Describe hardship conditions that apply to this variance.

existing building that was burned was a existing non conforming condition. we are not changing foot print of building. we are unable to move building closer to Jim Sterchi Rd. due to creek buffers.

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

2/10/19

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CITY OF KNOXVILLE

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):

1. Reduce the south side yard building setback from 20 feet to 11.97 feet
Per Article 4, Section 2.2.9.D.2.b.
2. Reduce the east rear yard building setback from 60 feet to 2.08 feet
Per Article 4, Section 2.2.9.D.2.c.
3. Reduce the east rear yard landscaping strip from 15 feet to 2.08 feet at area directly behind existing building Per Article 4, Section 2.2.9.E.2.

REVISED

PROJECT INFORMATION

Date Filed 2/18/19

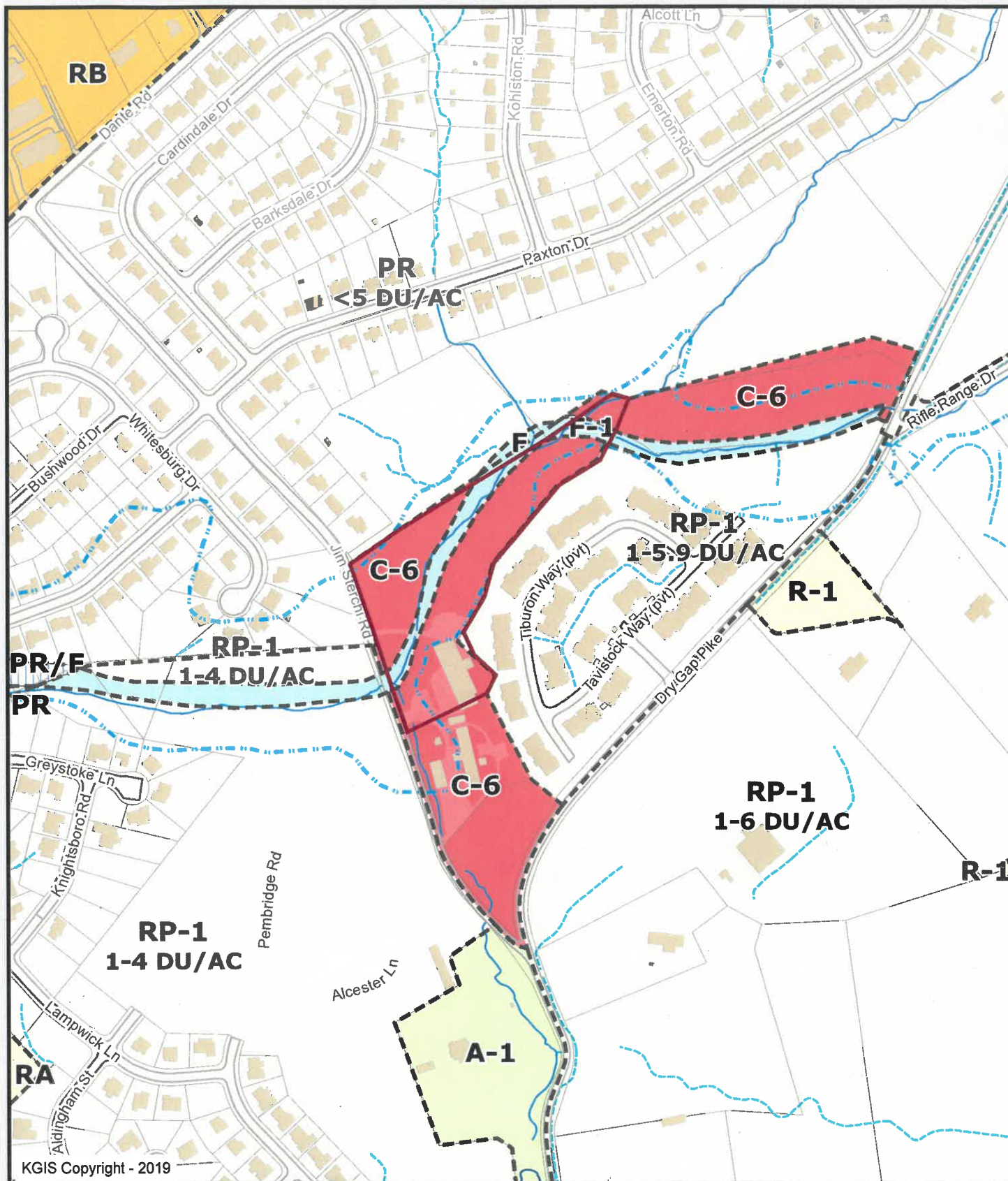
Fee Amount \$250.00 *pd 2/18/19 gff cash \$250*

Council District 5th

BZA Meeting Date 3/21/19

PLANS REVIEWER Lori Hearl - Scott Elder

DATE 2/18/19



6600 Jim Sterchi Rd.

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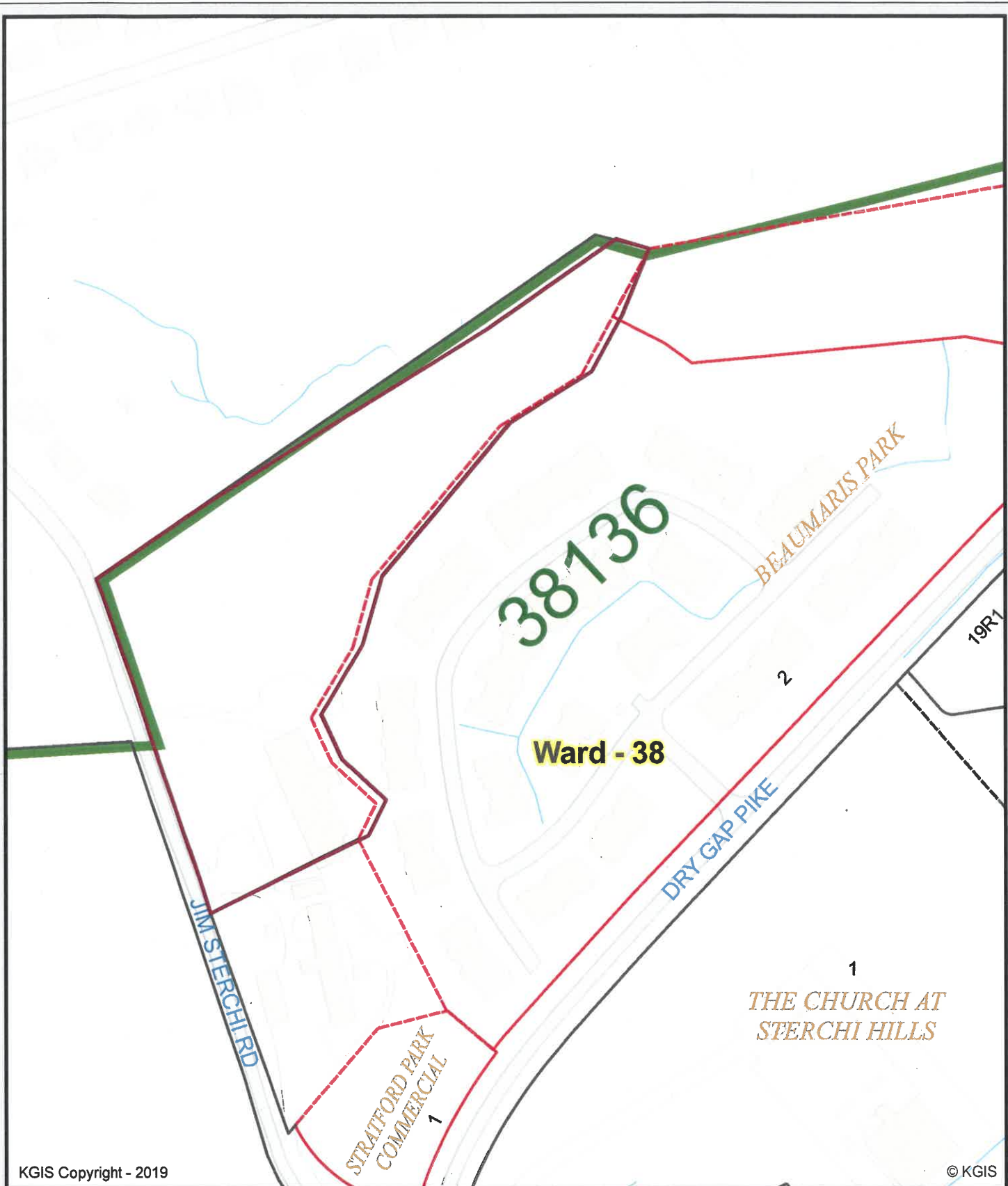
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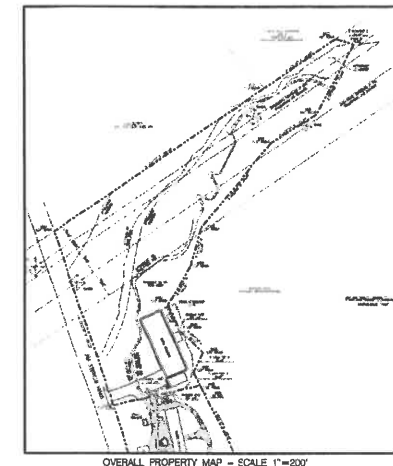
Knoxville - Knox County - KUB Geographic Information System



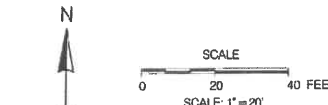
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1. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES INCLUDING SILL FENCE, RIP RAP, AND EROSION CONTROL MAT AS PRACTICAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE STRUCTURES UNTIL THE SITE HAS BEEN SUFFICIENTLY STABILIZED.
2. THE CONTRACTOR SHALL EMPLOY SOILS CONSULTANTS FOR THE TESTING OF SOIL COMPACTION IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. SOIL SHALL BE COMPACTED TO 88% OF ITS PROPOSED DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR METHOD. SOIL MOISTURE CONTENT SHALL BE MAINTAINED WITHIN $\pm 2\%$ OF OPTIMUM.
3. THIS PROJECT MAY INVOLVE IMPROVEMENT OR WASTE OF FILL MATERIAL. THE CONTRACTOR SHALL REVIEW THIS PLAN, THE SITE SURVEY, AND INSPECT THE SITE ITSELF. THE CONTRACTOR SHALL THEN FORMULATE HIS OWN OPINION AS TO THE APPLICABILITY OF THIS PROJECT TO THE GOAL OF AN EROSION CONTROL PLAN. THE CONTRACTOR SHALL ADVISE THE ENGINEER IF CHANGES TO THIS GRADING PLAN ARE REQUIRED TO MEET THIS GOAL.
4. ALL SLOPES GREATER THAN 3:1 SHALL BE SPREAD WITH NORTH AMERICAN GREEV S-71 EROSION CONTROL FABRIC. INSTALL FABRIC PER MANUFACTURERS RECOMMENDATIONS.
5. NO SLOPES SHALL BE GREATER THAN 2 HORIZONTAL:1 VERTICAL.
6. APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINAL GRADING OR EXPOSED SURFACES ARE TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO SOIL STOCKPILES.
7. APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS WHICH SHOW SIGNS OF EXCESSIVE EROSION.
8. EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES SHALL FOLLOW THE APPROVED PLAN DETAILS. IF DETAILS ARE NOT SHOWN, REFERENCE THE "TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK" 1993 EDITION.
9. SLOPES SHALL HAVE EROSION CONTROL MAT INSTALLED IMMEDIATELY AFTER SLOPE GRADING IS COMPLETED AND TOPSOIL HAS BEEN INSTALLED TO ENCOURAGE LOOZ IN OF EROSION MAT.
10. ADEQUATE PRACTICE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED ALL TIMES DURING CONSTRUCTION. PROVIDE AN ADVANCE NOTICE TO THE ADJACENT PROPERTY OWNER OF THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNERS FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND PROPOSED CONSEQUENT DAMAGE TO THE ADJACENT CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
11. CONTRACTOR SHALL STORE CHEMICALS AND SOLUBLE MATERIALS IN AN ENCLOSED, WATERPROOF LOCATION OR PROVIDED WITH SECONDARY CONTAINMENT. BEFORE STORING THE CONTENTS OF THE CONTAINER, THE CONTRACTOR SHALL REMOVE, SPILL, CLEANUP MATERIALS MUST BE LOCATED WITHIN THE IMMEDIATE PROXIMITY OF THE MATERIALS AS WELL.
12. PLACEMENT OF PORTA-POTTIES ON THE PROJECT WILL NOT BE LOCATED CLOSE TO STREAMS, WETLANDS, OR STORM DRAINS.
13. NO VEHICLE MAINTENANCE OF CONSTRUCTION VEHICLES WILL OCCUR ONSITE.
14. CONSTRUCTION MATERIALS WILL BE STAGED IN THE FUTURE PARKING AREA FOR TRASH ON THE PROJECT. PROVIDE A TRASH RECEPTACLE "WITH A LID. MAINTAIN THE MATERIAL STAGING AREA IN AN NEAT AND ORDERLY MANNER.
15. CONTRACTOR SHALL INSTALL A 4" THICK LAYER OF QUALITY TOPSOIL ON ALL DISTURBED AREAS AND ESTABLISH A THICK STAND OF GRASS ACCEPTABLE TO THE ADJACENT PROPERTY OWNER.



EXISTING	PROPOSED	
		GROUND CONTOUR ELEVATION
		SPOT ELEVATION
		STRUCTURE
	NA	PROPERTY LINE
	NA	EASEMENT
		EDGE OF PAVEMENT
		STORM DRAIN
		SANITARY SEWER
		POTABLE WATER
		NATURAL GAS
		OVERHEAD ELECTRICAL
		WATER METER
	NA	FIRE HYDRANT
NA		SURFACE FLOW
NA		SILT FENCING
		CURB
		CATCH BASIN
NA		CONCRETE PAVEMENT
NA		ASPHALT PAVEMENT
NA		RIP RAP

C1.1

PROJECT LOCATION MAP - NOT TO SCALE

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