

File #

6-F-19-VA



BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION

Name lloyd owens
 Street Address 11707 yarnell rd
 City, State, Zip knoxville tn37932
 Phone Number 865-382-1908
 Email ed@ohelectricinc.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 2400 washington ave
 City, State, Zip knoxville tn 37917
 Parcel # (see KGIS.org) 082-jr-001
 Zoning District (see KGIS.org) r-1a

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.

corner lot need 25 foot set back shortened to 13 feet to be able to build the house. also need alley access for car port to match existing houses in neighbor hood.

Describe hardship conditions that apply to this variance.

small lot for set back and alley access due to grade at front and side street elevations. previous residence had alley access for car port.

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 5/15/19

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BOARD OF ZONING APPEALS APPLICATION

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

Is a plat required? Yes ☐ No ☒

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

1. Reduce the minimum required front yard setback on Spruce St. from 25' to 13' to permit a new single family residence.

Per Article 4, Section 2.1.2.D.1.a.

2. Request to allow an alley to be the primary means of vehicular egress and ingress in a R-1A zone for a proposed single family residence.

Per Article 5, Section 6-D-9.

PROJECT INFORMATION

Date Filed 5-15-19

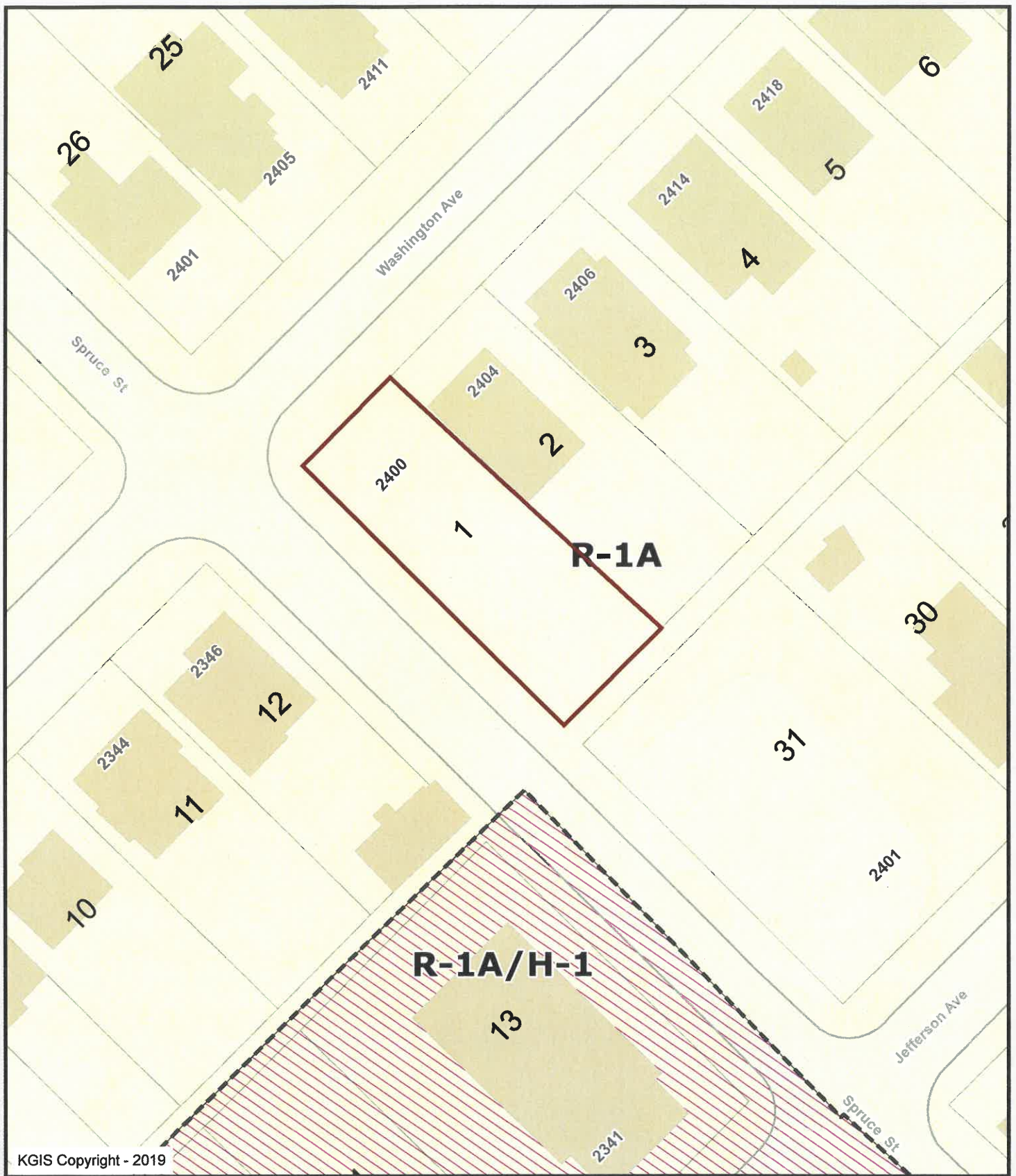
Fee Amount \$250

Council District 6

BZA Meeting Date 6-20-19

PLANS REVIEWER Rebecca Johnson

DATE 5-15-19



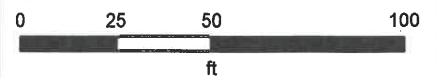
2400 Washington Ave.

6-F-19-VA
Lloyd Owens

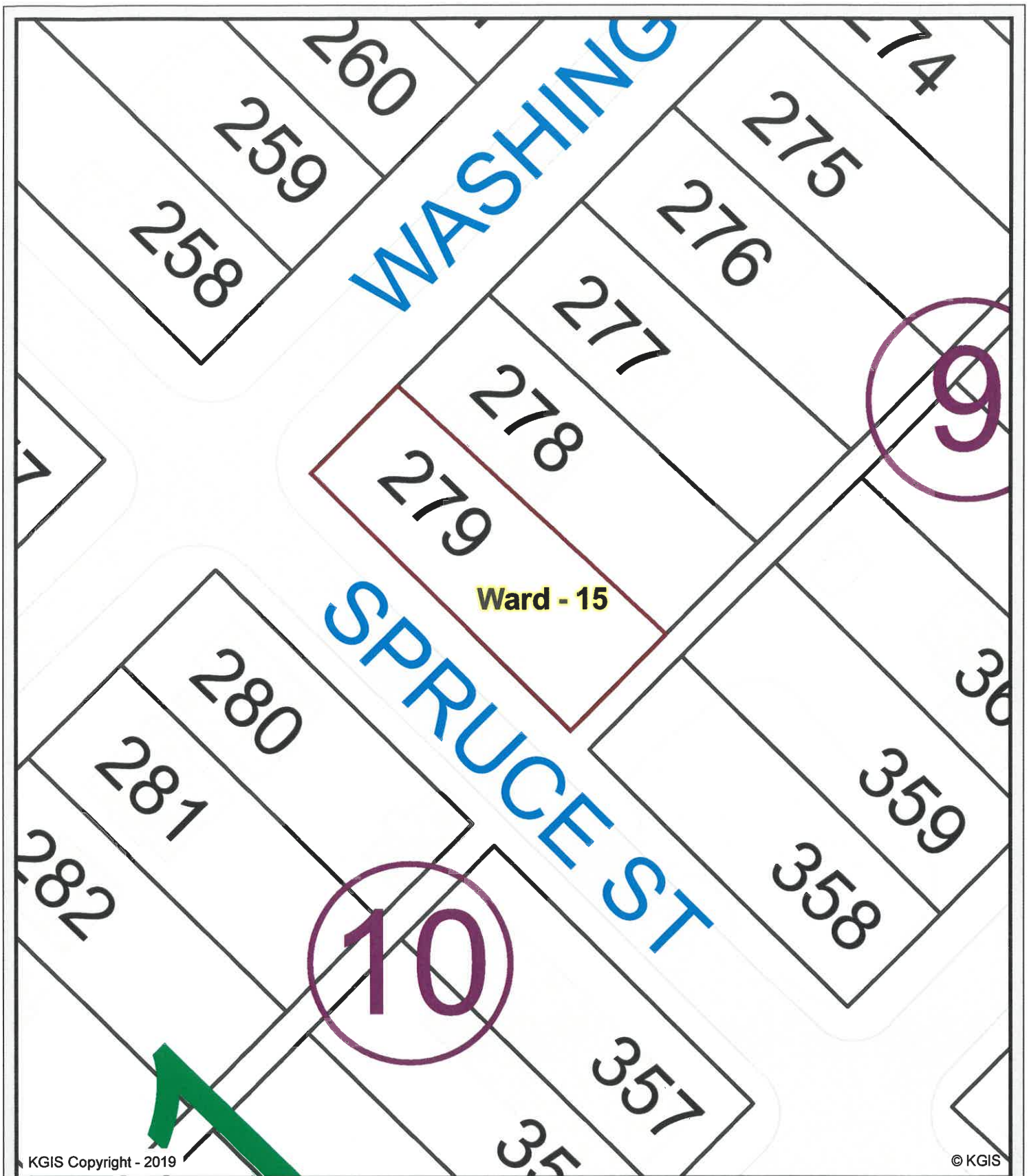
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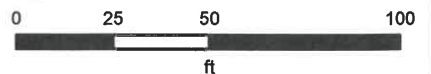
6-F-19-VA

Lloyd Owens

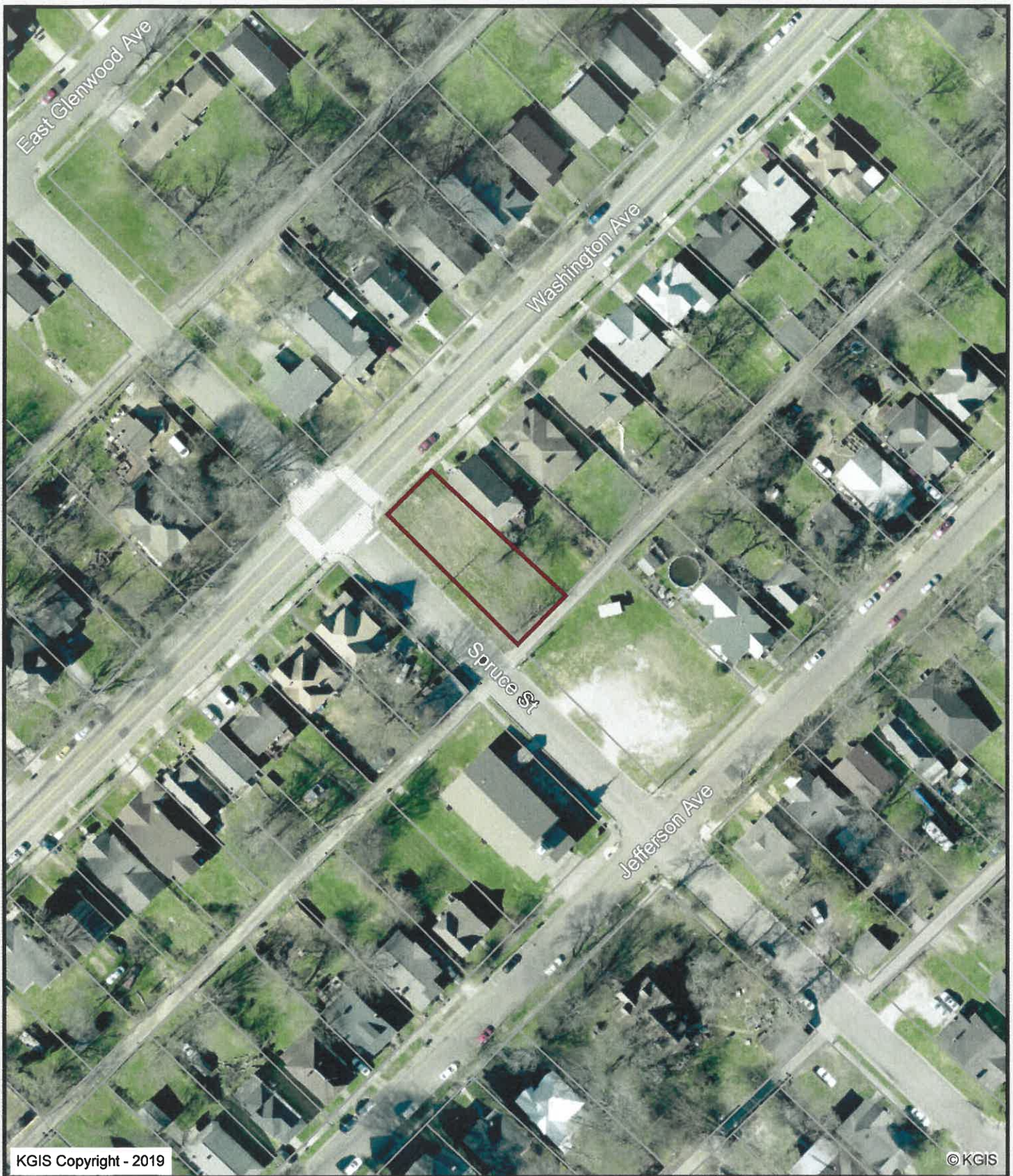
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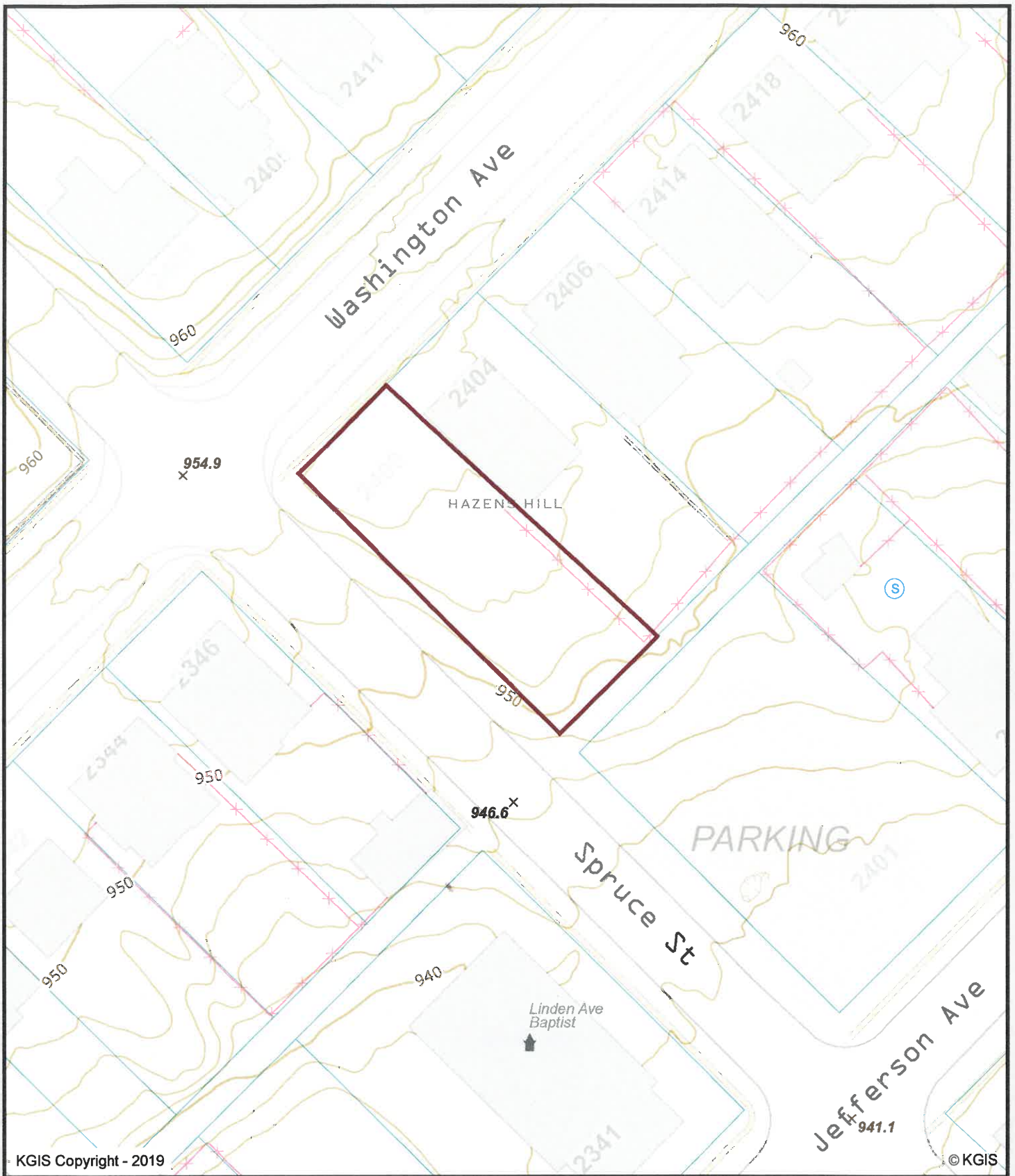
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Below are District 18's comments regarding the BZA applications for this month:

6A19VA: No comment

6B19VA: No comment

6C19VA: No comment

6D19VA: No comment

6E19VA: Although the property abuts state-owned rights-of-way, the plans submitted do not appear to depict any encroachment. It should be noted that ROW encroachments during construction activities are not permitted and that no signage or signage overhang is allowed on state-owned rights-of-way.

6F19VA: No comment

6G19VA: No comment

6H19VA: No comment



Steven M. Borden, P.E. | Director/Assistant Chief Engineer

TDOT – Region 1

7345 Region Lane

Knoxville, TN 37914

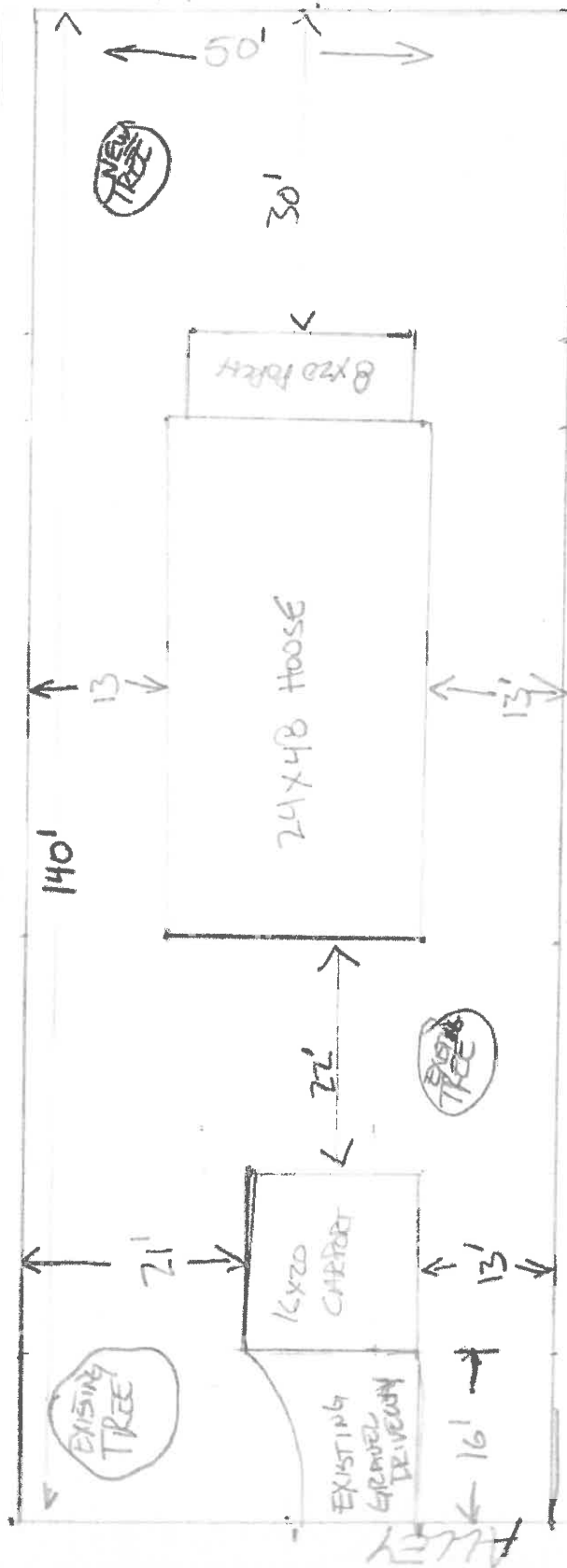
(865) 594-2400

Steve.Borden@tn.gov

tn.gov/tdot

SPRUCE ST

WASHINGTON AVE
SIDEWALK



6-F-19-VA