

File #

7-F-19-VA



CITY OF KNOXVILLE

BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION	APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name Jonathan Addington	Owner <input checked="" type="checkbox"/>	New Structure <input checked="" type="checkbox"/>
Street Address 874 Callie Lane	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip Seymour, TN, 37865	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number 865-850-7985	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Email operationreconstruction@yahoo.com		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 406 Avenue C
 City, State, Zip Knoxville, TN, 37920
 Parcel # (see KGIS.org) 123HK001
 Zoning District (see KGIS.org) Southland Park

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.

I am interested in building a new house on this property but the current variances do not allow for enough room. I am requesting the setback on Neel Street to be changed from 25 ft. to 15' which will allow a house to be built.

Describe hardship conditions that apply to this variance.

Because this is a corner lot there is not enough buildable space due to zoning restrictions.

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

6/19/2019

File # 7-F-19-VA



CITY OF KNOXVILLE

BOARD OF ZONING APPEALS APPLICATION

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

Is a plat required? Yes ☐ No ☒

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

Reduce the minimum required front yard setback on Neel St. from 25' to 15' for a proposed new single family residence in a R-1 zone.

Per Article 4, Section 2.1.1.E.1.a.

PROJECT INFORMATION

Date Filed 6-19-19

Fee Amount \$500

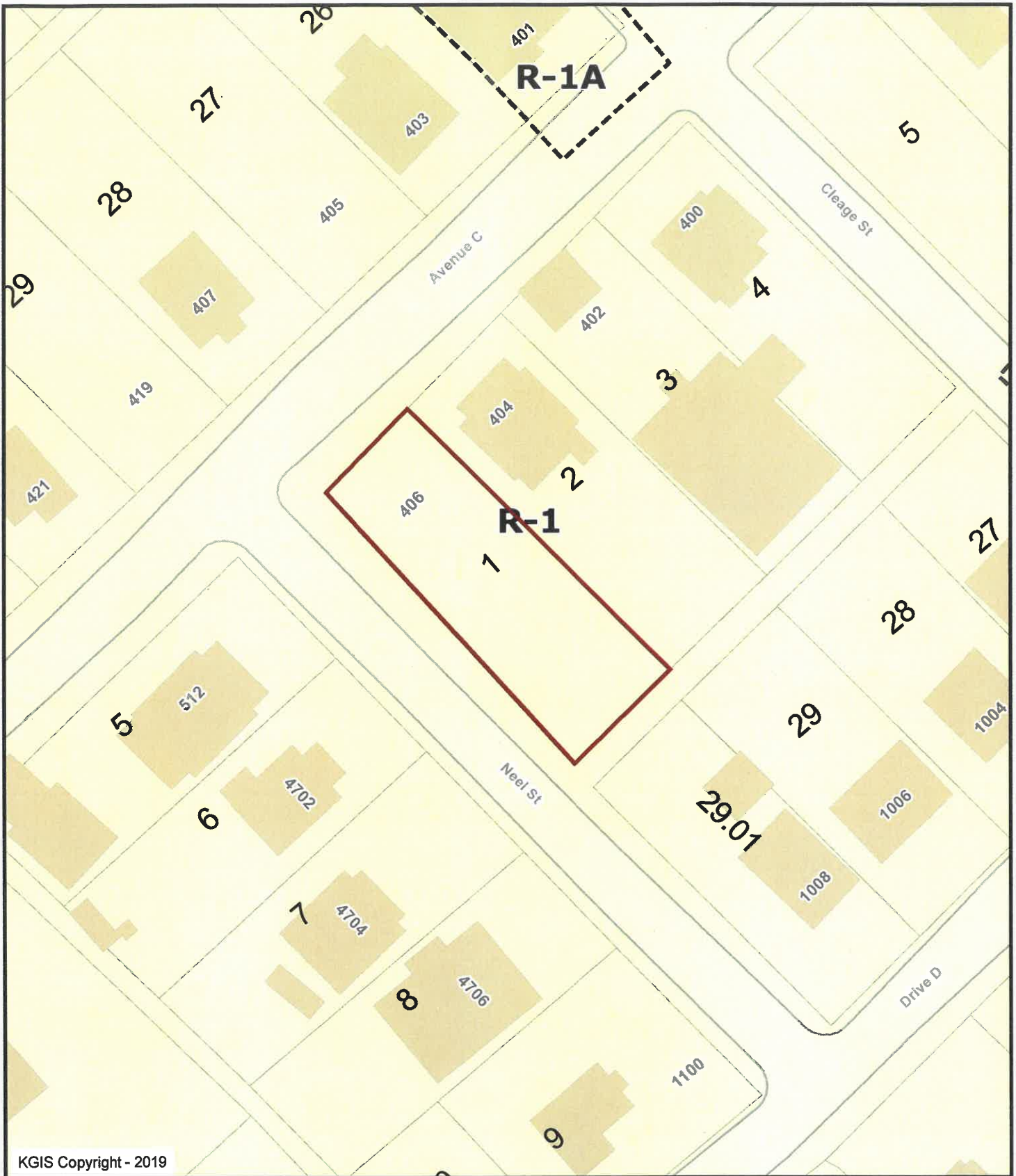
pd 6/19/19 cc gjs

Council District 1

BZA Meeting Date 7-18-19

PLANS REVIEWER Rebecca Johnson

DATE 6-19-19



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406 Avenue C

7-F-19-VA

Jonathan Addington

Knoxville - Knox County - KUB Geographic Information System



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406 Avenue C

7-F-19-VA

Jonathan Addington

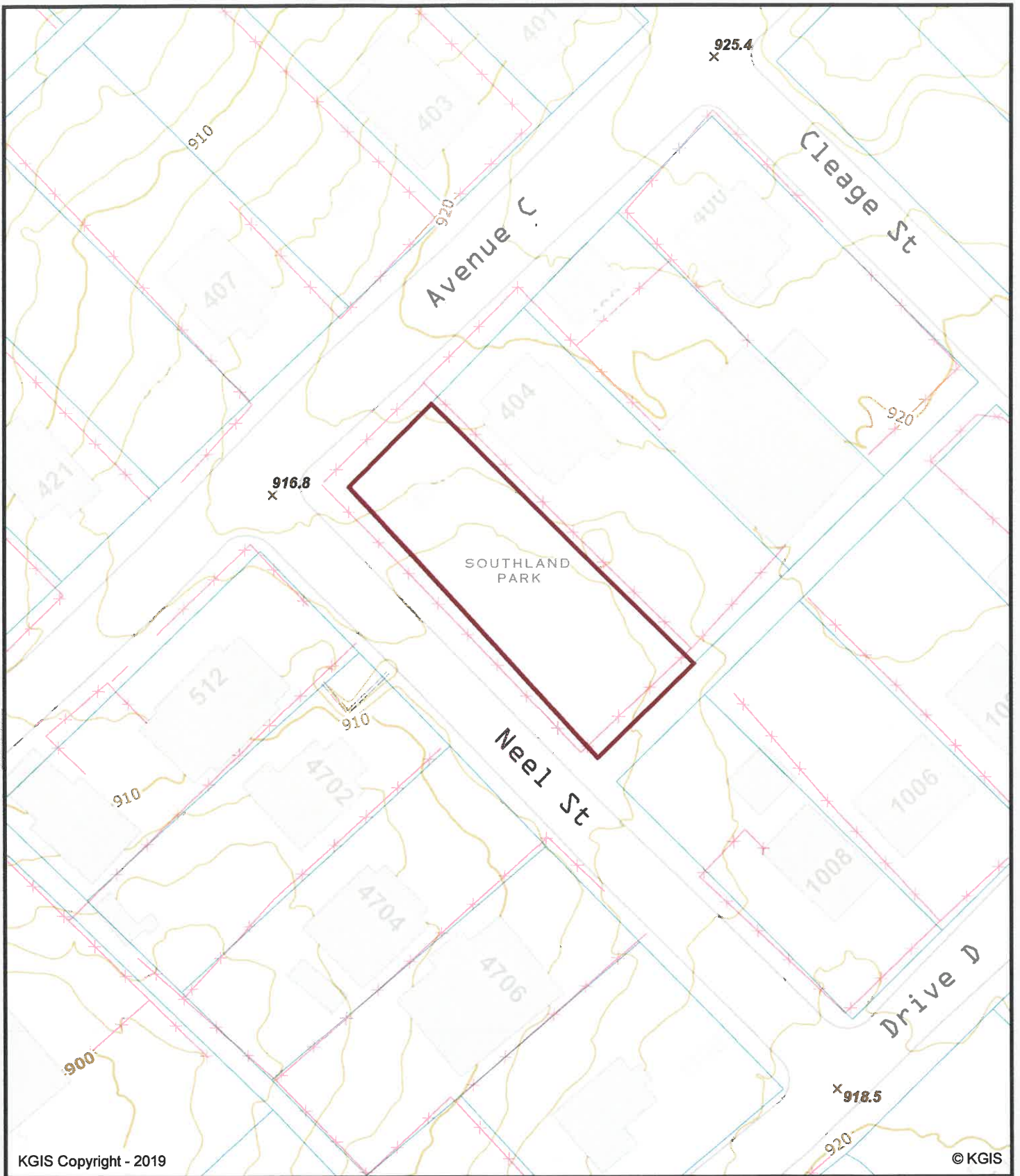
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0 25 50 100
ft

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406 Avenue C

7-F-19-VA

Jonathan Addington

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July 5, 2019

Mr. Scott Elder
Board of Zoning Appeals
Room 475, City-County Building
P. O. Box 1631
Knoxville, Tennessee 37901

Dear Mr. Elder:

Re: Variance Requests 7-A-19-VA, 7-B-19-VA, 7-C-19-VA, 7-E-19-VA, and 7-F-19-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.

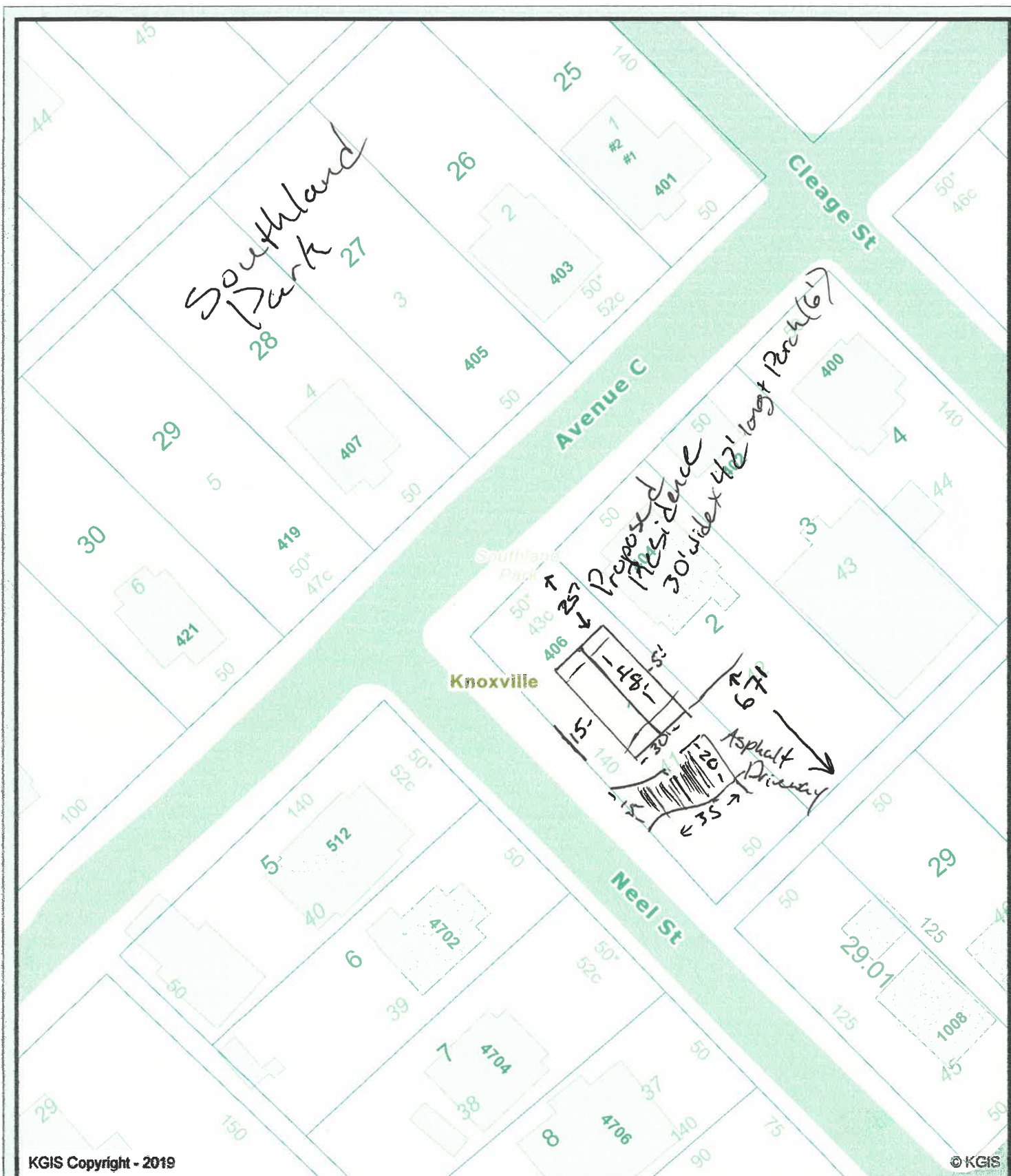
If you have any questions regarding this matter, please call me at (865) 558-2483.

Sincerely,



Christian G. Wiberley, PE
Engineering

CGW

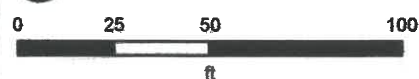


Letter Portrait

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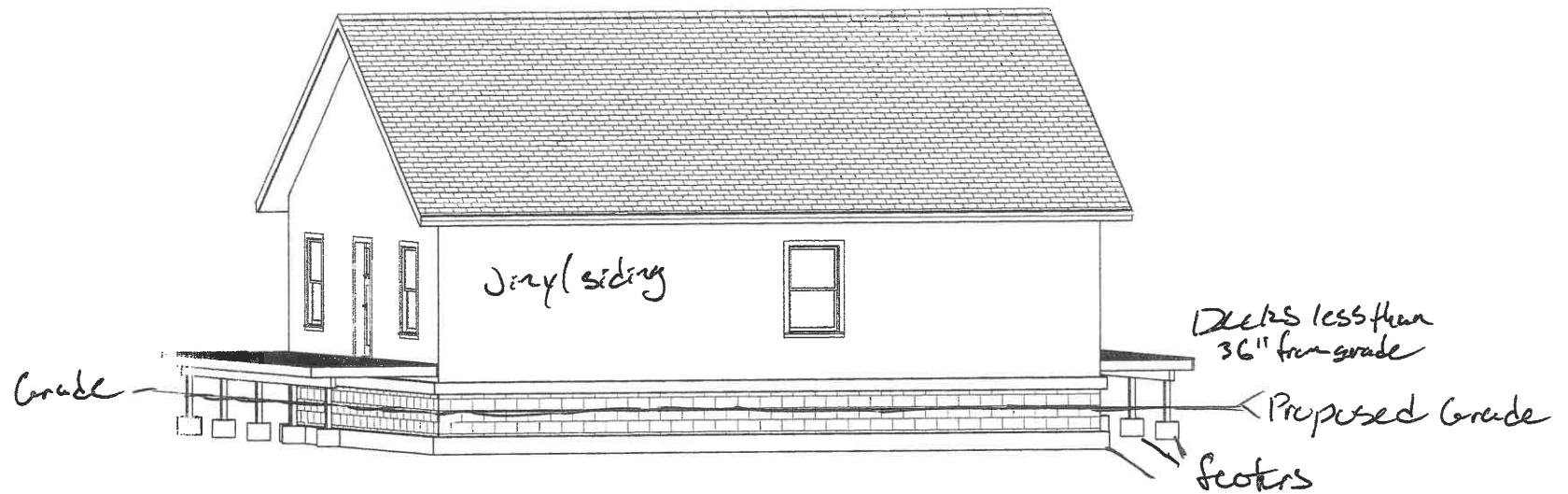
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7-F-19-XA

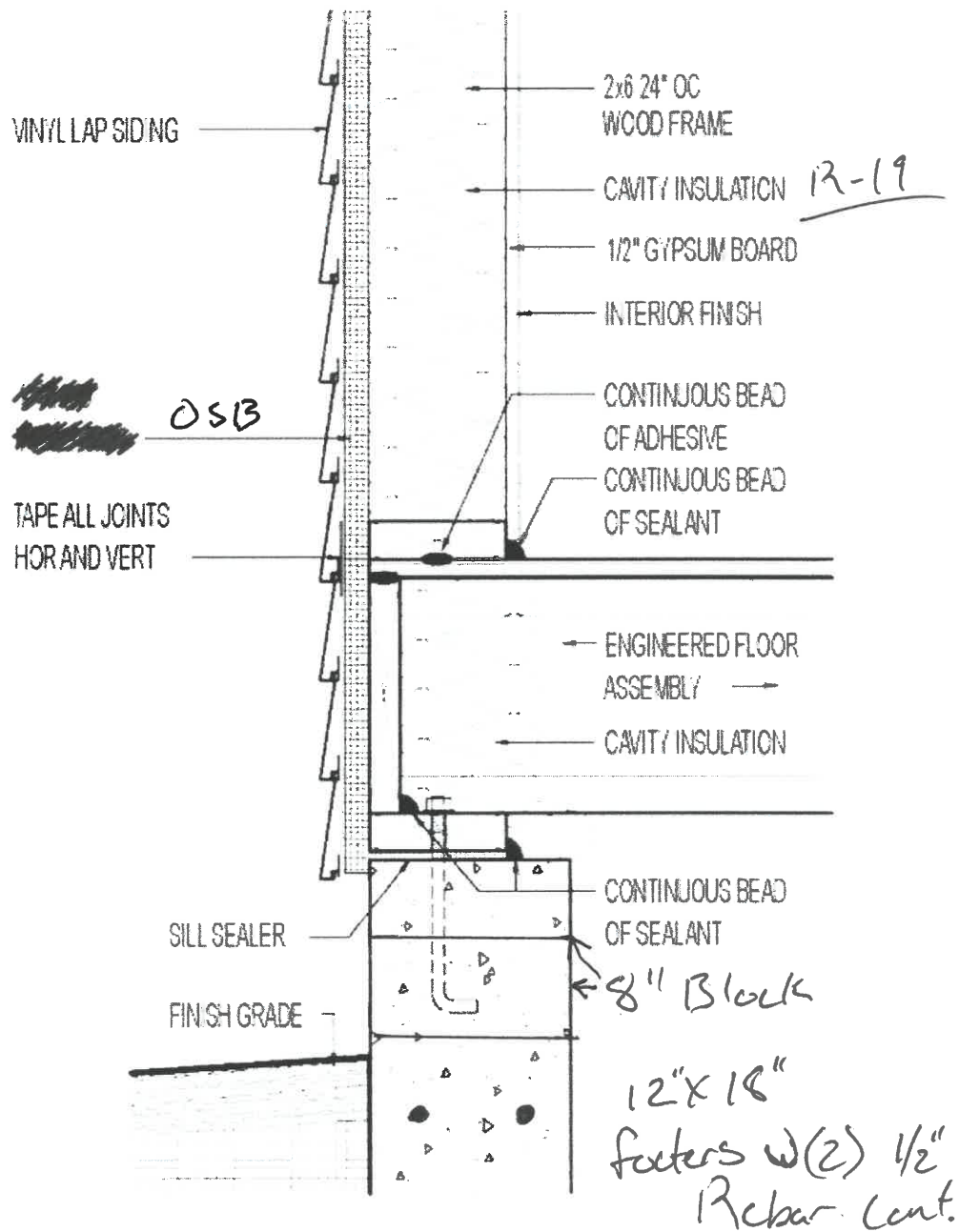
Roof Detail:
7/16 OSB w/clips
#15 felt
Asphalt Shingles
5:12 Slope



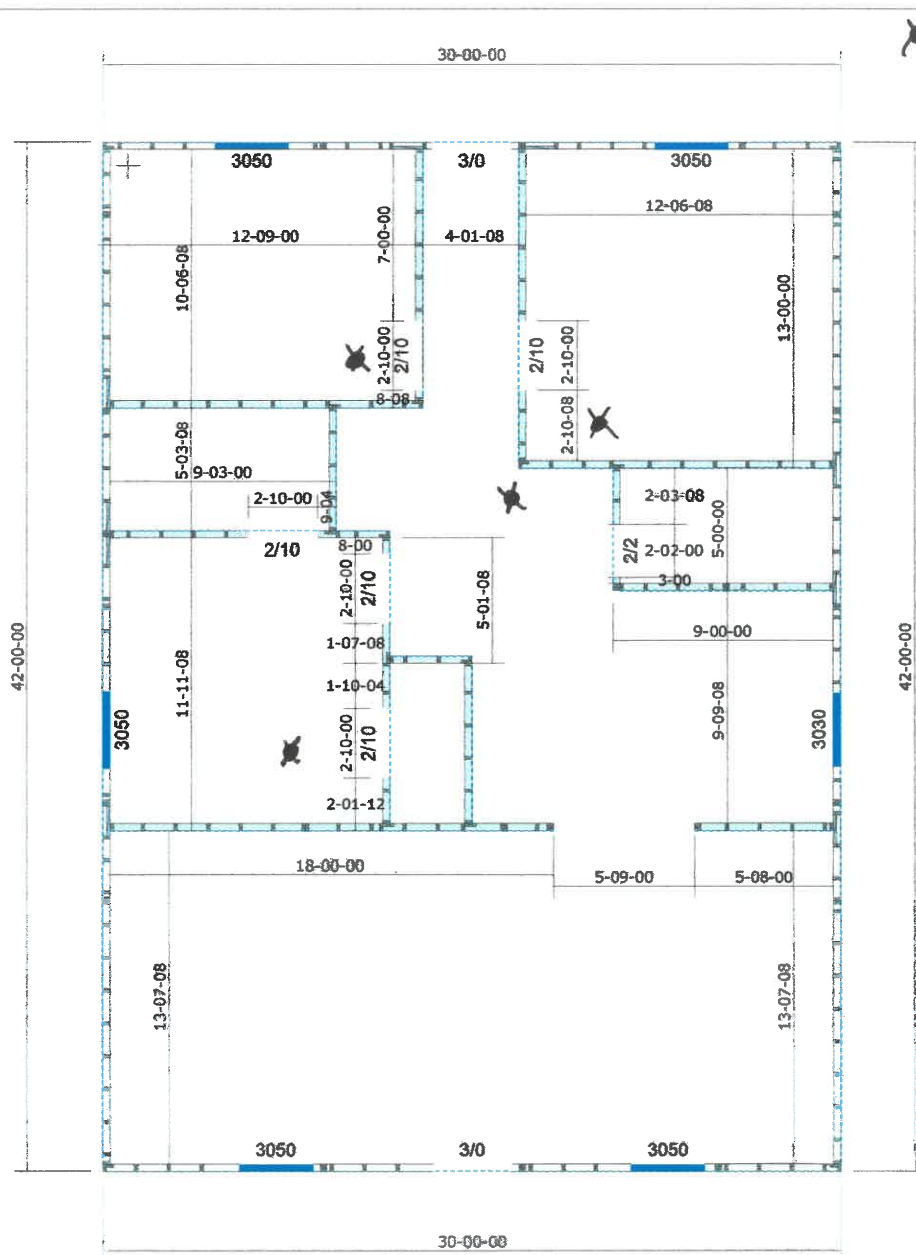
7-F-19-VA

Attic Insulation Blow-IN R-38
Floor Insulation Batt R-19

All headers are pre-engineered
101 beams Designed by
Hinsabee



7-F-19-VA



SMOKE
Detector
1 in each Bedroom
1 in Hallway
No Carbon Monoxide
Received (NO GAS)

Read All Measurements As " Feet - Inches - Sixteenths "

☐ Wall Height 9'

☐ Wall Thickness 2'x6"

☐ Bearing Wall Locations

☐ Opening Locations and Sizes

Customer Signature _____ Salesman Signature _____

***** PLEASE NOTE *****

THE SHOWN DESIGN CONTAINS ASSUMPTIONS DUE TO A LACK OF INFORMATION IN THE DOCUMENTS PROVIDED BY AND CLARIFICATION FROM THE CUSTOMER.

PORTIONS QUOTED WITHOUT DOCUMENTATION FROM THE CUSTOMER ARE MADE WITH THE SHOWN ASSUMPTIONS; FAILURE TO CLARIFY THESE ASSUMPTIONS FALL ON THE CUSTOMER IF SAID ASSUMPTIONS PROVE TO BE INCORRECT.

HIWASSEE TRUSS IS ONLY RESPONSIBLE FOR THE DESIGN OF THE PROVIDED STRUCTURAL COMPONENTS, NOT THEIR APPLICATION IN THE FIELD.

Client: Operation Reconstruction

Job Name: Operation Reconstruction 30x42 House

Status: Quote

Lot #: _____ Subdivision: _____

Order #: B1900856 Sales Rep: Ken Dalton Designer: _____ Date: 5/13/2019

HIWASSEE STRUCTURAL PRODUCTS
CHATTANOOGA, TN 423-475-6132

MIT MITek

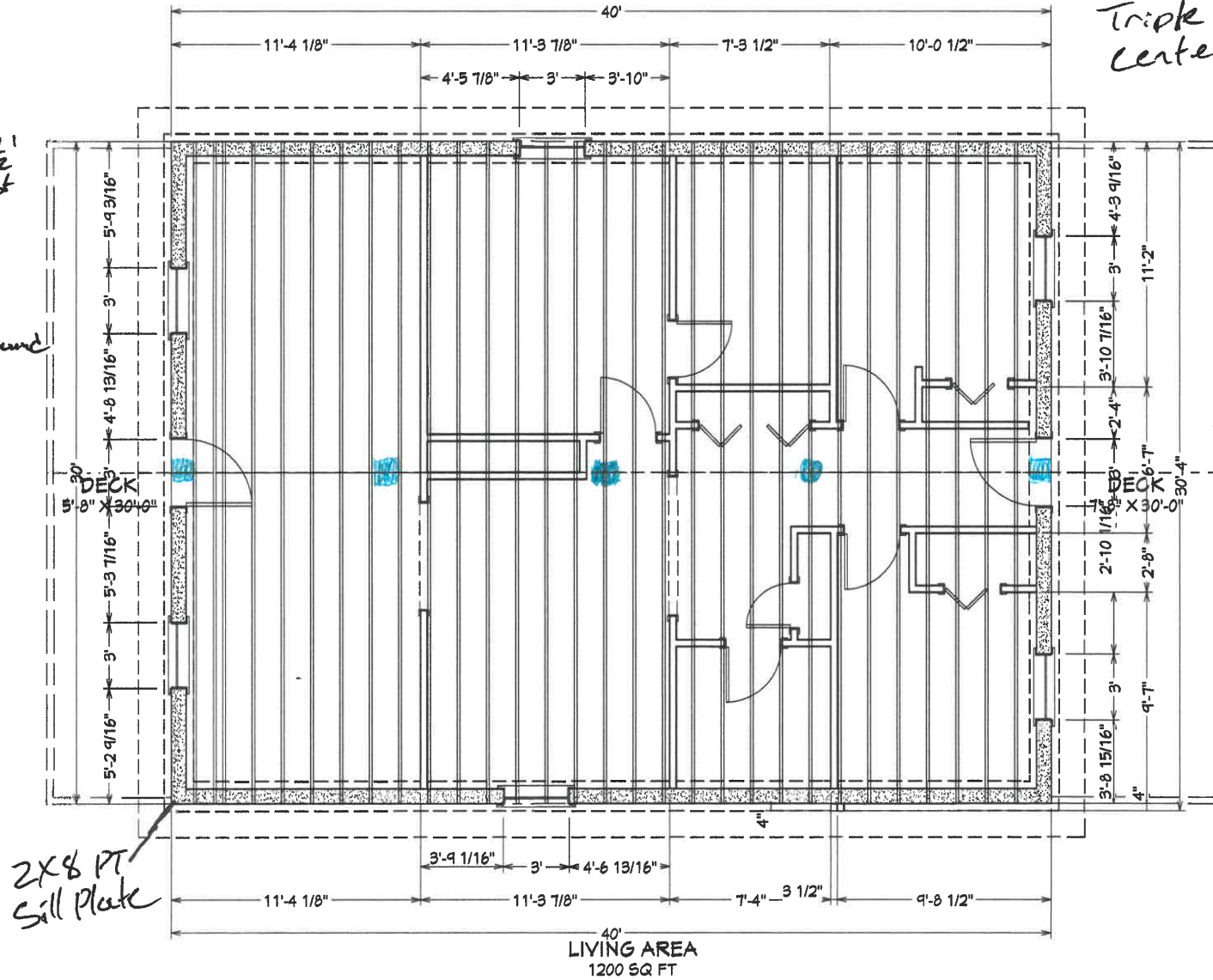
Weyerhaeuser

7-F-19-VA

2x10 Joists 16" O.C.

Joist Detail
Triple 2"x12"
Center Beam

- Decks will be
- 4x4 Posts every 7 1/2'
- 2x6 Double rim joist
- 2x6 Joist
- 2x6 Decking
- 18"x18" Piers/feetings
- Less than 36" from ground
- No rail



7-F19-VA

R-19 (Batt)
floor insulation
R-38 Blown Attic

Footer Detail:

12"x18" footer with 1/2" continuous rebar. 24"x24" piers (5) every 8.5' with rebar.

8" concrete block with 2"x8" PT sill plate. Triple 2"x12" center beam. 2"x10" joists.

Walls: This is a PREFAB WALL SYSTEM designed & engineered by Hiawassee. All exterior walls are 2"x6" 16" O.C. with LVL headers above windows and doors.

Trusses are designed by Hiawassee and are 24" O.C.

Insulation: R-19 Batt in walls and crawlspace, R-38 Blown in Attic.

Roof Detail: 7/16" deck with 15lb. Felt, asphalt shingles 5:12 pitch.

Smoke Detectors will be placed in each bedroom (3) and (1) in the hallway. No Carbon Monoxide detectors are required since there will be no gas.

Decks: All PT material, 4x4 posts every 7.5' on 18"x18"x12"H footers will support a 2"x6" double rim joist. All joists will be 2"x6" with 2"x6" decking.

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