

File #

11-C-18-VA



CITY OF KNOXVILLE

BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION		APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name	Steve James	Owner <input type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address	6630 CARINA LANE	Contractor <input checked="" type="checkbox"/>	Modification of Existing Structure <input checked="" type="checkbox"/>
City, State, Zip	CORRUBON, TN 37121	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number	865-705-0742	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Email	STEVE JAMES 376 @ GMAIL.COM		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 800 S. Central St.
 City, State, Zip Knoxville, TN
 Parcel # (see KGIS.org) 095 ID 026
 Zoning District (see KGIS.org) D-1 / C-3

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 variance(s) being requested. _____

REDUCE PARKING FROM 13 TO 0

Describe hardship conditions that apply to this variance. THERE IS NO SPACE ON EXISTING PROPERTY FOR PARKING.

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 10/10/18

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

Is a plat required? Yes ☐ No ☐

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

Reduce the minimum required number of parking spaces from 13-0.

Per Article 5, Section 7.D.1. table 1.

PROJECT INFORMATION

Date Filed

Fee Amount \$250 pd 10/10/18 OK# 1549 gja

Council District

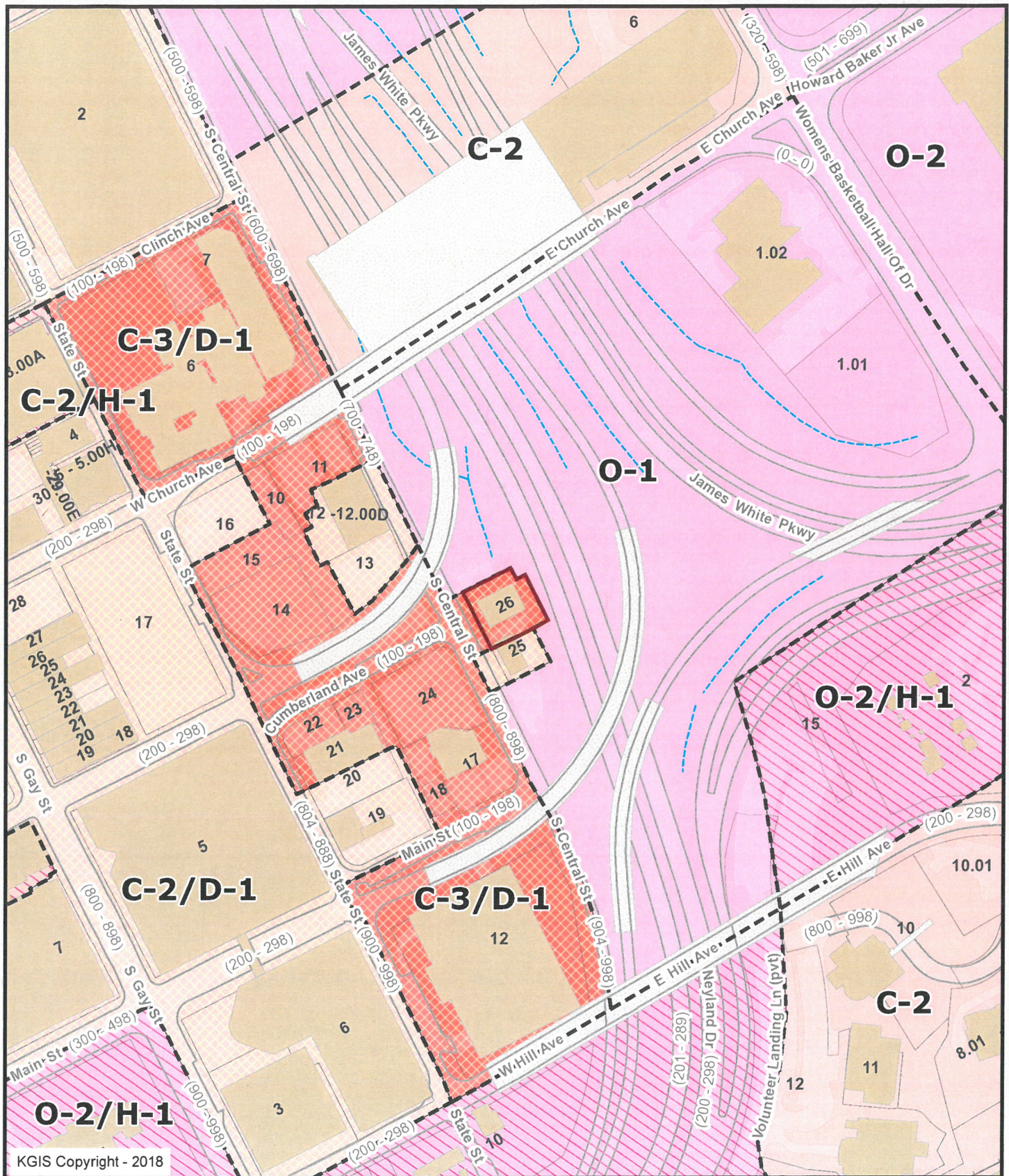
BZA Meeting Date

PLANS REVIEWER

Rebecca Johnson

DATE

10/10/18



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Steve James

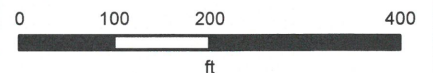
800 S. Central St.

11-C-18-VA

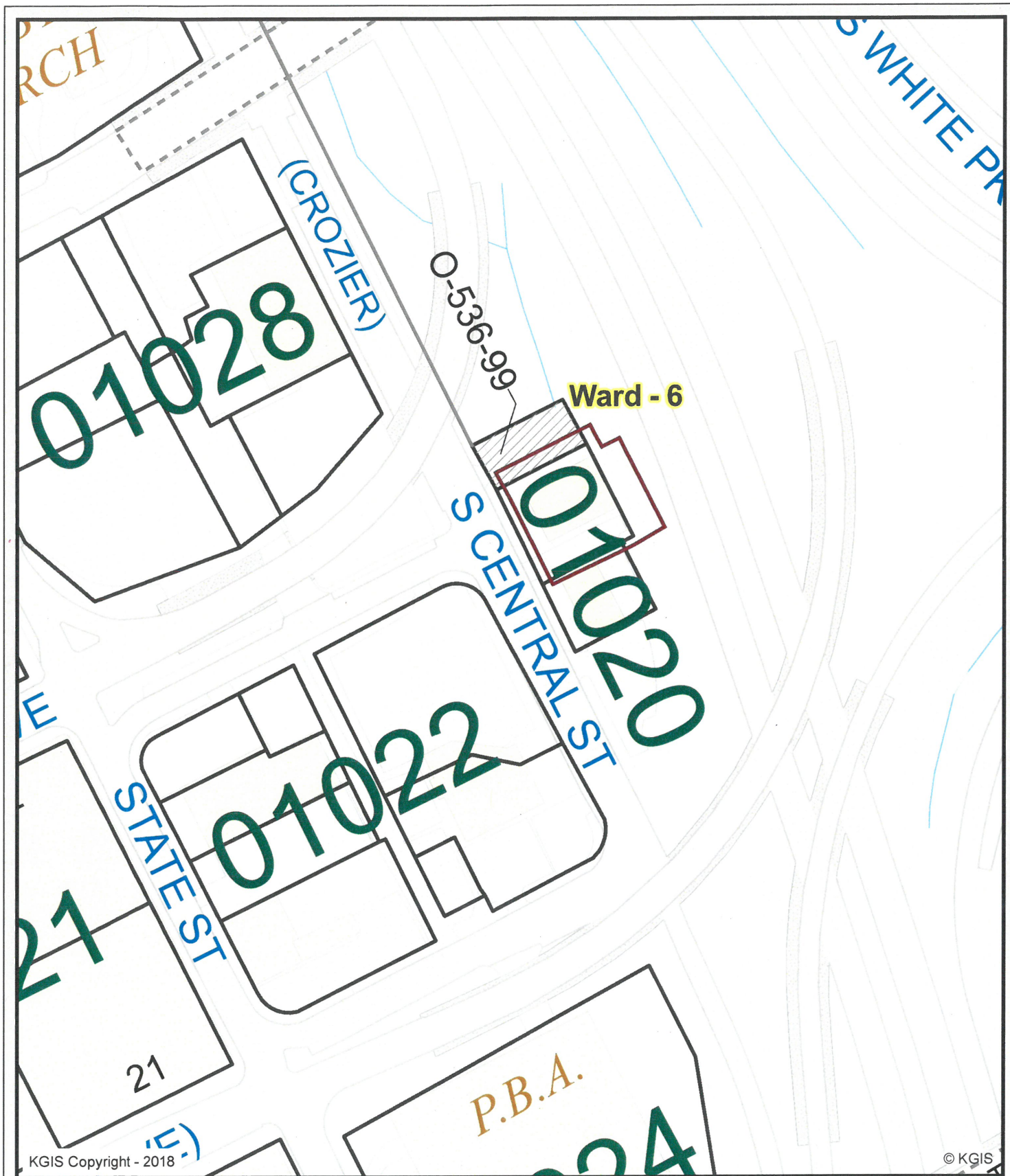
Knoxville - Knox County - KUB Geographic Information System



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Steve James

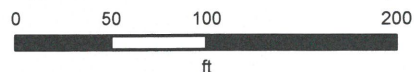
800 S. Central St.

11-C-18-VA

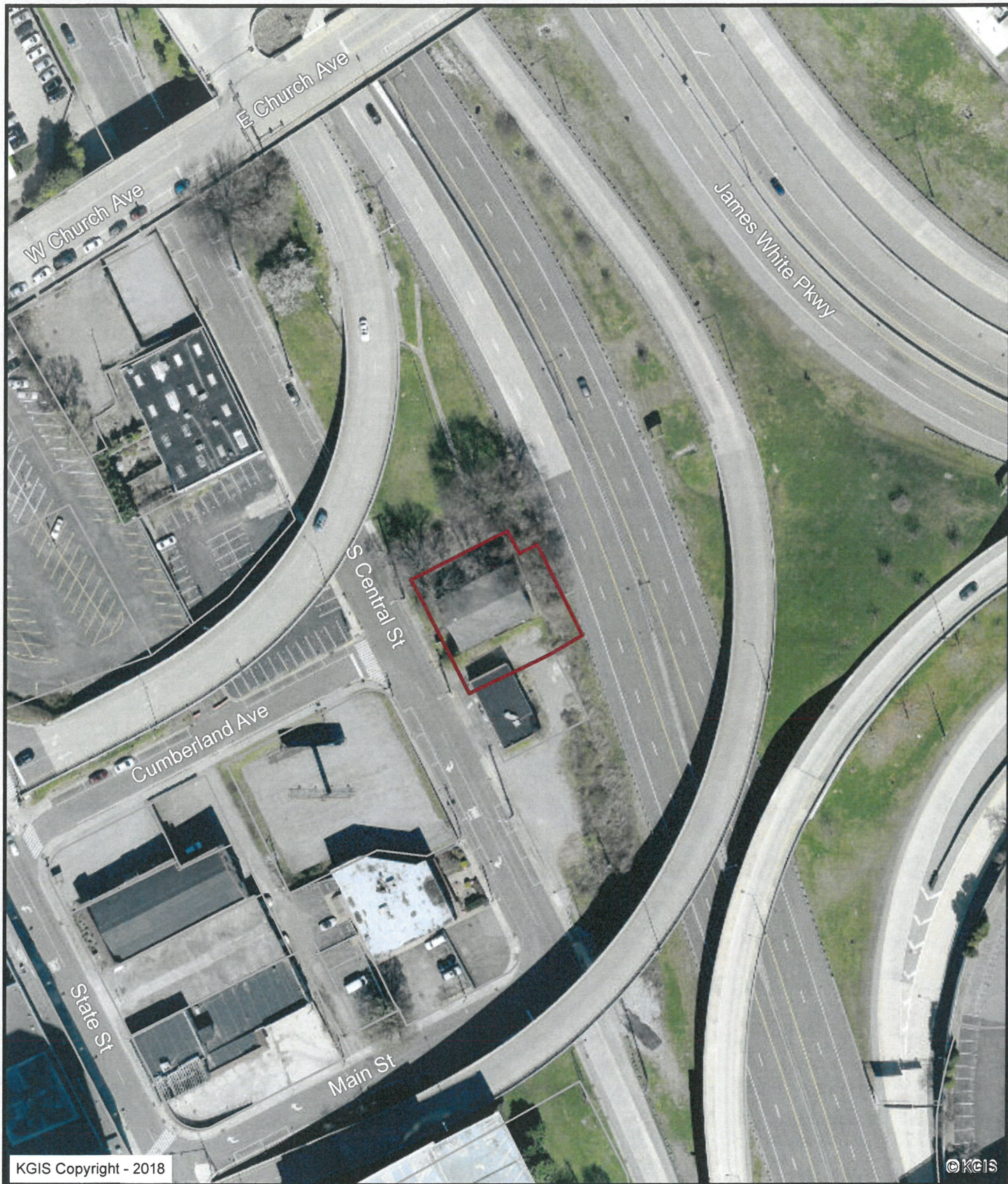
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Steve James

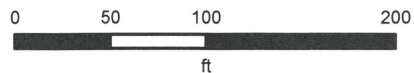
800 S. Central St.

11-C-18-VA

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TOTAL AREA
0.177 ACRES
7,670 ± SQ. FT.

LEGEND

- IRON PIN OR OTHER SET
- IRON PIN FOUND (SIZE & TYPE)
- UTILITY POLE
- CLEAN OUT
- SEWER MANHOLE
- FIRE HYDRANT
- GAS METER
- WATER METER
- SIGN

CUMBERLAND AVE.

S. CENTRAL STREET

OLD CUMBERLAND AVE.
REMNANT CLOSED BY
ORDINANCE 0-536-99

EXISTING
R.O.W.
MONUMENT

OLD CUMBERLAND AVE.
R.O.W. REMNANT
N62°32'22"E
78.43' TRACT 2

ASPHALT

N62°32'15"E
78.21'

TRACT 1
ONE STORY CHURCH
WITH BASEMENT

LONSDALE PROP. LLC
TAX MAP 95 1"D" PARCEL 25.
DEED INST. 201609160017930.

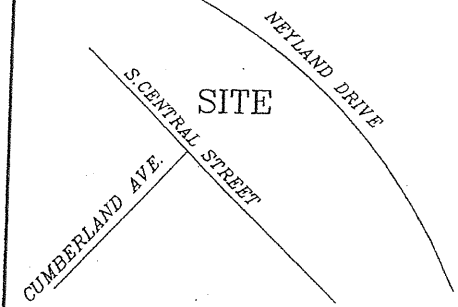
BRICK CHIMNEY
ENCROACHES

EASEMENT FOR INGRESS AND EGRESS OVER
JOINT DRIVEWAY 17 FEET IN WIDTH WDB. 1074 PG. 93

ADJOINING
BUILDING
CORNER
ENCROACHES 0.10'

BUILDING

LONSDALE PROP. LLC
TAX MAP 95 1"D" PARCEL 25.
DEED INST. 201609160017930.



LOCATION MAP NO SCALE

NOTES:

1. CORNERS MARKED AS SHOWN.
2. DEED REFERENCE INST. 200209250026158.
3. CLT TAX MAP 95 1"D" PARCEL 26.
4. CITY BLOCK# 01020.
5. T.D.O.T. ROW REFERENCE TO PROJECT 47024-2228-04,
ROW SHEET FIVE (1997)



D-1 PLAN REVIEW CERTIFICATION

Plan Approved: *[Signature]*

DATE: 9/21/2018

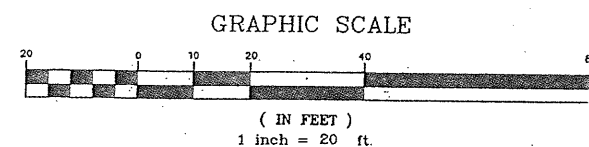
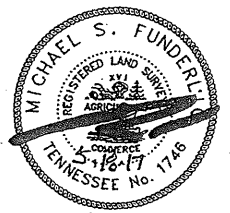
File #: 9-B-18-D1

NOTE:
NO TITLE REPORT WAS FURNISHED TO THIS
SURVEYOR AND OTHER EASEMENTS AND/OR
EXCEPTIONS NOT APPARENT IN THE FIELD
MAY OR MAY NOT EXIST AND MAY BE
REVEALED BY A TITLE SEARCH BY A TITLE
ATTORNEY.

Certification of Class and Accuracy of Survey.

I hereby certify that this is a category 1 survey and the
ratio of precision of the unadjusted survey is 1:50,000
as shown thereon.

Surveyor
Tenn. Reg. No. 1746



BOUNDARY CONSULTANTS
SUBDIVISIONS SURVEYING SITE DEVELOPMENT
2302 HIGHLAND AVE. KNOXVILLE, TENN. 37916
PH. 865-637-3997

REVISIONS	
DRAWN BY: M.S.P.	1
CHECKED BY: M.S.P.	2
APPROVED BY: M.S.P.	3
SCALE: 1" = 20'	4
DATE: 6-18-17	5
DRAWING NO: 16755	6

FOR:
STEPHANIE BALEST /
800 S. CENTRAL STREET
KNOXVILLE TENNESSEE 37902
646-267-2374

BOUNDARY SURVEY OF:
800 S. CENTRAL STREET
KNOXVILLE TENNESSEE 37902
DISTRICT ONE KNOX COUNTY
INSIDE THE CORPORATE LIMITS

PROJECT NO.
16755

11-C-18-YA