

File #

12-A-19-VA



CITY OF KNOXVILLE

## BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION	APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name New River Properties	Owner <input checked="" type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address 7628 Sagefleid Drive	Contractor <input type="checkbox"/>	Modification of Existing Structure <input checked="" type="checkbox"/>
City, State, Zip Knoxville, TN 37920	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number 865-386-1329	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Email newriverproiertiesllc@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 1509 Grainger Ave  
 City, State, Zip Knoxville, TN 37917  
 Parcel # (see KGIS.org) 082IB009  
 Zoning District (see KGIS.org) Unknown

## 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.

New River Properties is trying to renovate a house on this lot to current standards to sell. We received a demolition permit and completed that part of the renovation. We were denied a building permit as the planing department indicated that the lot was to narrow, (the lot is 25' wide and is listed as LOT "Part of 2") and a lot number is required.

We need a variance in order to finish the renovations on the existing house and garage.

Describe hardship conditions that apply to this variance.

This lot was created in 1948 and has had the existing house on it since that time. Without the variance to continue the renovations we cannot complete the work and get the house on the city tax base at current tax levels. We have spent several thousand dollars and would be out that money. The property without the variance is a useless piece of property.

## 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 11/12/2019

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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) To reduce the minimum required width of a lot for a single family residence in an R-1A zone from 75' to 25' (Article 4, Section 2.1.2.4.a).

**PROJECT INFORMATION**

Date Filed 11/19/19

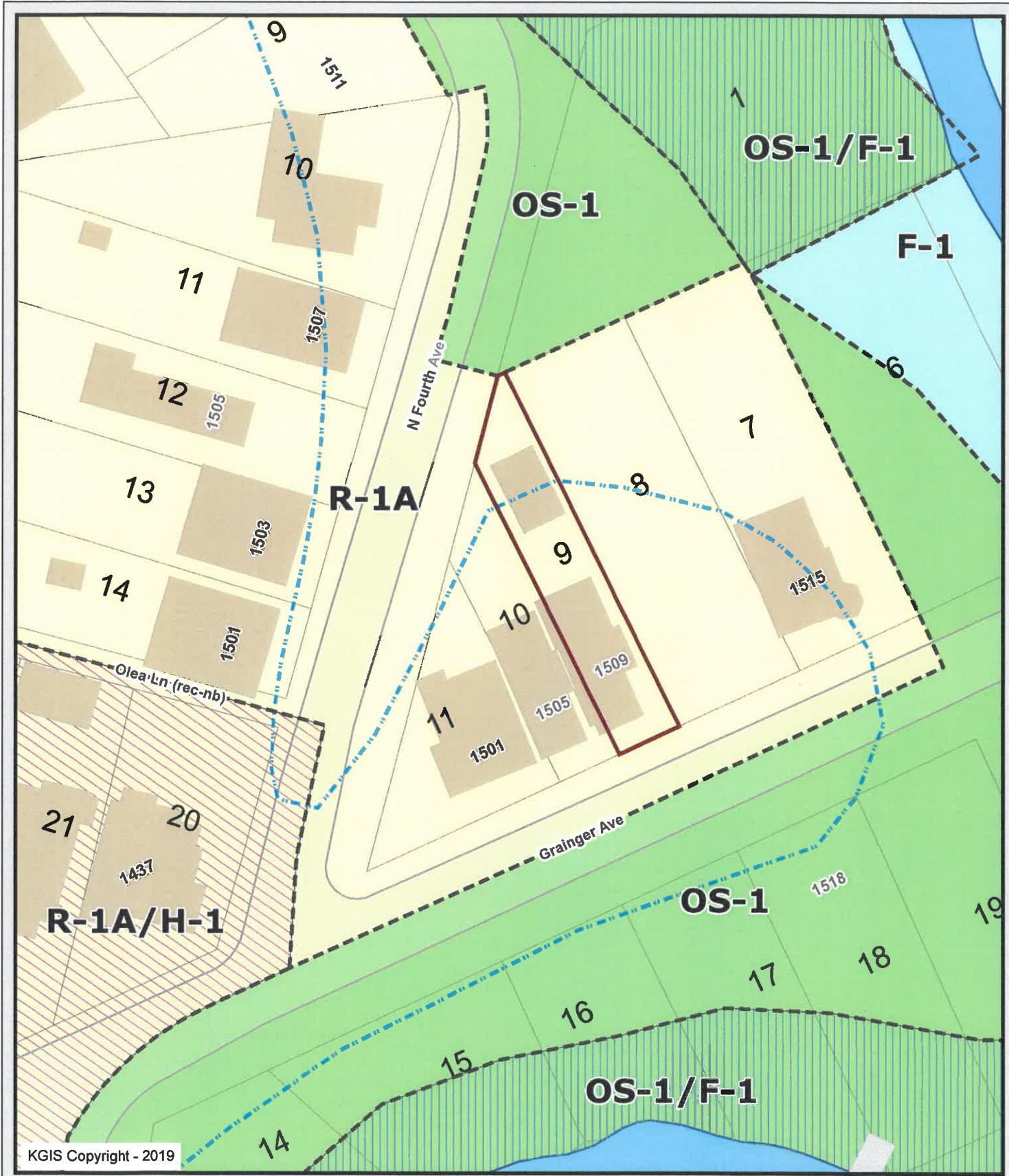
Fee Amount \$250 pd 11/19/19

Council District 4

BZA Meeting Date 12/19/19

PLANS REVIEWER J Van Horn

DATE 11/20/19



1509 Grainger Ave.

12-A-19-VA  
New River Properties

Knoxville - Knox County - KUB Geographic Information System

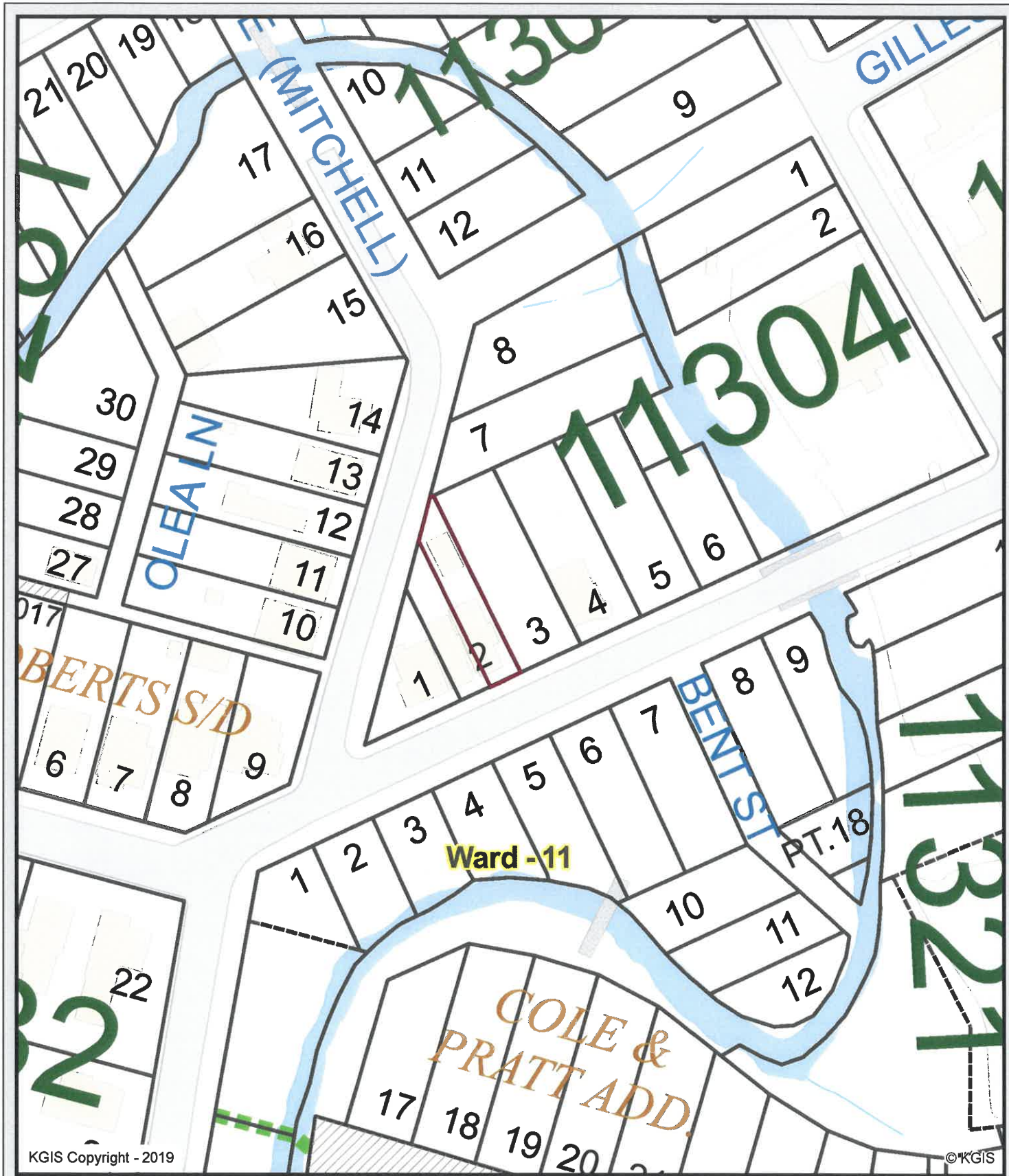


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1509 Grainger Ave.

12-A-19-VA

New River Properties

Knoxville - Knox County - KUB Geographic Information System



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1509 Grainger Ave.

12-A-19-VA

New River Properties

Knoxville - Knox County - KUB Geographic Information System

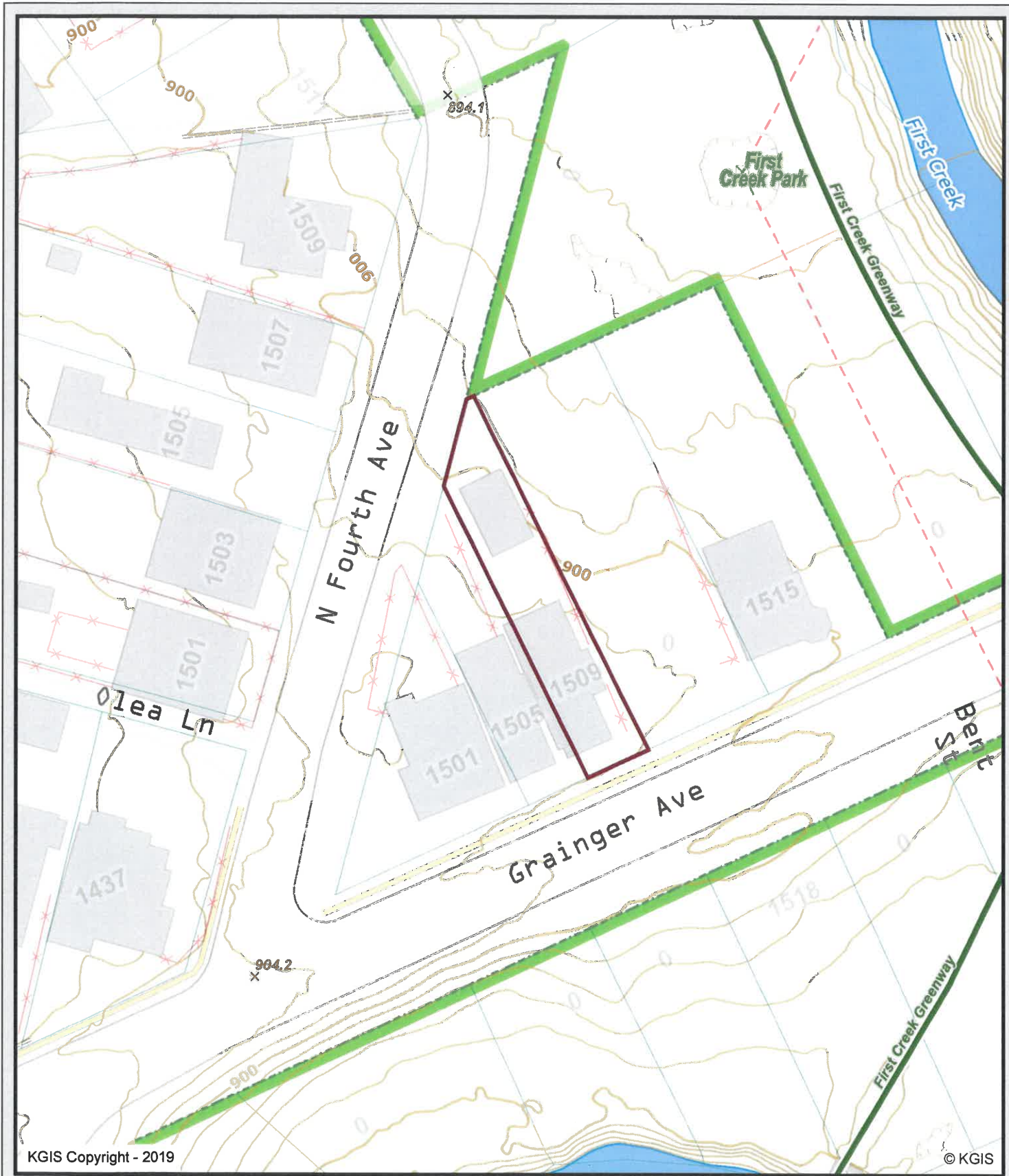


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New River Properties

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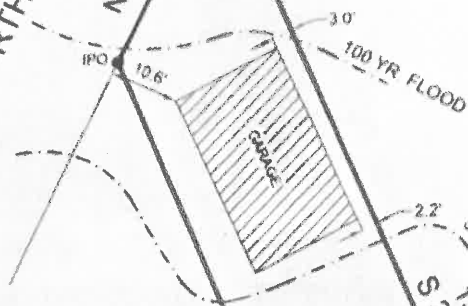
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IN ACCORDANCE WITH R.L.S. F.A.  
FLOOD HAZARD BOUNDARY MAP  
THIS PROPERTY IS SHOWN AS  
FLOOD HAZARD AREA 47-414  
R.L.S. F.A. MAP NO. 00300

NORTH FOURTH AVE.  
32.93'  
N 25°03' E

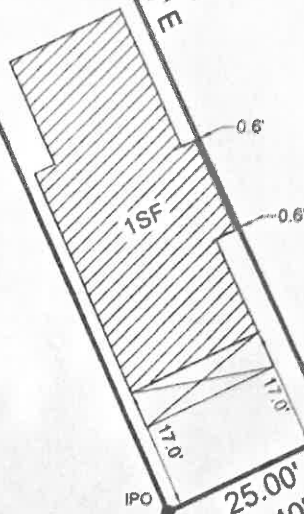


2

151.70'  
S 24°21' E

130.21'  
N 24°21' W

2



25.00'  
S 65°40' W

101.17' TO RAW OF  
NORTH FOURTH AVE

GRAINGER AVENUE

**CERTIFICATION OF CATEGORY AND AGENCY OF SURVEY**

I HEREBY CERTIFY THAT THIS CATEGORY 1 SURVEY  
AND THE DATE OF PRECISION OF THE UNADJUSTED  
SURVEY IS 1:10,000 AS SHOWN HEREON  
SURVEYOR: STANLEY E. HINDS TECH. REG. NO. 867

I HEREBY CERTIFY THAT THIS SURVEY  
HAS BEEN MADE USING THE LATEST  
RECORDED DEED AND OTHER DOCUMENTS  
FURNISHED BY THE ATTORNEY.  
THAT THERE ARE NO ENCROACHMENTS  
OR PROJECTIONS OTHER THAN THOSE  
SHOWN AND THAT THE SURVEY IS  
CORRECT TO THE BEST OF MY  
KNOWLEDGE AND BELIEF.



SURVEY FOR JASON COSBY

DIST. 3 WARD 11 CITY OF KNOXVILLE COUNTY KNOX

ADDRESS 1509 GRAINGER AVE

LOT NO. PT. OF 2 BLOCK D UNIT

S/D MOSES SUBDIVISION OF THE MAYFIELD ADD.

PB 6 PAGE 82 SCALE 1" = 20' DATE 11-16 2015

JOB NO. 1511008 ORDERED BY: TALLENT

HINDS SURVEYING CO.

12125 RIDGELAND DR. KNOXVILLE, TN 37952  
PH. 638-4799 FAX. 675-2692

