



BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION	APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name Matthew Dawson	Owner <input type="checkbox"/>	New Structure <input checked="" type="checkbox"/>
Street Address 337 Tedlo Ln.	Contractor <input checked="" type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip Knoxville, TN 37920	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number 865-661-6217	Other <input checked="" type="checkbox"/>	Signage <input type="checkbox"/>
Email mattjdawson@bellsouth.net		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 3147 Whitney Pl.
 City, State, Zip Knoxville; TN 37917
 Parcel # (see KGIS.org) 070IE009
 Zoning District (see KGIS.org) R-1

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.

To reduce the required 25' front yard setback along Boright Dr. to 7'.

Describe hardship conditions that apply to this variance.

Existing - double - frontage. Small lot of record

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

12/19/18

File # 2-A-19-VA



CITY OF KNOXVILLE

BOARD OF ZONING APPEALS APPLICATION

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

Is a plat required? Yes ☐ No ☒

Small lot of record/substandard lot ☒

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

Reduce the front yard setback on Boright Dr. from 25' to 7' per Article 4, Section 2.1.1.E.1.a.

PROJECT INFORMATION

Date Filed 12-19-18

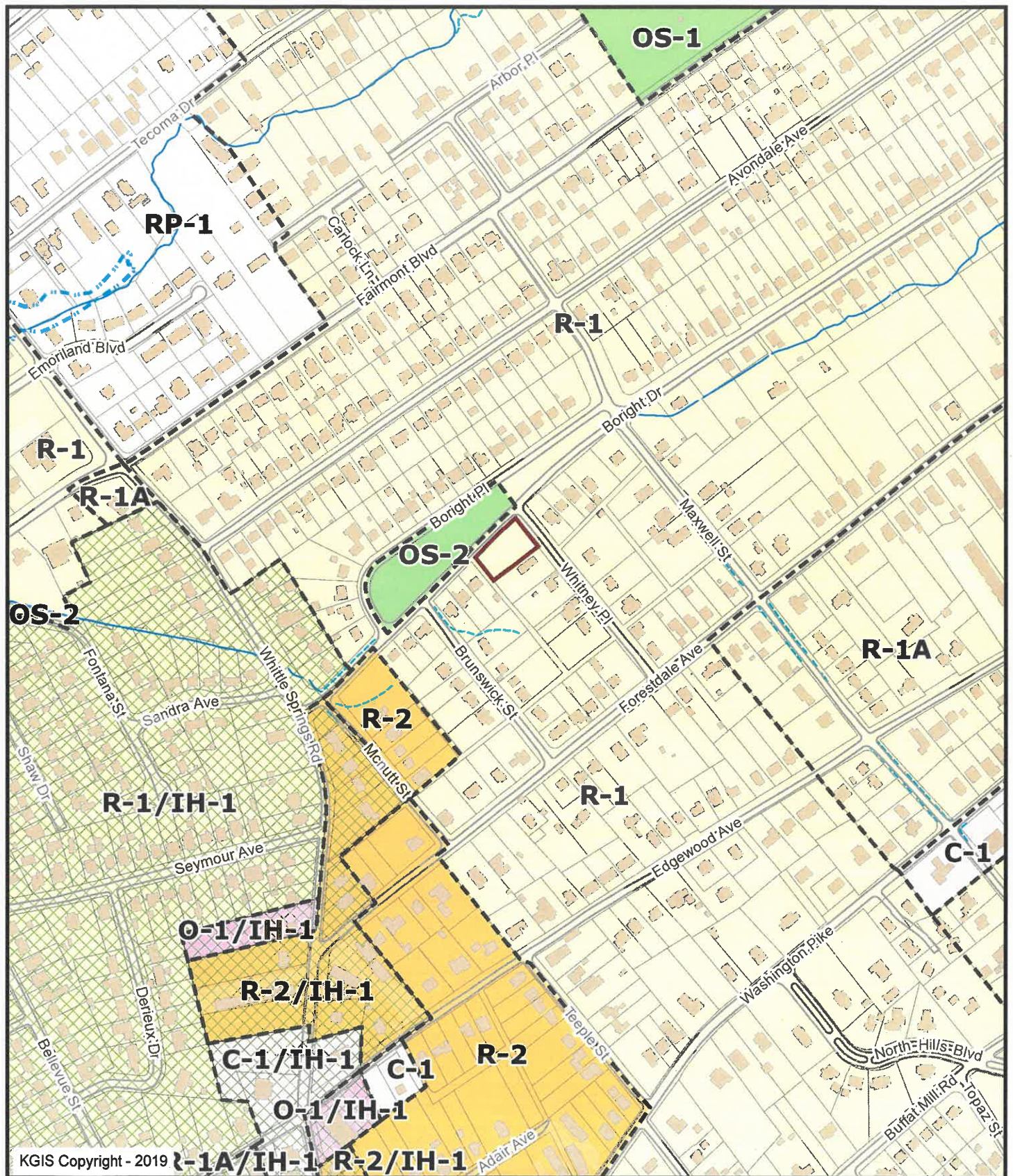
Fee Amount \$250

Council District 4

BZA Meeting Date 2-21-19

PLANS REVIEWER Rebecca Johnson

DATE 12-19-18



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02-A-19-VA

Matthew Dawson
3143 Whitney Pl.

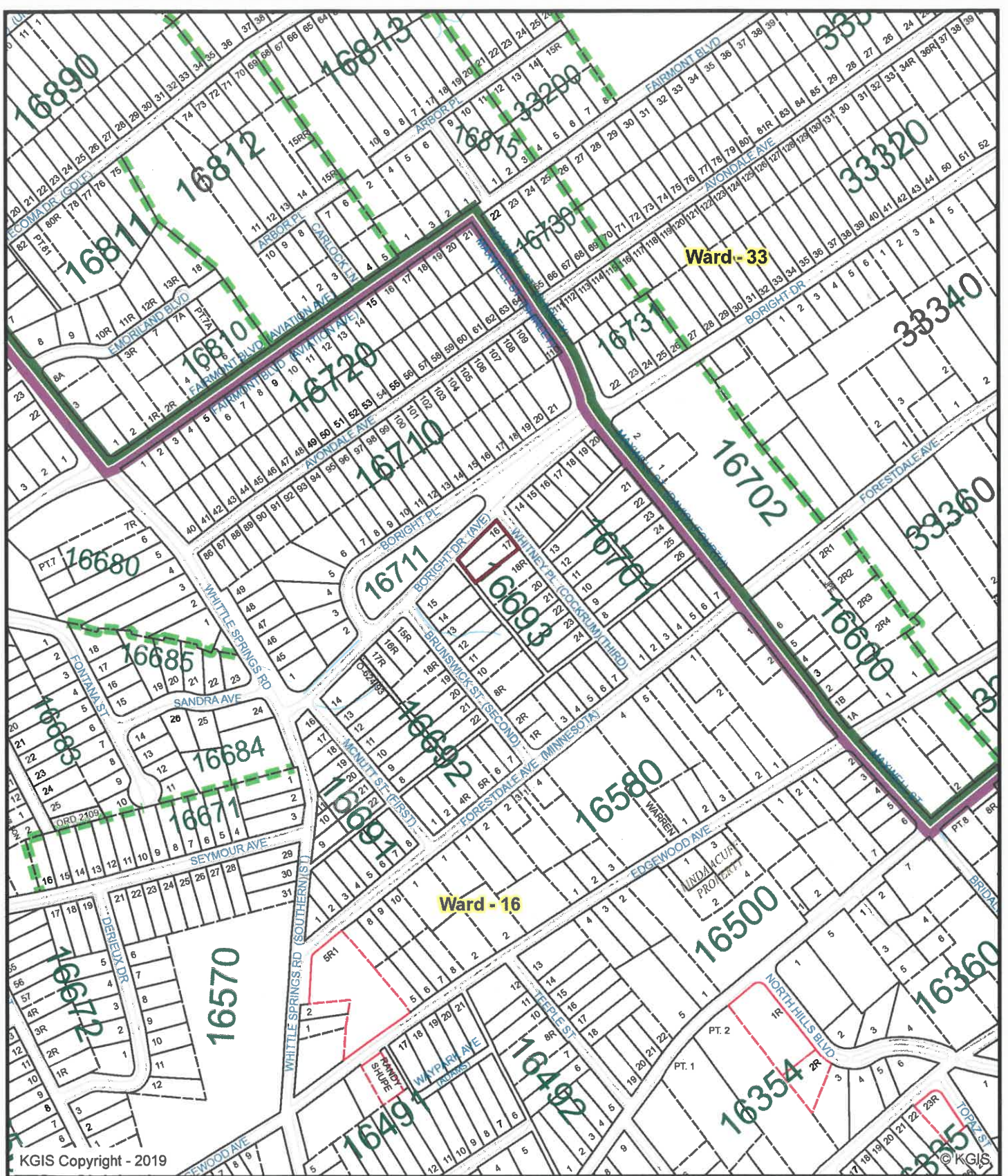
Knoxville - Knox County - KUB Geographic Information System



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02-A-19-VA

Matthew Dawson
3143 Whitney Pl.

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02-A-19-VA

Matthew Dawson
3143 Whitney Pl.

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NOTE:

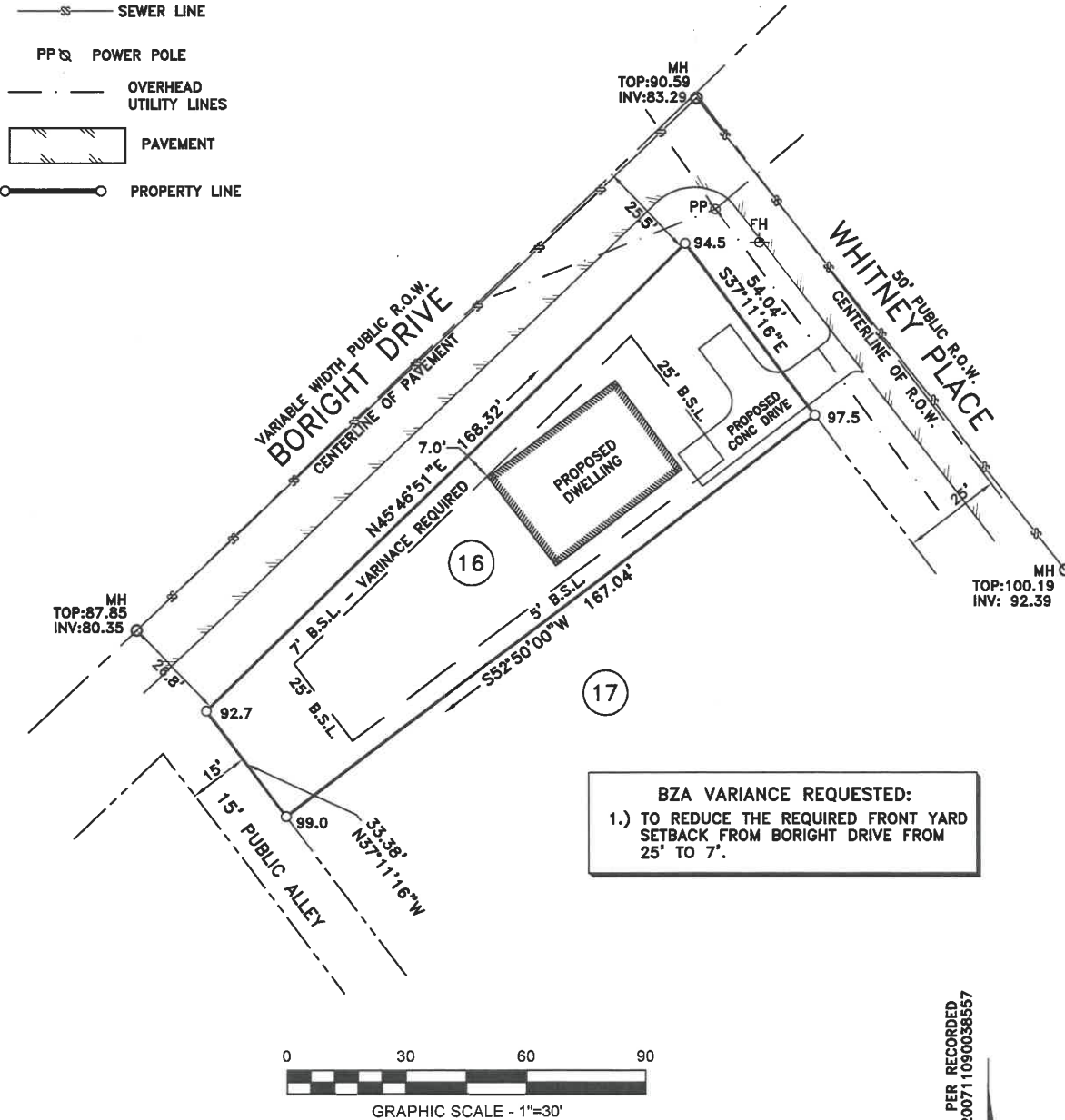
1.) THE UNDERGROUND UTILITIES SHOWN, IF ANY, HAVE BEEN LOCATED FROM FIELD OBSERVED INFORMATION AND EXISTING DRAWINGS. THE PREPARER MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE PREPARER FURTHER DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE PREPARER HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. VERIFY EXACT SIZE AND LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES WITH THE PROPER LOCAL AUTHORITIES BEFORE EXCAVATION OR CONSTRUCTION.

LEGEND OF SYMBOLS

MH ○ SANITARY MANHOLE
CO ● CLEAN OUT
— S— SEWER LINE
PP □ POWER POLE
— OVERHEAD UTILITY LINES
PAVEMENT
○—○ PROPERTY LINE

NOTES:

- 1.) SUBJECT TO EASEMENTS OR RIGHTS-OF-WAYS, OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS, NOT SHOWN BY THE PUBLIC RECORDS.
- 2.) EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SITE PLAN IS NOTED HEREON, NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED THIS PREPARER. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
- 3.) PROPERTY IS ZONED: "R-1"
PROPERTY IS SUBJECT TO ANY AND ALL RESTRICTIONS, CONDITIONS, PLANNING COMMISSION REGULATIONS, ZONING ORDINANCES, RIGHTS-OF-WAY, EASEMENTS, AND BUILDING SETBACK REQUIREMENTS, IF ANY, AFFECTING SAID PROPERTY.
- 4.) ELEVATIONS ARE RELATIVE AND BASED ON AN ASSUMED STARTING POINT OF 100.0'



**PROPOSED SITE PLAN FOR
KNOXVILLE HABITAT FOR HUMANITY**

SITE PLAN FOR _____
DISTRICT 2 COUNTY KNOX CITY KNOXVILLE WARD 16 STATE TN
LOT NO. 16 BLOCK 3 IN BORIGHTS FORESDALE ADDITION
ADDRESS WHITNEY PLACE
PLAT REFERENCE CAB. A, SLIDE 98-C
DEED REFERENCE 201807310006768
TAX MAP 0701 GROUP E PARCEL P/O 009
CITY BLOCK NO. 16693 SCALE 1"=30'
DATE 10-31-2018 REVISION DATE _____
CENSUS TRACT NO. 30 DRAWN BY MJD
BEARING BASE RECORD PLAT - 200711090038557

MAGNETIC PER RECORDED
PLAT - 200711090038557



2-A-19-VA