

File #

5-E-19-VA



CITY OF KNOXVILLE

BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION	APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name Will McWhorter	Owner <input type="checkbox"/>	New Structure <input checked="" type="checkbox"/>
Street Address 6714 Albunda Drive	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip Knoxville, TN 37919	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number 865-414-9821	Other <input checked="" type="checkbox"/>	Signage <input type="checkbox"/>
Email will@tnmarketrealty.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 1743 Louisville Drive
 City, State, Zip Knoxville, TN 37921
 Parcel # (see KGIS.org) 093PA02305 & 092MB005 (to be combined)
 Zoning District (see KGIS.org) I-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 your project and why you need variances.

- The two parcels shall be combined.
- One structure/warehouse is to be built on the combined parcels.
- Variance is requested to reduce side setbacks.
- Building construction will be phased over time to obtain the total footprint shown.

Describe hardship conditions that apply to this variance.

- Layout and topo of parcels.

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

4/15/19

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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. Reduce the width of the of the north side yard which abuts a residential district from 75' to 25' to construct a new building per Article 4, Section 2.3.2.E.3.
2. Reduce the width of the of the south side yard which abuts a residential district from 75' to 49' to construct a new building per Article 4, Section 2.3.2.E.3.

REVISED

PROJECT INFORMATION

Date Filed 4/15/2019

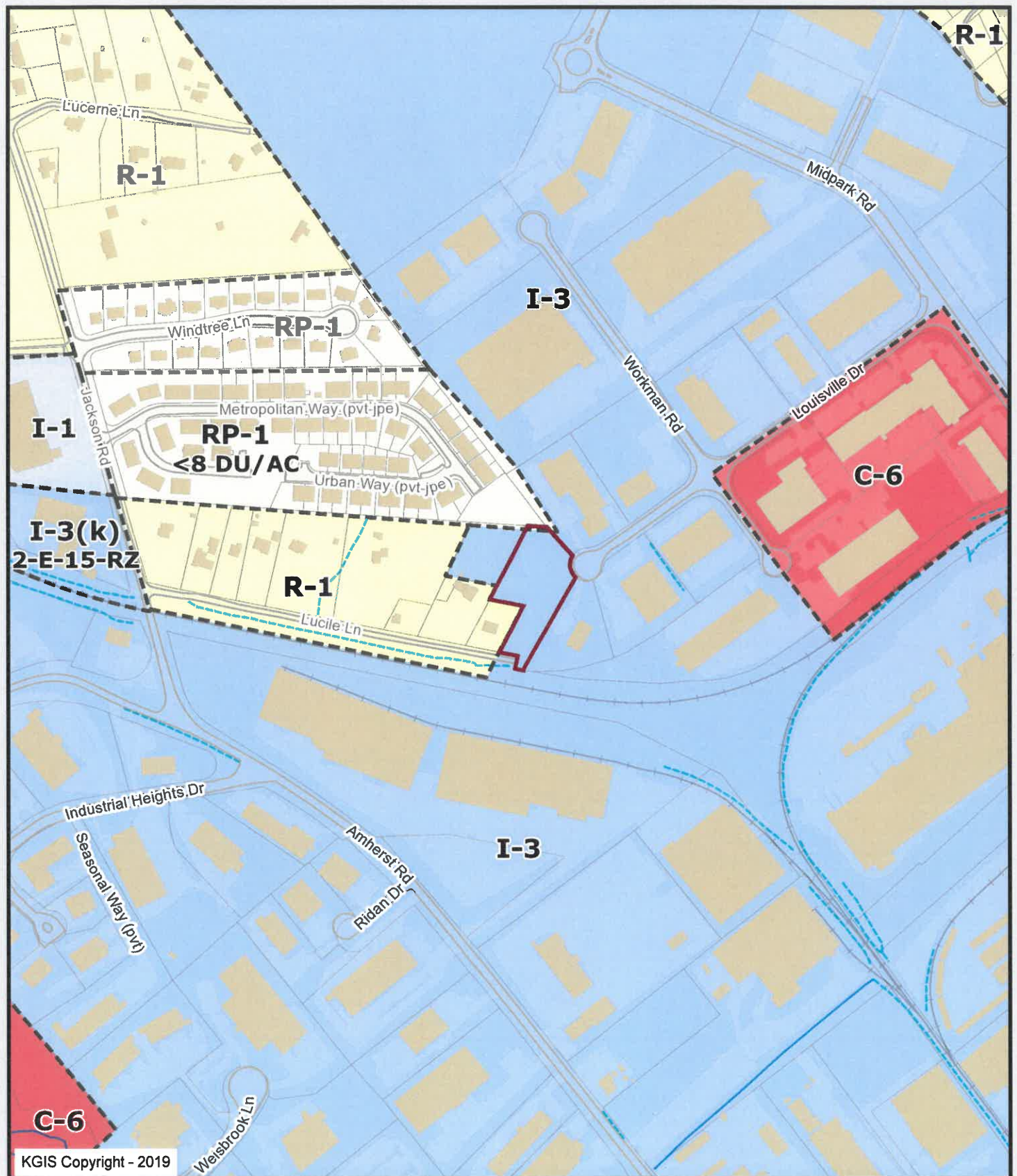
Fee Amount \$250 (paid by check 4/15/19)

Council District 3

BZA Meeting Date 5/16/19

PLANS REVIEWER Lori Hearl / Scott Elder

DATE 5/1/19 (Revised)



1743 Louisville Dr.

Will McWhorter
5-E-19-VA

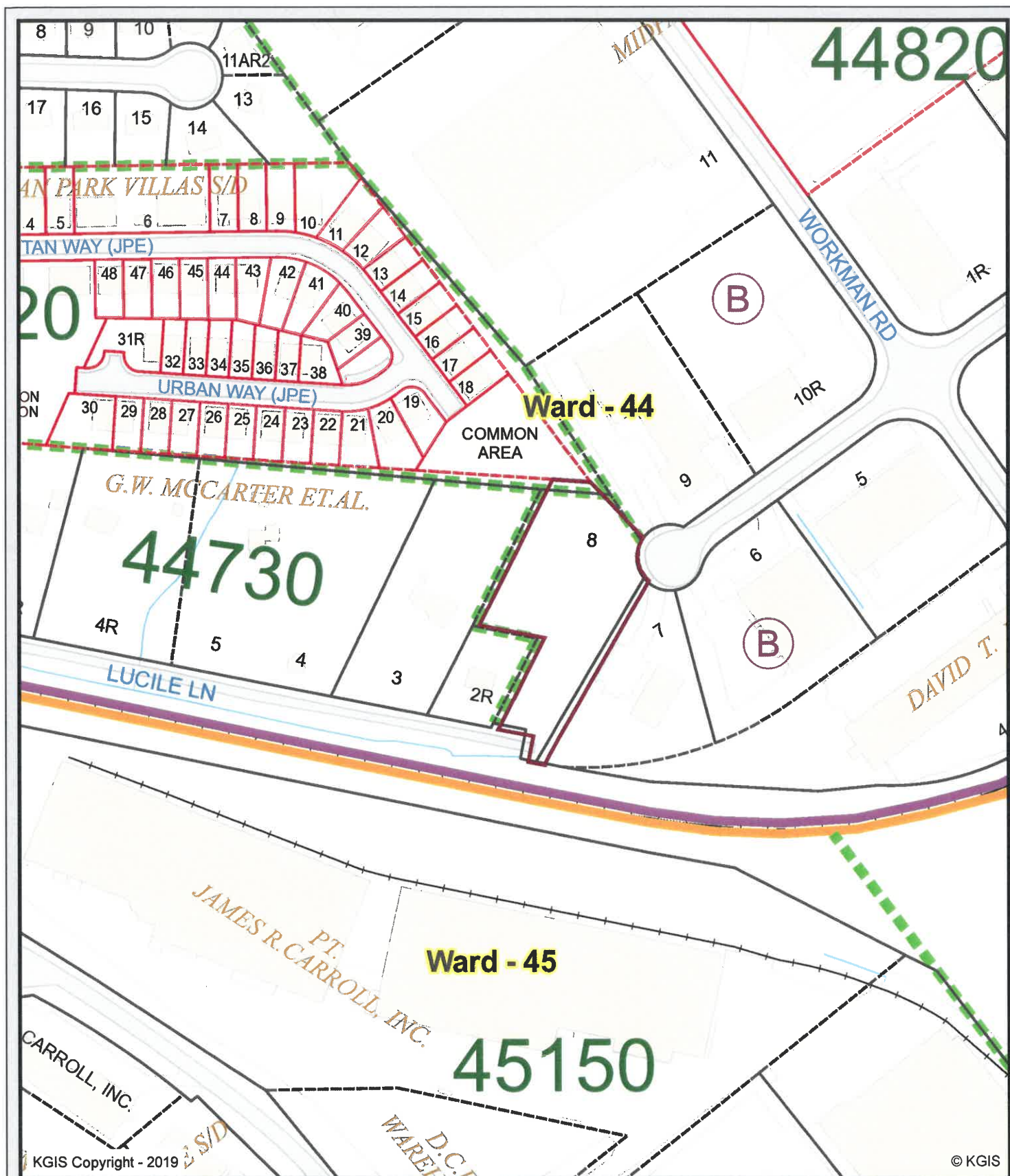
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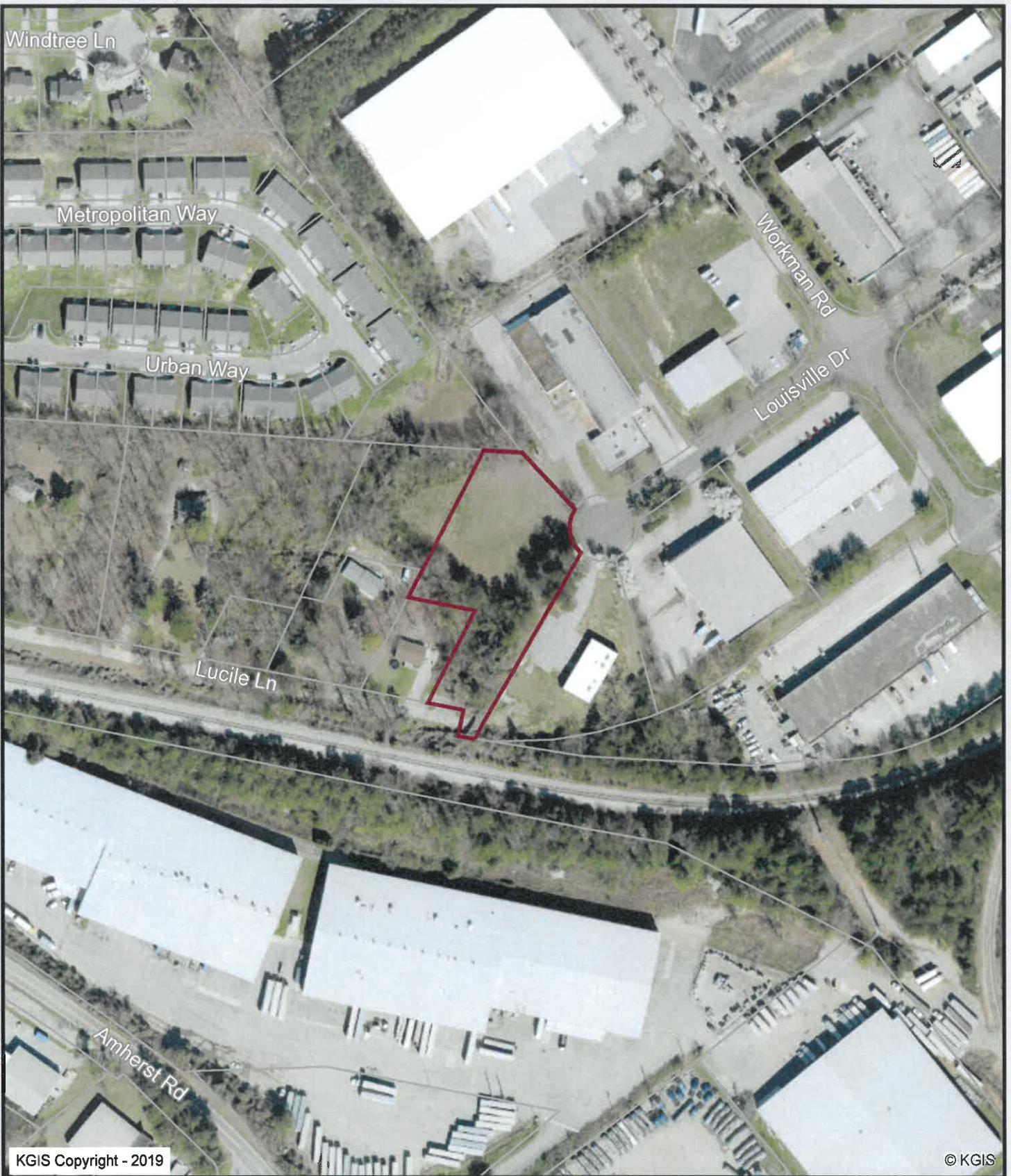
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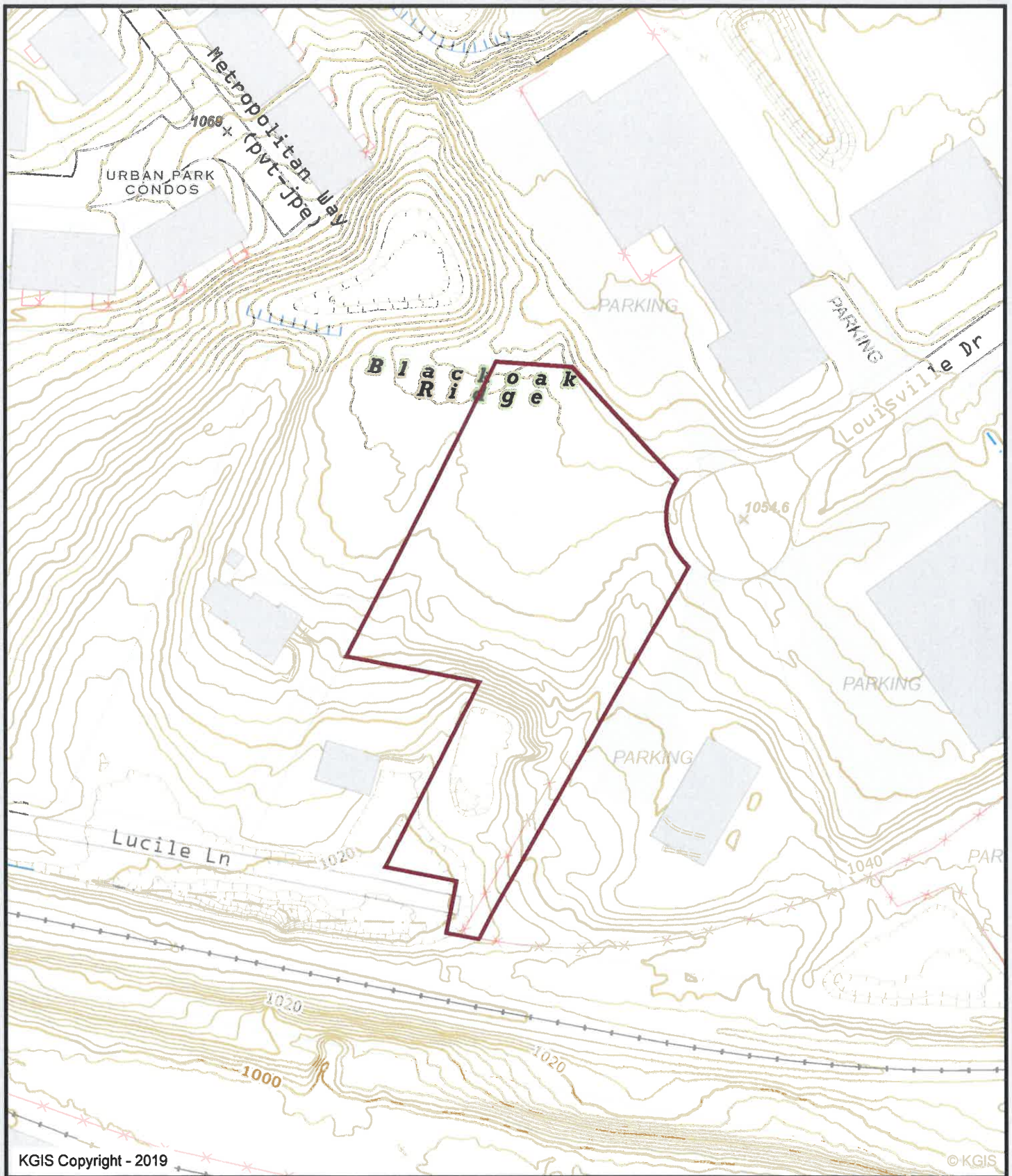
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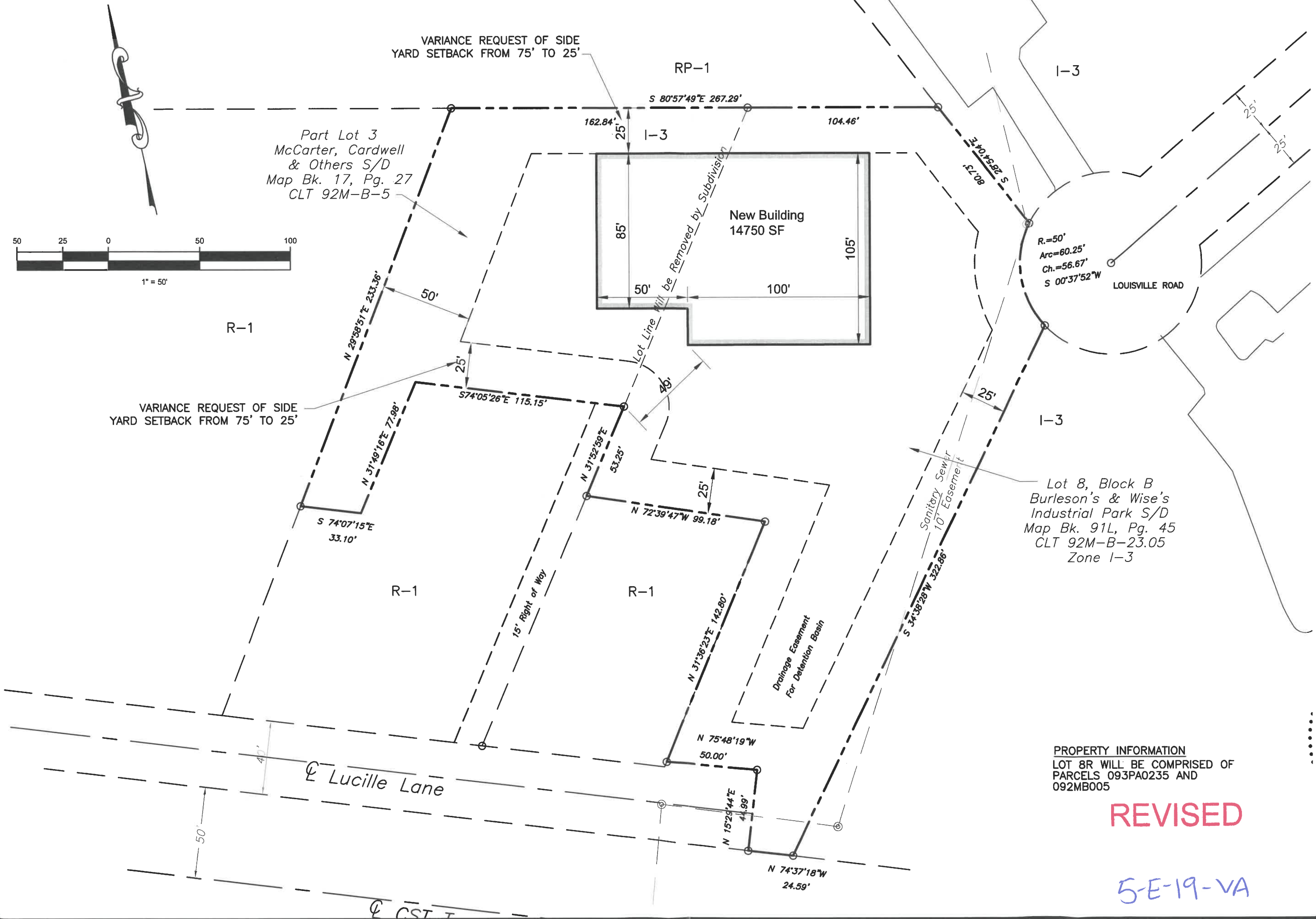


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X:\Kevin\Bob Thornton Louisville Road\dwg\ Kevin's MIDPARK.dwg Apr 19, 2019 - 3:10pm kcasler - LDS Copyright 2008



PROPERTY INFORMATION
LOT 8R WILL BE COMPRISED OF
PARCELS 093PA0235 AND
092MB005

REVISED

5-E-19-VA

Project:
Forrest Development
Group Property
Lot 8 and Part Lot 3
Knoxville, Tennessee

LAND
DEVELOPMENT
SOLUTIONS
310 SIMMONS RD., SUITE K • KNOXVILLE, TENNESSEE 37922
PH. 865-671-2281

Drawing Description:
BZA Site Layout

No.	Date	Revision

NOT FOR
CONSTRUCTION

Drawn By
Checked
Approved
Job No.
1"=50'
Scale
04-15-19
Date
C1
Sheet No.