



# BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION	APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name David C. Kerns	Owner <input type="checkbox"/>	New Structure <input checked="" type="checkbox"/>
Street Address 410 Locust Hill Lane	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 865 556 2446	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Email clancykerns1@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 2451 Washington Ave  
 City, State, Zip Knoxville TN 27917  
 Parcel # (see KGIS.org) 082JE028  
 Zoning District (see KGIS.org) R-1A

## 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.

Building a small residential single family home on an existing Lot of Record

The setback from Lemon Street needs to be reduced to 16' 4" at a minimum, This will be considered a side street in relation to the front of the house on Washington Ave.

REVISED

Describe hardship conditions that apply to this variance.

This is a small irregular corner lot. To build a small home that is appealing to the eye, i request a smaller setback from Lemon Street.

## 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

*clancy kerns*

DATE

5-20-19

File #6-A-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 Lemon St. from 25' to 16' 4" to permit a new single family residence.

Per Article 4, Section 2.1.2.D.1.a.

**PROJECT INFORMATION**

Date Filed 5-20-19

Fee Amount \$250

pd cc 4/25/19 gl

Council District 6

BZA Meeting Date 6-20-19

PLANS REVIEWER Rebecca Johnson

DATE 5-20-19

# CERTIFIED ADDRESS

## Metropolitan Planning Commission

Suite 403, City County Building  
400 Main St  
Knoxville, TN 37902

Phone: 865-215-2507  
Fax: 865-215-2237  
addressing@knoxmpc.org  
www.knoxmpc.org/addressing/

## APPLICANT INFORMATION

Applicant Name: <b>David Kerns</b>	Company: <b>Kerns Construction Inc.</b>
Primary Phone: <b>865-556-2446</b>	Fax:
Secondary Phone:	Email:

## SITE INFORMATION


ADDRESS INFORMATION	
Address Type: <b>UNUSED LAND</b>	Site Name:

PARCEL INFORMATION					
Map Number:	Parcel Insert:	Parcel Group:	Parcel:	Full Parcel ID:	Owner:
<b>82</b>	<b>J</b>	<b>E</b>	<b>28</b>	<b>082JE028</b>	<b>STINSON JAMES</b>

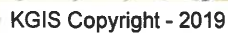
SUBDIVISION INFORMATION			
Subdivision Name: <b>MCBEES ADD</b>	Unit:	Phase:	
Block:	Lot: <b>34</b>	Scanned Site Plan	

Comments:

## CERTIFIED ADDRESS

Address Number:	Street:	Unit/Suite/Apt:
<b>2451</b>	<b>WASHINGTON AVE</b>	
Certified By: <b>Donna Hill</b>		
Phone: <b>(865) 215-3872</b>	Certificate Date: <b>4/25/2019 11:32:02 AM</b>	Certificate Number: <b>69424</b>
<p><i>MPC reserves the right to modify an address as new information comes to our attention from E-911, site plan submissions, plat revisions, street name changes, field reviews, or other sources.</i></p> <p><i>Address numbers should be at least 4" in height and should be placed on both the structure and mailbox.</i></p> <p><i>Zip codes are assigned by the U.S. Post Office. MPC cannot certify the zip code of an address.</i></p>		 <i>Donna Hill</i>

6-A-19-VA

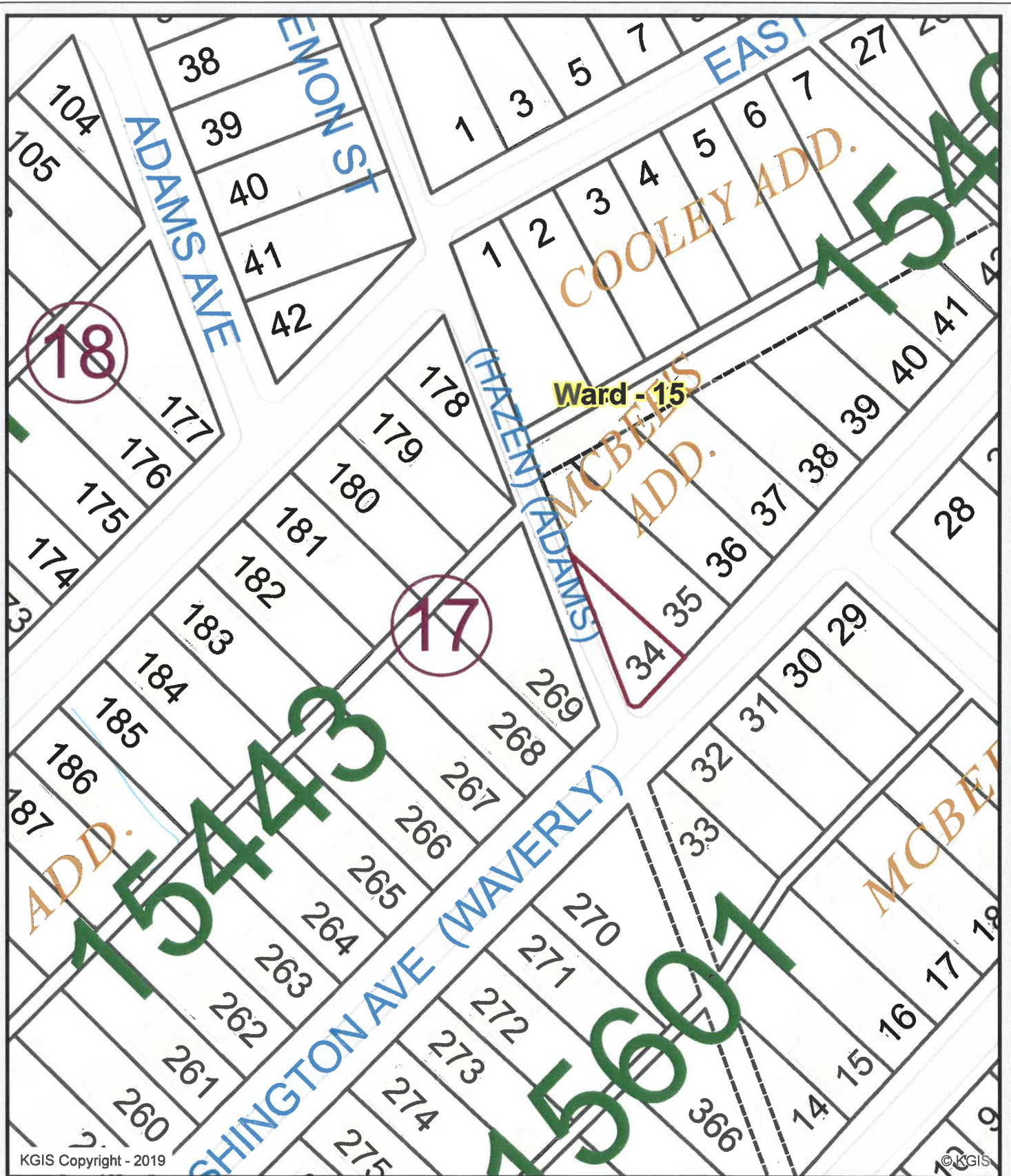


6-A-19-VA  
David C. Kerns

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2451 Washington Ave.

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2451 Washington Ave.

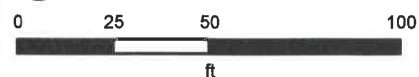
6-A-19-VA

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**Knoxville - Knox County - KUB Geographic Information System**

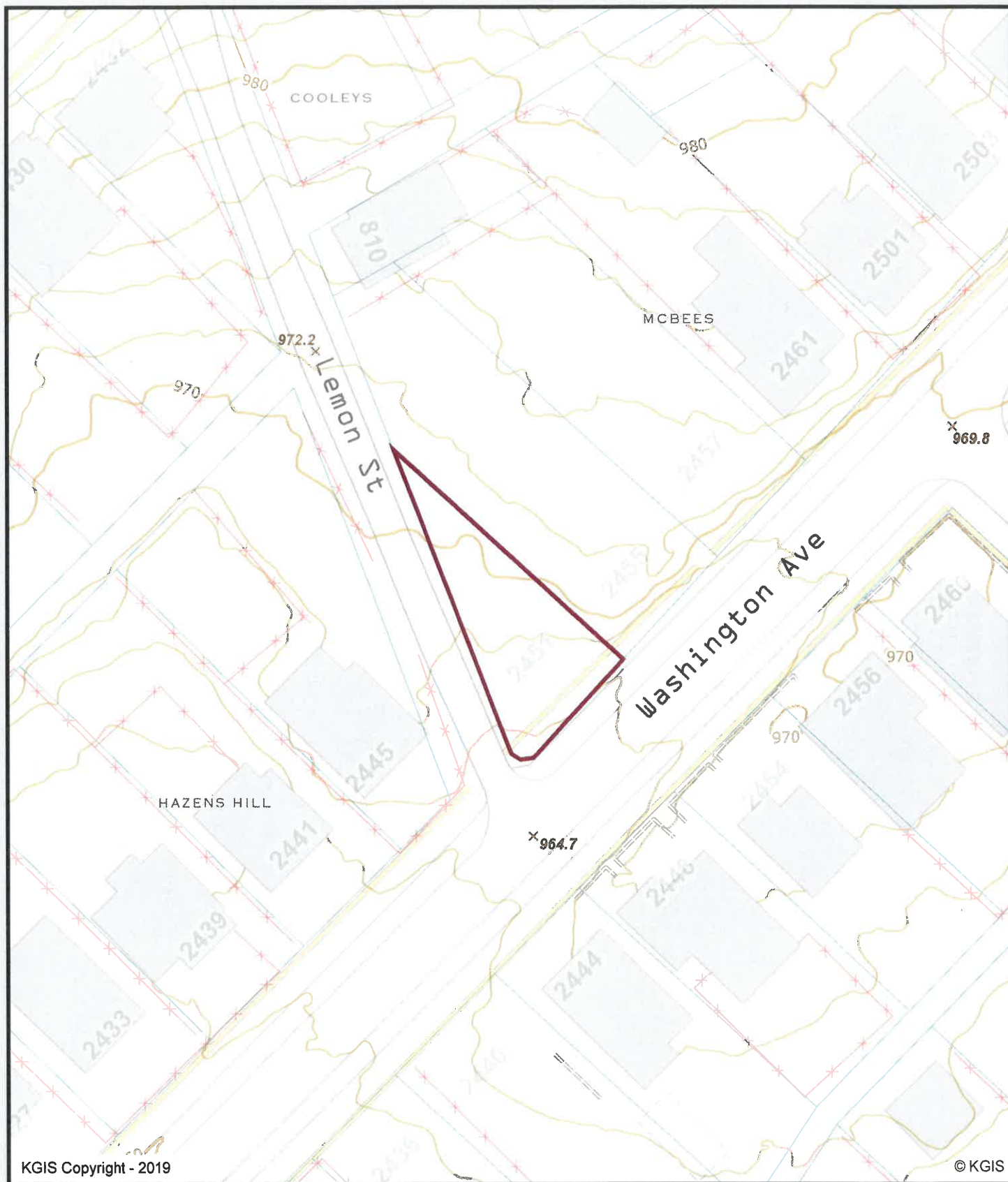


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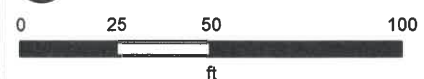
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6-A-19-VA  
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Below are District 18's comments regarding the BZA applications for this month:

6A19VA: No comment

6B19VA: No comment

6C19VA: No comment

6D19VA: No comment

6E19VA: Although the property abuts state-owned rights-of-way, the plans submitted do not appear to depict any encroachment. It should be noted that ROW encroachments during construction activities are not permitted and that no signage or signage overhang is allowed on state-owned rights-of-way.

6F19VA: No comment

6G19VA: No comment

6H19VA: No comment



**Steven M. Borden, P.E.** | Director/Assistant Chief Engineer

TDOT – Region 1

7345 Region Lane

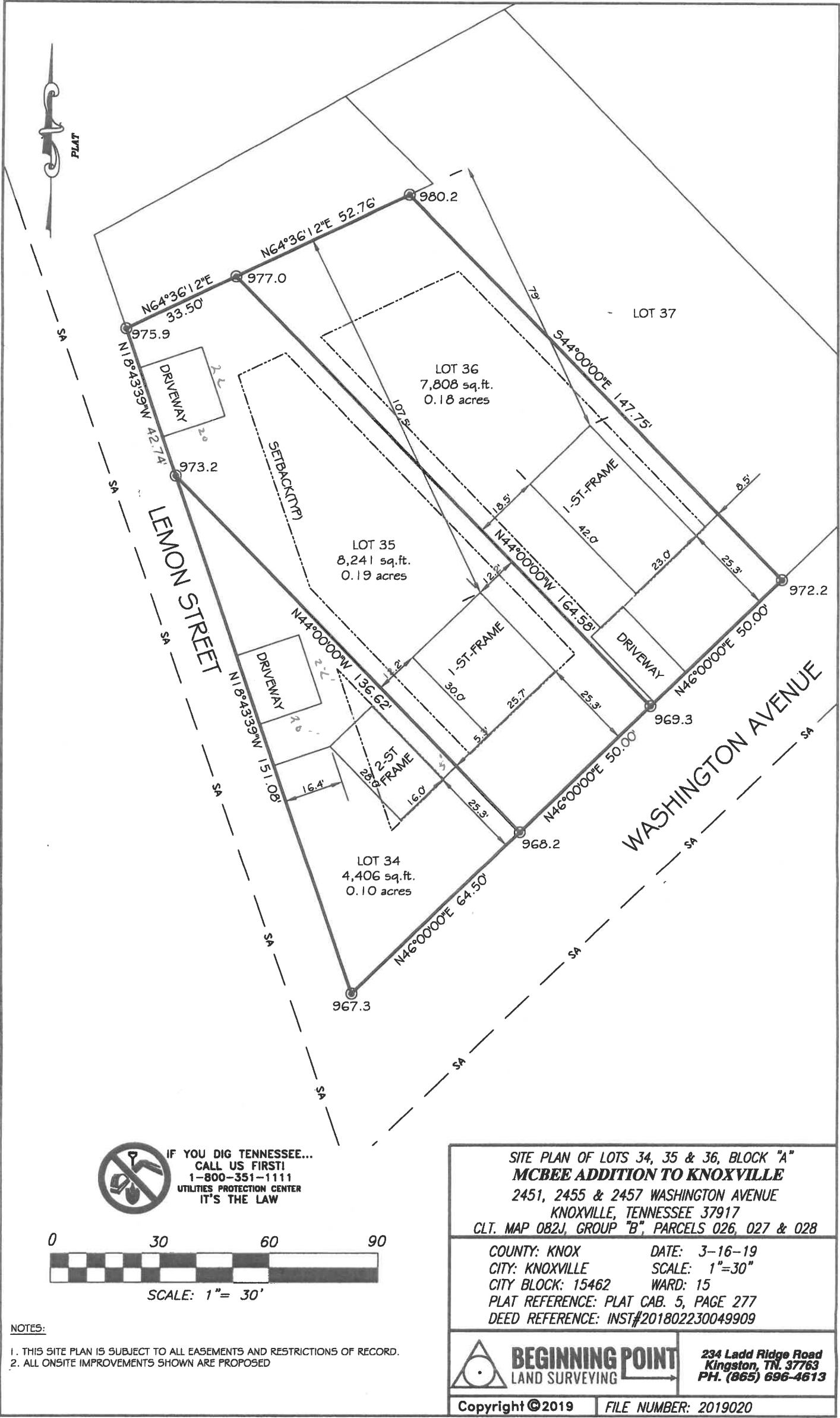
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[Steve.Borden@tn.gov](mailto:Steve.Borden@tn.gov)

[tn.gov/tdot](http://tn.gov/tdot)





6-A-19-VA