



BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION	APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name Justin Vaughn	Owner <input checked="" type="checkbox"/>	New Structure <input checked="" type="checkbox"/>
Street Address 1100 Lula Powell Dr. Apt. B211	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip Knoxville, TN 37915	Tenant <input type="checkbox"/>	Off Street Parking <input checked="" type="checkbox"/>
Phone Number 901-315-0579	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Email		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 2430 Jefferson Ave.
 City, State, Zip Knoxville, TN 37917
 Parcel # (see KGIS.org) 082JQ010
 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

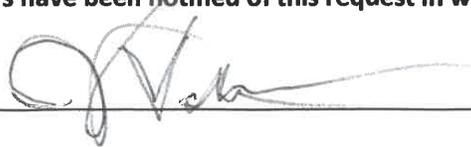
Describe your project and why you need variances.
 Building and zoning has required new construction to include off street parking with primary entrance coming off the front of the house. If gravel is the preferred method, there must be at least a 10 ft wide concrete or asphalt strip poured entering into the parking space. It is also necessary to have a barrier to maintain the material. Each designated parking area is expected to be 9 x 18. A variance is necessary because of the underlying conditions that would have to occur to satisfy a driveway entrance, some of which include: demo pre-existing retaining wall and install new retaining wall around driveway entrance, change front yard topography to re-direct rain water run-off, demo pre-existing sidewalk, re-route KUB sewer/gas line due to new curb and apron, and set back encroachment. The neighborhood was created prior to the driveway ordinance. Also, the majority of the neighborhood was not built with the intent of having front driveway entrances. Thus, the reason on-street parking and/or rear parking exists throughout the neighborhood.

REVISED

Describe hardship conditions that apply to this variance.
 The existing 14.9% slope topography in the front yard prevents the driveway from being put in without retaining walls and regrading the front yard.

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 9/26/19

File # 10-E-19-VA



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 allow an alley to be the primary means of vehicular ingress and egress in an R-1A zone. (Article V, Section 6.D.9)

PROJECT INFORMATION

Date Filed 9/18/19

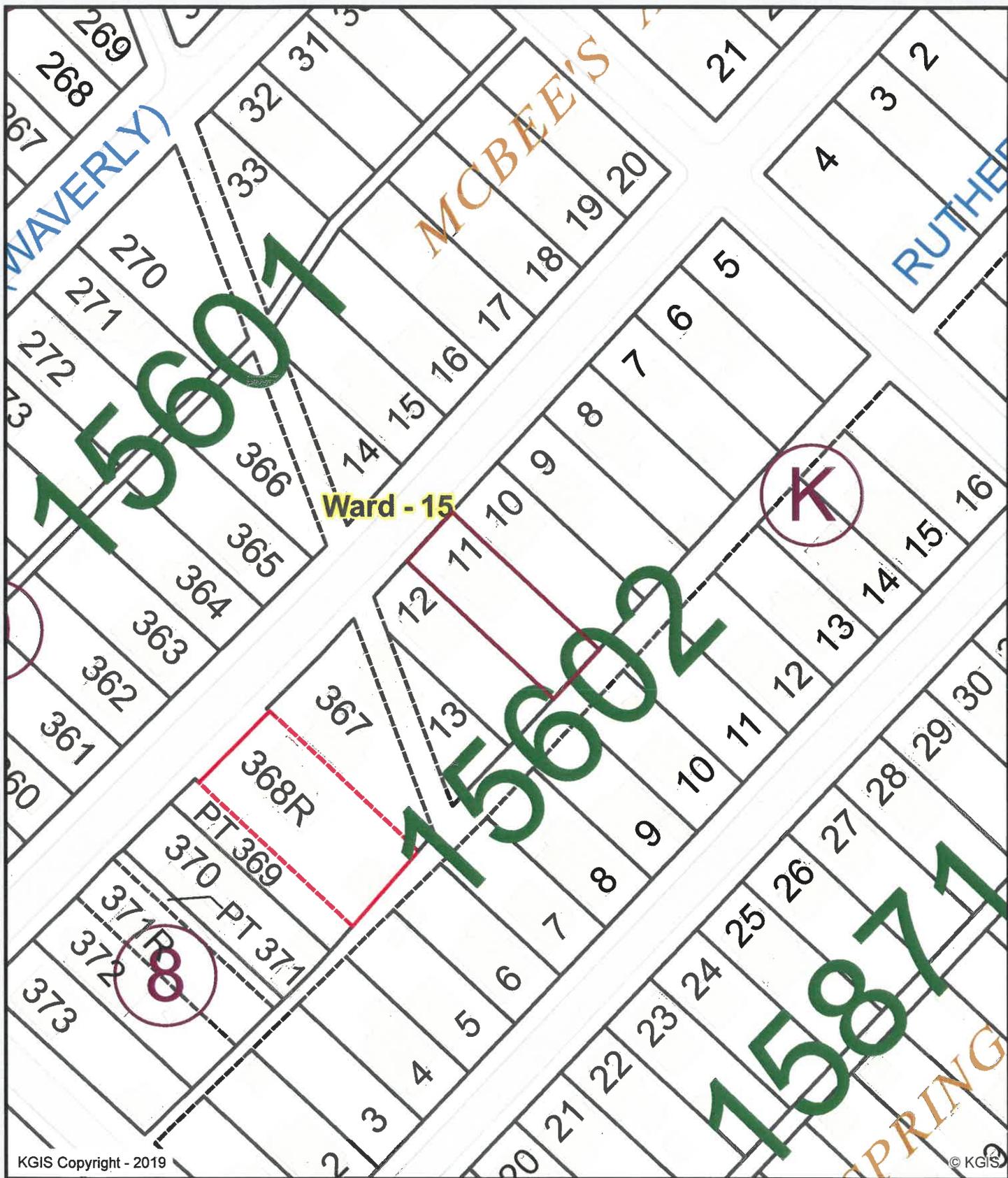
Fee Amount \$500 pa cc 9/18/19 gj

Council District 6

BZA Meeting Date 10/17/19

PLANS REVIEWER J Van Horn

DATE 9/19/19



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2430 Jefferson Ave.

10-E-19-VA

Justin Vaughn

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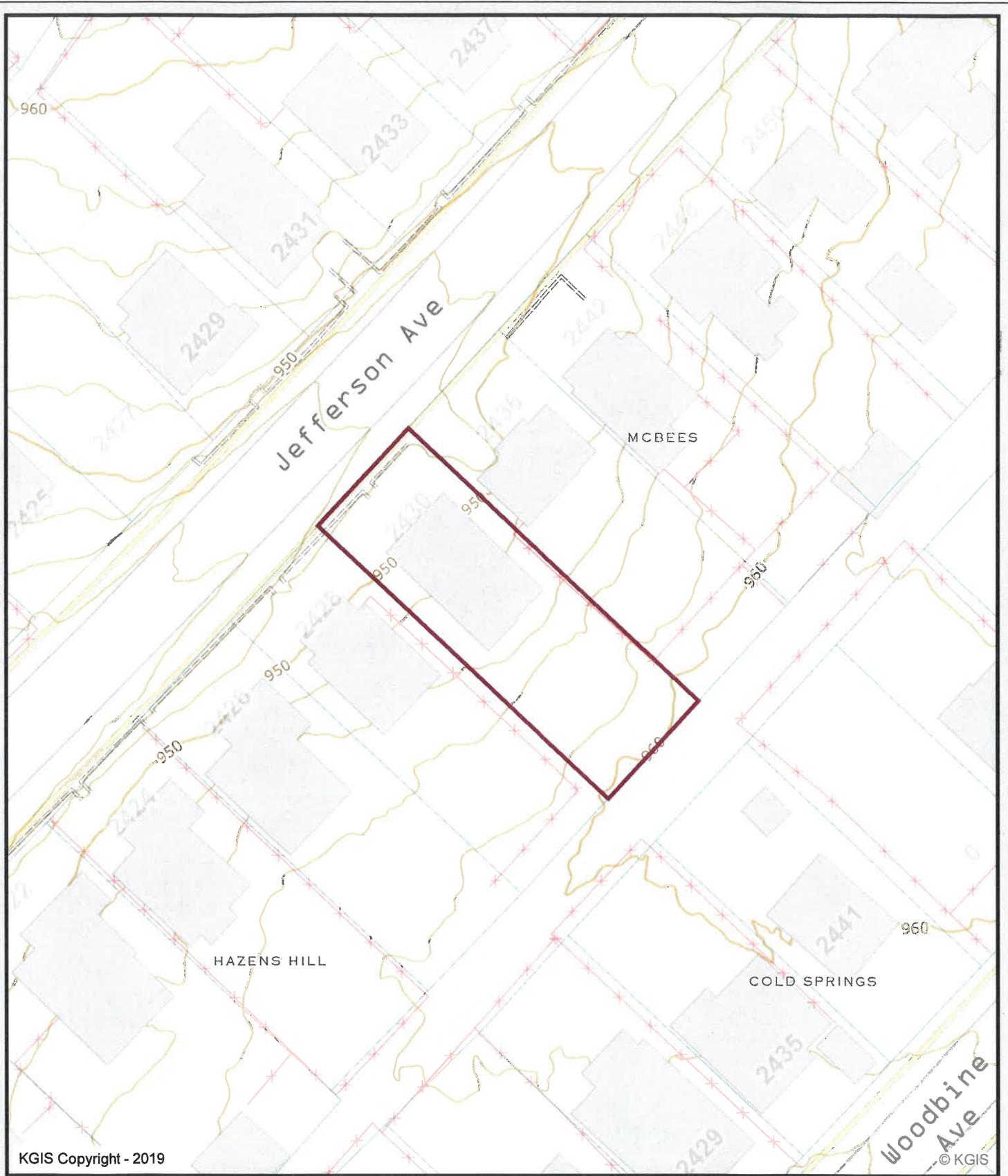
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