

File # 11-E-19-VA



BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION	APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name Richard & Charlotte Higginbotham	Owner <input checked="" type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address 1616 Starmont Trl	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip Knoxville, TN 37909	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number 865-805-1028	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Email higginbothamsair@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 1612 Starmont Trl

City, State, Zip Knoxville, TN 37909

Parcel # (see KGIS.org) 107GB-012

Zoning District (see KGIS.org)

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.

Garage addition. Garage addition will comply with the 8 foot setback. The existing house on the right side is 10.3 feet from property line instead of the required 12 feet. Our request is to change the setback from 12 feet to 10.3 feet. The garage needs to be slightly larger than normal to house a boat, canoe, and zero turn mower.

REVISED

Describe hardship conditions that apply to this variance.

The existing house is 10.3 feet from property line. Since the house is on an angle from the property line, the average distance to the property line is almost 12 feet.

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 Richard Higginbotham DATE 10-31-19

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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 sum of the combined side yards in an R-1 zone for the construction of a garage from 20' to 18.3' per Article 4, Section 2.1.1.E.2.a.

REVISED 10/31/19

PROJECT INFORMATION

Date Filed 10-18-19

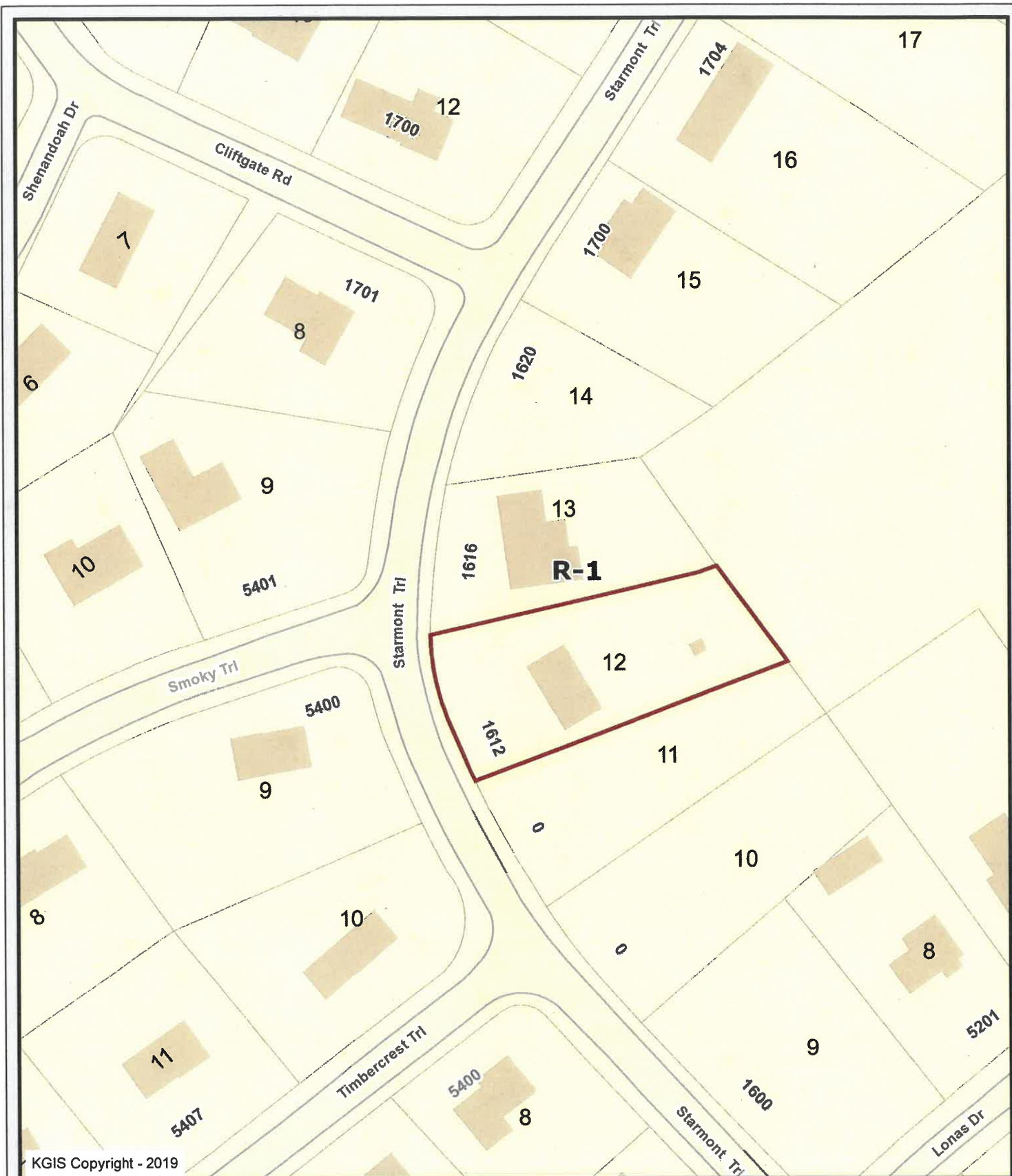
Fee Amount \$250

Council District 2

BZA Meeting Date 11-21-19

PLANS REVIEWER Rebecca Johnson

DATE 10-18-19



1612 Stramont Trl

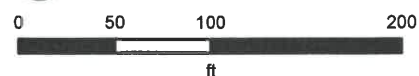
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Richard & Charlotte Higginbotham

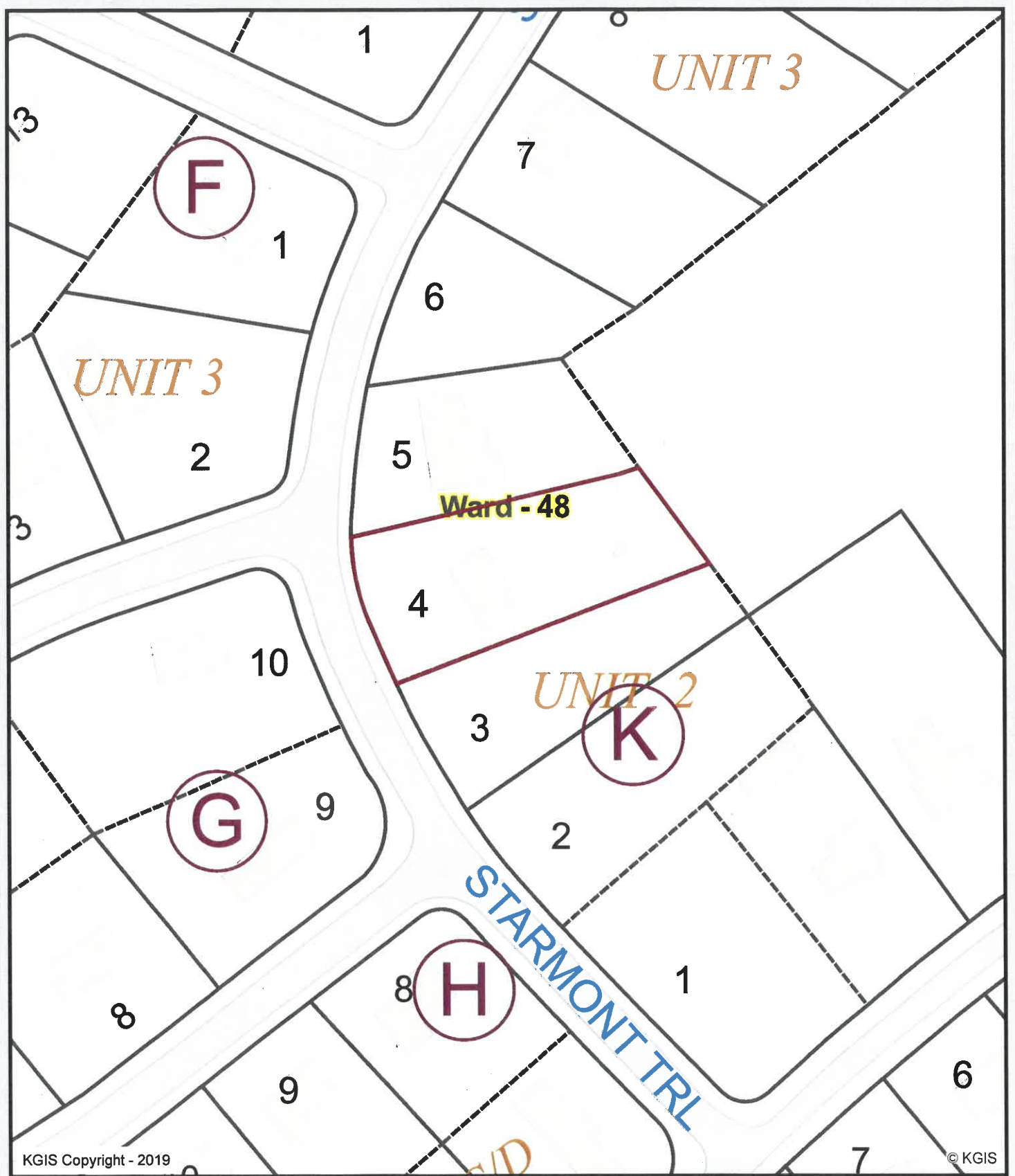
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1612 Stramont Trl

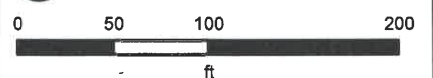
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Richard & Charlotte Higginbotham

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Richard & Charlotte Higginbotham

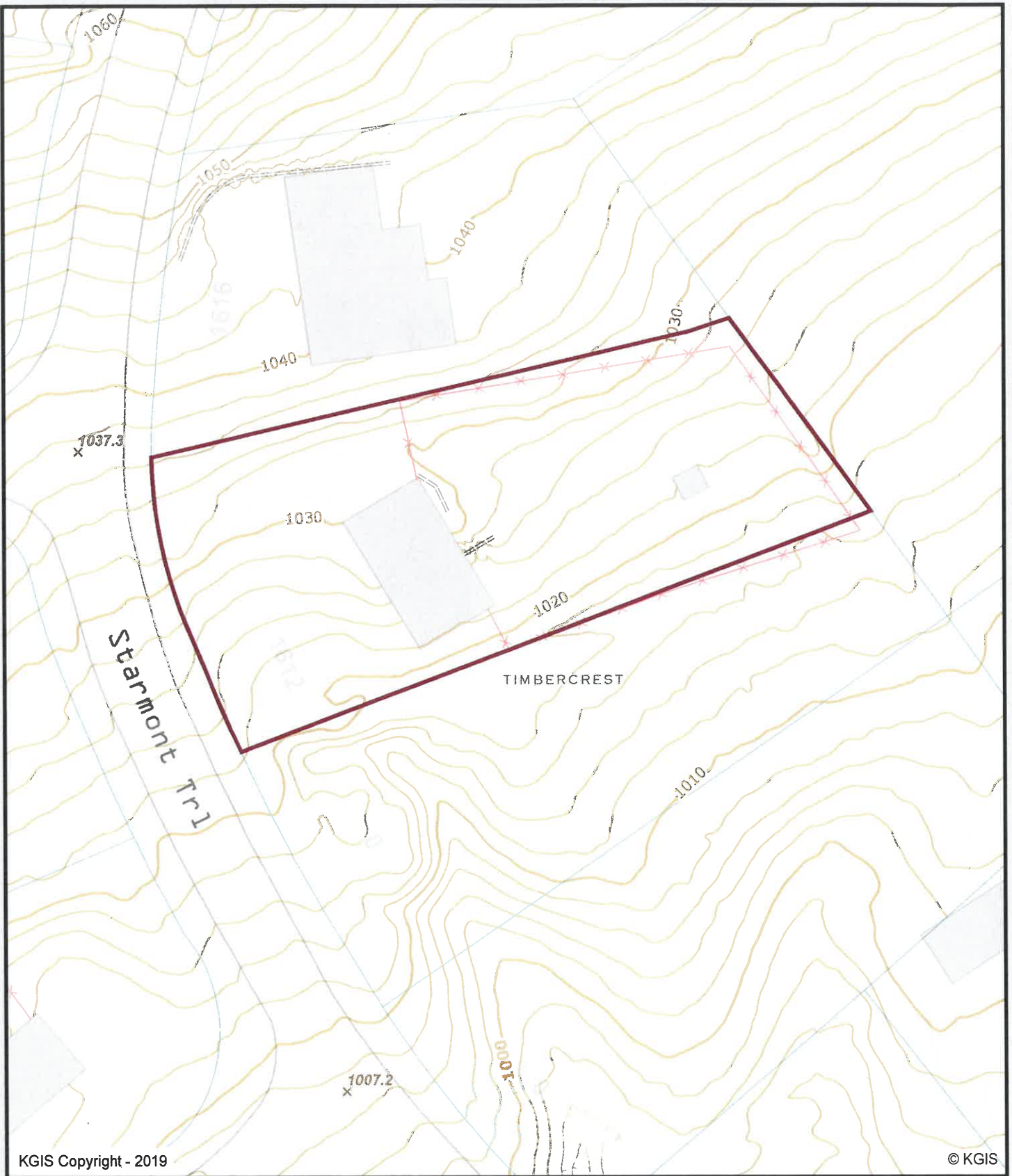
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1612 Stramont Trl

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Richard & Charlotte Higginbotham

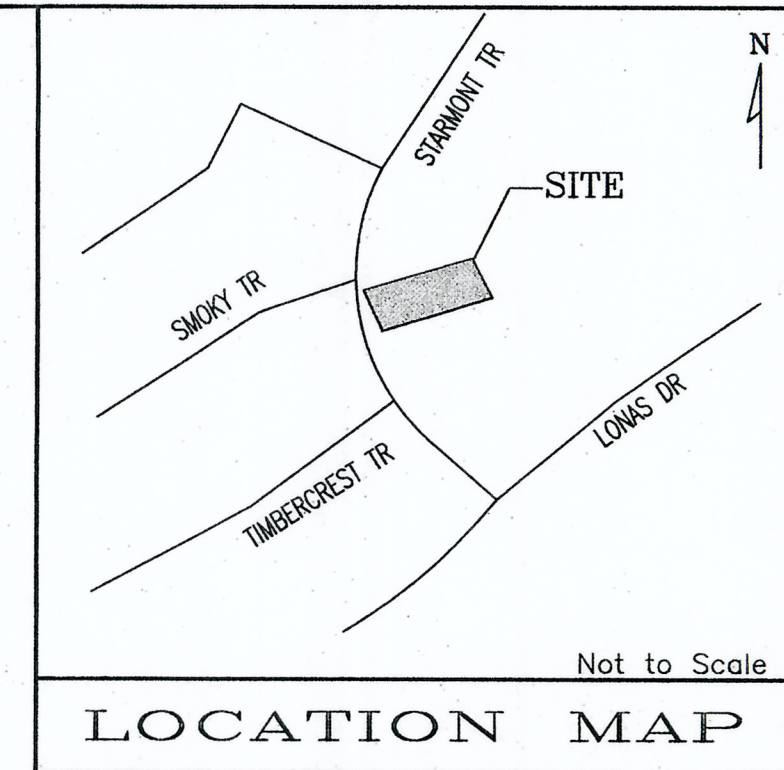
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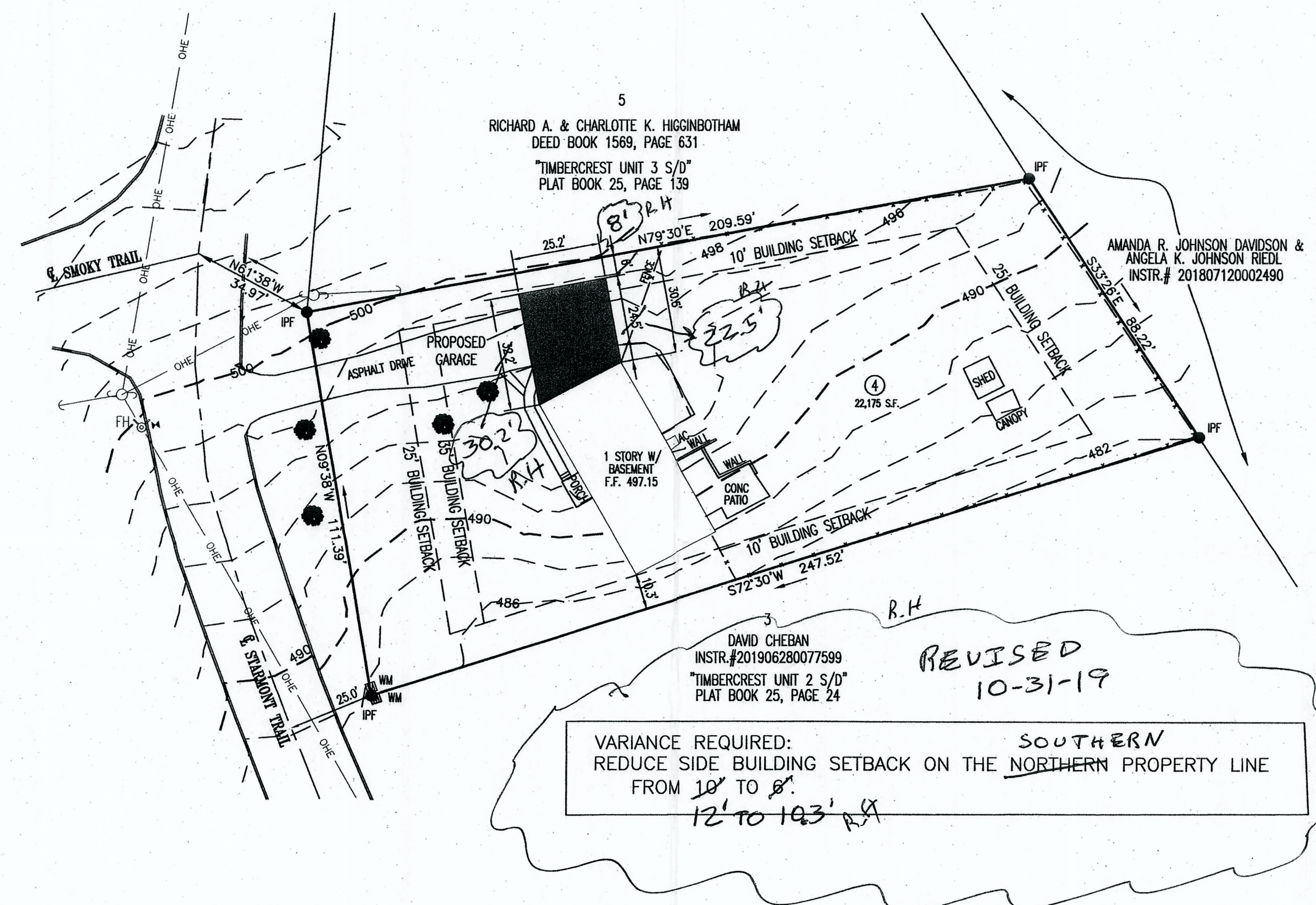
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- NOTES:**
1. IRON PINS FOUND (IPF) SHOWN ON PLAT. ALL OTHERS SET BY BHN&P, UNLESS NOTED OTHERWISE ON PLAT.
 2. THERE SHALL BE A (10) FEET UTILITY, DRAINAGE, AND CONSTRUCTION EASEMENT WIDTH INSIDE ALL EXTERIOR LOT LINES, ADJOINING STREETS, AND PRIVATE RIGHTS-OF-WAYS. THERE SHALL BE A (5) FEET UTILITY, DRAINAGE, AND CONSTRUCTION EASEMENT IN WIDTH PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES.
 3. SANITARY SEWER EASEMENT OF 15', 7.5' EACH SIDE OF SEWER AS INSTALLED (WHERE APPLICABLE).
 4. NORTH IS BASED ON PLAT RECORDED IN MAP BOOK 25, PAGE 139.
 5. THIS PROPERTY IS ZONED R-1.
 6. THIS LOT CONTAINS 22,175 S.F.
 7. BUILDING SETBACK LINES WILL BE AS FOLLOWS:
FRONT...35' (PER PLAT), 25' (PER R-1 ZONE.)
SIDES.....8', THE SUM OF TWO SIDES NOT LESS THAN 20'.
REAR.....25'
 8. ELEVATION FOR TOPOGRAPHY ARE ASSUMED.



CERTIFICATE OF CATEGORY AND ACCURACY OF SURVEY
 I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:10,000 AS SHOWN HEREON AND THAT SAID SURVEY WAS PREPARED IN COMPLIANCE WITH THE CURRENT EDITION OF THE RULES OF TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS - STANDARD OF PRACTICE.
 REGISTERED LAND SURVEYOR
 TENNESSEE LICENSE NO. 2595 DATE: 10/18/19



LEGEND	
● IPF	IRON PIN FOUND 1/2" DIA. REBAR
○ IPS	IRON PIN SET 1/2" DIA. REBAR W/ PLASTIC CAP
■	CATCH BASIN
□	JUNCTION BOX
-----	DRAINAGE PIPE (PROPOSED)
---	ROADWAY CENTERLINE
---	FENCE

REVISED

**PLOT PLAN
 FOR
 TIMBERCREST SUBDIVISION
 UNIT 3, LOT 4, BLOCK K
 TAX MAP 107GB, PARCEL 12
 DISTRICT 5 KNOX COUNTY, TENNESSEE
 CITY BLOCK 48260, 48TH WARD, CITY OF KNOXVILLE**

SCALE: 1" = 30' DATE 10/18/19
 30' 15' 0 30' 60'

OWNER:
 RICHARD A. & CHARLOTTE
 K. HIGGINBOTHAM
 1616 STARMONT TRL
 KNOXVILLE, TENNESSEE 37909
 PHONE: (865)

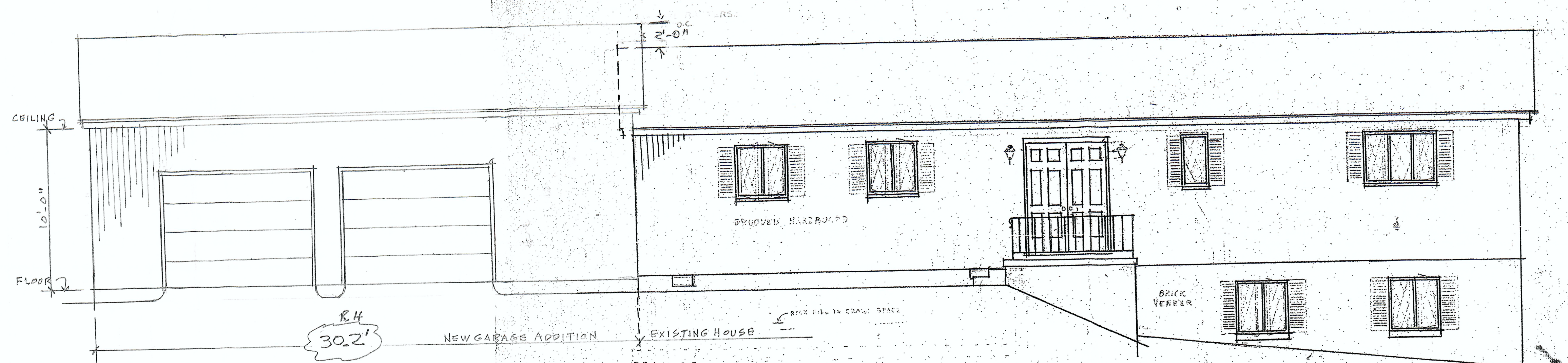


BATSON, HIMES, NORVELL & POE
 REGISTERED ENGINEERS & LAND SURVEYORS
 4334 PAPERMILL DRIVE
 KNOXVILLE, TENNESSEE 37909
 PHONE (865) 588-6472
 FAX (865) 588-6473
 email@bhn-p.com

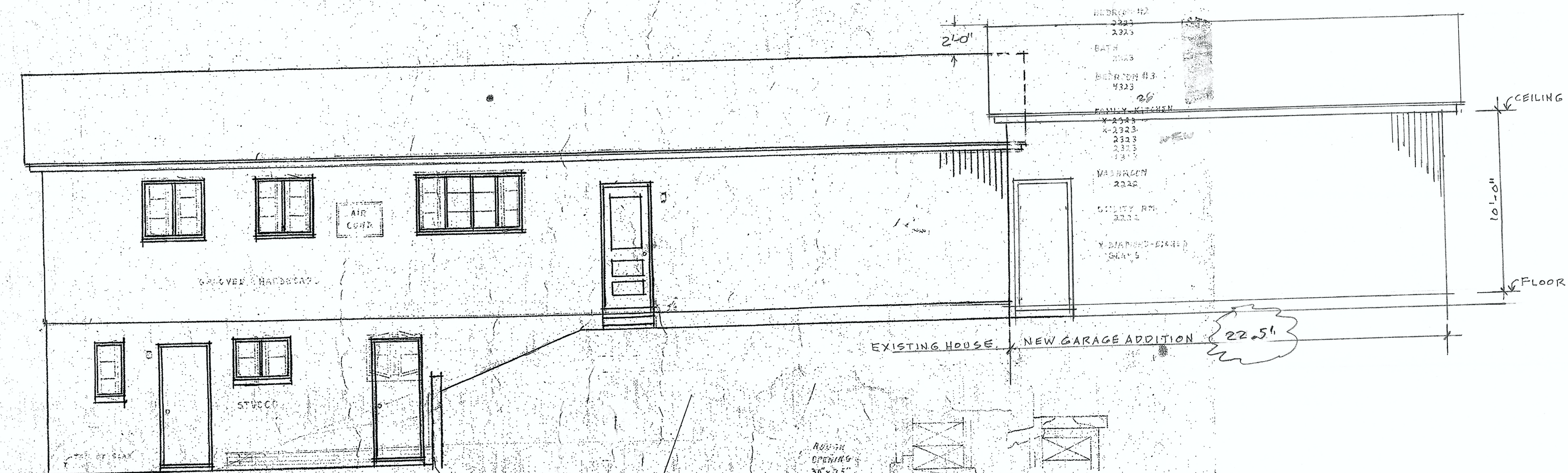
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REFERENCE PLAT: PLAT BOOK 25, PAGE 139
 REFERENCE DEED: INSTR. # 201511190031376

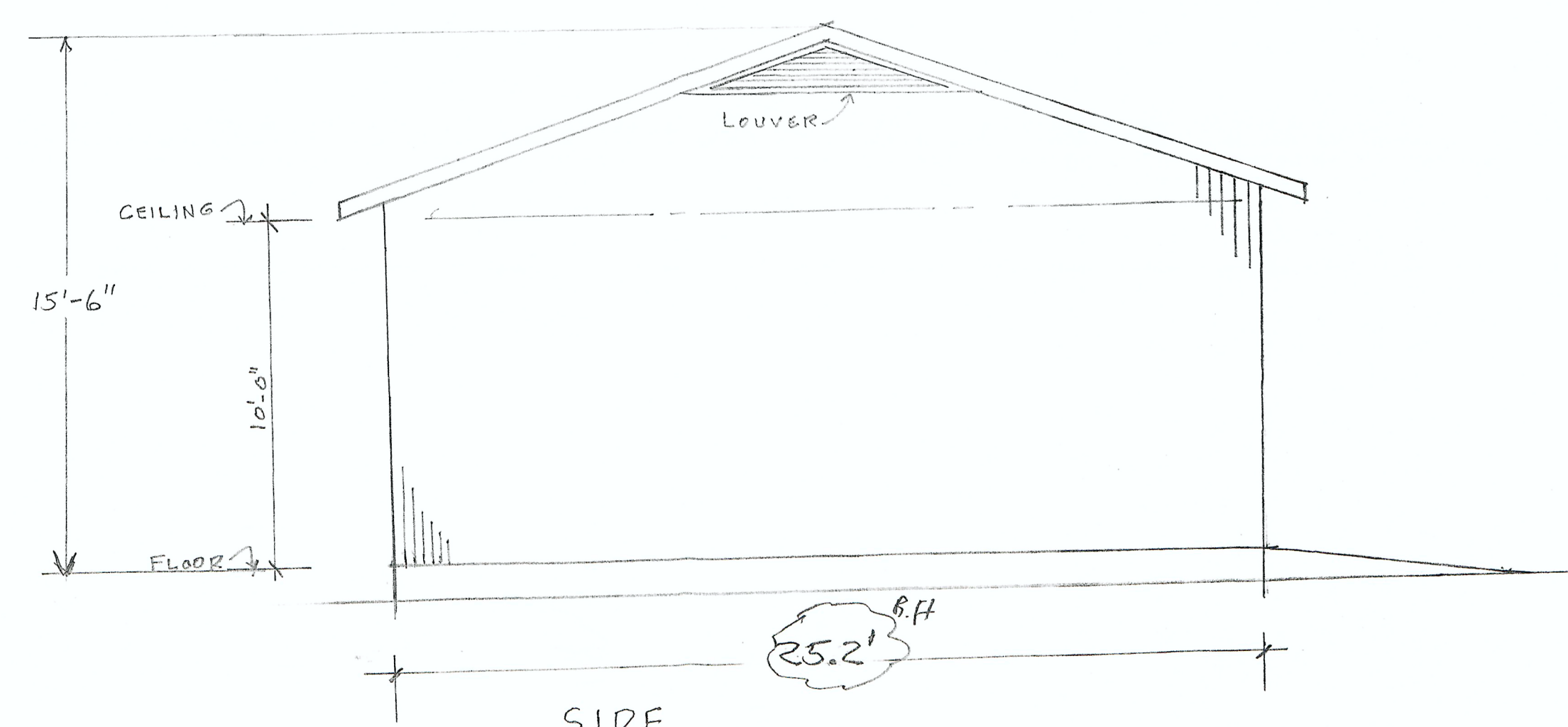
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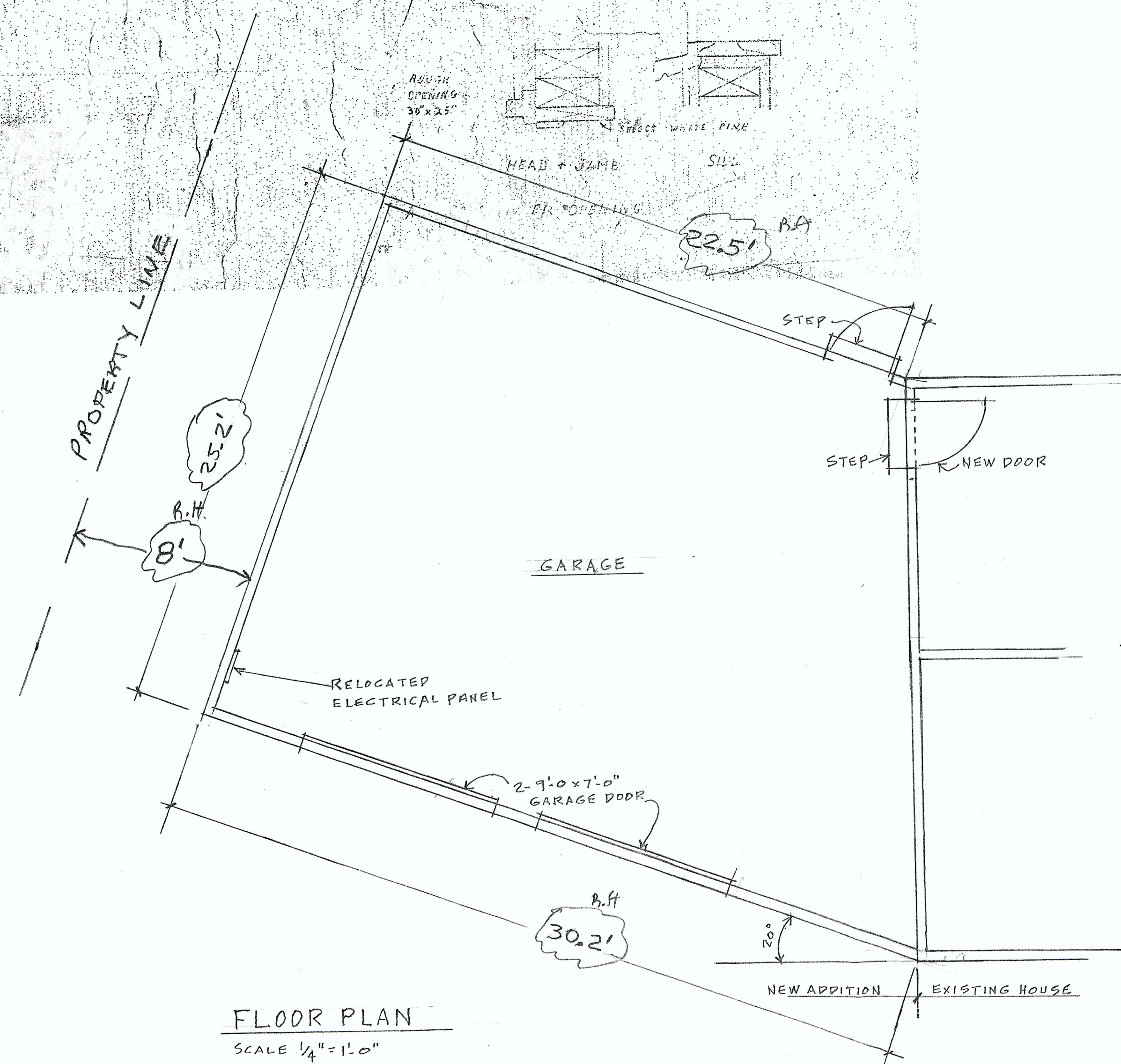
FRONT



REAR



SIDE



FLOOR PLAN

SCALE 1/4" = 1'-0"

REVISED

REVISED
10-31-19
R.H.
11-E19-VA

RESIDENCE FOR
RICHARD & CHARLOTTE HIGGINBOTHAM
1612 STARMONT TRAIL
KNOXVILLE, TN. 37909
10-18-19
R.H.