

File # 4-D-19-VA



BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION		APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name	Marcus & Heather Blakemore	Owner <input checked="" type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address	513 Carta Rd.	Contractor <input type="checkbox"/>	Modification of Existing Structure <input checked="" type="checkbox"/>
City, State, Zip	Knoxville TN 37914	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number	865-388-3486	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Email	drblakemore@gmail.com		Other <u>Atta:Garage Addition</u> <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 513 Carta Rd.
 City, State, Zip Knoxville TN 37914
 Parcel # (see KGIS.org) 0711C004
 Zoning District (see KGIS.org) EN1

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 description of my project is a two car garage with attic storage to be placed on the West end of the house.
 I am requesting the variances because this is the best and only option I have left to build on this lot.
 I am requesting a front yard setback from 40' to 25' 25.17 feet
 On the West side of home I am requesting the setback from 10' to 3.63' also, 3.09 feet.
~~For the recess setback of the garage from the front of house we are asking for -4' to +34' due to the Planning Commission recommendations that the garage doors be placed on the side.~~

Describe hardship conditions that apply to this variance.

My hardship is due to the topographic layout of the lot and my health conditions.
 The rear elevation drastically drops off from 0' to -50'
 The East side yard drops off from 0' to -8'.
 Due to my health conditions by making the Westside of the lot the ideal location because it is flat.
 Several years ago I had back surgery and it has given me limited mobility. In 2017 I received my Permanent Disability placard P849891C from the request of my doctor.
 Therefore, I need my garage on one level and closer to my front door entrance so I wouldn't need to climb steps or stairs to enter into my house. Now my health and current zoning has left me no choice but to ask and request for a variance.

REVISED

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 3-15-19

Submitted

File # 4-D-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. Reduce the minimum required front yard from 40 feet as determined by Planning Staff, to 25.17 feet as per submitted site plan to permit a new attached garage.
Per Article 4, Section 2.1.4. E. Table.
2. Reduce the minimum required interior side yard from 10 feet as determined by Planning Staff, to 3.09 feet as per submitted site plan to permit a new attached garage.
Per Article 4, Section 2.1.4.E. Table.

PROJECT INFORMATION

Date Filed 3-15-19

Fee Amount \$250.00

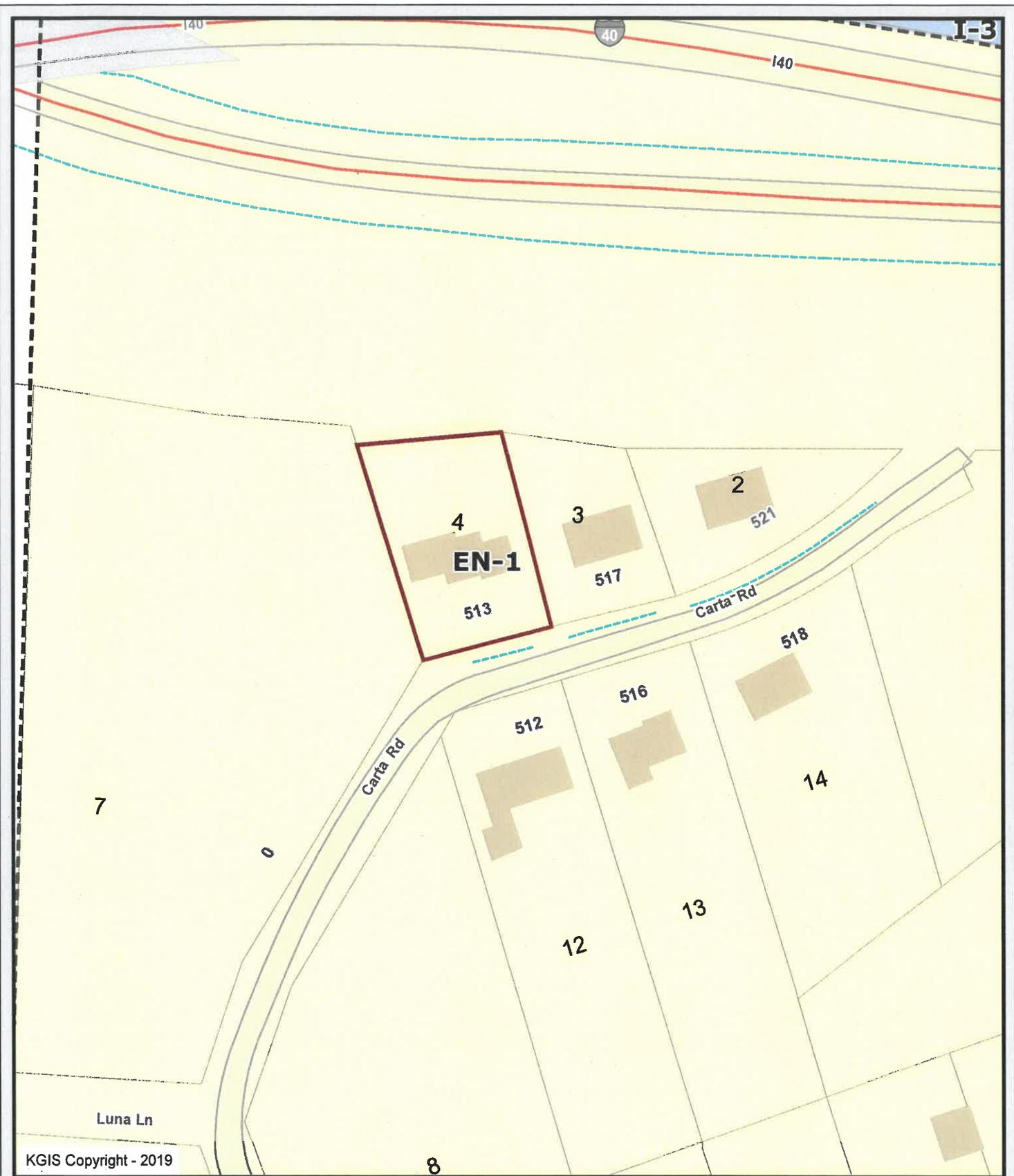
pd 3/20/19 CK JH

Council District 6th

BZA Meeting Date 4-18-19

PLANS REVIEWER Scott Elder

DATE 4-2-19 (Revised)



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Marcus & Heather Blakemore

513 Carta Rd.
4-D-19-VA

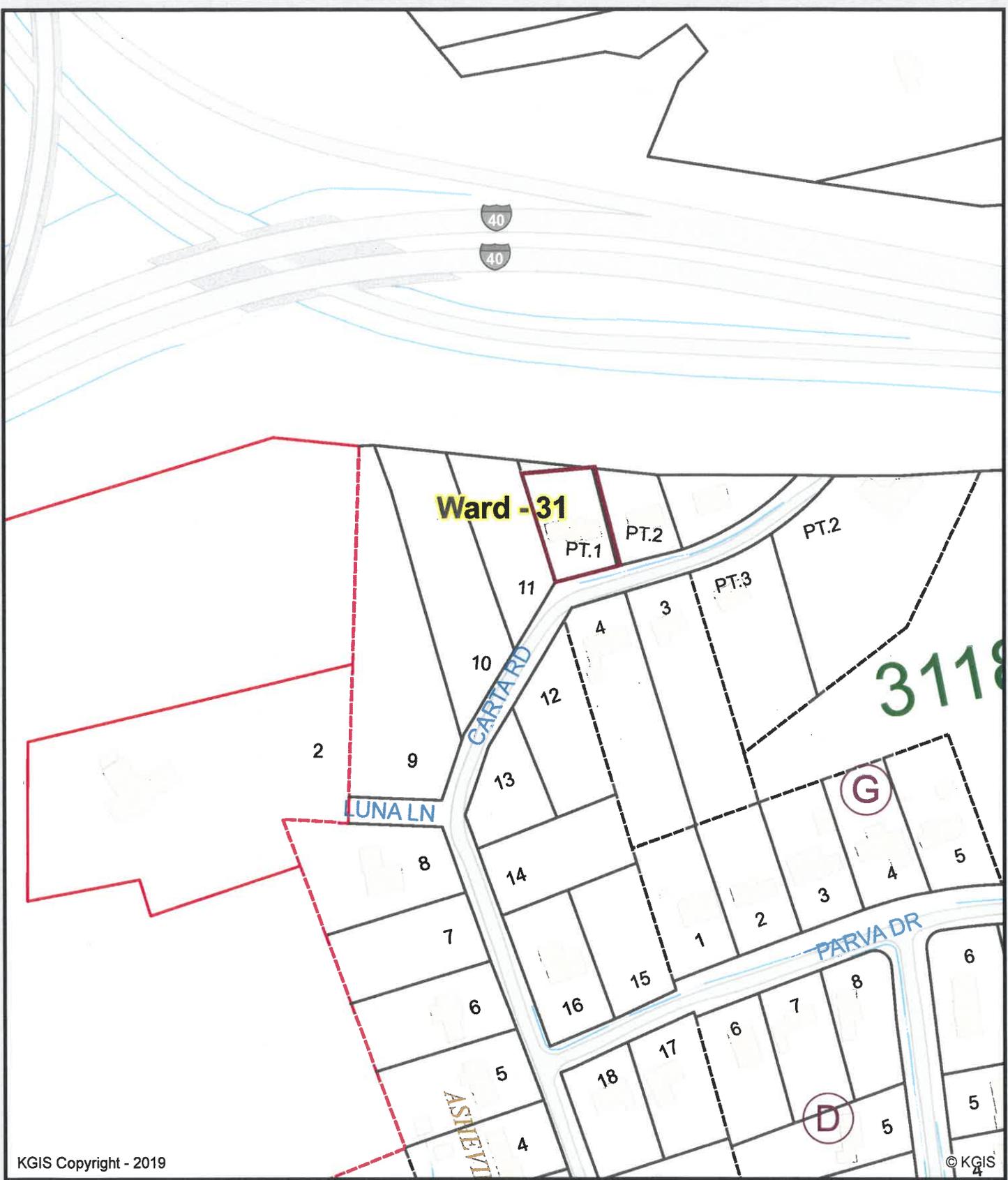
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Marcus & Heather Blakemore

513 Carta Rd.
4-D-19-VA

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513 Carta Rd.
4-D-19-VA

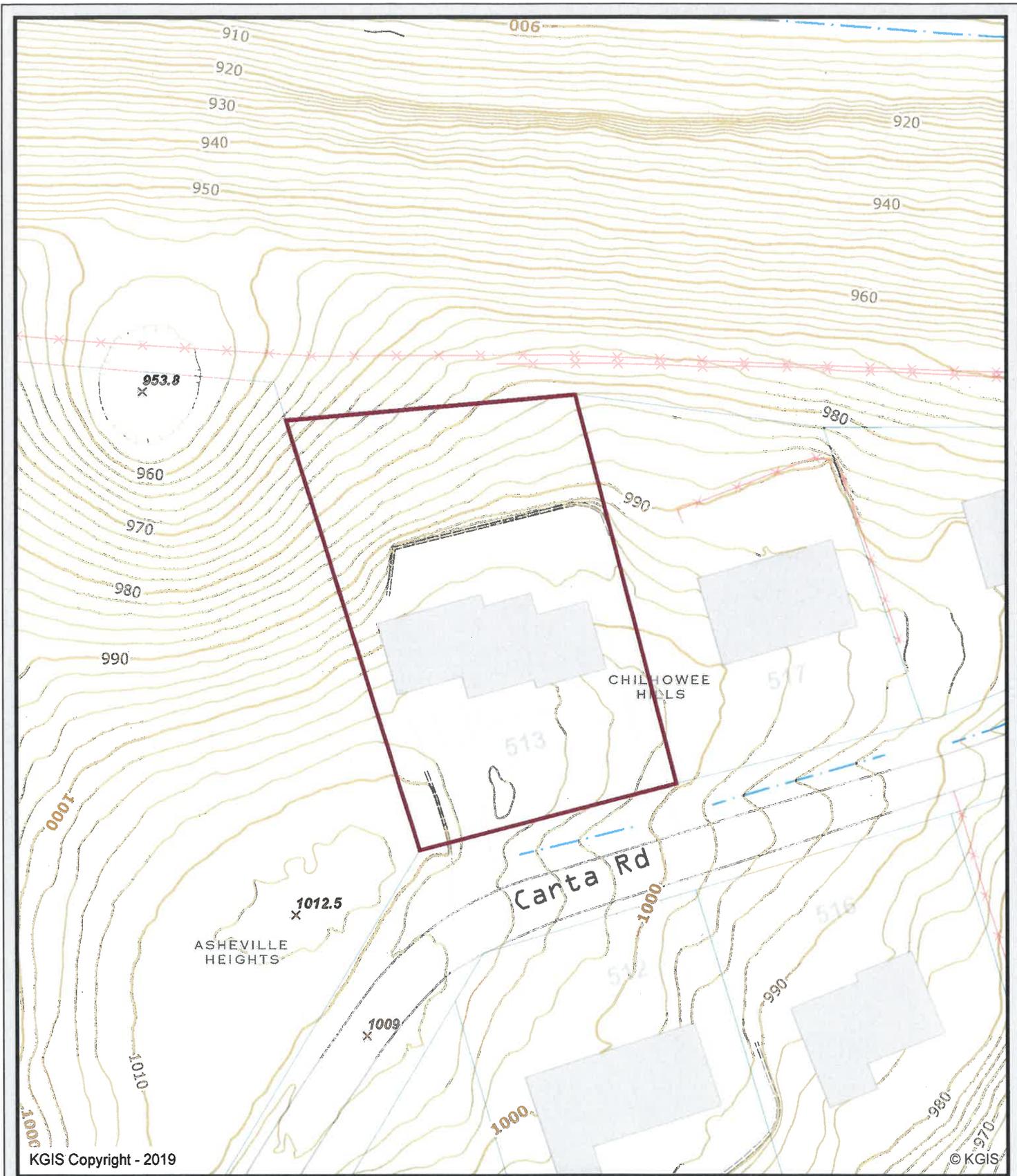
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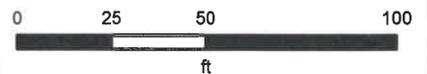
Marcus & Heather Blakemore

513 Carta Rd.
4-D-19-VA

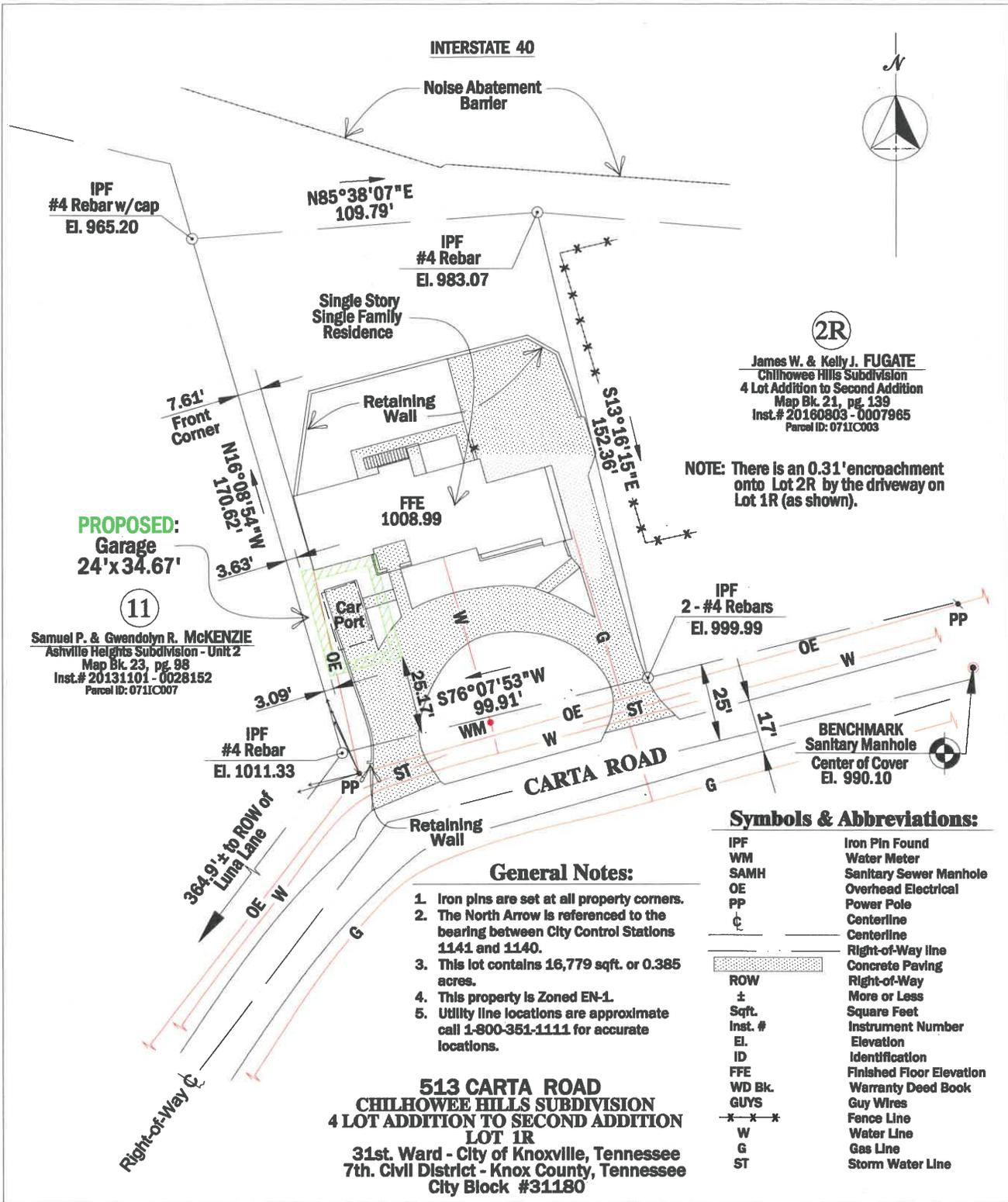
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(2R)
 James W. & Kelly J. FUGATE
 Chilhowee Hills Subdivision
 4 Lot Addition to Second Addition
 Map Bk. 21, pg. 139
 Inst.# 20160803 - 0007965
 Parcel ID: 0711C003

NOTE: There is an 0.31' encroachment onto Lot 2R by the driveway on Lot 1R (as shown).

PROPOSED:
 Garage
 24' x 34.67'

(11)
 Samuel P. & Gwendolyn R. MCKENZIE
 Ashville Heights Subdivision - Unit 2
 Map Bk. 23, pg. 98
 Inst.# 20131101 - 0028152
 Parcel ID: 0711C007

Symbols & Abbreviations:

IPF	Iron Pin Found
WM	Water Meter
SAMH	Sanitary Sewer Manhole
OE	Overhead Electrical
PP	Power Pole
C	Centerline
---	Centerline
---	Right-of-Way line
---	Concrete Paving
---	Right-of-Way
±	More or Less
Sqft.	Square Feet
Inst. #	Instrument Number
EI.	Elevation
ID	Identification
FFE	Finished Floor Elevation
WD Bk.	Warranty Deed Book
GUYS	Guy Wires
-x-x-	Fence Line
W	Water Line
G	Gas Line
ST	Storm Water Line

General Notes:

1. Iron pins are set at all property corners.
2. The North Arrow is referenced to the bearing between City Control Stations 1141 and 1140.
3. This lot contains 16,779 sqft. or 0.385 acres.
4. This property is Zoned EN-1.
5. Utility line locations are approximate call 1-800-351-1111 for accurate locations.

513 CARTA ROAD
CHILHOWEE HILLS SUBDIVISION
4 LOT ADDITION TO SECOND ADDITION
LOT 1R
 31st. Ward - City of Knoxville, Tennessee
 7th. Civil District - Knox County, Tennessee
 City Block #31180

Date: 27 March 2019
Scale: 1" = 40'

Deed Ref: Inst. # 20030131 - 0066894

Plat Ref: Map Bk. 21, pg. 139
CLT Map: 71" I" Group "C", Parcel 4

Surv'd By: GFB **Rev1:**
Dwg. By: GFB **Rev2:**
Proj. No: 190327 **Rev3:**

I hereby certify that this is a Category I Survey and that the Unadjusted error of field closure is 1' in 10,000' or greater.

By: Glenn F. Biggs, Jr. RLS 712 TN
Date:

Glenn F. Biggs, Jr.
 REGISTERED LAND SURVEYOR
 2855 Gibbs Drive, Knoxville, Tennessee 37918
 OFFICE: (865) 688-1843 FAX: (865) 688-2104
 e-Mail: dtcgfb@comcast.net

PREPARED FOR:
Marcus D. BLAKEMORE
 153 Carta Road
 Knoxville, TN. 37914
 (865) 388-3486

U-D-19-VA









