

File # 6-C-19-VA



BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION	APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name archie powell	Owner <input checked="" type="checkbox"/>	New Structure <input checked="" type="checkbox"/>
Street Address 4605 ventura dr	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip knoxville tn	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number 8652549263	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Email powfarm@comcast.net		Other <input type="checkbox"/>

THIS IS A REQUEST FOR:

- Zoning Variance (Building Permit Denied)
- Appeal of Administrative Official's Decision
- Extension of Non-Conforming Use/or Structure
- Map Interpretation

PROPERTY INFORMATION

Street Address 204 kingwood Rd
City, State, Zip knoxville tn 37918
Parcel # (see KGIS.org) 058fgo4101
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.
 i am making request to allow the main vehicle ingress and egress to be in the rear of the property

Describe hardship conditions that apply to this variance.
 none of the homes along this street has a front driveway. this is due mainly to the steep terrain leaving the street. there is a five foot embankment at the street with an additional three feet incline to the front of the home.

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 Archie Powell

DATE 5/8/19

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*******OFFICE USE ONLY*******

Is a plat required? Yes No

VARIANCE REQUEST(S) WITH ORDINANCE CITATION(S):

Request to allow an alley to be the primary means of vehicular egress and ingress in an R-1A zone for a proposed single family residence.

Per Article 5, Section 6.D.9.

PROJECT INFORMATION

Date Filed 5-8-19

Fee Amount \$250

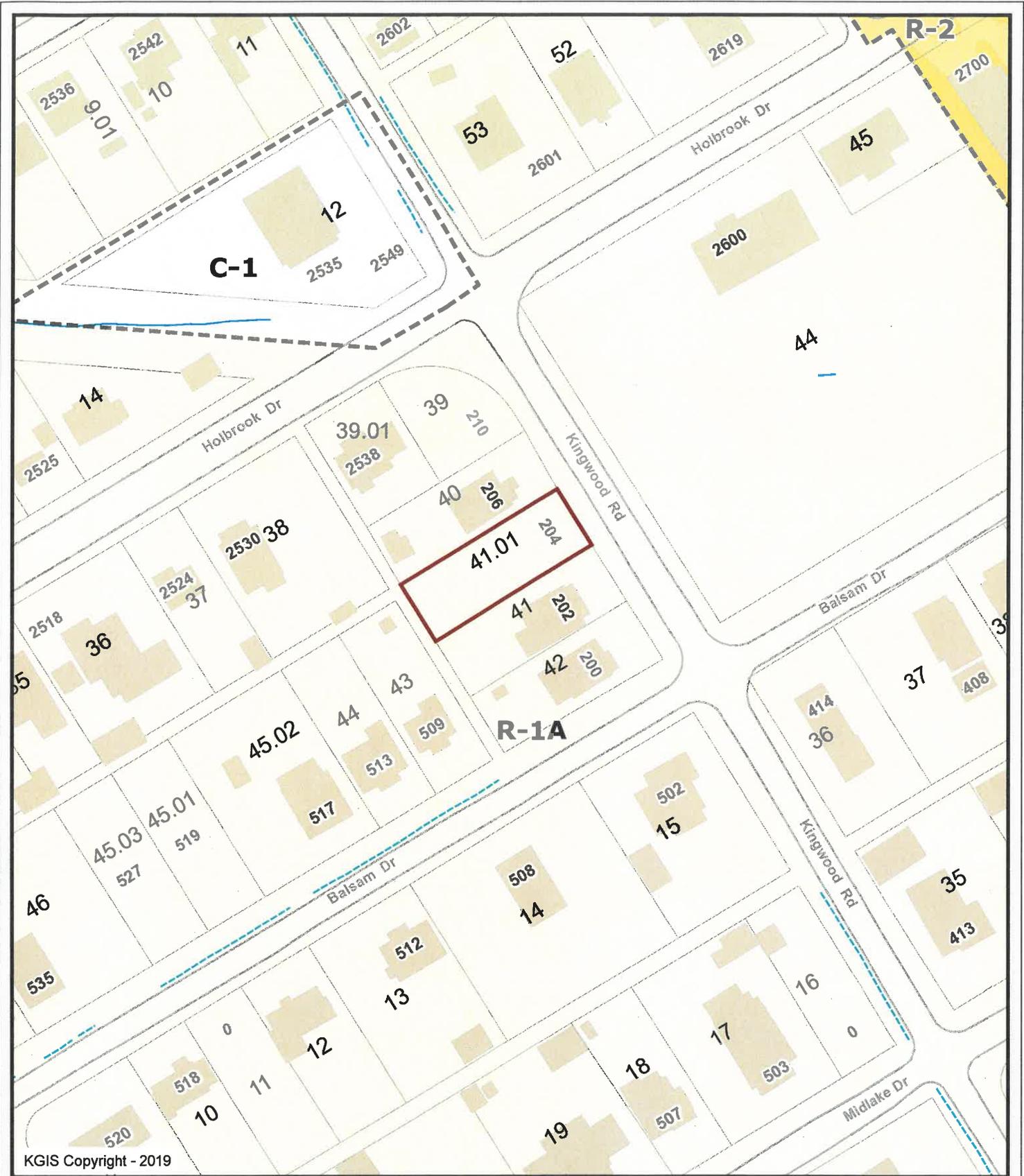
pd ck 5/8/19 jt

Council District 2

BZA Meeting Date 6-20-19

PLANS REVIEWER Rebecca Johnson

DATE 5-8-19



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204 Kingwood Rd.

Archie Powell
6-C-19-VA

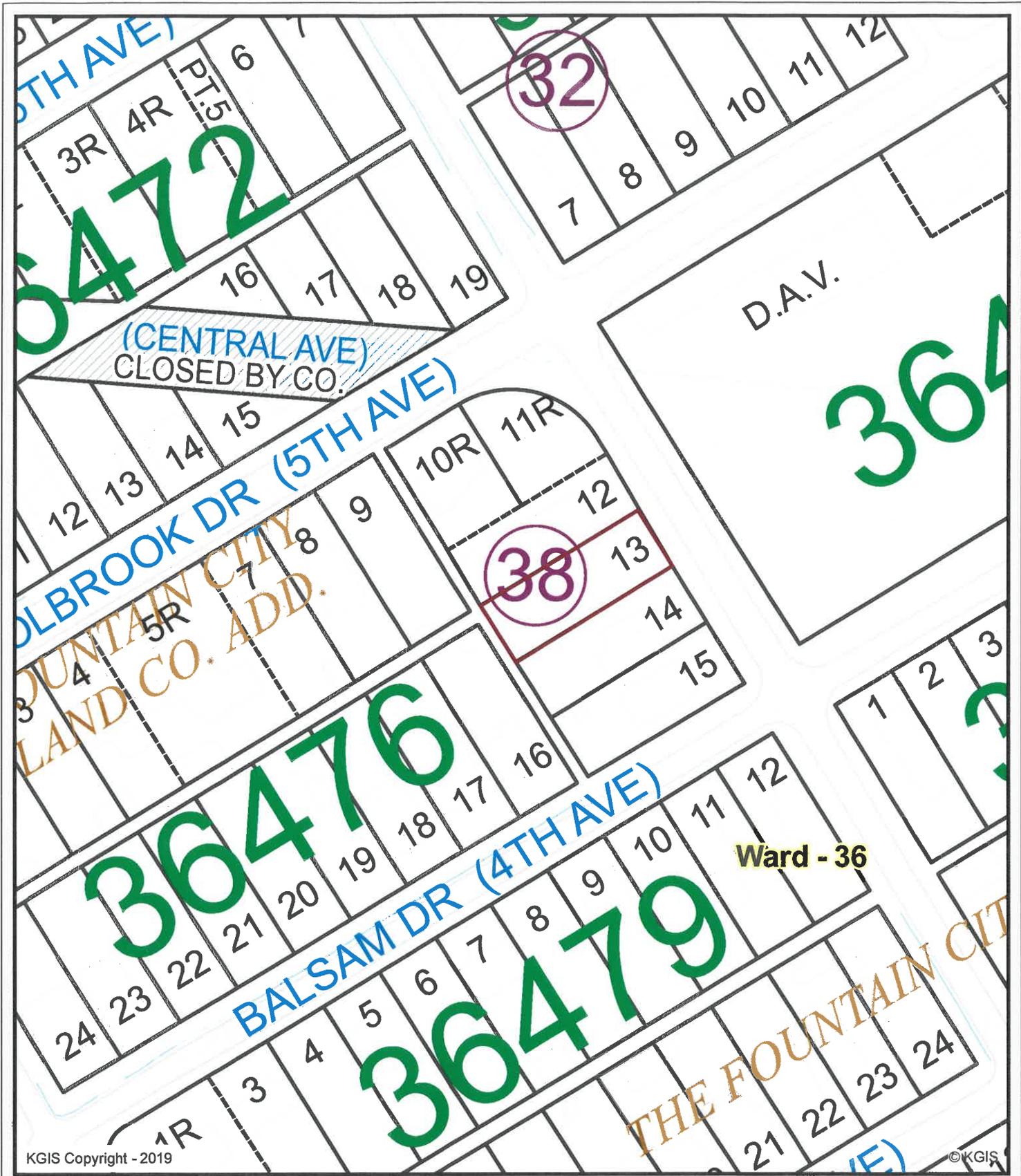
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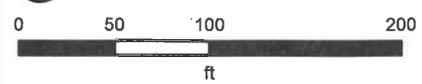
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204 Kingwood Rd.
 Archie Powell
 6-C-19-VA



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204 Kingwood Rd.

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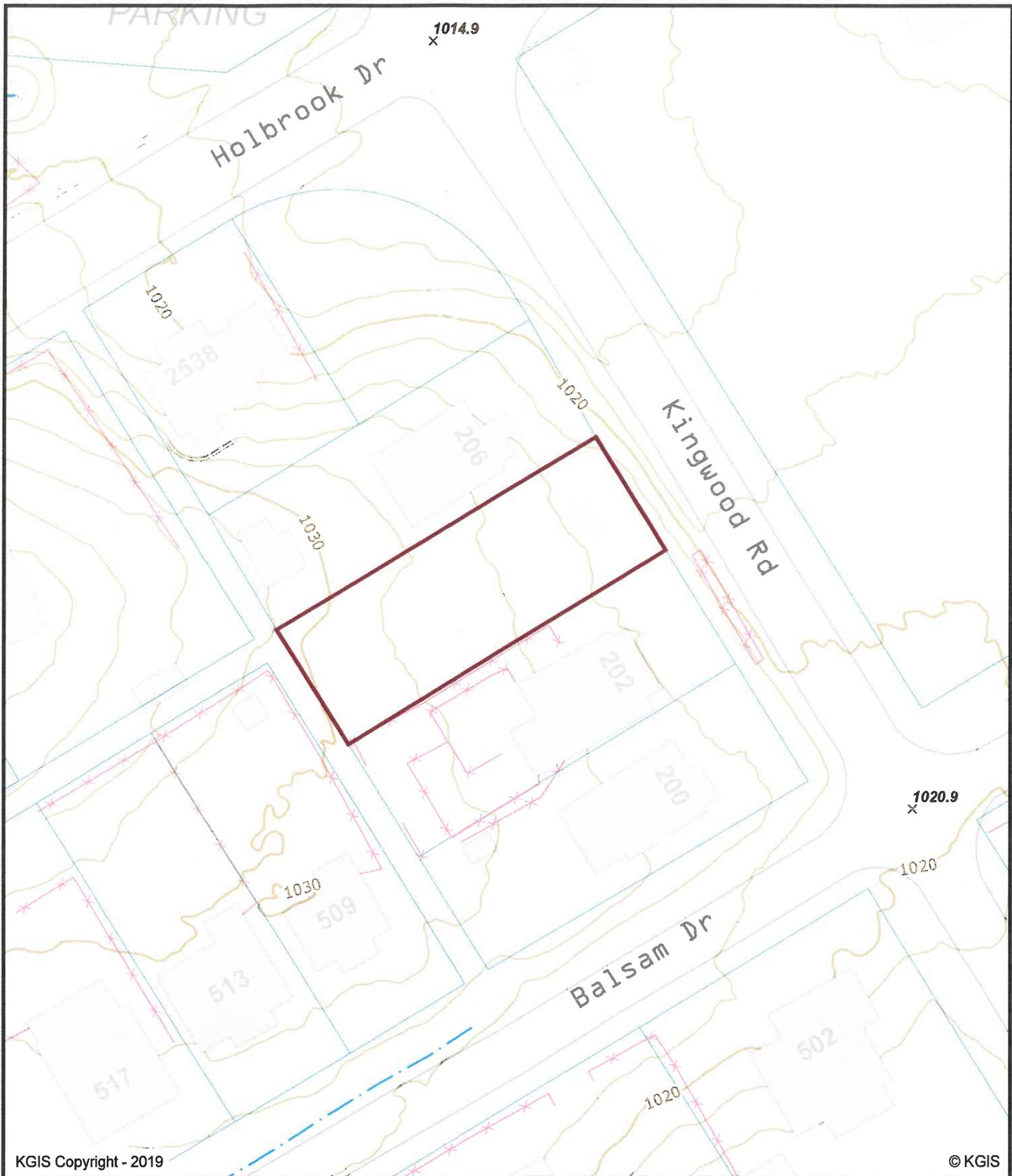
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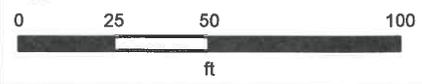
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Below are District 18's comments regarding the BZA applications for this month:

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

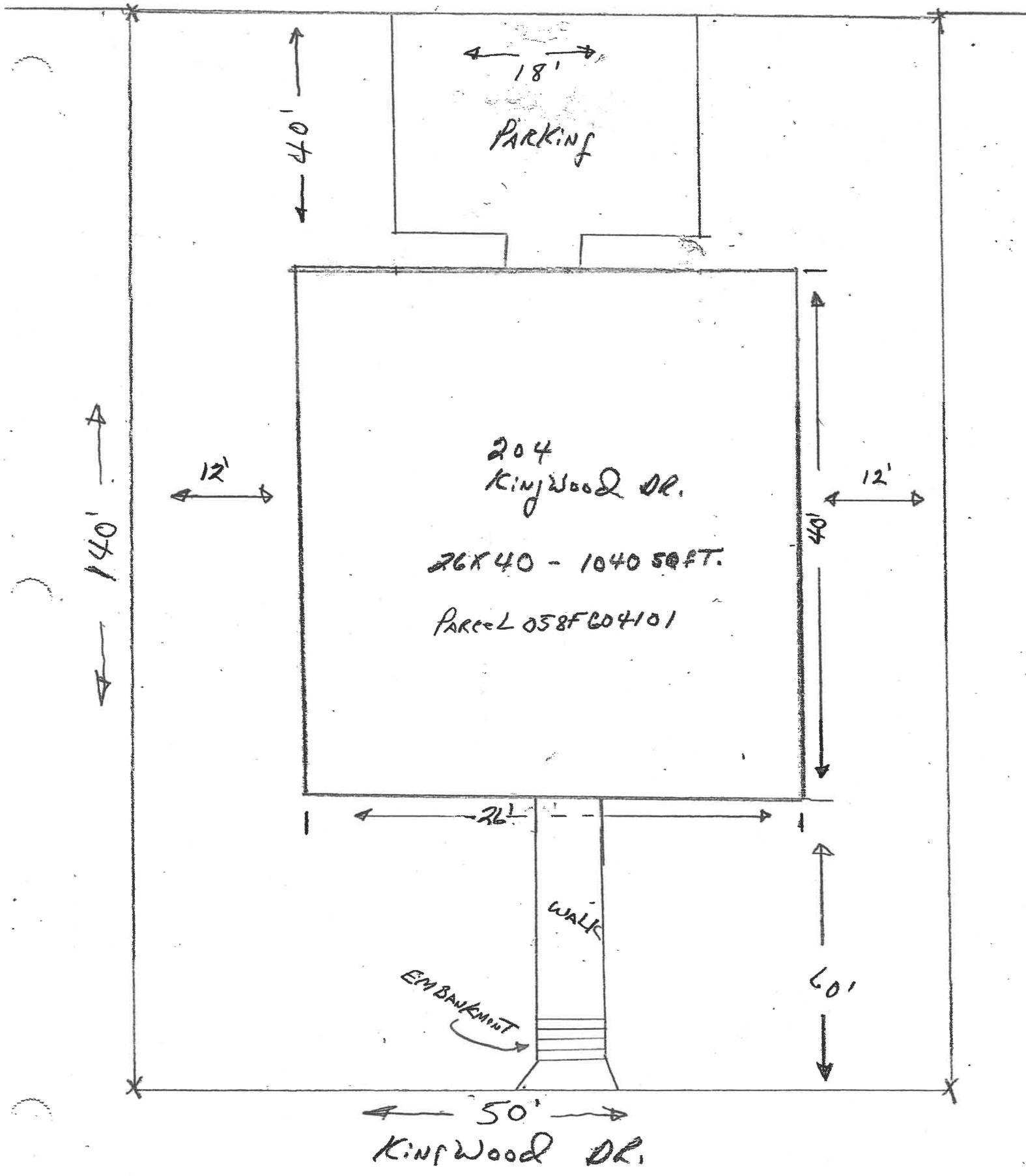
Knoxville, TN 37914

(865) 594-2400

Steve.Borden@tn.gov

tn.gov/tdot

REAR ALLEY



6-C-19-VA



20L
KRAK

6-C-19-VA



204
Rest

6-C-19-VA



206
Rear

6-C-19-VA



206
Kingwood

6-C-19-VA



204
King Wood

6-C-19-YA



202

Kingwood

6-C-19-VA



200

Kingwood

6-C-19-VA