

File #

11-D-20-VA



BOARD OF ZONING APPEALS APPLICATION

Click on **Meeting Schedule, Deadlines and Fees** for information on submitting an application to be heard at a monthly Board meeting.

| APPLICANT INFORMATION | APPLICANT IS: | THIS PROPOSAL PERTAINS TO: |
|--------------------------------------|---|--|
| Name Ron Hall | Owner <input checked="" type="checkbox"/> | New Structure <input type="checkbox"/> |
| Street Address 2910 Walkup Drive | Contractor <input type="checkbox"/> | Modification of Existing Structure <input checked="" type="checkbox"/> |
| City, State, Zip Knoxville, TN 37018 | Tenant <input type="checkbox"/> | Off Street Parking <input checked="" type="checkbox"/> |
| Phone Number (865) 719-1797 | Other <input type="checkbox"/> | Signage <input type="checkbox"/> |
| Email ron@hallyorkdesign.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 4817 Chambliss Avenue City, State, Zip Knoxville, TN 37919
 See KGIS.org for Parcel # 107-K-H-023 and Zoning District O

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.

Please see the attached documentation supporting the request for two (2) variances for the following noted on the Preliminary Architectural Site Plan:

1. VARIANCE REQUIRED FOR TWO WAY DRIVE WIDTH. STREET HAS PREEXISTING CONDITIONS OF TWO-WAY DRIVES OF SIMILAR SIZE.
2. VARIANCE REQUIRED FOR REAR AND SIDE YARD SET BACKS AS LOT DOES NOT MEET MINIMUM LOT SIZE FOR ZONE 'O' DUE TO TRACT SIZE OF 6,800 +/- SF. VARIANCE IS REQUIRED TO PROVIDE THE REQUIRED PARKING IN REAR.

Describe hardship conditions that apply to this variance.

Access to the required parking in the rear of the building and the number of required parking spaces are not possible without the variances requested.

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 10/18/2020

File #

11-D-20-VA



CITY OF KNOXVILLE

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 interior side setback for an Office zoned parcel abutting a residential district from 20 feet to 6 feet 6 inches for an addition to a nonconforming structure (Article 5.3.A, Table 5-1).
2. Reduce the minimum drive aisle width for 90 degree parking from 26 feet to 9 feet (Article 11.5.B.1).

REVISED

10/21/2020

PROJECT INFORMATION

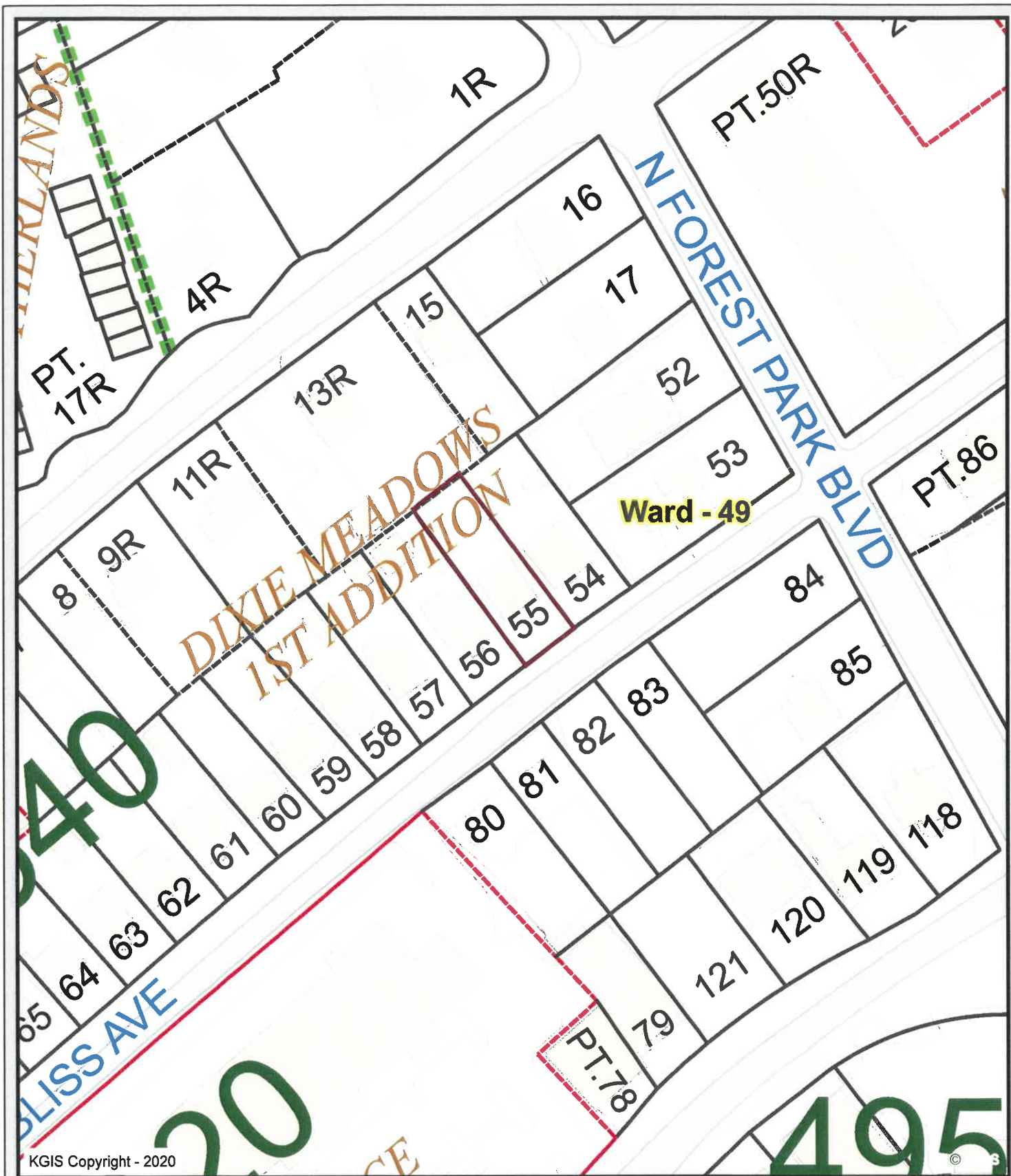
Date Filed 10-18-2020

Fee Amount \$250

Council District 2

BZA Meeting Date 11-19-2020

PLANS REVIEWER Bryan Berry**DATE** 10-20-2020



4817 Chambliss Ave.

11-D-20-VA
Ron Hall

Knoxville - Knox County - KUB Geographic Information System



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Ron Hall

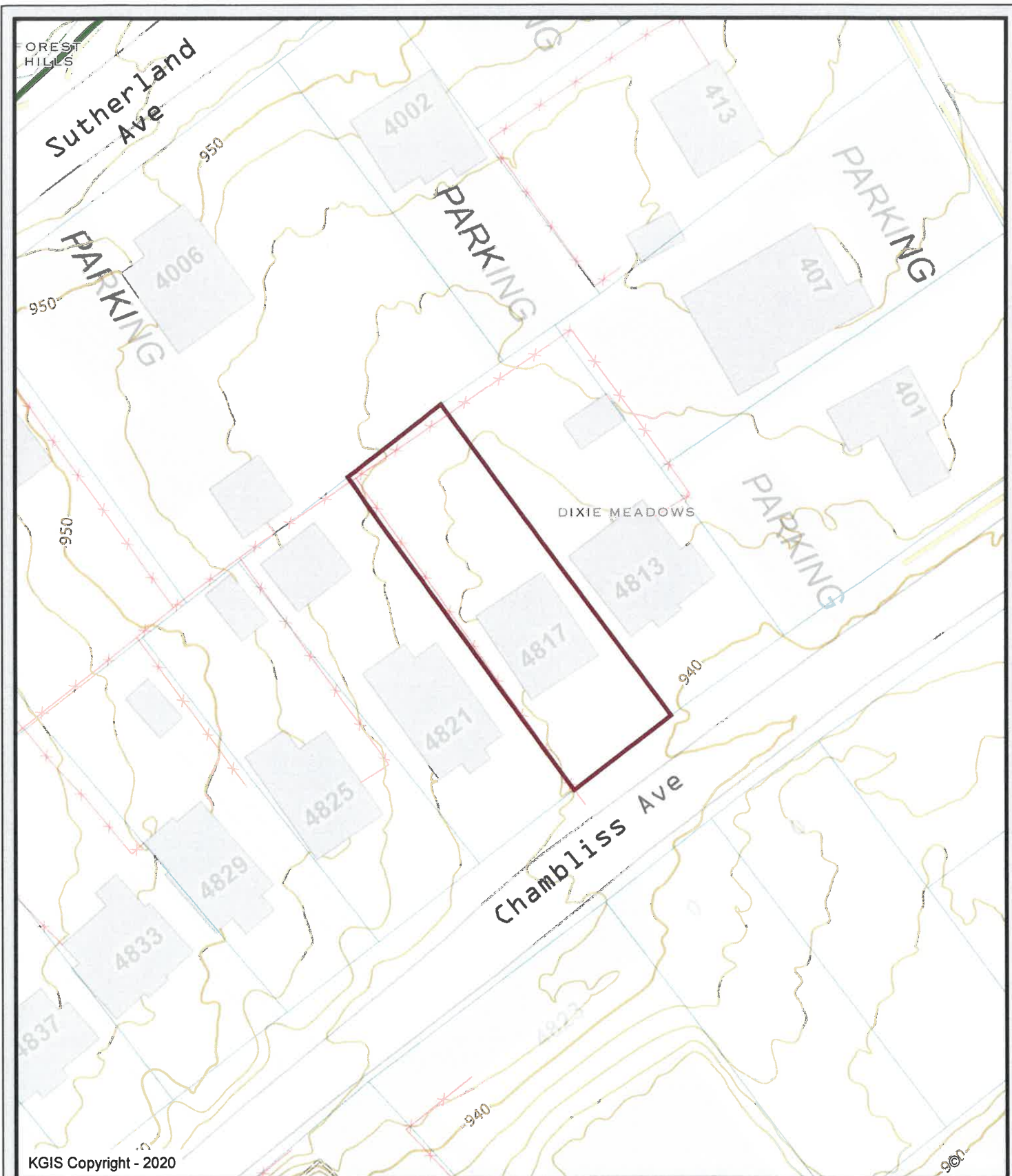
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Ron Hall

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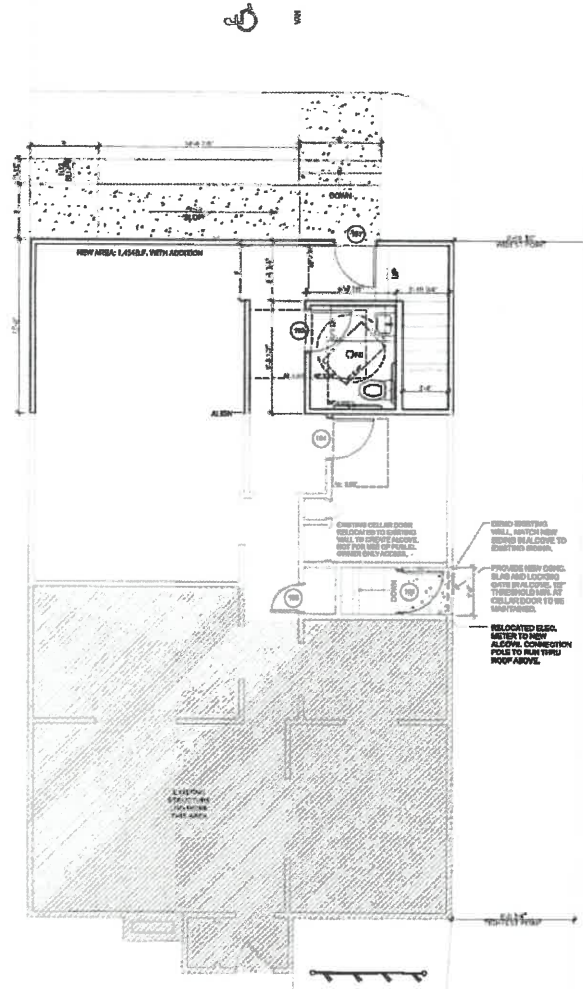
**RENOVATIONS FOR
CHAMBLISS HOUSE
4817 CHAMBLISS AVE
KNOXVILLE, TN**

**PRELIMINARY -
NOT FOR
CONSTRUCTION**

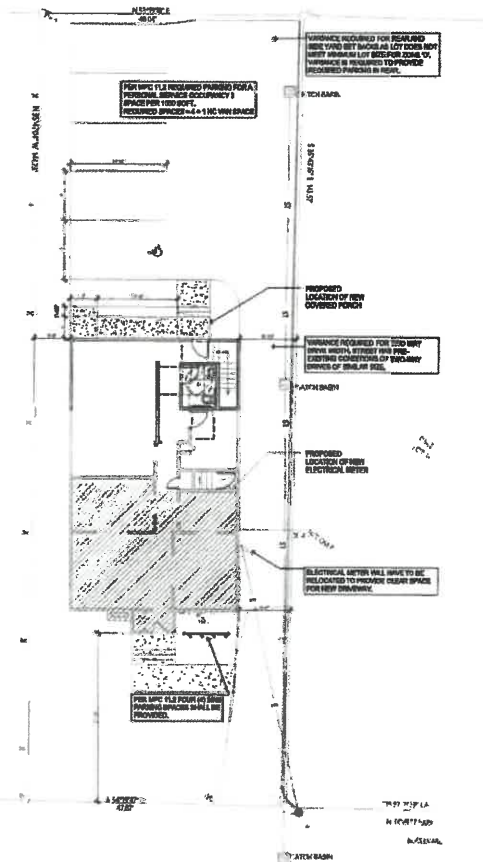
ARCHITECTURAL SITE PLAN

| | |
|---------------|-------|
| DATE: | DATE |
| PROJECT NO.: | 30018 |
| PROJECT MGR.: | N.C. |

A0.1



1 **PROPOSED FLOOR PLAN**
A0.1 SCALE: 1/4" = 1'-0"



2 ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'



11-D-20-VA



4853 CHAMBLISS DRIVE

11-0-20-VA

4853 CHAMBLISS DRIVE



11-0-20-VA



4857 CHAMBLISS DRIVE

11-D-20-VA



4861 CHAMBLISS DRIVE

11-D-20-VA



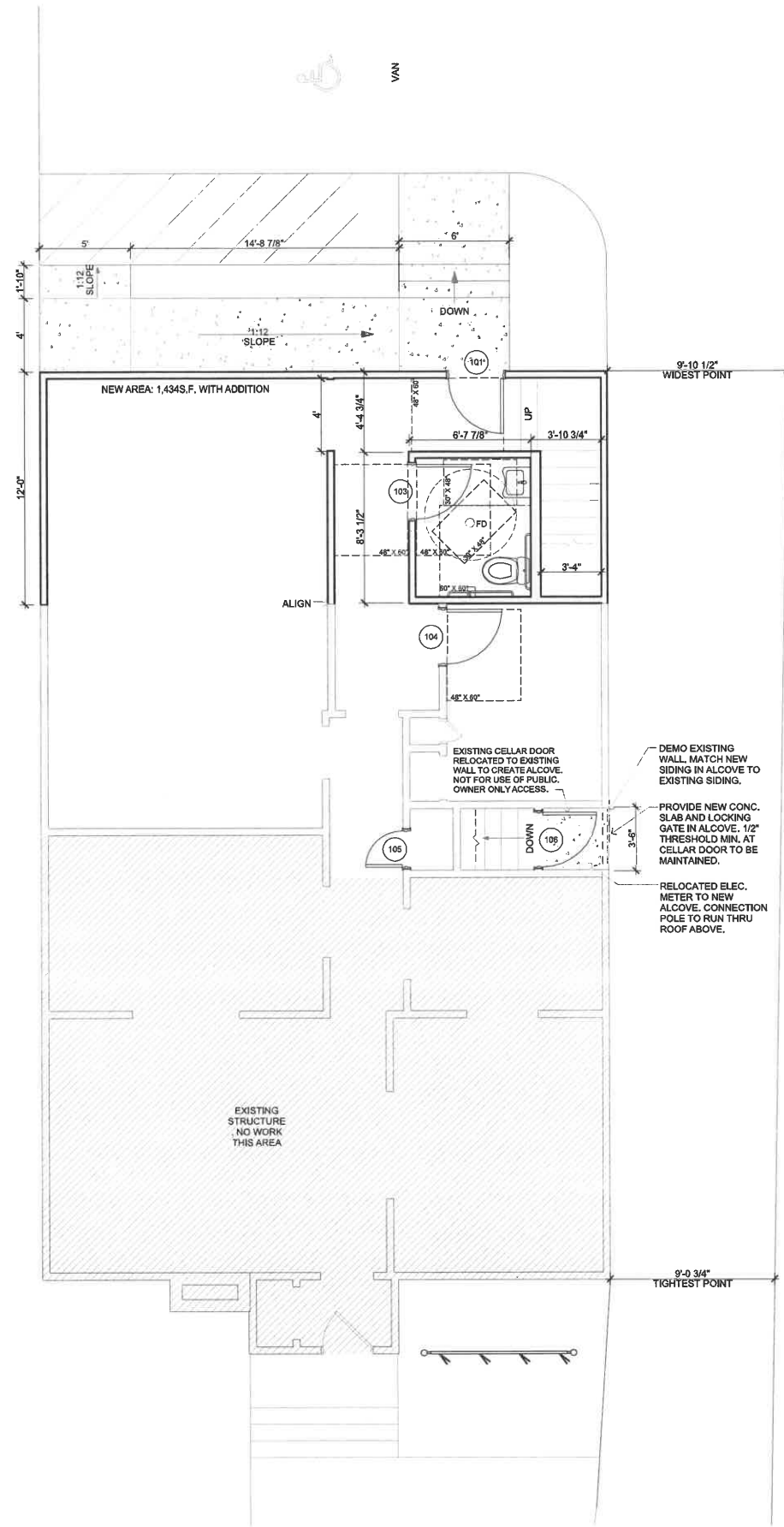
4865 CHAMBLISS DRIVE

11-D-20-VA

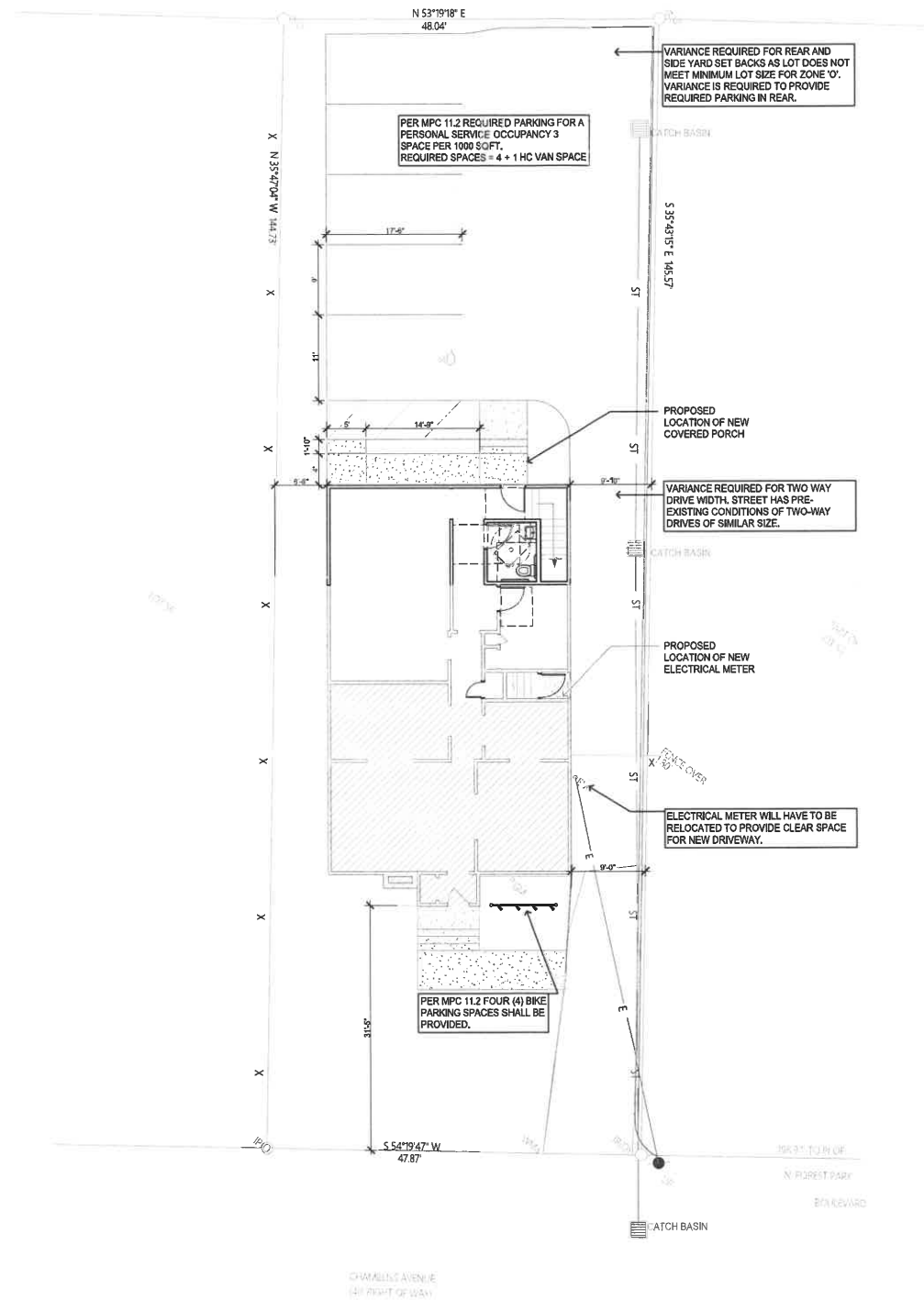


4873 CHAMBLISS DRIVE

11-D-20-VA



1
A0.1
PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"



2
A0.1
ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'



**GEORGE
ARMOUR
EWART
ARCHITECT**

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RENOVATIONS FOR
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ARCHITECTURAL SITE PLAN

DATE: PROJECT NO.: PROJECT MGR.: DATE: 20018 N.C.

A0.1

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