

File #

60-C-20-YA



# 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: John Holmes	Owner <input checked="" type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address: 211 16th St.	Contractor <input type="checkbox"/>	Modification of Existing Structure <input checked="" type="checkbox"/>
City, State, Zip: Knoxville, TN 37916	Tenant <input type="checkbox"/>	Off Street Parking <input checked="" type="checkbox"/>
Phone Number: 423-231-4980	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Email: jholmes6@gmail.com		Other: <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 : 211 16th St City, State, Zip: Knoxville, TN 37916  
 See KGIS.org for Parcel #: 094NE018 and Zoning District: RN-5/NC-1

## 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.

Renovation of property exceeding greater than 50% of value. Plans call for enclosing the rear patio, which is identical to the neighboring houses at 203 16th and 207 16th st. Variances are now required to be obtained prior to HCZ certificate of appropriateness per memo on 4/20/20. No change to the existing footprint. Existing coverage is 1,725 sq ft, enclosed porch is additional 72 sq ft.

Increase lot coverage from 35% to 49.9%, existing house coverage is 47.9%

Reduce parking from 2 to 0.

Reduce rear setback from 25' to 17'

Impervious from 45% to 49.9%.

### Describe hardship conditions that apply to this variance.

Small lot of record, is an existing house in the NC-1 overlay, interior lot is landlocked on all 4 sides making it impossible to add 2 parking space.

## 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 5/13/20

File # 6-C-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. Increase the maximum building coverage in a RN-5/NC zone from 35% to 49.9% for an addition to a single family residence. To replace an open rear patio with a conditioned living space. Per Article 4.3.A. Table 4-1
2. Decrease the required parking in a RN-5/NC zone for a single family residence due to meeting redevelopment from a minimum 2 parking spaces to 0 parking spaces. Per Article 17.1.a.2.c

REVISED

**PROJECT INFORMATION**

Date Filed 5-13-20

Fee Amount \$250

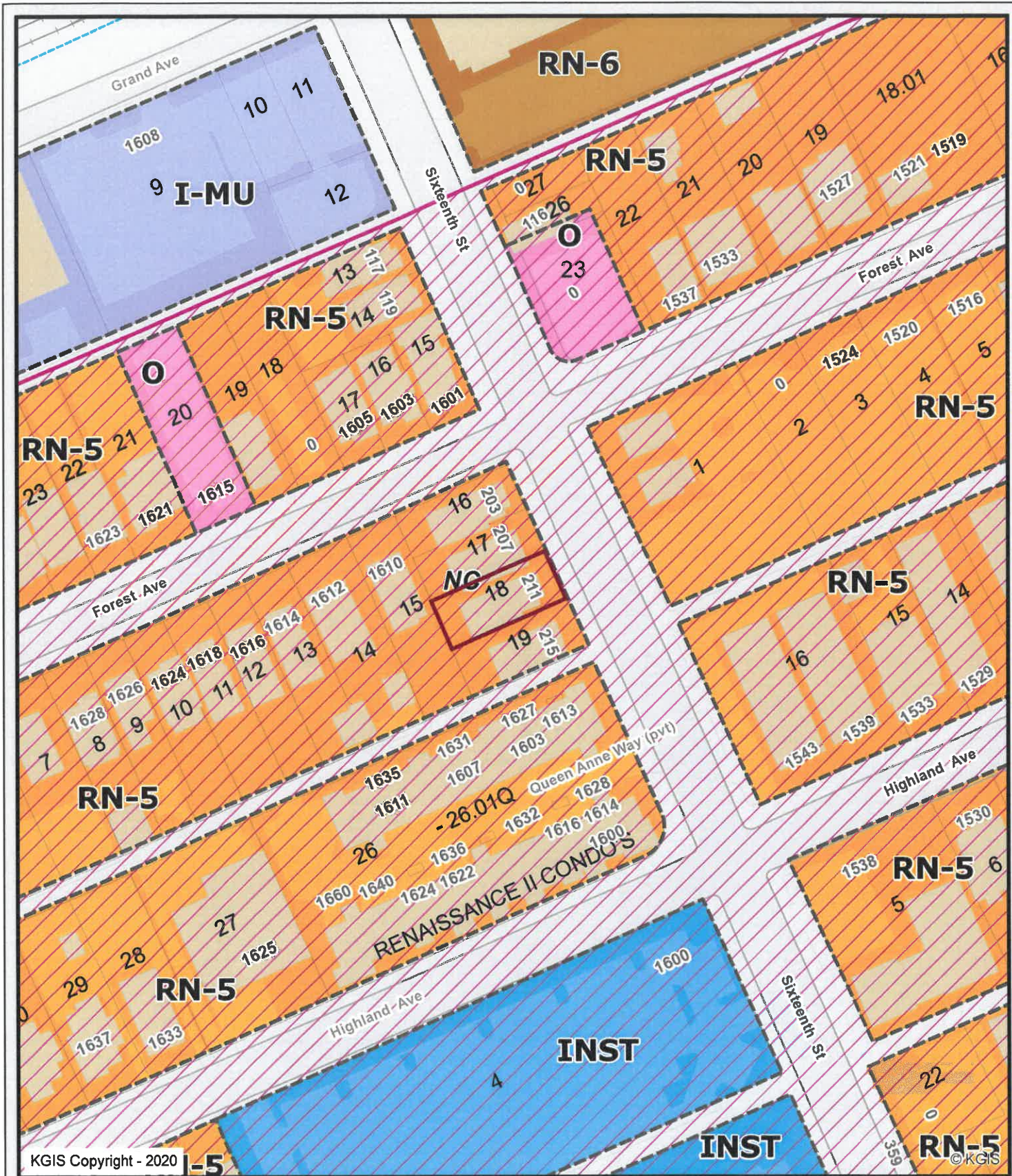
Council District 1

BZA Meeting Date 6-18-20

PLANS REVIEWER Rebecca Johnson

DATE 5-13-20





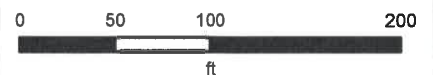
211 Sixteenth St.

6-C-20-VA  
John Holmes

Knoxville - Knox County - KUB Geographic Information System

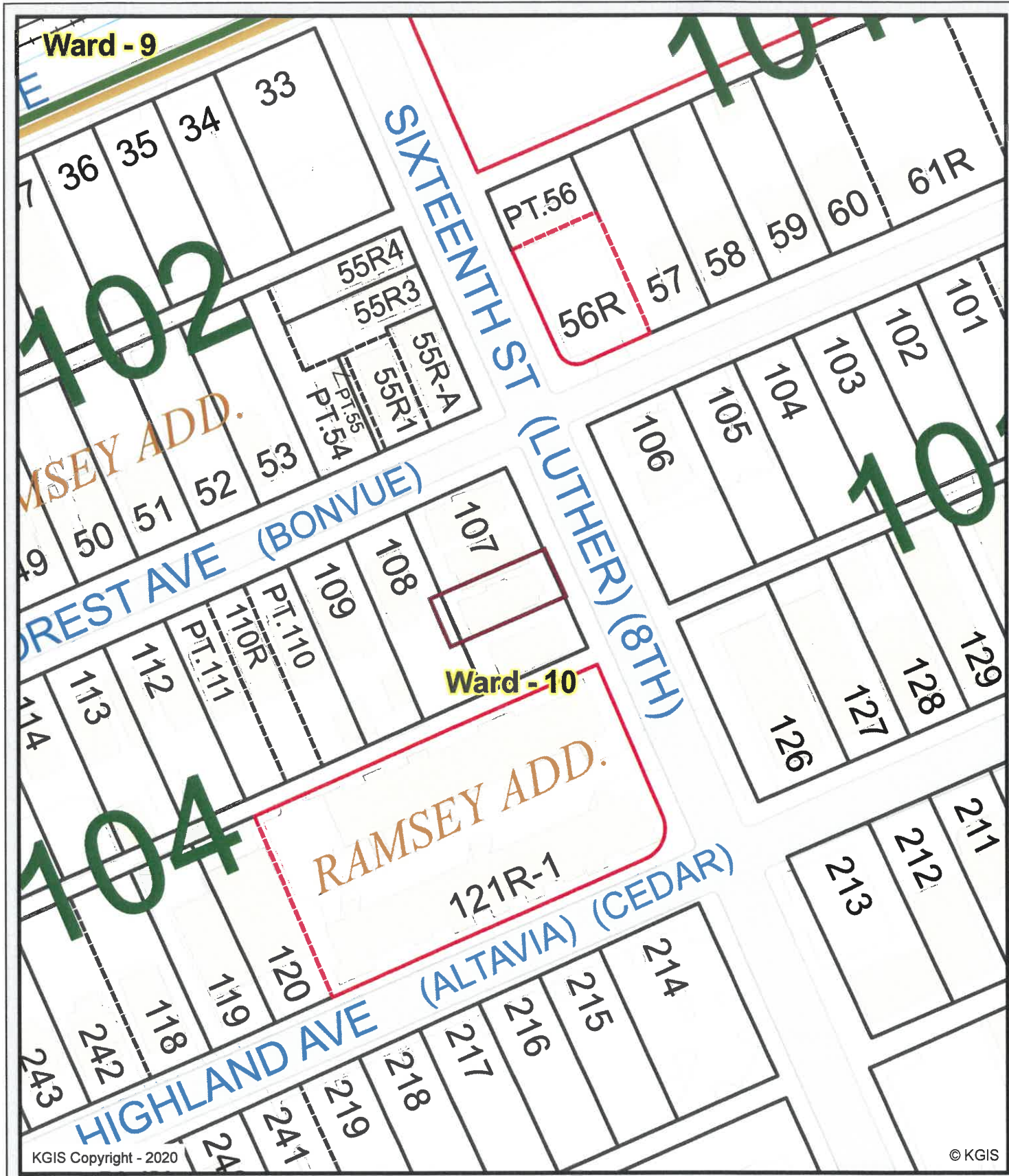


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211 Sixteenth St.

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6-C-20-VA

John Holmes

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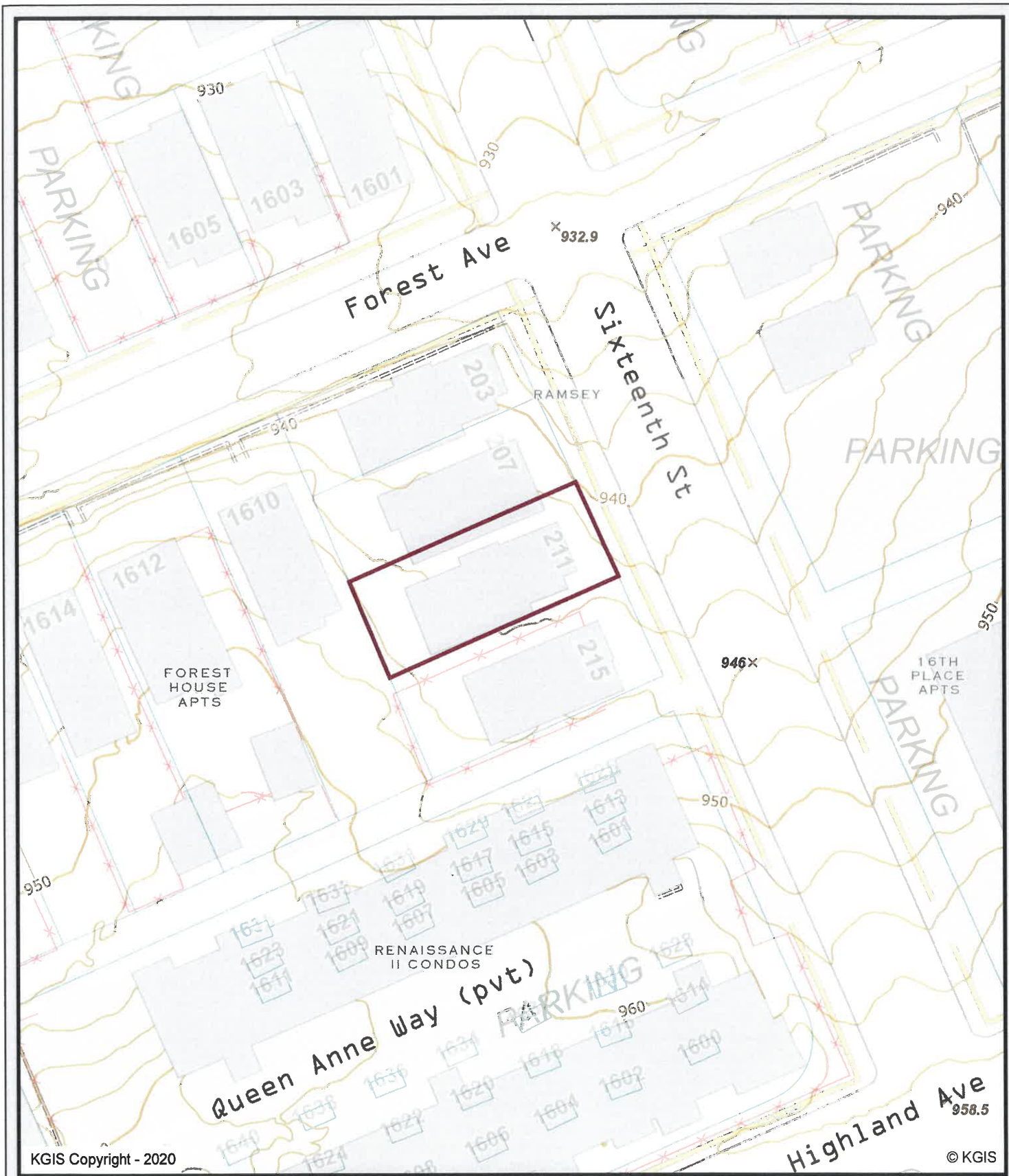


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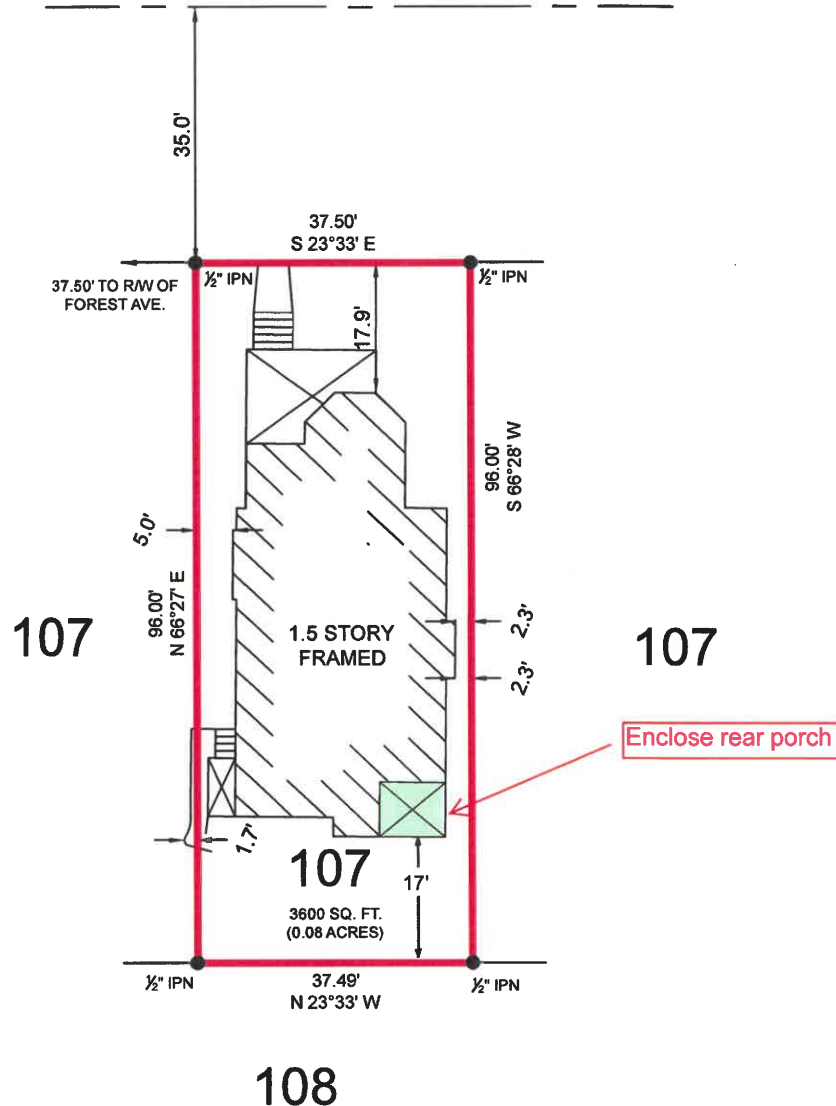
THIS SURVEY WAS PREPARED USING A COMBINATION OF TOTAL STATION  
AND R.T.K. G.P.S. DATA COLLECTION.  
G.P.S. RECEIVER INFO.: SOKKIA MESA S/N 144387, TOPCON ANTENNA:  
PG-S1 TOTAL STATION : TOPCON GPT-8205A  
VERTICAL DATUM IS NAVD88, GEOID12

IPN = IRON PIN, NEW  
R/W = RIGHT-OF-WAY



# SIXTEENTH STREET

(CENTERLINE OF R/W)



## CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY

I HEREBY CERTIFY THAT THIS CATEGORY 1 SURVEY  
AND THE RATIO OF PRECISION OF THE UNADJUSTED  
SURVEY IS 1:10,000 AS SHOWN HEREON  
SURVEYOR: STANLEY E. HINDS, TENN. REG. NO. 967

I HEREBY CERTIFY THAT THIS SURVEY  
HAS BEEN MADE USING THE LATEST  
RECORDED DEED AND OTHER DOCU-  
MENTS FURNISHED BY THE ATTORNEY.  
THAT THERE ARE NO ENCROACHMENTS  
OR PROJECTIONS OTHER THAN THOSE  
SHOWN AND THAT THE SURVEY IS  
CORRECT TO THE BEST OF MY  
KNOWLEDGE AND BELIEF.



SURVEY FOR EVIAN PARTNERS  
DIST. 4 WARD 10 CITY OF KNOXVILLE COUNTY KNOX  
ADDRESS 211 SIXTEENTH STREET  
LOT NO. PART 107 BLOCK \_\_\_\_\_ UNIT \_\_\_\_\_  
S/D RAMSEY'S ADDITION  
INSTR. PC "A 172B SCALE 1" = 20' DATE 8-19 2019  
JOB NO. 1908009 ORDERED BY: INDEP.

## HINDS SURVEYING CO.

3555 WINDY J FARMS DR. LOUISVILLE, TN 37777  
PH. 588-9799 FAX. 233-3393  
WWW.HINDSSURVEYING.COM

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