File # 7-H-22-VA

CITY OF KNOXVILLE

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 Javonte COTNER	Owner	☑	New Structure	☑
Street Address 1829 Azrock	Contractor	☐	Modification of Existing Structure	☐
City, State, Zip Knoxville TN. 37914	Tenant	☐	Off Street Parking	☐
Phone Number (865) 469-4509	Other	☐	Signage	☐
Email			Other	☐

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 3944, [redacted] Seahorn Avenue — City, State, Zip Knoxville, TN. 37914

See KGIS.org for Parcel # 070MG008,009 & 010 XXXXXXX City Council District 6 — and Zoning District O

VARIANCE REQUIREMENTS

City of Knoxville Zoning Ordinance Article 16, Section 16.3

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.

We propose to build a [redacted] Single Family Residences on the [redacted] lots listed in the 'Property Information' section above. These lots are currently Zoned 'O' and have an 'Minimum Interior Side Setback' of 15' (fifteen feet).

Since the lots' width are all 49.34 feet (measured side line to side line), the 15' side yard requirement is to too restrictive for a Single Family Residence. We need a variance from 15' to 9.34' for enough room to place our proposed Single Family Residences on the lots.

Describe hardship conditions that apply to this variance.

The 'O' zoning's side yard requirement is too restrictive for the existing lot sizes. With limited visibility from and access limited to the East Bound Lanes of Asheville Highway at the Magnolia Avenue, Rutledge Pike and Asheville Highway Interchange, these lots a best suited for Residential use.

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 Javonte Cotner **DATE** 5-26-22

File # 7-H-22-VA

CITY OF KNOXVILLE

BOARD OF ZONING APPEALS APPLICATION

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

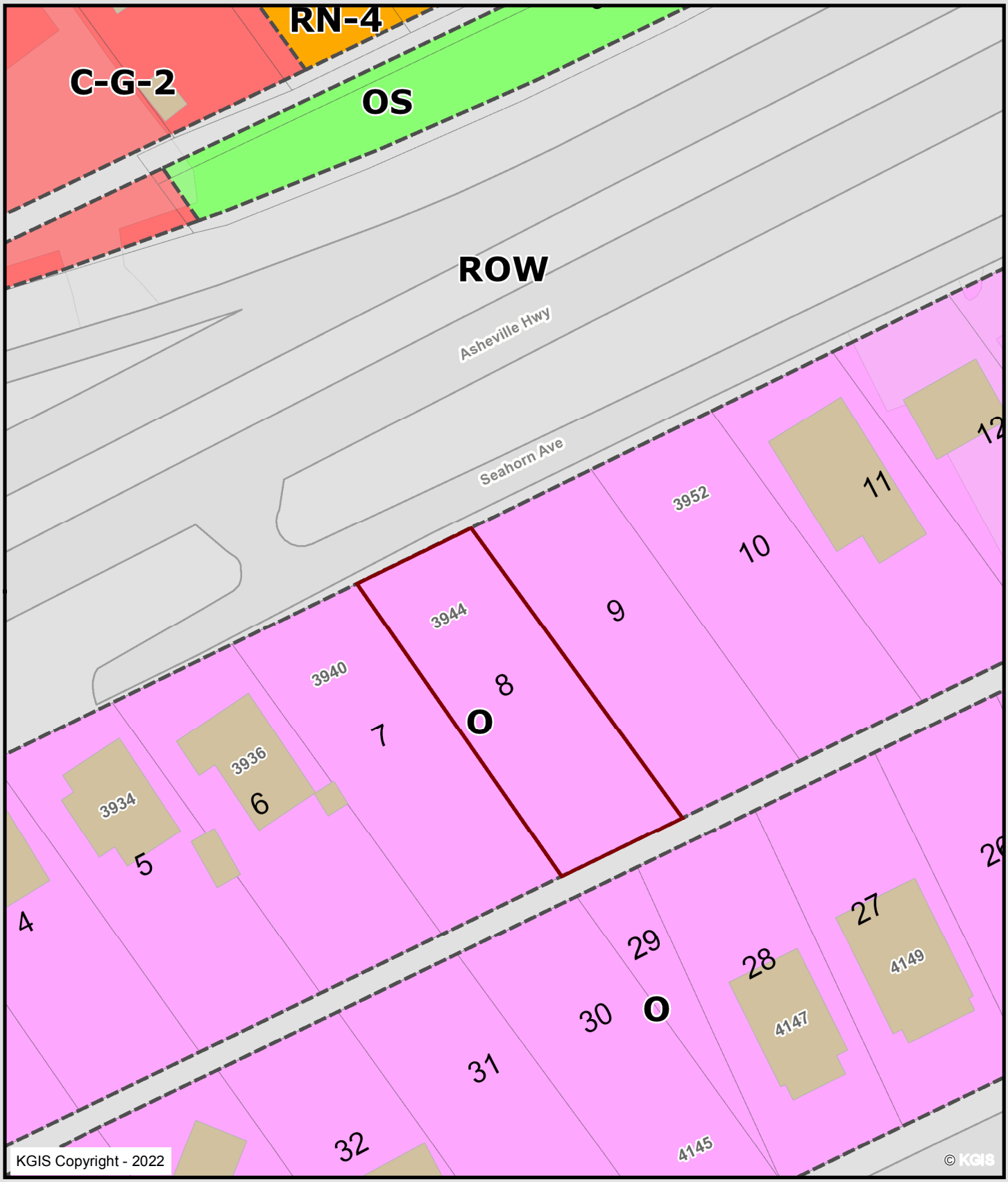
Is a plat required? **Yes** ☐ **No** ☑ **Small Lot of record?** ☐

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

Decrease the minimum interior side setback from 15 feet to 9.34 feet for a new single-family dwelling in the O district. Per Article 5.3.A; Table 5-1.

PROJECT INFORMATION

Date Filed 5/262022	Fee Amount $250
Council District 6	BZA Meeting Date 7/19/2022
PLANS REVIEWER Bryan Berry	**DATE** 6/14/2022



3944 SEAHORN DR

7-H-22-VA

JAVONTE COTNER

Knoxville - Knox County - KUB Geographic Information System

Printed: 6/9/2022 at 12:52:54 PM

0 25 50 100

ft

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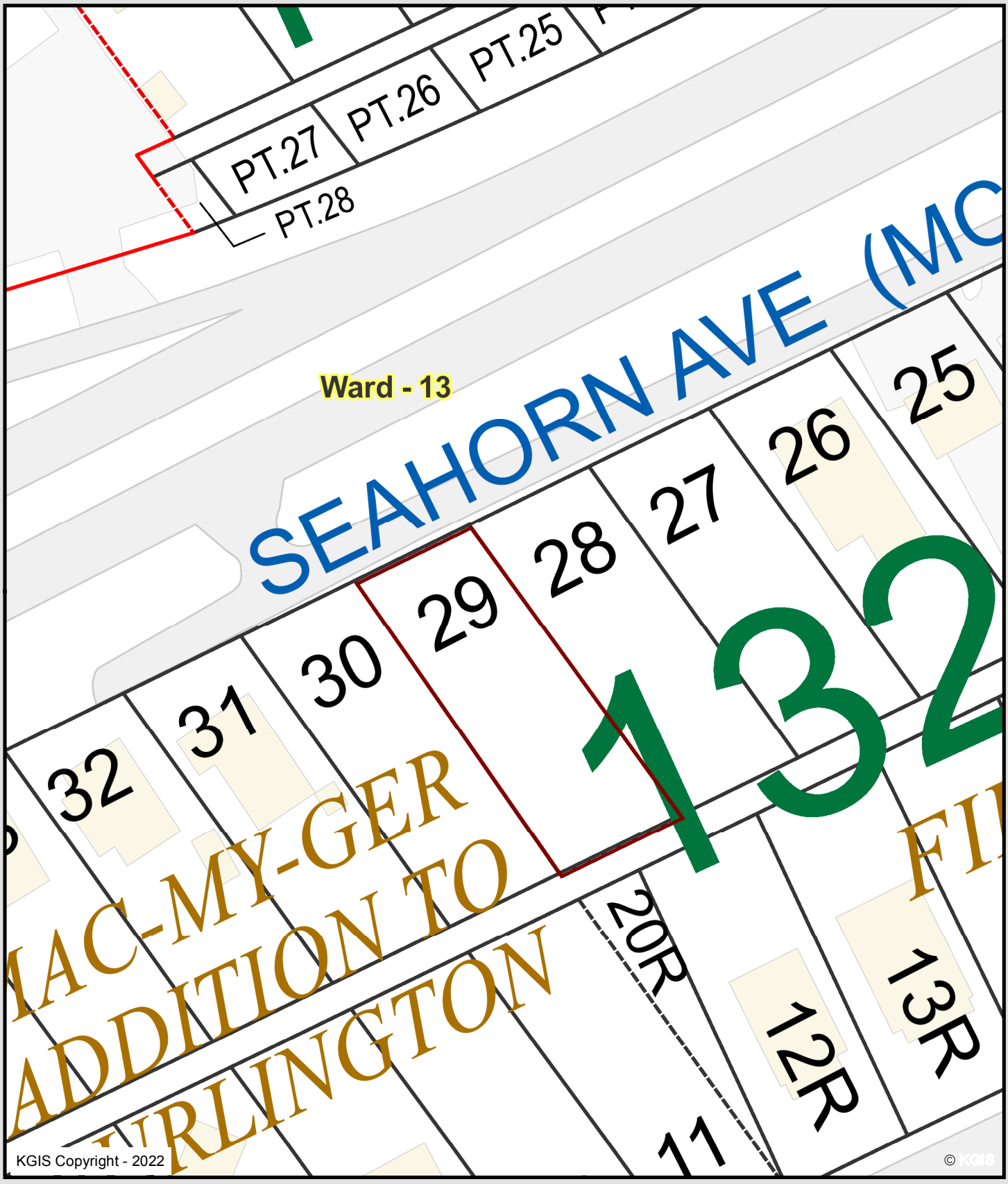

3944 SEAHORN DR

7-H-22-VA

JAVONTE COTNER

Knoxville - Knox County - KUB Geographic Information System

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ft

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3944 SEAHORN DR

7-H-22-VA

JAVONTE COTNER

Knoxville - Knox County - KUB Geographic Information System

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ft

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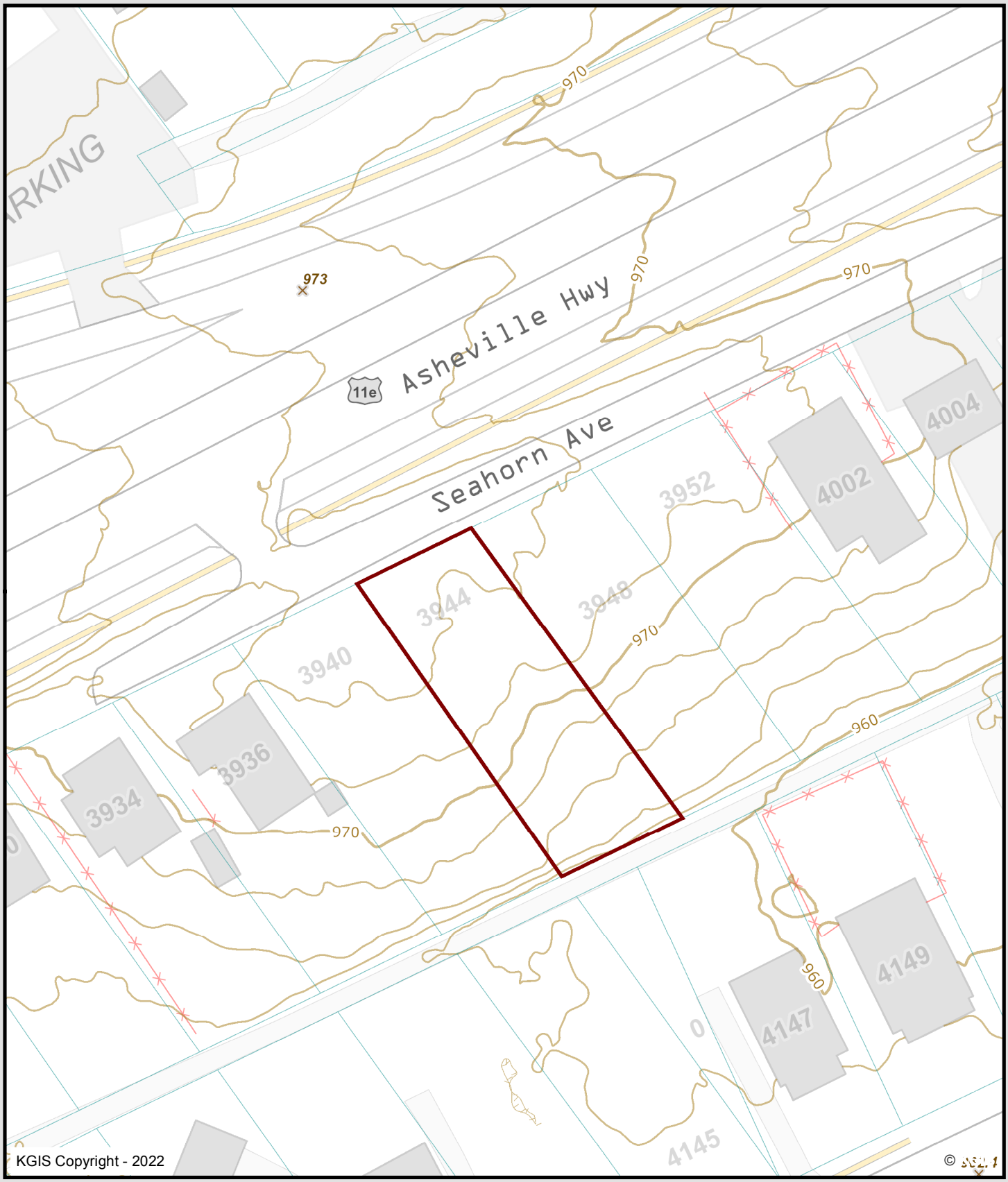

3944 SEAHORN DR

7-H-22-VA

JAVONTE COTNER

Knoxville - Knox County - KUB Geographic Information System

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0 25 50 100

ft

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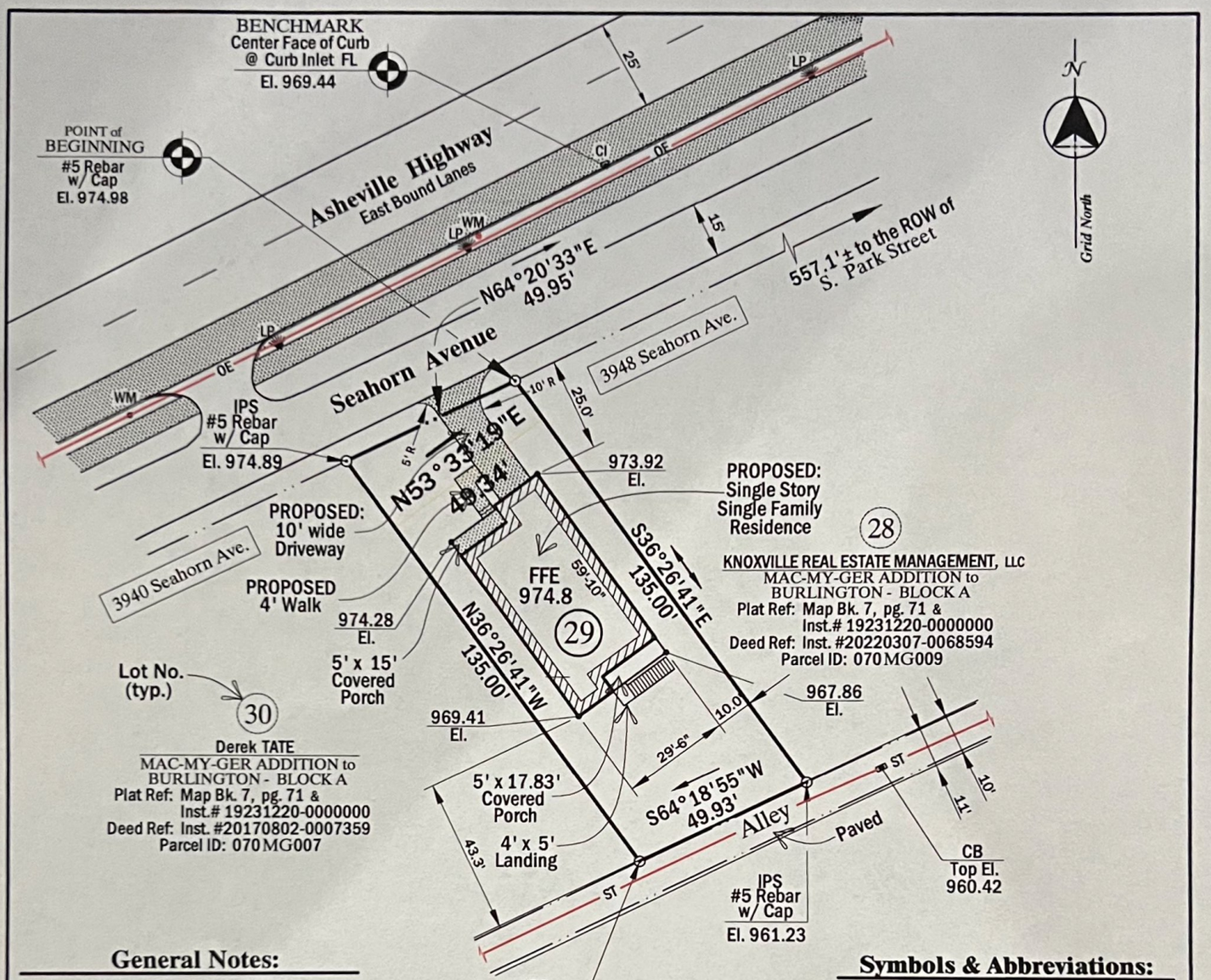

General Notes:

1. Iron pins are set at all property corners, unless noted otherwise.
2. The North Arrow is referenced to the bearing between City Control Stations 0107 & 0108 & the elevations are referenced to NAVD88.
3. This lot contains 6,623 sqft. or 0.152 acres.
4. This property is Zoned RN-2.
5. The location of the underground utility lines are shown in their approximate locations... for accurate locations call 1-800-351-1111.
6. Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from the foundation walls at a 5% slope.

Symbols & Abbreviations:

IPF	Iron Pin Found
IPS	Iron Pin Set
OE	Overhead Electrical
PP	Power Pole
℄	Centerline
	Centerline
	Right-of-Way line
	Concrete
	Fence Line
CB	Catch Basin
±	More or Less
Sqft.	Square Feet
Inst. #	Instrument Number
R	Radius
FFE	Finished Floor Elevation
WD Bk.	Warranty Deed Book
El.	Elevation
WM	Water Meter
LP	Light Pole
CI	Curb Inlet

SITE PLAN

3944 SEAHORN AVENUE

MAC-MY-GER ADDITION to BURLINGTON
BLOCK A
1st. Civil District - Knox County, Tennessee
13th. Ward - City of Knoxville, Tennessee
City Block #13262

Date: 14 April 2022
Scale: 1" = 40'

Deed Ref: Inst. #20220302-0067753

Plat Ref: Map Bk. 7, pg. 71
TAX Map: 70"M" Group "G", Parcel 8

Surv'd By: GFB **Rev1:**
Dwg. By: GFB **Rev2:**
Proj. No: 220404 **Rev3:**

GLENN F. BIGGS, JR. REGISTERED LAND SURVEYOR XVI AGRICULTURE COMMERCE TENNESSEE NO. 712

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: _____

OWNERS:
KNOXVILLE REAL ESTATE MANAGEMENT, LLC
1829 Azrock Drive
Knoxville, TN. 37914
(865) 985-6460

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

PREPARED FOR:
Javonte COTNER
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Knoxville, TN. 37920
(865) 469-4509