

File # 10-H-23-VA



BOARD OF ZONING APPEALS APPLICATION

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

Is a plat required? Yes No

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

Large empty rectangular area for providing variance request details and ordinance citations.

PROJECT INFORMATION

Date Filed	Fee Amount
Council District	BZA Meeting Date
PLANS REVIEWER	DATE

THIS SURVEY WAS PREPARED USING A COMBINATION OF RTK GNSS AND CONVENTIONAL TOTAL STATION DATA COLLECTION.

- 1) GNSS RECEIVER: CARLSON BRx7 BASE/ROVER
REFERENCED TO NAD83 STATE PLANE COORDINATES USING THE TDOT CORS NETWORK
- 2) TOTAL STATION: TOPCON GPT-8205A
- 3) VERTICAL DATUM: NAVD88 / GEOID2018



● = FOUND MONUMENT

◆ = 1/2" IRON PIN SET

○ = CALCULATED POINT

MBL = MINIMUM BUILDING LINE

U&D EASE. = UTILITY & DRAINAGE EASEMENT

WD = WOOD DECK

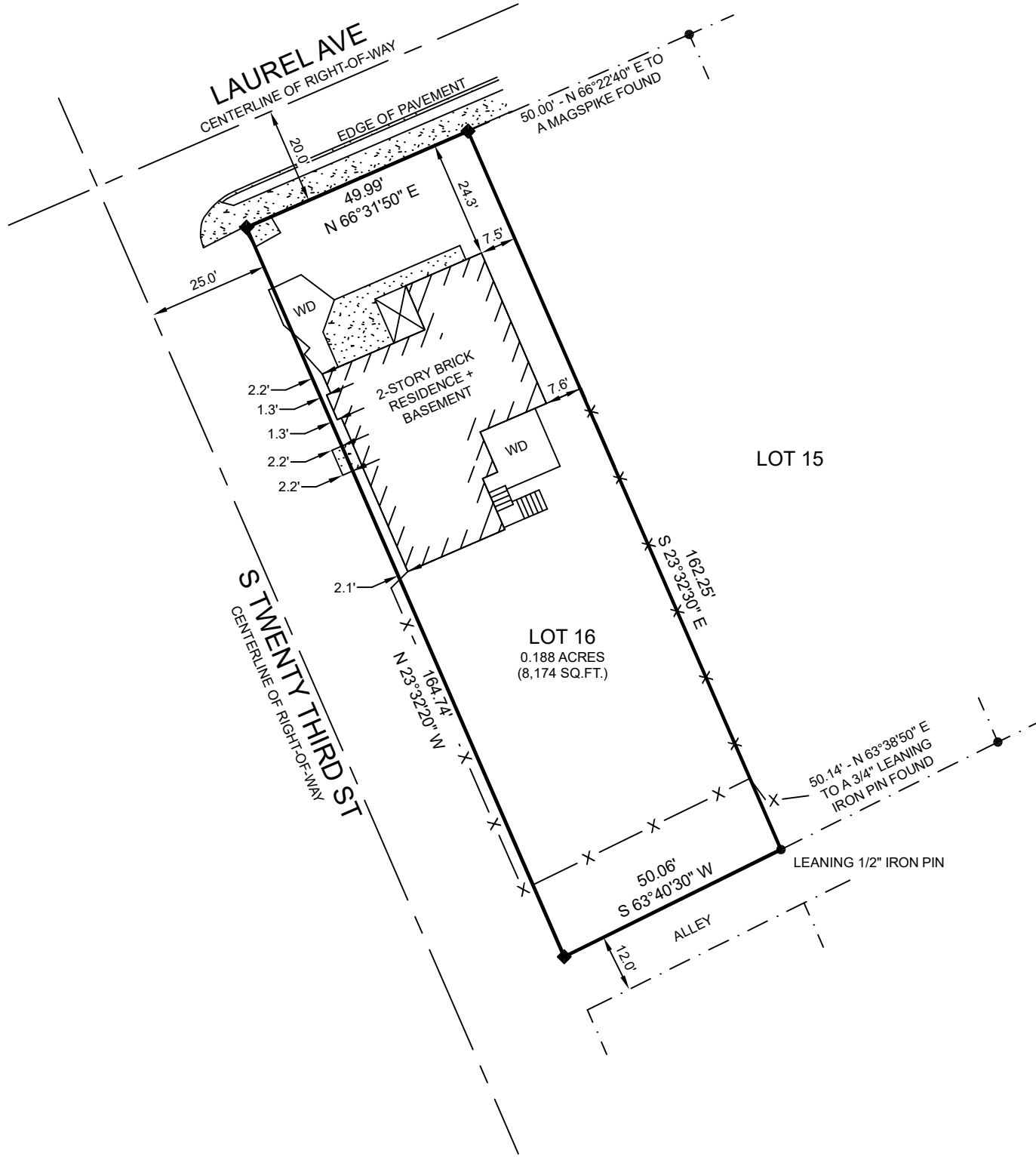
BOUNDARY LINE

NON-SURVEYED PROPERTY LINE

CENTERLINE OF ROAD

FENCING

— X — X — X —

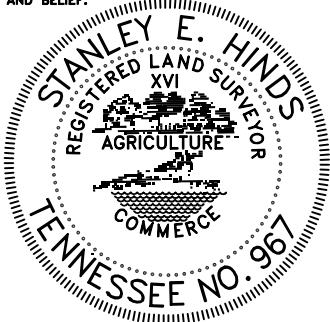


CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON

SURVEYOR: STANLEY E. HINDS
TN REG. NO. 967

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE USING THE LATEST RECORDED DEED AND OTHER DOCUMENTS FURNISHED BY THE ATTORNEY AND 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.

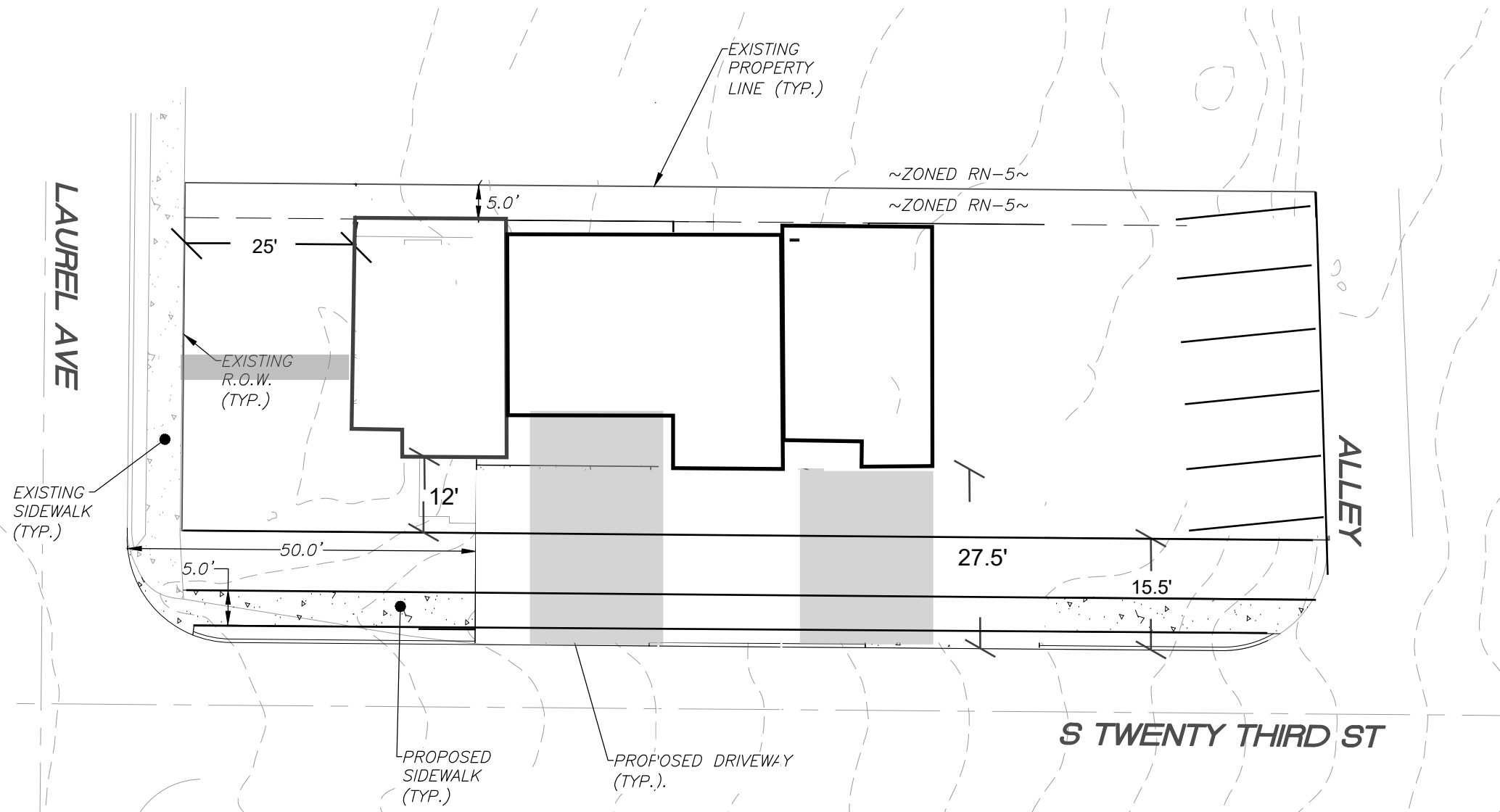


SURVEY FOR JOHN HOLMES
 DIST. 4 WARD 10 CITY OF KNOXVILLE COUNTY KNOX
 ADDRESS 2230 LAUREL AVE
 LOT NO. 16 BLOCK F UNIT _____
 S/D FORT SANDERS ADDITION
 INSTR. WD 199512290043303 PLAT 192106290000000 SCALE 1" = 30' DATE 03/06 2023
 JOB NO. 2302011 ORDERED BY: INDEP.

HINDS SURVEYING CO.

3555 WINDY J FARMS DR. LOUISVILLE, TN 37777
 865-588-9799 TNSURVEY@GMAIL.COM
 WWW.HINDSSURVEYING.COM

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Parking Required = 9
 Parking Provided - 9

Addressing has been changed to Laurel Ave:
 Front setbacks match the entire block along Laurel Ave



2230 LAUREL AVENUE



	Front	W side	E side
2230 Laurel Proposed	20	5	5
2230 Laurel existing	23	2.2	7.5

South Side of Laurel Ave			
2226 Laurel	20.5	6.2	8.1
2222 Laurel	20.2	4.6	14
2218 Laurel	21.4	5.9	10.7
2210 Laurel	21.3	0.5	7.2
2208 Laurel	21.4	0	8.1
2202 Laurel	19.4	0	1.8
2200 Laurel	19.4	0	0.3
505 22nd	16.1	1	1
2217 Clinch	21.4	12.9	2.1
2215 Clinch	21.5	7.7	1.2
2213 Clinch	19.6	1.1	4.2
2211 Clinch	19.3	0	5.8
Average of Blockface	20.1	3.3	5.4

North Side of Laurel Ave			
2231 Laurel	20	7.9	9.8
2227 Laurel	25.6	4	9
2223 Laurel	26.5	1.7	1.2
2219 Laurel	23.5	1.3	8.9
2217 Laurel	23.8	5.4	8.4
2205 Laurel	23	3	8.2
2203 Laurel	17.7	6.5	6.8
2201 Laurel	24.3	4.9	3.8

Average combined setbacks	9.76
Requested combined setbacks	10

Appeal of interpretation of Section 17.1.A.2 for expansion of existing structures. Per Peter Ahrens, the existing building may be extended along the existing building lines, however it would be required to be a duplex. Section 1.4 Rules and 17.1 shown below.

C. Structures Rendered Nonconforming

If a structure existing on the effective date of this Code was a conforming structure before the effective date of this Code, but such structure does not meet all standards set forth in this Code in the zoning district in which it is located, that structure is deemed a nonconforming structure and is controlled by the provisions of [Article 17](#).

D. Lots Rendered Nonconforming

If a lot existing on the effective date of this Code was a conforming lot before the effective date of this Code, but such lot does not meet all standards set forth in this Code in the zoning district in which it is located, that lot is deemed a nonconforming lot and is controlled by the provisions of [Article 17](#).

2. Nonconforming structures/buildings only. Where a building or structure is conforming as to use, but nonconforming as to yard, height, or off-street parking requirements, such building or structure may be enlarged or added to along existing building lines providing:

- a. Addition or enlargement does not extend into any other required yard or exceed the existing height of the building or structure.
- b. Existing building together with addition or enlargement does not exceed the maximum lot coverage permitted in the district in which it is located.
- c. All off-street parking requirements for both existing building and addition or enlargement are complied with.

There is no requirement specified in the ordinance for a property to be limited to a Duplex or any use for that matter. This interpretation is not consistent with previous applications in the neighborhood either.

Recent approvals given to extend along existing building lines representing different uses are noted below. This a small sample of the surrounding neighborhood only.

1533 Forest Ave, 208 13th st, 210 13th st, 1319 Forest Ave, 1610 Forest, 1612 Forest, 1616 Forest, 1618 Forest, 1626 Forest, 211 16th st, 1627 Forest, 2302 Highland Ave