

 **BOARD OF ZONING APPEALS APPLICATION**

Please reach out to a City of Knoxville Zoning Examiner about your project before submitting a variance application.

APPLICANT INFORMATION	APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name (Individual not company)	Owner <input type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Applicant Email		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	City, State, Zip
See KGIS.org for Parcel #	City Council District # and Zoning District

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.

Describe hardship conditions that apply to this variance.

Site plans and any other relevant information associated with the hardship must accompany this application.

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 _____

File #

5-A-23-VA



BOARD OF ZONING APPEALS APPLICATION

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

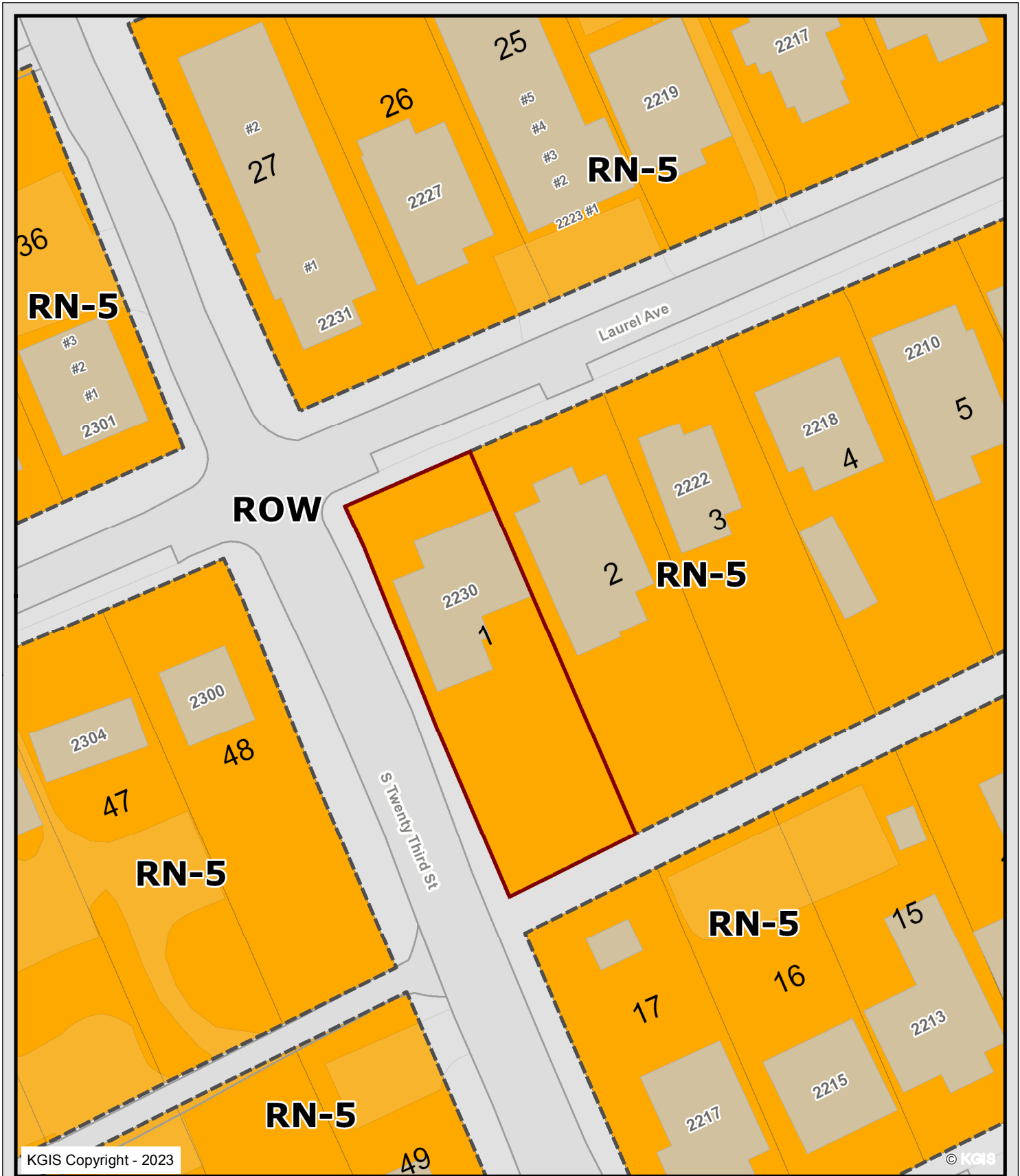
Is a plat required? Yes No

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

(This area is currently blank for the variance request details.)

PROJECT INFORMATION

Date Filed	Fee Amount
Council District 1	BZA Meeting Date
PLANS REVIEWER	DATE



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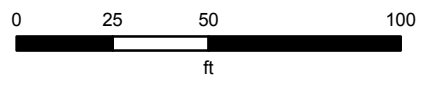
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5-A-23-VA
JOHN HOLMES

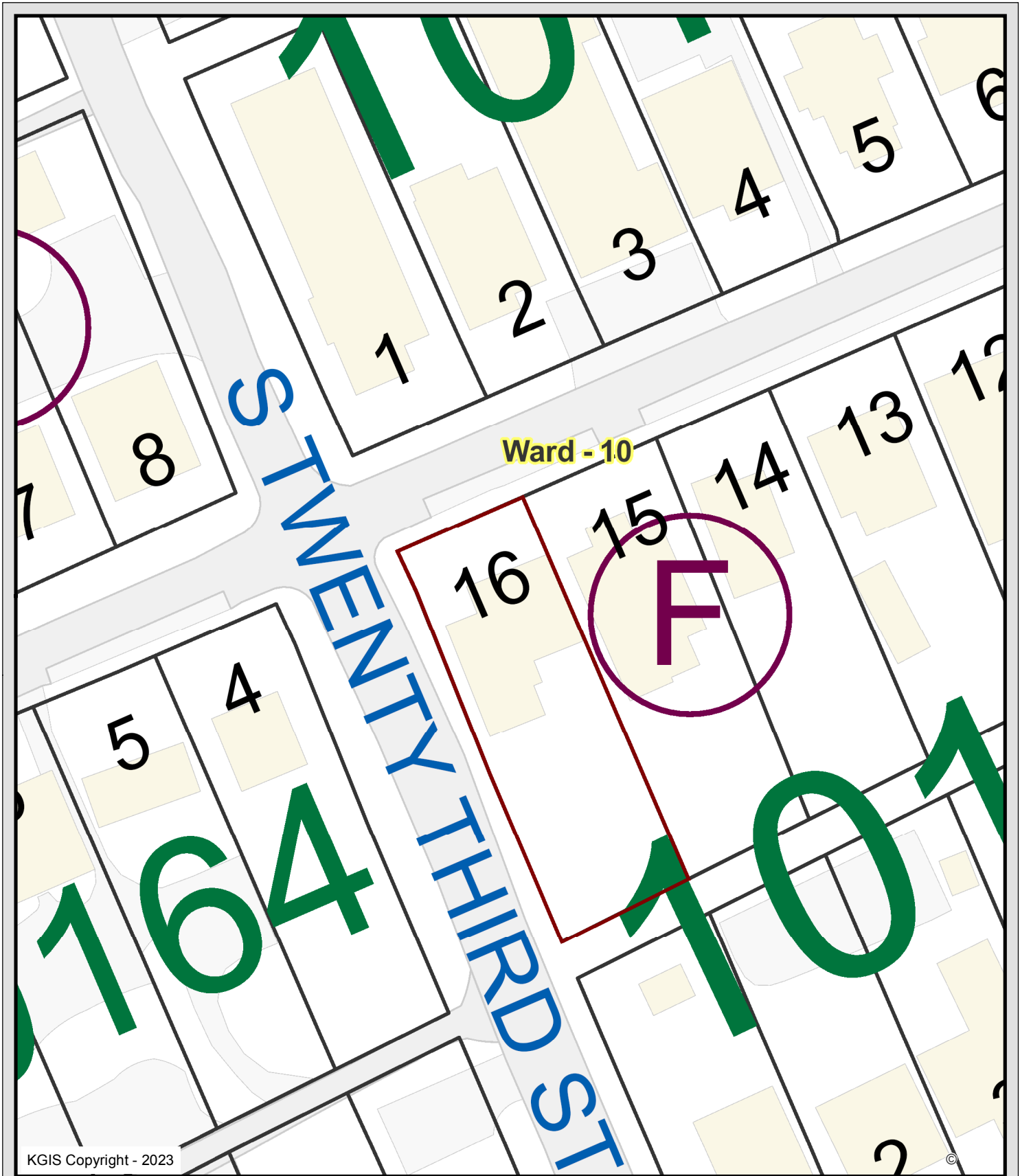
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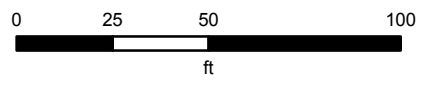
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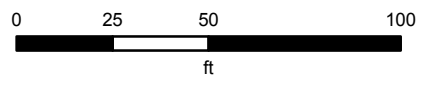
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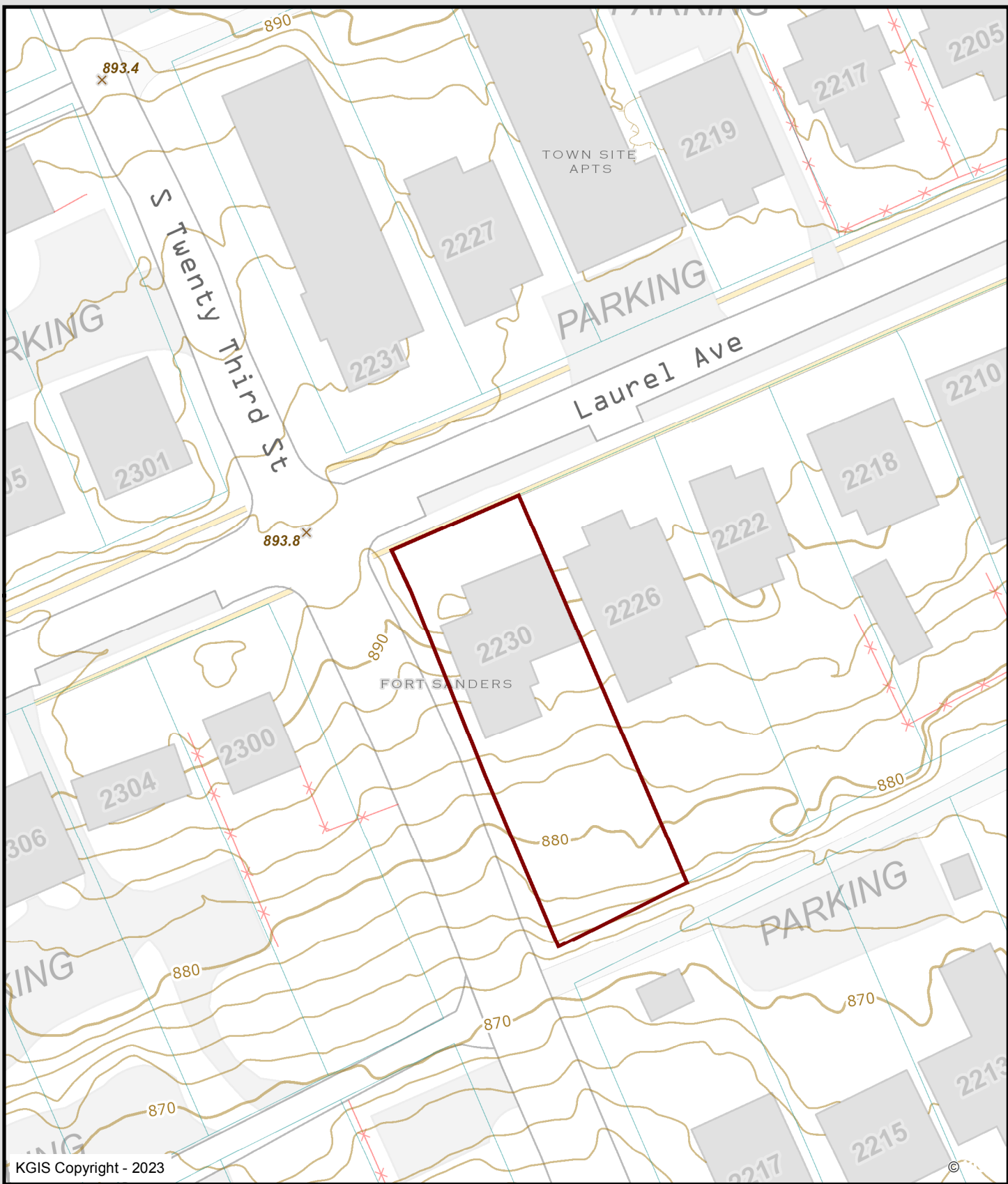
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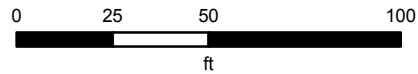
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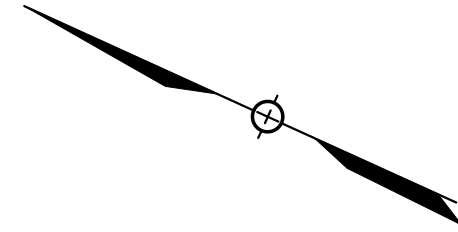
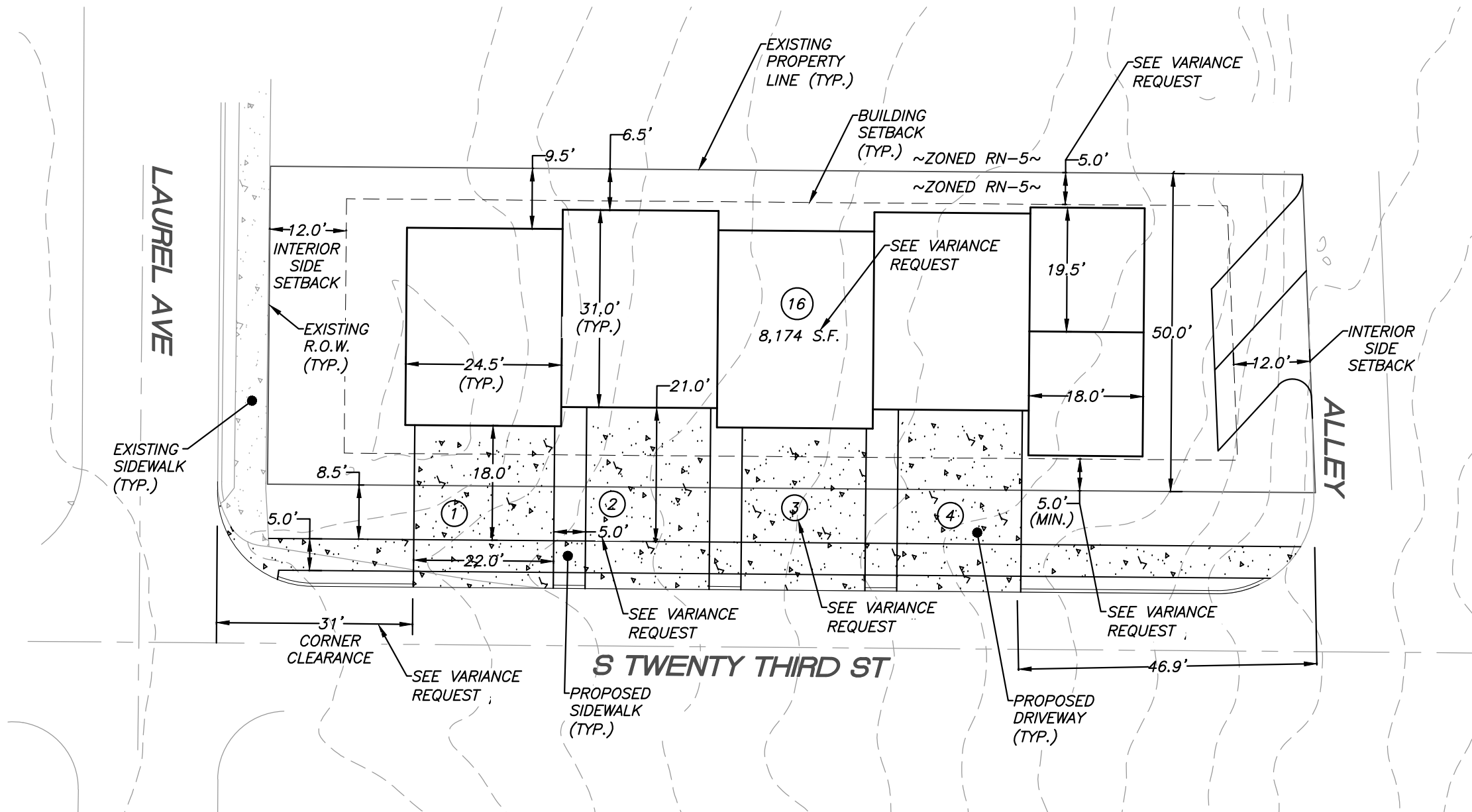
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2230 LAUREL AVENUE

CITY OF KNOXVILLE
 GROUP A
 CLT MAP 108
 SCALE: 1"=20'

KNOX COUNTY, TN.
 INSERT: C
 CITY BLOCK NO. 10184
 1
 APRIL 12, 2023



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

CONTOURS SHOWN ARE DERIVED FROM THE STATE OF TN LIDAR ELEVATION PROJECT. THEY HAVE BEEN EXTENSIVELY FIELD-CHECKED FOR LOCAL ACCURACY.



● = FOUND MONUMENT

◆ = 1/2" IRON PIN SET

○ = CALCULATED POINT

MBL = MINIMUM BUILDING LINE

U&D EASE. = UTILITY & DRAINAGE EASEMENT

WD = WOOD DECK

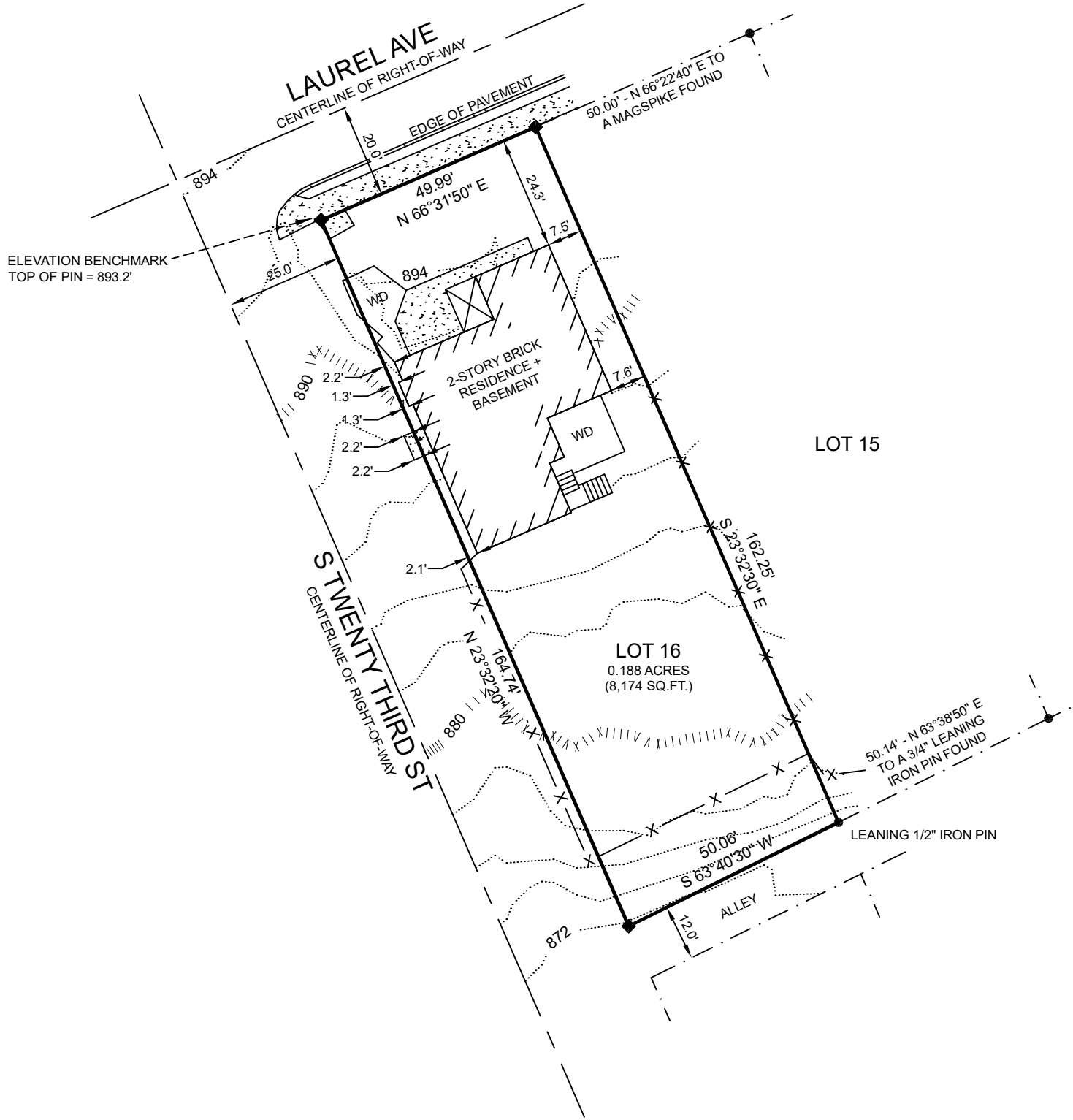
BOUNDARY LINE

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 _____

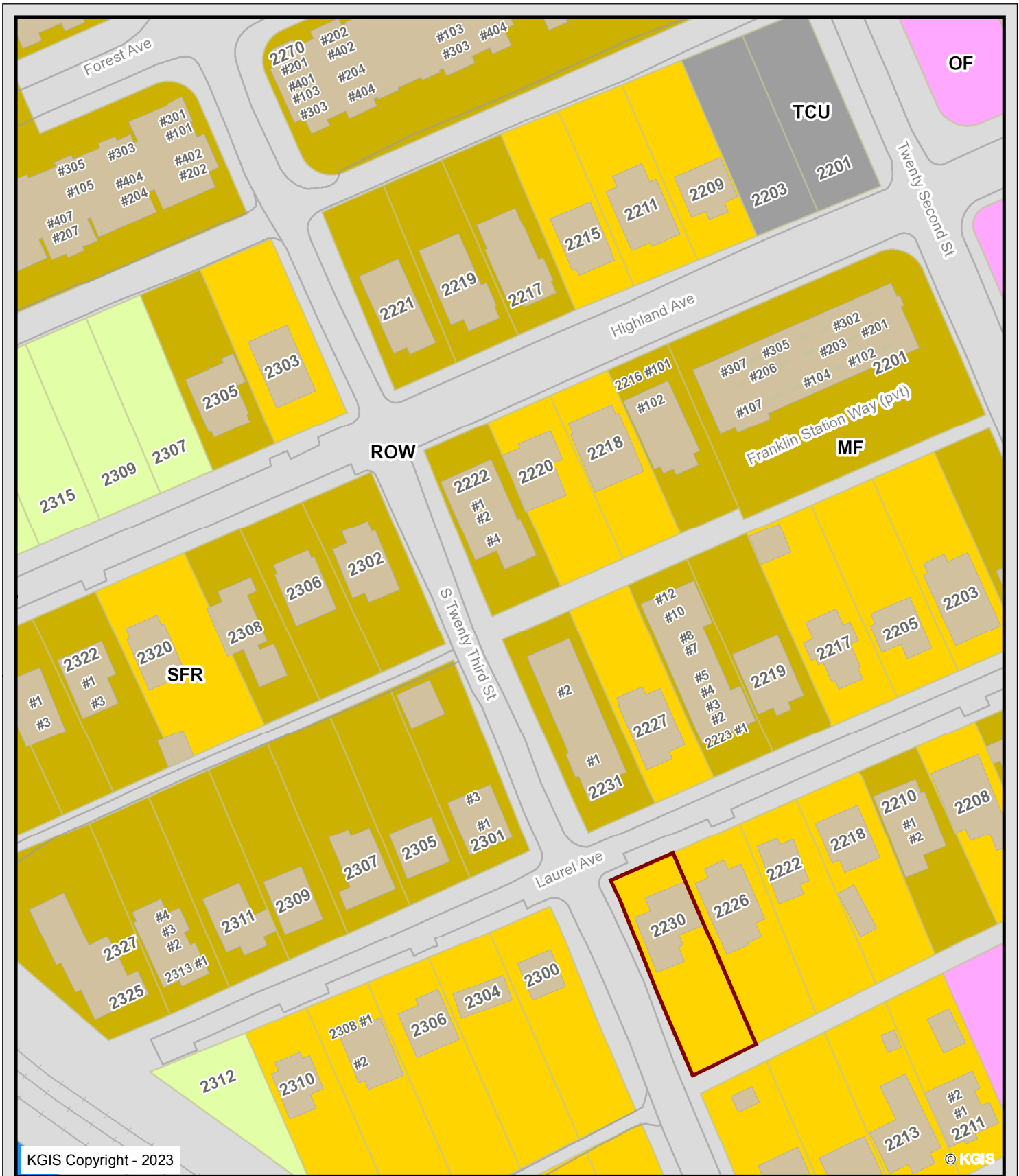
S/D FORT SANDERS ADDITION

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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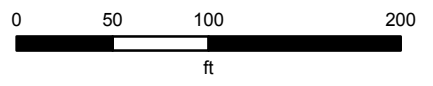
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Existing Use

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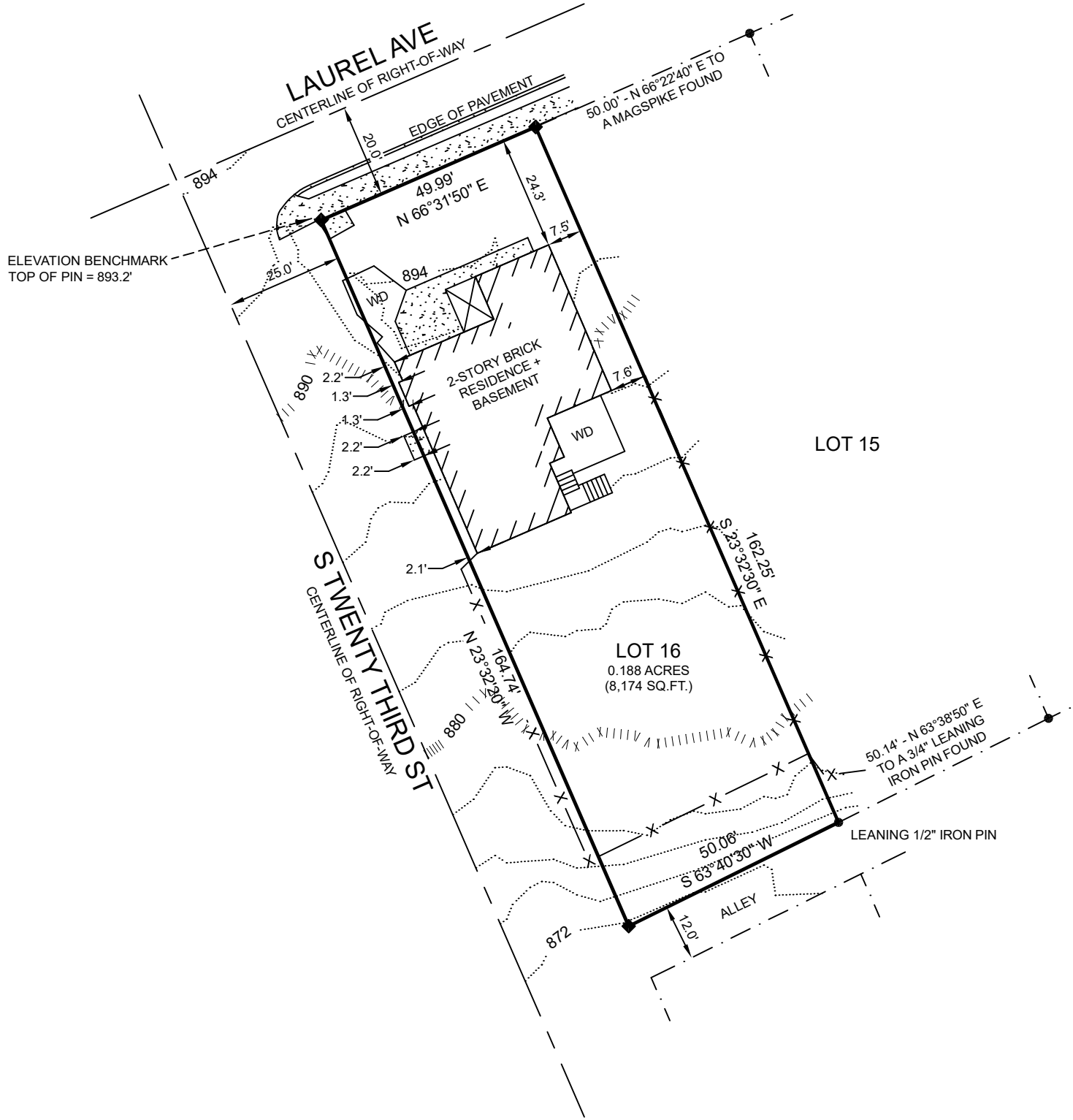
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NON-SURVEYED PROPERTY LINE

CENTERLINE OF ROAD

FENCING

— X — X — X —

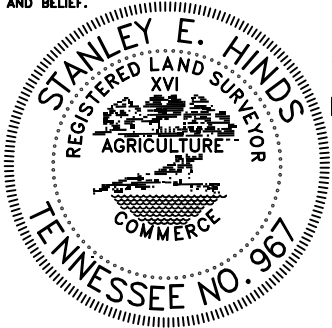


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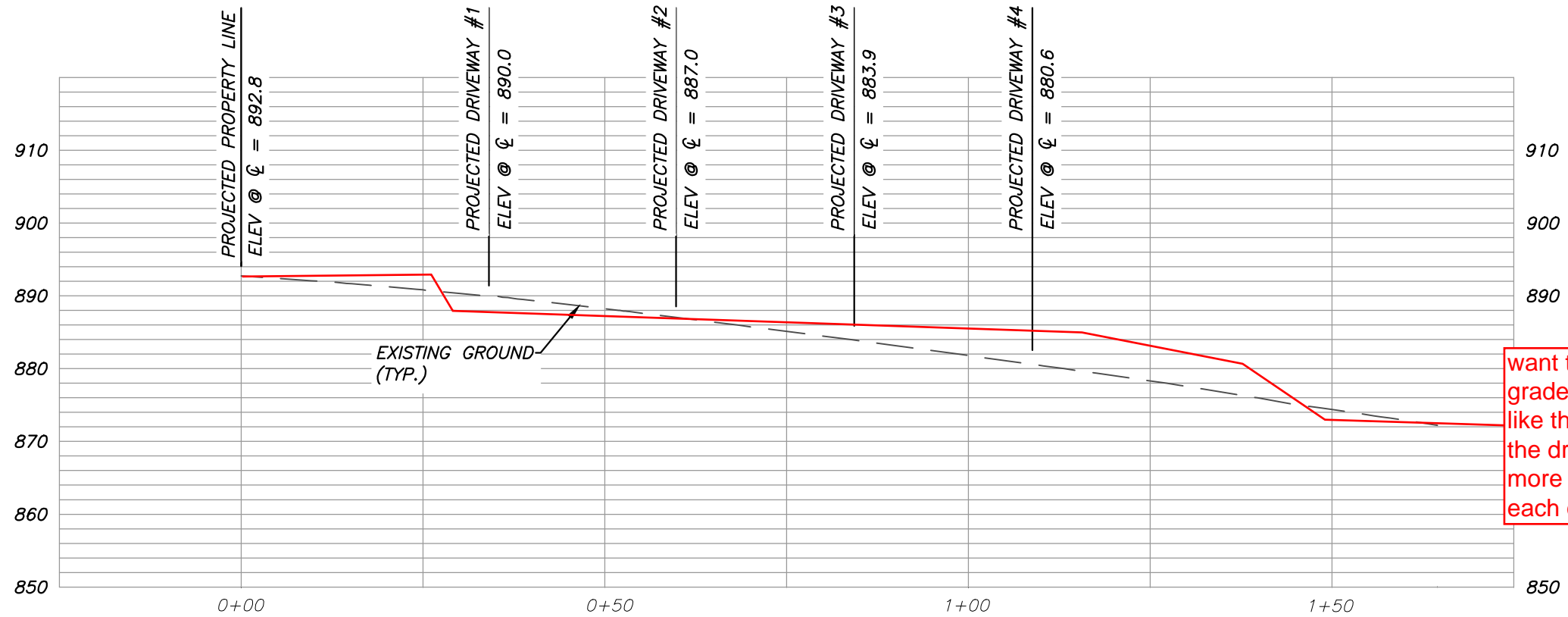


SURVEY FOR JOHN HOLMES
 DIST. 4 WARD 10 CITY OF KNOXVILLE COUNTY KNOX
 ADDRESS 2230 LAUREL AVE
 LOT NO. 16 BLOCK F UNIT _____
 S/D FORT SANDERS ADDITION
 INSTR. WD 199512290043303 PLAT 192106290000000 SCALE 1" = 30' DATE 03/06 2023
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SOUTH TWENTY-THIRD STREET CENTERLINE PROFILE

want to change grade to something like this and make the driveways more flat relative to each other

can you flatten the scale so its more obvious how steep, maybe from 870 to 900 only



2230 LAUREL AVENUE

CITY OF KNOXVILLE
 GROUP A
 CLT MAP 108
 SCALE: 1"=20'

KNOX COUNTY, TN.
 CITY BLOCK NO. 10184
 1
 APRIL 12, 2023