



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) Thomas Burdette	Owner <input checked="" type="checkbox"/>	New Structure <input checked="" type="checkbox"/>
Street Address 109 Clear Cove Court	Contractor <input checked="" type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip Lenoir City, TN, 37772	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number 865-566-6276	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Applicant Email allurepropertiesn@gmail.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 1452 Wilson Road City, State, Zip Knoxville, TN 37912
 See KGIS.org for Parcel # 080ED01502 City Council District # 5 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.
 Project is a single family residence 1542 Square feet facing Wilson Road. Variance is needed due to the topographical issues as it relates to the steepness on the back of the lot which exceeds 30 ft higher than Wilson Road. We need the minimum setback to be 25' (versus minimum of 52' currently) which allows for finish floor level of the house to only set 8 ft higher than the road.

Describe hardship conditions that apply to this variance.
 Topographical issues does not allow for house to set back at 52' due to extreme steepness on back of the lot. Driveway would be over 25% grade and also would negatively affect the "Limit of Disturbance" set forth in HP zoning.

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 *Scott Burdette* DATE 04/03/2023

File # 5-C-23-VA



BOARD OF ZONING APPEALS APPLICATION

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

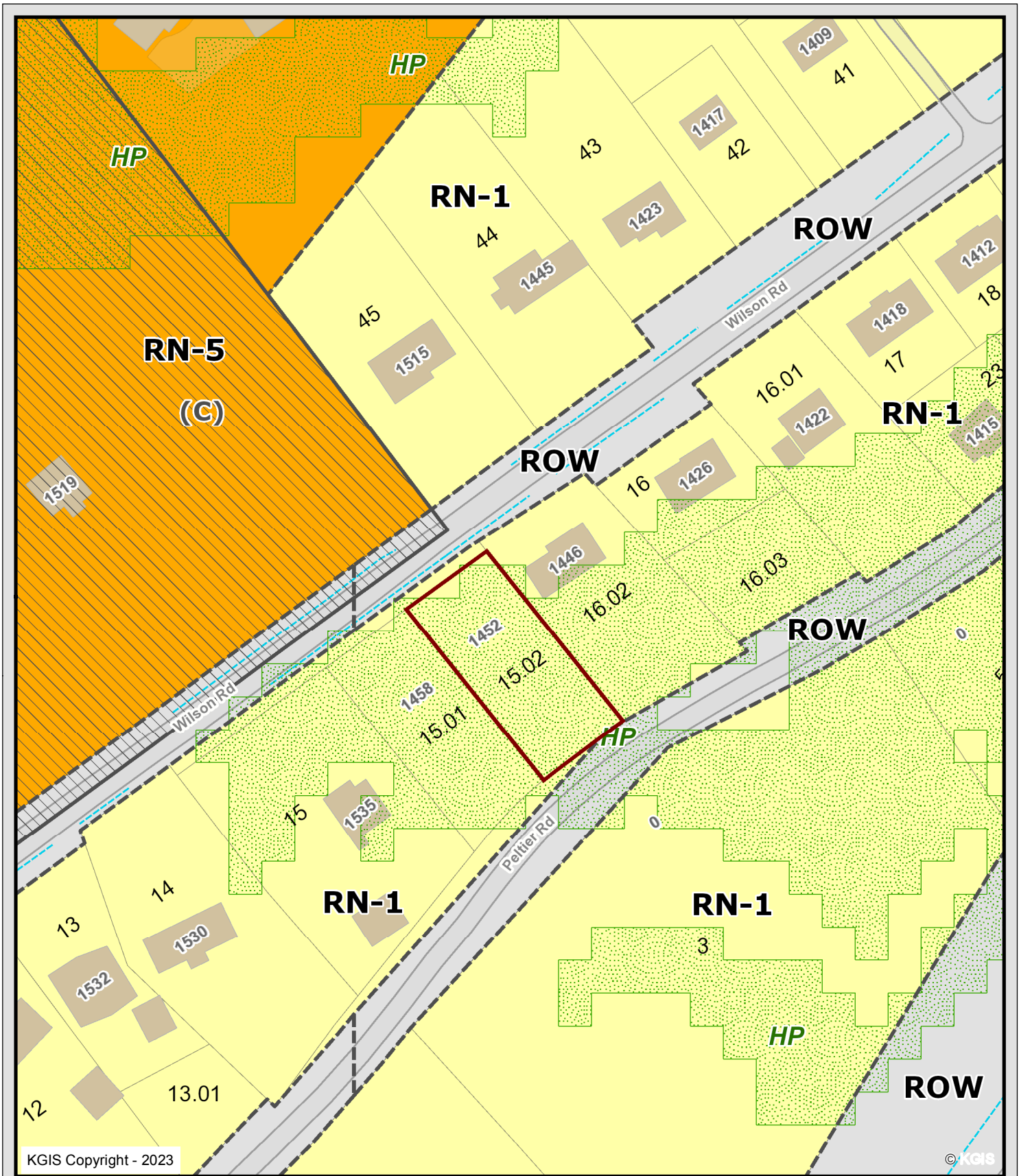
Is a plat required? Yes No

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



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1452 WILSON RD

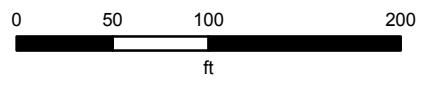
5-C-23-VA

THOMAS BURDETTE

Knoxville - Knox County - KUB Geographic Information System

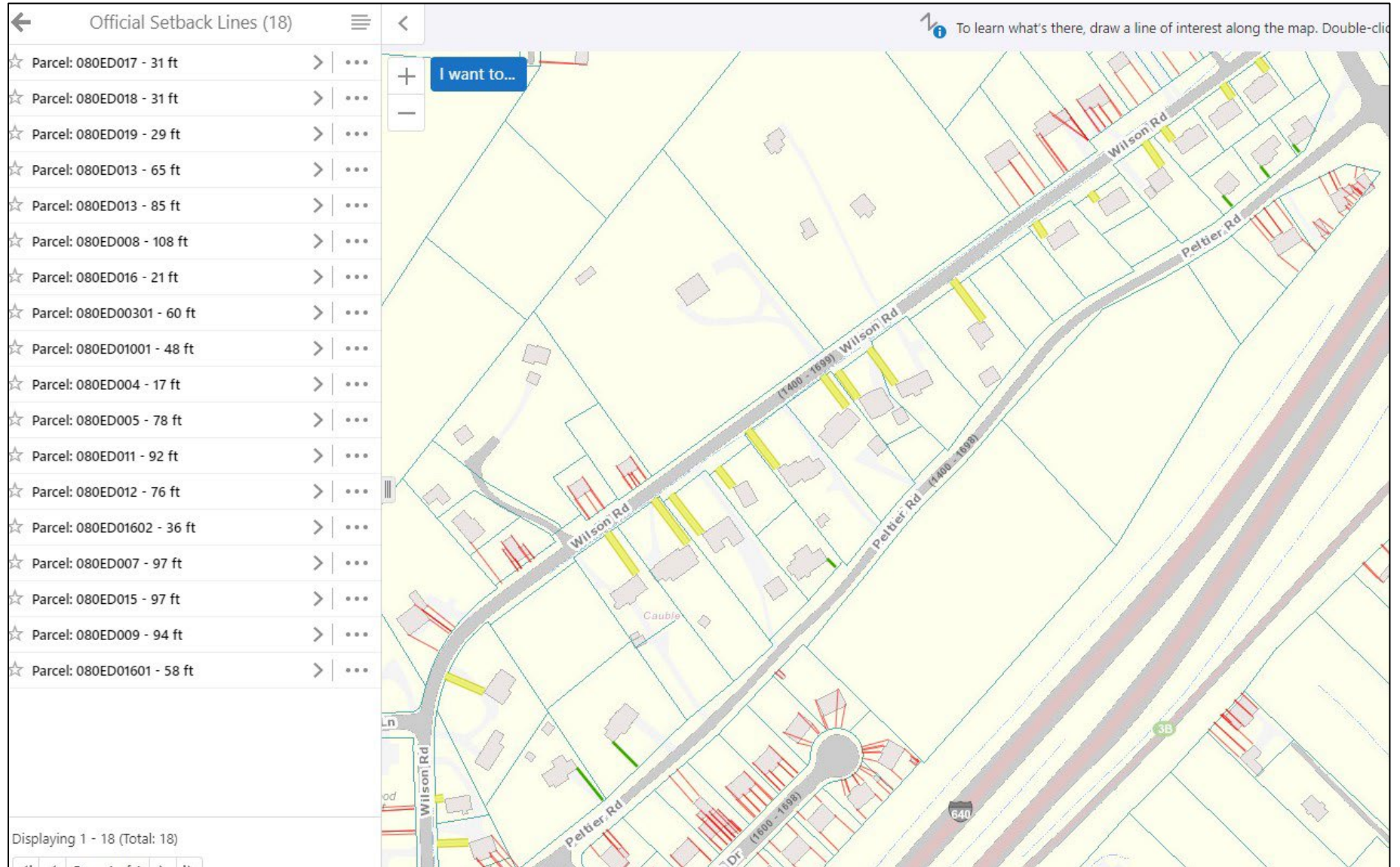


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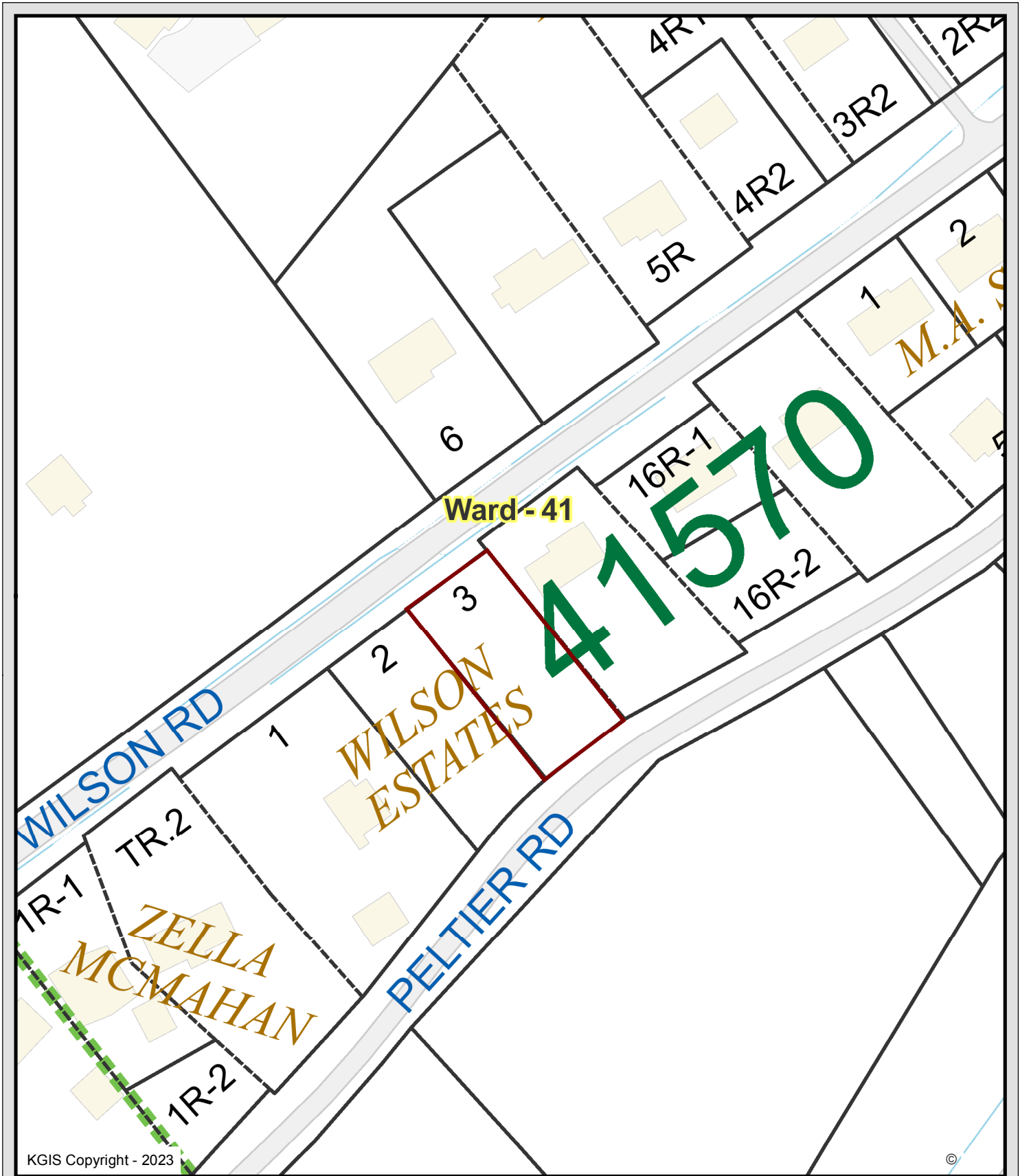
Average Setback – Wilson Rd



Values

Min: 17 - Max: 108 - Avg: 62.4

OK



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1452 WILSON RD

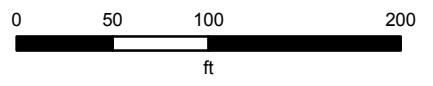
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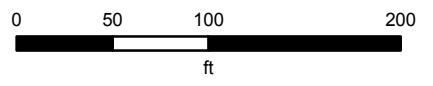
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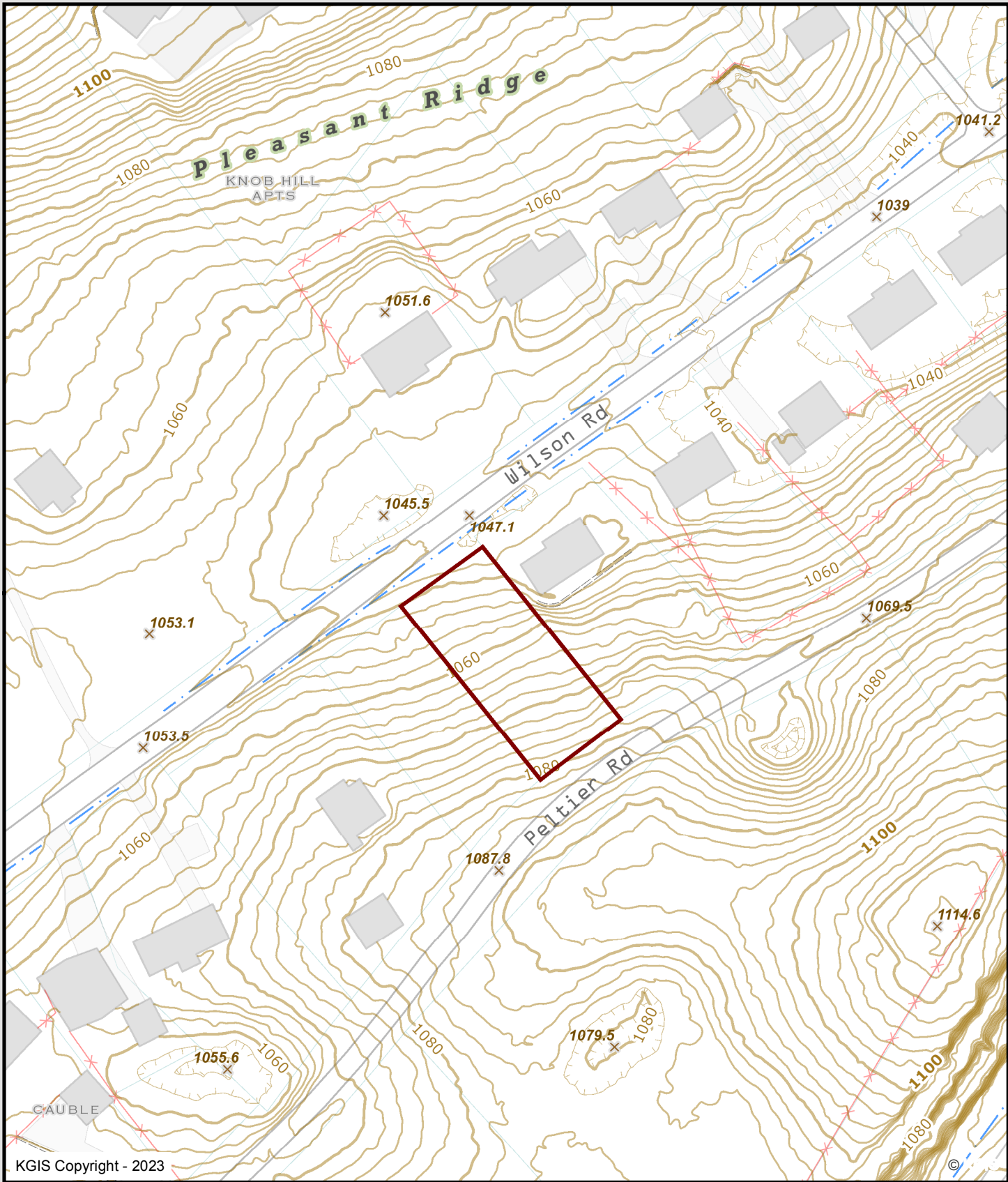
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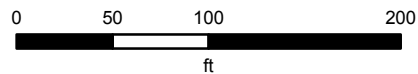
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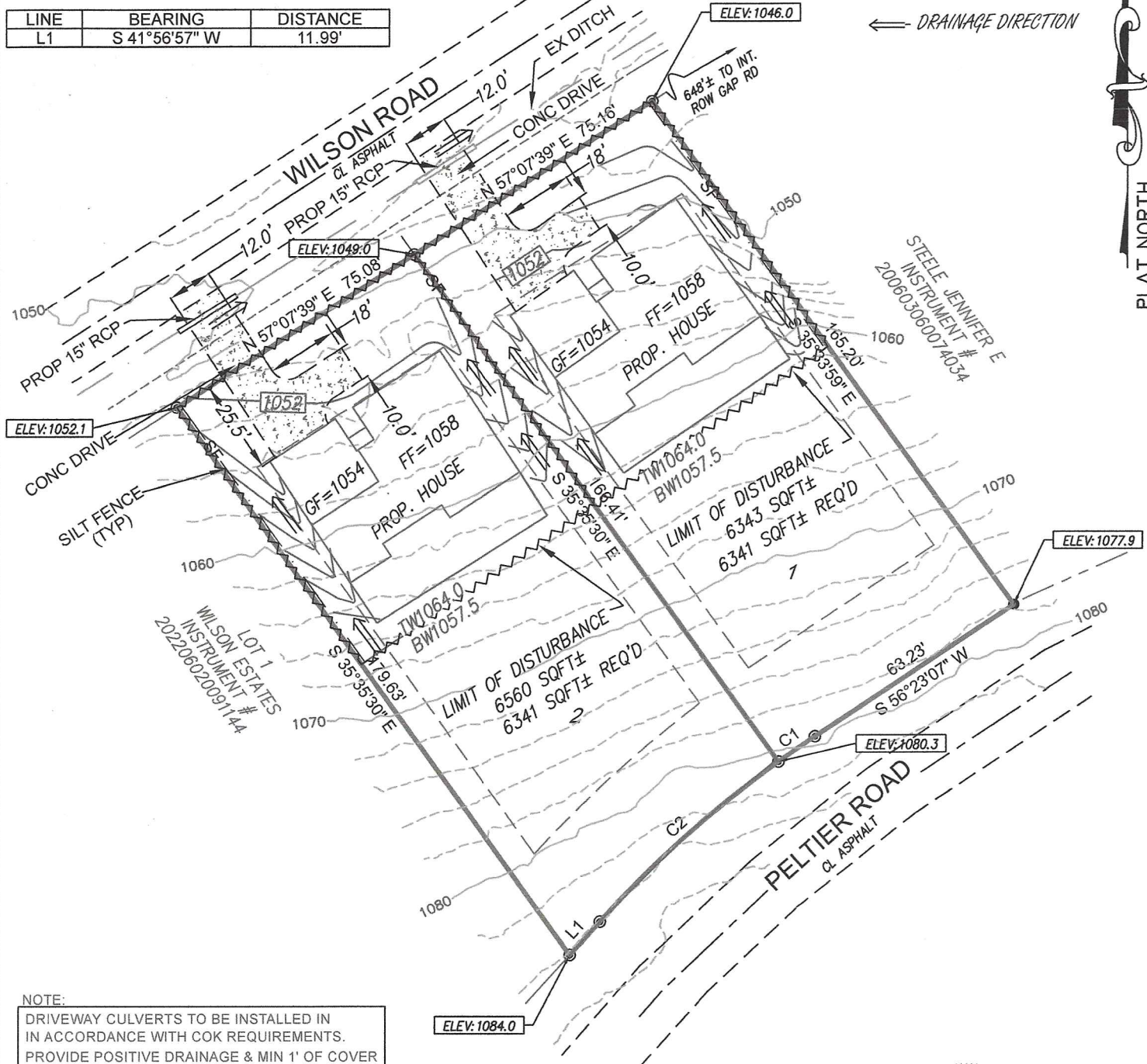
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CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	300.00'	S 55°15'27" W	11.81'	11.81'
C2	300.00'	S 48°02'13" W	63.68'	63.80'

LINE	BEARING	DISTANCE
L1	S 41°56'57" W	11.99'

LEGEND

- - IRD (IRON ROD OLD)
- ← DRAINAGE DIRECTION

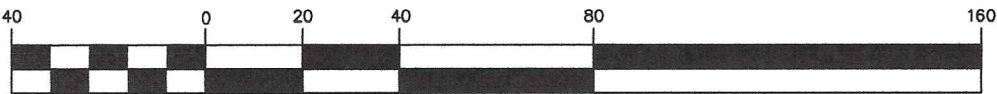


PLAT NORTH
202206020091144

NOTE:
DRIVEWAY CULVERTS TO BE INSTALLED IN ACCORDANCE WITH COK REQUIREMENTS. PROVIDE POSITIVE DRAINAGE & MIN 1' OF COVER

BUILDING SETBACKS:
FRONT: +/- 10' OF THE AVERAGE OF BLOCKFACE; IN NO CASE LESS THAN 25"
SIDES: 8' OR 15% OF LOT WIDTH, WHICHEVER IS LESS; IN NO CASE LESS THAN 20' COMBINED BUT NOT LESS THAN 15 FEET ON ANY ONE SIDE
REAR: 25'

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.



SITE NOTES

- CORNER MONUMENTS AS SHOWN HEREON
- VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- DEED REFERENCE: INSTRUMENT #201706140076464, PLAT 200111080037267
- TAX MAP REFERENCE: CLT MAP 080, INSERT E, GROUP D, PARCEL(S) 015.01 & 15.02
- ZONING DISTRICT: RN-1
- NO CERTIFICATION IS MADE REGARDING ZONING CONFORMANCE.
- ALL STRUCTURES, UTILITIES AND / OR EASEMENTS THAT MAY EXIST ON OR CROSSING SURVEYED PROPERTY, NOT SHOWN THIS SURVEY.
- SURVEYED PROPERTY IS SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS, RIGHT-OF-WAYS, & RESTRICTIONS OF RECORD OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS SHOWN BY PUBLIC RECORDS.

OWNER / DEVELOPER

ALLURE PROPERTIES LLC
8604 ARIEL LN
KNOXVILLE TN 37923
(865) 566-6276

OWNER / DEVELOPER

BLISS PROPERTIES LLC
7308 WESTRIDGE DR,
KNOXVILLE TN 37909
(865) 679-9765

LeMAY & ASSOCIATES
CONSULTING ENGINEERS

10816 KINGSTON PIKE
KNOXVILLE, TN. 37934
PH: 865-671-0183

PLOT PLAN
LOTS 2 & 3
WILSON ESTATES
1458 & 1452 WILSON RD
KNOXVILLE, TN 37912

DATE:	03-24-2023
SCALE:	1" = 40'
DWG. NO.	6159-PP
DRAWN BY:	RELjr.