



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)
- Extension of Non-Conforming Use/or Structure
- Appeal of Administrative Official's Decision
- 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 #



BOARD OF ZONING APPEALS APPLICATION

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

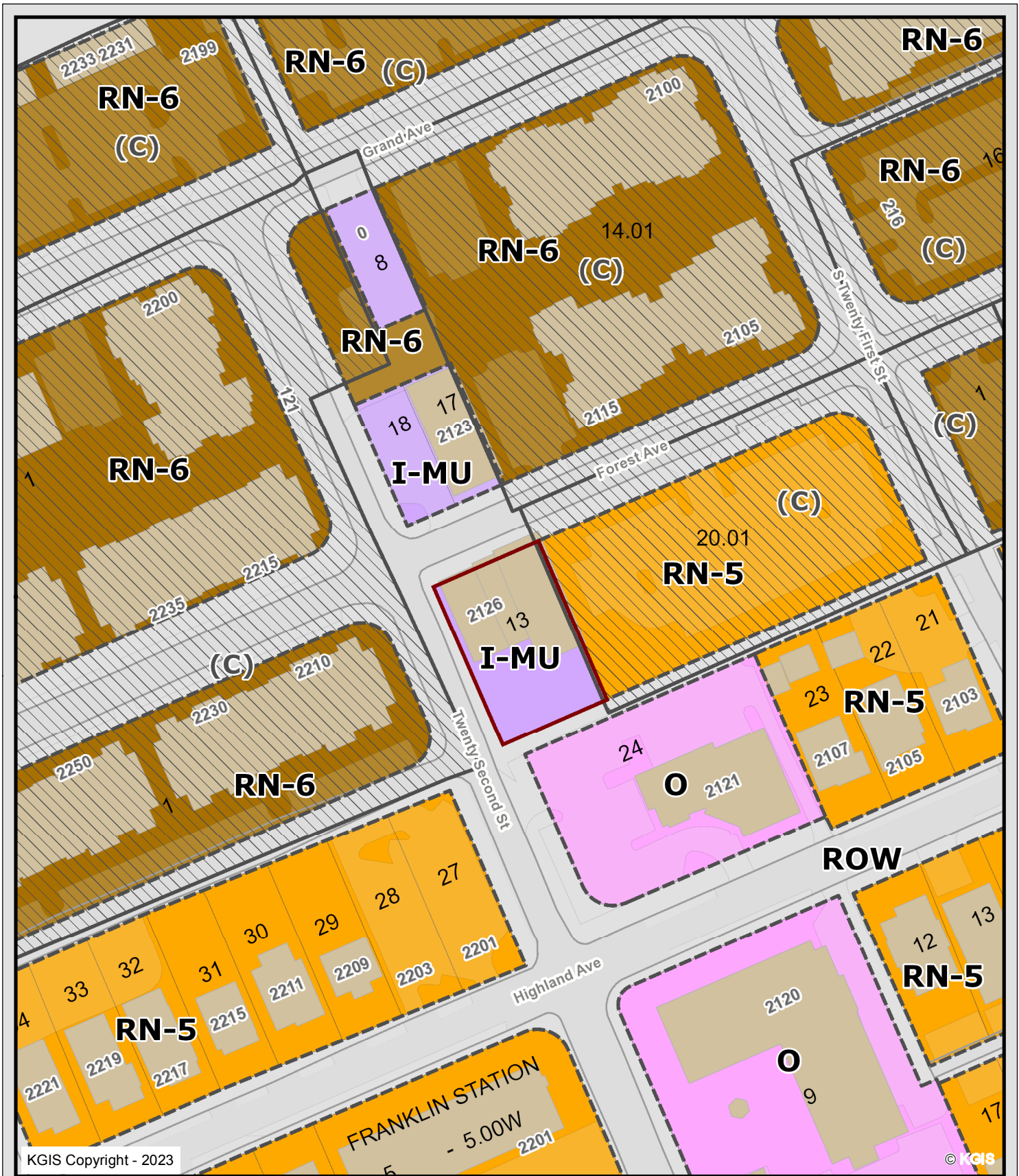
Is a plat required? Yes No

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

(This area is intentionally left blank for the applicant to provide variance request details and ordinance citations.)

PROJECT INFORMATION

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



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2126 FOREST AVE

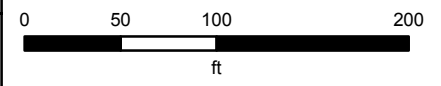
5-H-23-VA

AARON PENNINGTON

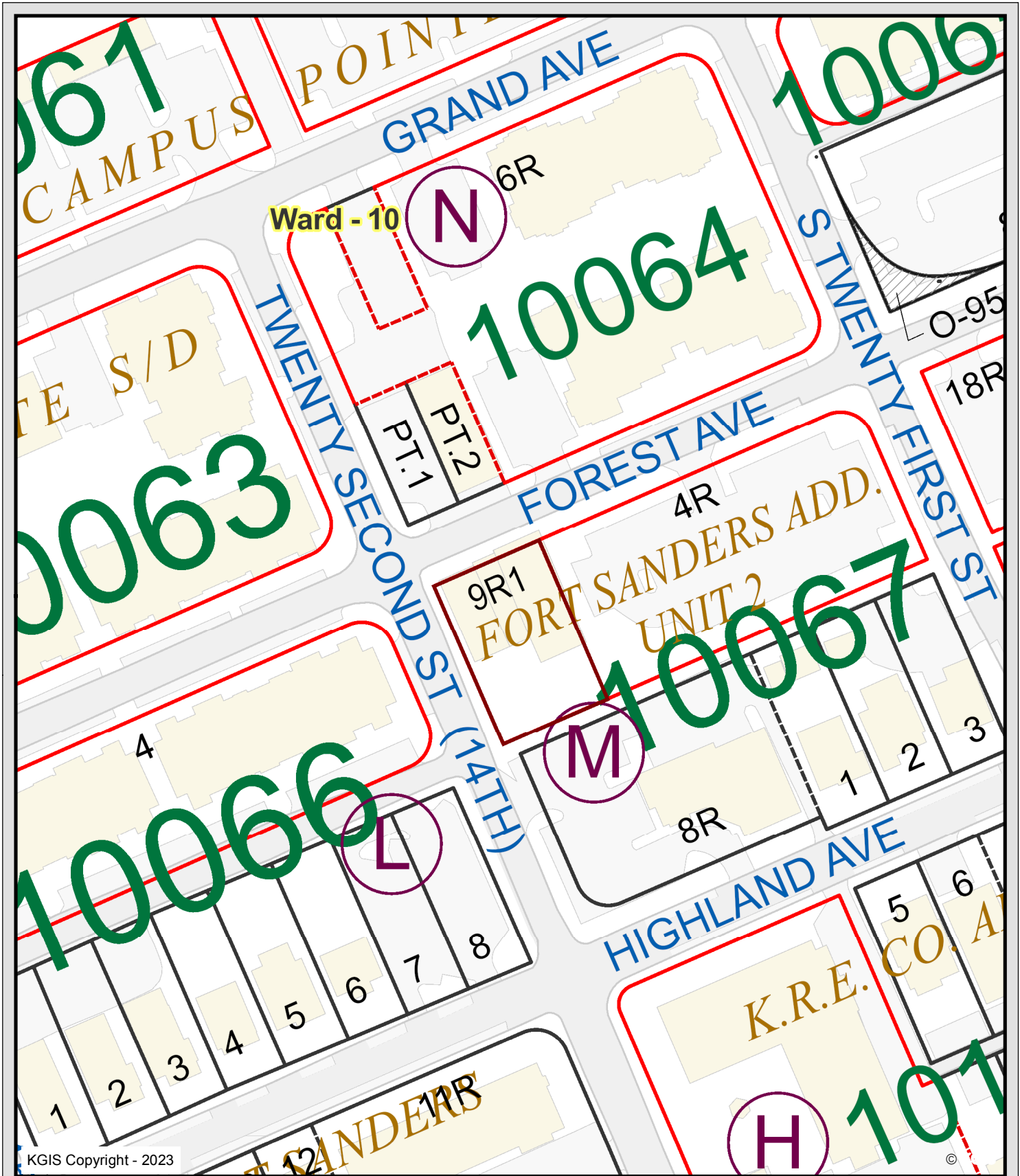
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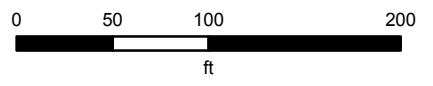
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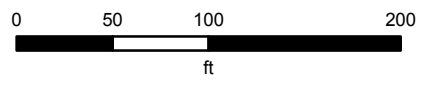
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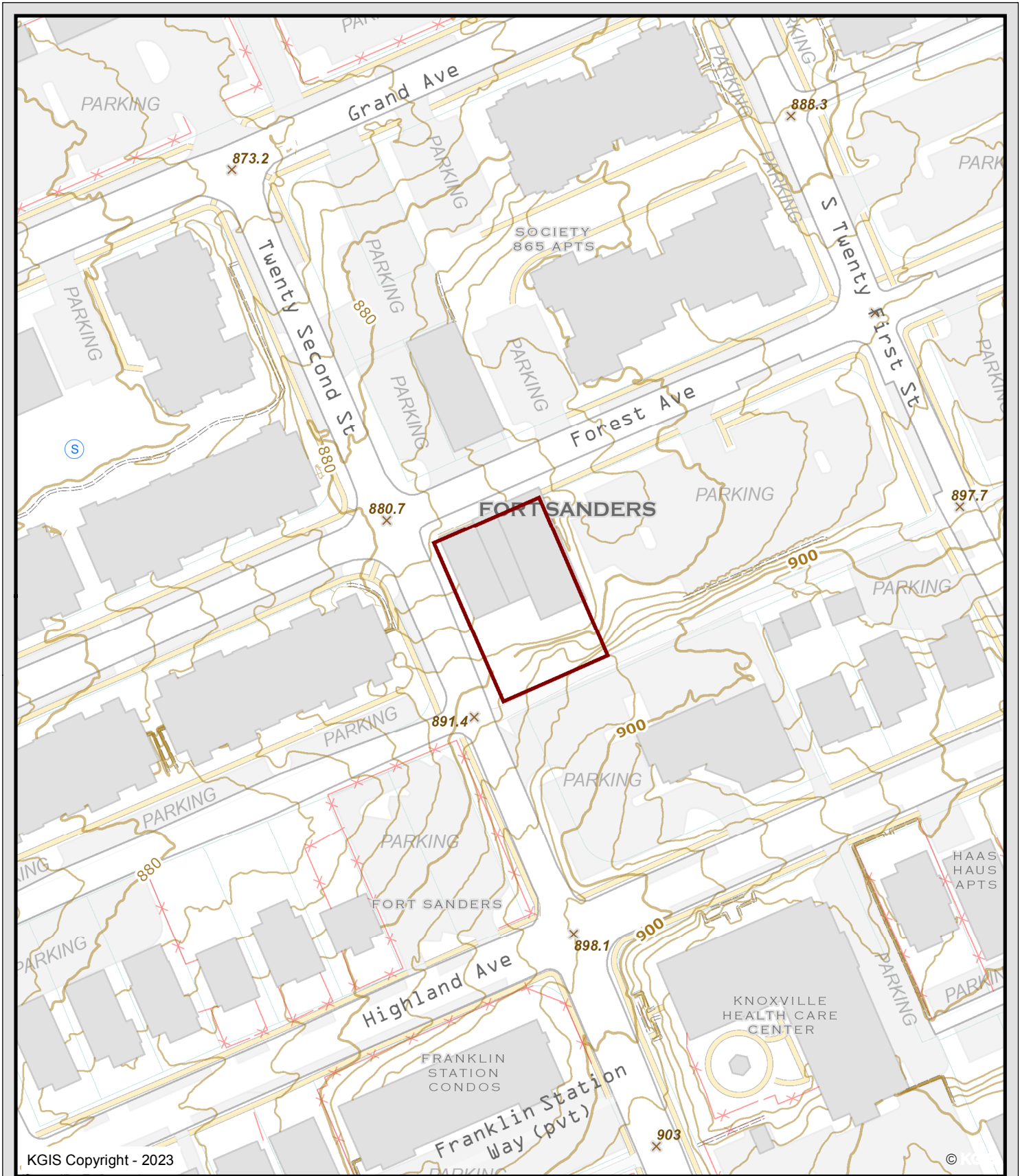
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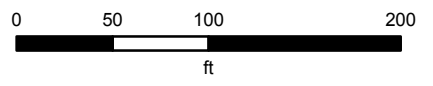
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AARON PENNINGTON

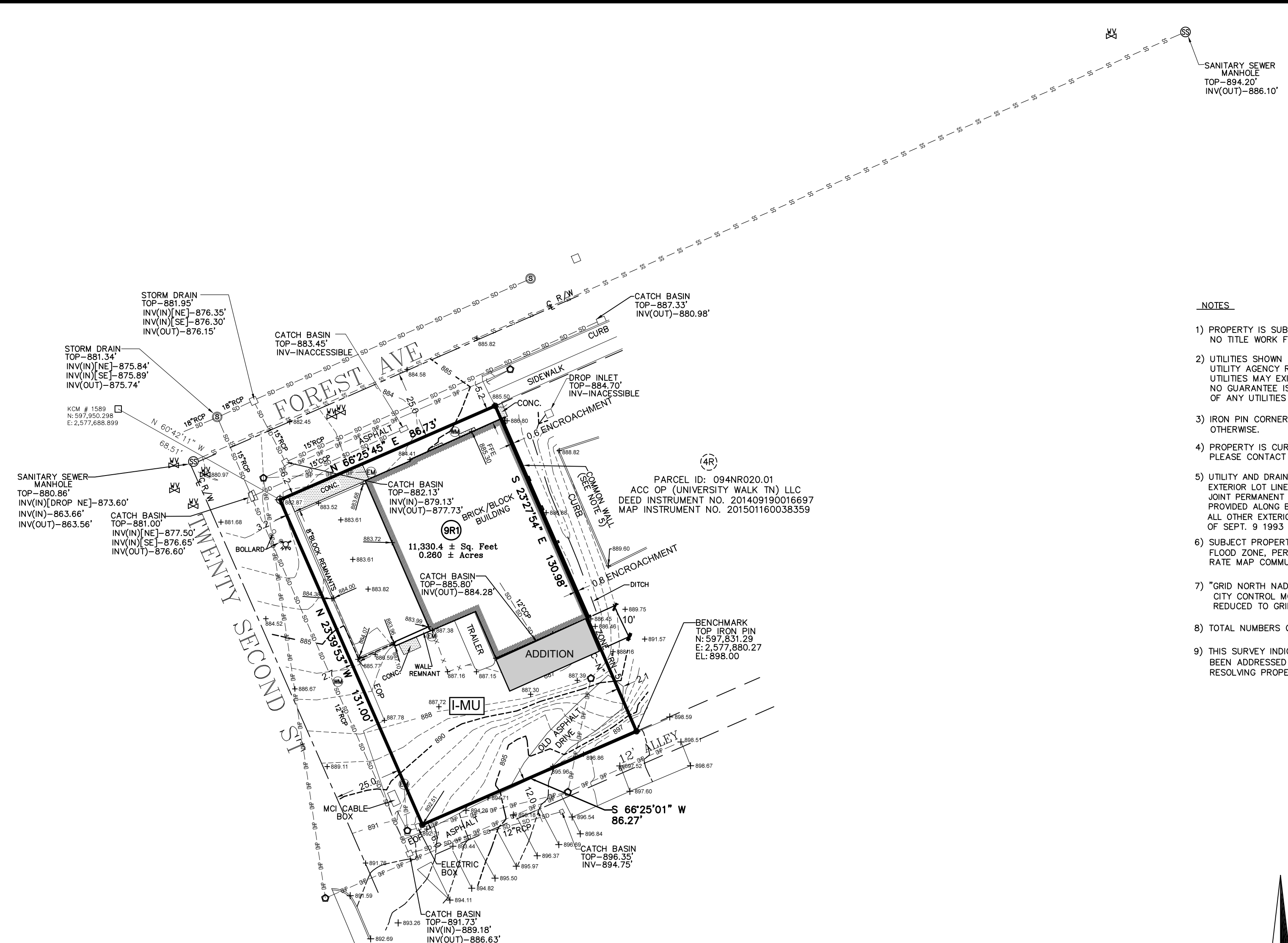
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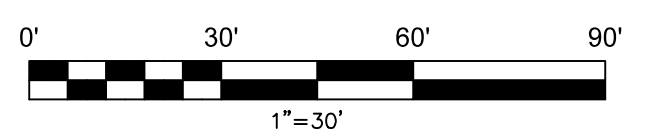
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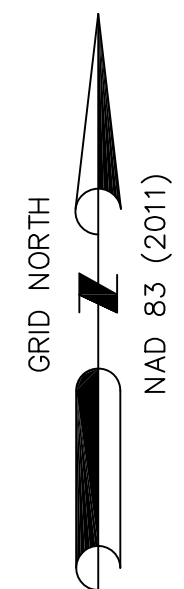
- NOTES**
- 1) PROPERTY IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE WORK FURNISHED TO SURVEYOR PRIOR TO SURVEY.
 - 2) UTILITIES SHOWN WERE LOCATED FROM ACTUAL FIELD EVIDENCE, EXISTING UTILITY AGENCY RECORDS AND ANY OTHER AVAILABLE EVIDENCE. OTHER UTILITIES MAY EXIST AND NOT BE SHOWN OR VARY FROM WHERE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE ACTUAL LOCATION OF ANY UTILITIES SHOWN, WHICH ARE NOT VISIBLE FROM THE SURFACE.
 - 3) IRON PIN CORNER MARKERS AT ALL LOT CORNERS, UNLESS DESIGNATED OTHERWISE.
 - 4) PROPERTY IS CURRENTLY ZONED "C-N". PLEASE CONTACT LOCAL ZONING OFFICIALS FOR COMPLETE ZONING REQUIREMENTS.
 - 5) UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY (INCLUDING JOINT PERMANENT EASEMENTS). EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES, EXCEPT AS MODIFIED BY THE SUBDIVISION VARIANCE OF SEPT. 9 1993 AND WAIVER REQUESTED BY THIS PLAT.
 - 6) SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X", BEING OUTSIDE THE 500 YEAR FLOOD ZONE, PER THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 47093C 279G, EFFECTIVE DATE 05 AUGUST, 2013.
 - 7) "GRID NORTH NAD 83 (2011)" IS BASED ON BEARING OF N 67° 29' 02" E BETWEEN CITY CONTROL MONUMENTS #1589 AND 1585. DISTANCES HAVE NOT BEEN REDUCED TO GRID DISTANCES.
 - 8) TOTAL NUMBERS OF LOTS = 1, TOTAL ACREAGE = 0.260 AC. (11,330.4 SQ. FT.)
 - 9) THIS SURVEY INDICATES A PROPERTY BOUNDARY ENCHROACHMENT. IT HAS NOT BEEN ADDRESSED BY PLAT REVIEWING AGENCIES. OWNERS ARE RESPONSIBLE FOR RESOLVING PROPERTY BOUNDARY CONFLICTS.

BY EXECUTING THE PLAT INSTRUMENT NO. 202001130046426, THE DEPARTMENT OF ENGINEERING APPROVED THE FOLLOWING WAIVER(S):

- 1) TO REDUCE THE STANDARD DRAINAGE AND UTILITY EASEMENT ALONG THE LINE ANNOTATED AS N66°25'45"E - 86.73' FROM 10', AS REQUIRED, TO 5.2' DUE TO THE EXISTING STRUCTURE PER SUBDIVISION REGULATION 3.11-A.-2.-A.
- 2) TO REDUCE THE STANDARD DRAINAGE AND UTILITY EASEMENT ALONG THE LINE ANNOTATED AS N23°39'53"W - 131.00' FROM 10', AS REQUIRED, TO 0' DUE TO THE EXISTING STRUCTURES PER SUBDIVISION REGULATION 3.11-A.-2.-A.



- LEGEND**
- ⊕ PK NAIL SET
 - IRON PIN FOUND
 - ⊙ IRON PIN NEW
 - ⑨ LOT NUMBER
 - OF — OF — OVERHEAD UTILITY
 - ⊕ UTILITY POLE
 - ⊗ SANITARY SEWER MANHOLE
 - ⊗ WATER VALVE
 - ⊗ WATER METER
 - ⊗ ELECTRIC METER
 - ⊗ WATER VALVE
 - EOP EDGE OF PAVEMENT
 - SS — SS — SS — SANITARY SEWER LINE
 - SD — SD — SD — STORM DRAIN
 - ⊗ STORM MANHOLE



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Project: 22-018
Date: 03/28/2022
Scale: 1"= 30'
Drawn by: MF

County of: KNOX
CLT Map: 094N, GROUP R
Ward: 10
DEED INSTRUMENT #: 201907010000624

District: 4
Parcel No.: 013.00
City Block: 10067
MAP INSTRUMENT #: 202001130046426

OWNER NAME & ADDRESS:
ESQUIRE MANAGEMENT, LLC AND SRJ INVESTMENTS, LLC
2620 MINERAL SPRINGS AVE, STE A
KNOXVILLE, TN 37917
(PH): (865) 777-0786

1 of 1

**TOPOGRAPHIC SURVEY OF
LOT 9R FORT SANDERS ADDITION, UNIT 2**

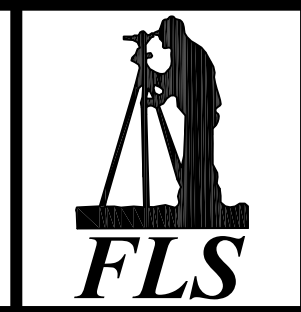


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