

BOARD OF ZONING APPEALS APPLICATION

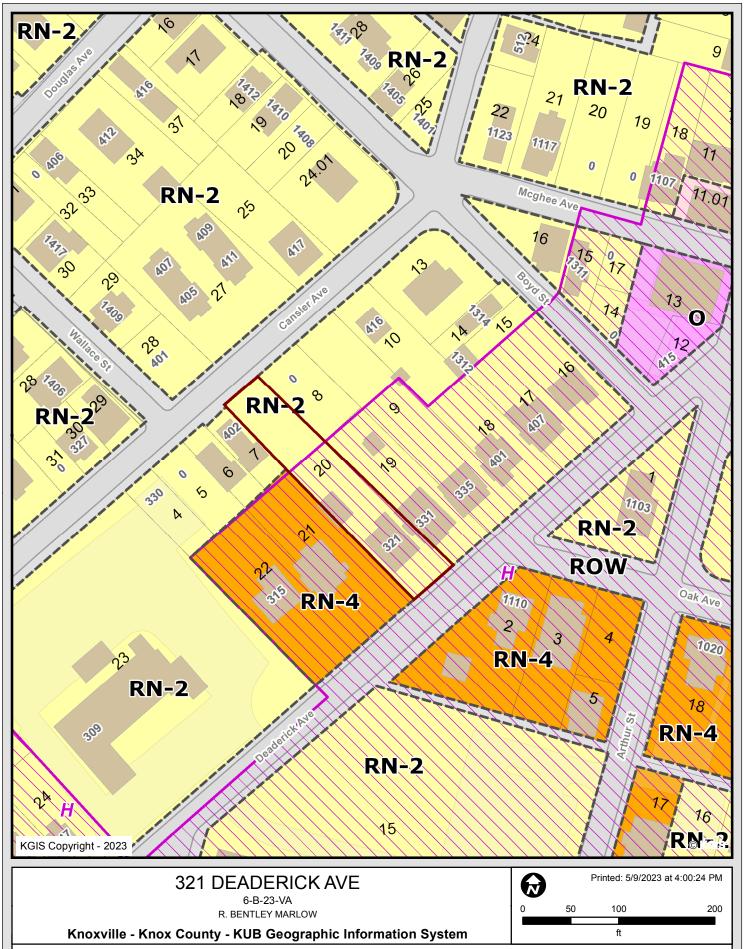
Please reach out to a City of Knoxville Zoning Examiner about your project before submitting a variance application. APPLICANT INFORMATION APPLICANT IS: THIS PROPOSAL PERTAINS TO: Owner **New Structure** Name Contractor Modification of Existing Structure Street Address City, State, Zip Tenant Off Street Parking Phone Number Other Signage Email Other 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 Dist: 6 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.

APPLICANT AUTHORIZATION

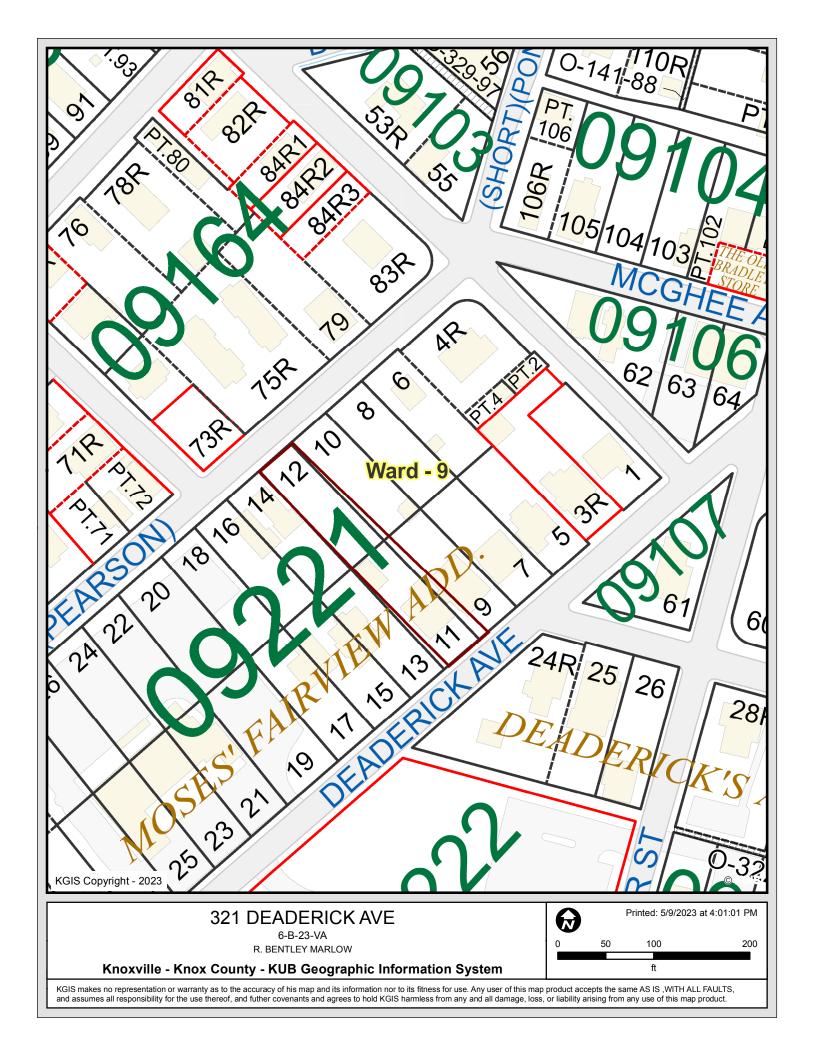
I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request and that all owners have been notified of this request in writing.

APPLICANT'S SIGNATURE DATE DATE

	File #
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CITY OF KNOXVILLE BOARD	OF ZONING APPEALS APPLICATION
******OFFICE USE ONLY******	
Is a plat required? Yes No	
VARIANCE REQUEST(S) W	/ITH ORDINANCE CITATION(S):
	INFORMATION For Amount
Date Filed Council District	Fee Amount BZA Meeting Date
PLANS REVIEWER	DATE



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321 DEADERICK AVE

6-B-23-VA R. BENTLEY MARLOW

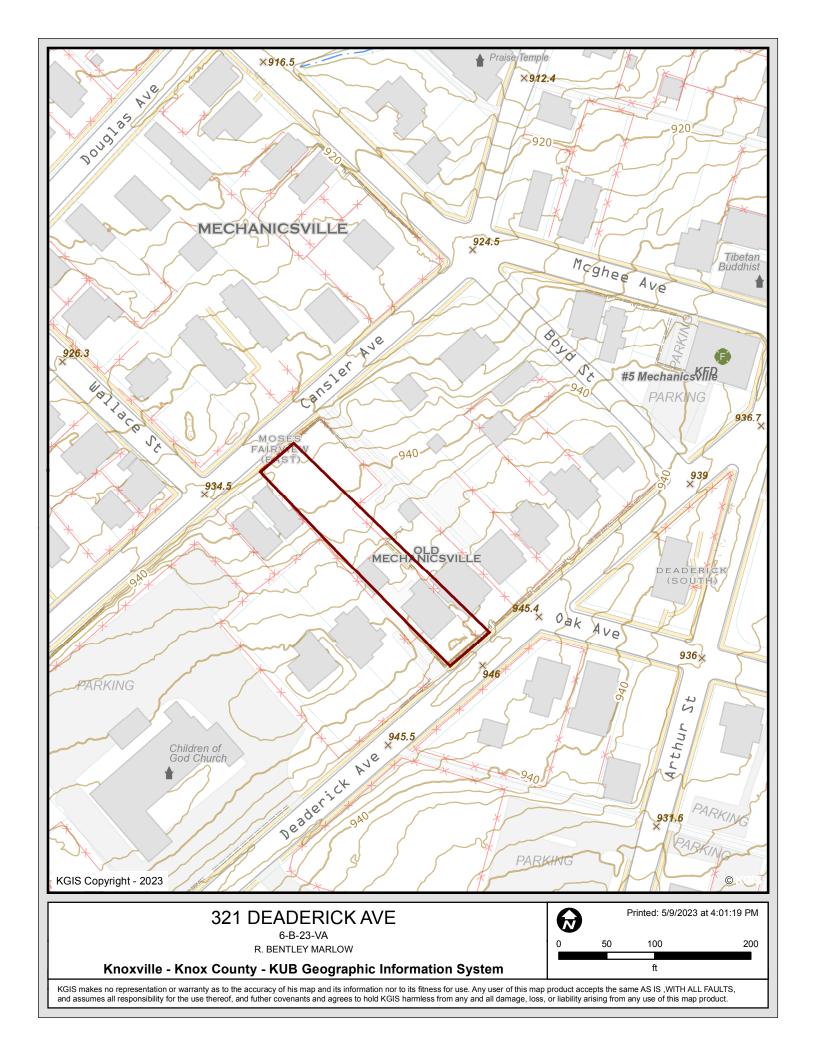
Knoxville - Knox County - KUB Geographic Information System

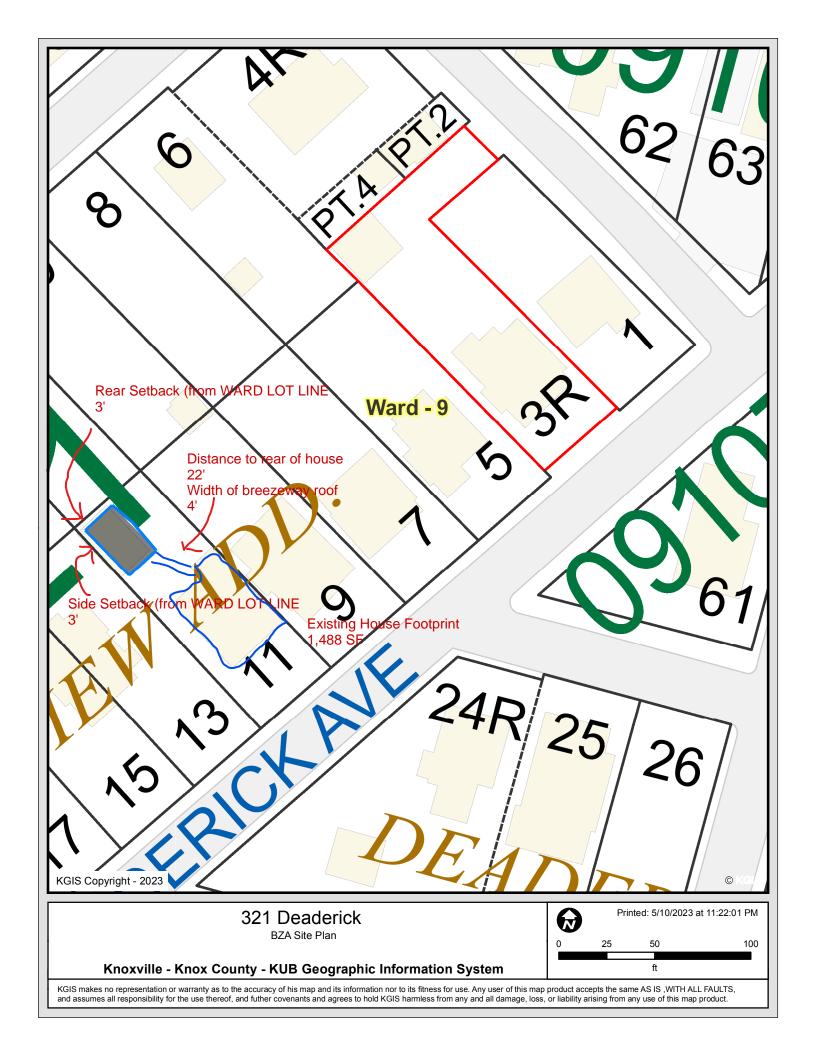
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June 12, 2023

Mr. Bryan Berry, Deputy Director Board of Zoning Appeals Room 475, City-County Building P. O. Box 1631 Knoxville, Tennessee 37901

Dear Mr. Berry:

Re: Variance Requests 5-E-23-VA, 6-A-23-VA, 6-B-23-VA, 6-C-23-VA, 6-D-23-VA, and 6-F-23-VA

We have reviewed our records and, as far as we have been able to determine, KUB has no existing utility facilities located within the variance areas and we have no objection to the requested variances. However, KUB does not release and hereby retains all easements and rights for existing facilities, whether or not identified in our research.

Sincerely,

Christian Wiberley, P.E.

blit WK

Engineering

CGW

From: <u>Steve Borden</u>
To: <u>Jennifer Scobee</u>

Subject: RE: June Board of Zoning Appeals Applications - City of Knoxville

Date: Monday, June 12, 2023 4:24:04 PM

Attachments: image001.png

image002.png

Jennifer,

Please find the following responses to the referenced BZAs:

5-E-23-VA 5402 Rutledge Pk (postponed from May): Operations has no opposition to the changing of parking requirements specifically, but would remind that on-street parking along Rutledge Pike is not permitted.

6-A-23-VA 236 W. Scott Ave: Operations has no comment. 321 Deaderick Ave: Operations has no comment. 519 Douglas Ave: Operations has no comment.

6-D-23-VA 109 S. Broadway: Operations has no opposition to the requested modification of the build-to setback along Worlds Fair Park Drive. The Department would like to emphasize that no structure, appurtenance, or signage (at grade or over-hanging) shall be permitted to be constructed within the limits of State-Owned ROW.

6-F-23-VA 1931 & 1923 Forest Ave: Operations has no comment.

Thank you,



Steven M. Borden, P.E. | Director/Assistant Chief Engineer

TDOT – Region 1 7345 Region Lane Knoxville, TN 37914 (865) 594-2400 Steve.Borden@tn.gov tn.gov/tdot

