



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) Anna S. Heins	Owner <input checked="" type="checkbox"/>	New Structure <input checked="" type="checkbox"/>
Street Address 6527 Deane Hill Dr #33	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip Knoxville TN 37919	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number 865-805-6253	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Applicant Email annah038@yahoo.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 816 Heins Ct	City, State, Zip Knoxville, TN 37912
See KGIS.org for Parcel # 069JA02002	City Council District # 5 and Zoning District RN-1

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.

My project is to build a new house on a 148' deep lot that is 16,525 sf. The required setbacks of 105' front and 25' rear would only allow an 18' building envelope. There are only 3 existing houses on my side of the street. The house closest to Bruin Rd is set back from the ROW approximately 25'. The second house is my neighbor whose house has a 117' setback. The 3rd house is at the end of the 1475' long Heins Ct and has a setback of approximately 125'. The houses on the other side of the street are generally setback approximately 25' from the ROW. My neighbors do not oppose these variance requests. The variances requested are:

Front setback from 105' to 75'
Rear setback from 25' to 9' for the open air carport.

Describe hardship conditions that apply to this variance.

Lot depth of 148 feet while ample in most situations does not allow for a reasonable house construction due to the 105' front yard blockface setback requirement.

The rear setback variance allows for the construction of an open air carport and pushes the house further back on the lot to minimize the front yard setback variance requested.

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

Anna Sue Heins DATE 06/06/2023

File #



BOARD OF ZONING APPEALS APPLICATION

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

Is a plat required? Yes No

Small Lot of record?

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

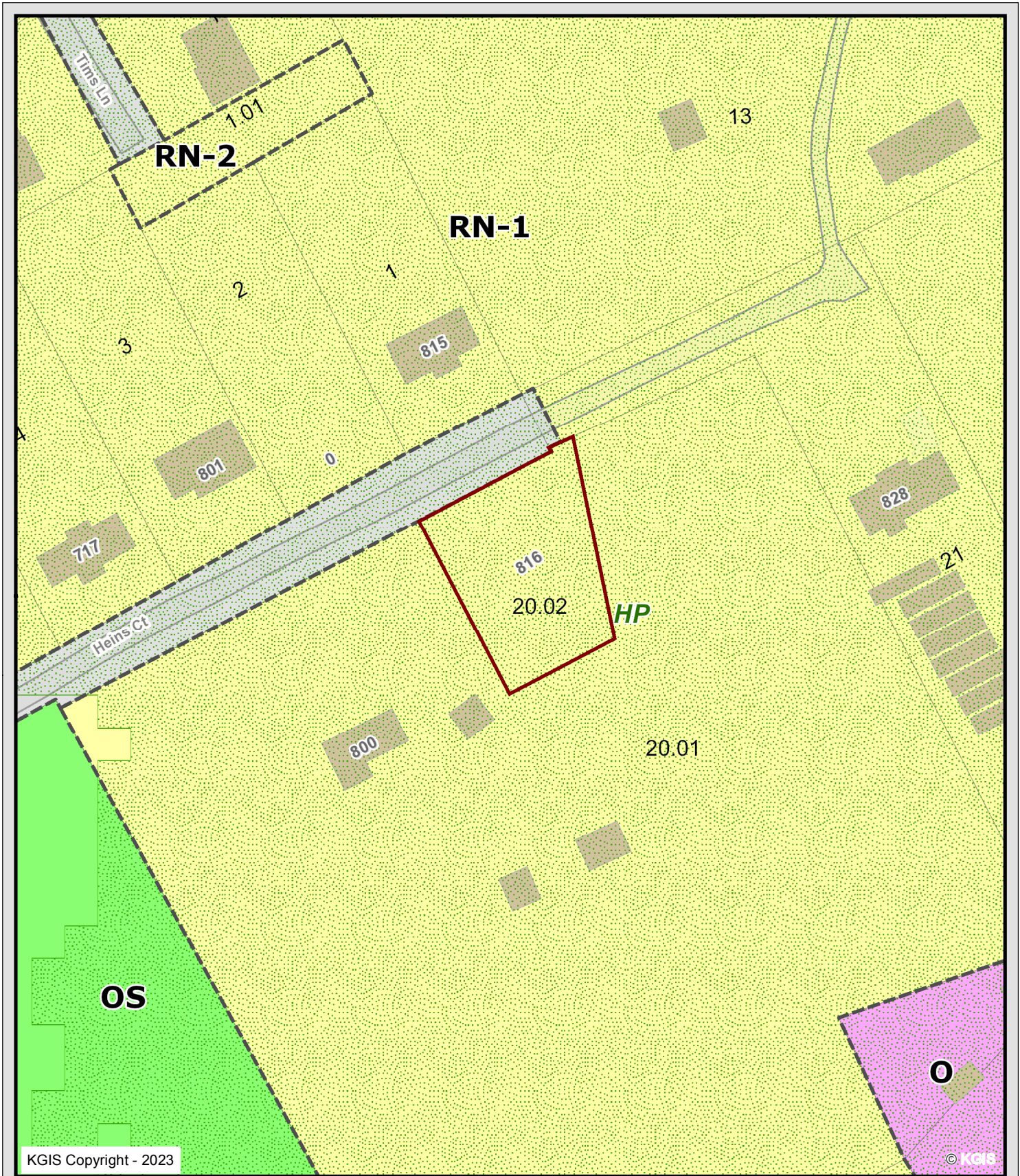
Large empty rectangular area for providing variance request details and ordinance citations.

PROJECT INFORMATION

Date Filed | Fee Amount

Council District | BZA Meeting Date

PLANS REVIEWER | **DATE**



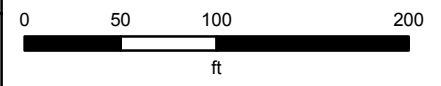
816 HEINS CT

7-G-23-VA
ANNA S HEINS

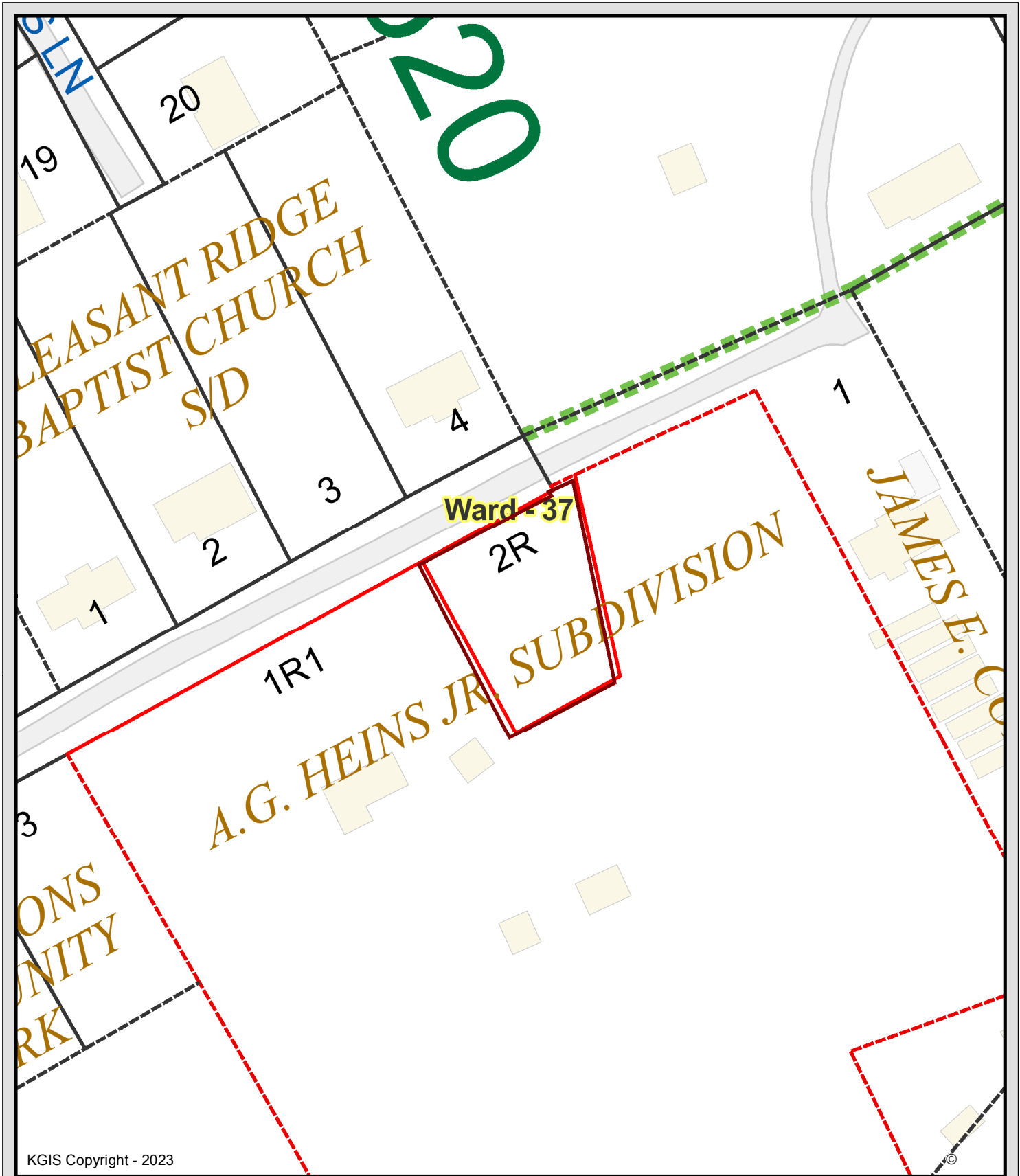
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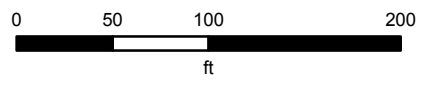
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816 HEINS CT
 7-G-23-VA
 ANNA S HEINS

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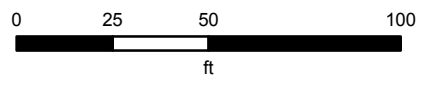
816 HEINS CT

7-G-23-VA
ANNA S HEINS

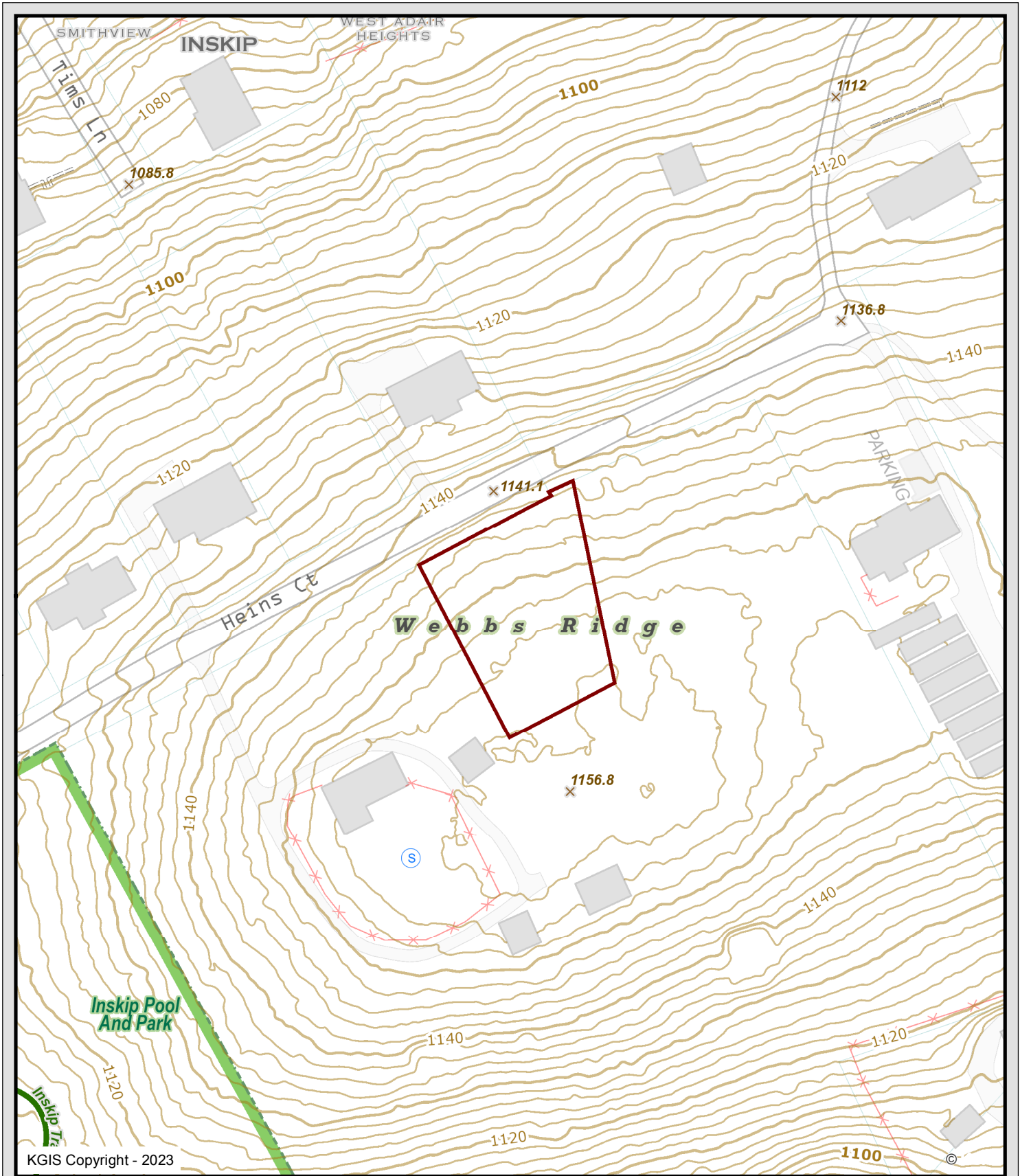
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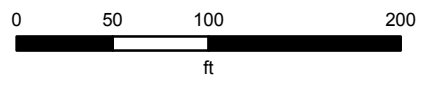
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816 HEINS CT
 7-G-23-VA
 ANNA S HEINS

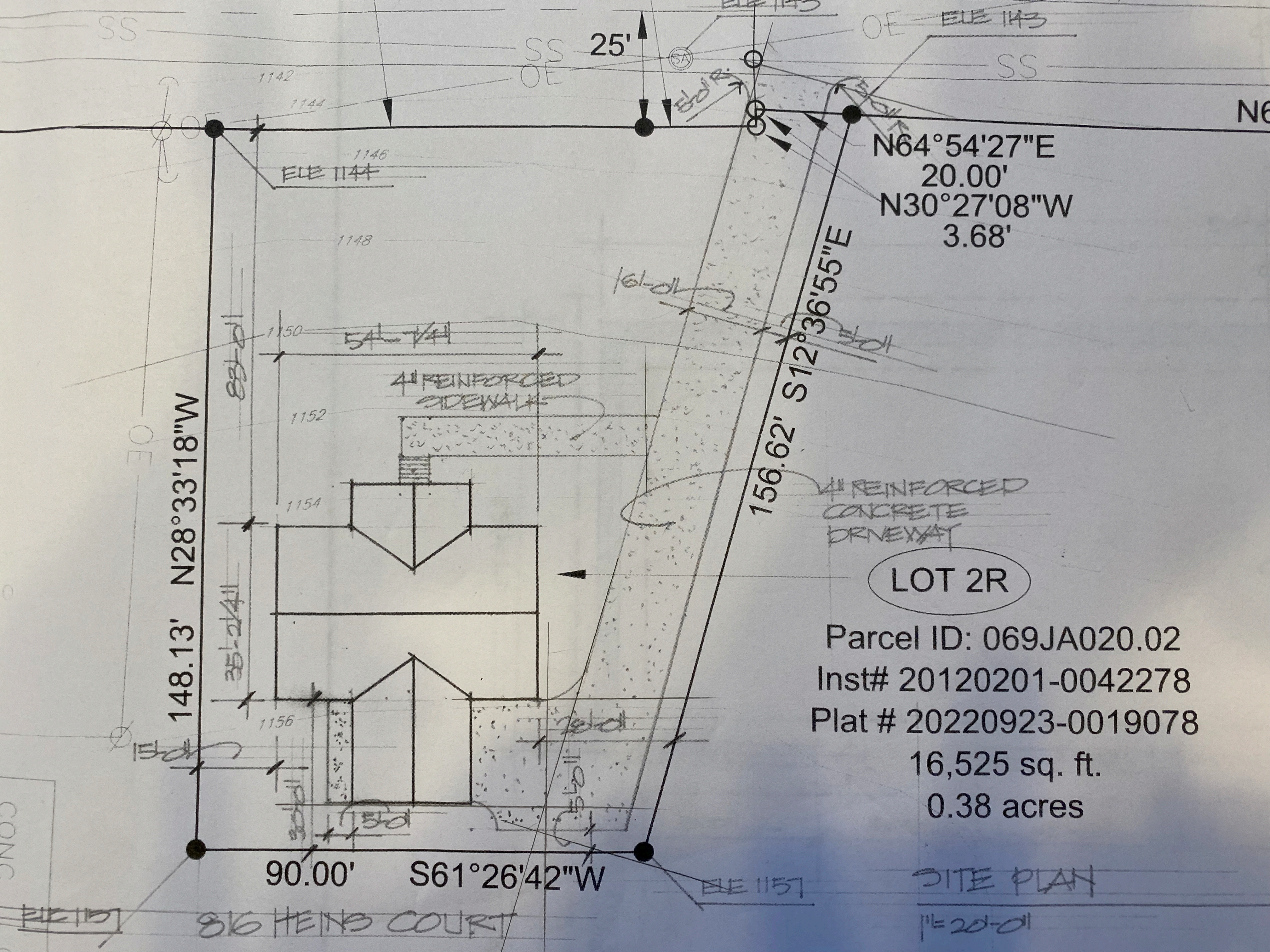
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148.13' N28°33'18"W

90.00' S61°26'42"W

156.62' S12°36'55"E

N64°54'27"E
20.00'
N30°27'08"W
3.68'

LOT 2R

Parcel ID: 069JA020.02
Inst# 20120201-0042278
Plat # 20220923-0019078

16,525 sq. ft.
0.38 acres

SITE PLAN

BIG HENS COURT

11-20-01

ELE 1144

ELE 1150

1152

1154

1156

ELE 1157

ELE 1143

ELE 1157

25'

SS

SS
OE

OE

SS

N6

4" REINFORCED
SIDEWALK

4" REINFORCED
CONCRETE
DRIVEWAY

CONC

11-20-01

N60°19'44"E
394.31'

HEINS COURT

N60°19'44"E
25.00'

S30°27'08"E
10.80'

N61°26'42"E 90.00'

N64°54'27"E
170.95'

1/2" IR(N)
#2033

1/2" IR(N)
#2033

IR(N)

IR(O)

N28°33'18"W
148.13'

LOT 2

1/2" IR(N)
#2033

S61°26'42"W
90.00'

1/2" IR(N)
#2033

S28°04'44"E
300.05'

Gre
De

a residence
for: **ANNA HEINS**

Green House
Encroaching 6.3'

LIST OF DRAWINGS

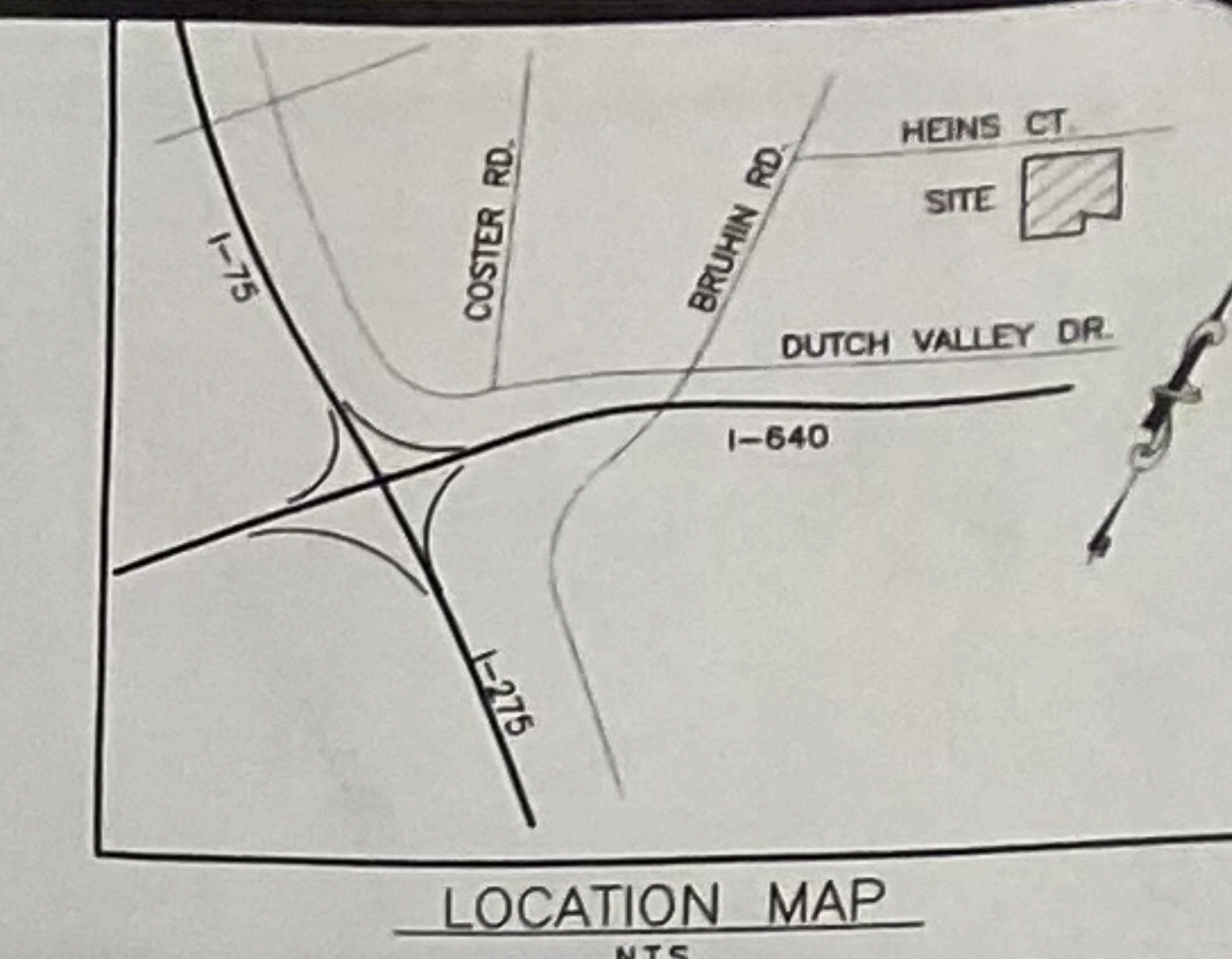
- PLAT
- 21-1 SITE PLAN
- A-01 FOOTING PLAN
- A-02 FORM-A DRAIN
- A-03 FOUNDATION PLAN
- A-04 FOUNDATION PLAN
- A-05 FIRST FLOOR FRAMING
- A-06 FLOOR PLAN
- A-07 FLOOR PLAN DIMENSION
- A-08 WINDOW SCHEDULE
- A-09 WALL SECTION
- A-10 WALL SECTION
- A-11 NORTH ELEVATION
- A-12 SOUTH ELEVATION
- A-13 EAST ELEVATION
- A-14 WEST ELEVATION
- A-15 ROOF PLAN
- A-16 CRAWL SPACE LIGHTING
- A-17 LIGHTING PLAN
- S-20 STRUCTURAL NOTES
- S-10 FOUNDATION PLAN
- S-30 ROOF FRAMING PLAN
- S-501 SECTIONS & DETAILS
- S-503 SECTIONS & DETAILS

S60°49'27"W
100.00'

IR(N)

IP(O)(3' H)

S28°04'44"E
201.31'



- NOTES:
- IRON PINS AT ALL CORNERS
 - THESE REQUIRED UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY, INCLUDING PREVIOUSLY APPROVED JOINT PERMANENT EASEMENTS (JPES), 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
 - THIS PROPERTY IS ZONED RN-1. SETBACKS PER REQUIRED ZONING.
 - DEED REFERENCE: INSTR. # 20091002-0024195 RECORDED PLAT 20120830-0014083
 - TOTAL NUMBER OF LOTS 2 - Total Acres 7.56
 - SANITARY SEWER EASEMENTS OF 5' EACH SIDE OF SEWER LINE.
 - CITY BLOCK 37600.
 - 37th WARD, KNOXVILLE
 - CLT 089-J "A", PARCEL 20.01

- LEGEND
- 1/2" IR(O) IRON ROD (OLD)
 - 3/4" IP(O) IRON PIPE (OLD)
 - 1/2" IR(N) IRON ROD (NEW)
 - PROPERTY LINE
 - - - ADJOINING PROPERTY CENTER LINE
 - LOT NO. (NEW)
 - LOT NO. (OLD)
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER WATER METER
 - WATER VALVE
 - WATER LINE
 - FIRE HYDRANT
 - POWER POLE/OVERHEAD ELECTRIC
 - LIGHT POLE
 - CHAIN LINK FENCE
 - BARBED WIRE FENCE

OWNER: ALBERT G. HEINS III
ADDRESS: 1208 WESTLAND BAY DR.
KNOXVILLE, TN 37922
PHONE: 865-525-5363

Certification of Final Plat - All Indicated Markers, Monuments and Benchmarks Set

I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I further certify that this plat and accompanying drawings, documents and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized, described and justified in a report filed with the Metropolitan Planning Commission, or for variances which have been approved as identified on the final plat. The indicated permanent reference markers and monuments, benchmarks and property monuments were in place on the 31st day of August, 2022.

Registered Land Surveyor *Edo Muth*

Tennessee License No. 2033

Date: 8-16-22

Certification of Category and Accuracy of Survey

Survey accuracy shall meet the requirements of the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.

I hereby certify that this is a Category 1 survey and the ratio of precision of the unadjusted survey is not less than 1:10,000 as shown hereon and that said survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.

Registered Land Surveyor *Edo Muth*

Tennessee License No. 2033

Date: 8-16-22

Project:

LAND DEVELOPMENT SOLUTIONS



Drawing Description:

Revision

Date

No.

Drawn By

Checked

Approved

Job No.

1"=20'

Scale

310 SIMMONS RD., SUITE K-KNOXVILLE, TENNESSEE 37922
PH. 865-671-2281

A.G. Heins Subdivision
800 Heins Court
Knoxville TN, 37912

9-22-22
Date