



## 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:

- |   |   |
|---|---|
| <input type="checkbox"/> Zoning Variance (Building Permit Denied)     | <input type="checkbox"/> Extension of Non-Conforming Use/or Structure |
| <input type="checkbox"/> Appeal of Administrative Official's Decision | <input type="checkbox"/> Map Interpretation                           |

### PROPERTY INFORMATION

Street Address	City, State, Zip
See <b>KGIS.org</b> for Parcel #	City Council District # <b>XX 6</b> 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 # 8-A-23-VA



**BOARD OF ZONING APPEALS APPLICATION**

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

Is a plat required? Yes  No

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

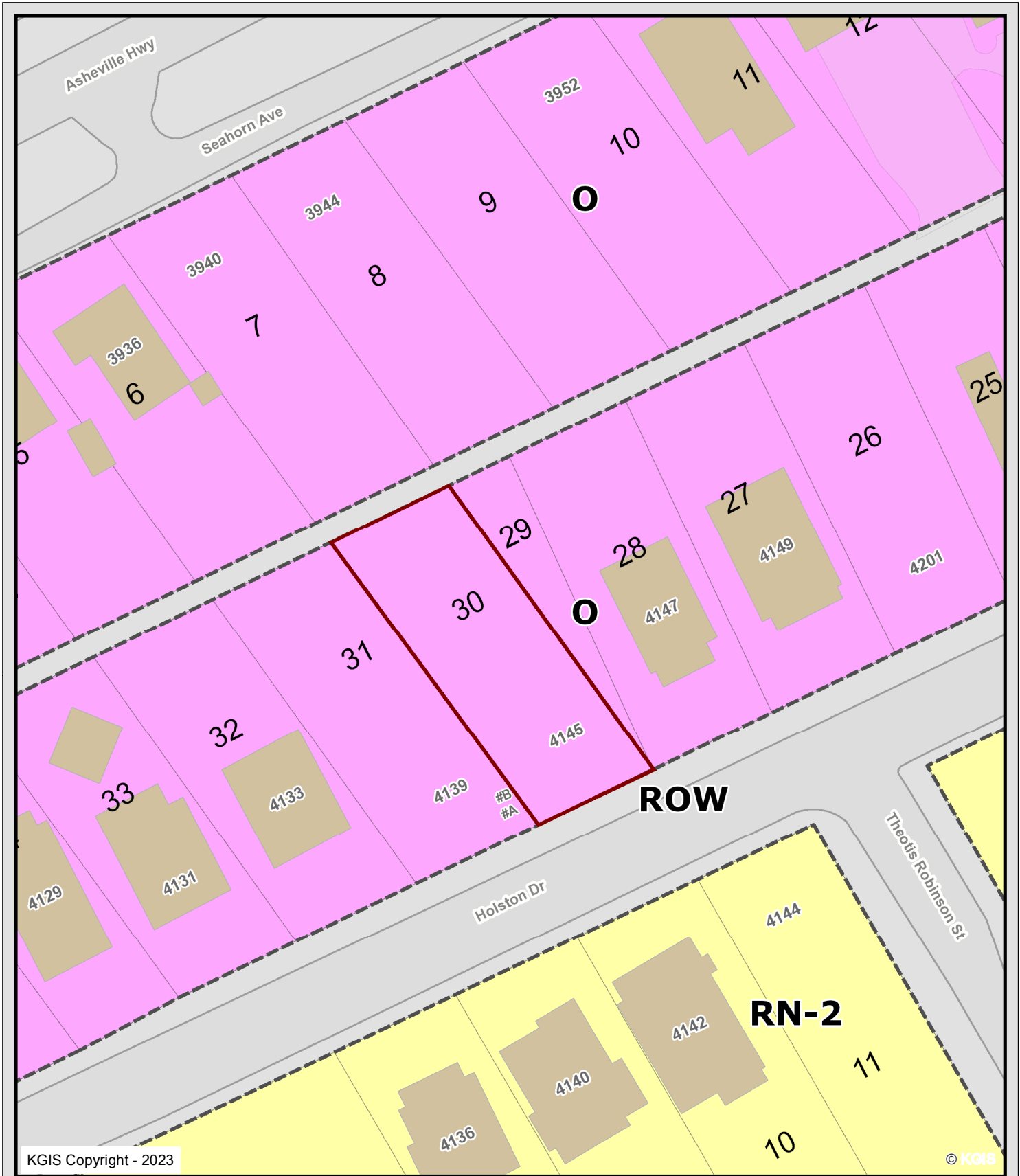
Large empty rectangular area for providing variance request details and ordinance citations.

**PROJECT INFORMATION**

Date Filed | Fee Amount

Council District | BZA Meeting Date

PLANS REVIEWER | DATE



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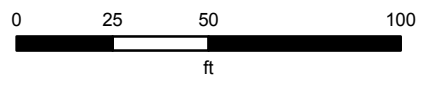
**4145 HOLSTON DR**

8-A-23-VA  
CODY VITKUS

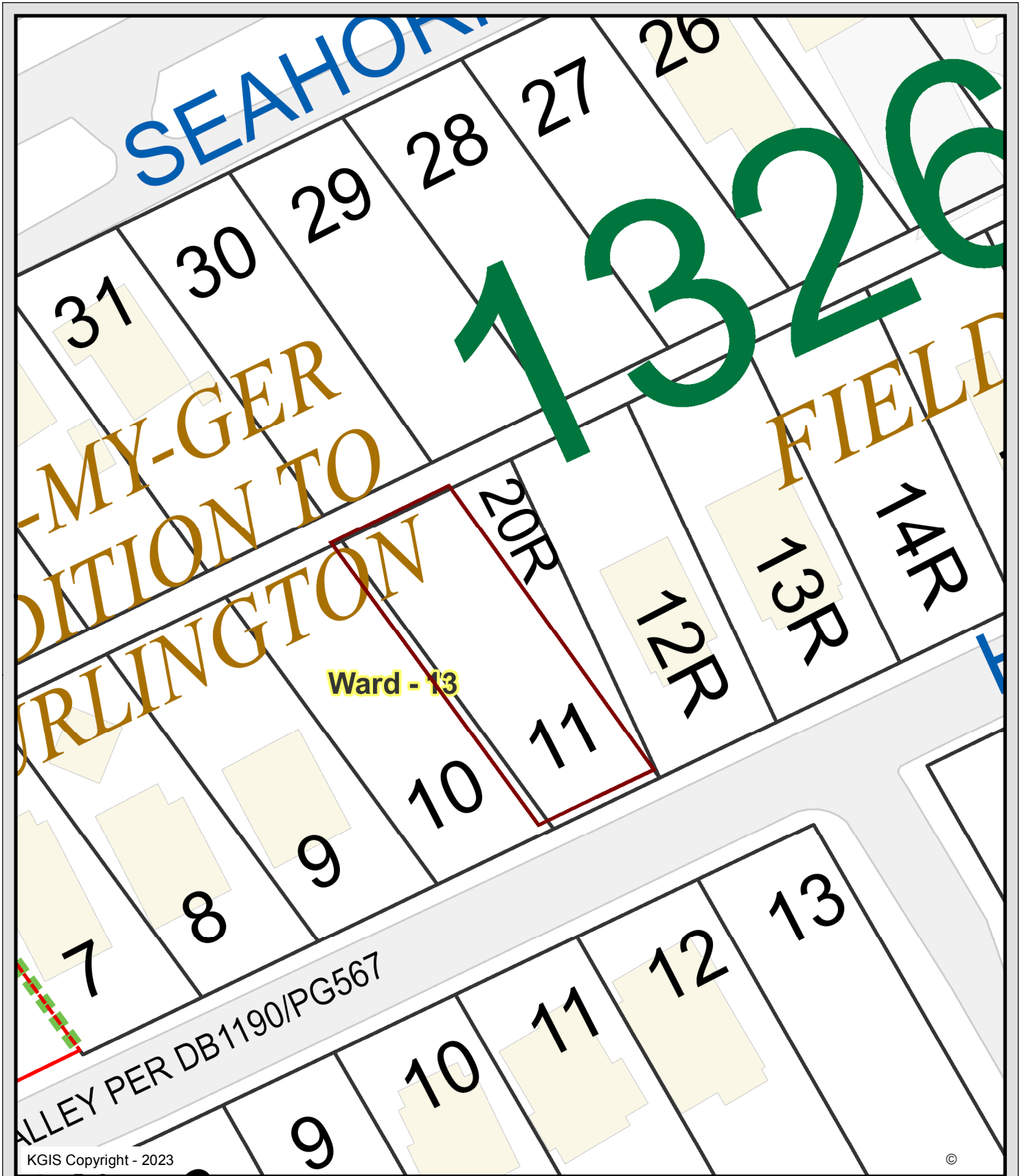
**Knoxville - Knox County - KUB Geographic Information System**



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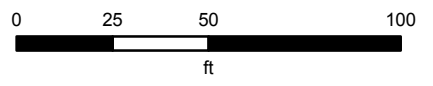
4145 HOLSTON DR

8-A-23-VA  
CODY VITKUS

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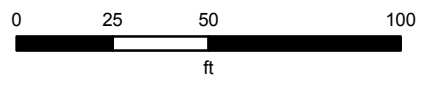
# 4145 HOLSTON DR

8-A-23-VA  
CODY VITKUS

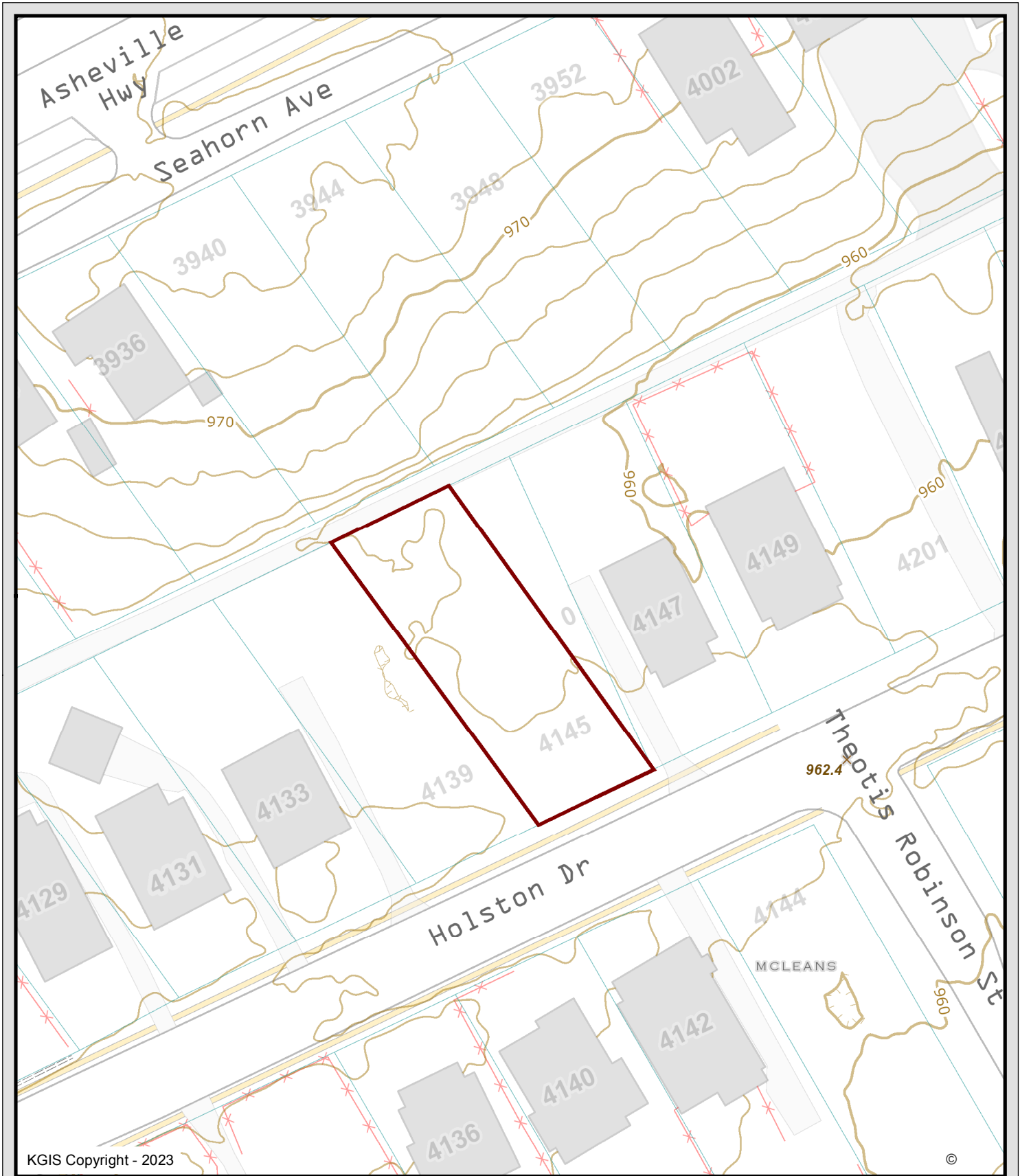
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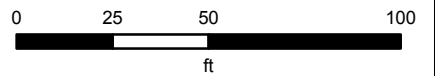
**4145 HOLSTON DR**

8-A-23-VA  
 CODY VITKUS

**Knoxville - Knox County - KUB Geographic Information System**



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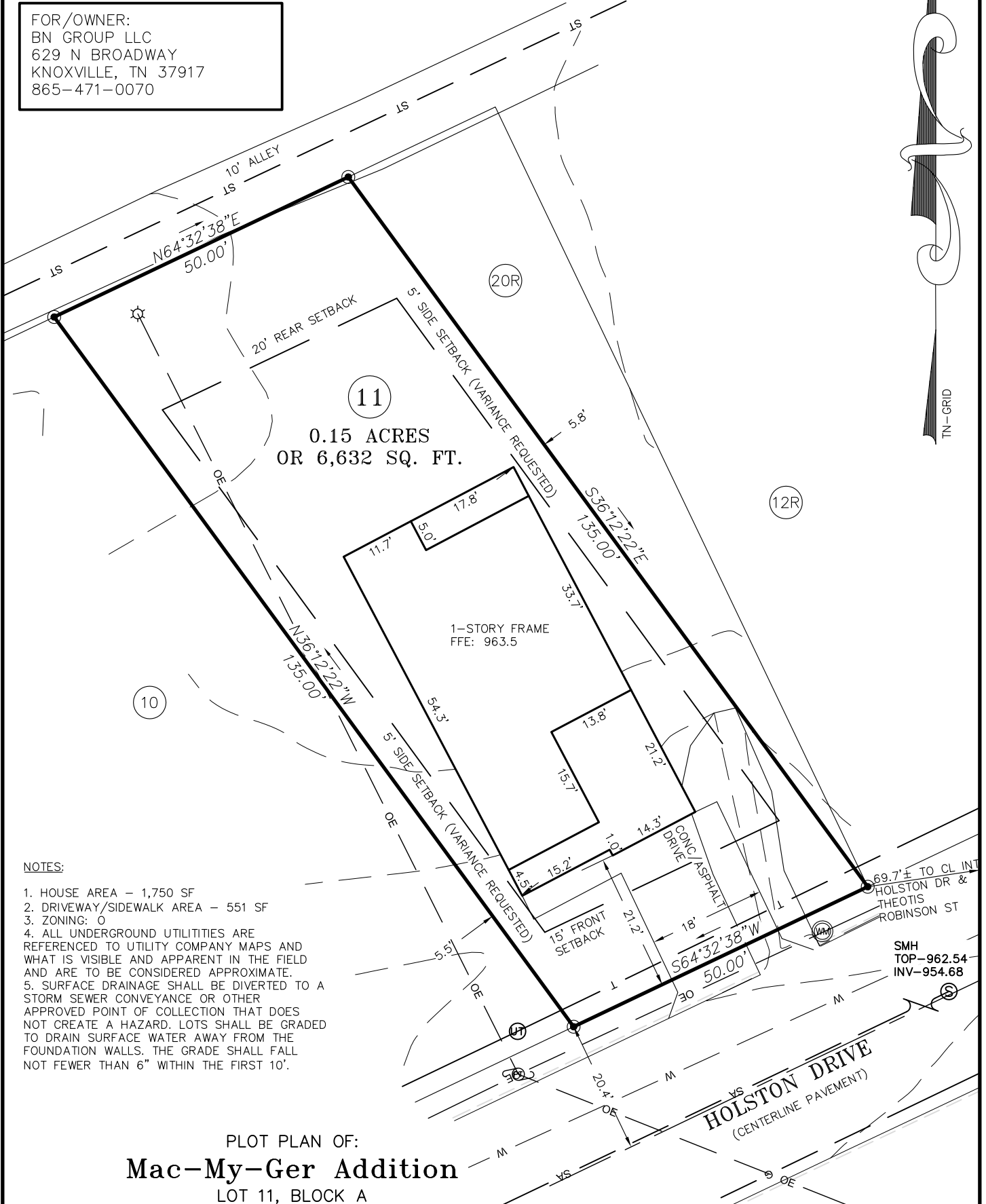
KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS ,WITH ALL FAULTS, and assumes all responsibility for the use thereof, and futher covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

THIS SURVEY WAS DONE UNDER AUTHORITY OF TCA 62-18-126. THIS SURVEY IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-07.

NOTE:  
NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AND OTHER EASEMENTS AND/OR EXCEPTIONS NOT APPARENT IN THE FIELD MAY OR MAY NOT EXIST AND MAY BE REVEALED BY A TITLE SEARCH BY A TITLE ATTORNEY.

AD  
TOP-960.14  
INV-955.96

FOR/OWNER:  
BN GROUP LLC  
629 N BROADWAY  
KNOXVILLE, TN 37917  
865-471-0070



NOTES:

1. HOUSE AREA - 1,750 SF
2. DRIVEWAY/SIDEWALK AREA - 551 SF
3. ZONING: O
4. ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANY MAPS AND WHAT IS VISIBLE AND APPARENT IN THE FIELD AND ARE TO BE CONSIDERED APPROXIMATE.
5. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM THE FOUNDATION WALLS. THE GRADE SHALL FALL NOT FEWER THAN 6" WITHIN THE FIRST 10'.

PLOT PLAN OF:

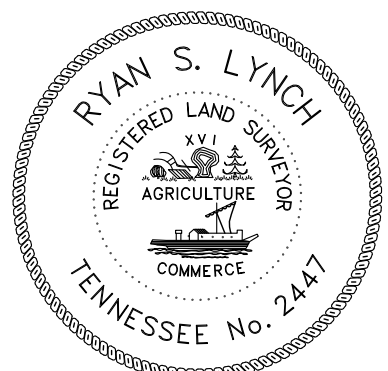
**Mac-My-Ger Addition**  
LOT 11, BLOCK A  
**4145 Holston Drive**  
**Knoxville, Tennessee 37914**  
**Knox County, Tennessee**

Ward <u>13</u>	City <u>KNOXVILLE</u>
District <u>1</u>	County <u>KNOX</u>
Plat Cab: <u>A</u>	Slide <u>231A</u>
Deed Book <u>202305120060775</u>	Page <u>-</u>
CLT # <u>070M "G"</u>	Parcel <u>030</u>
Scale <u>1"=20'</u>	Date <u>05/31/2023</u>
Drawn By <u>C. VITKUS</u>	City Block <u>13262</u>
Project # <u>4786</u>	

**LYNCH SURVEYS LLC**

SUBDIVISIONS | AS-BUILTS | SITE DESIGN  
4405 COSTER RD. KNOXVILLE, TENN. 37912

865-584-2630 FAX 865-584-2801 WWW.LYNCHSURVEY.COM



NO PARKING  
ANY TIME  
TOW-AWAY ZONE

VARIANCE  
8-A-23-VA  
Knoxville BZA  
PUBLIC HEARING  
215-4244



**From:** [Steve Borden](#)  
**To:** [Jennifer Scobee](#)  
**Subject:** RE: Board of Zoning Appeals Meeting 8-15-23 - Application Review  
**Date:** Friday, August 4, 2023 2:52:43 PM  
**Attachments:** [image002.png](#)

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Jennifer,

Please see the summary of responses to the August 15th BZA. If you have questions or would like any additional information please let me know.

7-A-23-VA 5121 Camelia Rd (this was postponed from the July meeting) – Operations has No Comment regarding off street parking on local road  
8-A-23-VA 4145 Holston Dr - Operations has No Comment regarding setbacks on properties not adjacent to ROW  
8-B-23-VA 185 Wrinkle Ave - Operations has No Comment  
8-C-23-VA 1108 Forest Ave Operations has No Comment regarding off street parking on local road  
8-D-23-VA 1800 & 1900 Vermont Ave - Operations has No Comment regarding setbacks on properties not adjacent to ROW  
8-E-23-VA 500 Clinch Ave - Operations has No Comment regarding vertical clearance on properties not adjacent to ROW  
8-F-23-VA 7300 Westridge Dr - Operations has No Comment regarding setbacks on properties not adjacent to ROW  
8-G-23-VA 0 Sanders Ln - Operations has No Comment  
8-I-23-VA 2230 Laurel Ave - Operations has No Comment regarding setbacks on properties not adjacent to ROW

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](mailto:Steve.Borden@tn.gov)  
[tn.gov/tdot](http://tn.gov/tdot)

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August 8, 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 7-A-23-VA, 8-A-23-VA, 8-B-23-VA, 8-C-23-VA, 8-D-23-VA, 8-E-23-VA, 8-F-23-VA, 8-G-23-VA, and 8-I-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,

A handwritten signature in black ink, appearing to read "C. Wiberley".

Christian Wiberley, P.E.  
Engineering

CGW