



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) Matt Brazille, P.E.	Owner <input type="checkbox"/>	New Structure <input checked="" type="checkbox"/>
Street Address 2704 Cherokee Farm Way, Suite 101	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip Knoxville, TN 37920	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number 865-340-4945	Other <input checked="" type="checkbox"/>	Signage <input type="checkbox"/>
Applicant Email mbrazille@cecinc.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 1800 and 1900 Vermont Avenue City, State, Zip Knoxville, TN
 See KGIS.org for Parcel # 094BB001, 094AE012 City Council District # 6 and Zoning District RN-4

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.

This is the first phase of the redevelopment of the Western Heights neighborhood (owned and operated by KCDC). At the July planning commission meeting we are requesting a sector plan amendment, one year plan amendment, and rezone (MDR/O and RN-6, respectively). We are requesting a front setback variance for the RN-6 zoning designation assuming we receive approval at the July meeting. The existing lot is narrow (approximately 300-ft depth) and has significant topographical constraints (110-ft of elevation change across the site), which makes development of the site difficult with the 25-ft front setback requirement designated in RN-6. Even with multiple retaining walls and building steps (as tall as 15-ft), we cannot accommodate the designated front setback requirement along the Virginia and Vermont Avenue frontages. We are requesting a variance for a 10-ft front setback on both road frontages.

Describe hardship conditions that apply to this variance.

We are requesting the variance due to a topographical hardship that limits the development of the property.

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 7/3/2023

File #



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.

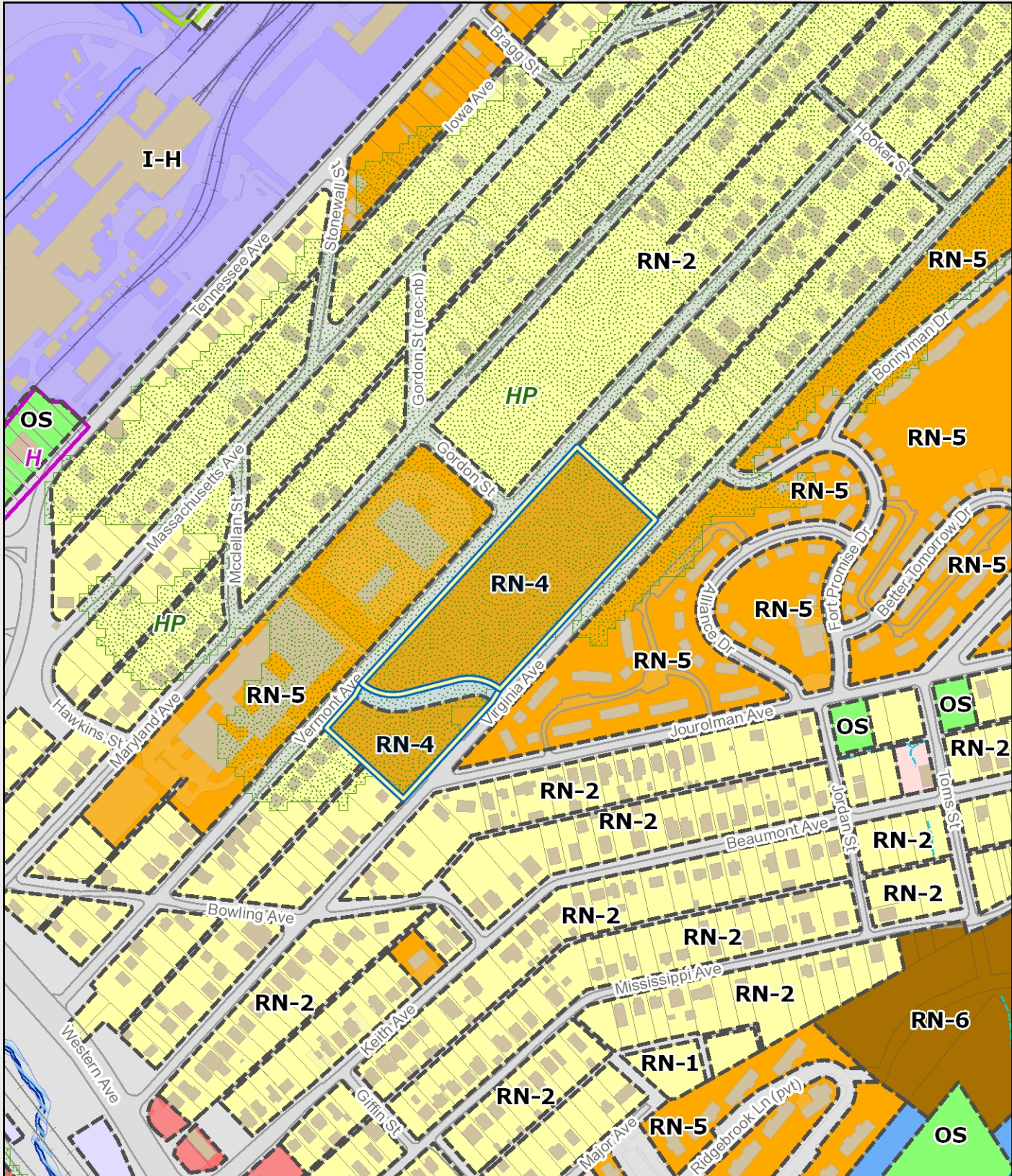
PROJECT INFORMATION

Date Filed | Fee Amount

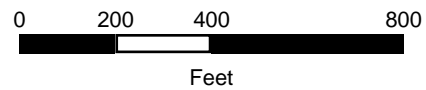
Council District | BZA Meeting Date

PLANS REVIEWER

DATE



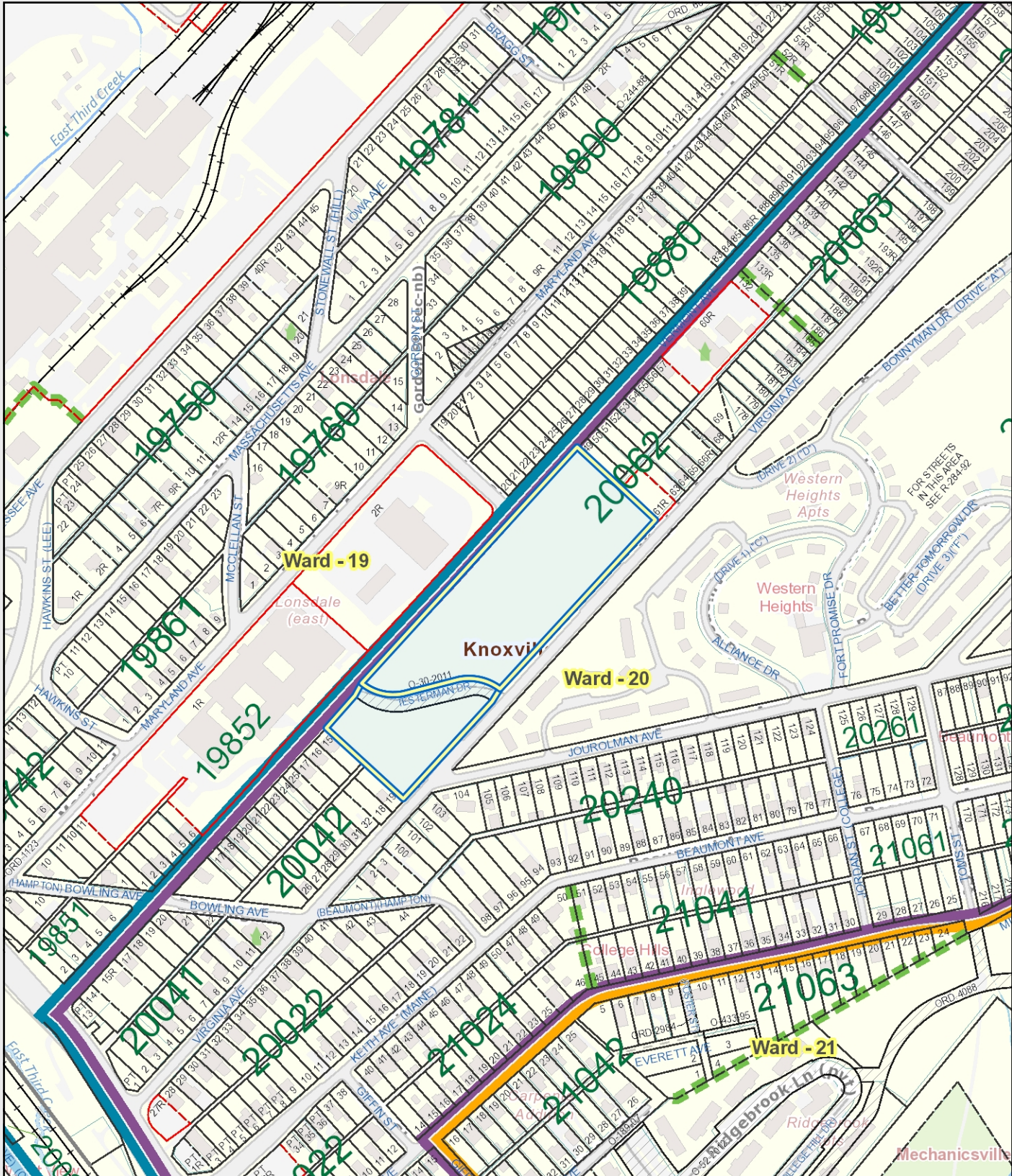
8-D-23-VA
 1800 & 1900 VERMONT AVE
 MATT BRAZILLE



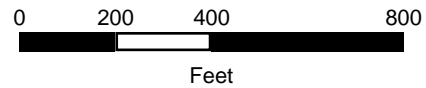
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8-D-23-VA
 1800 & 1900 VERMONT AVE
 MATT BRAZILLE



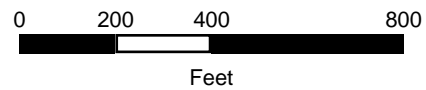
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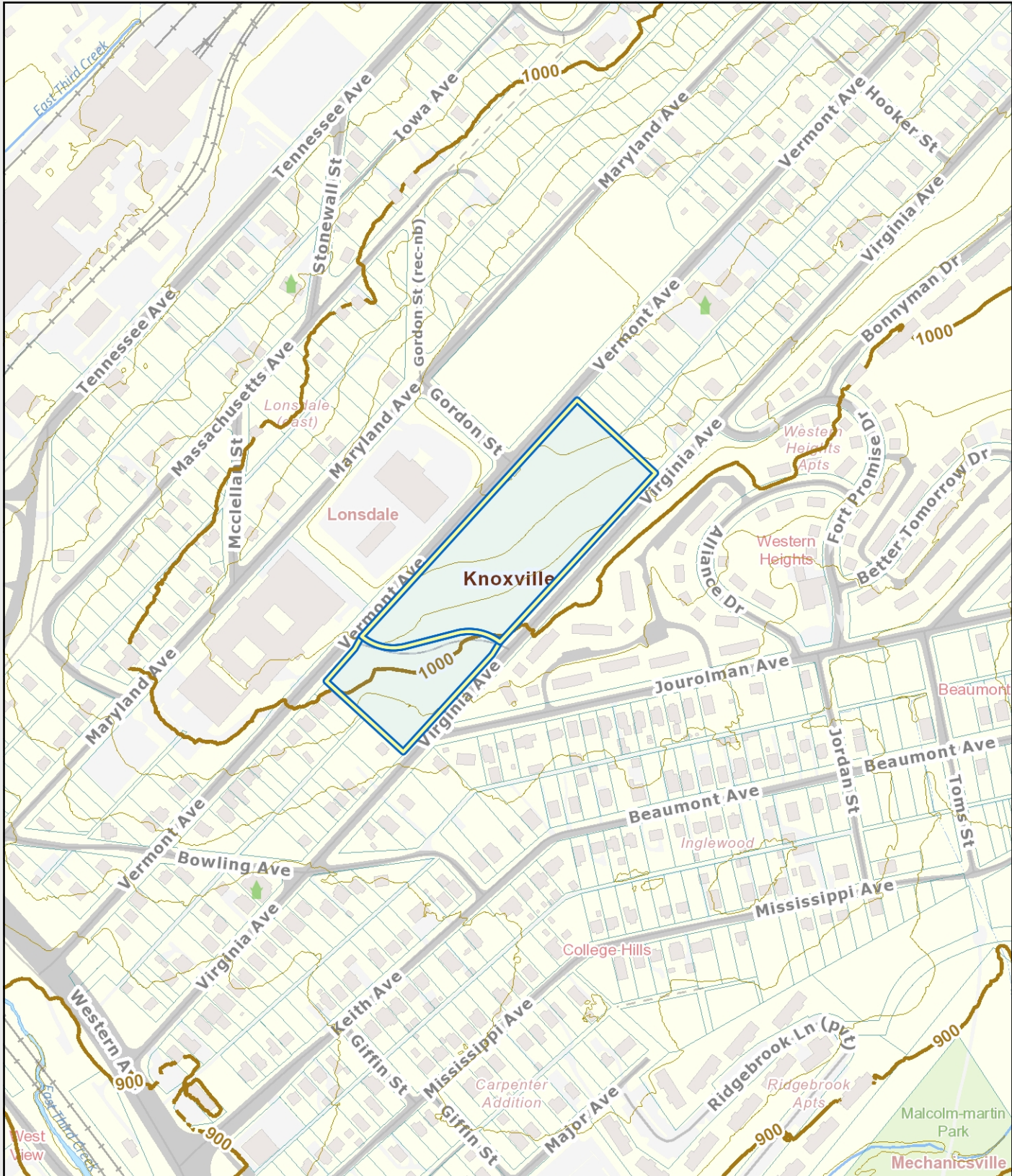
8-D-23-VA
1800 & 1900 VERMONT AVE
MATT BRAZILLE



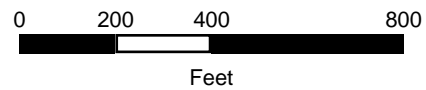
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VARIANCE
8-D-23-1A
Knoxville BZA
PUBLIC HEARING
215-4244



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](#)

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
tn.gov/tdot



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", is written in a cursive style.

Christian Wiberley, P.E.
Engineering

CGW