



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) BRYAN ANDREW BYRD	Owner <input checked="" type="checkbox"/>	New Structure <input checked="" type="checkbox"/>
Street Address 1300 VERMONT AVE	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip KNOXVILLE	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number 423-827-2944	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Applicant Email andybyrd23@gmail.com		Other <input type="checkbox"/>

THIS IS A REQUEST FOR:

- | | |
|--|---|
| <input checked="" 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 1300 VERMONT AVE City, State, Zip KNOXVILLE TN, 37921
 See KGIS.org for Parcel # 094B B 024 City Council District # 8 6 and Zoning District RN-2

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.

We are seeking the reduction of the side setback on Hooker St, from 12' to 2.93' as shown on proposed plat. Seeking reasonable use of existing lot to build single family home.

Describe hardship conditions that apply to this variance.

Lot is currently a lot of record with appx. 0.126 acres of buildable area. Client is seeking to build a reasonable sized home for student or lower income housing.

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 8/1/2023

File #



BOARD OF ZONING APPEALS APPLICATION

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

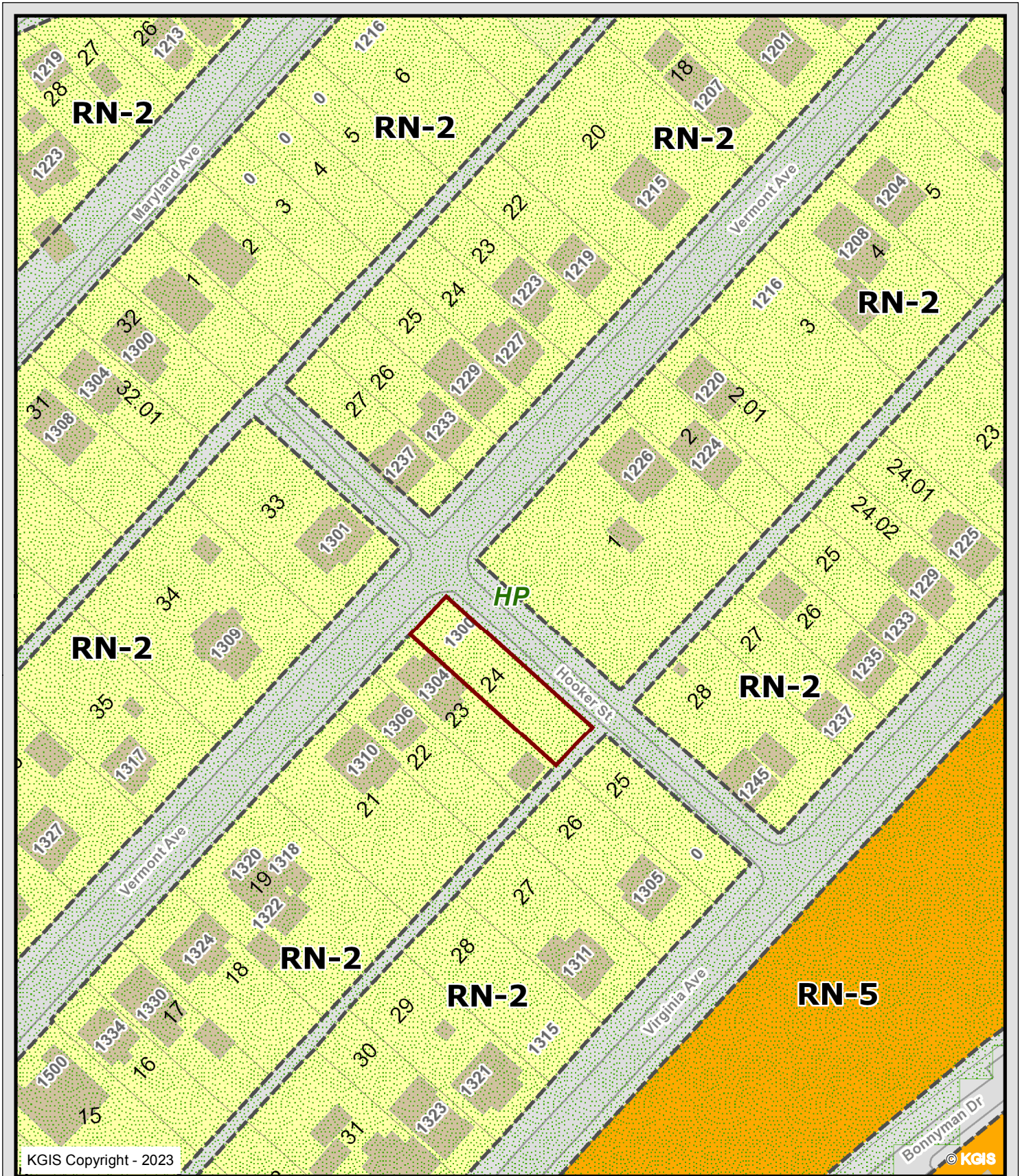
Is a plat required? Yes No

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

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

PROJECT INFORMATION

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



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1300 VERMONT AVE

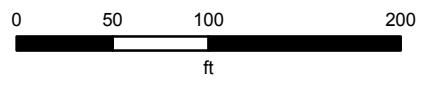
9-A-23-VA

BRYAN ANDREW BYRD

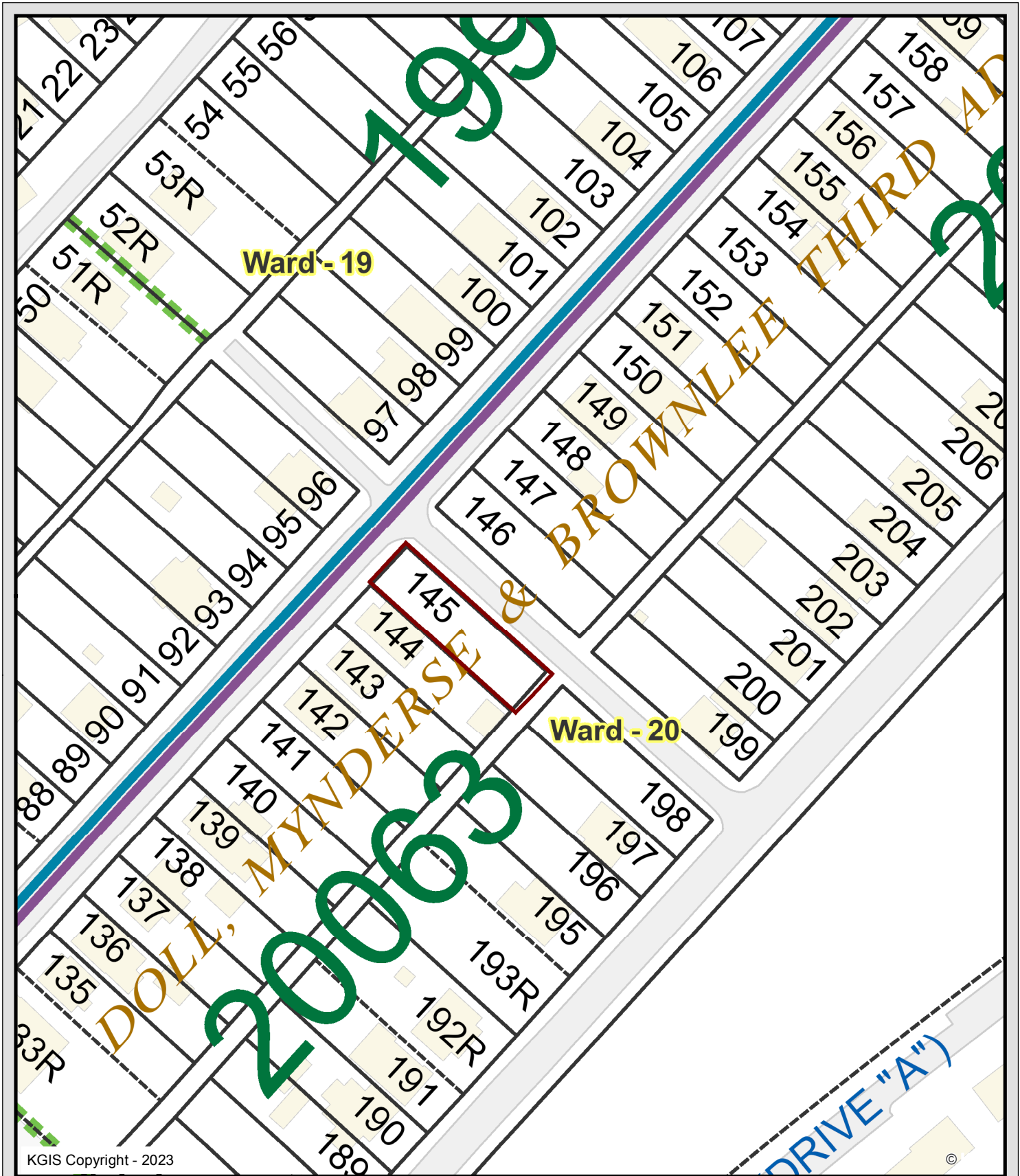
Knoxville - Knox County - KUB Geographic Information System



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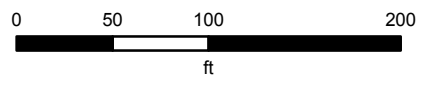
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BRYAN ANDREW BYRD

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1300 VERMONT AVE

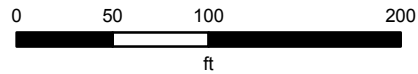
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BRYAN ANDREW BYRD

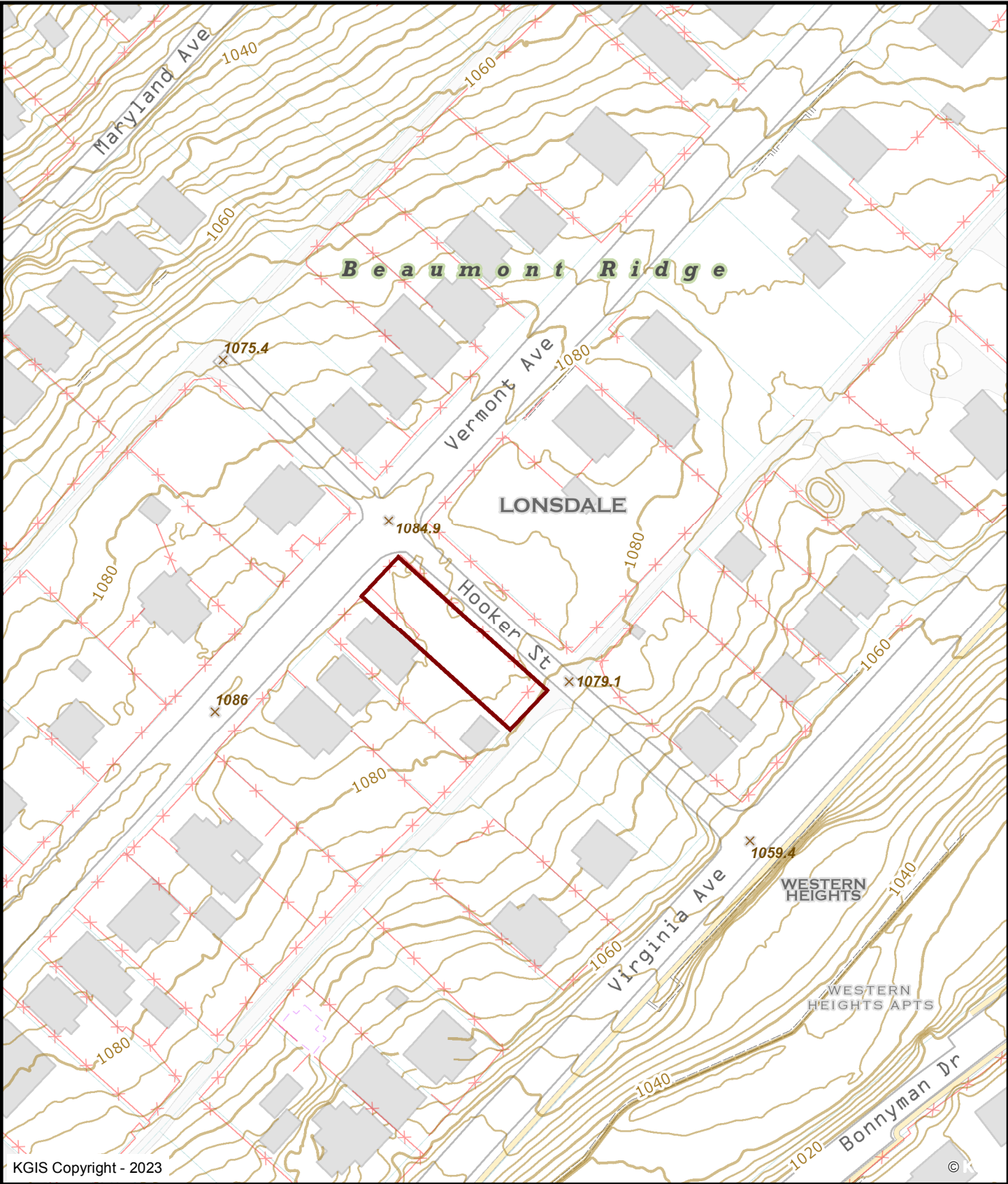
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1300 VERMONT AVE

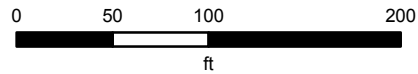
9-A-23-VA

BRYAN ANDREW BYRD

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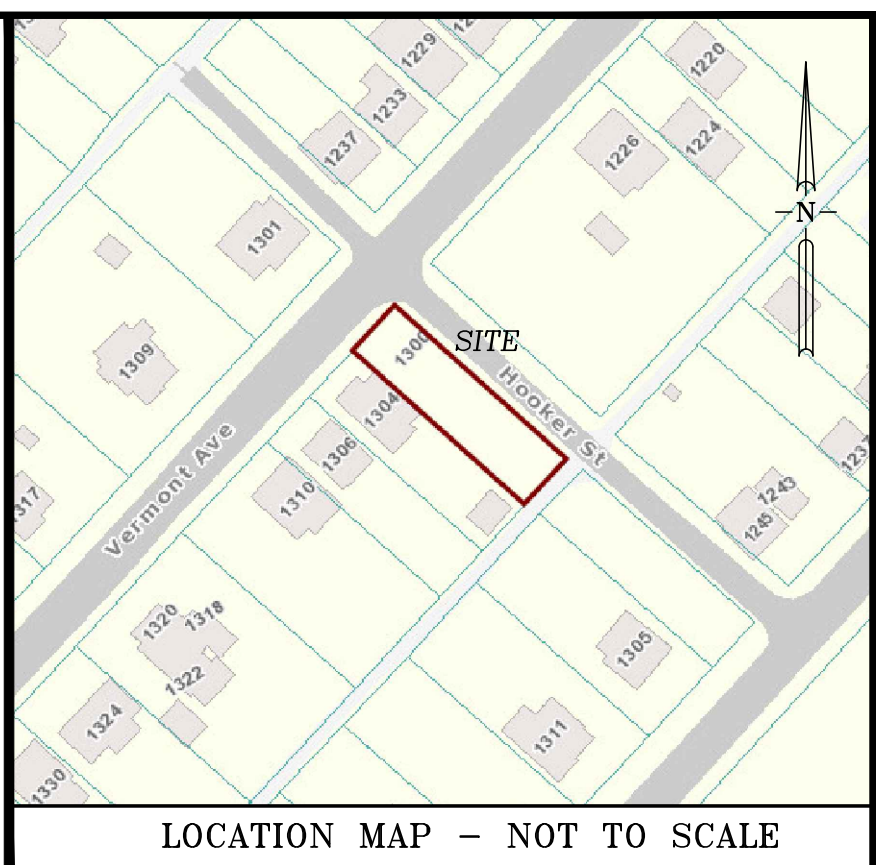
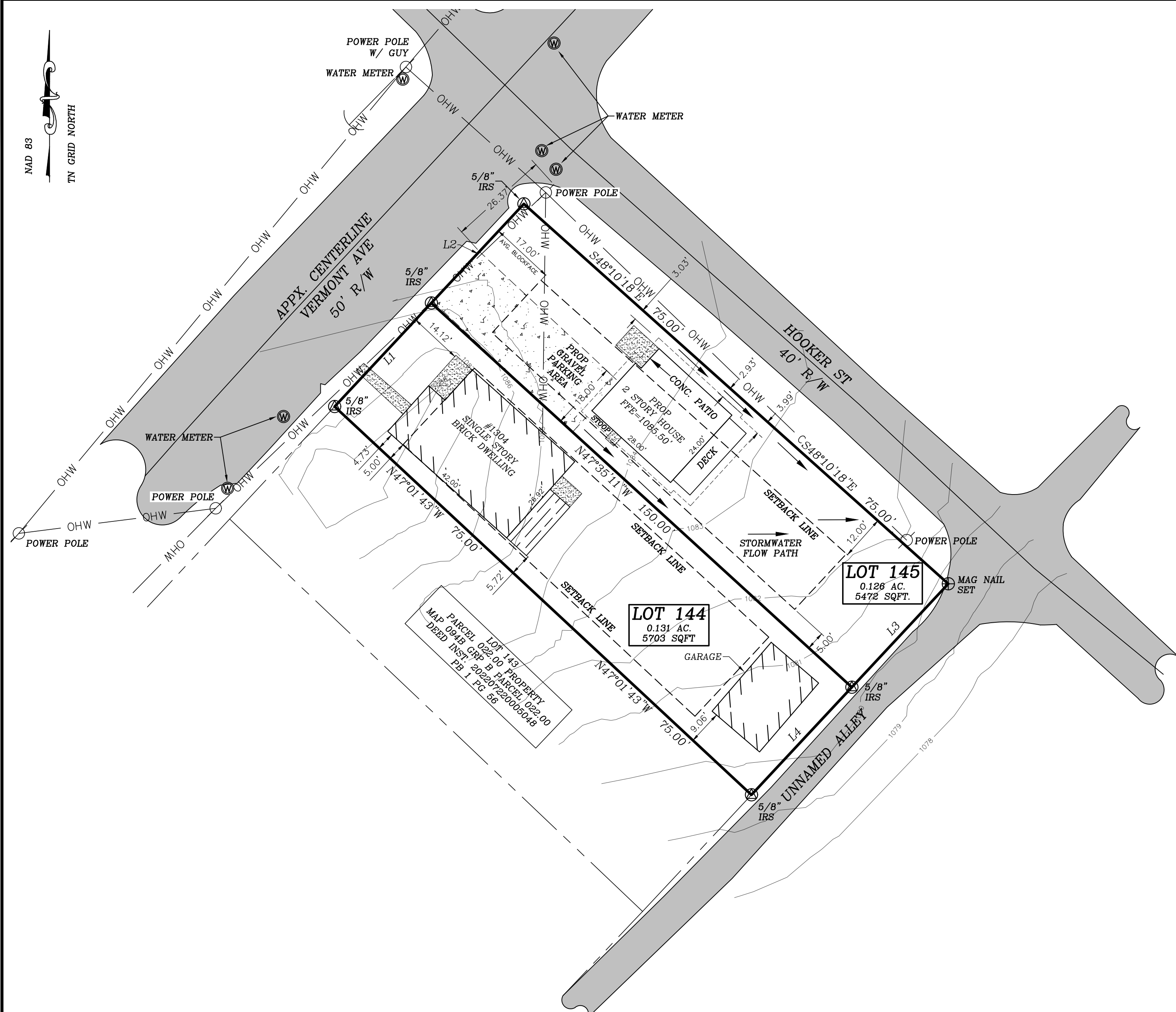
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NAD 83

TN GRID NORTH



LOCATION MAP - NOT TO SCALE

SURVEYOR'S NOTES

1. THE SURVEY SHOWN HEREON WAS PRODUCED USING GPS REAL TIME KINEMATIC (RTK) POSITIONAL DATA OBSERVED ON OCTOBER 21, 2022, UTILIZING A TRIMBLE R-12 DUAL FREQUENCY RECEIVER. POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED 0.07 FEET HORIZONTALLY.
2. FIXED CONTROL STATIONS ARE LISTED AS FOLLOWS:
TDOT DISTRICT 15 CORS ARP, PID: DJ9540, LAT.: N36°00'08.23511", LON.: W83°46'13.95236"
3. BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM 1983 (NAD 83), CORS 96, EPOCH 2002.0, TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 4100, TENNESSEE GEODETIC REFERENCE NETWORK (TGRN) AND ARE FURTHER REFERENCED TO THE TENNESSEE DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE SYSTEM (VRS)
4. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) GEOID 12B.
5. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GRID DISTANCES MEASURED IN U.S. SURVEY FEET. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 1.0001002534.
6. ALL ABOVE GROUND IMPROVEMENTS AND UTILITIES WITHIN 5 FEET OF ALL PROPERTY LINES HAVE BEEN LOCATED AND ARE SHOWN HEREON. THERE HAS BEEN NO ATTEMPT TO LOCATE ANY UNDERGROUND UTILITIES OR IMPROVEMENTS. UNDERGROUND UTILITIES SHOWN WERE FROM ACTUAL FIELD 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 UTILITY SHOWN, WHICH ARE NOT VISIBLE FROM THE SURFACE.
7. THE SURVEY SHOWN HEREON WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR TITLE SEARCH. ALL PROPERTY OR DEED INFORMATION WAS PROVIDED BY THE CLIENT.
8. SOURCES OF INFORMATION USED TO FACILITATE THIS SURVEY WERE PREVIOUS SURVEYS BY THIS SURVEYOR, SURVEYS BY OTHER SURVEYORS, AND INFORMATION FURNISHED BY THE CLIENT. NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY THIS SURVEYOR.
9. THE SURVEY SHOWN HEREON MAY BE SUBJECT TO DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, BUILDING SETBACKS, REGULATIONS, OR OTHER INSTRUMENTS OF RECORD WHICH COULD AFFECT THE BOUNDARIES OF THIS PROPERTY THAT WERE NOT FURNISHED AT THE TIME OF THE SURVEY.
10. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AN AREA OF MINIMAL FLOOD HAZARD, PER THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 47093C0277G, EFFECTIVE DATE AUGUST 5, 2013.
11. THE SUBJECT PROPERTY IS CURRENTLY ZONED RN-2, AND THE CURRENT BUILDING SETBACK ARE PER CITY OF KNOXVILLE ZONING OFFICE.
12. 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 INCHES WITHIN THE FIRST 10 FEET.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS IS A CATEGORY IV RTK GPS SURVEY WHICH MEETS ALL THE TECHNICAL REQUIREMENTS SET FORTH BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS.

I FURTHER CERTIFY THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH ALL CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

I FURTHER CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION, THAT THIS DRAWING ACCURATELY DEPICTS THE SURVEY, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

7/20/2023

DATE OF SIGNATURE

MICHAEL P. MESSINA JR. TN. #3328

LEGEND

- ⓐ = "IRF" IRON ROD FOUND
- ⓑ = "IRS" IRON ROD & CAP SET
- ⓐ = "IPF" IRON PIPE FOUND
- ⓐ = "MNS" MAG NAIL SET
- ⊙ = UTILITY POLE
- ⓐ = WATER METER
- = BOUNDARY/PROPERTY LINE
- - - = ADJOINING PROPERTY LINE. LINE NOT SURVEYED. LINE MAPPED FROM DEEDS OR PLATS UNLESS NOTED
- = RIGHT OF WAY LINE. LINE NOT SURVEYED. LINE MAPPED FROM DEEDS OR PLATS UNLESS NOTED
- = OVERHEAD ELECTRIC

LINE	BEARING	DISTANCE
L1	N43°02'31"E	37.29'
L2	N43°02'31"E	35.72'
L3	S42°58'50"W	37.25'
L4	S43°01'38"W	38.75'



Trueline Land Surveying, LLC
P.O. Box 32242
Knoxville, TN 37930

(865) 807-0131
info@truelines.com
WWW.TRUELINES.COM

REFERENCES: DEED INST. 201710120023318 PB 1 PG 56
PARCEL ID: 094BB024 094BB023
JOB NO: 202214580
DRAFTED BY: J.T. HAUN
DATE: 10/21/2022 - REVISED 7/20/2023
SCALE: 1" = 20'

FINAL PLAT OF:
BRYAN BYRD PROPERTY
MAP BOOK 094B GROUP B PARCEL 023.00
SHOWING A SURVEY REQUESTED BY ANDREW BYRD
CIVIL DISTRICT 8, COUNTY OF KNOX, STATE OF TENNESSEE