

File #

I-D-20-VA



BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION	APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name Rebecca Montgomery	Owner <input checked="" type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address 3848 Talluna Ave	Contractor <input type="checkbox"/>	Modification of Existing Structure <input checked="" type="checkbox"/>
City, State, Zip Knoxville, TN 37919	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number 865-680-7014	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Email bmontgomery@chcu.com wendy.grobinson@bellsouth.net		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 3848 Talluna Ave
City, State, Zip Knoxville, TN 37919
Parcel # (see KGIS.org) 122 A F 005
Zoning District (see KGIS.org) R-1

VARIANCE REQUIREMENTS

City of Knoxville Zoning Ordinance Article 7, Section 2

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.

Proposed residential addition (garage space). Variance request is for the side setback from 8 ft to 4.63 ft.

Describe hardship conditions that apply to this variance.

Hardship includes building constraints due to

- 1) topography (lot steepness precludes new construction of the garage in the rear of the house)
- 2) lot size and shape (lot is extremely narrow)

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 W.H. [Signature] for the Owner DATE 12/16/2019
 (Engineer)

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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):

1) Reduce the minimum required side setback on a substandard lot from 7' to 4.63' on the west side for an addition to a single family residence in an R-1 zone. (Article V, Section 6.D.6)

PROJECT INFORMATION

Date Filed 12/16/19

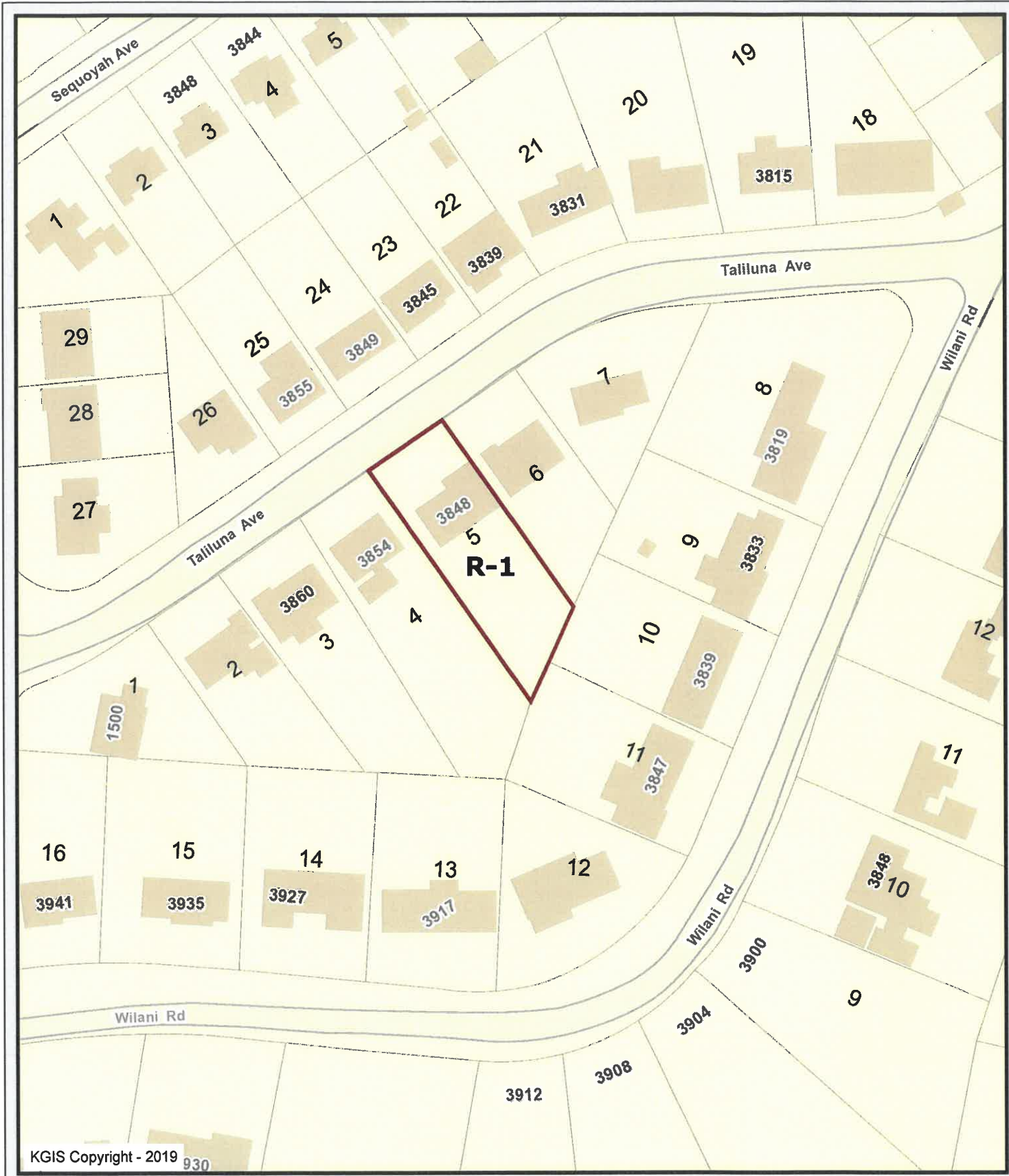
Fee Amount \$250

Council District 2

BZA Meeting Date 01/16/20

PLANS REVIEWER J Van Horn

DATE 12/16/19



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3848 Taliluna Ave.

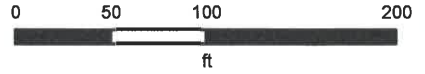
1-D-20-VA

Rebecca Montgomery

Knoxville - Knox County - KUB Geographic Information System



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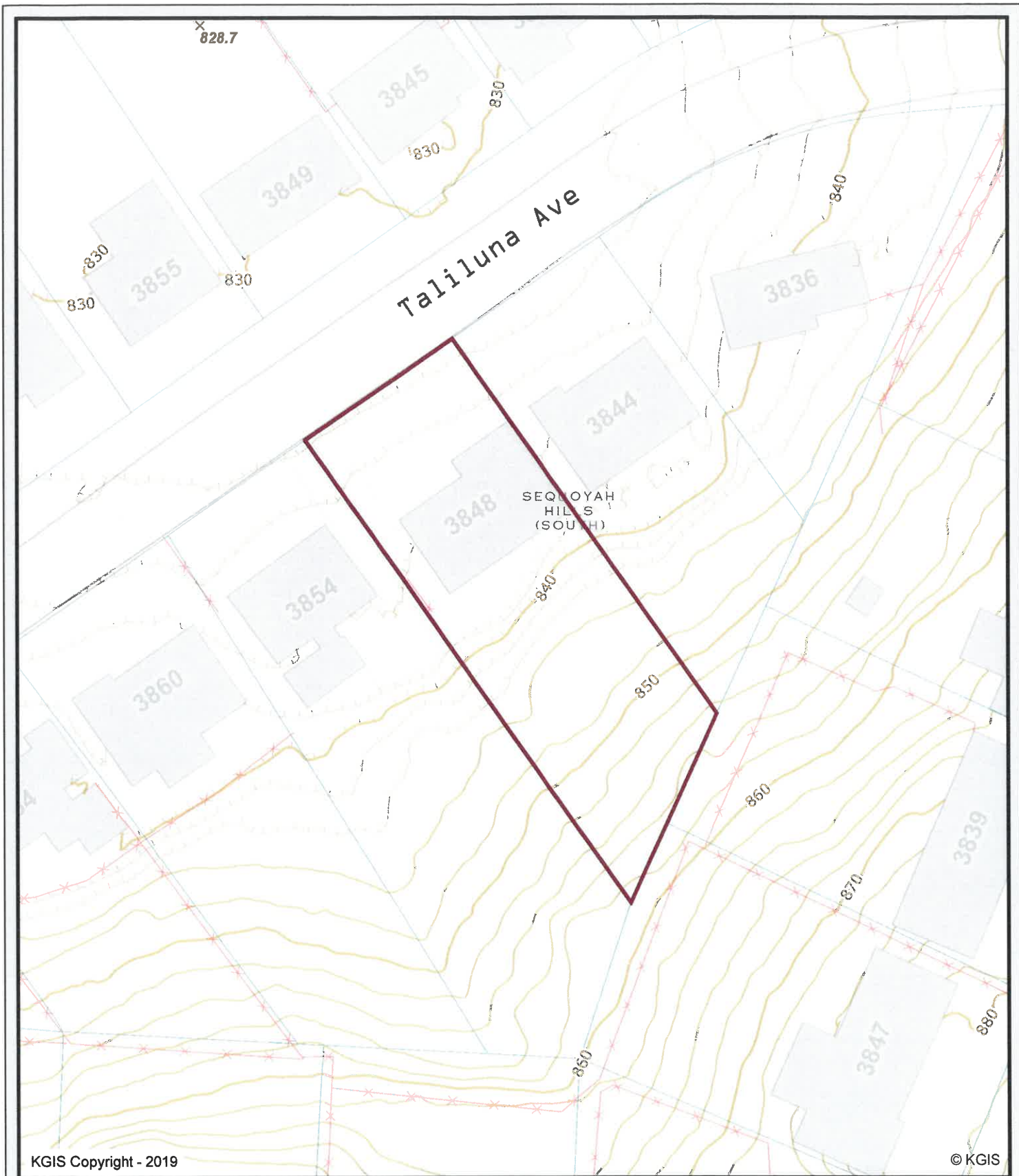
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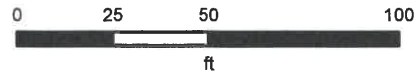
1-D-20-VA

Rebecca Montgomery

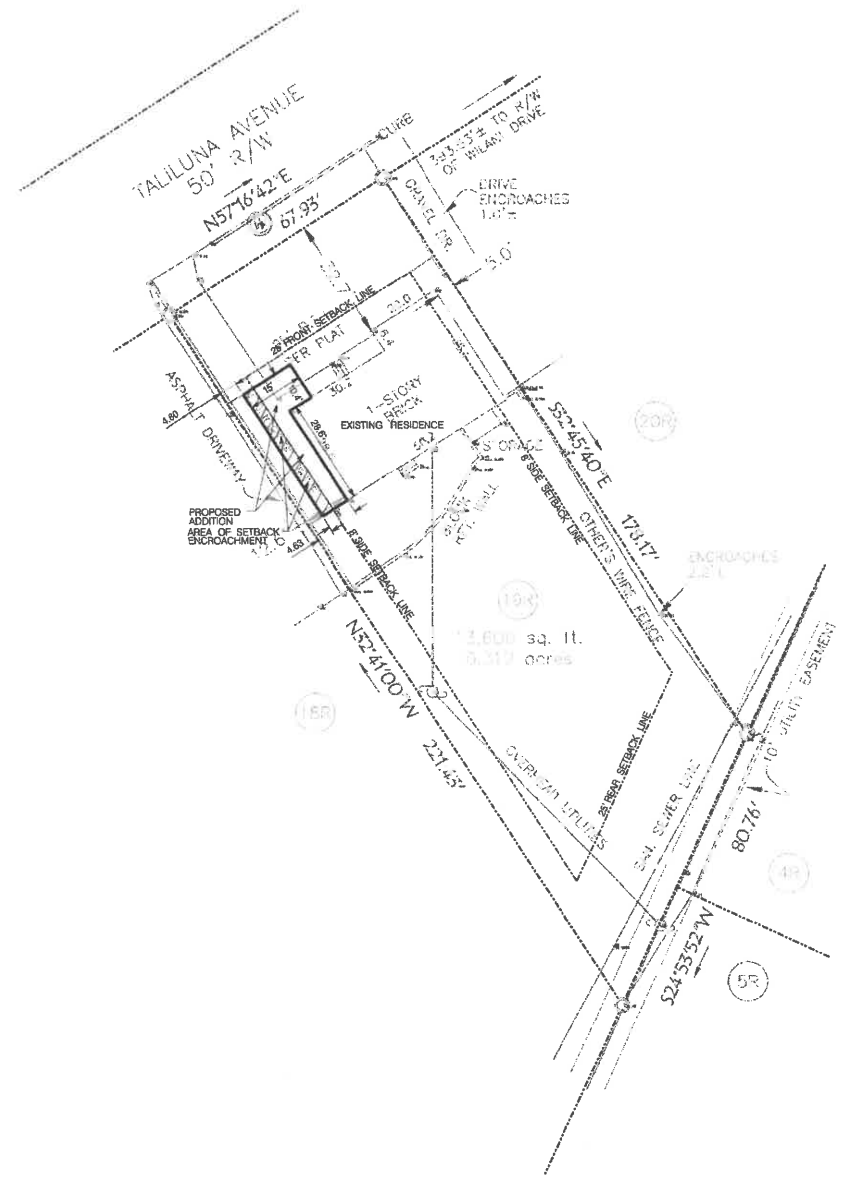
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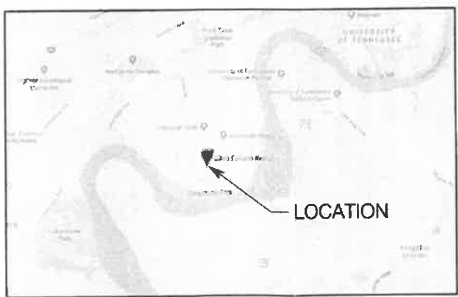
N

SCALE
0 20 40 FEET
SCALE 1"=20'

LEGEND:

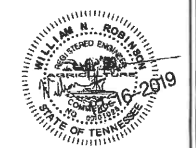
EXISTING	PROPOSED	
---	---	GROUND CONTOUR ELEVATION
○	○	SPOT ELEVATION
□	□	STRUCTURE
---	---	PROPERTY LINE
---	---	EASEMENT
---	---	EDGE OF PAVEMENT
SD	SD	STORM DRAIN
SS	SS	SANITARY SEWER
PW	PW	POTABLE WATER
NG	NG	NATURAL GAS
CE	CE	OVERHEAD ELECTRICAL
⊙	⊙	WATER METER
⊕	⊕	FIRE HYDRANT
NA	→	SURFACE FLOW
NA	---	SILT FENCING
NA	---	CURB
NA	○	CATCH BASIN
NA	▨	CONCRETE PAVEMENT
NA	▨	ASPHALT PAVEMENT
NA	▨	RIP RAP

PROPERTY INFORMATION
 ADDRESS: 3848 TALILUNA, KNOXVILLE, TN
 PARCEL: 122 A F 005
 WARD: 24
 BLOCK: 24867
 ZONING: R-1
 SETBACKS: FRONT 25', SIDE 8', REAR: 25'



LOCATION MAP - NOT TO SCALE

**WILL ROBINSON
& ASSOCIATES**
 1248 N. Shorewood Ln
 Caryville, TN 37714
 (865) 386-4200
 wraassociates@bellsouth.net



An Addition to:
The Blamey Residence
 3848 Taliluna
 Knoxville, Tennessee

REVISIONS:

DRAWN: WNR
 CHECKED: WNR
 DATE: 12-16-2019
 FILE NAME:
 PROJECT NO:

C1.1
 SITE PLAN
 DRAWING

1-D-20-VA