

File #

2-B-20-VA



BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION

Name Adam Hadjerioua
 Street Address 109 James Agee St.
 City, State, Zip Knoxville, TN 37916
 Phone Number (865)919-6115
 Email ahadjerioua@gmail.com

APPLICANT IS:

Owner ☒
 Contractor ☐
 Tenant ☐
 Other ☐

THIS PROPOSAL PERTAINS TO:

New Structure ☐
 Modification of Existing Structure ☒
 Off Street Parking ☒
 Signage ☐
 Other ☐

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 109 James Agee St.
 City, State, Zip Knoxville, TN 37916
 Parcel # (see KGIS.org) 094KJ012
 Zoning District (see KGIS.org) RN-6

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.

David Brace has granted me a demolition order extension letter so I'll be rehabbing this SFR in Fort Sanders that has been abandoned for over 20 years property needs to be fully gutted to studs and rebuilt to comply with today's building codes.
 Request approval for existing non conforming lot and non conforming structure and a proposed addition to the non conforming structure.
 - Minimum lot size from 5,000 SQFT to 2,240 SQFT
 - Minimum lot width from 50FT to 44.95 FT
 -Maximum building coverage (Everything under roof including proposed addition) from 40% to 66.07%
 -Impervious surface coverage to be 68% based on proposed addition included
 - Reduction of North Setback to 3.7 FT
 - Reduction of South Setback to 3.6 FT
 - Reduction of East Setback to 7.6 FT
 - Reduction of West Setback to 1.3 FT
 -Reduce off street parking from 2 to 0

Describe hardship conditions that apply to this variance.

Narrow lot, only 44.95 FT pre existing non- conforming single family property. MPC needs BZA approval to be platted. Adding an addition to the North section of property consisting of 2 bedrooms, 2 bathrooms and a needed stair case to provide access to the downstairs. KUB advise best location for electric main north east corner.

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

1/17/20

**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) Increase maximum building coverage from 40% in a RN-6 to 70% with proposed addition to existing single family residence. Existing building is at 59% of maximum building coverage (4.3.A Table 4-1).
- 2) Increase maximum impervious surface from 50% in a RN-6 to 71% with proposed addition to existing single family residence. Existing impervious surface is at 60% of maximum impervious surface coverage (4.3.A Table 4-1).
- 3) Reduce the minimum interior side setback from 5 feet to 3.5 feet with proposed addition on the north side (4.3.A Table 4-1).

Pending approval of the proposed addition, applicant will need to plat and record the existing lot in order to receive a building permit. The following variances are related to the existing nonconforming lot dimensions and nonconforming structure on the lot.

- 4) Reduce minimum lot area from 5,000 square feet to 2,240 square feet (4.3.A Table 4-1).
- 5) Reduce the minimum lot width from 50 feet to 44.95 feet (4.3.A Table 4-1).
- 6) Reduce the minimum front setback from 25 feet to 7.6 feet along James Agee St. (4.3.A Table 4-1).
- 7) Reduce the minimum interior side setback from 5 feet to 3.0 feet on the south side along the alley (4.3.A Table 4-1).
- 8) Reduce the minimum interior side setbacks from 15 feet combined to 6.5 feet combined (4.3.A Table 4-1).
- 9) Reduce the rear setback from 25 feet to 1.1 feet on the west side (4.3.A Table 4-1).
- 10) Reduce the required minimum off-street parking for single family dwelling from 2 spaces per dwelling unit to zero (11.4.A.1 Table 11-2).

REVISED**PROJECT INFORMATION**

Date Filed 1/17/2020

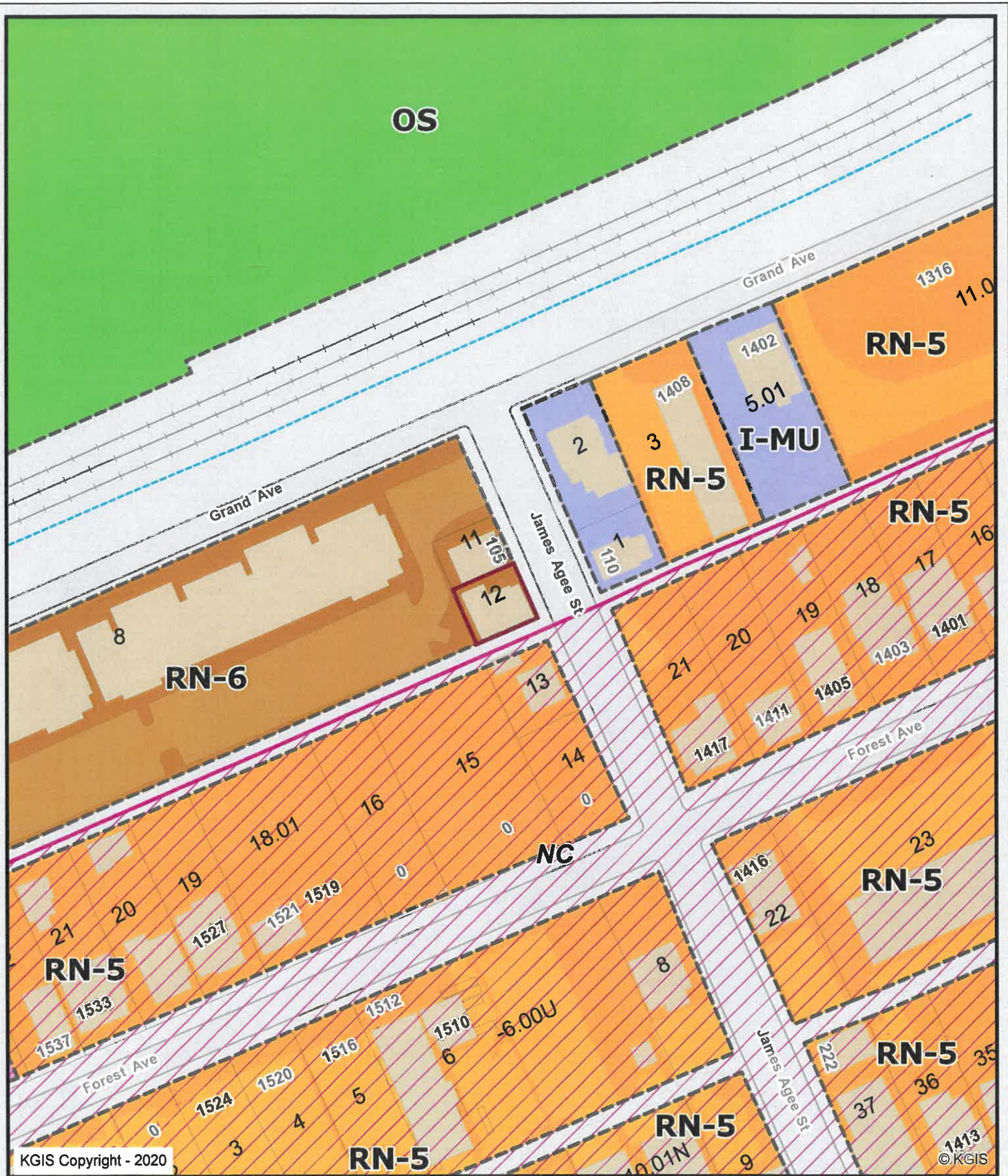
Fee Amount \$250

Council District 1

BZA Meeting Date 2/21/2020

PLANS REVIEWER Bryan Berry

DATE Revised 1/30/2020



109 James Agee St.

2-B-20-VA

Adam Hadjerioua

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SPORTS COMPLEX

1R

Ward - 9

GRAND AVE

12R

GRAND AVE

32R

P-22

RAMSEYS ADD.

Ward - 10

JAMES AGEE ST

(FIFTEENTH ST)

94R

95

67

68

69

70

71

98R

96

61R

63

64

65

66

102

101

103

104

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109 James Agee St.

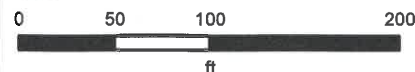
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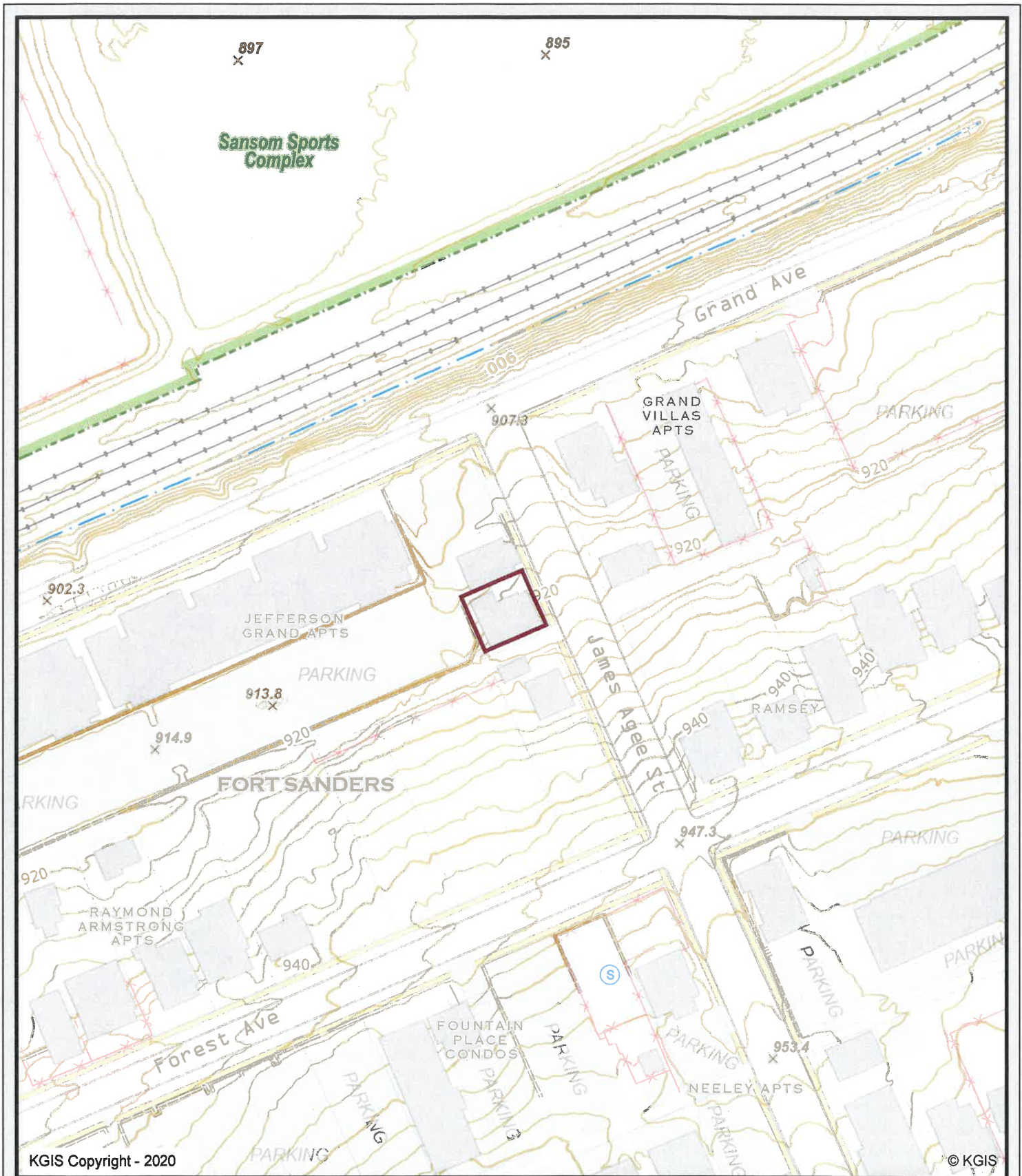
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0 50 100 200
ft

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109 James Agee St.

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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 have been limited, described and justified in a report filed with the Planning Commission, or for variances and waivers 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 day of 2020.

Registered Land Surveyor _____
Tennessee License No. _____
Date: _____

Certification by the Knoxville Department of Engineering.
City of Knoxville Department of Engineering The Knoxville Department of Engineering hereby approves this plat on this the day of _____, 2020.
Engineering Director: _____

Certification of Ownership and General Dedication
(I, We), the undersigned owner(s) of the property shown herein, hereby adopt this as (my, our) plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that (I am, we and) the owner(s) in fee simple of the property, and as property owner(s) have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat.

Owner(s)
Printed Name: _____ Signature(s): _____
Date: _____

Zoning
Zoning District(s) in which the land being subdivided is located shall be indicated as shown on the zoning map by the planning Commission as follows:
Zoning Shown on Official Map _____
Date: _____
By _____

Certification of Approval for Recording — Administrative Plat
This is to certify that the subdivision plat shown has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, and the recorded plat is hereby approved for recording in the office of the Knox County Register of Deeds.

Signed: _____ Date: _____

Taxes and Assessments
This is to certify that all property taxes and assessments due on this property have been paid.
Knox County Trustee: Signed: _____ Date: _____

Certification of No Recorded Easements
This is to certify that there are no known recorded drainage or utility easements on lot line(s) being eliminated on this subdivision plat.

Registered Land Surveyor _____
Tennessee License No. _____ Date: _____

Addressing Determination Certification
I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville/Knox County Street Naming and Addressing Ordinance, the Administrative Rules of the Planning Commission, and these regulations.


Signed: _____ Date: _____

Owner Certification for Public Sewer and Water Service — Minor Subdivisions
(I, We) the undersigned owner(s) of the property shown herein understand that it is our responsibility to verify with the Utility Provider the availability of public sewer and water systems in the vicinity of the lot(s) and to pay for the installation of the required connections.

Owner(s) Printed Name: _____
Signature(s): _____
Date: _____

Certification of Category and Accuracy of Survey
I hereby certify that this is a Category 1 survey and the ratio of precision of the unaudited 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 _____
Tennessee License No. _____
Date: _____



NOTES:
1. NORTH DIRECTION TAKEN FROM DEED REFERENCE: STATE PLANE GRID
2. THIS SURVEY IS A PROFESSIONAL OPINION AND DOES NOT CONVEY OR WARRANT TITLE.
3. THIS PROPERTY SUBJECT TO ADDITIONAL EASEMENTS AND RIGHTS-OF-WAY THAT MIGHT BE FOUND WITH A TITLE SEARCH.
5. TOTAL ACREAGE OF WHOLE PLAT: .05 ACRES, TOTAL LOTS: 1.
6. DEED REFERENCES USED FOR THIS SURVEY. CURRENT CONFIGURATION EXISTED IN ALL DEEDS LISTED BELOW.
INST: 20191118-0034268 DATE: 11/15/2019
INST: 20080708-0001796 DATE: 7/8/2008
BOOK: 2233 PAGE: 742 DATE: 11/4/1996
BOOK: 1962 PAGE: 151 DATE: 11/1/1988
BOOK: 362 PAGE: 346 DATE: 6/17/1921

