

File #

4-J-20-VA



BOARD OF ZONING APPEALS APPLICATION

Click on [Meeting Schedule](#), [Deadlines](#) and [Fees](#) for information on submitting an application to be heard at a monthly Board meeting.

APPLICANT INFORMATION	APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name: Trenton D. Smith	Owner <input checked="" type="checkbox"/>	New Structure <input checked="" type="checkbox"/>
Street Address: 708 E. Woodland Ave.	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip: Knoxville, TN 37917	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number: 8653851167	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Email: smithtdean@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 : 820 North Third Avenue	City, State, Zip: Knoxville, TN, 37917
See KGIS.org for Parcel #: 081MK017	and Zoning District: R-2

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.

We are applying for a variance for total lot size. Our lot is 4,409 Sq. Ft. We meet all other requirements for the zoning of this lot including property line setbacks, building coverage, and impermeable surface coverage.

Describe hardship conditions that apply to this variance.

Interstate 40 took part of the original lot.

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 Trenton D. Smith

Digitally signed by Trenton D. Smith
Date: 2020.03.16 10:06:35 -04'00'

DATE 03/16/20



CITY OF KNOXVILLE

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) Decrease the minimum lot size in a RN-2 district from 5,000 square feet to 4,409 square feet for the construction of a single family dwelling per Article 4.3.A. Table 4-1.
- 2) Decrease the minimum lot width in a RN-2 district from 50 feet to 49 feet for the construction of a single family dwelling per Article 4.3.A. Table 4-1.

REVISED**PROJECT INFORMATION**

Date Filed 3-16-20

Fee Amount \$250

Council District 4

BZA Meeting Date 4-16-20

PLANS REVIEWER Bryan Berry**DATE** 3/27/2020



820 North Third Ave.

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Trenton D. Smith

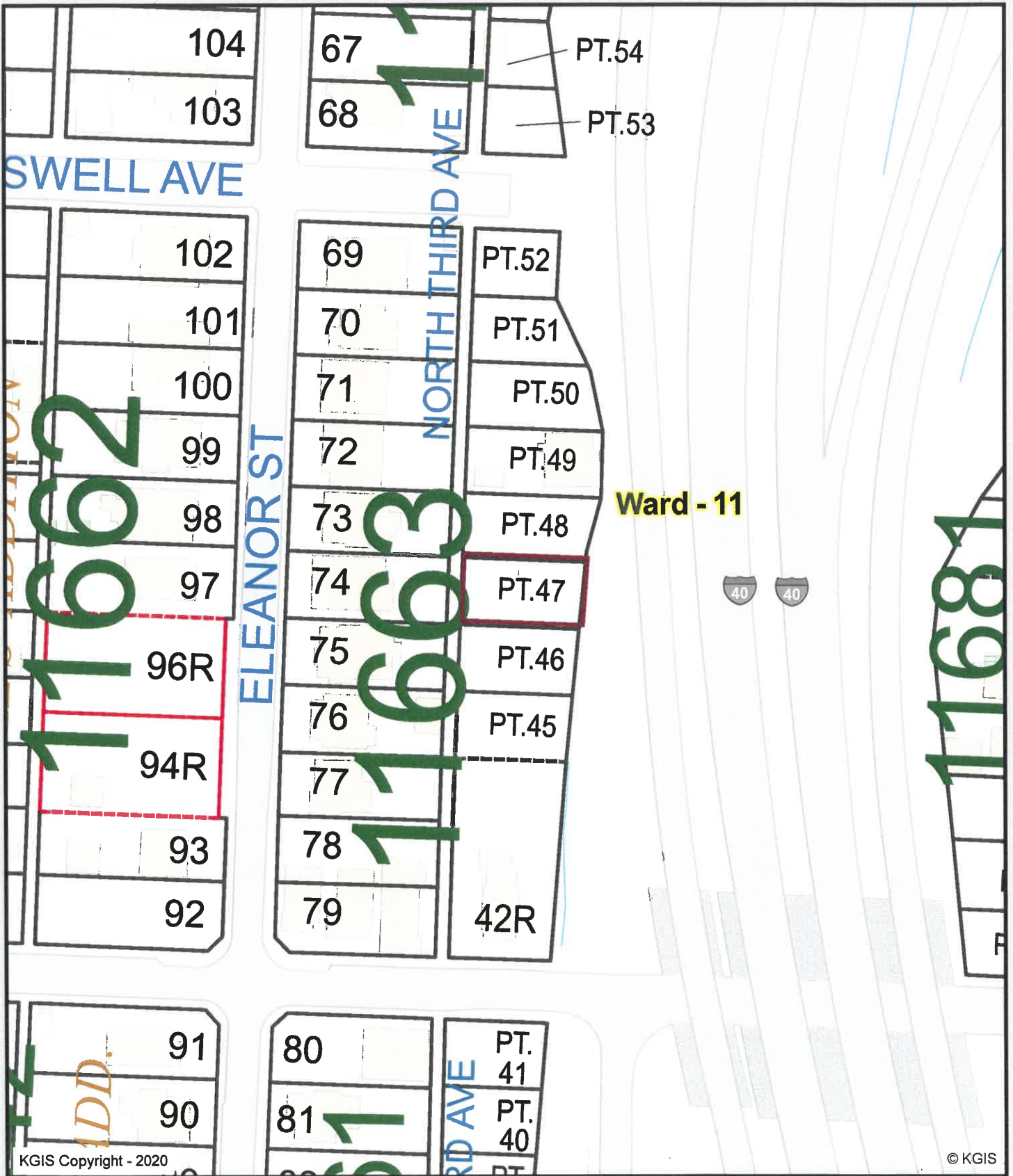
Knoxville - Knox County - KUB Geographic Information System



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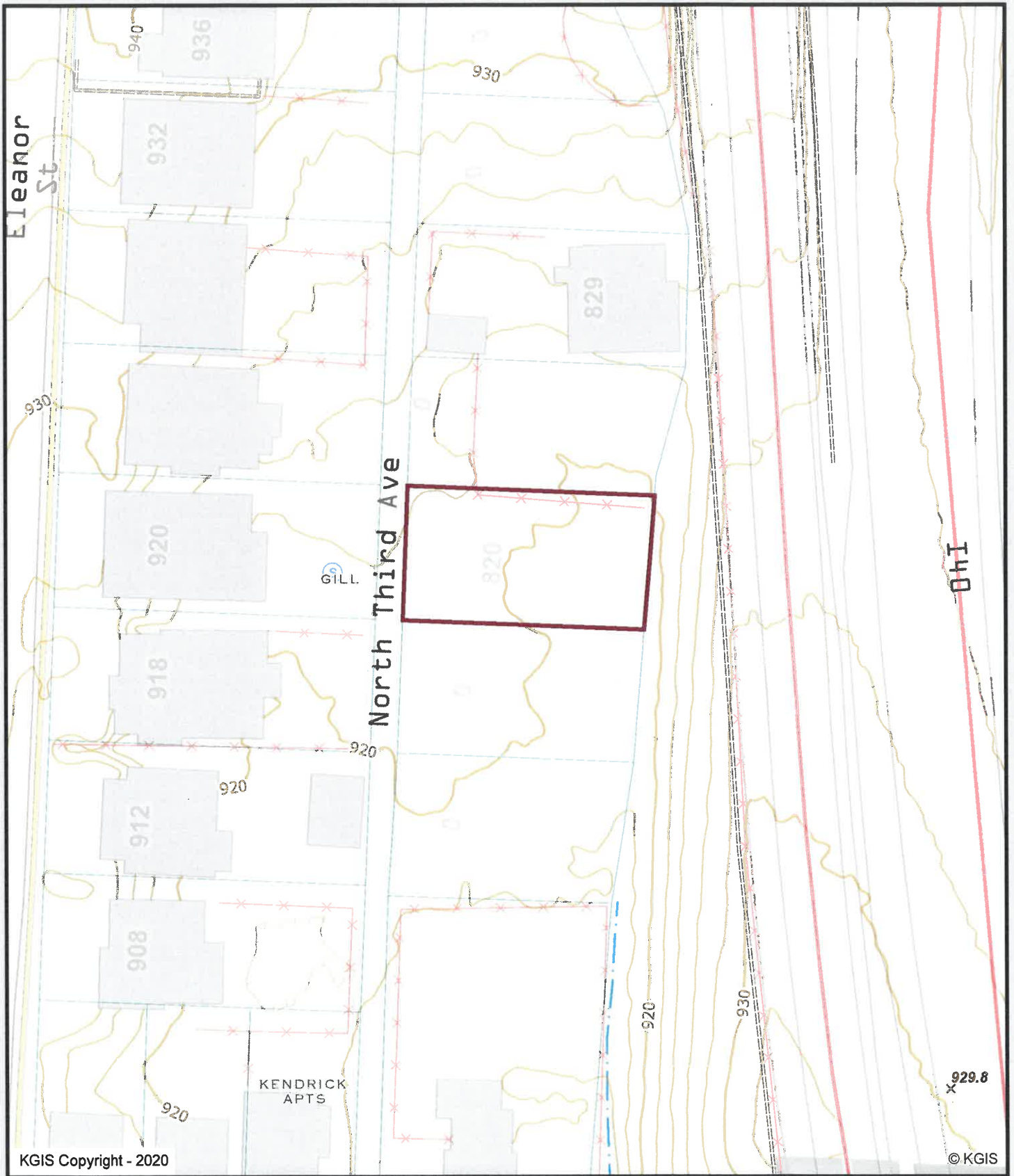
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NOTES:

- 1.) SUBJECT TO EASEMENTS OR RIGHTS-OF-WAYS, OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS, NOT SHOWN BY THE PUBLIC RECORDS.
- 2.) EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON, NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
- 3.) PROPERTY IS ZONED: "RN-2" WITH HISTORIC OVERLAY PER CURRENT K.G.I.S. DATA.
PROPERTY IS SUBJECT TO ANY AND ALL RESTRICTIONS, CONDITIONS, PLANNING COMMISSION REGULATIONS, ZONING ORDINANCES, RIGHTS-OF-WAY, EASEMENTS, AND BUILDING SETBACK REQUIREMENTS, IF ANY, AFFECTING SAID PROPERTY.
- 4.) THIS SURVEY WAS PREPARED USING A COMBINATION OF TOTAL STATION AND R.T.K. G.P.S. DATA COLLECTION.
G.P.S. RECEIVER INFO.: TOPCON HIPER GA - S/N 457-0448
G.P.S. DATA COLLECTED HAD A SOFTWARE GENERATED R.M.S. OF LESS THAN 0.1 FEET.
- 5.) GRID NORTH IS BASED ON THE TDOT GNSS REFERENCE NETWORK.

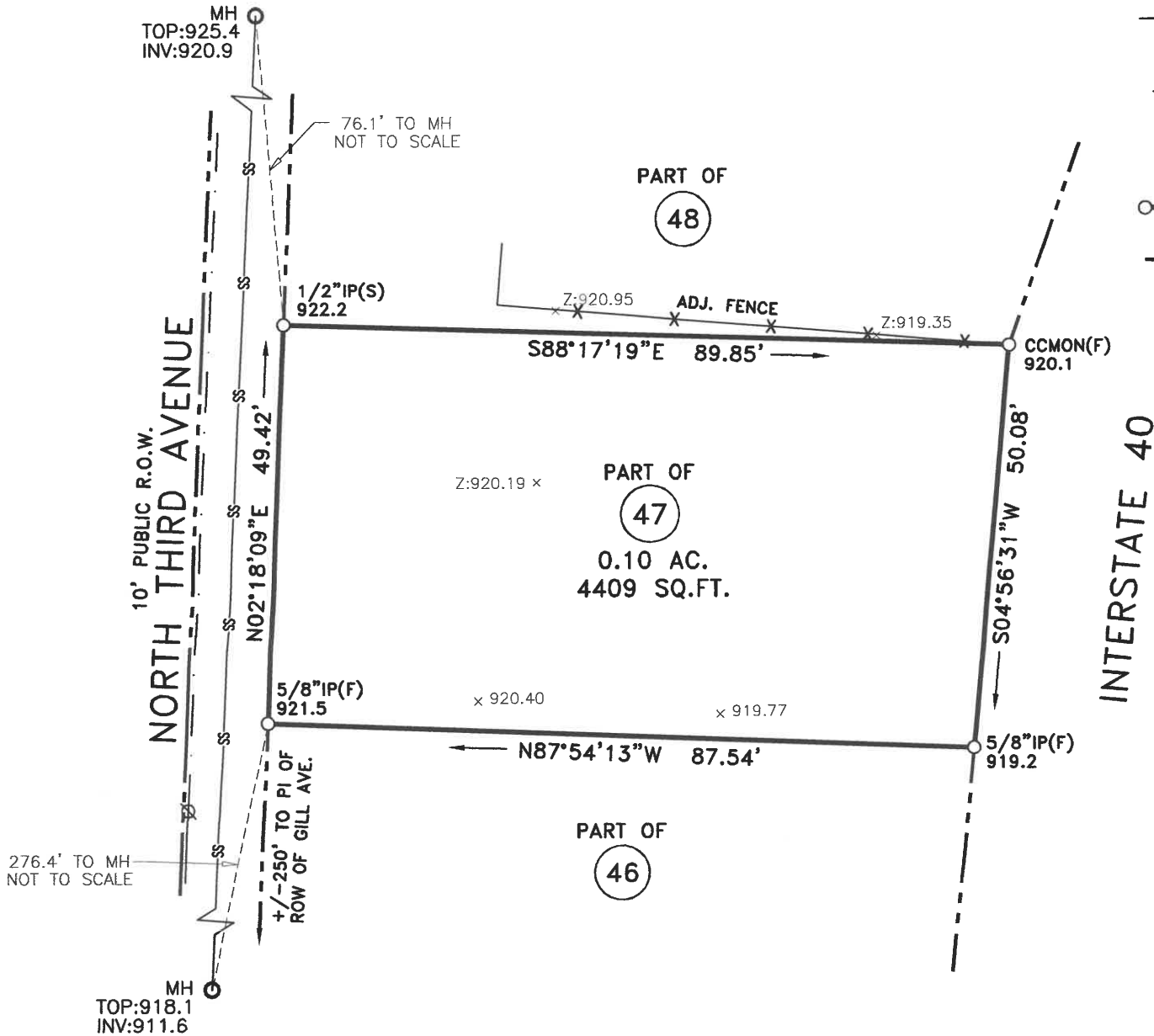
NOTE:

- 1.) THE UNDERGROUND UTILITIES SHOWN, IF ANY, HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. VERIFY EXACT SIZE AND LOCATION AND DEPTH OF ALL UNDERGROUND UTILITES WITH THE PROPER LOCAL AUTHORITIES BEFORE EXCAVATION OR CONSTRUCTION.



LEGEND OF SYMBOLS

- MH SANITARY MANHOLE
- SEWER LINE
- UTILITY POLE
- OVERHEAD UTILITY LINES
- IP(F) IRON PIN - OLD (FOUND)
- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE

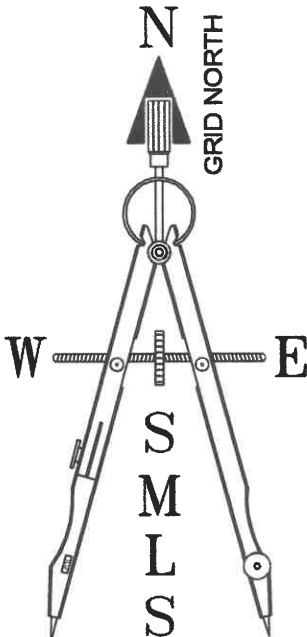


THIS IS TO CERTIFY THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR THE STATE OF TENNESSEE.

I DO HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THAT THE RATIO OF ERROR OF THE UNADJUSTED SURVEY IS NOT GREATER THAN 1 IN 10,000 AS SHOWN HEREON.

THIS SURVEY IS SUBMITTED FOR THE SOLE AND EXCLUSIVE USE AND BENEFIT OF THE PERSON OR INSTITUTION NAMED ON THIS SURVEY. NO OTHER OR FURTHER USE MAY BE MADE OF THIS SURVEY WITHOUT PRIOR WRITTEN CONSENT OF MATTHEW J. DAWSON R.L.S. NO. 3050.

THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP AND FOUND THE DESCRIBED NOT TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA.



SURVEY FOR **SMITHCO - CHUCK SMITH**

DISTRICT 2 COUNTY KNOX CITY KNOXVILLE WARD 11 STATE TN

LOT NO. P.O. 47 BLOCK - IN GILLS ADDITION

ADDRESS NORTH THIRD AVENUE

PLAT REFERENCE 189905030000000

DEED REFERENCE 201911200035160

TAX MAP 081M GROUP K PARCEL 017

CITY BLOCK NO. 11663 SCALE 1"=20'

DATE 03/10/2020 REVISION DATE -

CENSUS TRACT NO. 66 DRAWN BY MJD

BEARING BASE GRID NORTH



**SMOKY MOUNTAIN
LAND SURVEYING
CO., INC.**

MATTHEW J. DAWSON
R.L.S. #3050

P.O. BOX 9691
KNOXVILLE, TN 37940
PH: (865) 579-4075
FAX: (865) 333-5788

SMLS DWG NO. 200011-47



4-J-20-VA

NOTES:

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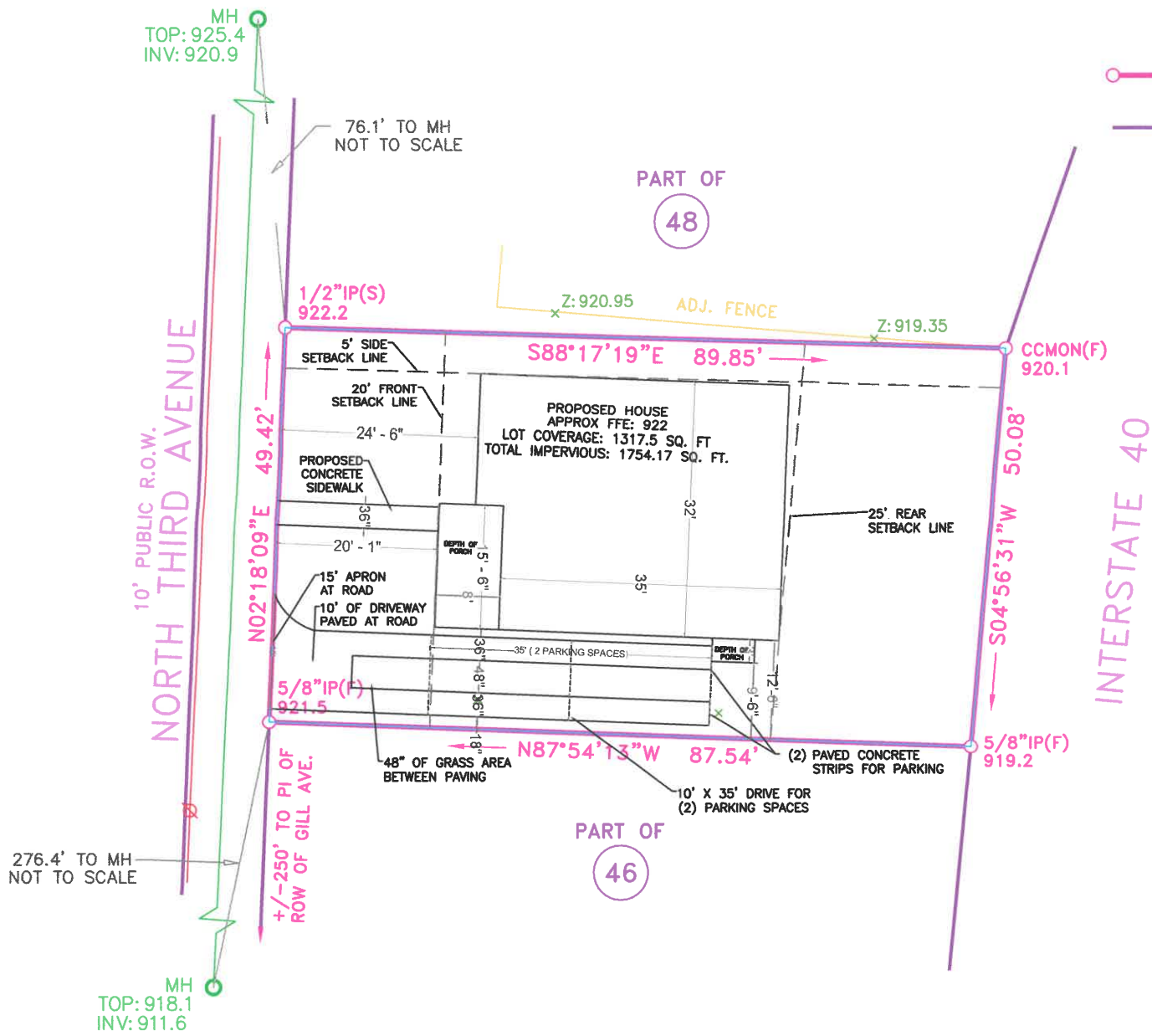
NOTE:

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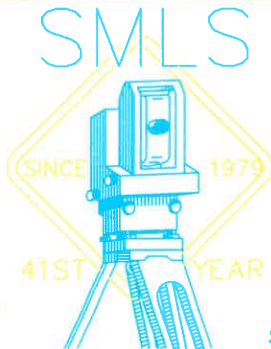
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NOTE:
SURVEY DATA SHOWN HEREON IS AS PER SURVEY OF MATTHEW J. DAWSON, RLS 3050 OF SMOKY MOUNTAIN LAND SURVEYING CO., INC. DATED 03/10/2020 AND BEARING DRAWING NO. 200011-47. ADDITIONAL PROPOSED SITE PLAN ELEMENTS DRAFTED BY OTHERS.

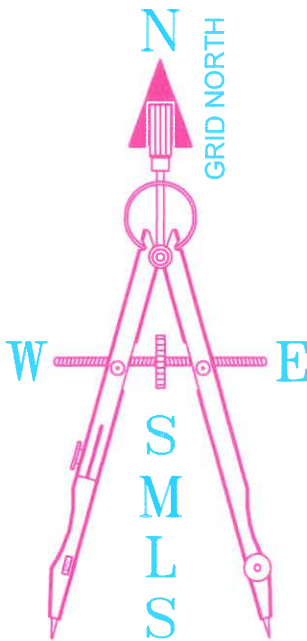
PROPOSED SITE PLAN FOR
SMITHCO - CHUCK SMITH

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LAND SURVEYING
CO., INC.
MATTHEW J. DAWSON
R.L.S. #3050
P.O. BOX 9691
KNOXVILLE, TN 37940
PH: (865) 579-4075
FAX: (865) 333-5788

SMLS DWG NO. 200011-SP47



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