

File #

S-B-20-VA



CITY OF KNOXVILLE

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: Thomas A. Greer	Owner <input checked="" type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address: 1217 park glen road	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- 661-1573	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Email: Tgreergna@comcast.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 : 1217 Park Glen Rd. City, State, Zip: Knoxville, TN 37919
 See KGIS.org for Parcel #: 121PC016 and Zoning District: RN-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.**

The Project consist of the addition of a Car port/storage shed with connecting hall 1080 Sq. Ft. under one roof system to match pitch and style of the existing home. The Variance needed is for the minimum interior side lot setback requirement from a total 20' of set back to 16' of setback. where there is 9' of set back in the area of the affected side lot line (please see attached) the other side lot line set back is 5'.

The granting of this Variance would not be contrary to the public interest in that the minimum set back distance of 8' would be observed and has been reviewed with all adjoining and facing Nabors to the approval of all. For the same reason granting the permit contrary to the provisions of the ordinance the spirit of the ordinance will be observed. As this project will ultimately result in a higher Tax assessment value, the granting of the permit would result in substantial Justice being Done.

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Describe hardship conditions that apply to this variance.

The literal enforcement of the ordinance will result in unnecessary hardship by creating a condition in the project that would limit the size of structure not allowing for the mullite vehicle access which would not be in keeping with the other structures in the area.

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

4/24/2020

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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 interior side setbacks from 20' combined to 14' combined for an addition to a single family residence in an RN-1 zone. (Article 4.3.A Table 4-1)

PROJECT INFORMATION

Date Filed 4/15/2020

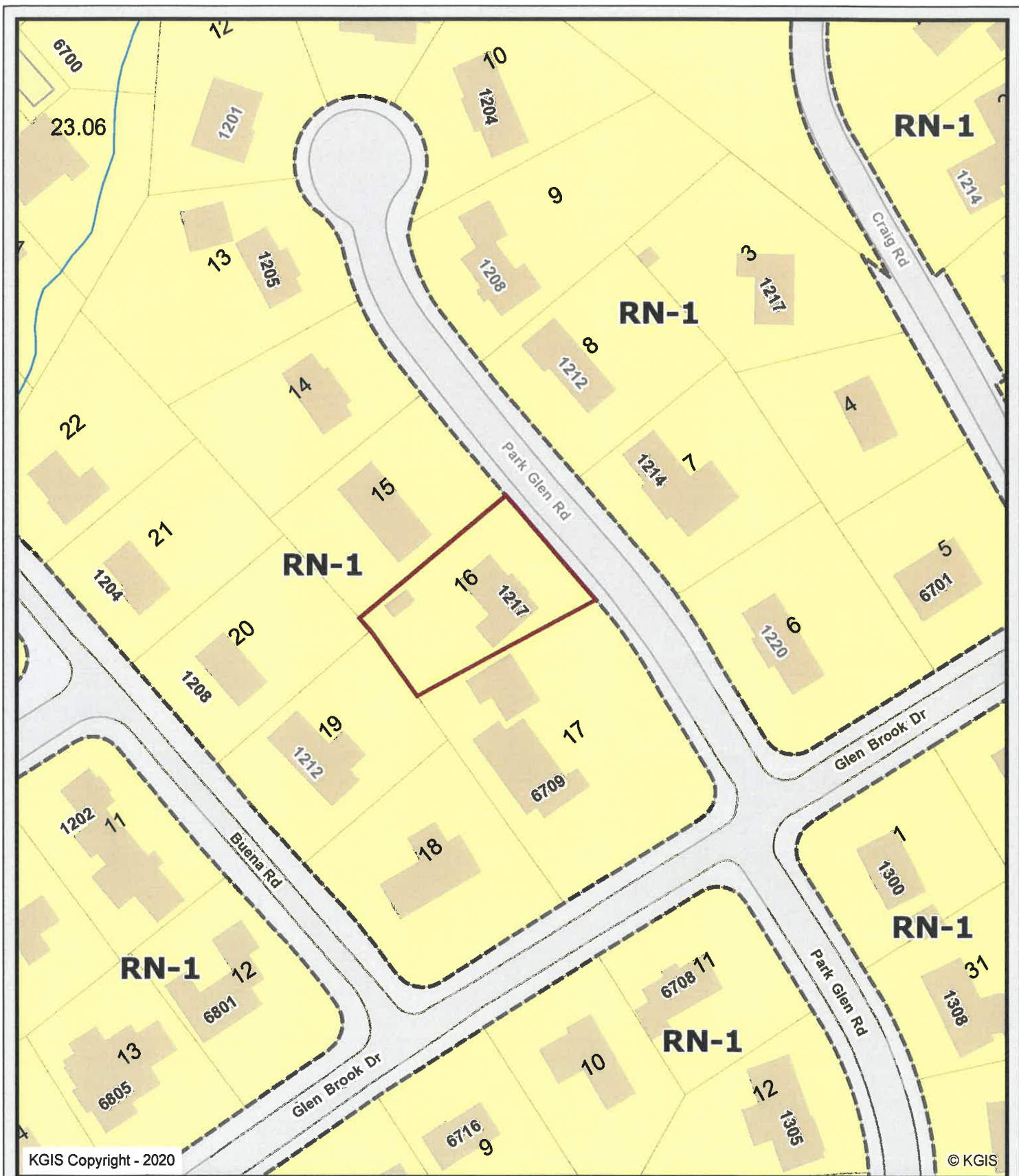
Fee Amount \$150

Council District 2

BZA Meeting Date 5/21/2020

PLANS REVIEWER J Van Horn

DATE 4/21/2020



1217 Park Glen Rd.

5-B-20-VA

Thomas A. Greer

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1217 Park Glen Rd.

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Thomas A. Greer

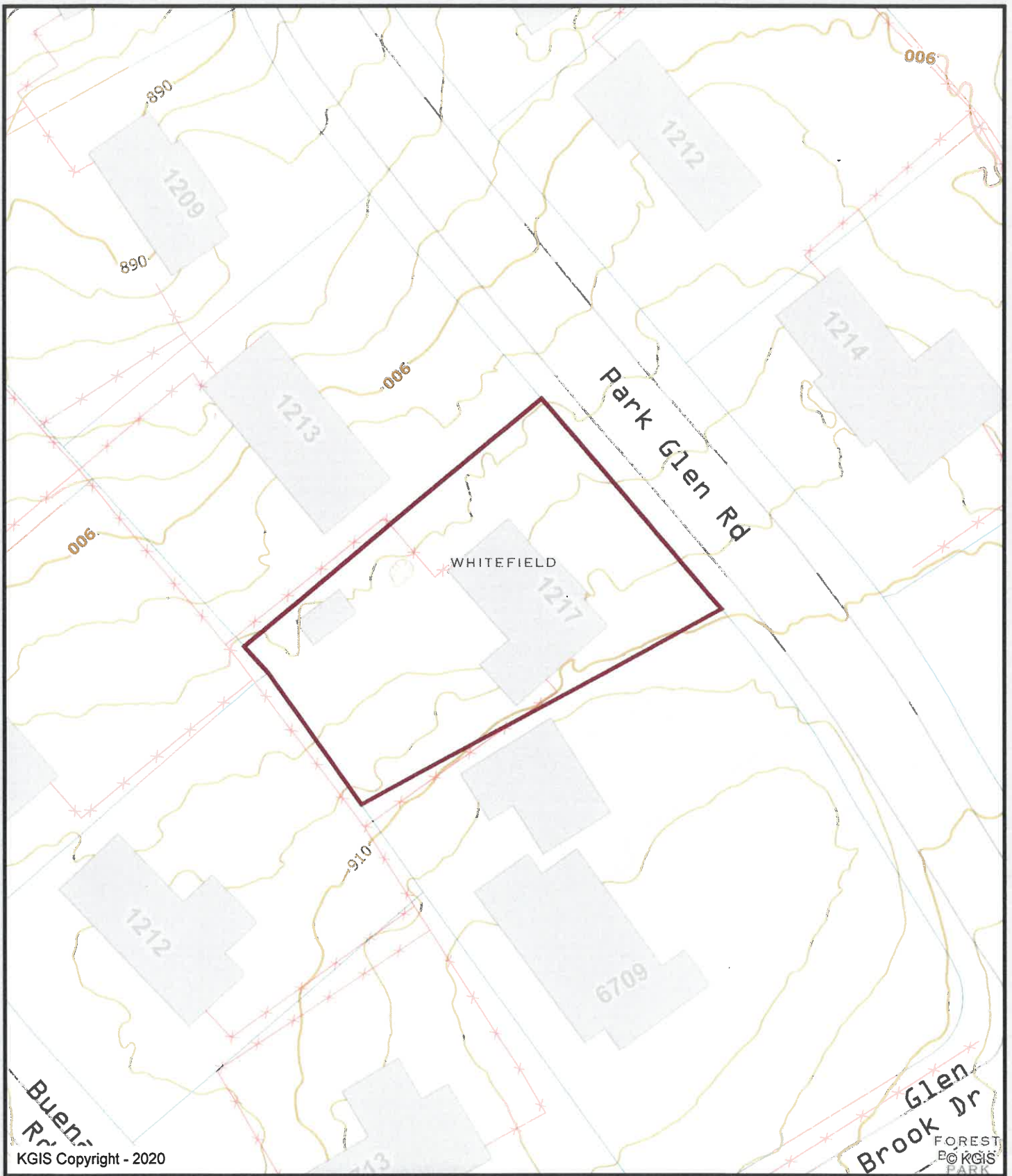
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1217 Park Glen Rd.

5-B-20-VA

Thomas A. Greer

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Juliana LeClair

From: Steve Borden <Steve.Borden@tn.gov>
Sent: Monday, May 11, 2020 9:30 AM
To: Juliana LeClair
Subject: RE: BZA May Applications

Please find District 18's comments below:

5A20VA: No Comment
5B20VA: No Comment
5D20VA: No Comment
5F20VA: No Comment
5G20VA: No Comment
5I20VA: No Comment



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

From: Juliana LeClair <JLeClair@knoxvilletn.gov>
Sent: Thursday, April 30, 2020 10:31 AM
To: Steve Borden <Steve.Borden@tn.gov>
Subject: [EXTERNAL] BZA May Applications

***** This is an EXTERNAL email. Please exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email - STS-Security. *****

Hello,

Please see the attached BZA applications for May. Please provide your team's response by Thursday, 5/14/20.

Thank you,

Juliana LeClair - Principal Secretary
Plans Review & Building Inspections Department

Area calculations for 1217 Park Glen Rd.

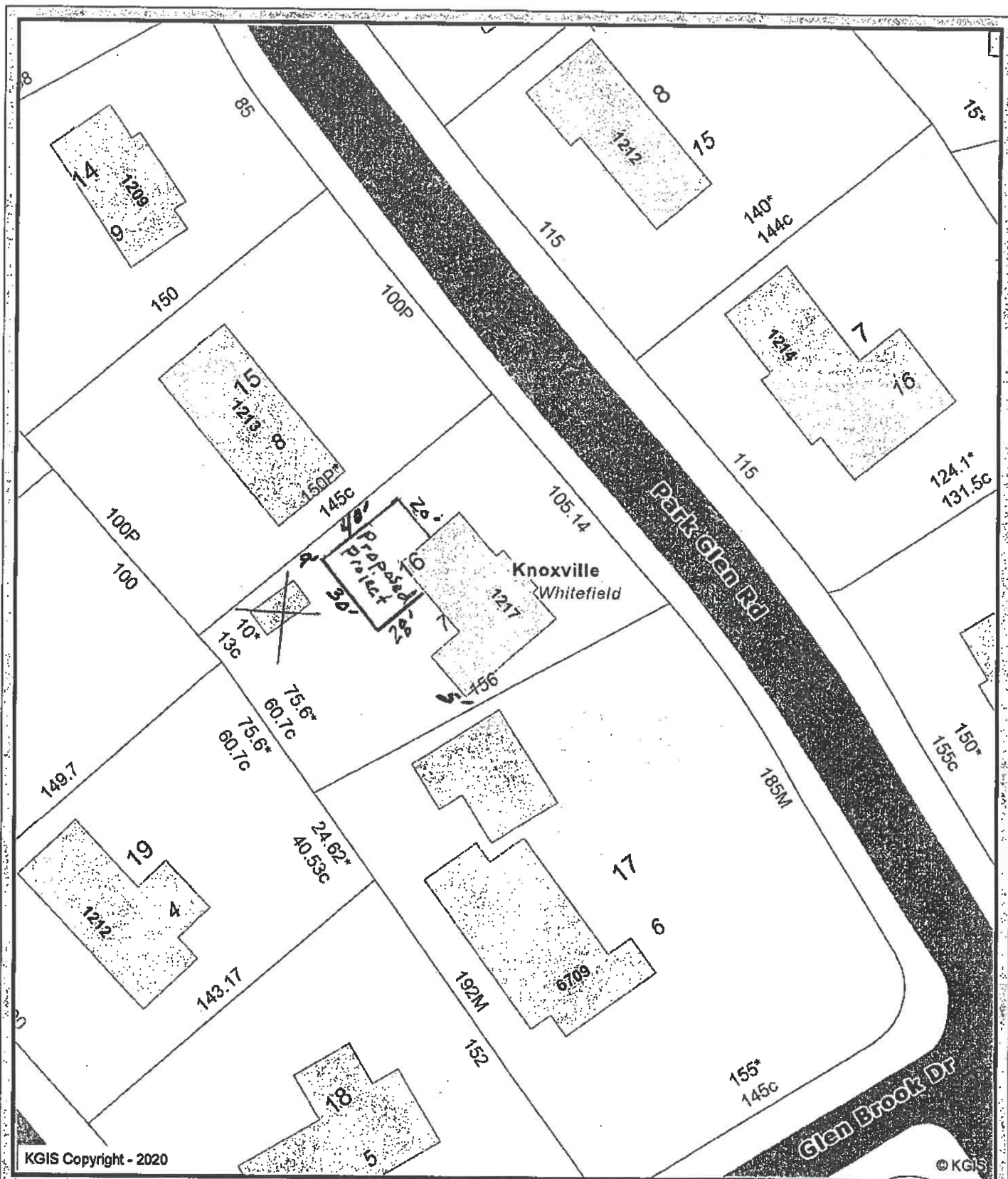
Area of lot	15600 +/- Sq. Feet	100%
Area of existing Home	2031 +/- Sq. Feet	13.0%
Area of Described Project	1080 +/- Sq. Feet	6.9%
<u>Maximum Building Coverage</u>	<u>3110 +/- Sq. Feet</u>	<u>19.9%</u>
Area of impervious Walks and drives	650 +/- Sq. Feet	4.2%
<u>Maximum impervious surface</u>	<u>3760 +/- Sq. Feet</u>	<u>24.1%</u>

<u>Front setback existing Home</u>	<u>35 feet</u>
Front setback described project	45 feet
Rear setback existing Home	65 feet
<u>Rear setback described project</u>	<u>45 feet</u>

Rev. 04/24/2020

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Letter Portrait

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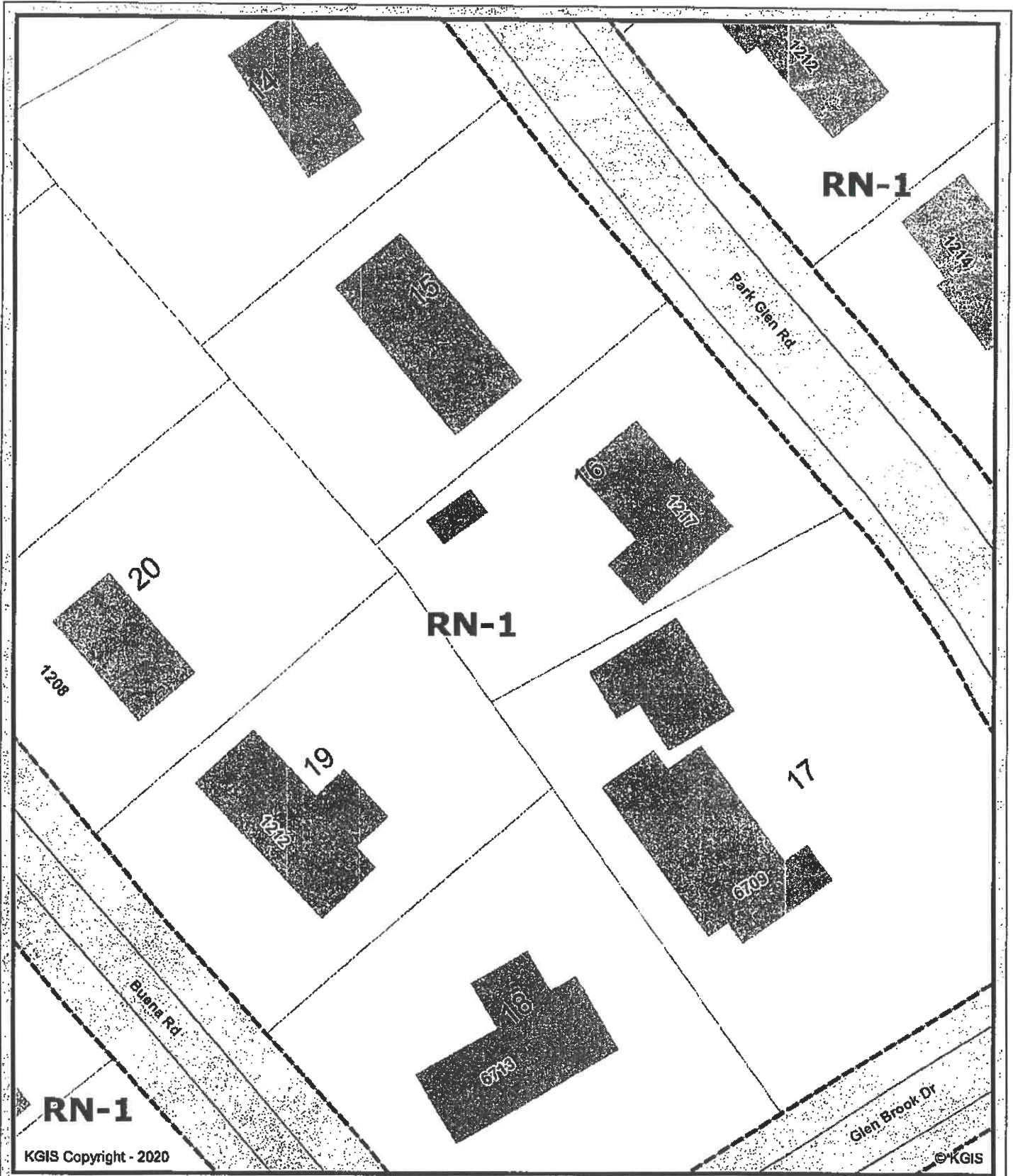
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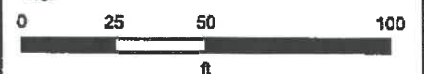
zoning proof

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4.3 DIMENSIONAL STANDARDS

A. Table 4-1: Residential Districts Dimensional Standards establishes the dimensional standards for the residential districts. These regulations apply to all uses within each district unless a different standard is listed for a specific use.

B. All residential lots that are not served by a sanitary sewer system must be a minimum of 20,000 square feet in lot area. If the minimum lot area requirement is greater than 20,000 square feet, such requirement controls.

C. A pocket neighborhood design is permitted in the RN-4 District per the standards of Section 4.5.

Table 4-1: Residential Districts Dimensional Standards					
	EN	RN-1	RN-2	RN-3	RN-4
Bulk					
Minimum Lot Area	22,000sf	SF: 10,000sf 2F: 15,000sf Nonresidential: 20,000sf	SF: 5,000sf 2F: 10,000 sf Nonresidential: 10,000sf	SF: 5,000sf 2F: 7,500 sf TH: 12,000sf for 3 du, 3,000sf each additional du Nonresidential: 10,000sf	SF: 5,000sf 2F: 7,000sf TH: 3,000sf/du MF: 2,000sf/du Nonresidential: 10,000sf
Maximum Lot Area	N/A	N/A	N/A	N/A	MF: 40,000sf
Minimum Lot Width	SF: 100' Nonresidential: 100'	75'	50' Nonresidential: 75'	SF, 2F: 50' TH: 20'/du Nonresidential: 75'	SF, 2F: 50' TH: 20'/du MF: 60' Nonresidential: 75'
Maximum Building Height	35'	35'	35'	35'	SF, 2F, TH: 35' MF: 45', unless adjacent to a single-family dwelling, then 35'
Maximum Building Coverage	25%	30%	30%	35% TH & Nonresidential: 50%	35% TH, MF, Nonresidential: 50%
Maximum Impervious Surface	35%	40%	40% Nonresidential: 50%	45% TH & Nonresidential: 60%	45% TH, MF, Nonresidential: 60%
Setbacks					
Minimum Front Setback	+/- 10' of the average of blockface; in no case less than 40'	+/- 10' of the average of blockface; in no case less than 26'	20', or the average of blockface, whichever is less; in no case less than 10'	10' or the average of blockface, whichever is less	10' or the average of blockface, whichever is less
Minimum Interior Side Setback	10% of lot width Nonresidential: 20% of lot width	8' or 15% of lot width, whichever is less; in no case less than 20' combined Nonresidential: 20% of lot width	6' or 15% of lot width, whichever is less; in no case less than 15' combined Nonresidential: 20% of lot width	5' or 15% of lot width, whichever is less; in no case less than 15' combined Nonresidential: 20% of lot width	SF, 2F, TH: 5' or 15% of lot width, whichever is less; in no case less than 15' combined MF: 12' or 15% of lot width, whichever is greater Nonresidential: 20% of lot width
Minimum Corner Side Setback	15% of lot width Nonresidential: 20% of lot width	15' Nonresidential: 25'	12' Nonresidential: 20'	12' Nonresidential: 15'	12' Nonresidential: 15'
Minimum Rear Setback	25'	25'	25'	25'	25'

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