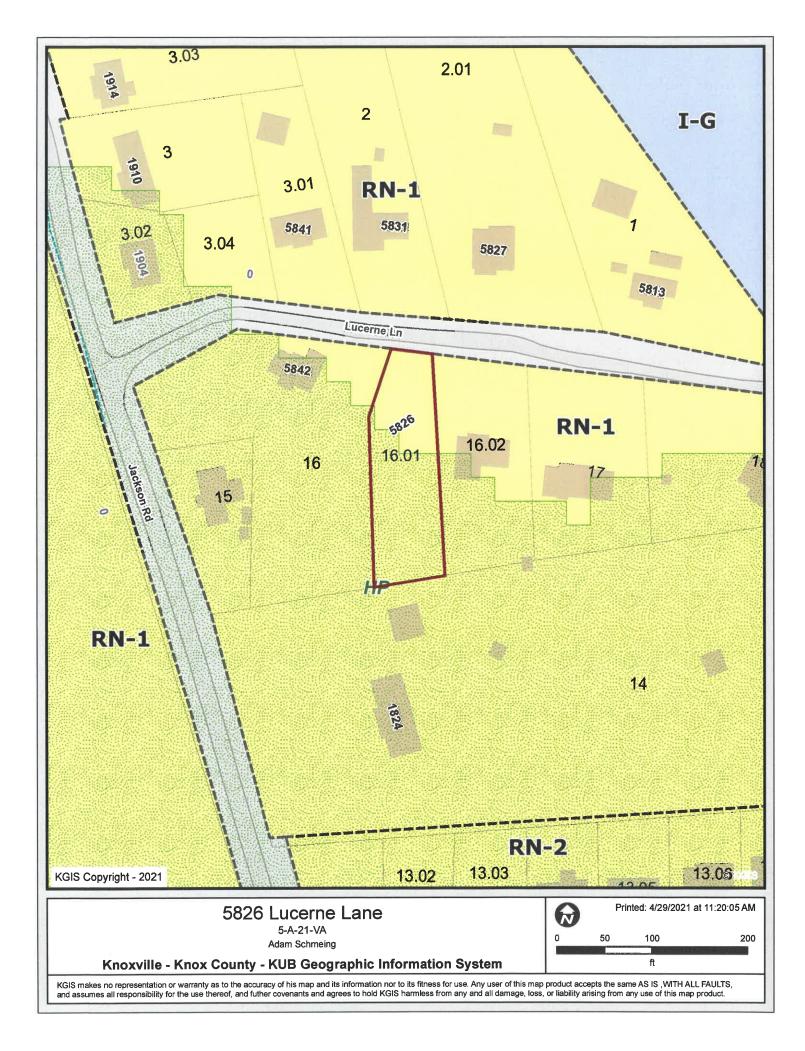
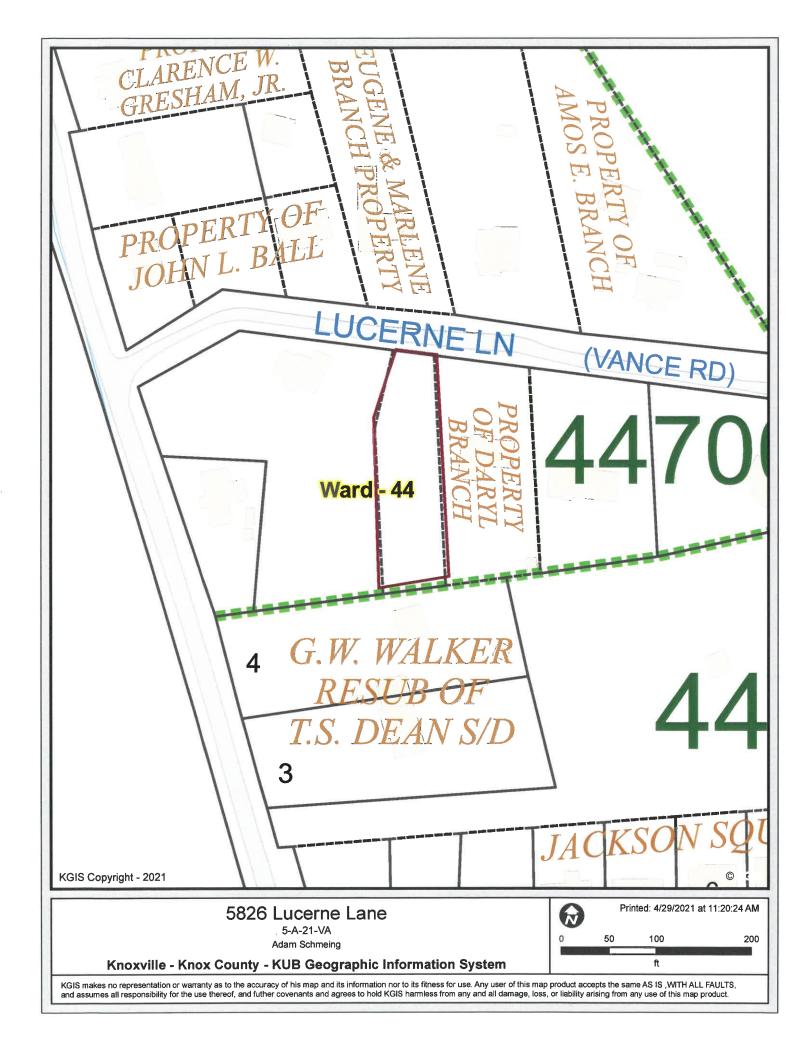
	File #	5-A-21-VA		
CITY OF KNOXVILLE BOARD	OF ZONING	APPEALS APPLICAT		
Click on Meeting Schedule, Deadlines and Fees for informat	ion on submitting an	application to be heard at a monthly	Board meeting.	
APPLICANT INFORMATION	APPLICANT IS:			
Name: ADAM SCHMEING	Owner	New Structure		
Street Address: 6619 CROSSGATE DRIVE		Modification of Existing Structure		
City, State, Zip: KNOXVILLE, TN 37912	Tenant 🛛	Off Street Parking		
Phone Number: 865-859-0929	Other 🗹	Signage		
Email: ADAM@ASLANDSURVEY.COM		Other: MINIMUM LOT WIDTH		
THIS I	S A REQUEST FOR			
Zoning Variance (Building Permit Denied)	Accessed in the local division of the local	on of Non-Conforming Use/or Stru	cture	
Appeal of Administrative Official's Decision	the second se	terpretation		
		City, State, Zip: KNOXVILL	E TN 37921	
Street Address : OLUCERNE LANE 5826 Lucern		and Zoning District: RN-1		
See KGIS.org for Parcel #: 092MB01601	ICT DEOLUDEMEN			
VARIANCE REQUIREMENTS City of Knoxville Zoning Ordinance Article 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. Owner would like to record a 1 lot subdivision of this parcel. The current property alignment has a front width of 44.31 feet. This existing lot will need a variance from the minimum lot width of 75 feet in order to be recorded.				
Describe hardship conditions that apply to this variance. This is a current lot of record. Without this variance the plat will not be able to be recorded. 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.				

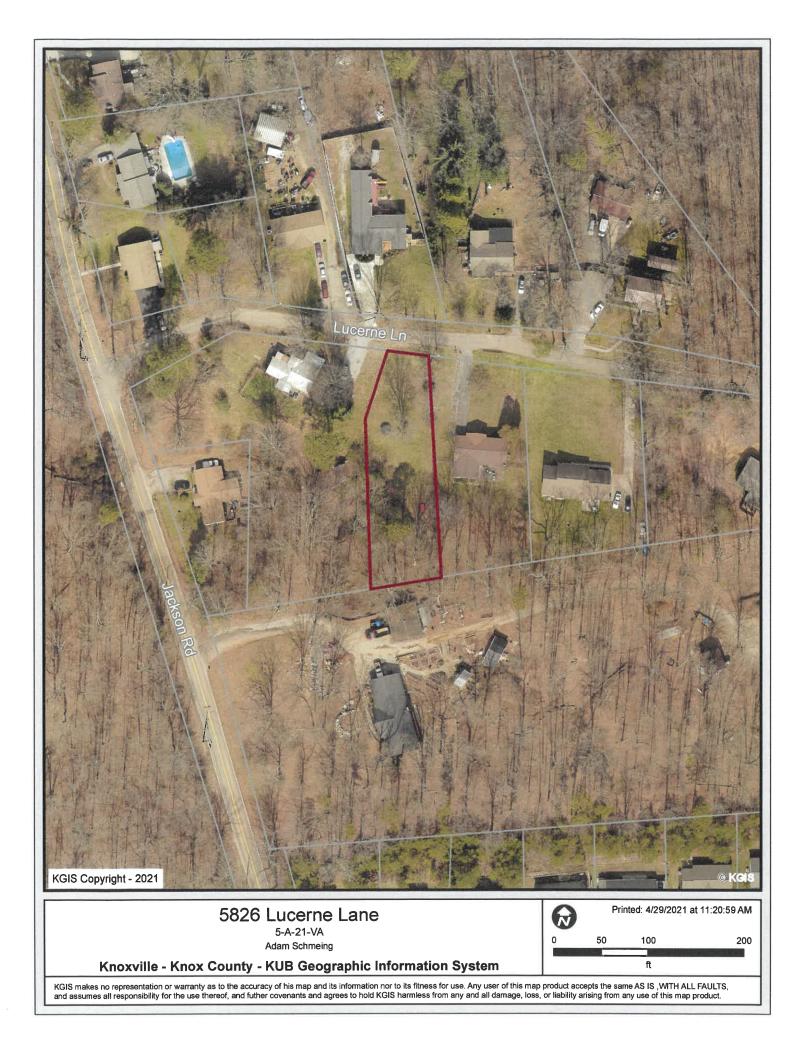
APPLICANT'S SIGNATURE Adam Ship

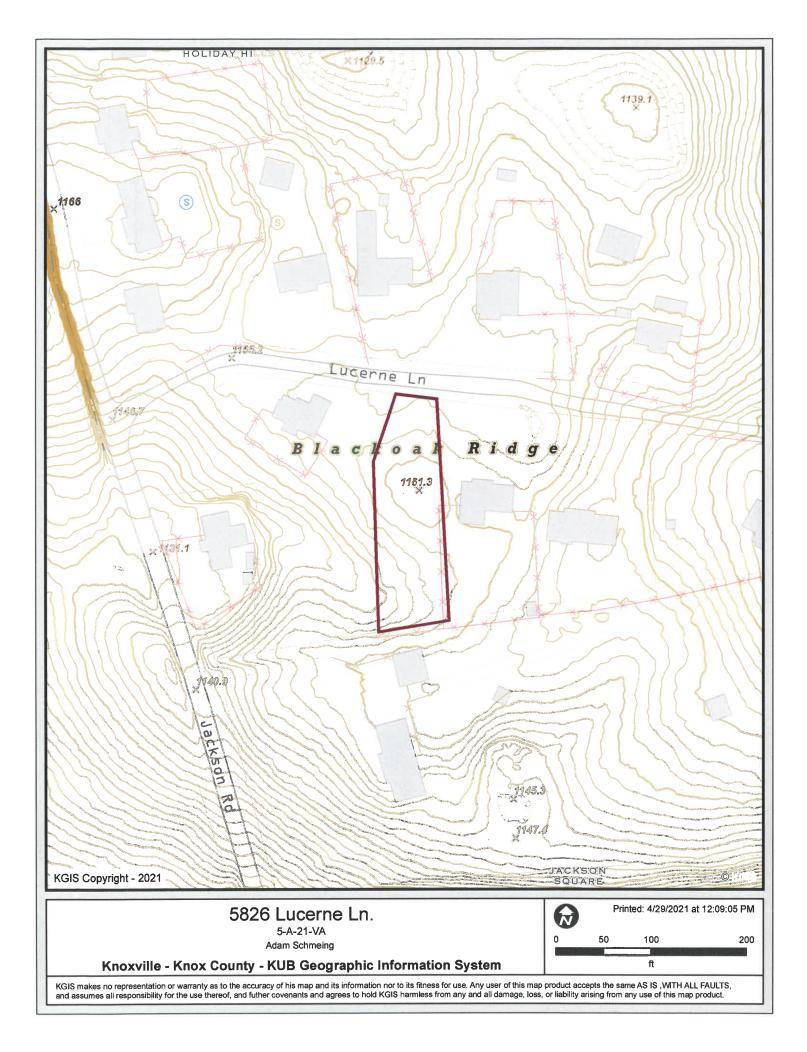
DATE 3/19/21

			File # 5-A-21-VA	
CITY OF	KNOXVILLE	E BOARD	OF ZONING APPEALS APPLICATION	
		······OFFICE	USE ONLY······	
Is a plat required?	Yes 🖌 No		Small Lot of record?	
	VARIAN	CE REQUEST(S) W	TH ORDINANCE CITATION(S):	
Reduce the minimum required lot width in an RN-1 zoning district from 75 feet to 62.03 feet. Per Article 4, Section 4.3 Table 4-1.				
		PROJECT	NFORMATION	
Date Filed 3-19-21			Fee Amount \$250.00	
Council District 3rd			BZA Meeting Date 5-18-21	
PLANS REVIEWER	Scott Elder		DATE 4-16-21	









TEMPORARY ADDRESS



Knoxville - Knox County Planning

City County Building 400 Main Street, Suite 403 Knoxville, TN 37902 P: (865) 215-2507 F: (865) 215-2237 Email: addressing@knoxplanning.org Web: www.knoxplanning.org/addressing

APPLICANT INFORMATION

Applicant Name:	Adam Sch	meing			Company:			
······································			Fax: Email: adam@aslandsurvey.com					
	E I N I	FORN MATION	ΙΑΤΙ	ON				
Address Use Type:	UNUSED	LAND		Si	te Name:	TEMPOR	ARY ADDRESS	
PARCEL	INFORM A	TION			1.1			
Map Number:	Parcel Insert:	Parcel Group:	Parcel:	Full Parcel ID:		Owner:	RAINIER SERVICES	
92	M	В	16.01	092MB0160	1			
SUBDIVI	SION INFO	ORMATION						
Subdivision	Name: LU	CERNE SI	ΓE				Unit:	Phase:
Block:	L	.ot:		S	Site Plan:			

Comments: Address needed for a city variance request. See plat 2-AA-21. Note, address may be changed after plat is recorded.

NA ERIA DA		
ΤΕΜΙ	PORARY ADDRESS	
Address Number:	Street Name:	Subaddress:
5826	LUCERNE LN	
Certified By:	Andrea Kupfer	
Phone Numb	er: (865) 215-3797 Certificate Date: 4/13/2021 11:17:05 AM	Certificate Number: 75944
Tempo mail, or A site p An offic	LENDORARY rary address should not be used for legal documents, r utility connections. In must be submitted to Planning for an official address. cial address may be required before a building permit or ncy permit is issued.	CERTIFIED ADDRESS

BEARING BASED ON: GRID NORTH NAD83 ADJ, 2011 TAXES AND ASSESSMENTS CERTIFICATE OF OWNERSHIP AND GENERAL OFDICATION PLANNING STAFF CERTIFICATION OF APPROVAL FOR RECORDING - FINAL PLAT (), WE), THE UNDERSIGNED OWNER(IS) OF THE PROPERTY SHOWN HEREIN, HEREBY ADOPT THIS as (MY, OUR) PLAN OF SUBJVISION AND DEDICATE THE STREETS AS SHOWN THIS IS TO CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF KNOXVILLE AND KNOX COUNTY AND WITH EXISTING OFFICIAL PLANS, WITH N THIS IS TO CERTIFY THAT ALL PROPERTY TAXES AND ASSESSMENTS DUE ON THIS PROPERTY HAVE BEEN PAID. CITY TAX CLERK. SIGNED: DATE: TO THE PUBLIC USE FOREVER AND HEREBY CERTIFY THAT (I AM, WE ARE) THE OWNER(S) IN FEE SIMPLE OF THE PROPERTY, AND AS PROPERTY OWNER(S) HAVE AN THE EXCEPTION OF ANY VARIANCES AND WAIVERS NOTED ON THIS PLAT, AND THAT THE RECORD PLAT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE KNOX COUNTY REGISTER OF DEEDS, PURSUANT KNOX COUNTY TRUSTEE: SIGNED: DATE: UNRESTRICTED RIGHT TO DEDICATE RIGHT-OF-WAY AND/ OR GRANT EASEMENT AS TO SECTION 13-3-405 OF TENNESSEE CODE, ANNOTATED THE APPROVAL OF THIS PLAT BY THE PLANNING SSION SHALL NOT BE DEEMED TO CONSTITUTE OR EFFECT AN ACCEPTANCE BY THE CITY OF SHOWN ON THIS PLAT. UTILITY AND DRAINAGE EASEMENT KNOXVILLE OR KNOX COUNTY OF THE DEDICATION OF ANY STREET OR OTHER GROUND UPON THE PLAT. THERE SHALL BE A TEN (10) FEET UTILITY AND DRAINAGE EASEMENT INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY AND FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT UNES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT UNES OWNER(S) PRINTED NAME: DAVID DROZHZHIN SIGNATURE: DATE: SIGNED: 41 DATE STATE OF _____, COUNTY OF ____ ON THIS ______ DAY OF ______ 20____ BEFORE ME PERSONALLY APPEARED ______ TO ME KNOWN TO BE THE PERSON DESCRIBED IN, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED. WITNESS MY HAND AND NOTARIAL SEAL. THIS THE DAY AND YEAR ABOVE MY COMMISSION EXPIRES NOTARY GRID NORTH IS BASED ON A BEARING OF <u>\$ 61°16'25" W</u> FROM CITY OF KNOXVILLE CONTROL STATION # 1012 TO CONTROL STATION # 1012 DEFINITION FOR SUPPLY AND CONTROL STATION # 1012 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: DAVID DROZHZHIN SIGNATURE(S): DATE: - C ____ - e ---CERTIFICATION OF FINAL PLAT - ALL INDICATED MARKERS, MONUMENTS AND BENCHMARKS SET L FOUND 5/8" IRON PIN HEREV CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE SURVEYING UNCER THE LAWS OF THE STATE OF TENESSEE. I FURTHER CERTIFY THAT THIS PLAT AND ACCOMPANYING ROWAINGS, DOCUMENTS, AND STATEMENTS CONFORM. TO THE BEST OF MY KNOWLEDGE, TO ALL APPLICABLE PROVISIONS OF THE KNOWLED KNOX COUNTY SUBONISION REQUINTIONS SCRETT AS HAS BEEN TEMZED, BESORIBED THE REAL PRIME - 6 ---4-- E ----N 89°40'18" W -----AND JUSTIFIED IN A REPORT FILED WITH THE PLANNING COMMISSION, OR FOR VARIANCE WHICH HAVE BEEN APPROVED AS IDENTIFIED ON THE FINAL PLAT, THE INDICATED PERM SION, OR FOR VARIANCES -----44.31 FOUND 5/8" IRON PIN --REFERENCE MARKERS AND MONUMENTS, BENCHMARKS AND PROPERTY MONUMENTS WERE IN PLACE ON THE 10 DAY OF FEBRUARY, 20 21. FOUND 1/2" IRON PIN FOUND 5/8" IRON PIN -62.50 CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM – MINOR SUBDIVISIONS THIS 5TO CERTIFY THAT THE SUBDIVISION HOWN HEREON IS APPROVED SUBJECT TO THE INSTALLATION OF PUBLIC SANITARY SWEES AND TRACTING THAT INSTALLATION SANITARY SUCH INSTALLATION STALLE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS. IT'S THE RESPONSIBILITY OF THE PUDPERT OWNER TO YEAR'TWIT THE UTLIFY HOWNER THE AVAILABILITY OF SANITARY SEVERS IN THE VICINITY OF THE LOCIFY HOWNER THE INSTALLATION OF THE RUDGERT OWNER TO YEAR'TWIT THE UTLIFY HOWNER THE AVAILABILITY OF SANITARY SEVERS IN THE VICINITY OF THE LOCIFY AND TO PAY FOR THE INSTALLATION OF THE RUDGERT OWNERTION YEAR'T THE UTLIFY THE REGULARED OWNER TO YEAR'T FRONT BUILDING SETBACK LINE SEE SURVEY NOTE 7.1 FOUND 5/8" IRON PIN - 62.03' RICHARD L. JONES INST. NO. 201204250059853 UTILITY PROVIDER LOT 1 AREA = 15,322.97 S F. +/-AUTHORIZED SIGNATURE FOR UTILITY DATE CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM – MINOR SUBDIVISIONS THIS IS TO CERTIFY THAT THE SUBDIVISION SHOWN HEREON IS APPROVED SUBJECT TO THE INSTALLATION OF A PUBLIC WATER SYSTEM, AND THAT SUCH INSTALLATION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS. REGULATIONS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO VERIFY MITH THE UTILITY PROVIDER THE AVAILABILITY OF WATER SYSTEM IN THE VICINITY OF THE LOT(S) AND TO PAY FOR THE INSTALLATION OF THE PRISCILA MANESS INST. NO. 20200901001790 REQUIRED CONNECTIONS. UTILITY PROVIDER AUTHORIZED SIGNATURE FOR UTILITY DATE ZONING ZONING SHOWN ON OFFICIAL MAP DATE: CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY I HEREBY CERTIFY THAT THAS SURVEY WAS PREPARED IN COMPLIANCE WITH THE CURRENT EDITION OF THE RULES OF TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS -TANDARDS OF PRACTICE. - FOUND 5/8" IRON PIN REGISTERED LAND SURVEYOR TENNESSEE LICENSE NO. _______ DATE: _____ _____ FOUND 5/8" IRON PIN -5 82°26'55' W 66.02' ADDRESSING DEPARTMENT CERTIFICATION I, THE UNDERSIONED, HEREBY CERTIFY THAT THE SUBDIVISION NAME AND ALL STREET NAMES CONFORM TO THE KNOXVILLEKNOX COUNTY STREET NAMING AND ADDRESSING ORDINANCE, THE ADMINISTRATIVE RULES OF THE PLANNING COMMISSION, AND THESE REGULATIONS. JAMES W. BUSH & WIFE. DEBORAHI BUSH INST. NO. 200511170044463 SIGNED JAMES W. BUSH & WIFE, DEBORAH L. BUSH INST. NO. 200511170044463 DATE S 02°30'4 SUBJECT BOUN ADJACENT BOUNDARY LIN CL ROADWAY CL SANITARY SEWER ENGINEERING DIRECTOR NCE LINE CITY OF KNOXVILLE CONTROL STATION 1013 CITY OF KNOXVILLE CONTROL STATION 1012 N: 597432,825 E: 2554839,519 N: 597067.678 E: 2555505.748 . SET #3 REBAR AND CAP STAMPED "A SCHMEING #2927" 0 FOURID IRON PIN / IRON FIPE CONTROL POINTS GPS SURVEY NOTES: MAY 04, 2019, THIS DATA WAS POST PROCESSED WAT FIRE HYDRANT GUY MRE -0-POWER POLE SANITARY SEVIER MANHOLI INSIGNATION OF THE FOLLOWING COORDINATES TO WATER METER WATER VALVE E 234838,518 THE EQUIPMENT USED FOR THESE GNSS OBSERVATIONS WAS A TRIMBLE R12, DUAL FREQUENCY RECEIVER. ASPHALT PAVING FREQUENCY RECEIVER. THE BEARINGS SHOWN HEREON ARE GRID BEARINGS REFERENCED TO THE TENNESSEE STATE FLANE CONTINUE SYSTEM BY A NNOW BEARING OF \$ 61 1625" WFROM CITY OF INNOVILLE CONTROL STATION 8 1012 TO CONTROL STATION # 1013, THE POSITIONAL ACCURACY OF THE GPS OBSERVATIONS IS A STOLLOWS:

