

BOARD OF ZONING APPEALS

NAME OF APPLICANT AARON WISE

FILE NO.

9-D-18-VA

The applicant is: ☐ Owner ☐ Tenant ☐ Contractor ☐ Other

This is a request for:

- ☒ Zoning Variance (Building Permit Denied) ☐ Extension of Non-Conforming Use
☐ Appeal of Administrative Official's Decision ☐ Map Interpretation

PROPERTY INFORMATION

Street Address 6632 Colonial Forest Ln		<input type="checkbox"/> Temporary <input checked="" type="checkbox"/> Official
Zoning District R-1	Zoning Map Number 121	
Ward and Block 51/51560	Lot/Parcel 12R/121OC1006	

This proposal pertains to: ☐ New Structure ☒ Extension of Existing Structure ☐ Off-Street Parking
☐ Signage ☐ Other

Is a plat required? ☐ Yes ☐ No

DESCRIPTION OF PROPOSAL

Addition of attached garage to existing house built in 2013

Describe specific ways in which this proposal fails to meet the requirements of the City of Knoxville Zoning Ordinance (please reference Section/Article of the Ordinance):

Reduce the required front yard setback in an R-1 zone from 25' to 12' per Article 4, Section 2.1.1.E.1.a

CITY OF KNOXVILLE BUILDING INSPECTOR

Rebecca J.

DATE

8/15/18

APPLICANT'S HARDSHIP

Which special circumstance(s) of the property do not apply generally in the zoning district?

☐ Size ☐ Elevation ☐ Slope ☐ Shape ☐ Soil ☐ Subsurface ☒ Other _____

Corner lot with two front yards.

What legal hardship(s) prevents any reasonable use of your land under the terms of the Zoning Ordinance?

Located on a corner lot with two front yard setbacks. Need additional setback on Craig Rd. side reduced to 12' for construction of a new attached garage.

I affirm that the hardship described above was not created by anyone having an ownership interest in the

property since 1962. ☒ Yes ☐ No If answering no, explain: _____

Are the conditions on your property the result of other man-made changes (such as the relocation of a road

or highway)? ☒ No ☐ Yes If answering yes, describe: _____

APPLICANT'S AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of options on same, as listed below.

Signature: _____

Address to which all correspondence should be mailed regarding this application:

Name (Print)	Street Address	City	State	Zip	Telephone
Aaron Wise	6632 Colonial Forest Ln	Knoxville	TN	37919	

Names of all property owners or holders of option on same must be listed here:

Name (Print)	Street Address	City	State	Zip	Telephone
Aaron Wise	6632 Colonial Forest Ln	Knoxville	TN	37919	
Casey Wise	6632 Colonial Forest Ln	Knoxville	TN	37919	

Date Filed:

Fee Paid:

Councilmanic District:

MPC Planning Sector:

General Location Description

Size: Acres

Size: Sq. Ft.

METROPOLITAN PLANNING COMMISSION

DATE

APPLICANT'S HARDSHIP

Which special circumstance(s) of the property do not apply generally in the zoning district?

☐ Size ☐ Elevation ☐ Slope ☐ Shape ☐ Soil ☐ Subsurface ☒ Other SETBACKS

What legal hardship(s) prevents any reasonable use of your land under the terms of the Zoning Ordinance?

CORNER LOT HAS TWO FEET YARD SETBACKS

I affirm that the hardship described above was not created by anyone having an ownership interest in the property since 1962. ☐ Yes ☒ No If answering no, explain: _____

Are the conditions on your property the result of other man-made changes (such as the relocation of a road or highway)? ☒ No ☐ Yes If answering yes, describe: _____

APPLICANT'S AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of options on same, as listed below.

Signature: Brian Shing

Address to which all correspondence should be mailed regarding this application:

Name (Print)	Street Address	City	State	Zip	Telephone
<u>AARON WISE</u>	<u>6632 COLONIAL FOREST WAY</u>	<u>KNOXVILLE TN</u>		<u>37919-8350</u>	

Names of all property owners or holders of option on same must be listed here:

Name (Print)	Street Address	City	State	Zip	Telephone
<u>AARON WISE</u>	<u>SAME AS ABOVE</u>				

Date Filed: 8/15/18

Fee Paid: \$250.00 OK BY BHS/18

Councilmanic District:

MPC Planning Sector:

General Location Description

Size: Acres

Size: Sq. Ft.

METROPOLITAN PLANNING COMMISSION

DATE

9-D-18-VA

Juliana LeClair

From: Bailey Sharp <baileysharp820@gmail.com>
Sent: Tuesday, August 21, 2018 1:24 PM
To: Juliana LeClair
Subject: Re: City of Knoxville BZA Application Receipt
Attachments: image001.png

Aaron Wise contact info:
615-476-2639
wiseaaron@live.com
Thanks for your help.

On Tue, Aug 21, 2018 at 11:17 AM Juliana LeClair <JLeClair@knoxvilletn.gov> wrote:

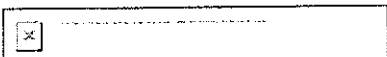
Hello Bailey,

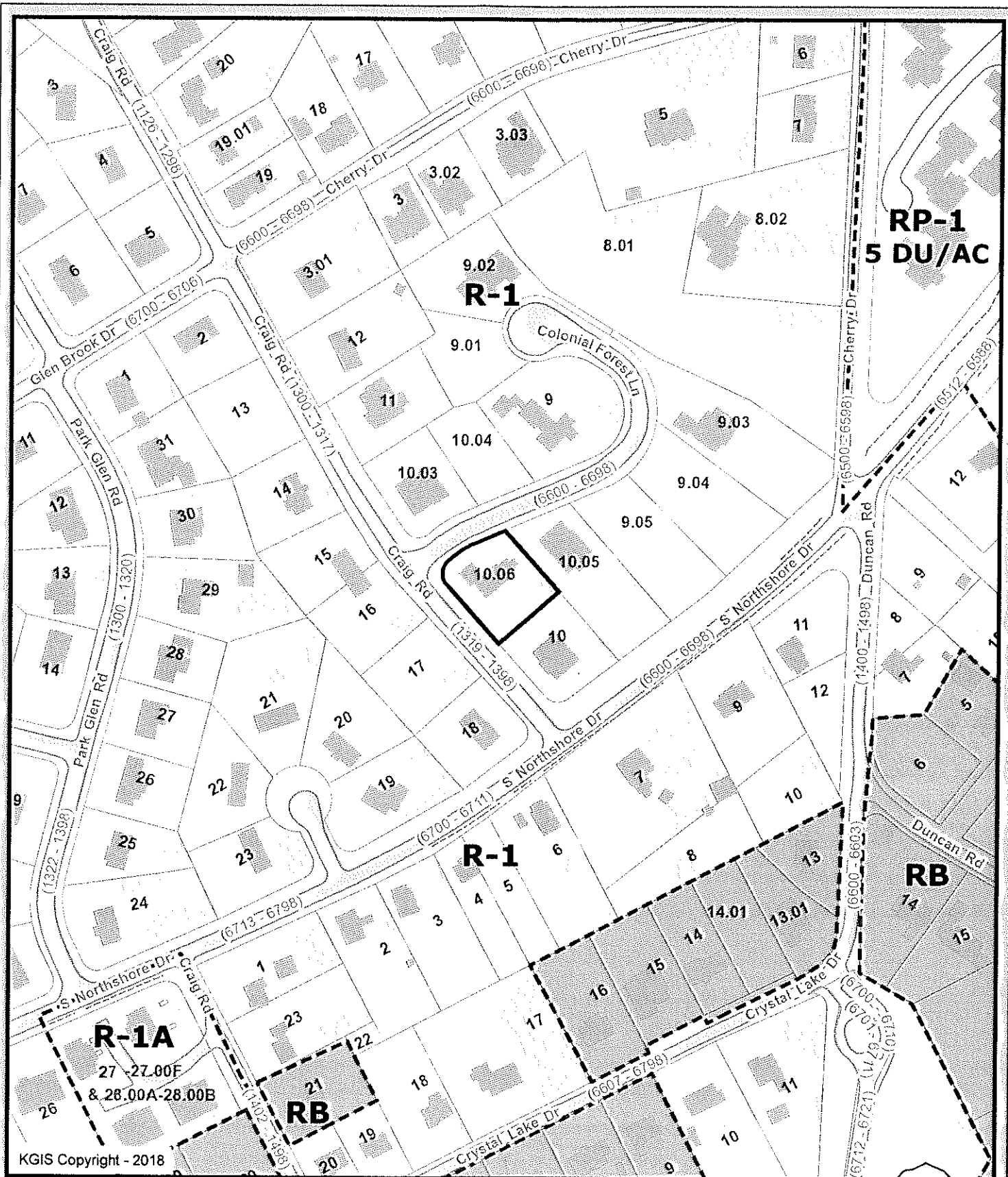
Attached is the receipt for BZA application 9-D-18-VA.

Can you please provide the phone number and email address for applicant Aaron Wise?

Thank you,

Juliana LeClair
Principal Secretary
Inspections Department
City of Knoxville
Phone: (865) 215-2988
Fax: (865) 215-2627
jleclair@knoxvilletn.gov





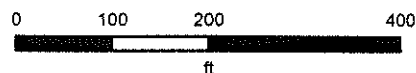
Aaron Wise

6632 Colonial Forest Ln.
9-D-18-VA

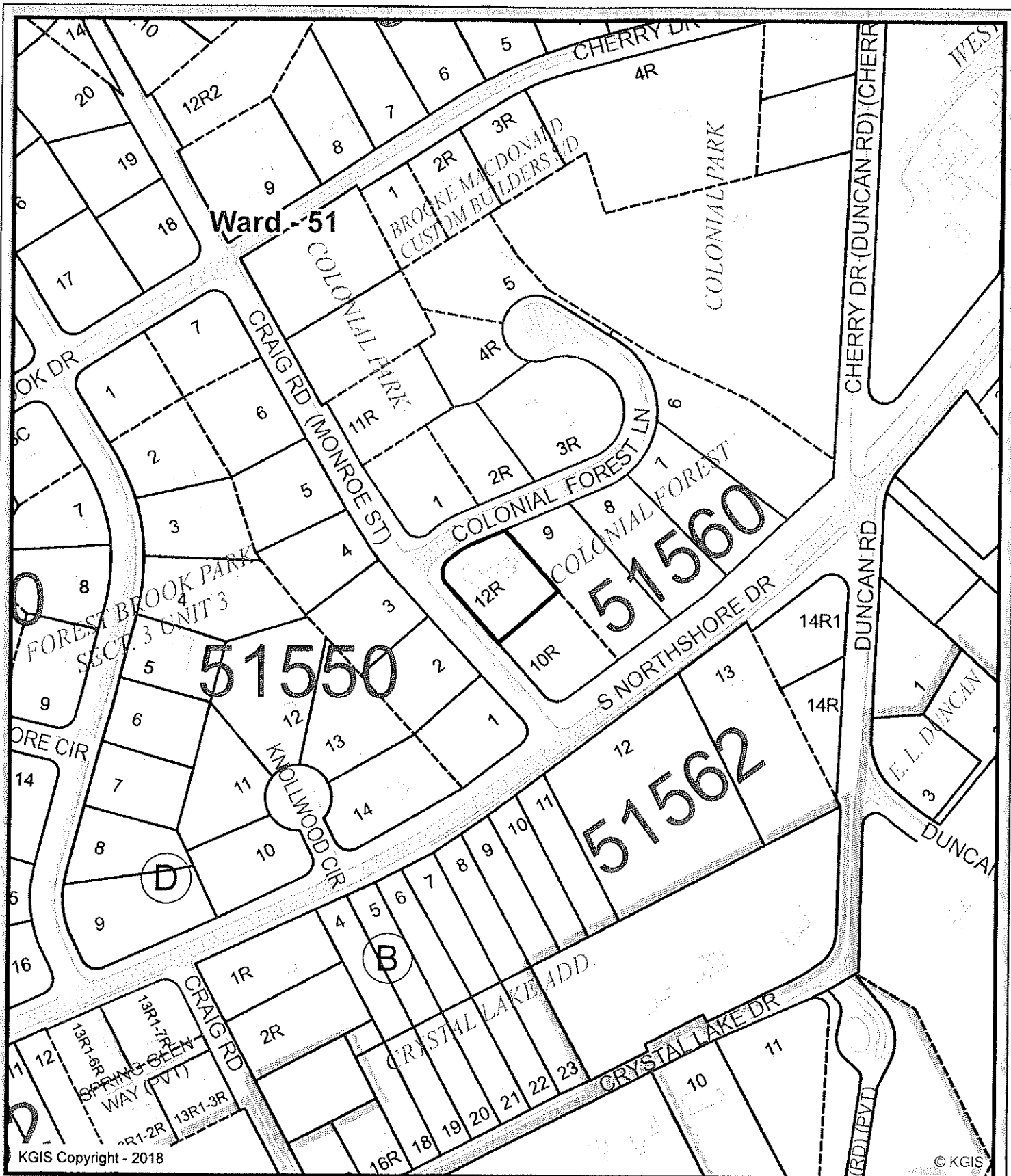
Knoxville - Knox County - KUB Geographic Information System



Printed: 8/21/2018 at 11:22:25 AM



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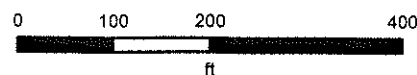


Aaron Wise
 6632 Colonial Forest Ln.
 9-D-18-VA

Knoxville - Knox County - KUB Geographic Information System



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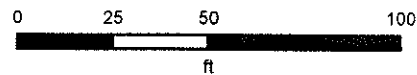


Aaron Wise
6632 Colonial Forest Ln.
9-D-18-VA

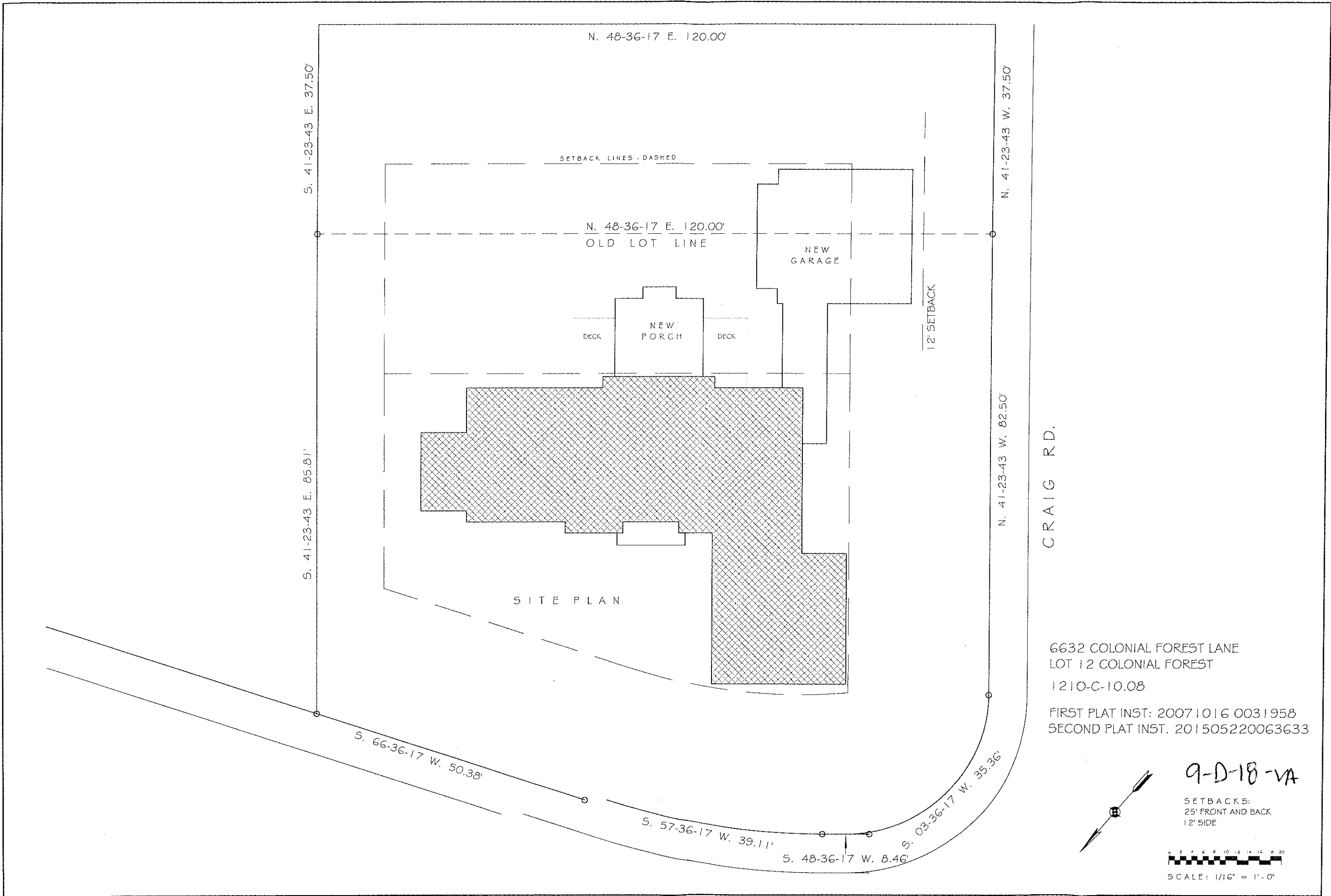
Knoxville - Knox County - KUB Geographic Information System

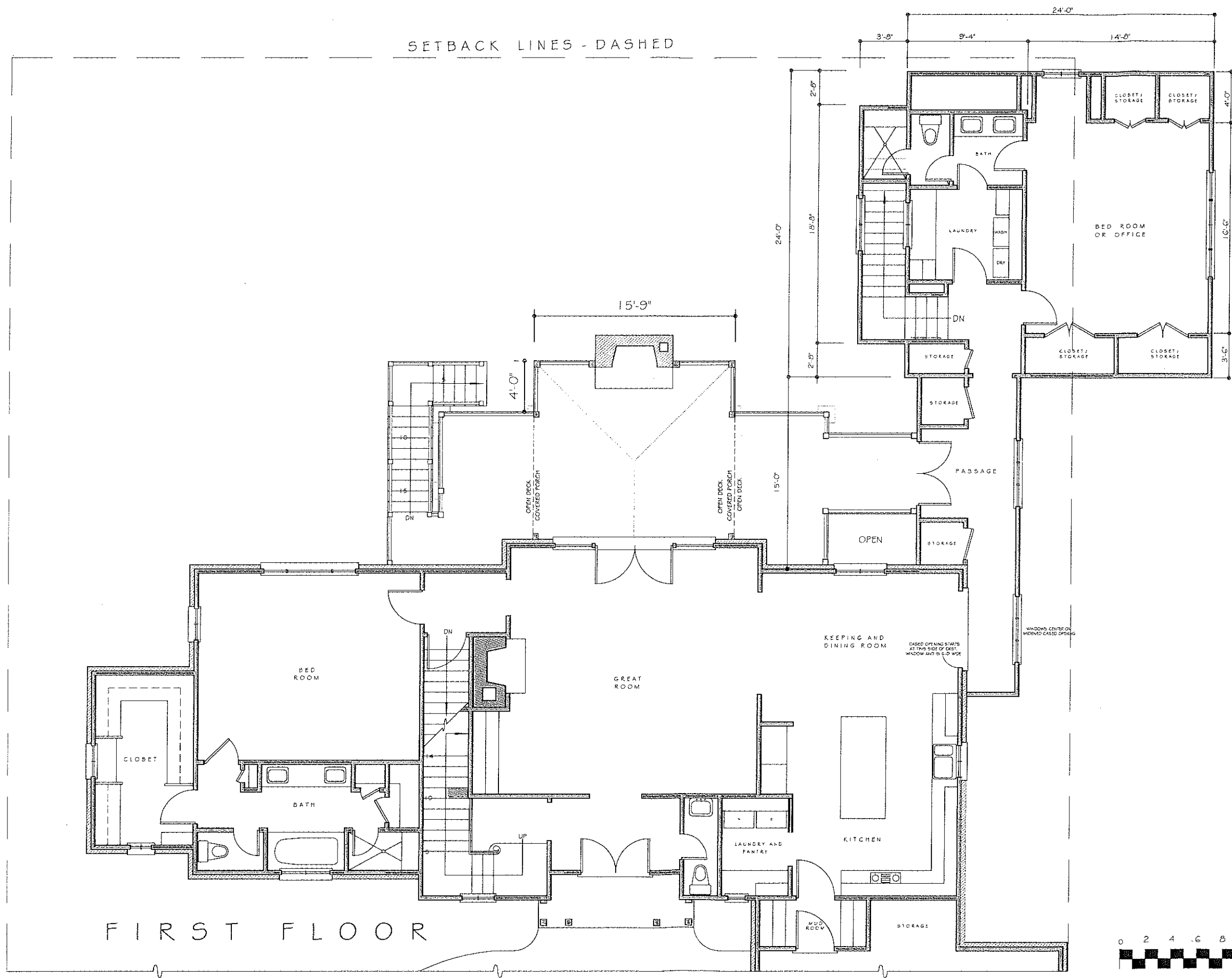


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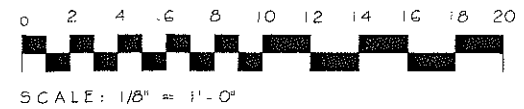
KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.





FIRST FLOOR

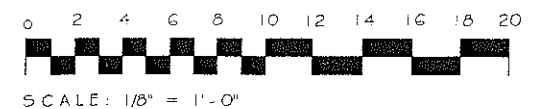
SETBACK LINES - DASHED

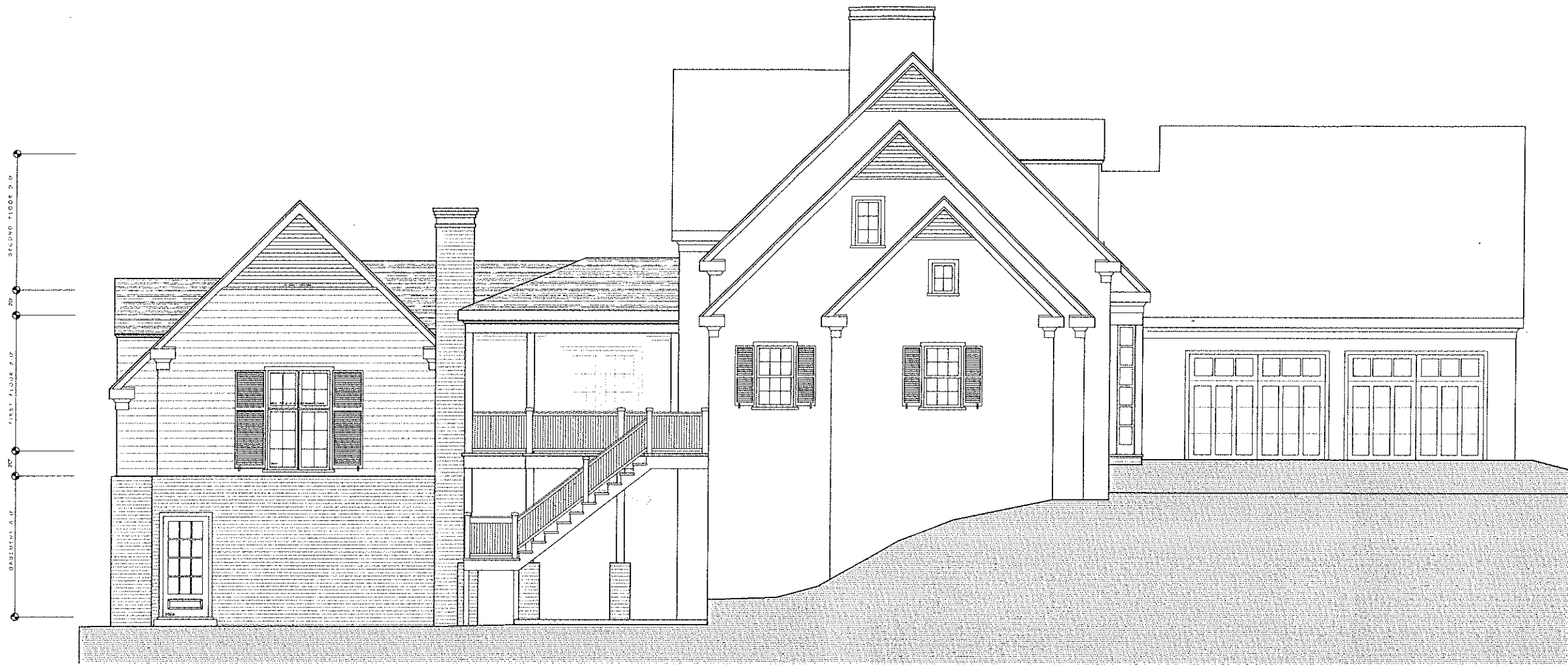




WEST SIDE ELEVATION

9-D-18-VA





EAST SIDE ELEVATION





REAR ELEVATION



51560-F

Certificate of Ownership and General Dedication.

John F. Brader
(I, We) John F. Brader 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 are) 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 plan.

Signature(s) [Signature]

Signature(s) [Signature]

In the City of Knoxville, all final plats shall include the following notary certification stamp that relates to and shall be located under the owner(s) certification stamp:

State of Tennessee County of Knox
On this 14th day of May, 2015

Before me personally appeared John F. Brader 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 official seal, this the day and year above.

Written: [Signature] Notary
My Commission: 12/13 "Seal"
NOTARY PUBLIC

Addressing Department: I, the undersigned, 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: [Signature]
Date: 5/15/15

CERTIFICATE 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 RECORD PLAT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE KNOX COUNTY REGISTER OF DEEDS.

Signed: [Signature] DATE: 5-22-15

NOTE:

A 15' UTILITY EASEMENT EXISTS, T.F. EITHER SIDE OF WATER AND/OR SEWER LINES AS INSTALLED.

BUILDING SETBACKS: ZONE R1

FRONT: 25'
SIDE: NOT LESS THAN EIGHT (8) FEET IN WIDTH; HOWEVER, THE SUM OF THE TWO (2) SIDE YARDS SHALL BE NOT LESS THAN TWENTY (20) FEET. FOR DWELLINGS OF MORE THAN ONE (1) STORY, THERE SHALL BE SIDE YARDS OF NOT LESS THAN TWELVE (12) FEET EACH.
REAR: 25'

SITE NOTES

- CORNER MONUMENTS AS SHOWN HEREON
- VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- 15' UTILITY AND DRAINAGE EASEMENT INSIDE ALL EXTERIOR BOUNDARY LINES, 5' EACH SIDE ALL INTERIOR LOT LINES.
- PLAT REFERENCE(S): 200710180031958
- DEED REFERENCE(S): 20031218002586, 20141100025834
- PARCEL ID: CLT MAP 121, INSERT O, GROUP C, PARCEL(S) 01, 02 & 10
- PROPERTIES ZONED: R-1
- TOTAL AREA: 0.78 AC (33544 SQ.FT.) INTO 2 LOTS.
- NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AND OTHER EASEMENTS AND/OR EXCEPTIONS NOT APPARENT IN THE FIELD MAY OR MAY NOT EXIST AND MAY BE REVEALED BY A TITLE SEARCH BY A TITLE ATTORNEY.
- SURVEYED PROPERTY IS SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS, RIGHT-OF-WAYS, & RESTRICTIONS OF RECORD OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS, NOT SHOWN BY PUBLIC RECORDS.

In the City of Knoxville and Sevier Areas of Knox County.

This is to certify that the subdivision shown hereon is approved subject to the installation of sanitary sewers and treatment facilities, and that such installation shall be in accordance with state and local regulations.

Date: 5-15-15
Knox County Health Department: [Signature]

City of Knoxville Engineering Division

The Knoxville Engineering Division hereby approves this plat on this the 22 day of May, 2015
[Signature]
Engineering Director

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: R-1

Date: 5-22-15
By: [Signature]

Sherry Witt
Register of Deeds
Knox County

This is to certify that all property taxes and assessments due on this property have been paid.

City Tax Clerk Signed: [Signature]
Date: 5/22/15

Knox County Trustee Signed: [Signature]
Date: 5-22-15

VARIANCE(S) APPROVED (PER FINAL PLAT) MPC MEETING DATED: 04-13-2008

- Reduce the standard utility and drainage easement from 10' to 15' within the detention basin easement located along S. Northshore Drive.

CURVE TABLE				
CURVE	RADIUS	CHORD BEARING	CHORD	ARC LENGTH
(C1)	25.00'	N84°14'43"W	34.00'	37.39'
(C2)	25.00'	N03°36'17"E	36.36'	39.27'
(C3)	125.00'	N57°36'17"E	36.11'	39.27'
(C4)	25.00'	N87°51'50"W	31.82'	34.24'

LINE TABLE		
LINE	BEARING	LENGTH
(L1)	N44°30'17"E	8.48'

LEGEND

- - IRO (IRON ROD OLD)
- - IRS (IRON ROD SET)

City - Release of Easements.

Except as noted or shown on this plat, the following parties hereby consent to the release of all rights that may have accrued for their use and benefit in the utility and drainage easements along the original lot lines eliminated by this map, on the condition that new utility and drainage easements are provided along the new property lines.

City of Knoxville Engineering Division
Signed: [Signature]
Date: 5-22-2015

Knoxville Utilities Board (Water & Wastewater)
Signed: [Signature]
Date: 5-22-15

Knoxville Utilities Board (Gas)
Signed: [Signature]
Date: 5-22-15

Knoxville Utilities Board (Electric)
Signed: [Signature]
Date: 5-22-15

BellSouth
Signed: [Signature]
Date: 5-22-15

Cable Television
Signed: [Signature]
Date: 5-22-15

CITY OF KNOXVILLE
SURVEY CONTROL
MONUMENT 0745
NORTH: 581,243.838
EAST: 2,560,837.746
ELEV: 878.39' (NGVD29)

OWNER

WISE AARON MICHAEL &
WISE CASEY
KNOXVILLE, TENNESSEE
37939
(865)539-8646

OWNER

COLONIAL LAND DEV LLC.
P.O. BOX 11484
KNOXVILLE, TENNESSEE
37939
(865)755-5958

CERTIFICATION OF FINAL PLAT-CONSTRUCTION COMPLETE

I hereby certify that I am a surveyor licensed to do surveying under the laws of the State of Tennessee. I further certify that this plan and accompanying drawings, documents, and statements conform to all applicable provisions of the Knoxville/Knox County Subdivision Regulations except as has been Varied, described and justified in a report filed with the Metropolitan Planning Commission, or for variances for which application has been filed. The indicated monuments were in place on the

19 day of May, 2015

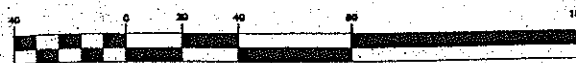
[Signature]
Surveyor
Tenn. Reg. No. 788



I hereby certify that the survey shown hereon is a category 1 survey and that the ratio of precision of the unadjusted survey is not less than 1:10,000 as shown hereon. No title opinion was furnished to this surveyor and easements shown and or not apparent in the field may or may not be discovered by a title search by a title attorney.

[Signature]
Surveyor
Tenn. Reg. No. 788

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

LeMAY AND ASSOCIATES
CONSULTING ENGINEERS

10816 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37934
PH: 865-671-0183
FAX: 865-671-0213

COUNTERSIGNED
KNOX COUNTY PROPERTY ASSESSOR
MAY 22 2015
PHIL BALLARD

MPC NO: 4-Q-15

FINAL PLAT OF: RESUBDIVISION OF LOTS 10, 11 & 12

COLONIAL FOREST S/D

Scale: 1" = 40'	Approved by: Rel	Drawn by: RELjr.
Date: 04-14-2015	Rev: 05-21-2015	
District 6 * Ward 51 * City Block 51560		
City of Knoxville * Knox county * Tennessee		
CLT ID: 1210C010, 1210C01001 & 1210C01002	DRAWING NO.: 4263-FP3	

9-D-18-VA