

File #

6-C-19-VA



BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION	APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name archie powell	Owner <input checked="" type="checkbox"/>	New Structure <input checked="" type="checkbox"/>
Street Address 4605 ventura dr	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip knoxville tn	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number 8652549263	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Email powfarm@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 204 kingwood Rd
 City, State, Zip knoxville tn 37918
 Parcel # (see KGIS.org) 058fgo4101
 Zoning District (see KGIS.org) R-1A

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.

i am making request to allow the main vehicle ingress and egress to be in the rear of the property

Describe hardship conditions that apply to this variance.

none of the homes along this street has a front driveway. this is due mainly to the steep terrain leaving the street. there is a five foot embankment at the street with an additional three feet incline to the front of the home.

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

5/8/19

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BOARD OF ZONING APPEALS APPLICATION

*****OFFICE USE ONLY*****

Is a plat required? Yes ☐ No ☒

VARIANCE REQUEST(S) WITH ORDINANCE CITATION(S):

Request to allow an alley to be the primary means of vehicular egress and ingress in an R-1A zone for a proposed single family residence.

Per Article 5, Section 6.D.9.

PROJECT INFORMATION

Date Filed 5-8-19

Fee Amount \$250

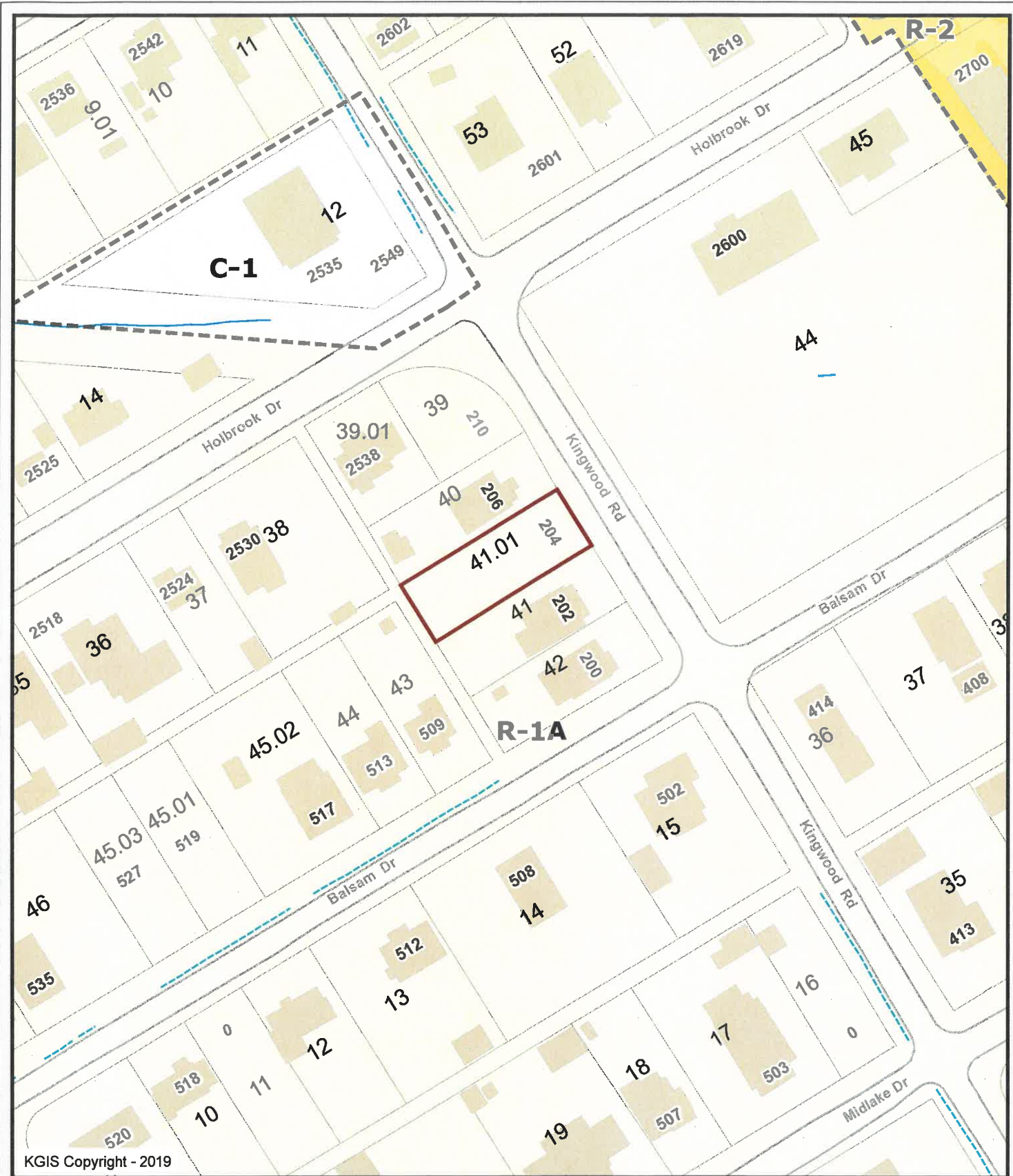
pd ck 5/10/19 jst

Council District 2

BZA Meeting Date 6-20-19

PLANS REVIEWER Rebecca Johnson

DATE 5-8-19



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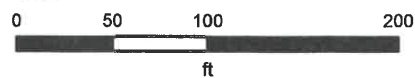
204 Kingwood Rd.

Archie Powell
6-C-19-VA

Knoxville - Knox County - KUB Geographic Information System



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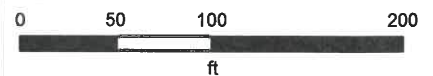
204 Kingwood Rd.

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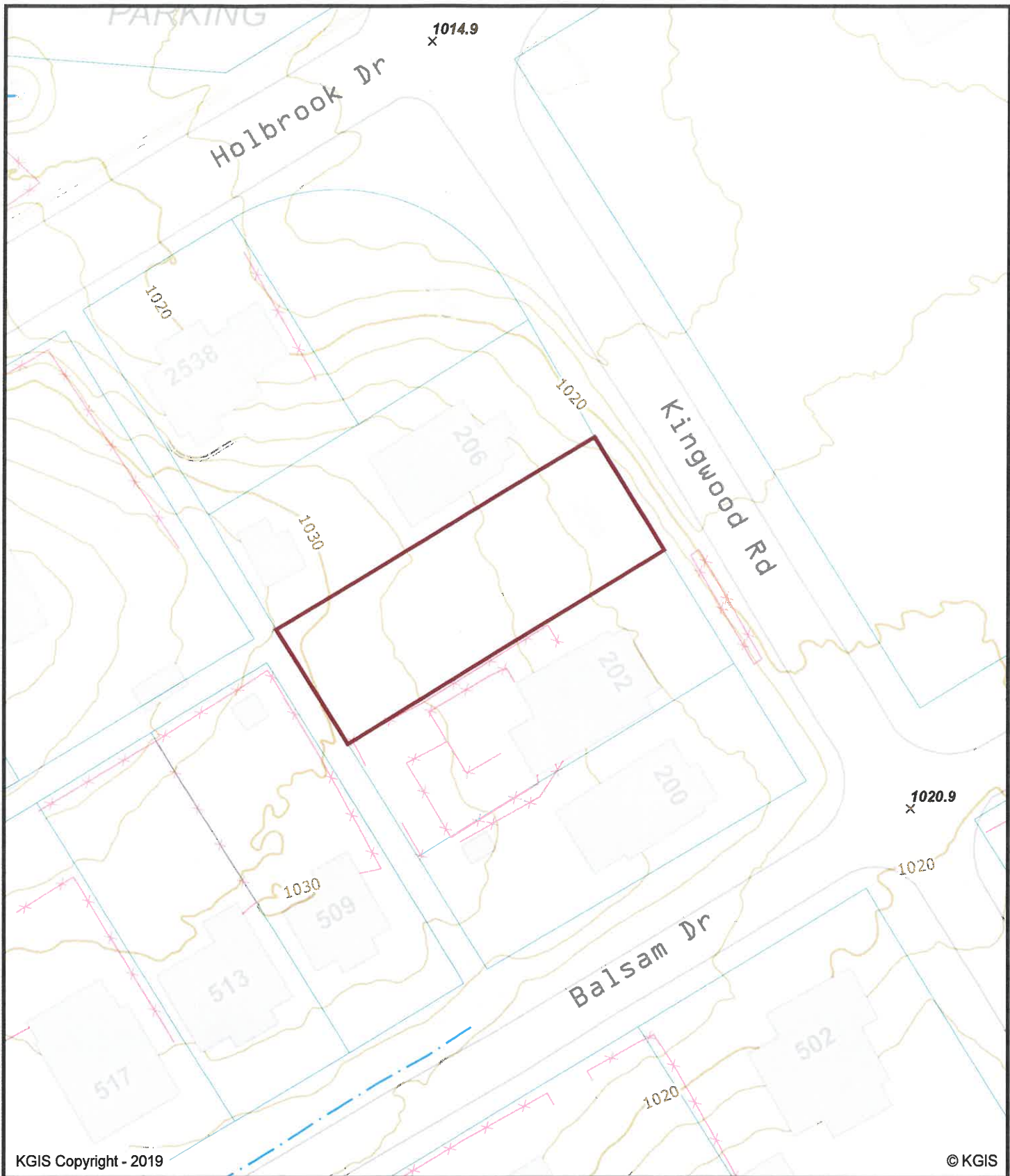
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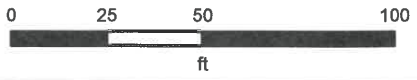
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Below are District 18's comments regarding the BZA applications for this month:

6A19VA: No comment

6B19VA: No comment

6C19VA: No comment

6D19VA: No comment

6E19VA: Although the property abuts state-owned rights-of-way, the plans submitted do not appear to depict any encroachment. It should be noted that ROW encroachments during construction activities are not permitted and that no signage or signage overhang is allowed on state-owned rights-of-way.

6F19VA: No comment

6G19VA: No comment

6H19VA: 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

Hand-drawn site plan of a property at 204 Kingwood Dr. The plan shows a 26x40 ft lot (1040 sq ft) with a 12' wide side yard and a 40' wide front yard. A 12' wide driveway leads to a 26' wide garage. A 50' wide front yard is shown with a 60' wide sidewalk and a 50' wide driveway. A 12' wide side yard is also indicated. The lot is labeled "204 Kingwood Dr." and "26x40 - 1040 SQ. FT. PARCEL 058F604101". A "PARKING" area is shown at the top, and a "WALK" area is shown at the bottom. The lot is bounded by Kingwood Dr. to the north and south, and a 140' wide area to the east.

6-C-19-VA



20L
KRAK

6-C-19-VA



204
Reak

6-C-19-VA



206
Rear

6-C-19-VA



206
Kingwood

6-C-19-VA



204
King Wood

6-C-19-YA



202

Kingwood

6-C-19-VA



200

King Wood

6-C-19-VA