

File #

9-A-19-VA



BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION

Name MATTHEW J. DAWSON
 Street Address P.O. BOX 96691
 City, State, Zip KNOXVILLE, TN 37940
 Phone Number 865-579-4075
 Email mattjdawson@bellsouth.net

APPLICANT IS:

Owner ☐
 Contractor ☐
 Tenant ☐
 Other ☒

THIS PROPOSAL PERTAINS TO:

New Structure ☒
 Modification of Existing Structure ☐
 Off Street Parking ☐
 Signage ☐
 Other ☐

THIS IS A REQUEST FOR:

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

PROPERTY INFORMATION

Street Address 2501 HOITT AVENUE
 City, State, Zip KNOXVILLE, TN 37917
 Parcel # (see KGIS.org) 082BE031
 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.

1.) REDUCE THE REQUIRED WEST FRONT YARD SETBACK ALONG CROCKETT STREET FROM 25 FEET TO 7'. (ART. 4, SEC. 2.1.2.D.1)

Describe hardship conditions that apply to this variance.

PROPERTY IS AN EXISTING SMALL LOT OF RECORD WITH CORNER-DOUBLE ROAD FRONTAGE. VARIANCE IS NECESSARY TO PROVIDE A FEASIBLE BUILDING ENVELOPE.

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

Matthew Dawson

DATE

7-26-19

File # 9-A-19-VA



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):

Reduce the required minimum front yard setback in a R-1A zone on Crockett St. from 25' to 7' per Article 4, Section 2.1.2.D.1.a.

PROJECT INFORMATION

Date Filed 7-26-19

Fee Amount \$250

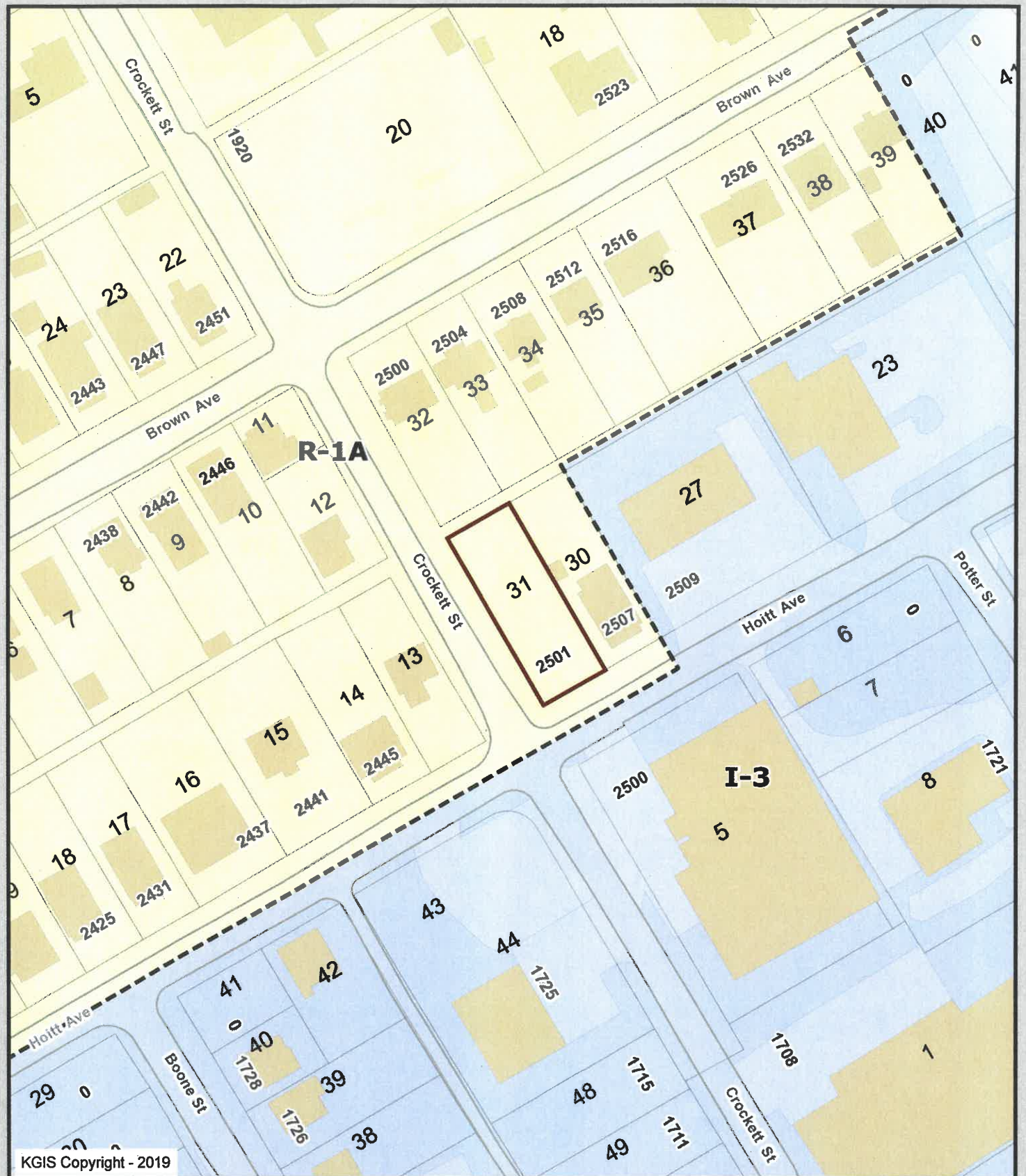
pd ck 7/26/19 jt

Council District 4

BZA Meeting Date 9-19-19

PLANS REVIEWER Rebecca Johnson

DATE 7-26-19



2501 Hoitt Ave.

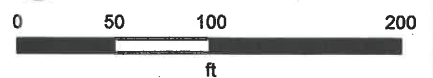
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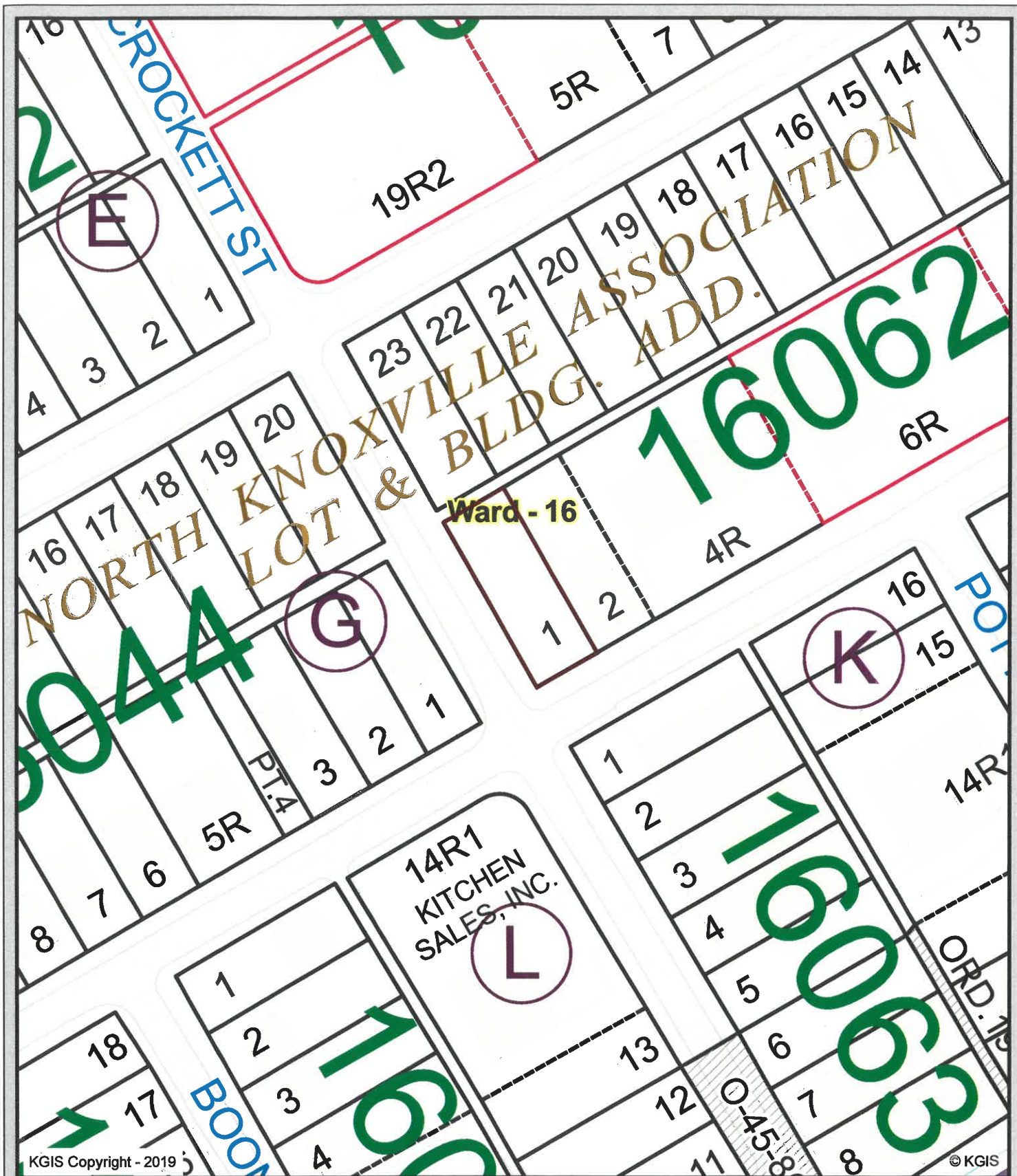
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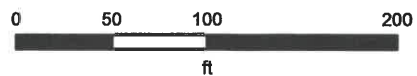
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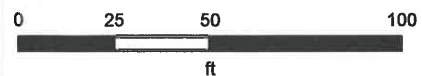
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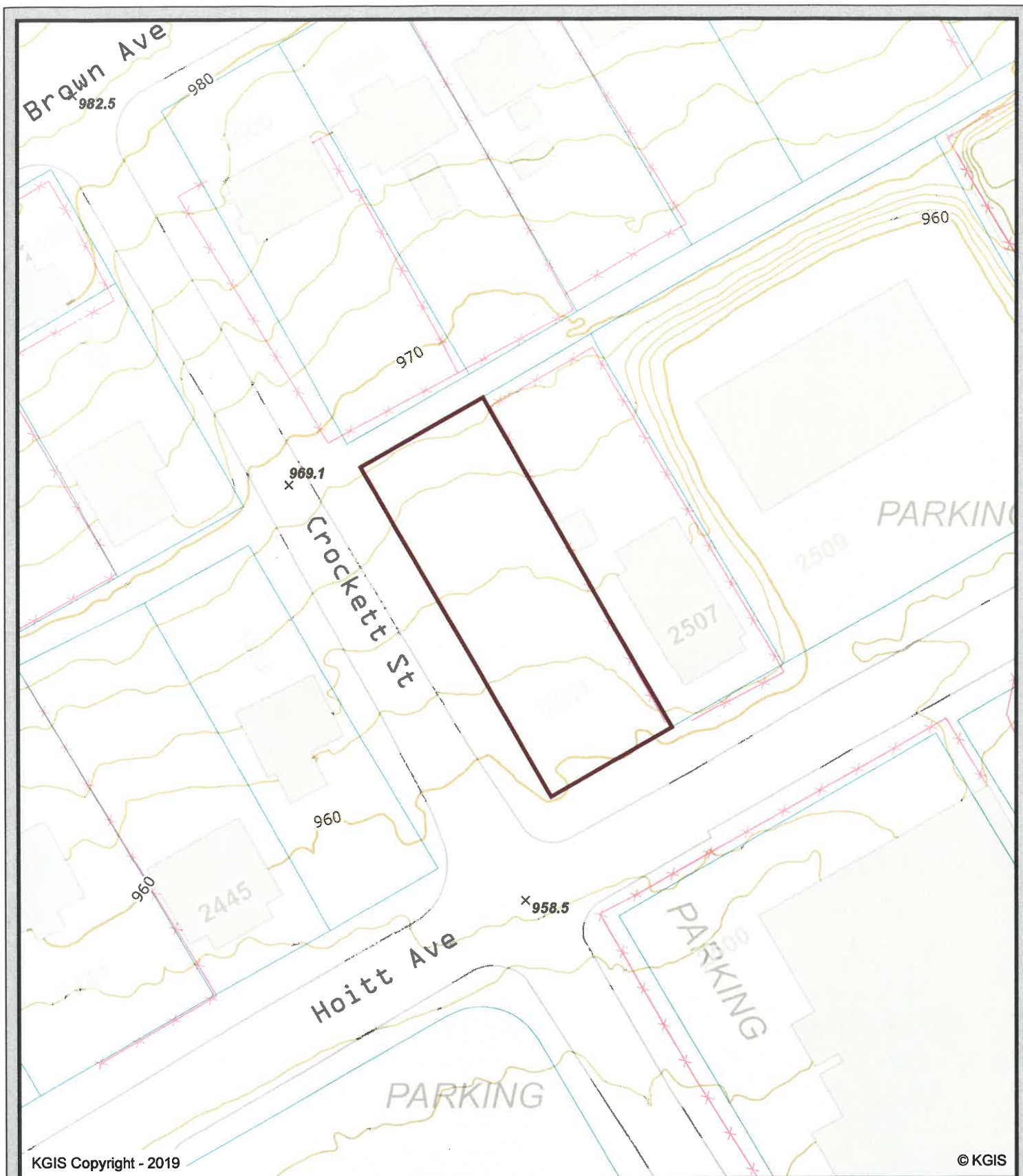
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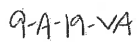
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Source: KGIS

07/26/2019

Remarks	
ATTRIBUTES FROM NCR LOADER	
<i>Parent Parcel</i>	<i>Parent Instrument Number</i>
<i>Previous Parcel (Split From)</i>	<i>Next Parcel (Merged Into)</i>

21



RECEIVED, MAY 24th 1903, AT 400 OCELOCH,
P.M. RECORDED, MAY 5th 1903.
ROBT. BRICE A. S.



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Similar Existing Conditions Near Site

2501 Holt Avenue
BZA FILE # 9-A-19-VA

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= Properties nearby with
similar conditions.



= Subject Property

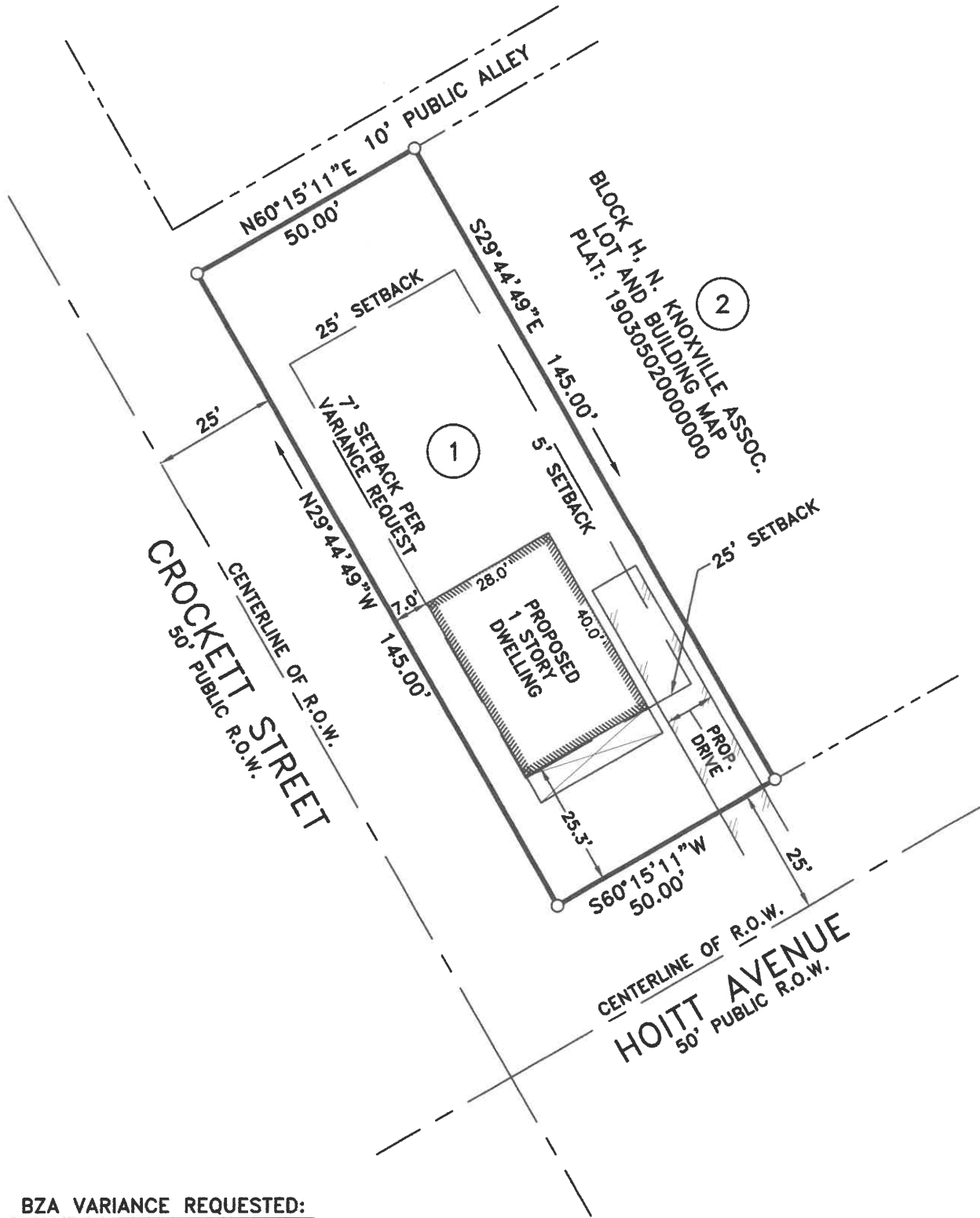
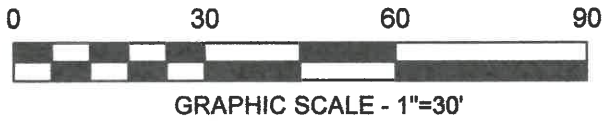
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NOTES:

- 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 SITE PLAN IS NOTED HEREON, NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED THIS PREPARER. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
- 3.) PROPERTY IS ZONED: "R-1A"
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.

NOTE:

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



BZA VARIANCE REQUESTED:

- 1.) TO REDUCE THE REQUIRED WEST FRONT YARD SETBACK ALONG CROCKETT STREET FROM 25 FEET TO 7 FEET.

**PROPOSED SITE PLAN FOR
KNOXVILLE HABITAT FOR HUMANITY**

SITE PLAN FOR _____
DISTRICT 2 COUNTY KNOX CITY KNOXVILLE WARD 16 STATE TN
LOT NO. 1 BLOCK H IN N. KNOX. ASSOC. LOT AND BLDG. MAP
ADDRESS 2501 HOITT AVENUE
PLAT REFERENCE 190305020000000
DEED REFERENCE 201804130060533
TAX MAP 082B GROUP E PARCEL 031
CITY BLOCK NO. 16062 SCALE 1"=30'
DATE 07/25/2019 REVISION DATE -
CENSUS TRACT NO. 17 DRAWN BY MJD
BEARING BASE GRID NORTH PER PLAT

SMLS DWG NO. 190056BZA

GRID NORTH PER PLAT
199911160037632



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