

File #

10-E-20-VA



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

Name Corey Crawford

Street Address 5404 Stoneoak Ln

City, State, Zip Knoxville, TN 37920

Phone Number (423)827-2811

Email 12ccrawford@gmail.com

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)☐ Appeal of Administrative Official's Decision☐ Extension of Non-Conforming Use/or Structure☐ Map Interpretation

PROPERTY INFORMATION

Street Address 5404 Stoneoak Ln

City, State, Zip Knoxville, TN 37920

See KGIS.org for Parcel # 123KA011

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.

This property contains and EXISTING 2-story DETACHED ACCESSORY GARAGE. The building was originally constructed in 1960 with a 5-FT REAR SETBACK, has a height of 23-FT, which is below the height of the PRINCIPAL STRUCTURE relative to topography elevations of the property, maintaining the PRINCIPAL STRUCTURE (house) as the visual primary structure on the property. The purpose of this project is to renovate the Upper Level of this existing structure to contain an ADU. No floor space or massing will be added to the existing structure.

I am pursuing VARIANCE(S) for the 10-FT REAR SETBACK to allow for the EXISTING 5-FT SETBACK, and the 18-FT HEIGHT to allow for the 23-FT height of the EXISTING STRUCTURE, which is below the height of the PRINCIPAL STRUCTURE as noted above.

Describe hardship conditions that apply to this variance.

Existing Structure has existed since 1960 and no structural, square footage changes will be involved in the project. To bring the existing Accessory Structure into compliance with the current Zoning Ordinance would require demolition and reconstruction.

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 Corey Crawford

Digitally signed by Corey Crawford
Date: 2020.09.16 19:47:15 -04'00'

DATE 9/16/2020

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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 rear setback from 10 feet to 5 feet for conversion of a second story detached garage into an accessory dwelling unit in a RN-1 district (Article 10.3.B.7).

REVISED

9/24/2020

PROJECT INFORMATION

Date Filed 9-21-2020

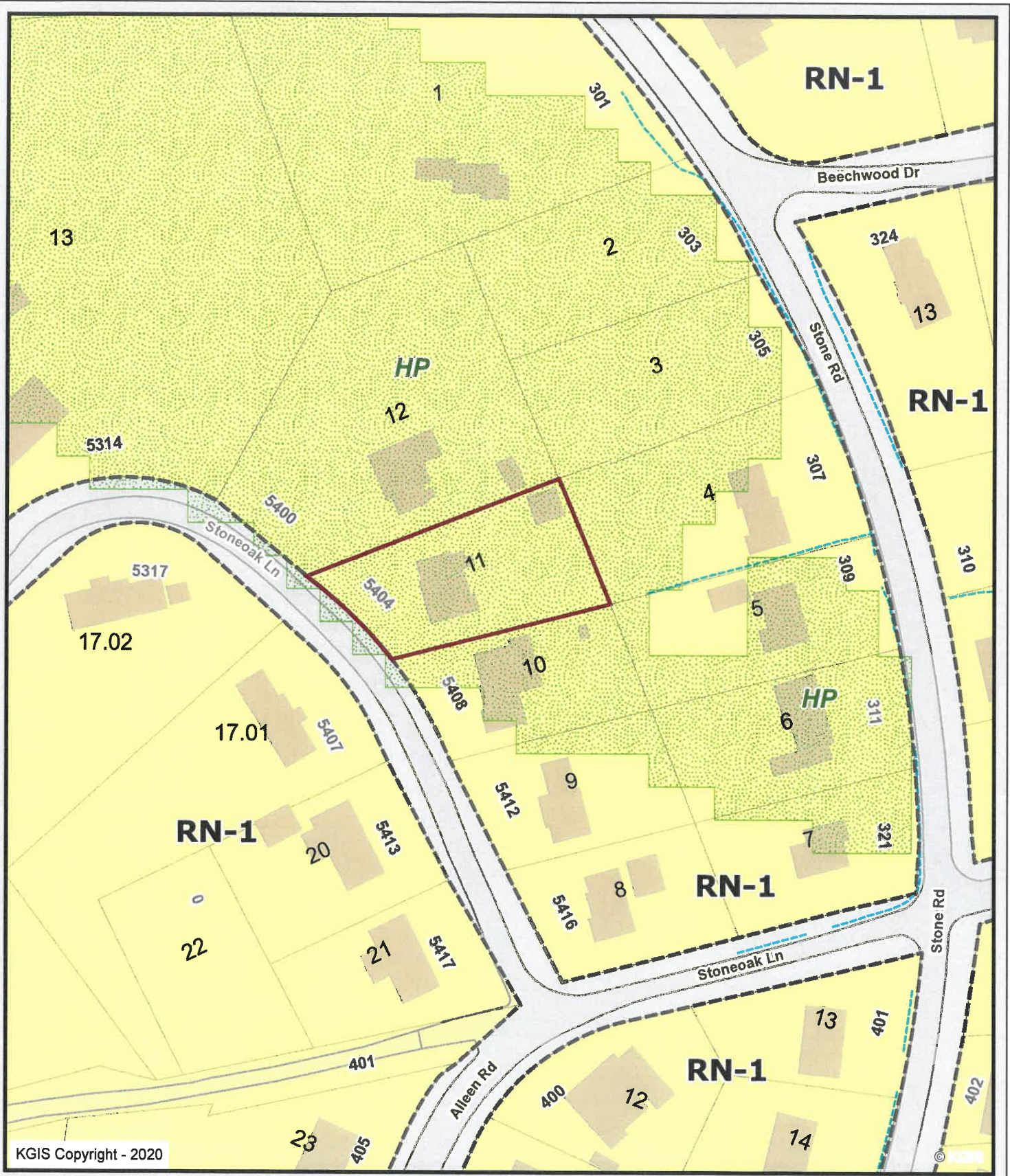
Fee Amount \$250

Council District 1

BZA Meeting Date 10-15-2020

PLANS REVIEWER Bryan Berry

DATE 9-22-2020



5404 Stoneoak Ln.

10-E-20-VA
Corey Crawford

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27360

5B

26

5A

Ward - 27

6

4

3R2

7

3

3R1

8

2

EVERETTE
STONE S/D

2

1

STONEOAK LN

9

10

STONEOAK LN

5

6

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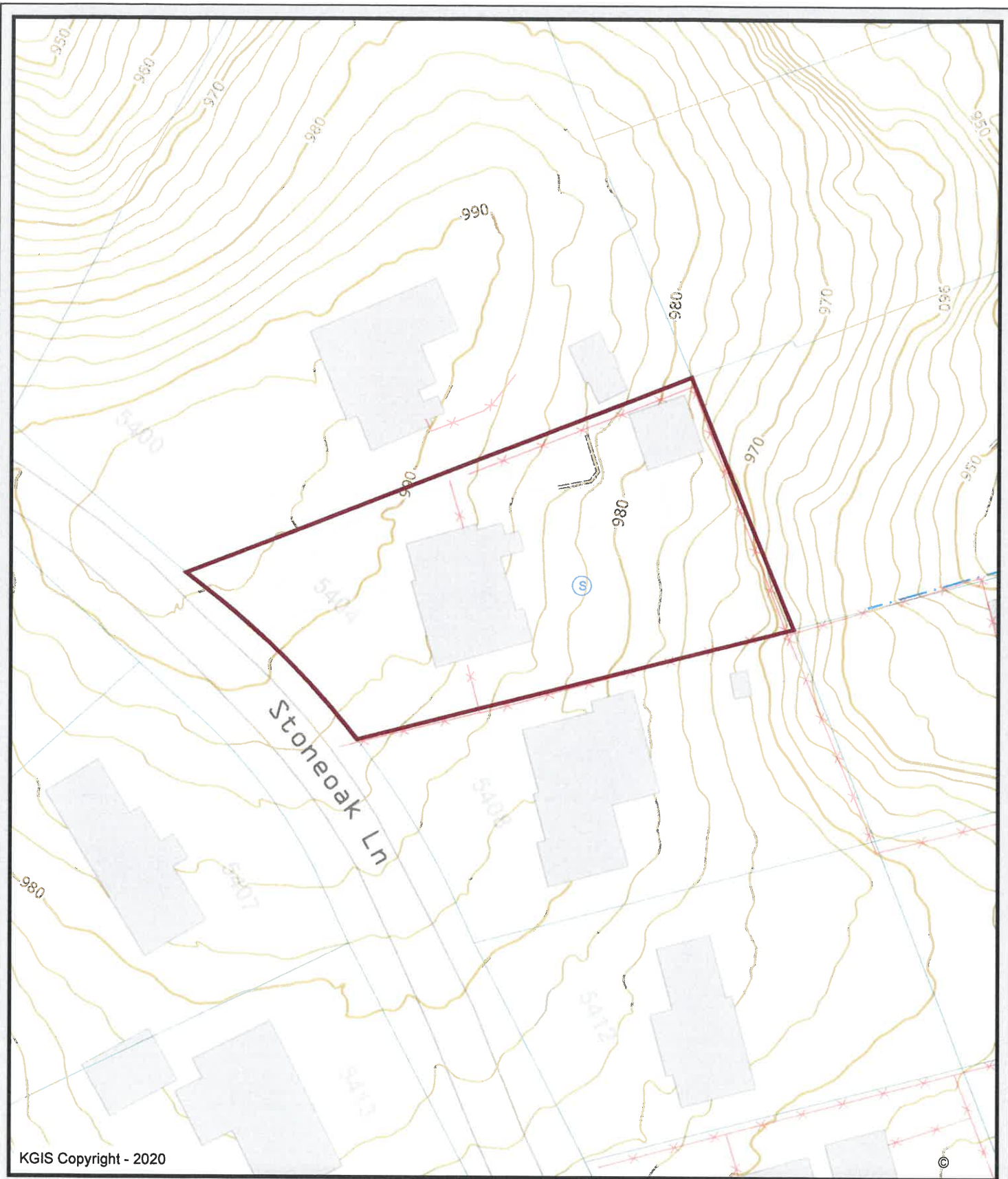
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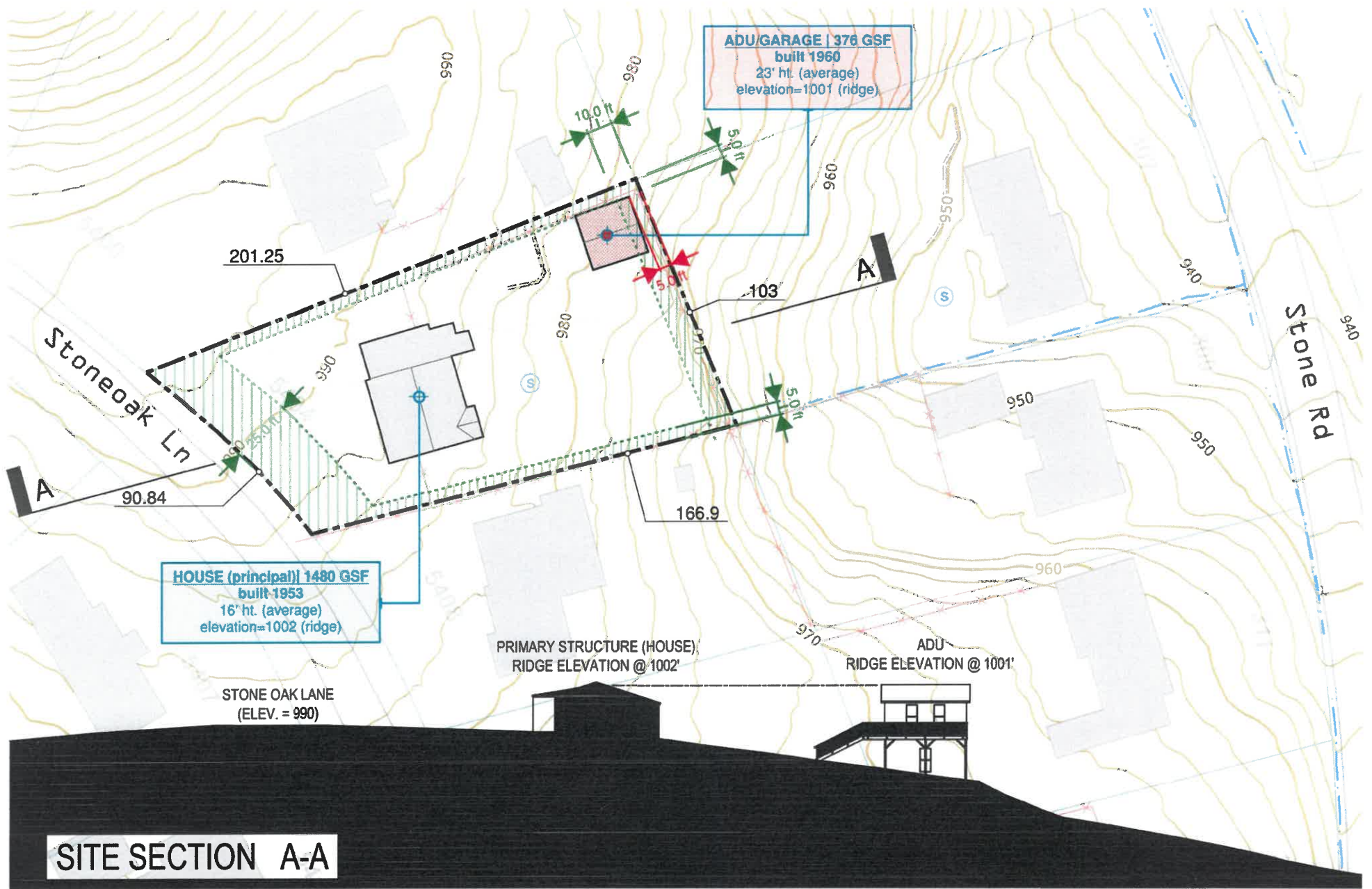
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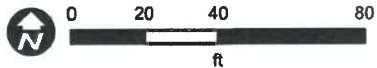
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ridge HEIGHT of ADU | CURRENT ZONING: 18' max.
(cannot exceed height of PRINCIPAL structure)



Crawford Residence
5404 Stoneoak Lane
Knoxville, TN | 37920

SETBACK for detached ADU | CURRENT ZONING
(5' @ interior side lot line + 10' @ rear lot line)



ADU encroachment on ZONING SETBACK



[PRIMARY ENTRY VIEW to property \(ADU in background\) | 5404 Stoneoak Lane](#)