

File #

6-J-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	APPLICANT IS:	THIS PROPOSAL PERTAINS TO
Name: J. Andrew Wade	Owner <input checked="" type="checkbox"/>	New Structure <input checked="" type="checkbox"/>
Street Address: 2239 Andrea Lane	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip: Knoxville, TN 37921	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number: 865-414-9376	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Email: andywade78@gmail.com		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 : 2223 Andrea Lane City, State, Zip: Knoxville, TN 37921
 See KGIS.org for Parcel #: 079DH019 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 project will be a newly constructed residential home and will need a second driveway to access basement/garage. The variance will allow for sensible use of the property.

Describe hardship conditions:

I'm requesting a variance to allow two driveways on one lot due to the topographic constraints of the lot. The steep slope will force a very high crawl space, so I would like to utilize the space as a basement/garage. I'm trying to keep the driveway that will serve the lower garage from being too steep. Coming off the main driveway and turning another one directly down the slope would be prohibitive and even unsafe. Lot 19R is all but 15 feet of two former lots combined into one. The second driveway I'm requesting would not amount to any additional driveways accessing Andrea Lane if the two lots remained separate. In fact, the two driveways I'm requesting permission to build will probably be situated in much the same locations as would have been if the two lots had remained separate and a house had been on each one.

Describe hardship conditions that apply to this variance.

See above.

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 05/25/2020

File #

6-J-20-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):**

1) Request to increase the maximum number of driveways permitted for a single-family dwelling with a lot frontage of less than 150 feet from 1 to 2 (Article 11.7 Table 11-7).

PROJECT INFORMATION

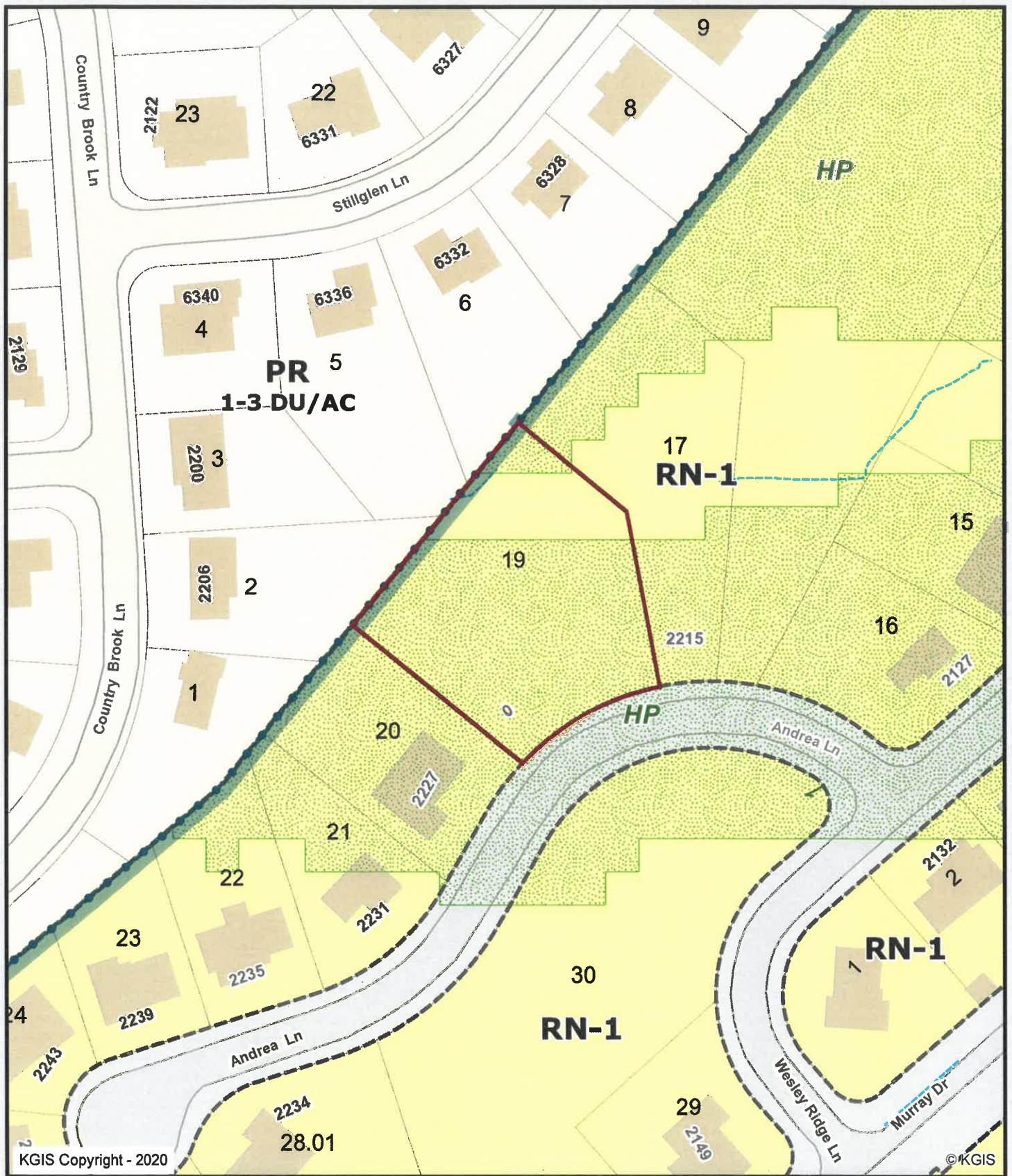
Date Filed 5/26/2020

Fee Amount \$500

Council District 3

BZA Meeting Date 6/18/2020

PLANS REVIEWER Bryan Berry**DATE** 5/26/2020



2223 Andrea Lane

6-J-20-VA
J. Andrew Wade

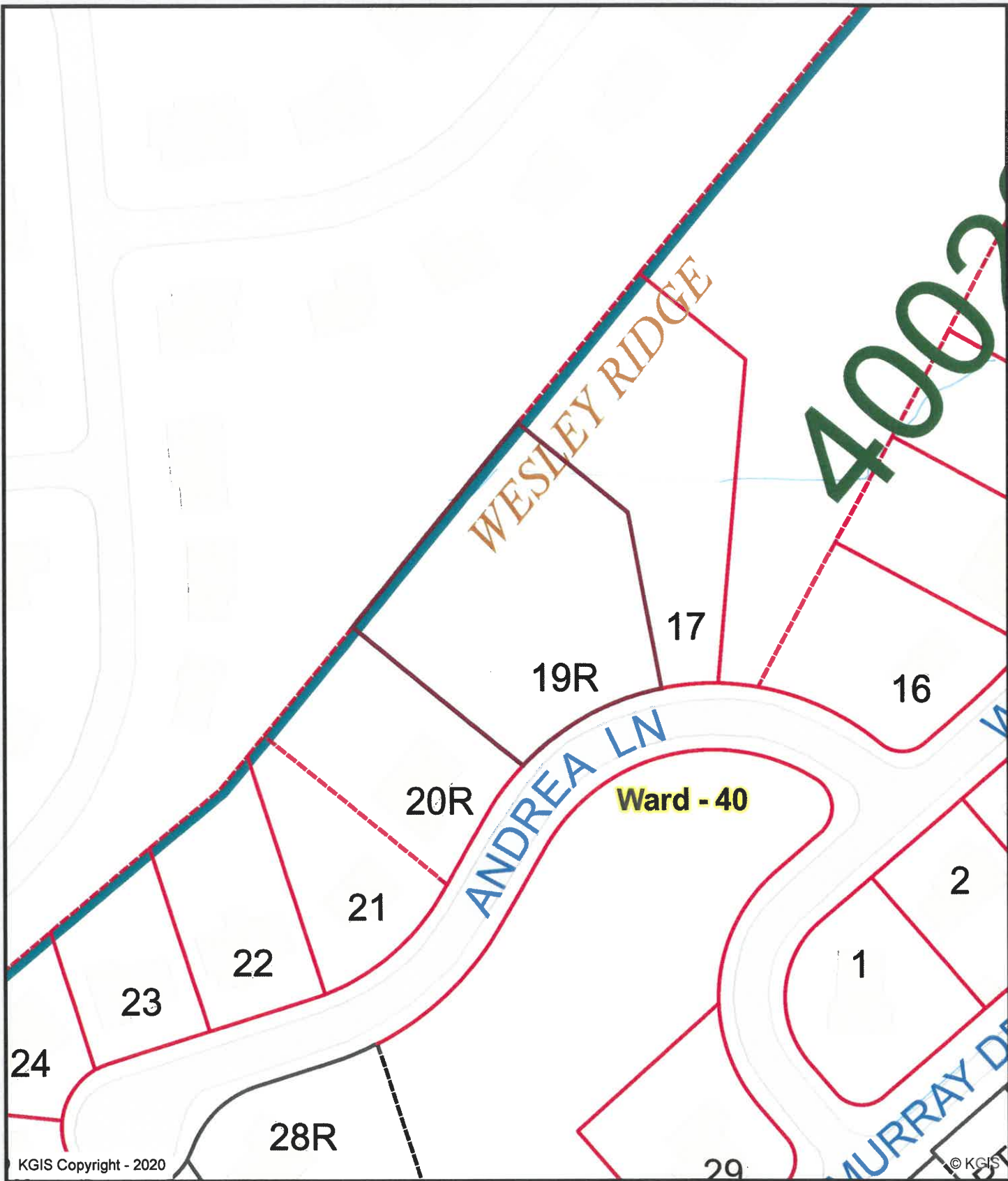
Knoxville - Knox County - KUB Geographic Information System



Printed: 5/26/2020 at 11:47:00 AM



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.



KGIS Copyright - 2020

© KGIS

2223 Andrea Lane

6-J-20-VA

J. Andrew Wade

Knoxville - Knox County - KUB Geographic Information System



Printed: 5/26/2020 at 11:47:25 AM



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 futher covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.



2223 Andrea Lane

6-J-20-VA
J. Andrew Wade

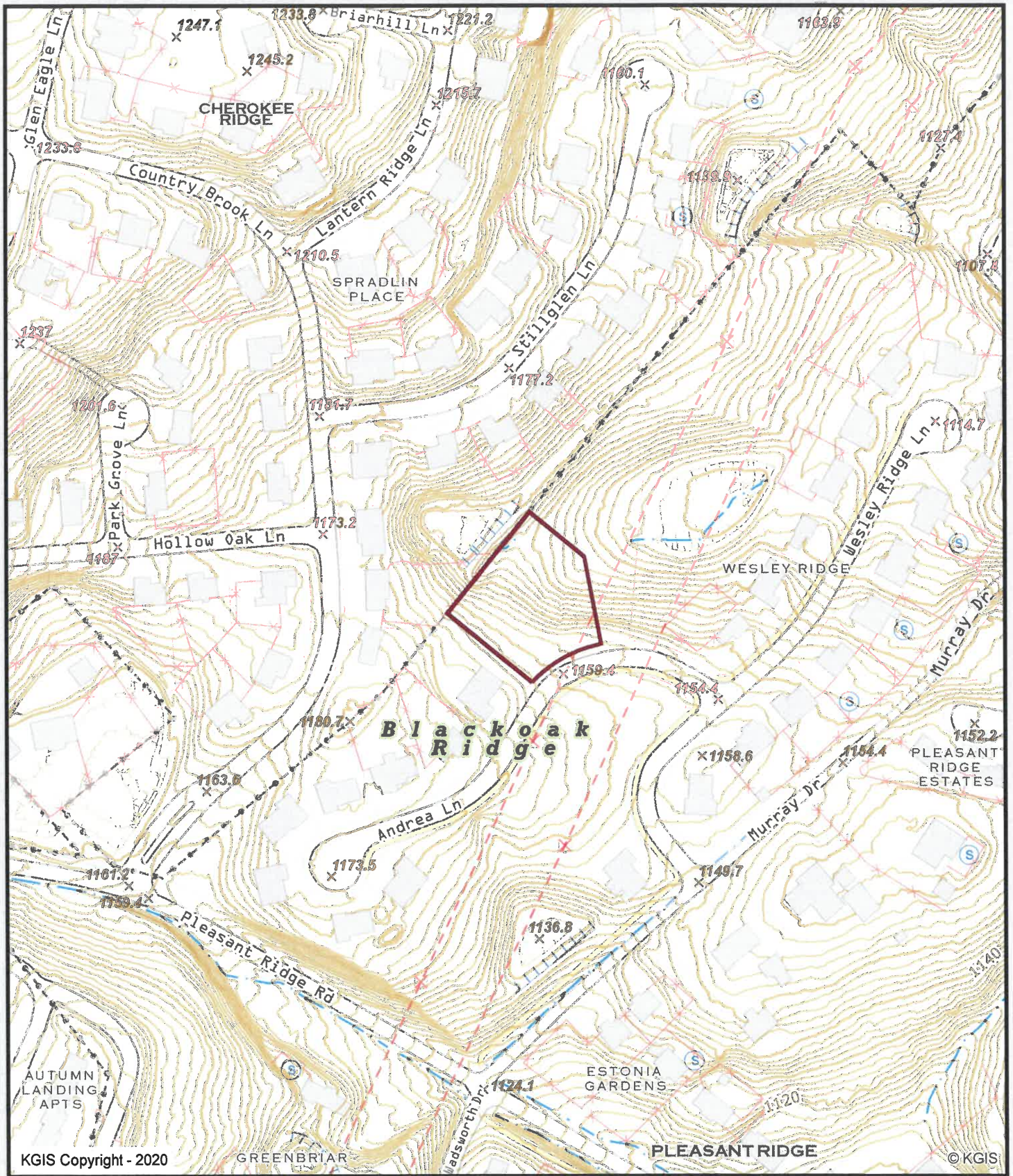
Knoxville - Knox County - KUB Geographic Information System



Printed: 5/26/2020 at 11:47:51 AM



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 futher covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.



2223 Andrea Lane

6-J-20-VA
J. Andrew Wade

Knoxville - Knox County - KUB Geographic Information System



Printed: 5/26/2020 at 11:48:15 AM

0 100 200 400
ft

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 futher covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

SITE PLAN
ANDY WADE
RESUB WESLEY RIDGE
20200121-0048253
"0" ANDREA LN
079DH019

ZONING IS RN-1 /
HP OVERLAY

SCALE 1"=40'

LEGEND

- ▣ CURB INLET
- CATCH BASIN
- ⊕ WATER METER
- ⊙ TELCO PAD
- ⊙ TELCO PED
- ⊙ S.S. MANHOLE
- ⊙ CLEAN OUT



TN NAD83(2011)

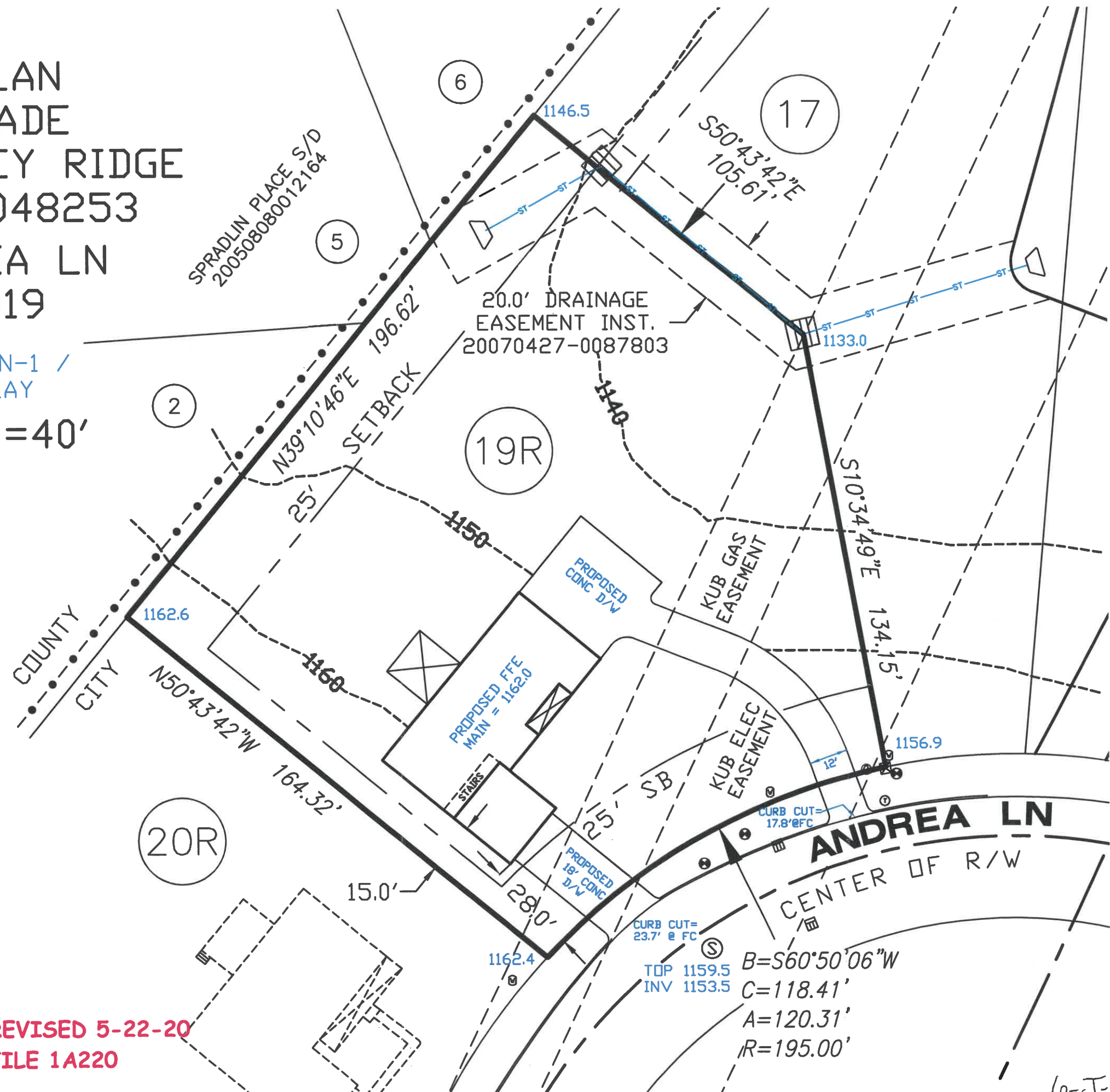
ELEVATION DATUM NGVD88



Professional Land Systems
205 Lamar Ave Clinton TN 37716
865.689.6169 www.PLSurvey.com

When you need to know,
knowing is our business.

REVISED 5-22-20
FILE 1A220



6-J-20-VA