

File # 1-D-21-VA



BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION	APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name Jonathan & Jessica Boone	Owner <input checked="" type="checkbox"/>	New Structure <input checked="" type="checkbox"/>
Street Address 595 SW Arrowhead Trail	Contractor <input type="checkbox"/>	Modification of Existing Structure <input checked="" type="checkbox"/>
City, State, Zip Knoxville, Tennessee 37919	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number 901.233.2393	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Email utjboone@gmail.com		Other <input type="checkbox"/>

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 595 ~~SW~~ Arrowhead Trail

City, State, Zip Knoxville, Tennessee 37919

Parcel # (see KGIS.org) 121DB001

Zoning District (see KGIS.org) 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.


The Boones would like to add a 3-story addition to their home to increase the function and value for their family. This addition will include a 2-car garage, kitchen/living expansion, and master suite. The addition was planned for the south side of their house, where the existing driveway enters at the basement grade. This location would allow the new addition to best tie to the existing use and architecture of the existing home. Due to the position of their existing residence on their diamond shaped lot, the side of their home the addition is planned for is assessed as a rear setback (25' per RN-1 zoning). They are requesting a variance for the south property line, currently assessed as a rear setback to be reduced to 20'.

Describe hardship conditions that apply to this variance.

The nature of their lot and their home's position, in relationship to their street, creates setbacks that don't relate to the actual use of the home. If the side of their home was assessed as a corner side (15') or side (8') setback no variance would be required.

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 12/18/20

File # 1-D-21-VA



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 minimum required rear yard setback from 25 feet to 22 feet 1 inch. (Article 4, Section 4.3. Table 4-1).

PROJECT INFORMATION

Date Filed 12-18-2020

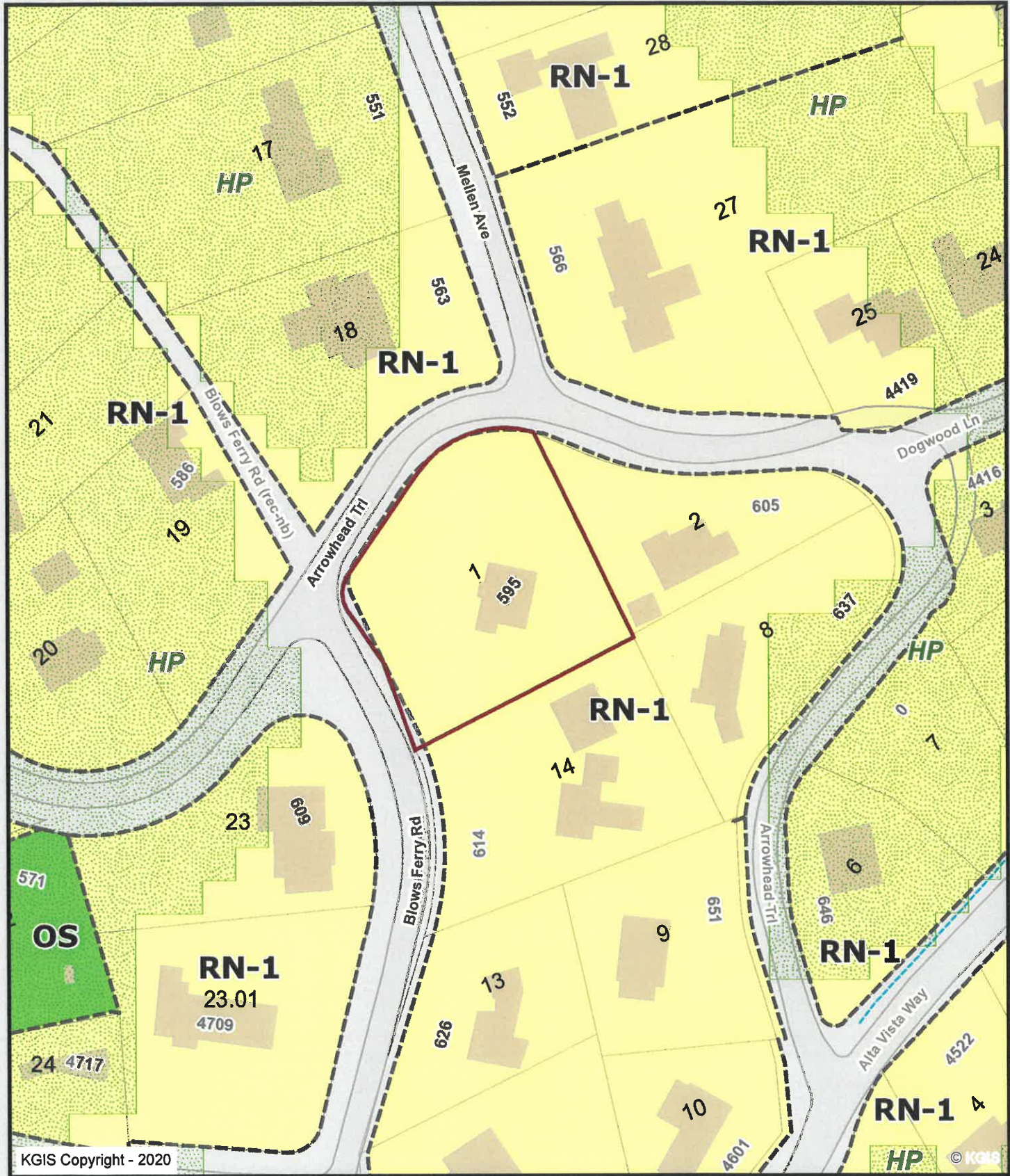
Fee Amount \$250.00

Council District 2

BZA Meeting Date 1-21-2021

PLANS REVIEWER S. Elder

DATE 12-28-2020



595 Arrowhead Trail

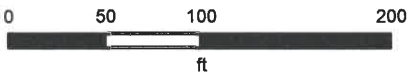
1-D-21-VA

Jonathan & Jessica Boone

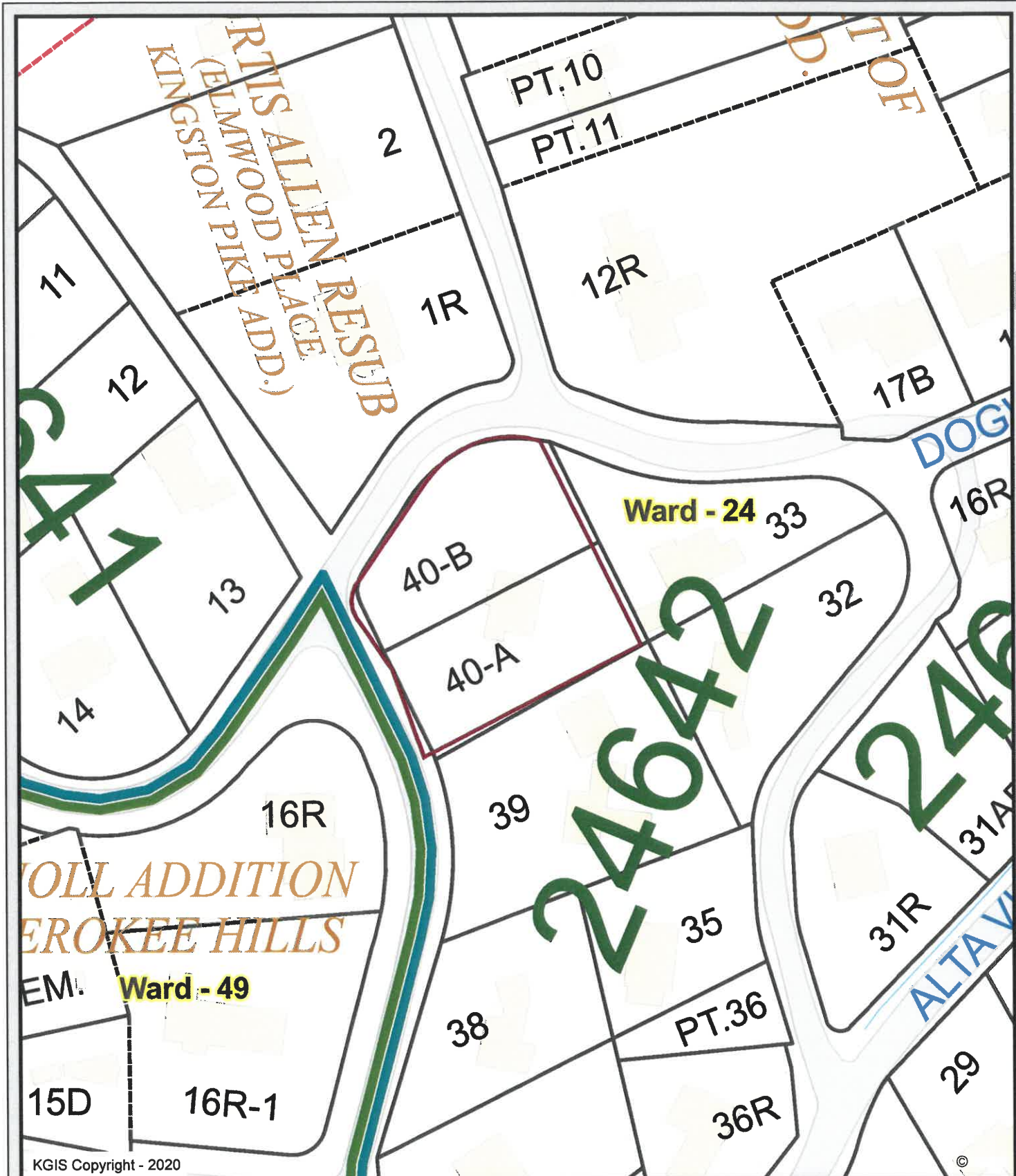
Knoxville - Knox County - KUB Geographic Information System



Printed: 12/22/2020 at 9:28:42 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.



KGIS Copyright - 2020

595 Arrowhead Trail

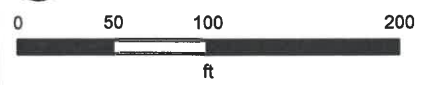
1-D-21-VA

Jonathan & Jessica Boone

Knoxville - Knox County - KUB Geographic Information System



Printed: 12/22/2020 at 9:29:53 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.



595 Arrowhead Trail

1-D-21-VA

Jonathan & Jessica Boone

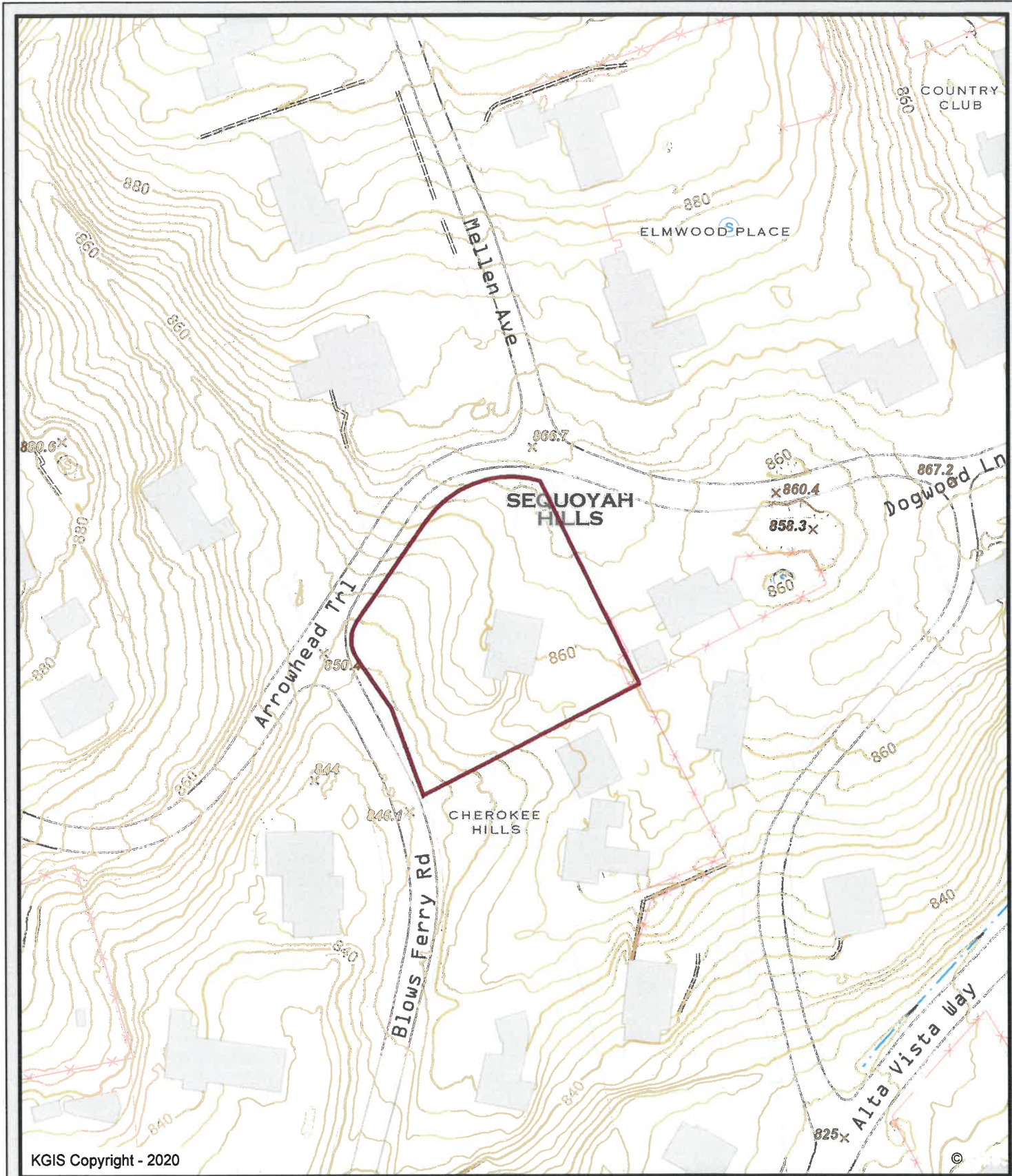
Knoxville - Knox County - KUB Geographic Information System



Printed: 12/22/2020 at 9:30:38 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.



KGIS Copyright - 2020

595 Arrowhead Trail

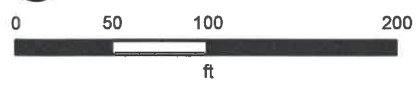
1-D-21-VA

Jonathan & Jessica Boone

Knoxville - Knox County - KUB Geographic Information System



Printed: 12/22/2020 at 9:31:09 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.

Board of Zoning Appeals, City of Knoxville

**Re: 595 SW Arrowhead Trail
Boone Residence**

The map below provides visual representation of the positive support received from the Arrowhead Trail area neighbors. The signers on the previous page are identified by their respective addresses as shown on the map below, along with their proximity to the Boone's home. The only exception is the HOA President - whose home is not directly adjacent (second signature). The neighbors we were able to speak with, provided 100% positive response.


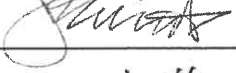
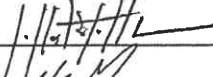
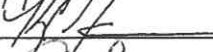



1-D-21-VA

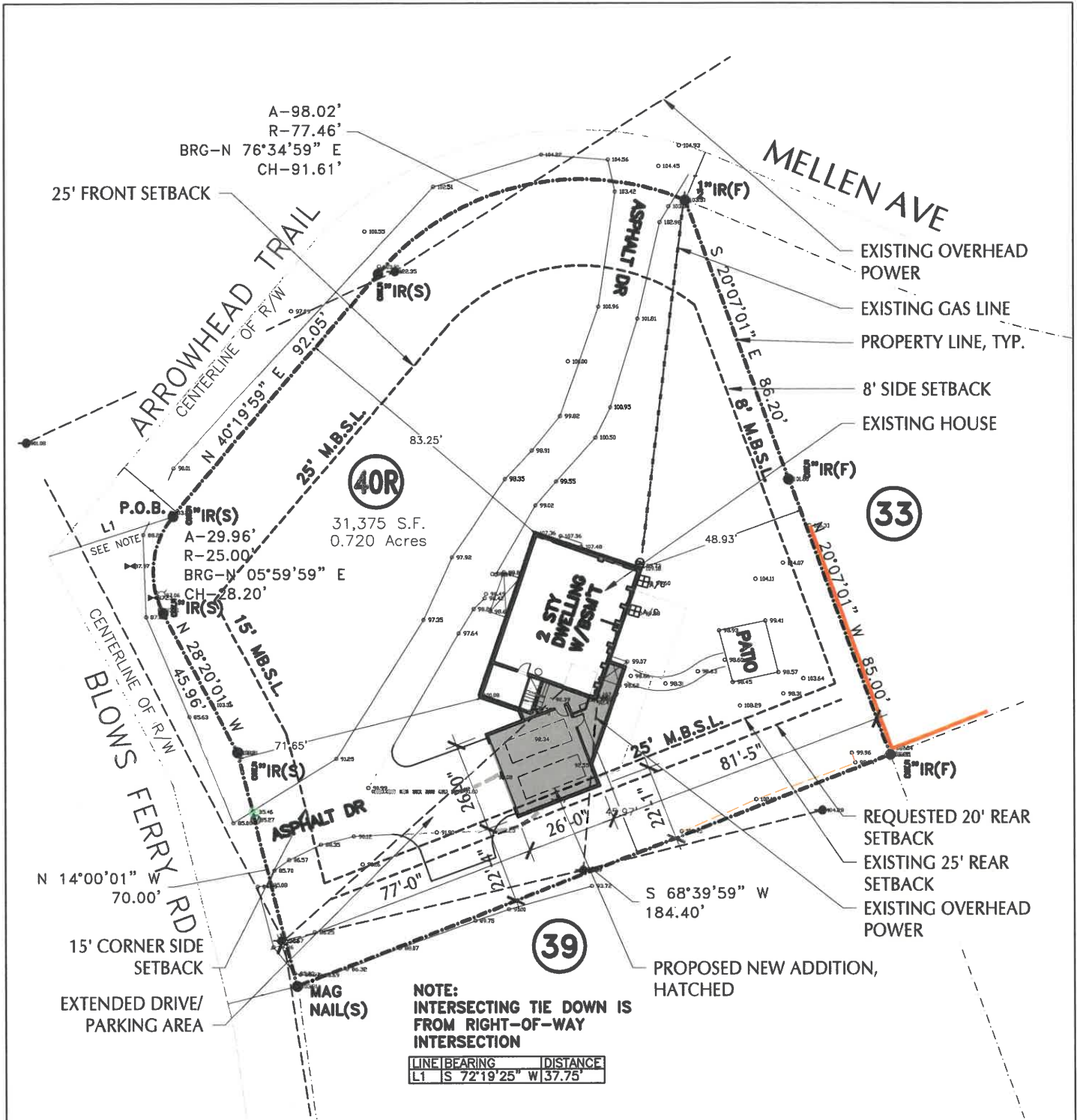
Board of Zoning Appeals, City of Knoxville

Re: **595 SW Arrowhead Trail
Boone Residence**

As a neighbor of Jessica and Jonathan Boone on or near Arrowhead Trail in the Sequoyah Hills community, I would like to express my full support for the new addition project proposed for their home at 595 Arrowhead Trail. By way of this petition and my signature below, I attest that I am familiar with and have no objections to this project or the changes to the respective zoning ordinances that will be needed to approve it. The Boone's have discussed the project with us, including their reasons for and the contents of their request to the BZA. They have also shared a copy of the Architect's Plans and other graphic representation of the proposed project with us for our review.

Name	Street Address	Signature	Date
KEN THEWES	586 ARROWHEAD		12/5/20
JAY SUMMERS	4218 LIANAZIA		12/7/20
JEFF WILLIAMSON	637 ARROWHEAD TRL.		12.6.20
KC Gilbert	563 Miller Ave		12.6.20
Petros Leinonen	614 Blows Ferry Rd		12 16 2020

1-D-21-VA



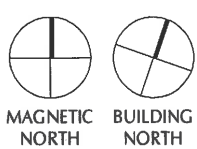
40R
 31,375 S.F.
 0.720 Acres

33

39

NOTE:
 INTERSECTING TIE DOWN IS
 FROM RIGHT-OF-WAY
 INTERSECTION

LINE	BEARING	DISTANCE
L1	S 72°19'25" W	37.75'



1 ARCHITECTURAL SITE PLAN

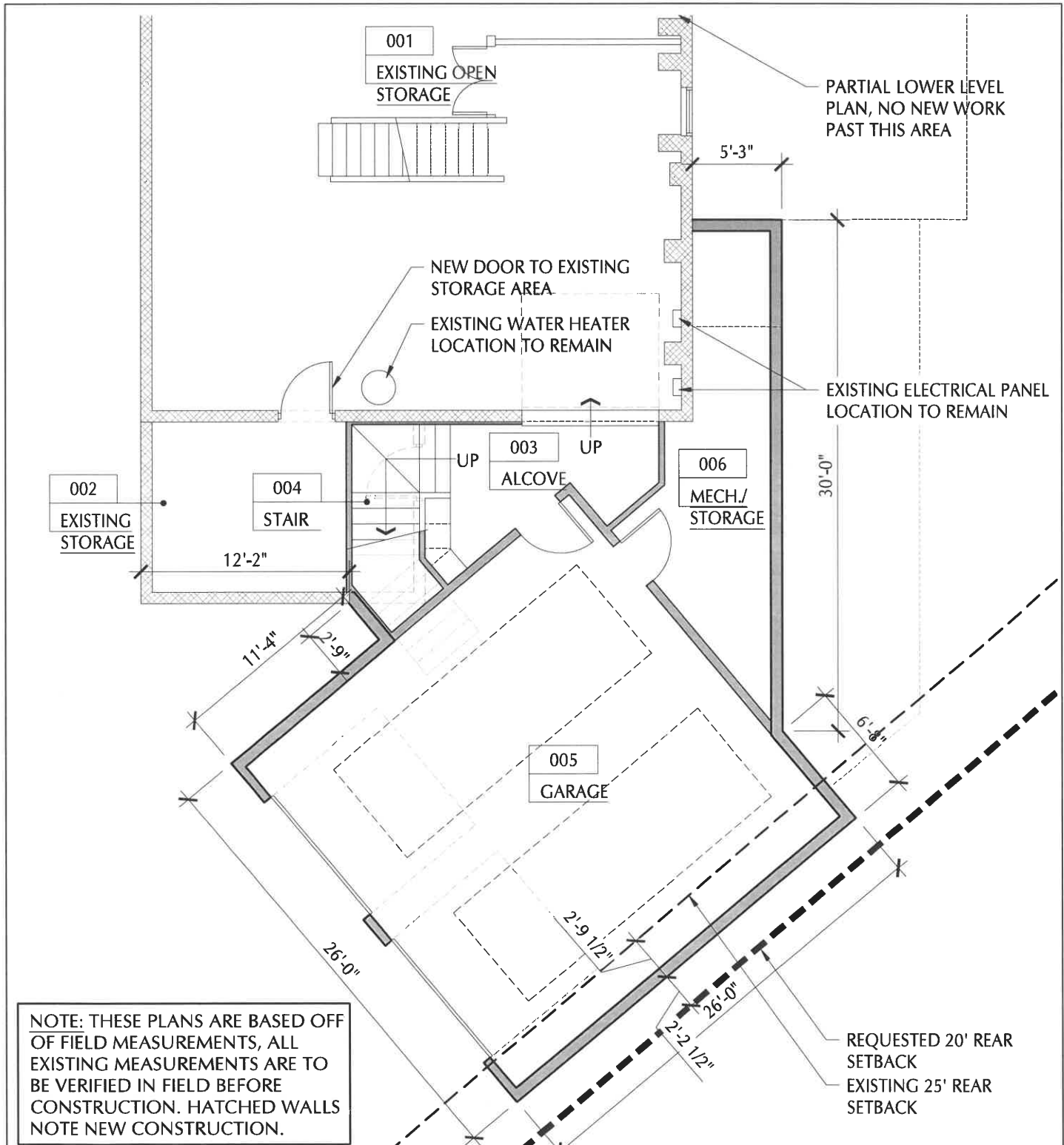
AS1.1 SCALE: 1" = 40'-0"

JA Johnson Architecture, Inc.
 2240 Sutherland Ave., Suite 105
 Knoxville, TN 37919
 865.671.9060

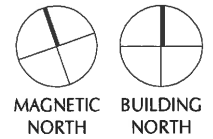
BOONE RESIDENCE ADDITION/RENO.
 JONATHAN AND JESSICA BOONE
 595 SW ARROWHEAD TRAIL, KNOXVILLE, TN 37919

AS1.1
 DATE: 12.21.2020

1-0-21-VA



NOTE: THESE PLANS ARE BASED OFF OF FIELD MEASUREMENTS, ALL EXISTING MEASUREMENTS ARE TO BE VERIFIED IN FIELD BEFORE CONSTRUCTION. HATCHED WALLS NOTE NEW CONSTRUCTION.



1
A1.1 SCALE: 1/8" = 1'-0"

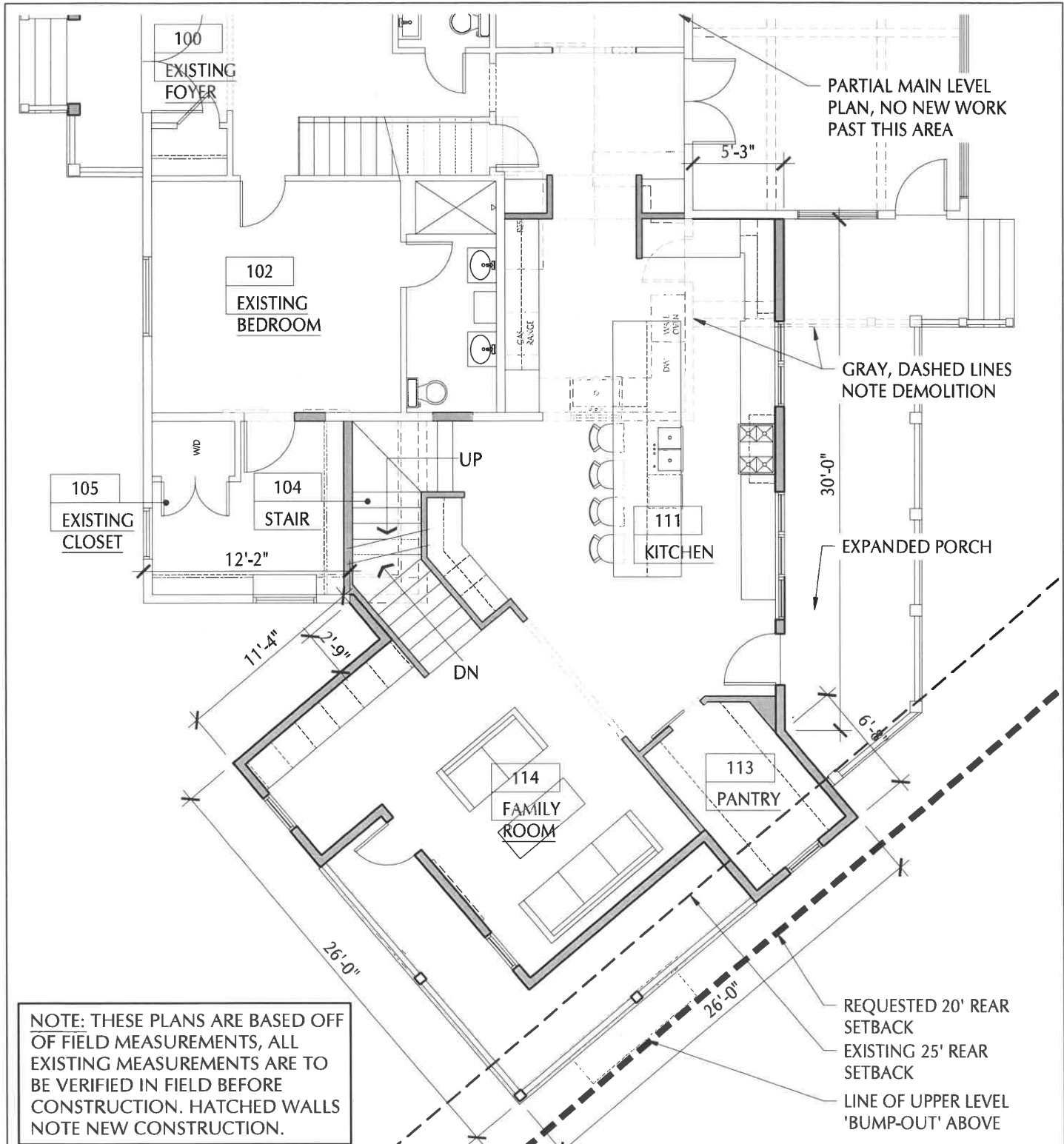
LOWER LEVEL FLOOR PLAN

JA Johnson Architecture, Inc.
2240 Sutherland Ave., Suite 105
Knoxville, TN 37919
865.671.9060

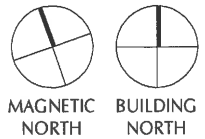
BOONE RESIDENCE ADDITION/RENO.
JONATHAN AND JESSICA BOONE
595 SW ARROWHEAD TRAIL, KNOXVILLE, TN 37919

A1.1
DATE: 12.21.2020

1-D-21-VA



1 MAIN LEVEL FLOOR PLAN



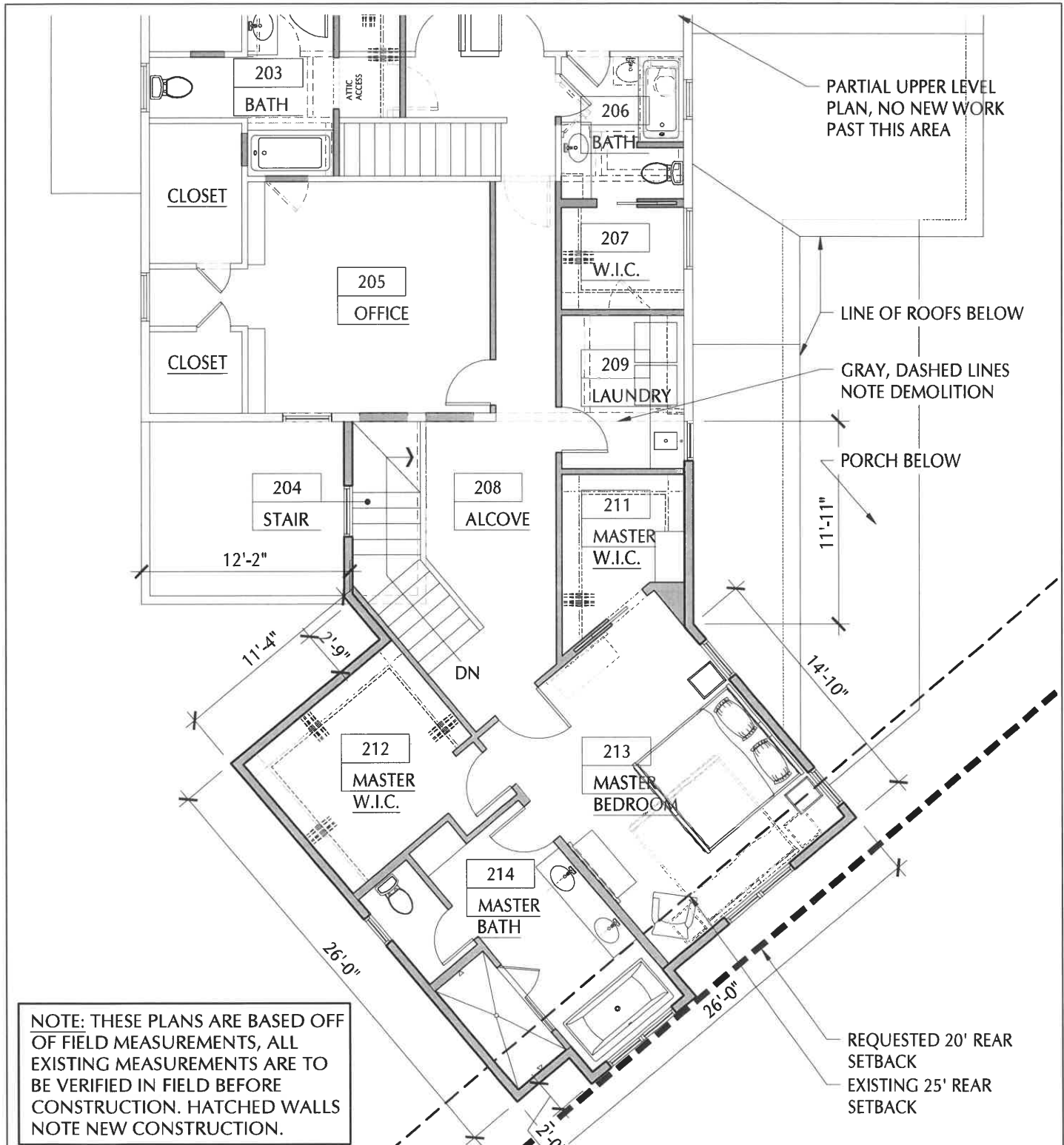
1
A1.2 SCALE: 1/8" = 1'-0"

JA Johnson Architecture, Inc.
2240 Sutherland Ave., Suite 105
Knoxville, TN 37919
865.671.9060

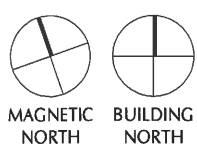
BOONE RESIDENCE ADDITION/RENO.
JONATHAN AND JESSICA BOONE
595 SW ARROWHEAD TRAIL, KNOXVILLE, TN 37919

A1.2
DATE: 12.21.2020

1-D-21-VA



NOTE: THESE PLANS ARE BASED OFF OF FIELD MEASUREMENTS, ALL EXISTING MEASUREMENTS ARE TO BE VERIFIED IN FIELD BEFORE CONSTRUCTION. HATCHED WALLS NOTE NEW CONSTRUCTION.



1
A1.3

UPPER LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"



Johnson Architecture, Inc.
2240 Sutherland Ave., Suite 105
Knoxville, TN 37919
865.671.9060

BOONE RESIDENCE ADDITION/RENO.
JONATHAN AND JESSICA BOONE
595 SW ARROWHEAD TRAIL, KNOXVILLE, TN 37919

A1.3
DATE: 12.21.2020

FD-21-VA