

File #

2-C-21-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: PATRICK MINES	Owner <input type="checkbox"/>	New Structure <input checked="" type="checkbox"/>
Street Address: 5455 LANCE DRIVE	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip: KNOXVILLE TN 37909	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number: 865-279-0009	Other <input checked="" type="checkbox"/>	Signage <input type="checkbox"/>
Email: PATRICKMINES@KW.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 : 6400 SHERWOOD DR	City, State, Zip: KNOXVILLE TN 37919
See KGIS.org for Parcel #: 1211C01501	and Zoning District: EN

### VARIANCE REQUIREMENTS

#### City of Knoxville Zoning Ordinance Article 16.3

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 area is a development that has been designed as a cul-de-sac accessed from a shared easement, as opposed to Sherwood Dr. The development design makes the elevation facing Sherwood Dr. the functional 'back of the house'. That being said, our variance requests are related to requirements for front elevations that are being applied to our functional rear elevation. Our requests are:

1. Reduction in percentage of transparency for Sherwood elevation from a required 25% to 17%. We already have high window counts on the other 3 walls for practical and aesthetic purposes, and increasing windows on this elevation would decrease usability of interior spaces. Our intention is to create window openings that balance all four elevations and keep with its style.
2. Allowance for a continuous run of wall on the Sherwood elevation to be 29 feet as it spans the master bedroom and bathroom, as opposed to the 24 feet maximum allowed for a front elevation. We feel that the roof change over this section of wall overcomes any negative impact of the longer wall.

Describe hardship conditions that apply to this variance.

The elevation facing Sherwood is neither the functional nor the aesthetic 'front' of the house. The way the new development is being built the best design is for the Sherwood elevation to be the back of the house. Additionally, this lot was recently re-zoned EN and measures 15,890 sf (min. req. is 22,000 sf), thus there are further limitations we have been faced with.

### 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

1/15/2021

File # 2-C-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):**

1) Request for reduction in the amount of window/door systems required on the street-facing facade from 25% to 17.6% (Article 4.4.A.5.a)

2) Request to increase the length of continuous wall permitted before articulation from 24' to 29' (Article 4.4.A.5.b)

REVISED

**PROJECT INFORMATION**

Date Filed 1/13/2021

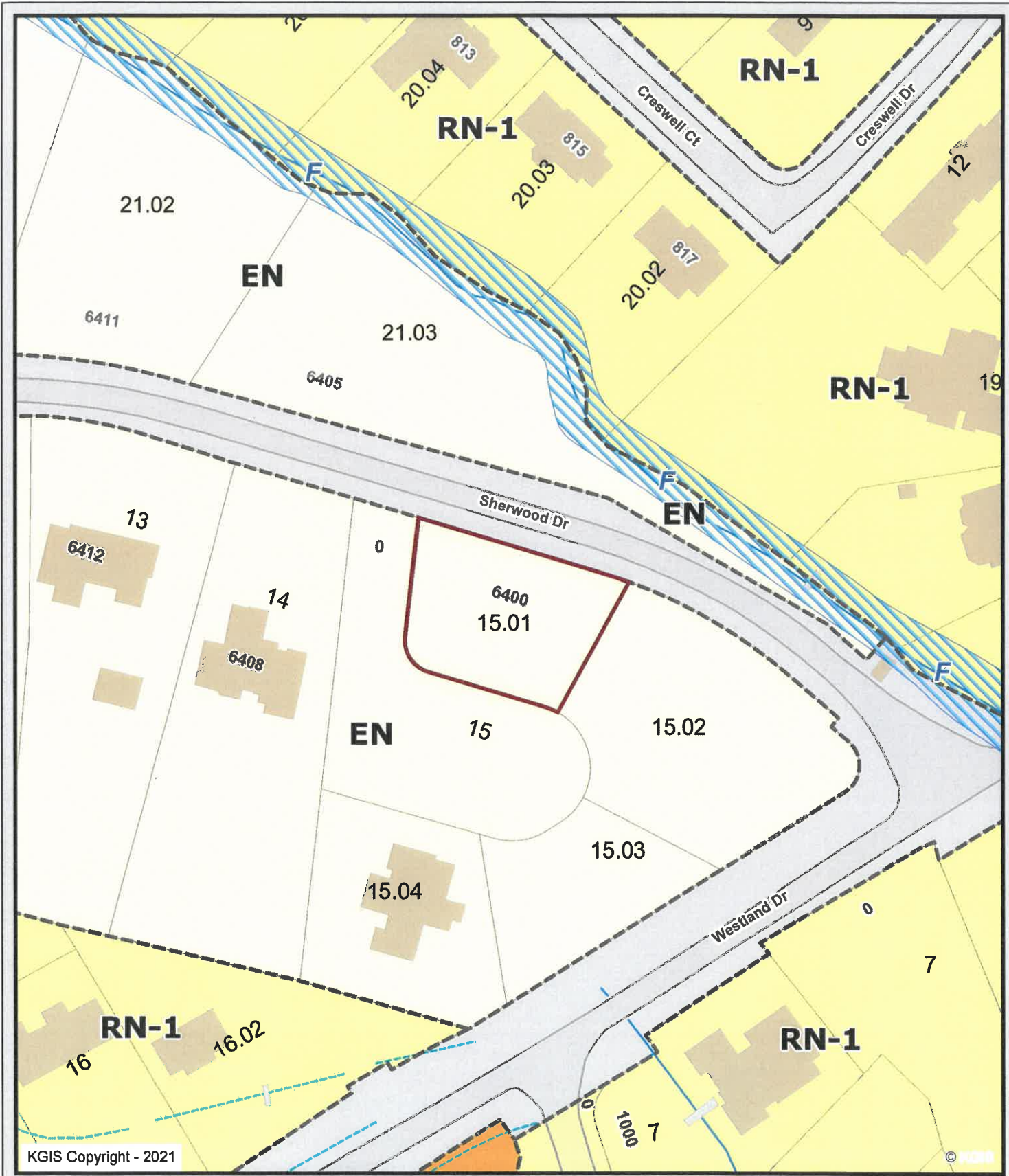
Fee Amount \$250.00

Council District 2

BZA Meeting Date 2/18/2021

PLANS REVIEWER Robert Clark

DATE 1/26/21 (revised)



6400 Sherwood Dr.

Patrick Mines

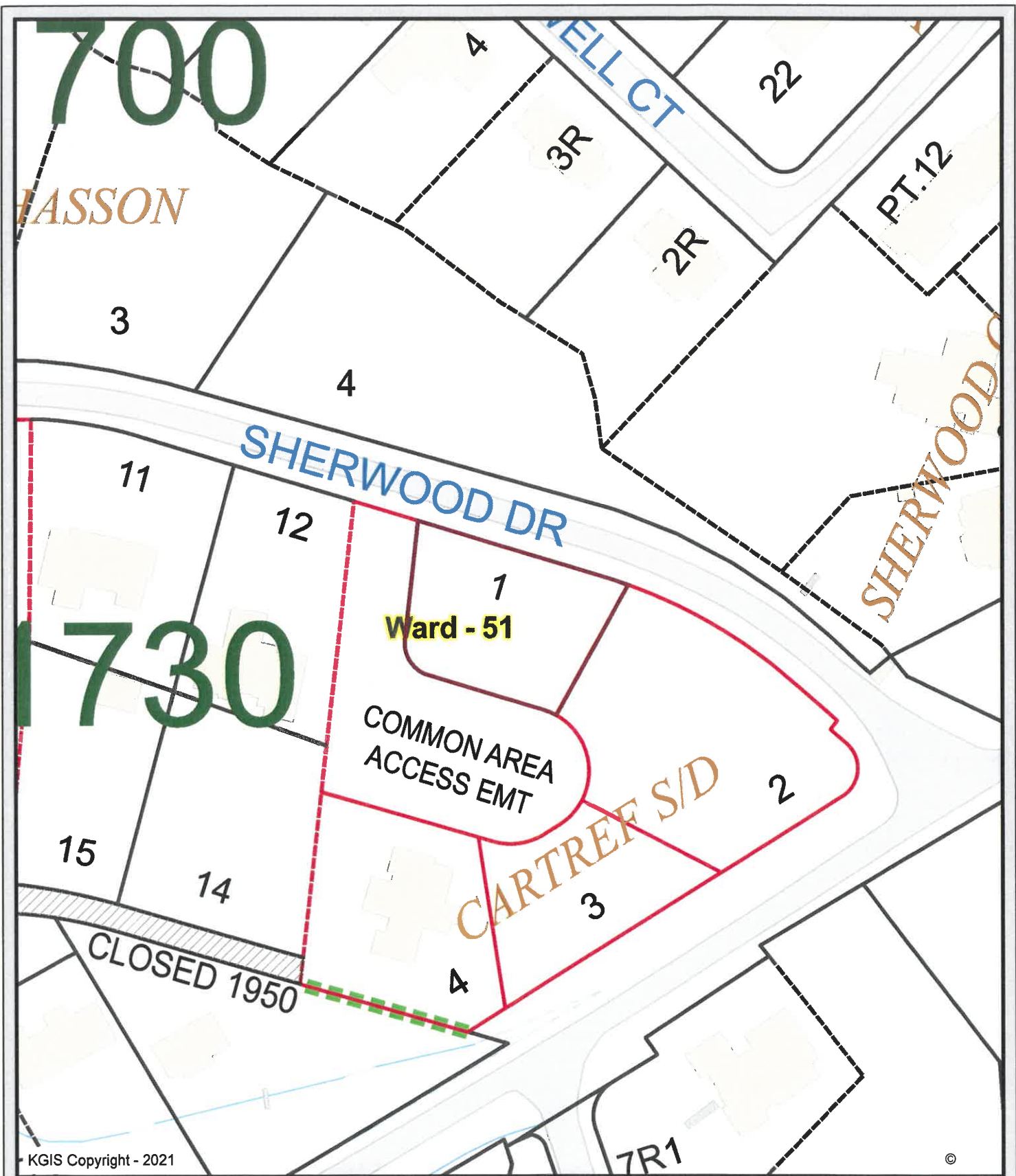
Knoxville - Knox County - KUB Geographic Information System



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6400 Sherwood Dr.

Patrick Mines

Knoxville - Knox County - KUB Geographic Information System



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# 6400 Sherwood Dr.

Patrick Mines

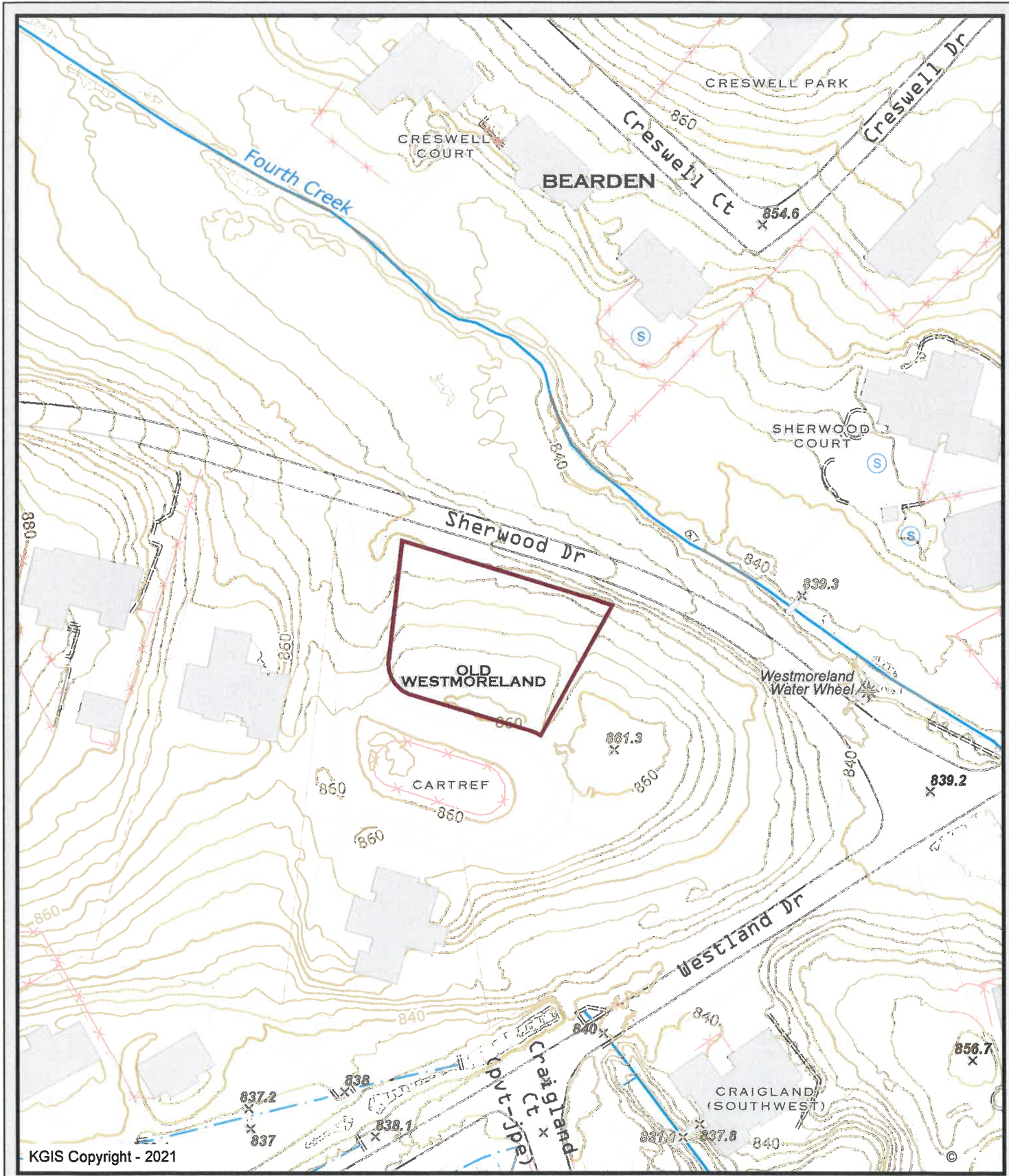
**Knoxville - Knox County - KUB Geographic Information System**



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**6400 Sherwood Dr.**

Patrick Mines

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**GENERAL LAYOUT AND GRADING NOTES:**

1. BASE INFORMATION IS TAKEN FROM THE BOUNDARY SURVEY PREPARED BY DANIEL P. HOPPREHTS, SITE INCORPORATED, DATED DECEMBER 8, 2008 AND PROVIDED BY OWNER. THE ARCHITECT, ANY OF THEIR CONSULTANTS, AND THE OWNER SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THIS INFORMATION. PHYSICAL FEATURES TO BE REMOVED, IF ANY, HAVE BEEN OMITTED FROM THE BASE FOR CLARITY.
2. THE SITE LAYOUT SHALL BE BASED ON THE SITE PLAN AS PROVIDED. MINOR ADJUSTMENTS TO THE LAYOUT MAY BE NECESSARY IN THE FIELD TO MAINTAIN EXISTING TREES AND TO ACHIEVE THE DESIRED ALIGNMENT WITH EXISTING FEATURES TO REMAIN, IF ANY. THE CONTRACTOR SHALL CONTACT THE ARCHITECT FOR APPROVAL PRIOR TO ADJUSTMENTS.
3. THE CONTRACTOR SHALL CHECK ALL GRADES AND FINAL DIMENSIONS ON THE GROUND AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY FOR A DECISION.
4. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND RECEIVE LOCAL APPROVAL WHERE NECESSARY PRIOR TO CONSTRUCTION. OWNER IS RESPONSIBLE FOR OBTAINING APPROVALS FROM LOCAL NEIGHBORHOOD AUTHORITIES, DESIGN REVIEW BOARDS OR ANY OTHER LOCAL AUTHORITY WHICH MAINTAINS JURISDICTION OVER CONSTRUCTION APPROVAL OR COMMENCEMENT.
5. THE EXACT LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION COMMENCEMENT. CARE SHALL BE TAKEN TO PROTECT ANY UTILITIES THAT ARE TO REMAIN AND ALL CONSTRUCTION SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY. ANY DAMAGE OR RELOCATION SHALL BE ACCOMPLISHED PER LOCAL STANDARD. DAMAGE RELOCATION OR REPAIR SHALL BE AT THE CONTRACTOR'S EXPENSE.
6. MINIMUM GRADE ON ALL NEW PAVING SHALL BE 1.0% UNLESS OTHERWISE NOTED.
7. TRANSITION BETWEEN EXISTING PAVEMENT AND PROPOSED PAVEMENTS SHALL BE SHOOTS IN BOTH VERTICAL AND HORIZONTAL ALIGNMENT. FIELD ADJUSTMENT MAY BE NECESSARY.
8. THE CONTRACTOR SHALL CUT CLEAN EDGES ON EXISTING PAVEMENT AND PROVIDE SMOOTH TRANSITION INTO PROPOSED PAVEMENT. PROPOSED CURBS SHALL MEET EXISTING CURBS TANGENT TO THE EXISTING CURBS SHOWN.
9. ALL DIMENSIONS ARE TO THE FACE OF CURB OR FACE OF STUD OF THE BUILDING UNLESS OTHERWISE NOTED.
10. CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO MAINTAIN ALL EXISTING TREES, AND ALL EXISTING TREES OUTSIDE THE GRADING LIMITS.
11. LOCATION OF UTILITY CONNECTIONS ARE FOR SCHEMATIC PURPOSES ONLY AND BASED ON INFORMATION ILLUSTRATED ON THE OWNER PROVIDED SURVEY. CONTRACTOR TO INSURE ALL PLACEMENT OF UTILITY CONNECTIONS ARE IN COMPLIANCE WITH ALL LOCAL CODES OR ORDINANCES.

**ZONING INFORMATION:**

**SUBDIVISION INFORMATION:**  
CARTREFF, CITY OF KNOXVILLE, CLT MAP 121-1, GROUP C, PARCEL 15

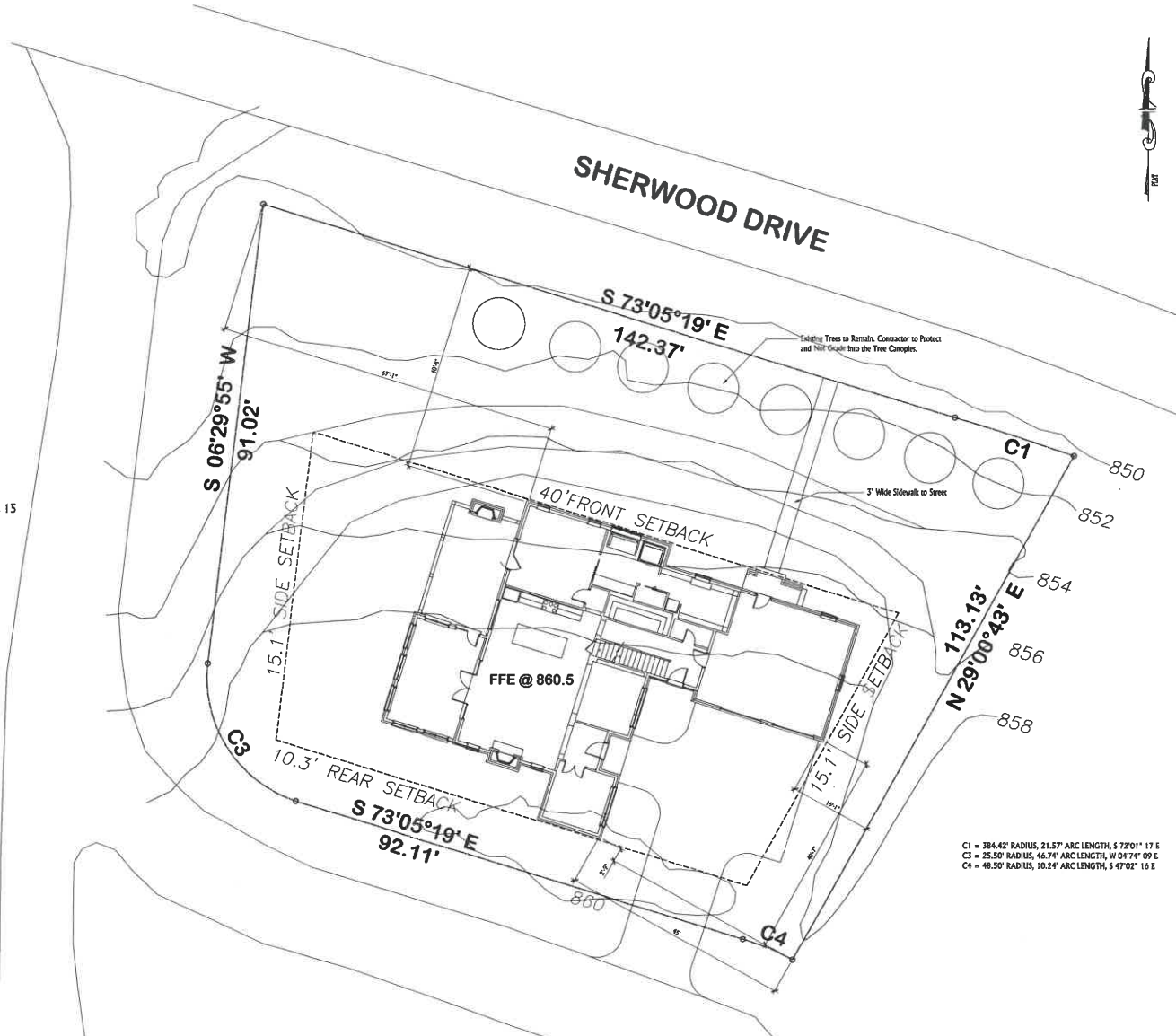
**LOT INFORMATION: LOT 1**  
ZONE : EN

**TOTAL LOT AREA:** 15,890.27 SF

**RESIDENCE/ PORCHES FOOTPRINT:** 3,330.0 SF  
**DRIVEWAY:** 997.8 SF  
**SIDEWALK:** 117.9 SF

**TOTAL IMPERVIOUS AREA:** 4,445.7 SF (27.9 %)  
**(MAX. ALLOWED 4,700 SF)**

5' UTILITY AND DRAINAGE EASEMENT INSIDE ALL INTERIOR LOT LINE.



C1 = 384.42' RADIUS, 21.57' ARC LENGTH, S 72°01' 17 E  
C3 = 25.50' RADIUS, 46.74' ARC LENGTH, W 04°74' 09 E  
C4 = 48.50' RADIUS, 10.24' ARC LENGTH, S 47°02' 16 E

**1 SITE LAYOUT PLAN**  
SCALE: 1" = 20'-0"

DATE:	XX.XX, 2020
FILE NAME:	
PROJECT NO.:	2020-223
DRAWING TITLE:	Site Layout Plan

REVISIONS:	

**A New Residence at:**  
6400 Sherwood Drive  
Knoxville, Tennessee

SHEET NO.  
**a1.1**

2-G-21-YA

PLAT SCALE:

DATE: XX XX, 2020

FILE NAME:

PROJECT NO.: 2020-223

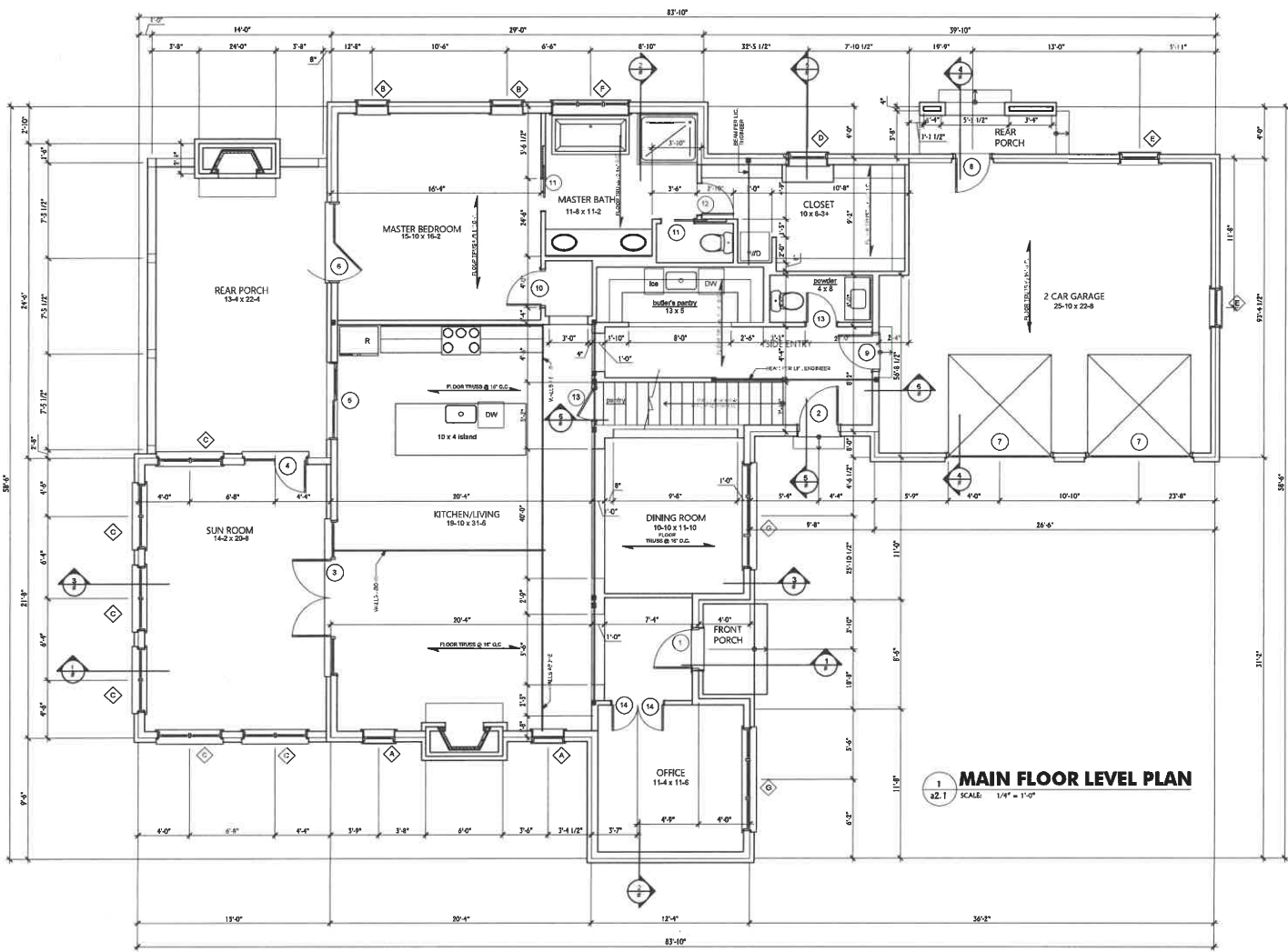
DRAWING TITLE:  
Main Floor Level Plan

REVISIONS:

A New Residence at:  
6400 Sherwood Drive  
Knoxville, Tennessee

SHEET NO.

a2.1



**1 MAIN FLOOR LEVEL PLAN**  
a2.1 SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE				
MARK	Quantity	SIZE	TYPE	NOTES
		WIDTH HEIGHT		
A	2	2'-4"	2'-4"	door
B	2	2'-4"	2'-4"	casement
C	6	1'-2 1/2"	2'-2"	casement
D	3	2'-0"	4'-8"	casement
E	3	2'-0"	2'-2"	casement
F	11	1'-2 1/2"	2'-2"	casement
G	2	2'-0"	2'-2"	casement
H	2	2'-0"	2'-2"	casement
I	2	2'-0"	2'-2"	casement
J	2	2'-0"	2'-2"	casement
K	2	2'-0"	2'-2"	casement
L	2	2'-0"	2'-2"	casement
M	2	2'-0"	2'-2"	casement
N	1	2'-0"	4'-8"	casement

DOOR AND FRAME SCHEDULE				
MARK	Quantity	SIZE	MATL	NOTES
		W HT		
1	1	2'-0"	6'-0"	Front door, full glass
2	1	2'-0"	6'-0"	Back door, full glass
3	1	1'-0"	6'-0"	Front door of each garage
4	1	1'-0"	6'-0"	Back door
5	1	2'-0"	6'-0"	transom
6	1	2'-0"	6'-0"	transom
7	1	2'-0"	6'-0"	transom
8	1	2'-0"	6'-0"	transom
9	1	2'-0"	6'-0"	transom
10	1	2'-0"	6'-0"	transom
11	1	2'-0"	6'-0"	transom
12	1	2'-0"	6'-0"	transom
13	1	2'-0"	6'-0"	transom
14	2	2'-0"	6'-0"	transom

**SQ. FOOTAGE**

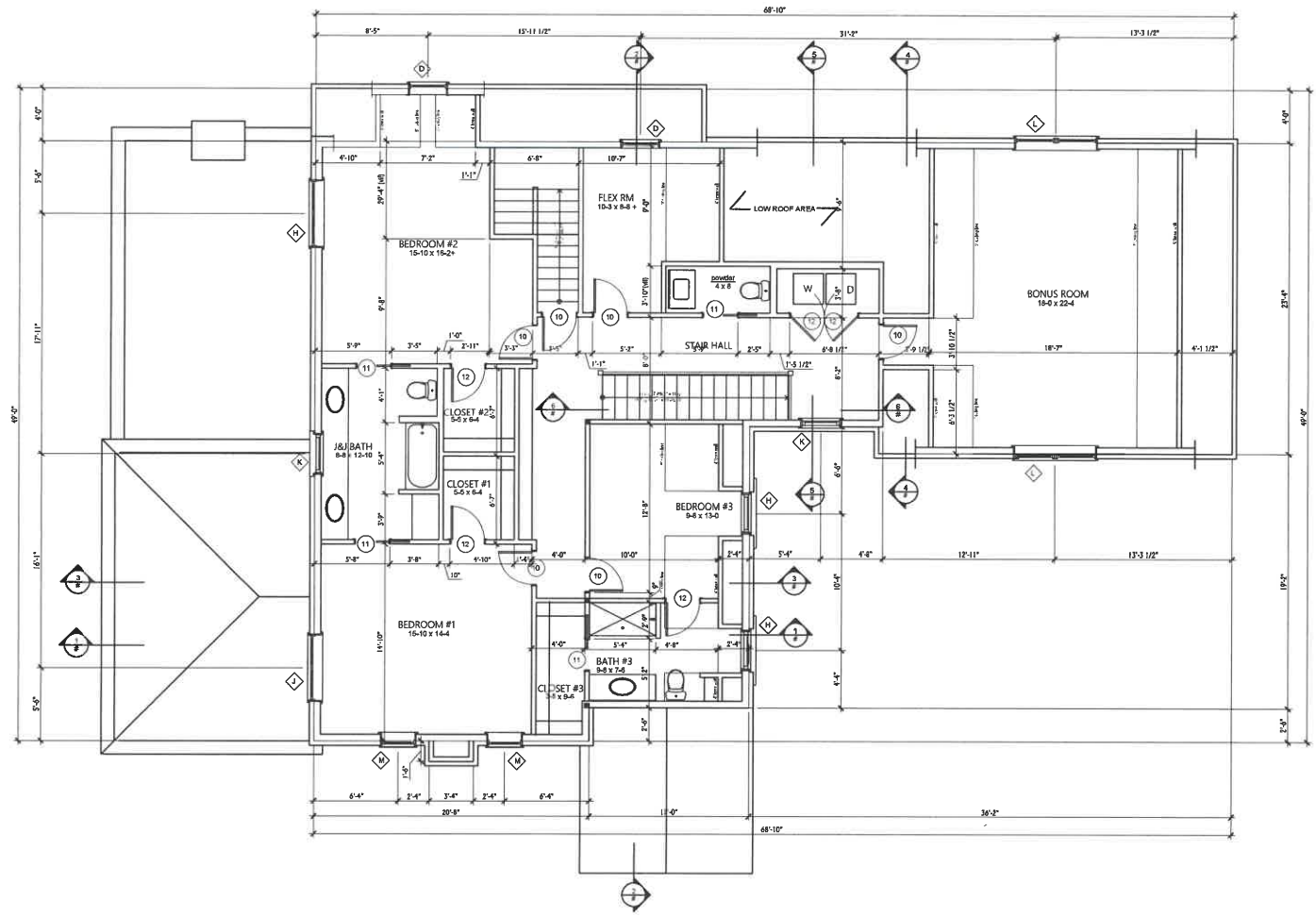
FIRST FLOOR	2233
SECOND FLOOR	1579
BONUS ROOM	409
<b>TOTAL HEATED</b>	<b>4221</b>
GARAGE	580
FRONT PORCH	31
REAR PORCH	42
COVERED PORCH	327

**2 SCHEDULES**  
a2.1 SCALE

PLOT SCALE:

2-C-21-VA





**1 UPPER LEVEL FLOOR PLAN**  
a2.2 SCALE: 1/4" = 1'-0"

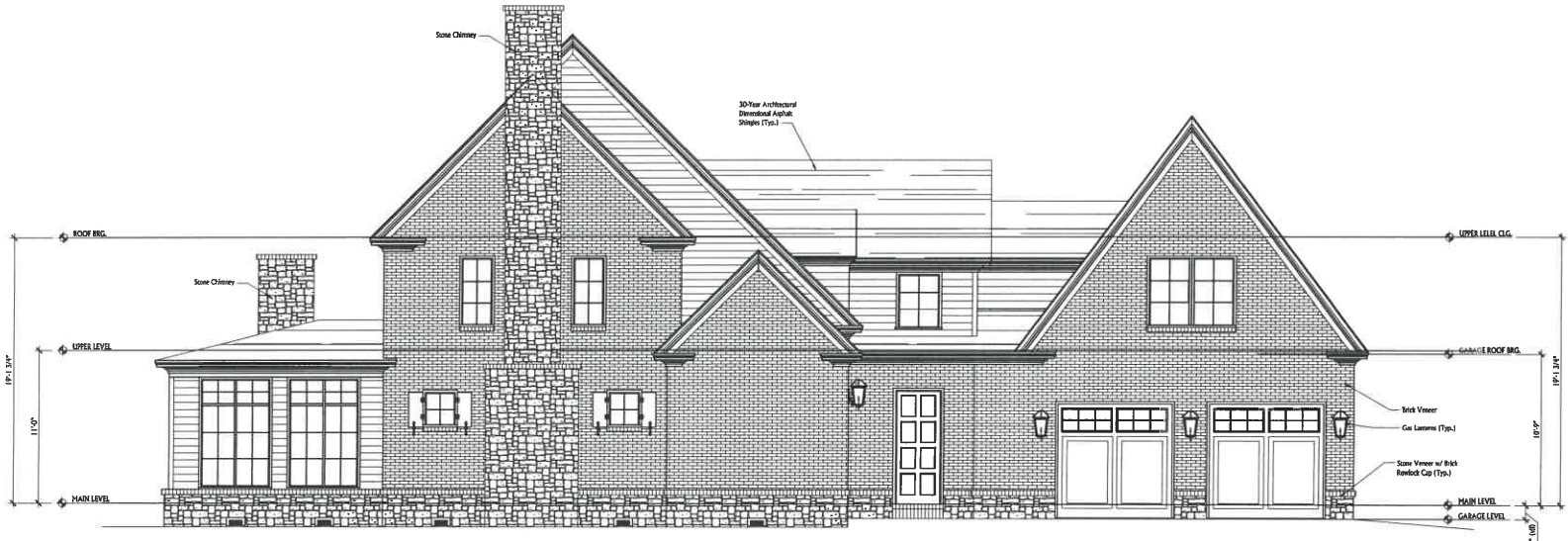
PLOT SCALE:

2-C-21-VA

A New Residence at:  
 6400 Sherwood Drive  
 Knoxville, Tennessee



**1 FRONT (EAST) ELEVATION**  
 a3.1 SCALE: 1/4" = 1'-0"



**2 LEFT SIDE (SOUTH) ELEVATION**  
 a3.1 SCALE: 1/4" = 1'-0"

NOT SCALE

2-C-21-VA

**ELEVATION TRANSPARENCY CALCULATION**

TOTAL FACADE SURFACE AREA: 1422.0 SF (100%)  
 TRANSPARENCY REQUIRED: 355.5 SF (25%)  
 TRANSPARENCY PROVIDED: 250.8 SF (17.6%)

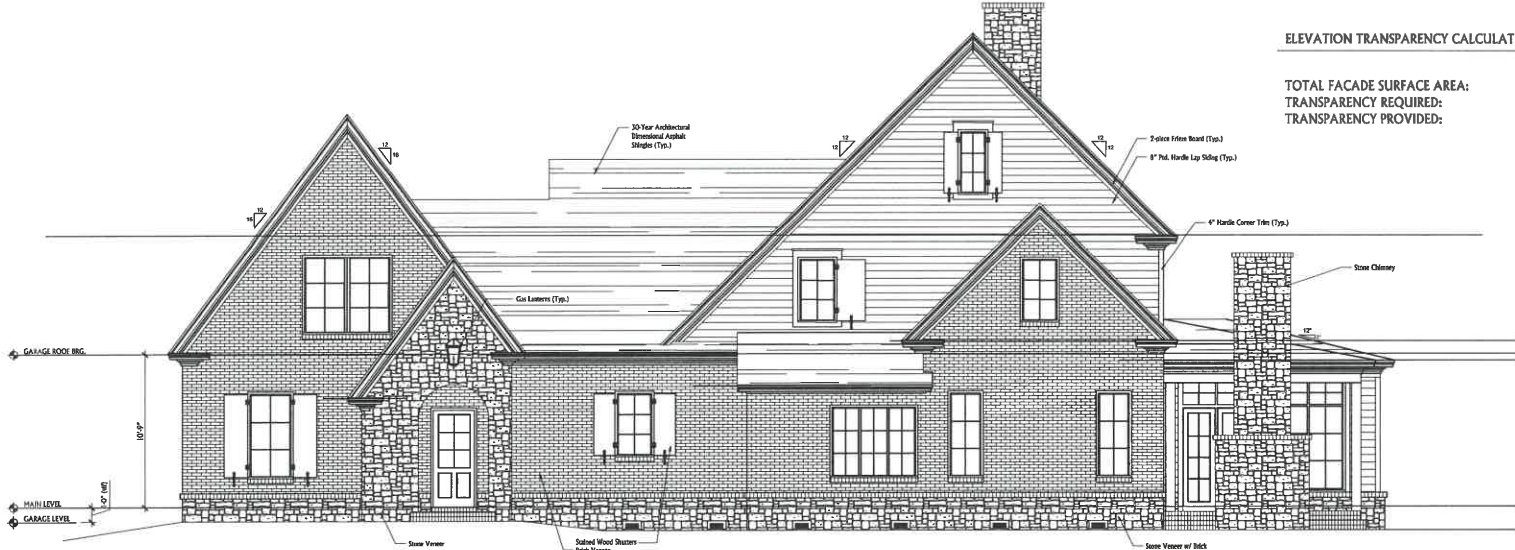
DATE: 11.11.2020  
 FILE NAME:  
 PROJECT NO: 2020-223  
 DRAWING TITLE: Elevations

REVISIONS:

A New Residence at:  
 6400 Sherwood Drive  
 Knoxville, Tennessee

SHEET NO.

a3.2



**1 RIGHT SIDE (NORTH) SHERWOOD ELEVATION**  
 SCALE: 1/4" = 1'-0"



**2 REAR (WEST) ELEVATION**  
 SCALE: 1/4" = 1'-0"

NOT SCALE:

2-C-21-VA

File #

 CITY OF KNOXVILLE 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 Patrick Mines

Street Address 5455 Lance Drive

City, State, Zip Knoxville, TN

Phone Number (865) 279-0009

Email patrickmines@kw.com

Owner  
Contractor  
Tenant  
Other

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 City, State, Zip 6400 Sherwood Drive SW, Knoxville, TN 37919

See KGIS.org for Parcel # 1211C01501

and Zoning District EN

**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**

2-C-21-VA

Describe your project and why you need variances.

Hello - we are applying for variances for our new construction at 6400 Sherwood Dr, 37919. This area is a new development that has been designed as a cul-de-sac which is to be accessed from a shared easement, as opposed to Sherwood Dr., which is the official address for and front of this lot. The development design however makes the elevation facing Sherwood Dr. the functional 'back of the house' and the elevation opposite it the functional 'front of the house'. That being said, our variance requests are related to incongruencies between requirements for front elevations that are being applied to our functional rear elevation. Our requests are:

- For a reduction in percentage of transparency/windows for Sherwood elevation from a required 25% to 17%. We already have high window counts on the other 3 walls for practical and aesthetic purposes, and increasing windows on this elevation would decrease usability of interior spaces. Our intention is to create window openings that balance all four elevations and keep with its style.
- For a reduction in the Sherwood elevation porch size. It is currently 4' deep x 11.25' wide for a total of 45 square feet as opposed to the 60 square feet minimum required (6' minimum depth). We are asking for a variance because the lot is already smaller than the zoning restrictions allow. Due to this, making the porch 6' deep would force us to shift the garage and impede into the front elevation.
- For an allowance for a continuous run of wall on the Sherwood elevation to be 29 feet as it spans the master bedroom and bathroom, as opposed to the 24 feet maximum allowed for a front elevation. We feel that the roof change over this section of wall overcomes any negative impact of this additional 5 feet. If we have to change the length of this wall, it would negatively impact the livability of the master bathroom.

Describe hardship conditions that apply to this variance.

The biggest concern is that the elevation facing Sherwood is neither the functional nor the aesthetic 'front' of the house. The way the new development, a cul-de-sac, is being built, the best design, not only for those living in the development, but also for those passing by the house on Sherwood, is for the Sherwood elevation to be the back of the house and for the opposite elevation, the elevation facing the cul-de-sac, to be the front of the house.

We have made other alterations to the Sherwood elevation to accommodate the requirements for front elevations, even when not typically appropriate for our house design, and these three aforementioned requests are the only variations we are requesting.

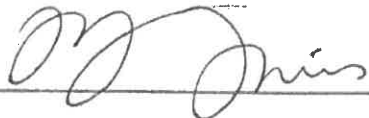
Additionally, this lot was recently re-zoned EN and measures 15,890 square feet, when the minimum required is 22,000 square feet, thus there are further limitations we have been faced with.

We believe our requests are appropriate and reasonable variations, and we thank you for your consideration of them.

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

11/12/2021

2-C-21-VA