

File # 8-F-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 <u>BETTY M<sup>S</sup>KEEHAN</u>	Owner <input checked="" type="checkbox"/>	New Structure <input checked="" type="checkbox"/>
Street Address <u>6204 WESTLAND DR.</u>	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip <u>KNOXVILLE, TN 37919</u>	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number <u>(865) 584-3040</u>	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Email <u>bettymckeehan@comcast.net</u>		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 <u>6202 Westland Dr.</u>	City, State, Zip <u>KNOXVILLE, TN 37919</u>
See KGIS.org for Parcel # <u>MAP 121 J.D. PAR. 00300 block # 51600</u>	and Zoning District <u>CITY WARD 51</u>

### VARIANCE REQUIREMENTS

**City of Knoxville Zoning Ordinance Article 16, Section 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.**  
 I am attempting to build a ~~retirement~~ home on the lot adjacent to my current home. We were told the front setback was 30'; we did that. We were never told that the city is requiring a minimum setback based on average blockface. We cannot do that because FEMA has increased area of flood lines; we are on 4th creek. If we are forced to be 58.5' for average blockface this lot is unusable. We are only attempting to build 2200 sq. ft plus garage for 2 cars. Also have heavy tree screening between Westland Dr. and houses so will not be able to see house from road.

**Describe hardship conditions that apply to this variance.**  
 My 83 year old husband has alzheimers. I am attempting to build a house that is safe for him.

### 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 Betty McKeehan DATE 7-6-2021

PROPERTY IS APPRAISED AT \$270,000

File #



**BOARD OF ZONING APPEALS APPLICATION**

**\*\*\*\*\*OFFICE USE ONLY\*\*\*\*\***

Is a plat required?    Yes     No

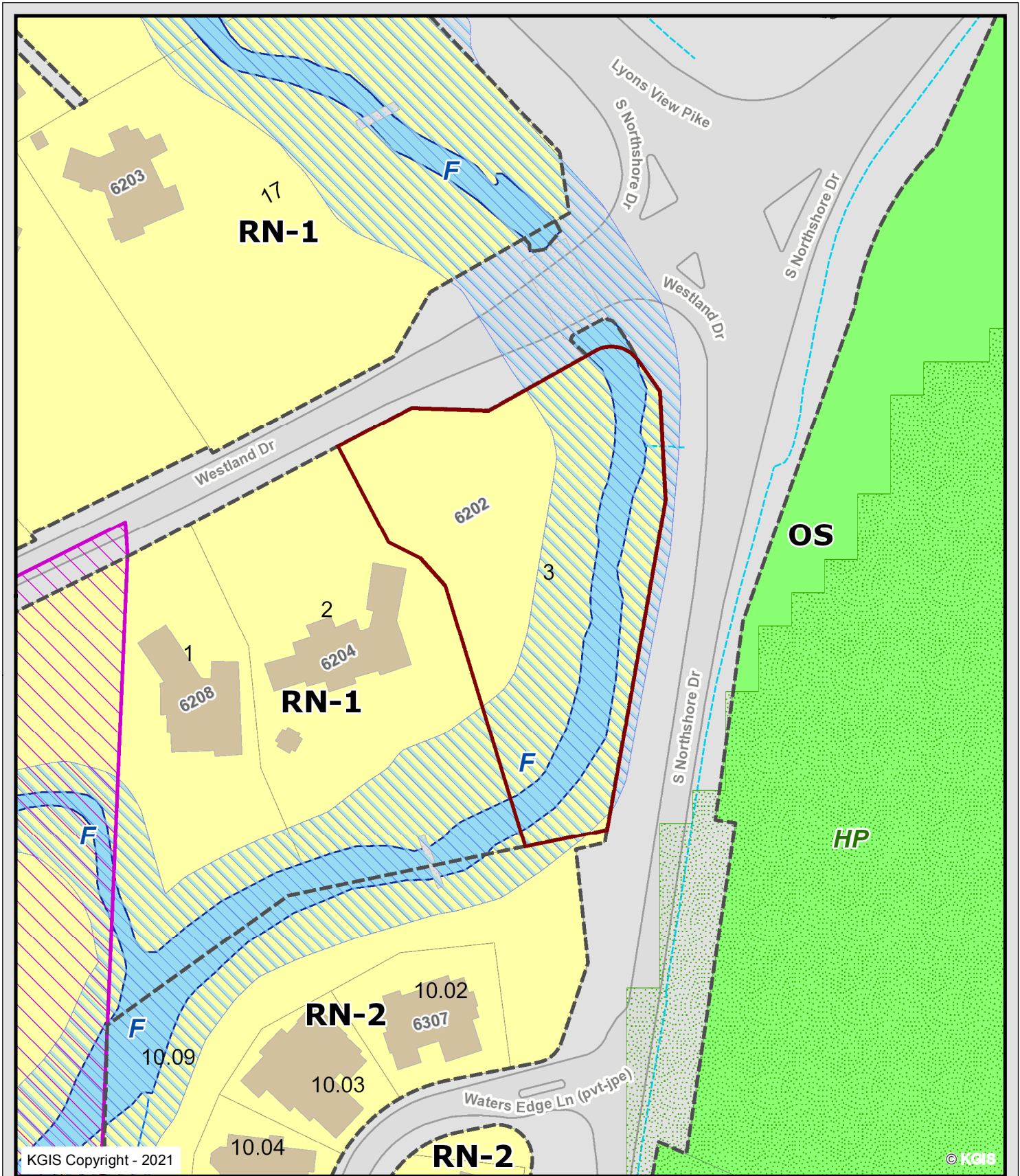
Small Lot of record?

**VARIANCE REQUEST(S) WITH ORDINANCE CITATION(S):**

*(This area is currently blank for variance requests and ordinance citations.)*

**PROJECT INFORMATION**

Date Filed	Fee Amount
Council District	BZA Meeting Date
<b>PLANS REVIEWER</b>	<b>DATE</b>



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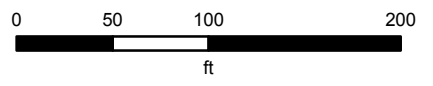
6202 Westland Dr

8-F-21-VA  
Betty McKeenan

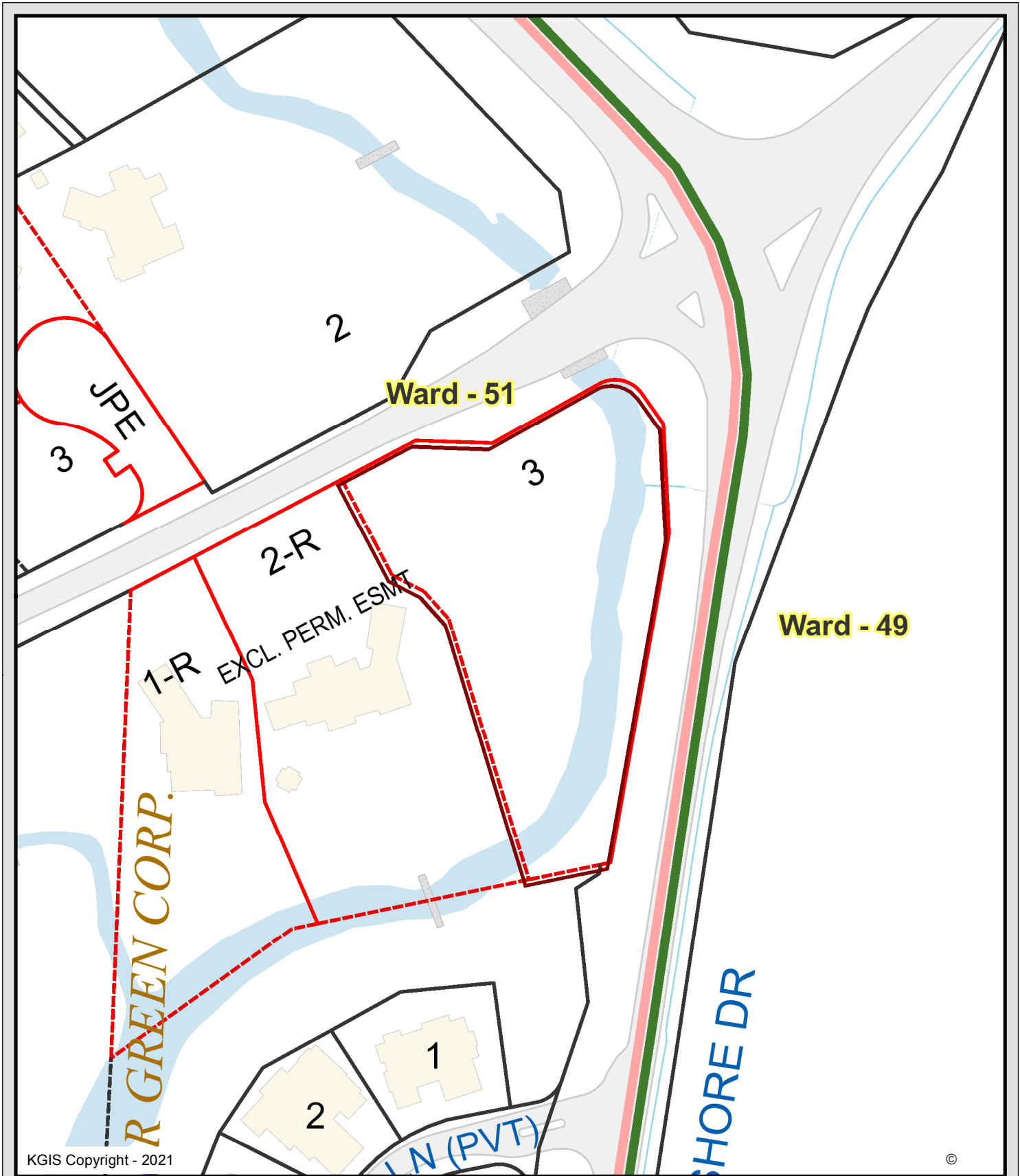
Knoxville - Knox County - KUB Geographic Information System



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6202 Westland Dr

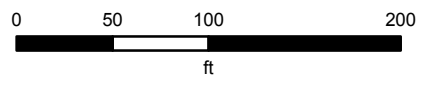
8-F-21-VA

Betty McKeenan

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6202 Westland Dr

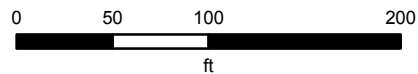
8-F-21-VA

Betty McKeenan

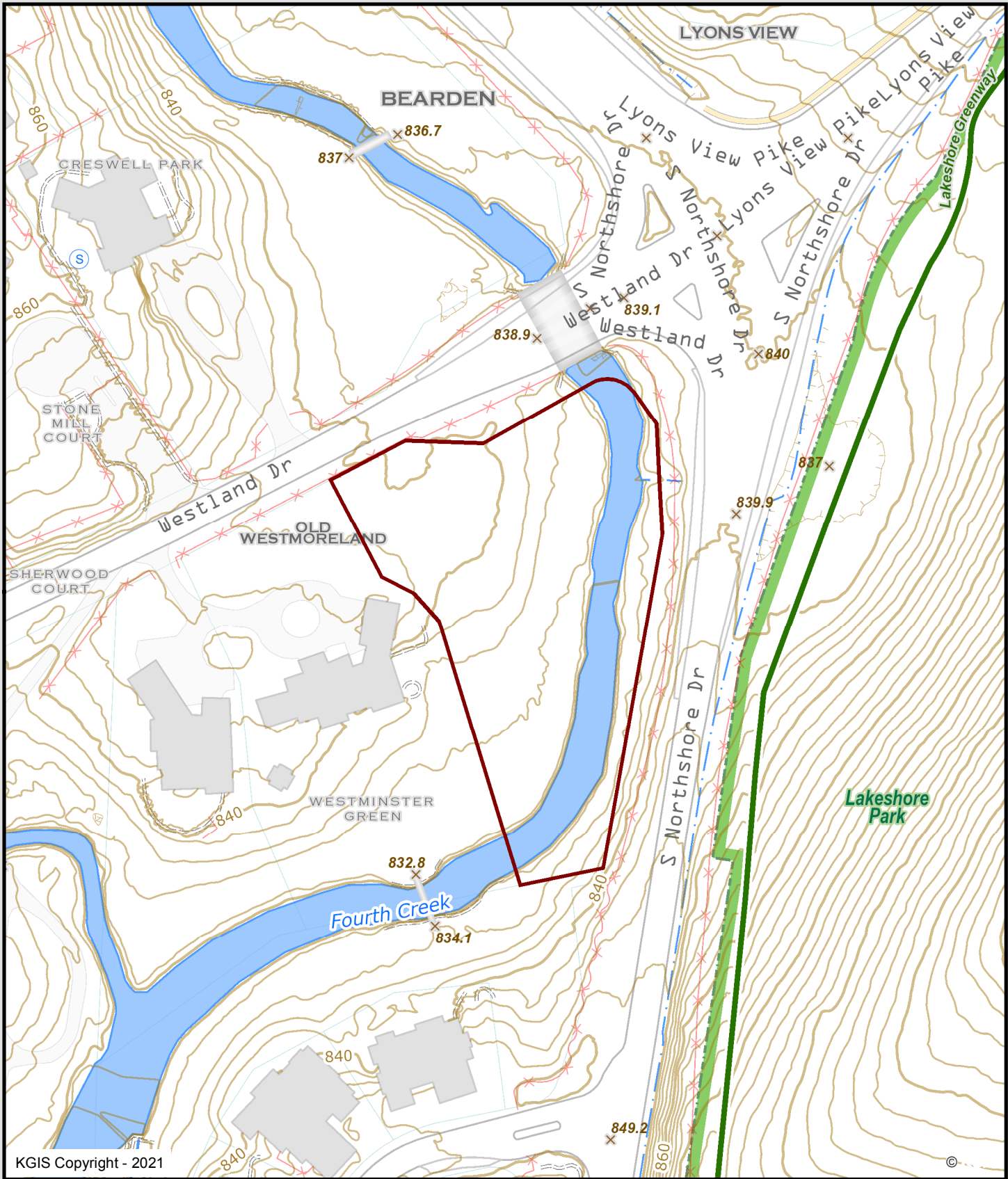
**Knoxville - Knox County - KUB Geographic Information System**



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### 6202 Westland Dr

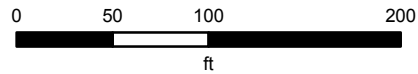
8-F-21-VA

Betty McKeenan

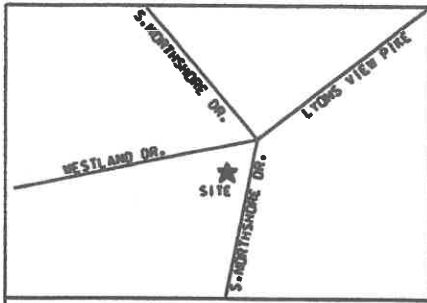
### Knoxville - Knox County - KUB Geographic Information System



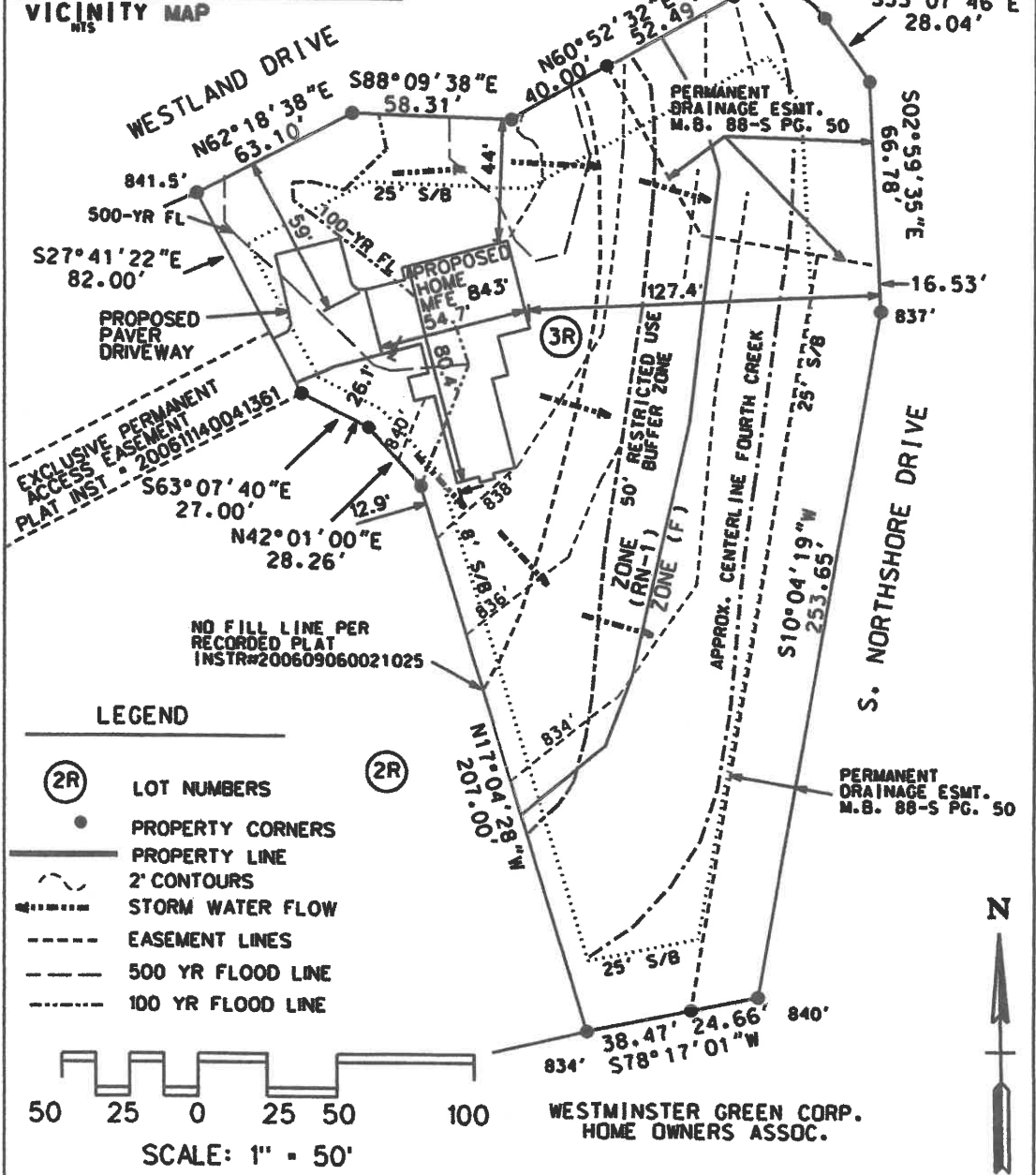
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NOTES:  
 1. THE PURPOSE OF THIS SURVEY IS TO SHOW PROPOSED HOME SITE.  
 2. THE PROPERTY IS ZONED (RN-1) AND (F).  
 3. PART OF THIS PROPERTY LIES IN ZONE (AE) PER FEMA FLOOD MAP 47093C0286G, EFFECTIVE DATE AUGUST 5, 2013.



**Scott Williams and Associates**  
 4530 ANNALEE WAY  
 Knoxville, TENNESSEE 37921  
 PHONE: (865) 692-9809  
 FAX: (865) 692-9809  
 E-MAIL: wscottwill@comcast.net

CONSULTING  
 CIVIL ENGINEERING  
 LAND SURVEYING

**SITE PLAN**  
**LOT 3R WESTMINSTER**  
**GREEN CORP.**  
**SUBDIVISION**

CLIENT:  
 RUSSELL KEAR  
 6202 WESTLAND DR.  
 MAP 121 J D PAR. 003.00  
 CITY WARD 51

DATE 6/02/2021 JOB #2112

a

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August 9, 2021

Mr. Scott Elder  
Board of Zoning Appeals  
Room 475, City-County Building  
P. O. Box 1631  
Knoxville, Tennessee 37901

Dear Mr. Elder:

**Re: Variance Requests 8-A-21-VA, 8-C-21-VA, 8-F-21-VA, 8-G-21-VA, 8-I-21-VA, and 8-J-21-VA**

We have reviewed our records and, as far as we have been able to determine, KUB has no existing utility facilities located within the variance areas and we have no objection to the requested variances. However, KUB does not release and hereby retains all easements and rights for existing facilities, whether or not identified in our research.

If you have any questions regarding this matter, please call me at (865) 558-2483.

Sincerely,



Christian Wiberley, P.E.  
Engineering

CGW



## RE: BZA August applications

Steve Borden <Steve.Borden@tn.gov>

Mon 8/9/2021 4:31 PM

To: Cheri Burke <cmburke@knoxvilletn.gov>

Please find the following responses from TDOT District 18 Operations for the July BZA applications:

8-A-21-VA: 1301 Wilshire Rd: Operations has no comment

8-C-21-VA: 3001 Knoxville Center Dr: Operations has comment

8-F-21-VA: 6202 Westland Dr: Operations has comment

8-G-21-VA: 700 Eleanor St: Operations has comment

8-I-21-VA: 10865 Parkside Dr: Operations has comment

8-J-21-VA: 525 Henley St: Operations has comment

If you have further questions, please let me know.



**Steven M. Borden, P.E.** | Director/Assistant Chief Engineer

TDOT – Region 1

7345 Region Lane

Knoxville, TN 37914

(865) 594-2400

[Steve.Borden@tn.gov](mailto:Steve.Borden@tn.gov)

[tn.gov/tdot](http://tn.gov/tdot)

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**From:** Cheri Burke <cmburke@knoxvilletn.gov>

**Sent:** Tuesday, August 3, 2021 11:53 AM

**To:** Steve Borden <Steve.Borden@tn.gov>

**Subject:** [EXTERNAL] BZA August applications

**\*\*\* This is an EXTERNAL email. Please exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email - STS-Security. \*\*\***

Good morning Steve,

Please have your staff review the applications located [at this link](#) and provide your response by 8/9/21, if at all possible.

8-A-21-VA: 1301 Wilshire Rd

8-C-21-VA: 3001 Knoxville Center Dr

8-F-21-VA: 6202 Westland Dr

8-G-21-VA: 700 Eleanor St

8-I-21-VA: 10865 Parkside Dr

8-J-21-VA: 525 Henley St

Thank you!

Cheri Burke

Administrative Specialist

Neighborhood Codes Enforcement

City of Knoxville

865-215-2867

865-215-2119