

File # 9-E-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 TF Building Solutions / Thomas Frazer	Owner <input type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address 656 Three Springs Rd	Contractor <input checked="" type="checkbox"/>	Modification of Existing Structure <input checked="" type="checkbox"/>
City, State, Zip Russellville , TN, 37860	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number 423-438-9516	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Email t.thomasfrazer@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 3841 Woodhill Pl	City, State, Zip Knoxville, TN , 37919
See KGIS.org for Parcel # 20	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.


Projected plans are to add a circle paver driveway to front yard. Remove and replace front porch with larger porch & extend gable roof section out to cover new larger porch. The goal is to enhance curb appeal of the smaller home to complement the surrounding community and allow residence functional access of front door entrance. A variance is requested due to the porch design puts the porch 2ft past the zoning code restrictions.

Describe hardship conditions that apply to this variance.

Due to the topography of land, the residence was unable to be built any farther back on the property. This residence sits closer to the road than most homes on the same street. This limits the ability to encroach towards the road without hitting zoning code restrictions.

### 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 8/13/2021

File #



**BOARD OF ZONING APPEALS APPLICATION**

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

Is a plat required?    Yes     No

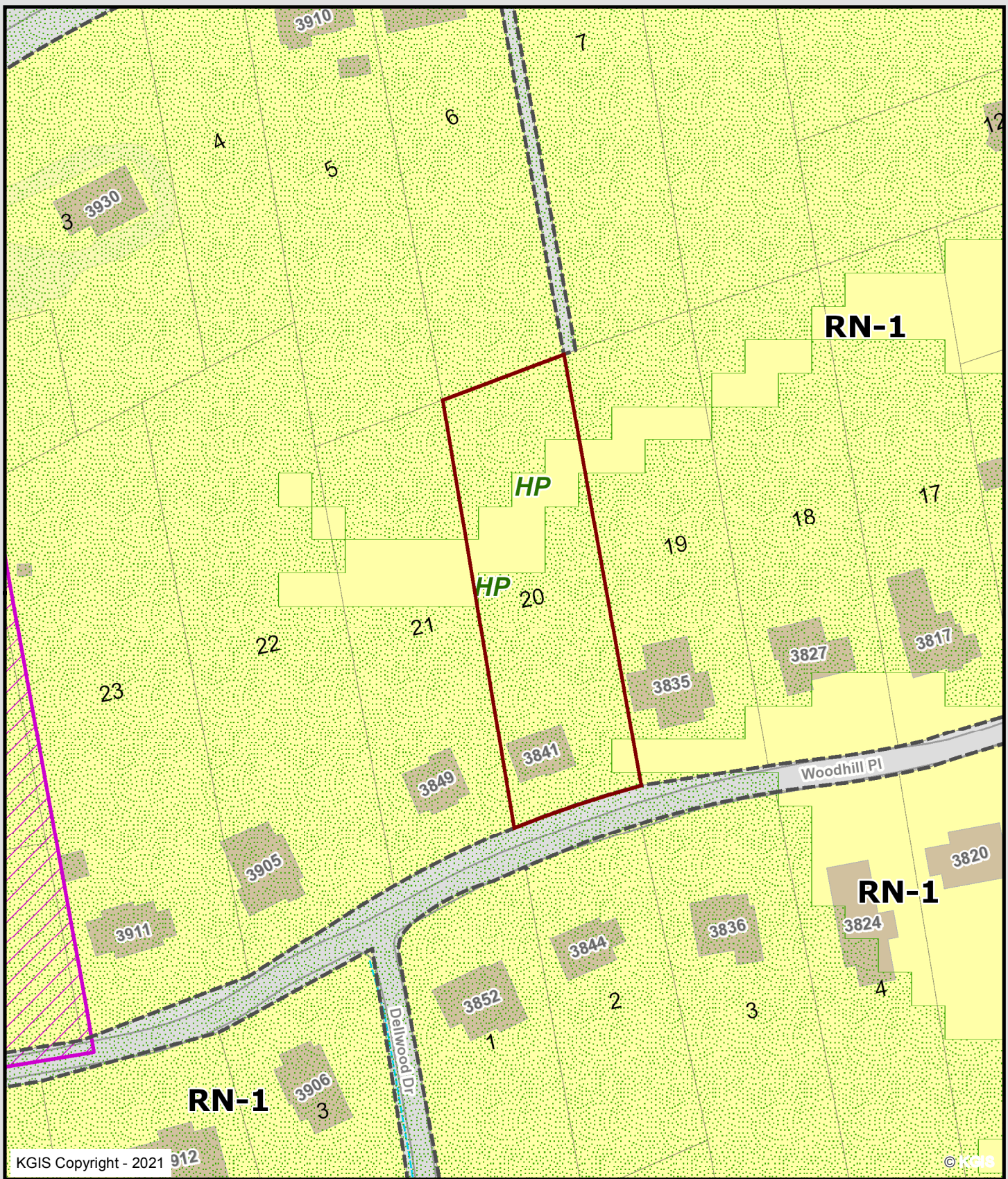
Small Lot of record?

**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>



3841 Woodhill Pl

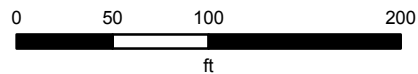
9-E-21-VA

TF Building Solutions/Thomas Frazer

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

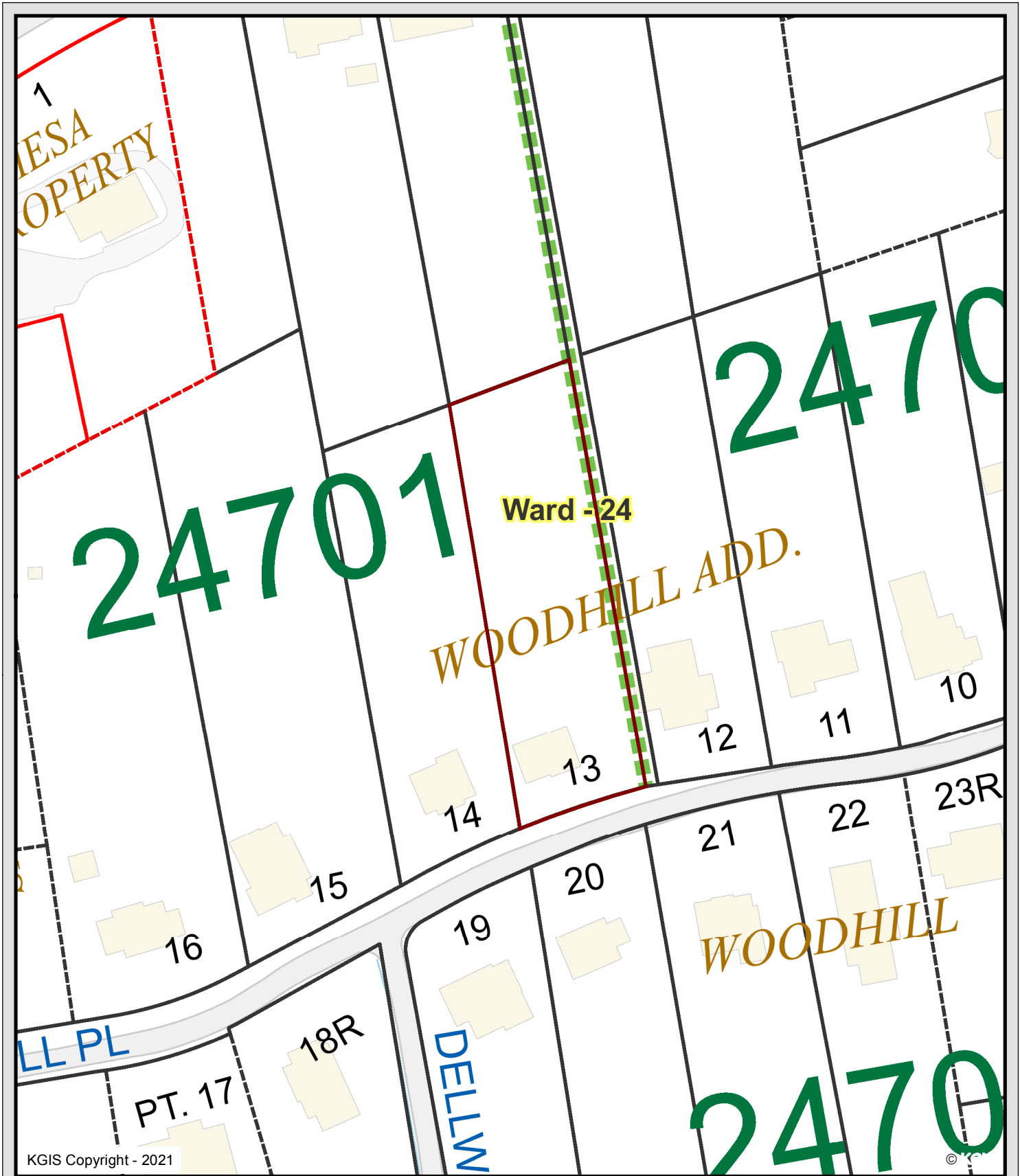


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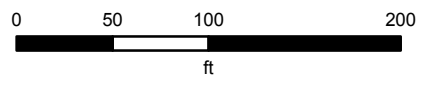
3841 Woodhill Pl  
9-E-21-VA

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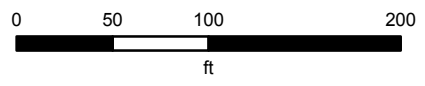
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9-E-21-VA

TF Building Solutions/Thomas Frazer

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

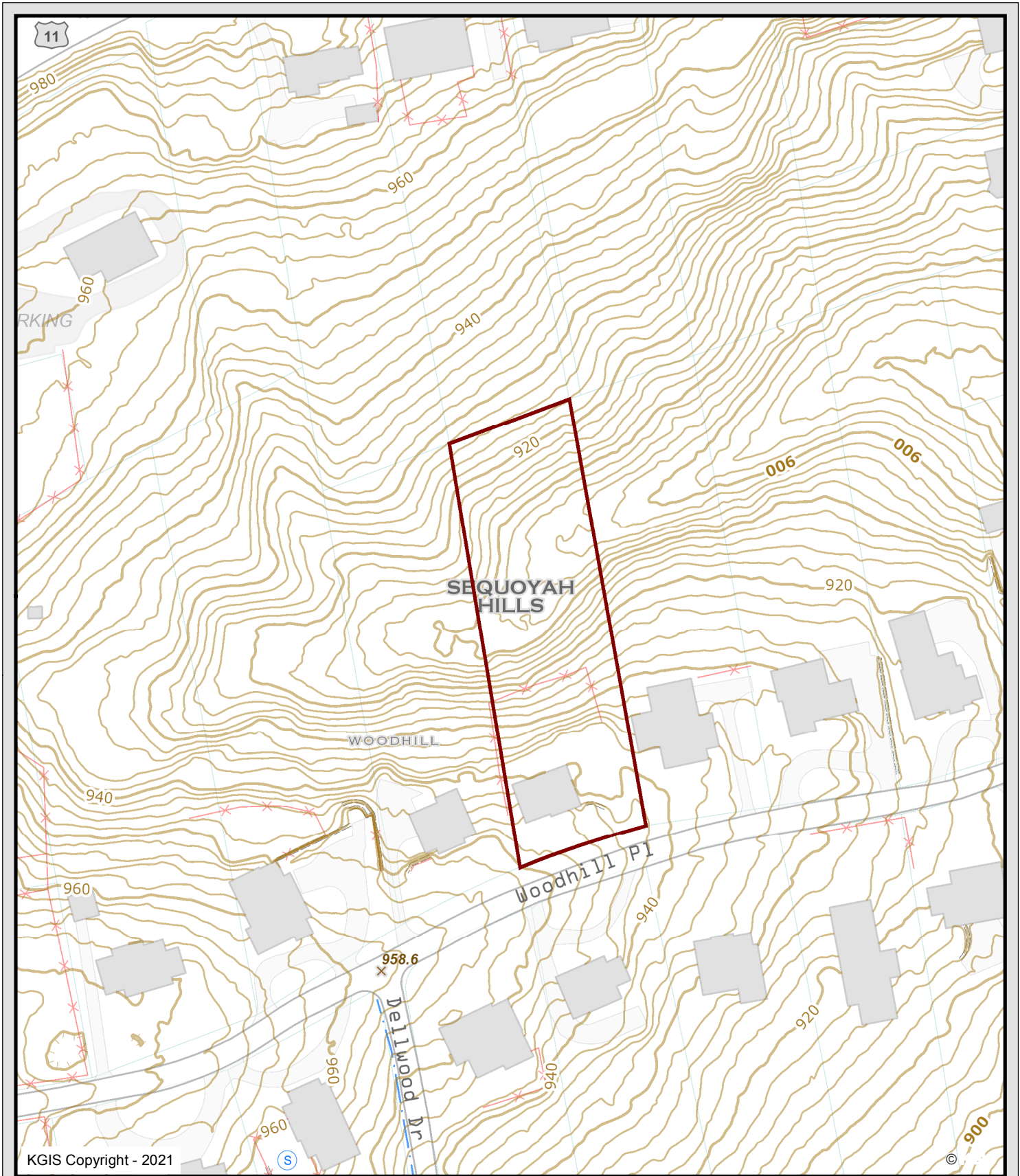


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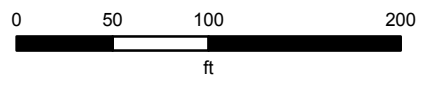
3841 Woodhill PI  
9-E-21-VA

TF Building Solutions/Thomas Frazer

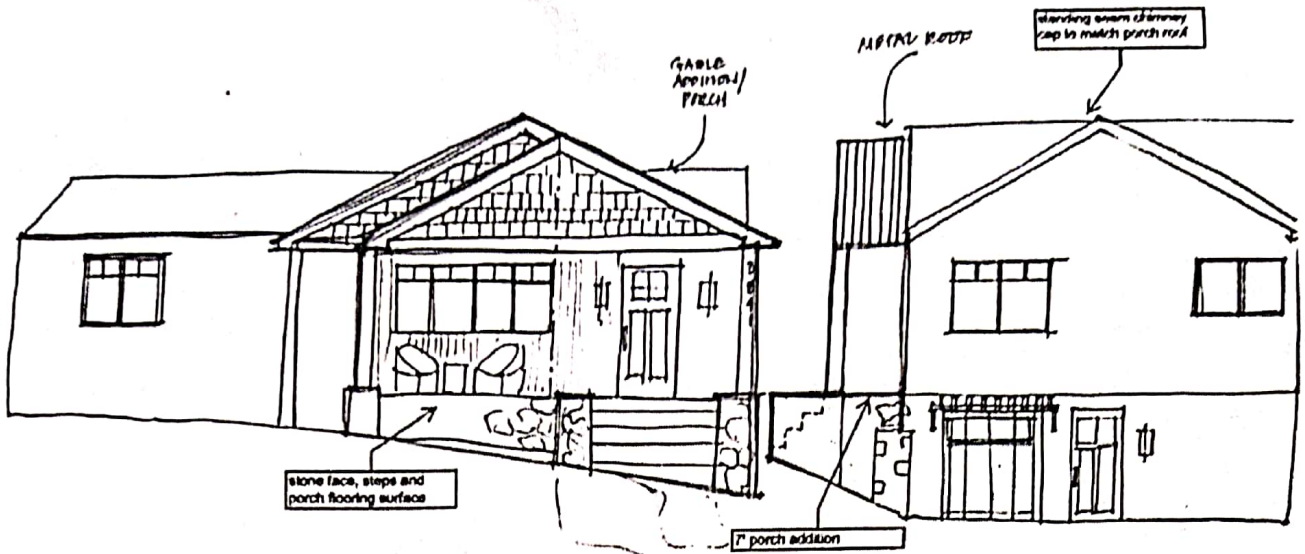
**Knoxville - Knox County - KUB Geographic Information System**



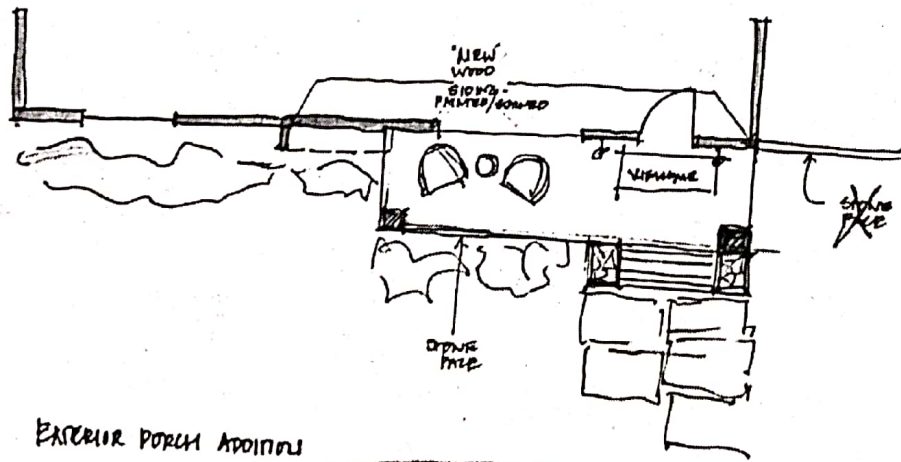
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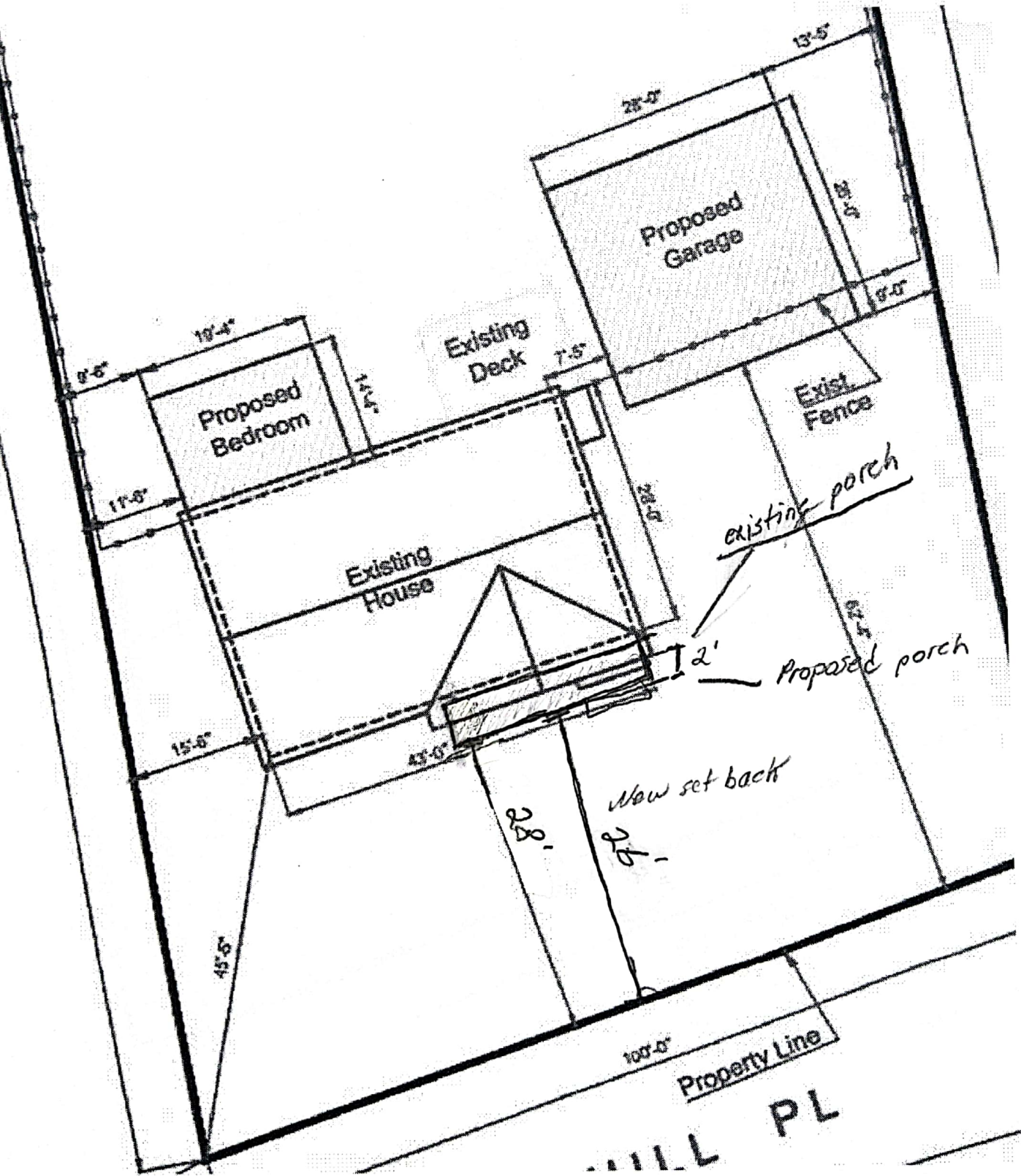


EXTERIOR COVERED / NEW  
ADDITION: PORCH / GABLE



EXTERIOR PORCH ADDITION

Drawing  
1





M

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## Hillside Protection Overlay

1 message

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**Levan King Cranston** <levan.kingcranston@knoxplanning.org>  
To: t.thomasfrazer@gmail.com

Wed, Aug 4, 2021 at 1:55 PM

HP Overlay COA Exempt – Knox Planning Approval Letter for 3841 Woodhill Place

This lot is exempt as per article 8.9.B.2. Lots of record for single-family dwellings existing as of January 1, 2020. This exception applies only where the lot of record is one (1) acre or less. This lot is approximately 0.7 acres in size and was platted in 1921.

Sincerely

–

Levan King Cranston  
Planner  
865.215.3024



**Knoxville-Knox County Planning** | KnoxPlanning.org  
400 Main Street, Suite 403 | Knoxville, TN 37902

## Jennifer Forte

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**From:** Cheri Burke  
**Sent:** Friday, September 10, 2021 10:30 AM  
**To:** Jennifer Forte  
**Subject:** Fw: BZA September applications

**From:** Steve Borden <Steve.Borden@tn.gov>  
**Sent:** Wednesday, September 8, 2021 3:47 PM  
**To:** Cheri Burke <cmburke@knoxvilletn.gov>  
**Subject:** RE: BZA September applications

Please find the following responses from TDOT District 18 to the September BZA applications:

9A21VA: 3903 Whedbee Dr – Operations has No Comment  
9B21VA: 4410 Western Ave - Increasing sign height from 20' to 25'. Setbacks seem to be met. – Operations has No Comment  
9C21VA: 5213 Homberg Dr – Operations has No Comment  
9D21VA: 945 Dameron Ave– Operations has No Comment  
9E21VA: 3841 Woodhill Pl– Operations has No Comment



**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)

**From:** Cheri Burke <cmburke@knoxvilletn.gov>  
**Sent:** Tuesday, September 7, 2021 10:44 AM  
**To:** Steve Borden <Steve.Borden@tn.gov>  
**Subject:** [EXTERNAL] BZA September 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 9/13/21.



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September 14, 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 9-A-21-VA, 9-B-21-VA, 9-C-21-VA, 9-D-21-VA, and 9-E-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