

File # 2-A-22-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 Karen E Hackett	Owner <input checked="" type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address 4111 Barbara Dr.	Contractor <input type="checkbox"/>	Modification of Existing Structure <input checked="" type="checkbox"/>
City, State, Zip Knoxville TN 37918	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number 865-742-8892	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Email emerbrains@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 4111 Barbara Dr.	City, State, Zip Knoxville TN 37918
See KGIS.org for Parcel # 048LD055	and Zoning District RN-1

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.

Addition of garage and bedroom to existing home main level. This addition will be within 5 feet of the adjoining property line.

Describe hardship conditions that apply to this variance.

This addition is to enable access to the main level of the existing home without the use of stairs.

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 Karen E Hackett DATE 1-11-2022

File #



BOARD OF ZONING APPEALS APPLICATION

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

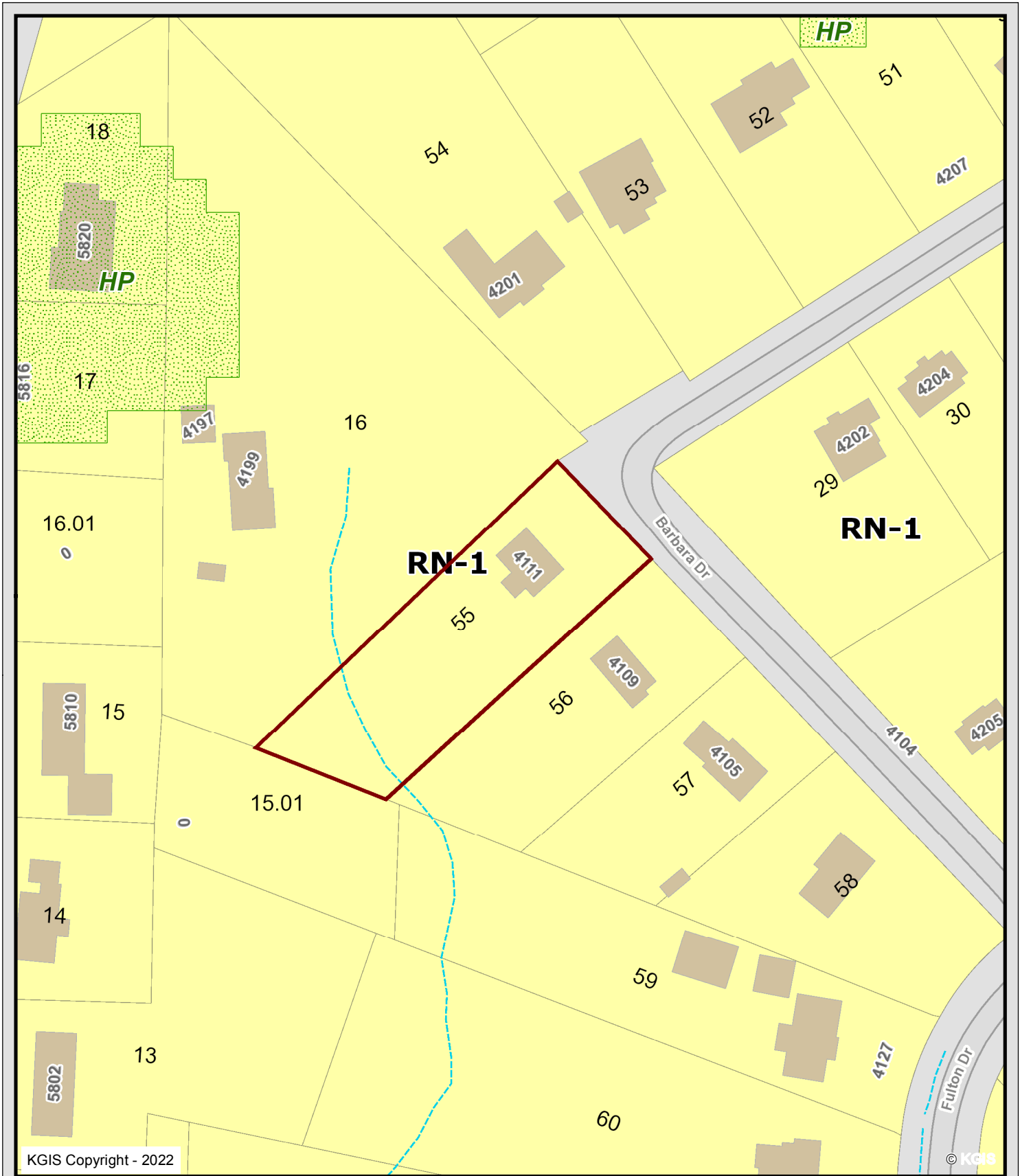
Is a plat required? Yes No

Small Lot of record?

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

PROJECT INFORMATION

Date Filed	Fee Amount
Council District	BZA Meeting Date
PLANS REVIEWER	DATE



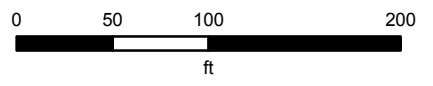
4111 BARBARA DR

2-A-22-VA
KAREN HACKETT

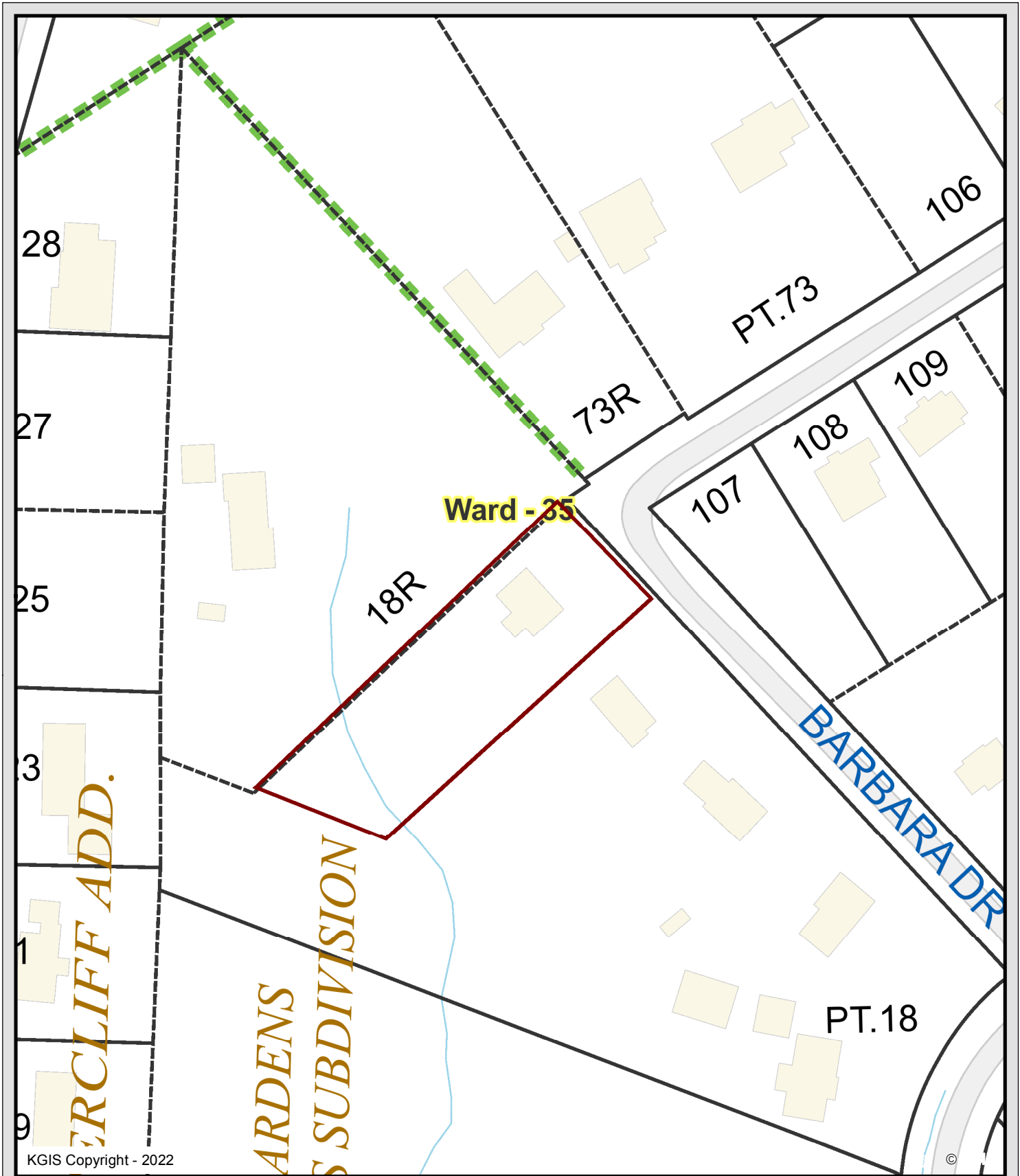
Knoxville - Knox County - KUB Geographic Information System



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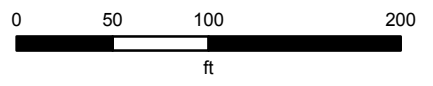
4111 BARBARA DR

2-A-22-VA
KAREN HACKETT

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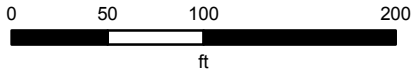
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2-A-22-VA
KAREN HACKETT

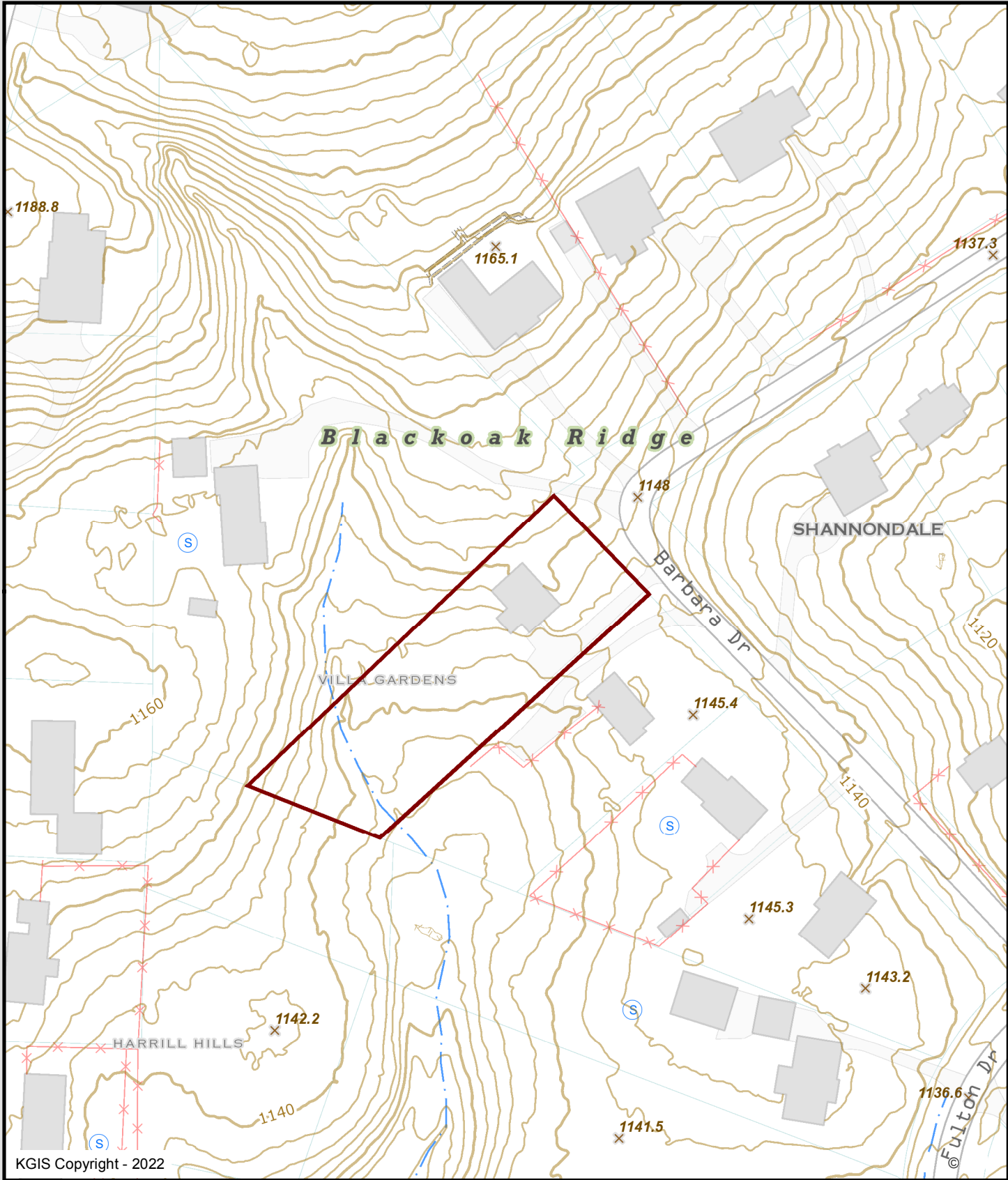
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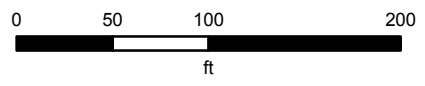
4111 BARBARA DR

2-A-22-VA
KAREN HACKETT

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BAT BARA AVENUE

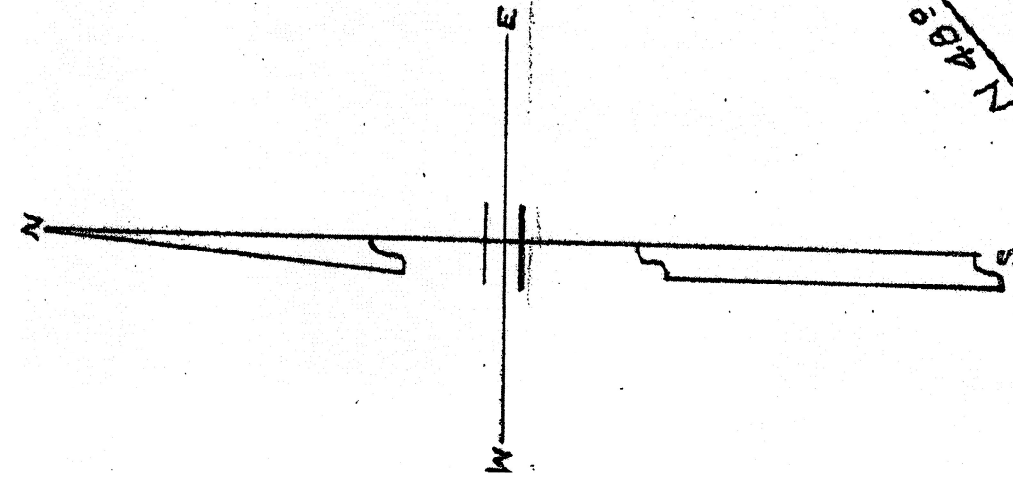
393' TO P.I.
FULTON AVENUE

S 41° 06' E 100.0'

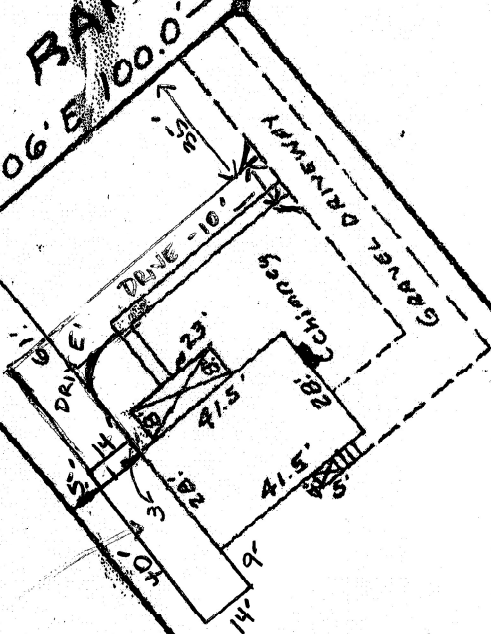
S 48° 54' W 280.7'

N 48° 54' E 329.2'

N 66° 58' W 111.1'



NEW ADDITION
4' x 40'
5' FROM PROPERTY
LINE
DRIVE 10' WIDTH
ATTACHED TO
EXISTING DRIVE



E

18

18



LYNCH SURVEYS LLC

P.O. BOX 18619

KNOXVILLE, TENNESSEE 37928

865/584-2630

January 1, 2022

Karen Hackett
4111 Barbara Drive
Knoxville, Tennessee 37918

RE: 4111 Barbara Drive - North Side Yard Variance Request

To whom it may concern:

Ryan and Shari Lynch own the property at 4199 Barbara Drive to the North of your property. We have been approached about a variance on the side yard setback that abuts our property. We will support a reduction of the side yard setback at your house to no less than 5 feet from the property line.

Thank you,

Ryan Lynch (Jan 11, 2022 11:37 EST)

Jan 11, 2022

Ryan S. Lynch

Date

Shari M. Lynch (Jan 11, 2022 11:41 EST)

Jan 11, 2022

Shari M. Lynch

Date

Via Email: emerbrains@gmail.com








4111 Barbara Drive Variance Letter - Google Docs

Final Audit Report

2022-01-11

Created:	2022-01-11
By:	Ryan Lynch (rlynch@lynchsurvey.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAADvbl_TXk_aQsTDGRxRW70wZSHj8PYR4H

"4111 Barbara Drive Variance Letter - Google Docs" History

-  Document created by Ryan Lynch (rlynch@lynchsurvey.com)
2022-01-11 - 4:36:17 PM GMT- IP address: 207.98.195.66
-  Document emailed to Ryan Lynch (rlynch@lynchsurvey.com) for signature
2022-01-11 - 4:36:59 PM GMT
-  Document emailed to Shari M. Lynch (shari.lynch08@gmail.com) for signature
2022-01-11 - 4:36:59 PM GMT
-  Document e-signed by Ryan Lynch (rlynch@lynchsurvey.com)
Signature Date: 2022-01-11 - 4:37:44 PM GMT - Time Source: server- IP address: 207.98.195.66- Signature captured from device with phone number XXXXXXXX3467
-  Email viewed by Shari M. Lynch (shari.lynch08@gmail.com)
2022-01-11 - 4:40:06 PM GMT- IP address: 66.249.88.147
-  Document e-signed by Shari M. Lynch (shari.lynch08@gmail.com)
Signature Date: 2022-01-11 - 4:41:09 PM GMT - Time Source: server- IP address: 174.212.162.35
-  Agreement completed.
2022-01-11 - 4:41:09 PM GMT

Board of Zoning Appeals – City Staff Comments

Tuesday, February 15th, 2022 Meeting Agenda

Variance Findings (Article 16.3.E):

The Board of Zoning Appeals may authorize a variance from the strict application of this Code so as to relieve such difficulties or hardship only in accordance with all of the following criteria:

- 1. Variances will be granted only where special circumstances or conditions (such as exceptional narrowness, topography or siting) fully described in the findings of the Board, do not apply generally in the district.*
- 2. Variances will not be granted to allow a use otherwise excluded from the particular district in which requested.*
- 3. For reasons fully set forth in the findings of the Board, the aforesaid circumstances or conditions are such that the strict application of the provisions of this Code would deprive the applicant of any reasonable use of his/her land. Mere loss in value does not justify a variance; there must be a deprivation of beneficial use of land.*
- 4. Any variance granted under the provisions of this section must be the minimum adjustment necessary for the reasonable use of the land.*
- 5. The granting of any variance is in harmony with the general purposes and intent of this Code and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the General Plan for development*

2-A-22-VA

Location: 4111 Barbara Drive

Staff Comments: This project consists of a main level building addition to an existing single-family dwelling. The applicant is seeking to reduce the required interior side setback to accommodate the new structure. The additions will include an expanded interior living area and a driveway extension leading to a new garage.

The variance request is:

Reduce the required interior side setback for an addition to a single family residence in an RN-1 zone from 8 feet to 5 feet. (Article 4.3.Table 4-1.)

2-B-22-VA

Location: 1717 White Avenue

Staff Comments: This project is a new 132 unit student housing development to be located at the corner of 17th Street and White Avenue (the old Hawkeye's property). The building is proposed to be 14 stories and 150 feet tall. The building will include an underground parking structure and on-site amenities for it's residents. The applicant is seeking variances to increase the permitted height of the building from 8 stories and 90 feet, to 14 stories and 150 feet. They are also seeking to reduce the required rear alley building setback from 5 feet to 0 feet.

The variance requests are:

1. Increase the maximum building height of 8 stories and 90 feet to 14 stories and 150 feet. Per Article 7, Section 7.2.3.E.3.
2. Reduce the minimum rear alley building setback from 5 feet to 0 feet. Per Article 7, Section 7.2.3.E.1.

From: [Steve Borden](#)
To: [Jennifer Scobee](#)
Cc: [Cheri Burke](#)
Subject: RE: BZA February Applications
Date: Monday, February 7, 2022 11:37:44 AM
Attachments: [image002.png](#)
[image003.png](#)

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

A-22-VA: 4111 Barbara Dr: **No comment**
2-B-22-VA: 1717 White Ave: **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
tn.gov/tdot

From: Jennifer Scobee <jscobee@knoxvilletn.gov>
Sent: Monday, January 31, 2022 9:42 AM
To: Steve Borden <Steve.Borden@tn.gov>
Cc: Cheri Burke <cmburke@knoxvilletn.gov>
Subject: [EXTERNAL] BZA February Applications

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

Please have your staff review the following applications (located [at this link](#)) and provide your response by 2/7/22.

[2-A-22-VA: 4111 Barbara Dr](#)
[2-B-22-VA: 1717 White Ave](#)

Thank you!

a

February 8, 2022

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

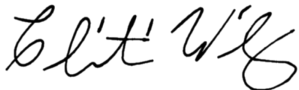
Dear Mr. Elder:

Re: Variance Requests 2-A-22-VA and 2-B-22-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