



BOARD OF ZONING APPEALS APPLICATION

Please reach out to a City of Knoxville Zoning Examiner about your project before submitting a variance application.

APPLICANT INFORMATION	APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name (Individual not company) Steve Bailey	Owner <input checked="" type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address 806 Scenic Drive	Contractor <input type="checkbox"/>	Modification of Existing Structure <input checked="" type="checkbox"/>
City, State, Zip Knoxville, TN 37919	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number 865-804-8134	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Applicant Email sbailey@volunteerlumber.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 806 Scenic Drive City, State, Zip Knoxville, TN, 37919
 See KGIS.org for Parcel # 107MF02101 City Council District # 2 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.

Owner wishes to rennovate his home and the proposed rennovations include an expansion of the existing garage. The proposed expansion will push the garage footprint into the current property line setbacks from Oakurst Drive. The current setback from Oakurst Drive is 12.5' instead of 25' due to a variance that was granted in 1989. Owner is requesting an adjustment to the setback off Oakurst Drive from 12.5' to 7.5' to accomodate the proposed garage rennovation.

Describe hardship conditions that apply to this variance.

Due to the orientation of the home on the property, the adjacent stairwell servicing the basement, and surrounding load bearing walls, the proposed expansion must be made in the direction of Oakurst Drive. Please note that the existing fence and wall located on the property line will remain in its current location between the garage and Oakurst (called out on plans).

Site plans and any other relevant information associated with the hardship must accompany this application.

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

Steve Bailey

DATE

12-28-23

File #



BOARD OF ZONING APPEALS APPLICATION

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

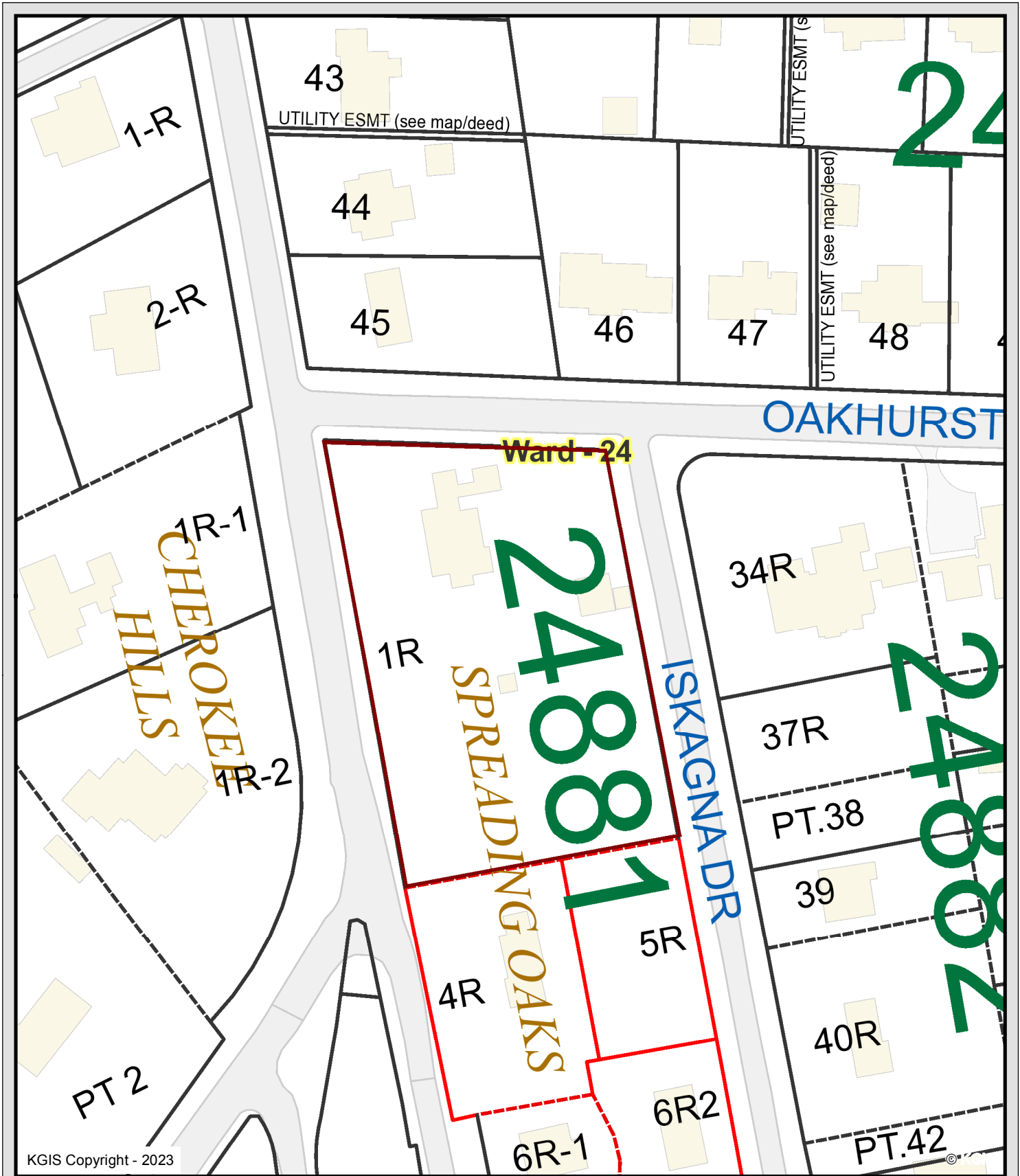
Is a plat required? Yes No

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

(This area is currently blank for variance requests.)

PROJECT INFORMATION

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



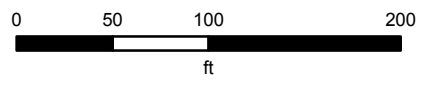
KGIS Copyright - 2023

806 SCENIC DR
 1-D-24-VA
 STEVE BAILEY

Knoxville - Knox County - KUB Geographic Information System



Printed: 12/14/2023 at 10:12:11 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.



KGIS Copyright - 2023

© KGIS

806 SCENIC DR

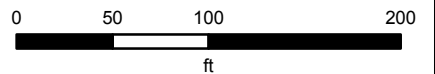
1-D-24-VA

STEVE BAILEY

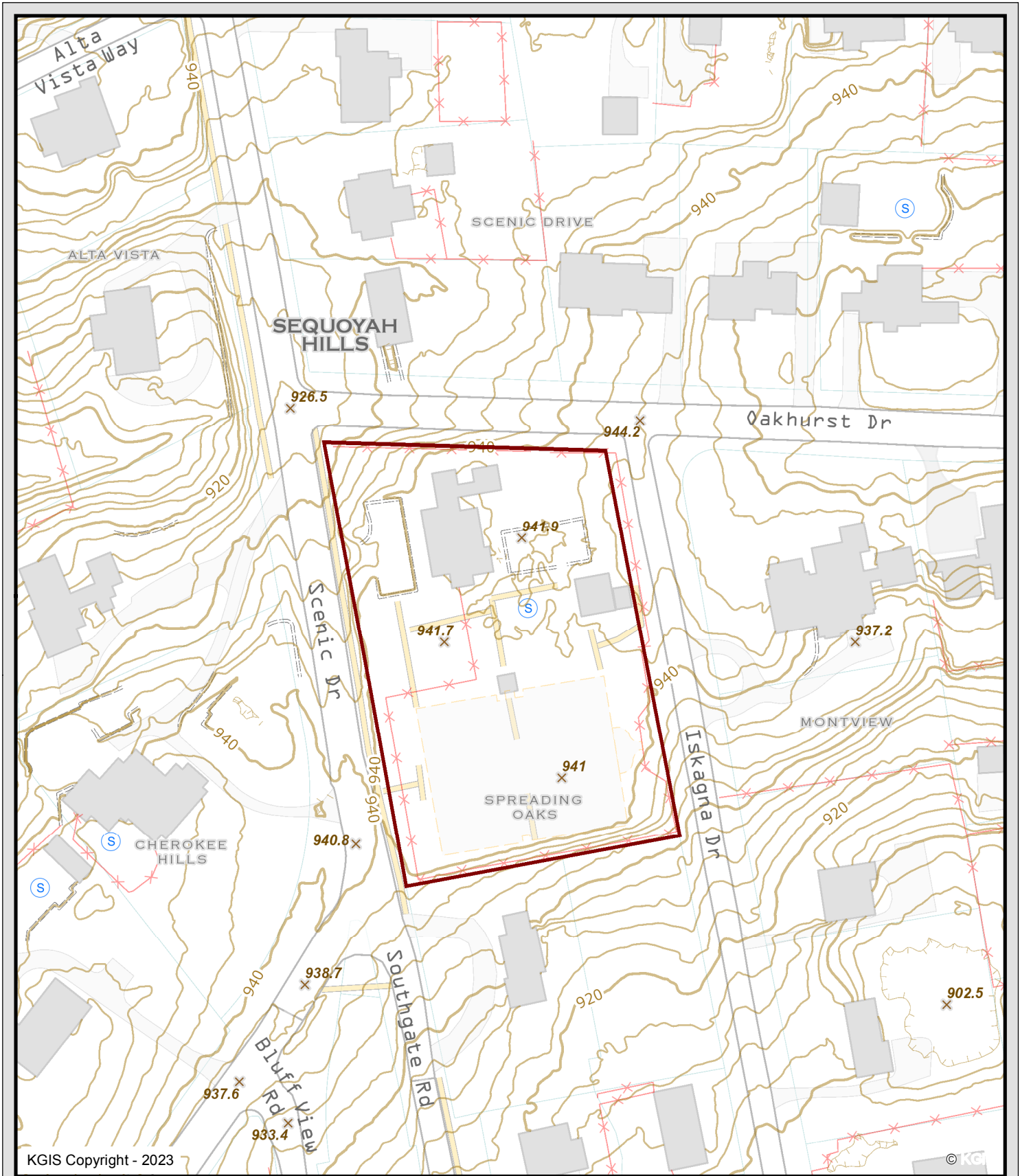
Knoxville - Knox County - KUB Geographic Information System



Printed: 12/14/2023 at 10:10:28 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 - 2023

© KGIS

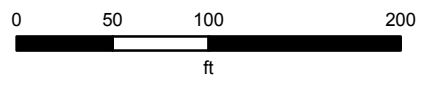
806 SCENIC DR

1-D-24-VA
STEVE BAILEY

Knoxville - Knox County - KUB Geographic Information System



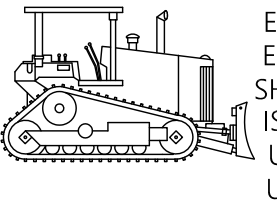
Printed: 12/14/2023 at 10:12:40 AM



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.

TENNESSEE ONE CALL
 CALL BEFORE YOU DIG : 1-800-351-1111 OR 811

UTILITIES SHOWN WERE LOCATED FROM ACTUAL FIELD EVIDENCE, EXISTING UTILITY AGENCY RECORDS AND OTHER AVAILABLE EVIDENCE. OTHER UNDERGROUND UTILITIES MAY EXIST AND NOT BE SHOWN OR UTILITIES MAY VARY FROM WHERE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE EXACT LOCATION OF ANY UTILITIES SHOWN WHICH ARE NOT VISIBLE FROM THE SURFACE. UTILITY DATA SHOULD NOT BE RELIED UPON WITHOUT VERIFICATION FROM THE PROPER UTILITY AUTHORITY HAVING JURISDICTION. T.C.A. 0820-3-08.

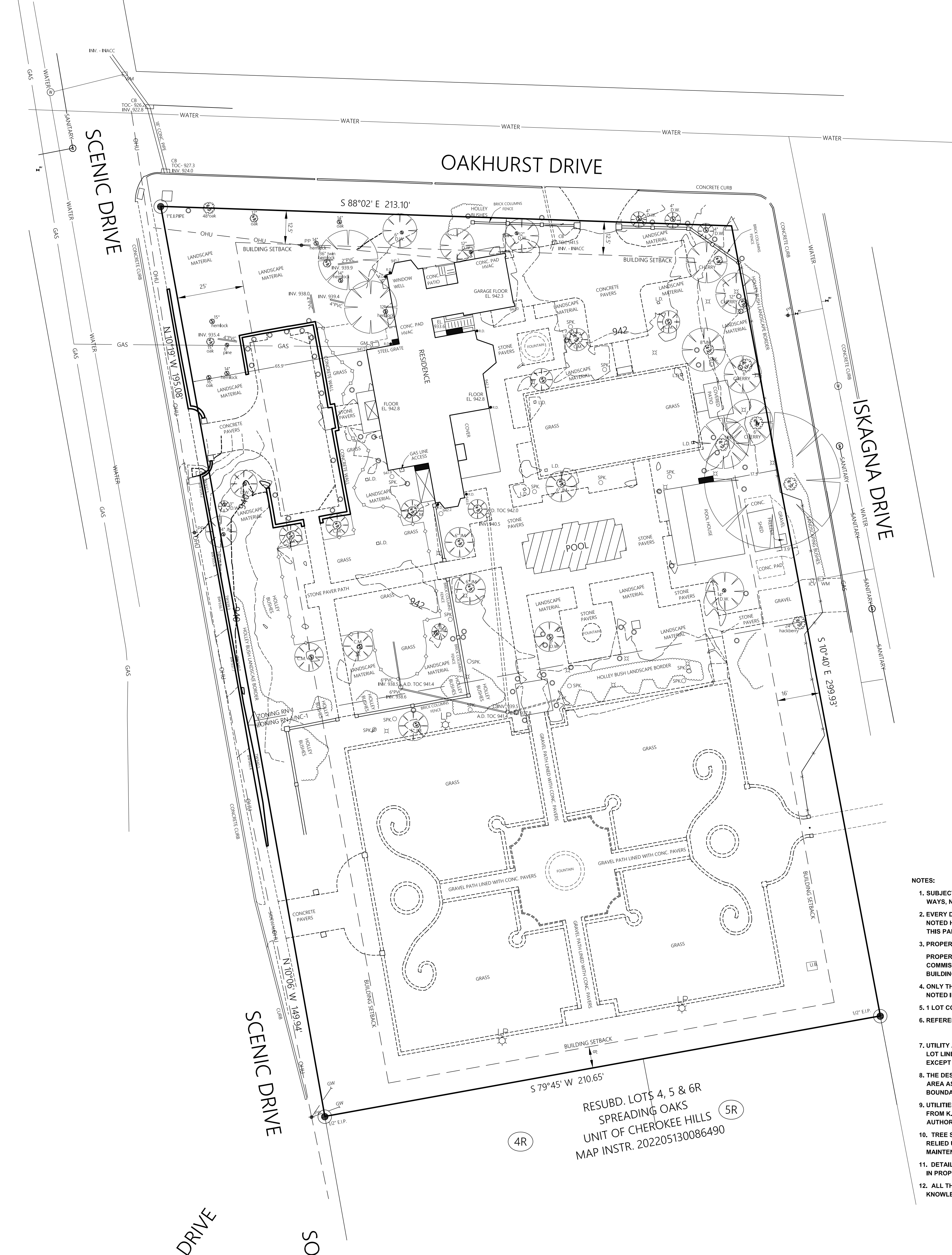
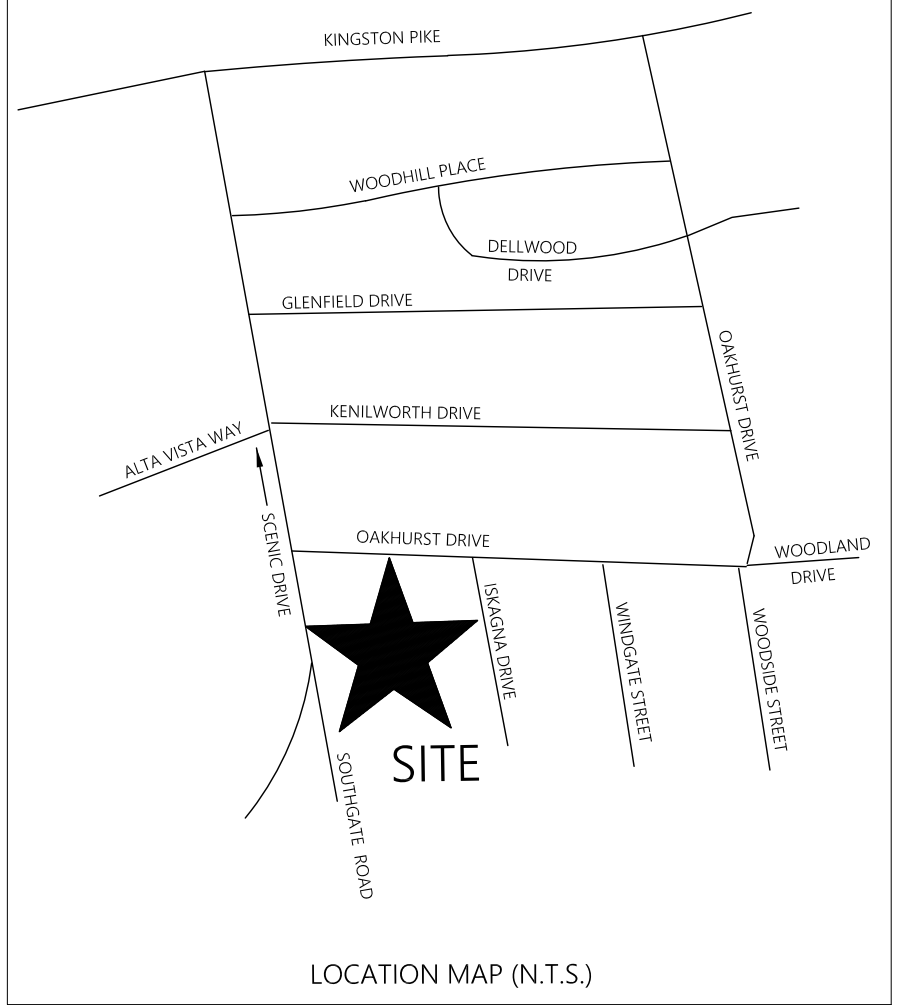


GPS Rover connected to TDOT Cors TN015
 Horizontal Acc. 0.05 Vertical Acc. 0.08
 NAD 83(2011)
 POSITION- 36 00 08.23511(N) 083 46 13.95236(W)
 GEOID 2012B
 NAVD 88
 GPS Scale: 0.99991471



VARIANCE APPROVED BY KNOXVILLE BOARD OF ZONING APPEALS, NOV. 16, 1989, NO. 11-E-89-VA
 1. FRONT YARD SETBACK FROM 25' TO 12.5' (OAKHURST DRIVE)
 2. FRONT YARD SETBACK FROM 25' TO 16' (ISKAGNA DRIVE)

VARIANCE REQUESTED APPROVED BY M.P.C. ON JULY 9, 2009
 1. VARIANCE OF 10' UTILITY AND DRAINAGE EASEMENT UNDER EXISTING SHED ON ISKAGNA DRIVE FROM 10' TO 3.5'.
 2. VARIANCE OF RADIUS AT INTERSECTION OF SCENIC DRIVE AND OAKHURST DRIVE FROM 25' TO 0'.
 3. VARIANCE OF RADIUS AT INTERSECTION OF OAKHURST DRIVE AND ISKAGNA DRIVE FROM 25' TO 0'.



- NOTES:
- SUBJECT TO EASEMENTS OR RIGHT-OF-WAYS, OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS, NOT SHOWN BY THE PUBLIC RECORDS.
 - EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
 - PROPERTY ZONED R-1 and NC-1
 PROPERTY IS SUBJECT TO ANY AND ALL RESTRICTIONS, CONDITIONS, PLANNING COMMISSION REGULATIONS, ZONING ORDINANCES, RIGHTS-OF-WAY, EASEMENTS, AND BUILDING SETBACK REQUIREMENTS, IF ANY, AFFECTING SAID PROPERTY.
 - ONLY THOSE FEATURES CLEARLY EVIDENT UPON THE SURFACE OF THE GROUND AND/OR NOTED IN THE DEED REFERENCED HEREON ARE SHOWN.
 - 1 LOT CONTAINING 1.549 ACRES
 - REFERENCE: DEED INSTR. 200806170094805
 MAP INSTR. 200907100002949
 - UTILITY AND DRAINAGE EASEMENT SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES, INCLUDING RIGHT OF WAY LINES, FIVE (5) FEET IN WIDTH INSIDE INTERIOR LOT LINES, EXCEPT AS MODIFIED BY VARIANCES SHOWN ON PLAT.
 - THE DESCRIBED PROPERTY IS NOT CURRENTLY LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP. MAP PANEL# 47093C0279G EFFECTIVE DATE 8/05/2013
 - UTILITIES SHOWN ARE A RESULT OF FIELD EVIDENCE AND/OR UTILITY MAP(S) OBTAINED FROM K.U.B. ALL (EXACT LOCATION, DEPTH AND SIZES) SHOULD BE VERIFIED BY PROPER AUTHORITIES PRIOR TO ANY EXCAVATION.
 - TREE SPECIES ARE SHOWN TO THE BEST OF MY KNOWLEDGE BUT NOT TO BE SOLELY RELIED UPON. SIZES, CANOPY OVERLAYS ARE APPROXIMATE DUE TO TRIMMING AND MAINTENANCE OF VEGETATION.
 - DETAILED "AS-BUILT" IS LIMITED TO THE TOPOGRAPHY AREA OF SURVEY AS REQUESTED IN PROPOSAL.
 - ALL THE INFORMATION SHOWN ON THIS SURVEY IS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. ALL INFORMATION IS TRUE AND ACCURATE.

RESUBD. LOTS 4, 5 & 6R
 SPREADING OAKS
 UNIT OF CHEROKEE HILLS (5R)
 MAP INSTR. 202205130086490

THIS SITE SURVEY IS FOR THE USE OF
 LEE LEDBETTER & ASSOCIATES

PROPERTY OF
 STEPHEN W. BAILEY and wife ANN H.
 DISTRICT 5, KNOX CO., TN
 WARD 24, CITY OF KNOXVILLE, TN
 CITY BLOCK 24881

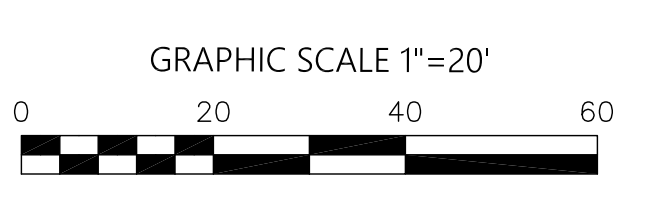
LOT 1R of
 RESUBD. of LOTS 1, 2 & 3 SPREADING OAKS UNIT
 CHEROKEE HILLS
 TAX MAP 107M GROUP F PARCEL 021.01
 DATE: MAY 11, 2023

TOPOGRAPHIC/SITE SURVEY

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE USING THE LATEST RECORDED DEED. THAT THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN THOSE SHOWN. AND THAT THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1: 10,000.
 THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TN MIN. STANDARDS OF PRACTICE

TRACY WIDNER

R.L.S. TN. NO. 2115



T.M.W. LAND SURVEYING INC.
 P.O. BOX 18358
 KNOXVILLE, TN 37928
 PHONE: 865-689-4303

DRAWING NO. 23-036

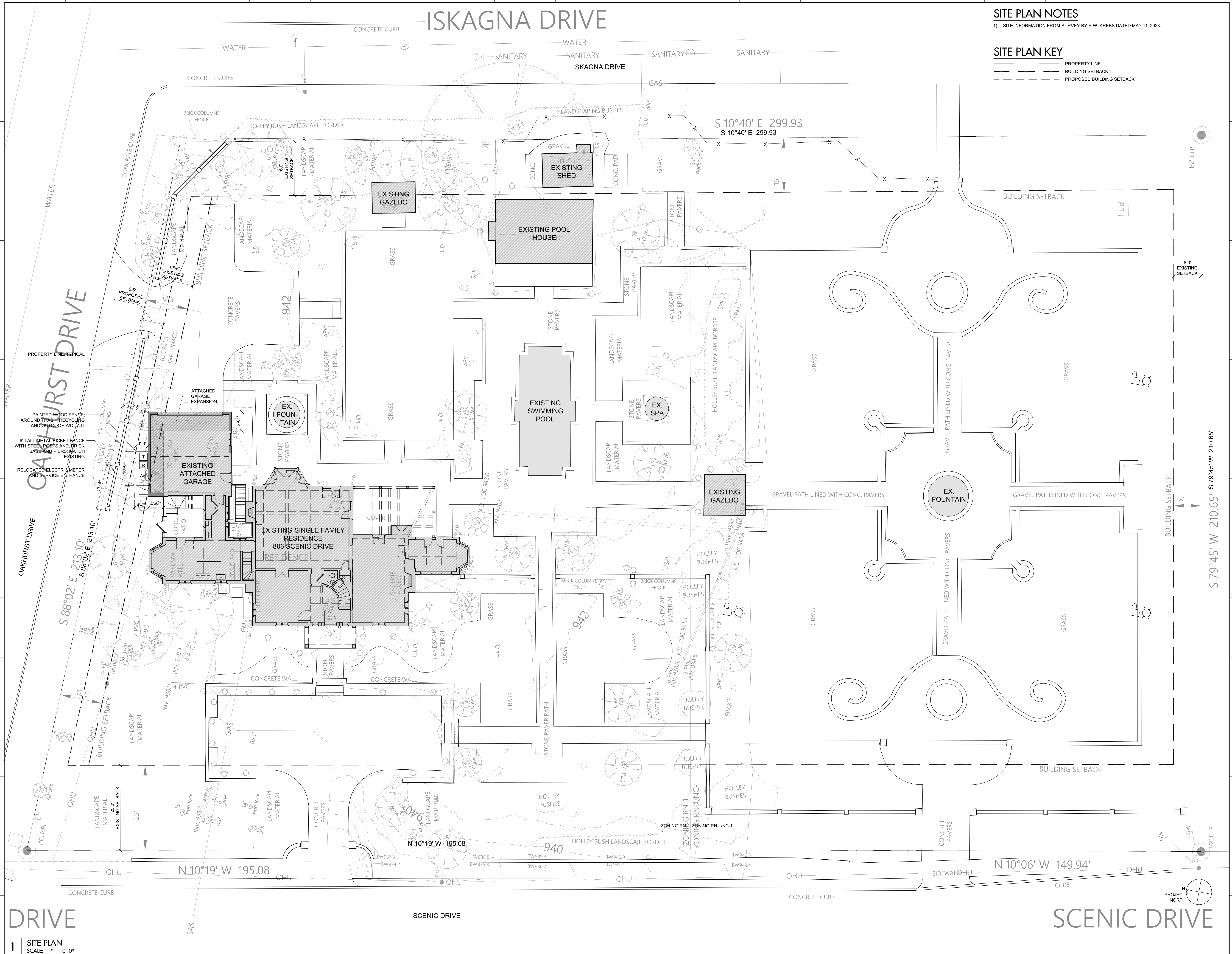
- LEGEND
- GW GUIDE WIRE
 - UP UTILITY POLE
 - WV WATER VALVE
 - FH FIRE HYDRANT
 - SPK SPEAKER
 - LD LAWN DRAIN
 - ICV IRRIGATION CONTROL VALVE
 - WM WATER METER
 - WMH WATER MANHOLE
 - SSMH SANITARY SEWER MANHOLE
 - GM GAS METER
 - INV - INACCESSIBLE
 - EL ELEVATION
 - OHU OVER HEAD UTILITY
 - UB POWER BOX
 - JM JAPANESE MAPLE
 - DW DOGWOOD
 - CM CREPE MYRTLE
 - LS LANDSCAPE SPRINKLER
 - GL GROUND LIGHT
 - TREE
 - TC TREE CANOPY
 - E.I.P. EXISTING IRON REBAR
 - E.I.P.P. EXISTING IRON PIPE
 - LE LANDSCAPE EDGE
 - LP LIGHT POLE

SITE PLAN NOTES

1) SITE INFORMATION FROM SURVEY BY R.W. KREBS DATED MAY 11, 2023.

SITE PLAN KEY

- PROPERTY LINE
- BUILDING SETBACK
- PROPOSED BUILDING SETBACK



FOR VARIANCE

LEE LEDBETTER & ASSOCIATES

ARCHITECTURE

1055 St. Charles Avenue, Suite 320
New Orleans, Louisiana 70130
tel. 504.566.9669
fax. 504.566.9668

a professional corporation

© LEE LEDBETTER & ASSOCIATES 2023

NO	DATE	ISSUE
		VARIANCE DRAWINGS

PROJECT NO.: 2003
DATE: NOVEMBER 10, 2023

DRIVE

1 SITE PLAN
SCALE: 1" = 10'-0"

SITE PLAN
A1.1

806 Scenic Drive

In reference to the images provided, and shown on the architectural plans, there is an existing wall located on the property line that sits approximately six (6) feet above Oakhurst drive and will remain unchanged by the proposed expansion. Though the proposed expansion will be pushing into the building setback towards Oakhurst Drive, there will be no new structures extending passed the existing wall towards Oakhurst creating new safety concerns.

Existing Wall

Oakhurst Drive



Area of Expansion



Oakhurst Drive

Wall to Remain Unchanged





Existing Wall

Oakhurst Drive →



January 8, 2024

Mr. Bryan Berry, Deputy Director
Board of Zoning Appeals
Room 475, City-County Building
P. O. Box 1631
Knoxville, Tennessee 37901

Dear Mr. Berry:

Re: Variance Requests 1-B-24-VA, 1-C-24-VA, 1-D-24-VA, 1-E-24-VA, 1-F-24-VA, and 1-G-24-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.

Sincerely,

A handwritten signature in black ink, appearing to read "C. Wiberley".

Christian Wiberley, P.E.
Engineering

Jennifer Scobee

From: Steve Borden <Steve.Borden@tn.gov>
Sent: Monday, January 8, 2024 11:24 AM
To: Jennifer Scobee
Subject: RE: 1-16-24 BZA Applications

Jennifer,

In reviewing the BZA applications, no impacts to State owned property or streets have been identified. District 18 has no objection to these requests.

Thank you,



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

VARIANCE
1-D-24-VB
Knoxville BZA
PUBLIC HEARING
(865) 215-4244

Iskagna

