



# 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) Tony Allen	Owner <input type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address 741 Banks Ave	Contractor <input type="checkbox"/>	Modification of Existing Structure <input checked="" type="checkbox"/>
City, State, Zip Knoxville, TN 37917	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number 615.962.1664	Other <input checked="" type="checkbox"/>	Signage <input type="checkbox"/>
Applicant Email tony@distilldesign.co		Other <input type="checkbox"/>

### 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 3115 Pacific St	City, State, Zip Knoxville, TN 37917
See <a href="http://KGIS.org">KGIS.org</a> for Parcel # 069MK018	City Council District # 5 and Zoning District Office (O)

### 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.

My client is a young growing family seeking to build an addition onto their historic 1920 house on a lot that is in an Office (O) zoning district.

We are seeking a reduction in the interior side setback from 15' to 5' and the removal of the 30% facade transparency requirement on the front facade.

Per Article 16.3.A, we are seeking relief from "practical difficulties" for the reasonable use of the property.

Describe hardship conditions that apply to this variance.

1. There is an existing basement hatch that would be cost-prohibitive and impractical to relocate which falls within the buildable area at the rear. It would also be more practical to maintain as much of the historic facade as possible.
2. There is steep grading at the northwest corner of the lot for First Creek that reduces the usable lot area; Placing the addition further south would allow a more usable backyard.
3. Since the front facade of the addition is significantly set back and is single-family residential use, we request the removal of the facade transparency percentage altogether.

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  DATE 12/14/23

File #



**BOARD OF ZONING APPEALS APPLICATION**

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

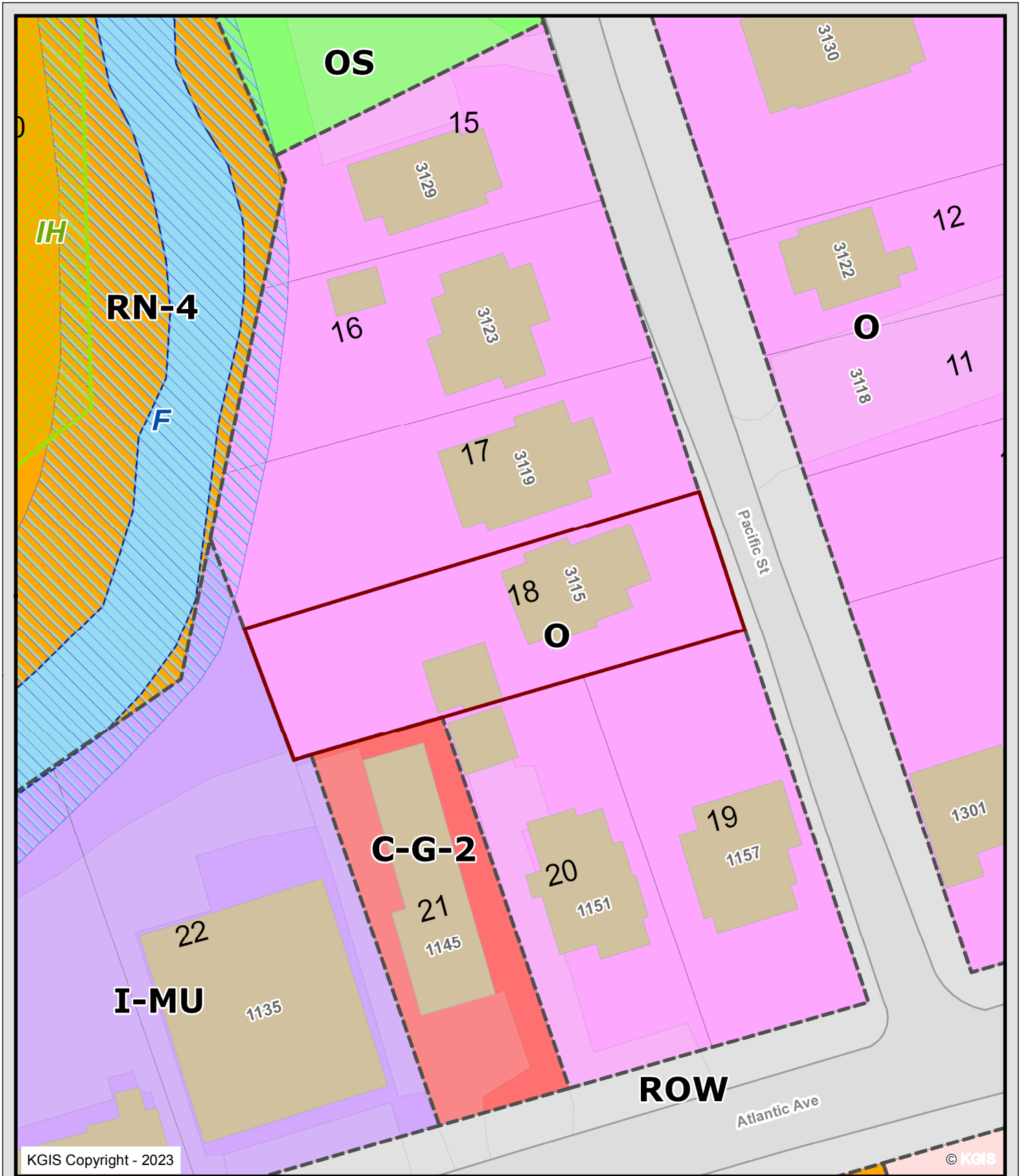
Is a plat required?    Yes      No  

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

*(This area is intentionally left blank for the applicant to provide variance request details.)*

**PROJECT INFORMATION**

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



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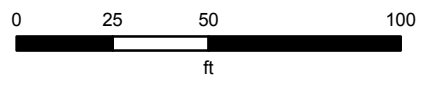
**3115 PACIFIC ST**

1-G-24-VA  
TONY ALLEN

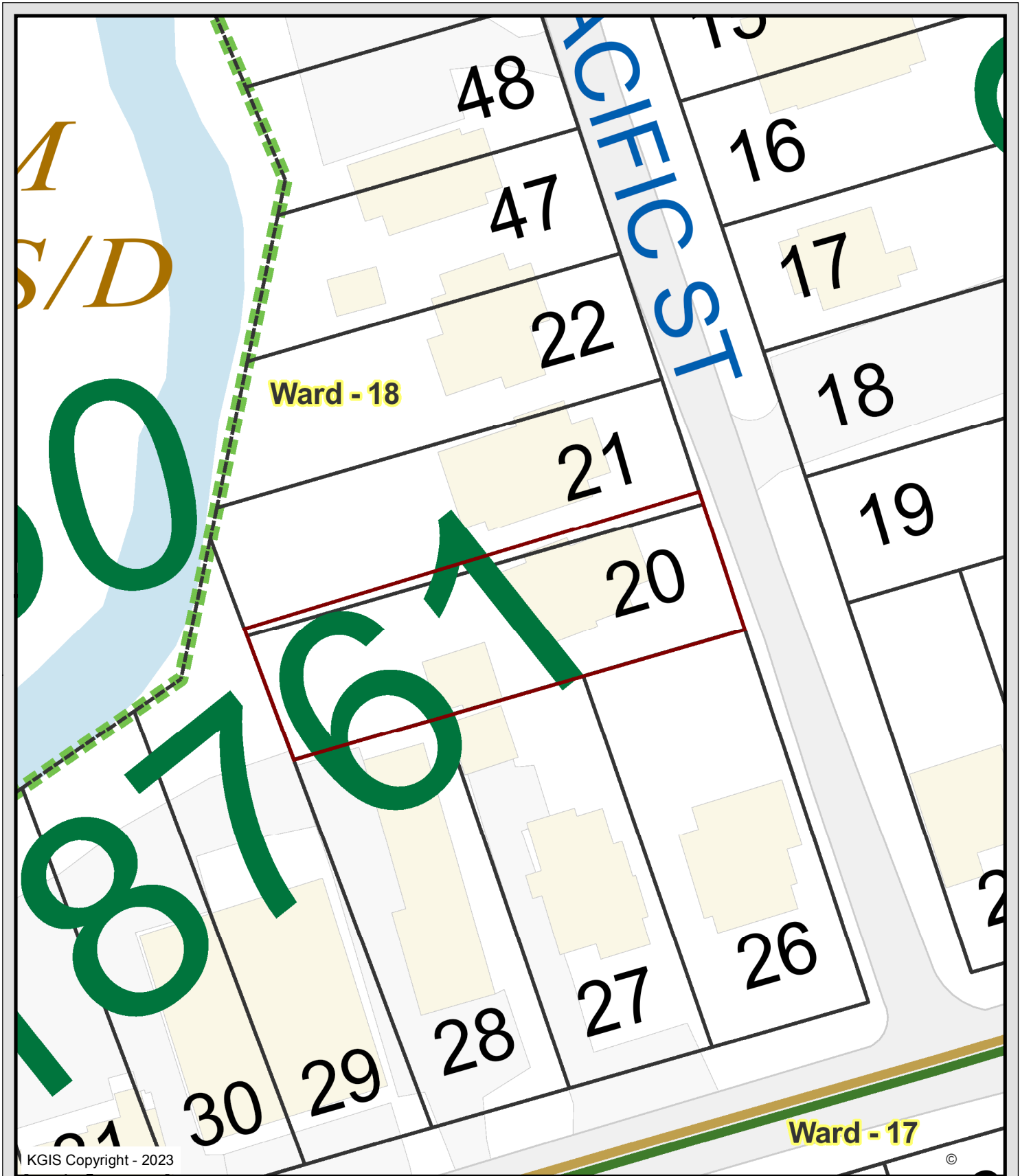
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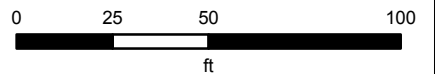
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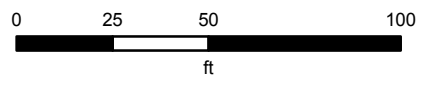
### 3115 PACIFIC ST

1-G-24-VA  
TONY ALLEN

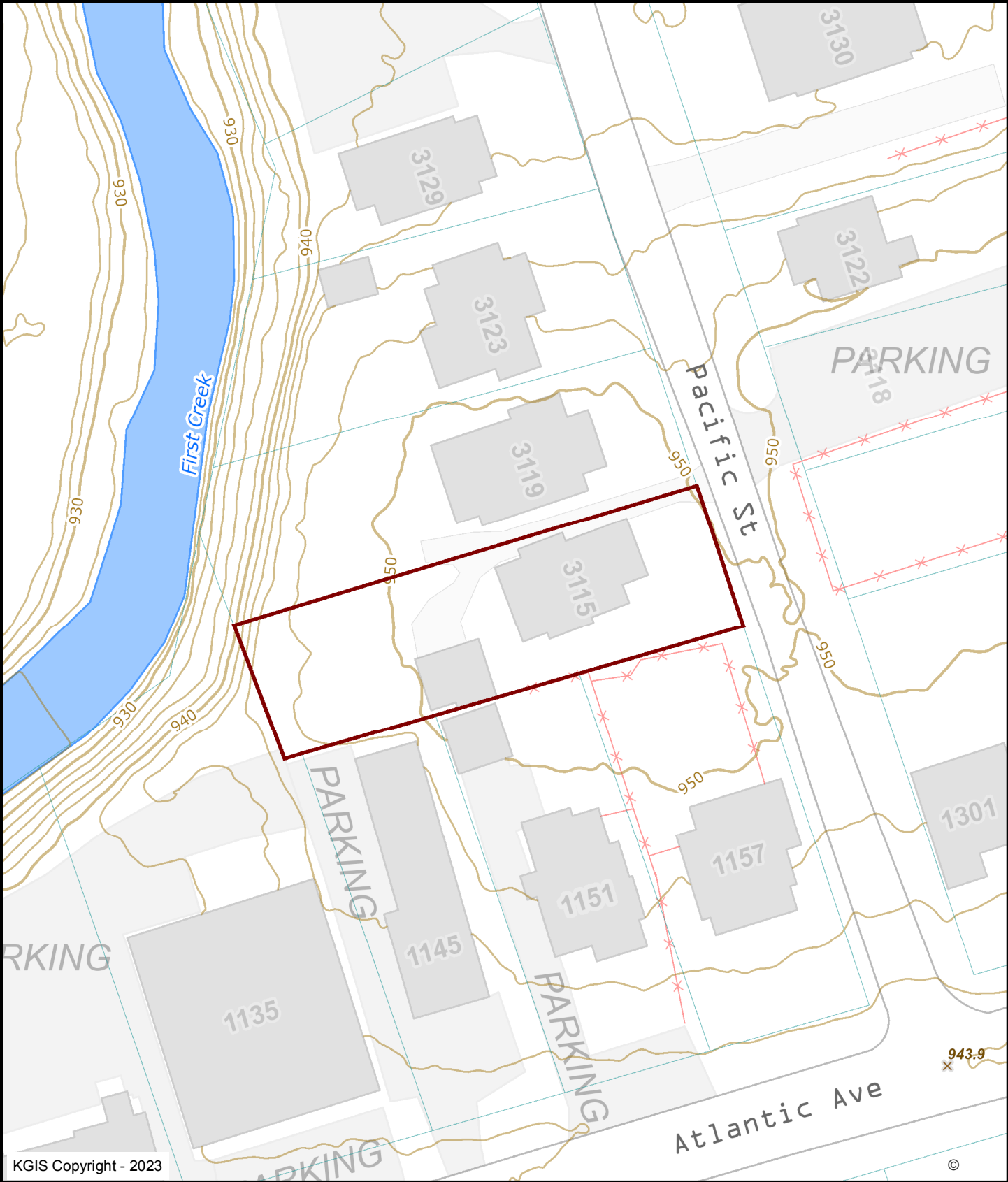
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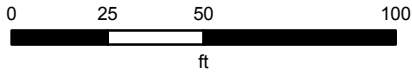
**3115 PACIFIC ST**

1-G-24-VA  
TONY ALLEN

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# 3115 Pacific Street

BZA Application | 12.14.2023

DISTILL

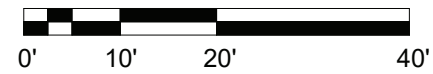
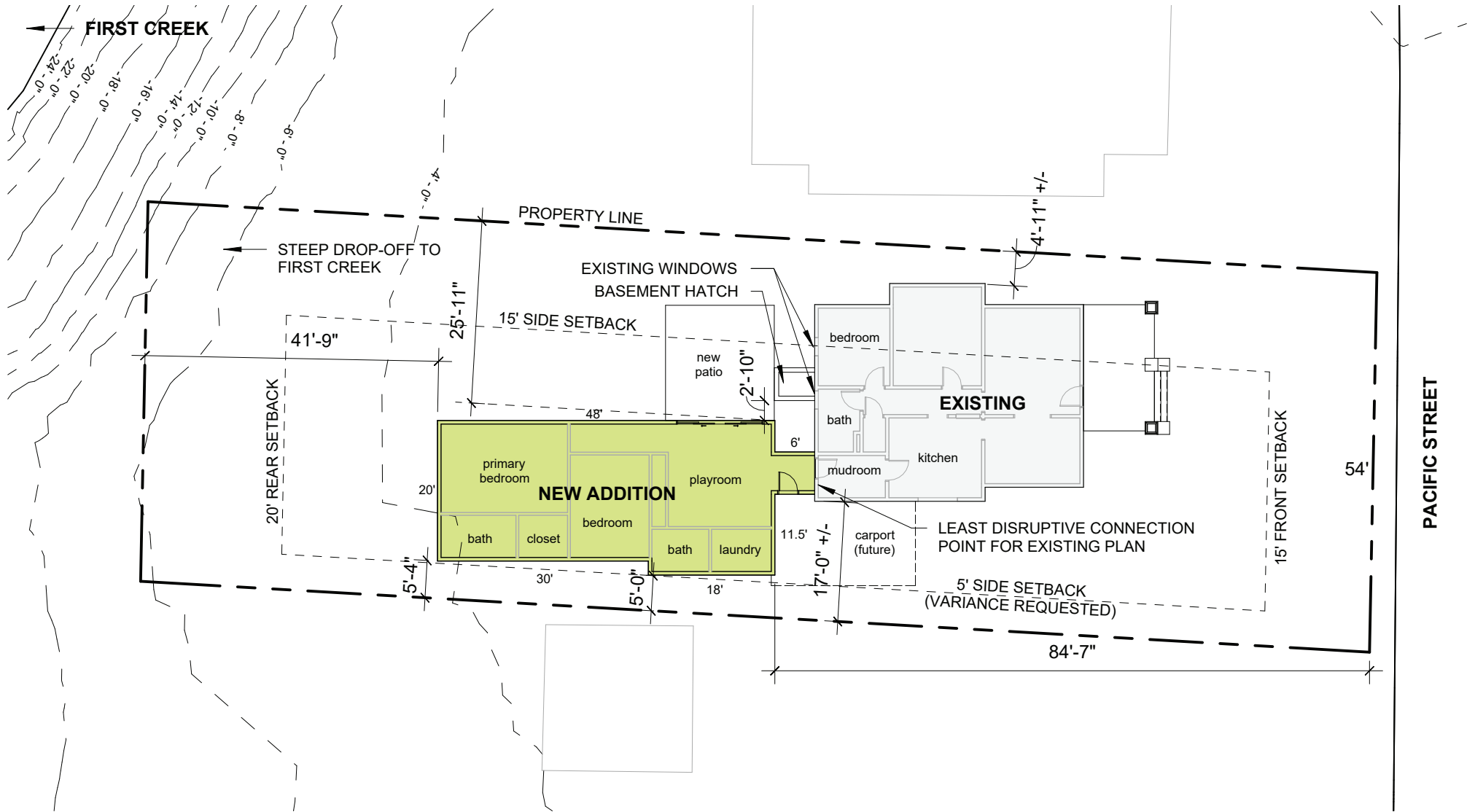
## Requested Zoning Changes + Explanation

Requested Zoning Changes		
Table 5-1 Dimensional Standards	<b>Office (O)</b>	<b>Requested Change</b>
Minimum Lot Width	60'	existing lot width is more narrow at 54'
Minimum Front Setback	15'	no change
Minimum Interior Side Setback	15', unless abutting a residential district, then 20'	<b>change to 5'</b>
Minimum Rear Setback	20', unless abutting a residential district, then 30' or 20% of lot depth, whichever is less	no change
Table 5-2 Commercial Districts Design Standards		
Fenestration Design	The ground floor of the front façade must maintain a minimum transparency of 30%, measured between two and ten feet in height.	<b>remove percentage requirement</b>

### Hardship Explanation

- A young growing family is looking to build an addition onto the rear of their historic 1920 house.
- Since the house is historic, the southwest corner would be the best connection point as it is least disruptive to the historic floor plan and would preserve the maximum amount of historic facade. This corner is also a poorly-built non-historic porch infill.
- There is an existing basement hatch that would be cost-prohibitive and impractical to relocate which falls within the buildable area at the rear.
- There is steep grading at the northwest corner of the lot for First Creek that reduces the usable lot area; Placing the addition further south would allow a more usable backyard.
- Since the front facade of the addition is significantly set back and is single-family residential use, we request the removal of the facade transparency percentage altogether.





Site Plan

SCALE: 1" = 20'-0"

## Photos





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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

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**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](mailto:Steve.Borden@tn.gov)  
[tn.gov/tdot](http://tn.gov/tdot)

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VARIANCE  
1-G-24-VA  
Knoxville BZA  
PUBLIC HEARING  
(865) 215-4244

PLEASE  
DO NOT  
REMOVE  
THIS SIGN