

File # (office use only)



# 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)	Owner <input type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Applicant Email		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 \_\_\_\_\_ City, State, Zip \_\_\_\_\_

See [KGIS.org](http://KGIS.org) for Parcel # \_\_\_\_\_ City Council District # \_\_\_\_\_ and Zoning District \_\_\_\_\_

**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. Text

Describe hardship conditions that apply to this variance.

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 1-9-24

File # 2-A-24-VA



**BOARD OF ZONING APPEALS APPLICATION**

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

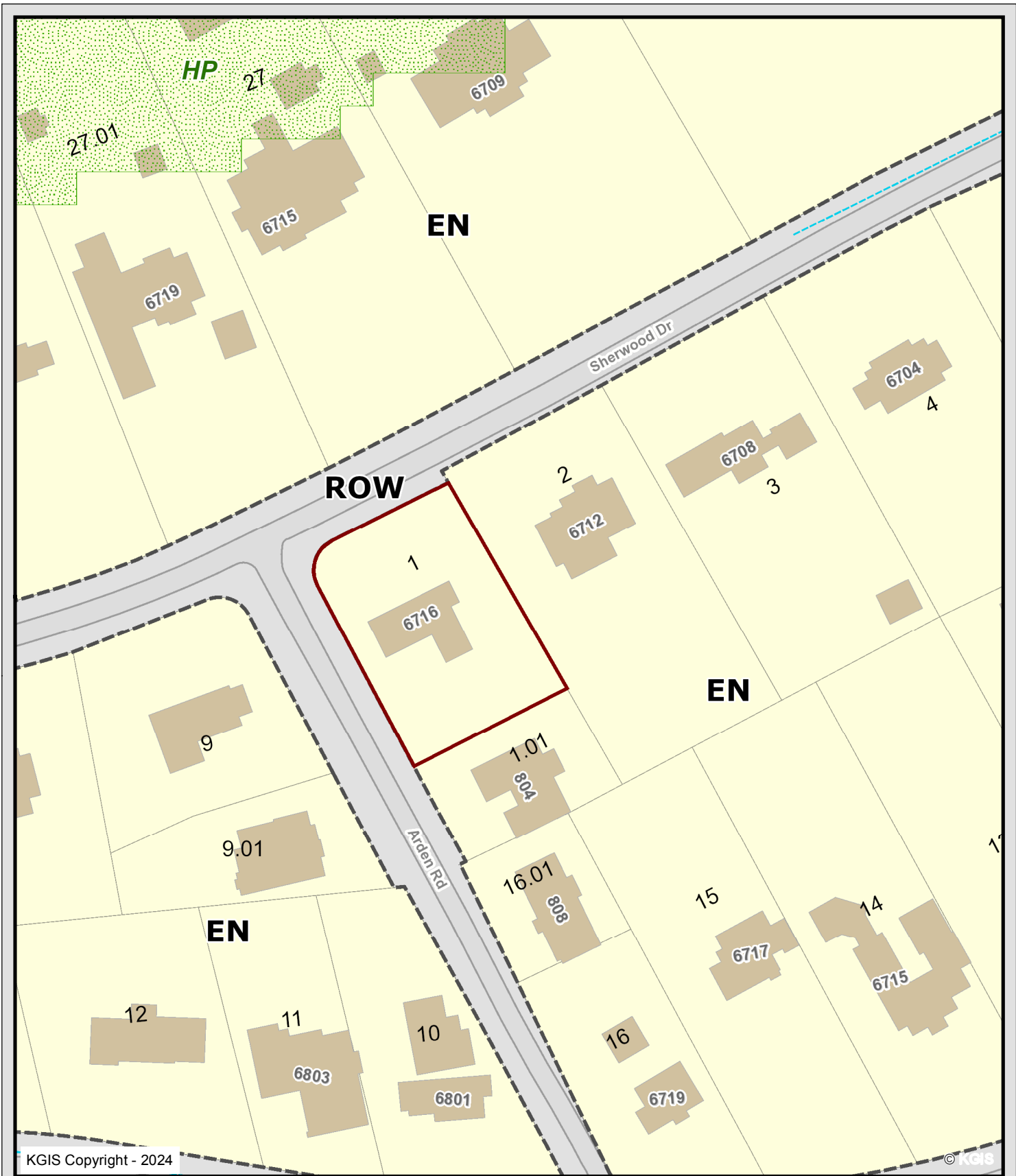
Is a plat required? Yes  No

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

Large empty rectangular area for providing variance request details 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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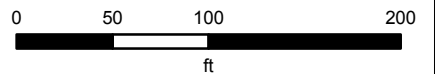
## 6716 SHERWOOD DR

2-A-24-VA  
GRANT MCMAHAN

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



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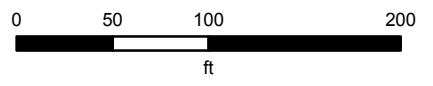
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**6716 SHERWOOD DR**

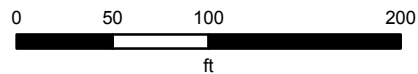
2-A-24-VA

GRANT MCMAHAN

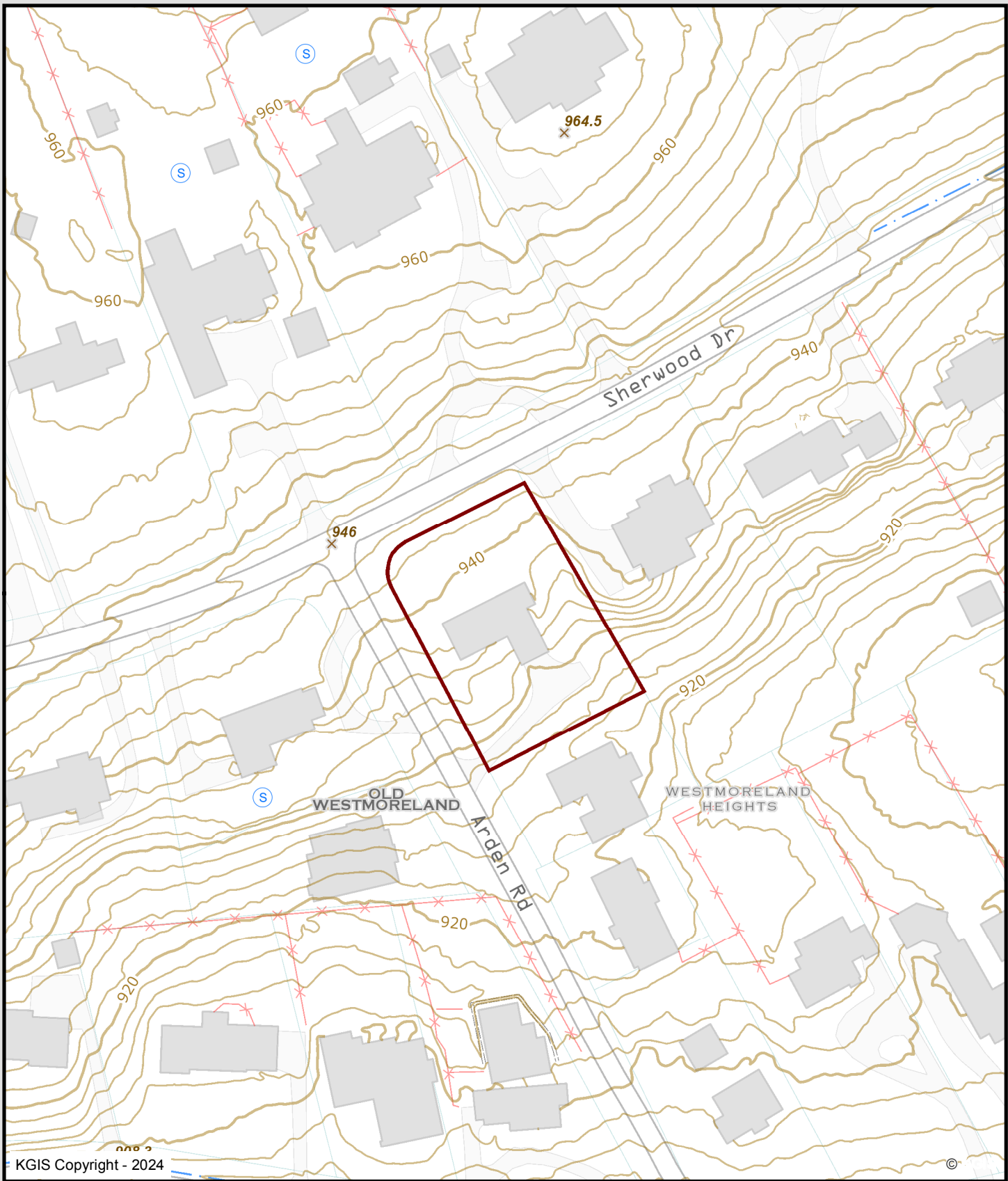
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**6716 SHERWOOD DR**

2-A-24-VA

GRANT MCMAHAN

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## Jennifer Scobee

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**From:** Grant McMahan <grant@mccamyconstruction.com>  
**Sent:** Tuesday, January 9, 2024 10:44 AM  
**To:** Jennifer Scobee  
**Subject:** 6716 Sherwood Drive - Variance Request  
**Attachments:** 6716SherwoodDr-Variance.pdf; 240108R4\_A1.0.pdf

**Categories:** BZA

Hello Jennifer,

We are currently renovating the above property - building permit IRC-ADD-23-0224

My owners would like to apply for a circle drive variance. I filled out application and attached to email. The forms wouldn't allow full description so I've copied below if you need it.

Revised site-plan is also attached to this email. Please let me know if you need anything further

Grant  
865-924-5268

Describe project and why you need variances:

The Tisue Family and McCamy Construction are requesting a variance from the City of Knoxville to allow for the installation of a new circular driveway at their home at 6716 Sherwood Drive that enters and exits onto Sherwood Drive.

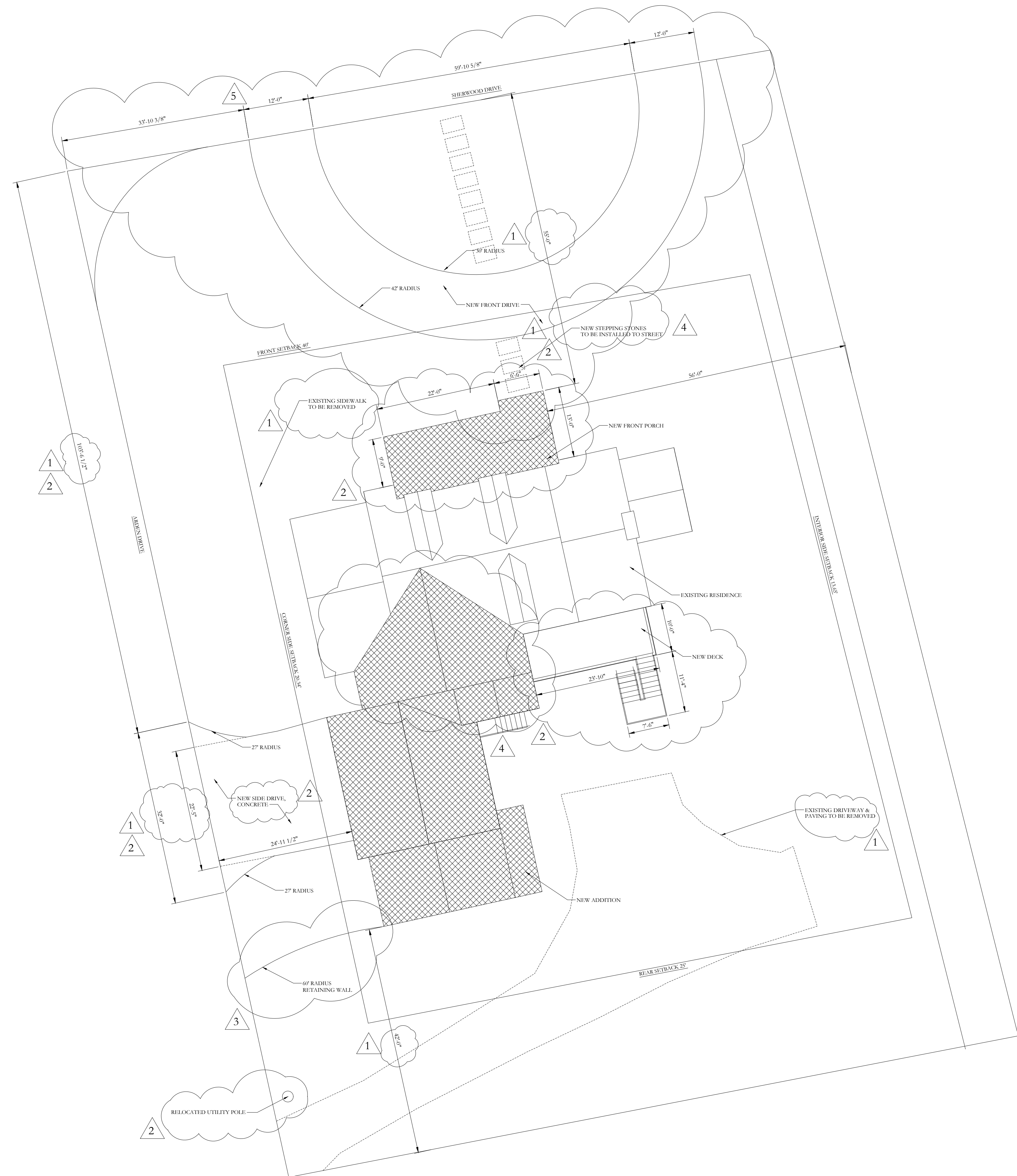
We are requesting a variance from the City because the driveway as designed is within the 50' corner setback back of a local street corner per Table 11.6 Corner Clearance Requirements. The driveway as designed is 29'-10 1/2" from the corner. The Tisue's are requesting the circular drive for isolated non-recurring gatherings, parties or visitors in keeping with the requirements of Article 11, Locations & Setbacks of Off Street Parking. The new circular driveway as designed covers 22.8% of the front yard and corner side of the property, below the prescribed maximum of 25% per Article 4, 4.4 EN Off Street Parking Standards.

Describe hardship conditions that describe why you need variance:

The Tisue's have been the owners of 6716 Sherwood Drive for the past 23 years, and have never actually had a driveway on Sherwood Drive. Their

driveway has always been on the side street of Arden, which has created extreme confusion for any visitors or deliveries. To quote Mr. Tissue, "We have never been able to order a pizza and have it delivered to the correct address." The Tissue's are requesting the circular driveway for the safest way to enter and exit Sherwood drive by not having to back out into Sherwood Drive. They are requesting the circular driveway because they have done their best to minimize the driveway in the rear of the house and maximize as much open space as possible. The circular driveway will provide safe parking for guests and deliveries, and not require a guest or delivery to park on the fairly narrow Sherwood or Arden. The circular driveway will allow someone who is unable to use stairs to enter their home on the main level from a paved area, and not require driving through the yard to the front door to enter.





**1 SITE PLAN**  
 Scale 3/32" = 1'-0"  
 NOTE: TOTAL SITE DISTURBANCE, 4695 SF

# Tissue Addition and Renovation

Troy and Nancy Tissue  
 6716 Sherwood Drive  
 Knoxville, Tennessee 37919

**HOLLY YOUNG WILLIAMS ARCHITECT**  
 holly@hywarchitect.com  
 865.661.6588

**Revisions**

1	Engineering Review Comments, 10.02.2023
2	Engineering Review Comments, 10.17.2023
3	Lower Retaining Wall Location, 1.4.24
4	Plan Changes, 1.5.24
5	Plan Changes, 1.31.24

August 22, 2023

Site Plan

## General Site Notes:

- General Contractor to verify the existing topographic grade levels, locations of trees and the proposed building location. General Contractor to communicate to the Owner and the Architect any recommended changes before the start of any work.
- General Contractor to locate all utility services i.e. water, sewer, gas, electric, telephone, cable TV and coordinate the extensions to the house with the appropriate installer. All connections, meters, clean outs, etc. to be located away from prominent view.
- General Contractor to coordinate finish topographic grading and paving of walks, driveways, patios, etc. as required for positive drainage away from the house.
- General Contractor to coordinate all landscaping with the owner and determine whether the landscaping package is to be provided by General Contractor or by others. General Contractor to verify that landscaping (either provided by the G.C. or others) will not interfere with utility services or structure.
- Prior to construction, the Contractor shall design and plan appropriate erosion control measures including the following: A)Stockpile and protect disturbed topsoil from erosion (for re-use). B)Control the path and velocity of runoff with silt fencing or comparable measures. C)Protect on site storm sewer inlets, streams, & lakes with straw bales, silt fencing, silt socks, rock filters, or comparable measures. D)Provide swales to divert surface water from hillsides. E)If soils in sloped areas (e. 25% or 4:1 slope) are disturbed during construction, use ties, erosion blankets, compost blankets, filter socks & berms, or some comparable approach to keep soil stabilized.
- Prior to construction, the Contractor shall develop a trees and plant preservation plan.
- Landscape features shall be designed to avoid invasive plant species and minimize demand for water and synthetic chemicals.
- Landscape features shall be designed to reduce local heat island effects (ie. shading paved areas).

## General Insulation Notes:

- Provide R-15 rigid insulation at slab edge. General contractor to verify with local codes.
- Provide R-13 batt insulation in exterior 2x6 walls, minimum R-38 insulation in flat ceilings and R-19 in vaulted ceilings. Allow 1/2" minimum airspace between sheathing and insulation. Install insulation with barrier to warm side.
- Install side wall and ceiling insulation in continuous blanket without holes for electric boxes, light fixtures or heating ductwork. Caulk all openings in exterior wall construction.
- Floors over unheated space to have R-30 insulation between joists.
- HVAC ducts located in unheated spaces to be insulated with R-8. General Contractor to verify with local codes.
- All exposed insulation to have a flame spread rating of less than 25 and a smoke density rating of less than 450.
- Insulation shall be installed based on the requirements from the Energy Star Thermal Bypass Inspection List.
  - Insulation shall be installed in full contact with sealed interior and exterior air barrier (except for walls adjoining exterior walls or unconditioned spaces).
  - Fully insulated walls aligned with air barriers at both interior and exterior. Continuous top and bottom plates or sealed blocking (at walls adjoining exterior walls or unconditioned spaces).
  - Floors between conditioned and exterior spaces; air barrier shall be installed at any exposed insulation edges and installed to maintain permanent contact with the sub floor above.
  - At shafts, the openings to unconditioned spaces shall be fully sealed with solid blocking or flashing and any remaining gaps sealed with caulk or foam (provide fire rated collars and caulking where required).
  - At attic, ceiling interface, all attic penetrations and dropped ceilings shall include a full interior air barrier aligned with insulation with any gaps fully sealed with caulk, foam, or tape. Movable insulation shall fit snugly in openings and air barrier shall be fully gasketed.

## General Construction Notes:

- These plans are protected by the federal copyright law. Reproduction of these plans in any form without the written consent of the Architect is prohibited.
- The data in this set of construction documents is shown to relate basic design intent and framing details. Applicable code requirements may vary along with construction standards and techniques. Consult with local code authorities and reputable building tradesmen before starting construction. The General Contractor is responsible for providing standard construction details and procedures to ensure a structurally sound and weather proofed finished product. General Contractor to notify Architect of any items which are perceived as potential discrepancies prior to start of construction.
- The Structural data shown on the plans is for reference and pricing only. General Contractor to review structural elements and comply with applicable codes.
- The General Contractor is responsible for ensuring that all work and construction meets or exceeds all current federal, state and local codes, ordinances and regulations, etc. These are to be considered as part of the specifications of this building and should be adhered to even if they are in variance with the plan.
- The General Contractor is responsible for ensuring that all work and construction meets or exceeds all seismic codes and/or snow loads (if applicable) as per the local jurisdiction.
- The Architect has not been engaged for construction supervision of any kind and assumes no responsibility for construction conforming with these plans, nor responsibility for construction means, methods, techniques, sequences or procedures, or for the safety, precautions and programs in connection with the work. There are no warranties for a specific use expressed or implied in the use of these plans.
- All dimensions are calculated from face of stud wall to face of stud wall unless noted otherwise. Stud walls not dimensioned are typically 2 x 4 (1 1/2" x 3 1/2") or 2 x 6 (1 1/2" x 5 1/2").
- Window sizes indicated on the plans are noted by generic sash sizes. General Contractor to notify Architect if a specific size is not available.
- Refer to floor plans, exterior elevations and this sheet for the types and sizes of windows.
- All windows and doors installed shall meet the requirements for Energy Star Certification.
- Provide double floor joist under all walls and tubs which are parallel to floor joist span direction.
- General Contractor to ensure that pre-fab fireplace construction meets or exceeds all applicable codes and pre-fab fireplace manufacturers recommendations. Flue height to meet height shown on elevations. Do not exceed top of chimney chase. Provide combustion air vents, with screen and back damper for fireplaces, wood stoves and any appliance with an open flame. All fireplace chase walls to be insulated inside and outside. Provide horizontal "draft stops" at each floor level by packing R-19 insulation between 2 x 4 joists. Verify that all flues vent properly prior to completion.
- General Contractor to coordinate gas service requirements with the owner.
- General Contractor to consult and coordinate with the Owner, the Architect, and the plans for all built in requirements including shelving, closets, pantry, bookcases, etc.
- General Contractor to consult and coordinate with the Owner concerning requirements for security systems, central vacuum and any audio, computer or television (including satellite) systems. No exposed components, conduit, wiring, etc. of these systems will be allowed.
- Contractor shall make every attempt to create a waste management plan to reduce or divert waste generated from new construction activity from landfills and incinerators to a level below industry norm.

## General Floor Plan Notes:

- Do not scale drawings, follow dimensions only. If dimension is not called out, verify dimension with Architect.
- All dimensions are calculated from face of stud wall to face of stud wall unless otherwise noted. Walls not dimensioned are typically 2 x 4 (1 1/2" x 3 1/2").
- All interior walls to be covered with 1/2" gypsum board, with metal corner reinforcing. Tape, float and sand (3 coats) with skim coat applied where non flat paint is to be applied.
- Walls common to garage and house to have a layer of 5/8" each side, 1 hr., fire rated gypsum board at the garage side.
- All bath and toilet area walls and ceilings adjacent to wet areas to have cementitious backer board.
- Bedroom windows to have a minimum clear opening of 5 sq. ft. for windows with a sill height to ground level of 44" or less, or 5.7 sq. ft. for windows with a sill height to ground level greater than 44". Bedroom windows should have a minimum clear width of 20", and a minimum clear height of 24".
- All glass located within 18" of floor, 24" of a door or located within 60" of floor at bathtubs, whirlpools, showers, saunas, steam rooms or hot tubs to be tempered.
- Bathrooms and utility rooms to be vented to the outside with a minimum of a 90 CFM fan. Range hoods to be vented to outside.
- Provide synthetic marble tops, splash, lavatories and whirlpool tub unless otherwise noted.
- Synthetic marble walls and glass to be 7/8" above finish floor in master bath shower unless otherwise noted. Locate shower head at 6-9" AFF.
- Tile walls in tub alcove to be 7/8" AFF in all other bath(s) unless otherwise noted. Locate shower head at 6-9" AFF.
- General Contractor to field verify all cabinet dimensions before fabrication.
- All interior ceilings to be covered with 1/2" gypsum board attached with screws only unless noted otherwise. Tape, float and sand(3 coats) with skim coat applied over entire ceiling surface.

## General Elevation Notes :

- Exterior flashing to be correctly installed at all connections between roofs, walls, chimneys, projections, fenestration and penetrations as required by approved construction practices.
- General Contractor to provide adequate attic ventilation and roof vents per local governing code. Install continuous low profile shingle ridge ventilation. Provide appropriate soffit ventilation at overhangs.
- All plumbing and mechanical vents to be located close together within the attic space when possible to minimize the number of roof penetrations. All plumbing and mechanical vents which appear above the roof to be located away from any prominent view. No vents to be allowed on the roof front. All metal and PVC vents and penetrations to be primed and painted to closely match the roof color.
- General Contractor to locate the utility meters away from any prominent view. Utility meters to be located as close to grade as possible to minimize the visual impact of the meters.
- Gutters and downspouts are not included on the elevations. General Contractor to verify the existing topographic grades and locate downspouts towards front and rear of house based on topographic conditions to allow positive drainage away from the house. Do not locate downspouts in prominent locations. General Contractor to obtain Owner and Architect approval of all downspout locations. Gutters and downspouts to closely match trim color of house or if appropriate downspouts may be color matched to primary elevation material, unless noted otherwise on the drawings.

## General Electrical Notes:

- Electrical plans(s) illustrate basic design intent only. Electrical contractor to be responsible for adhering to all applicable codes and safety requirements.
- Contractor to coordinate with Owner and Architect for light fixture and switch locations. Light fixtures to align with other light fixtures or with adjacent HVAC SAR's and RAG's.
- General Contractor and electrical subcontractor to review the plan(s) and walk through the job to verify that the design intent is maintained. General Contractor to notify Architect if any items are different from the reflected ceiling plan(s) before the installation of fixtures, switches, etc.
- Gas or electrical service to be provided as required for all appliances and equipment such as refrigerator, dish washer, disposal, freezer, cook top washer, dryer, ovens, HVAC equipment, alarm panel, etc. Provide outlet above range for microwave or hood vent if final kitchen layout requires.
- All outlets that that are near any water condition to be G.F.I type.
- Switches and outlets to be coordinated with the owner and color matched with the interior trim.
- Provide waterproof outlets as per plans.
- General Contractor to verify with the owner all locations of phone outlets, computer outlets and electronic device outlets. All computer outlets to be on a dedicated circuit.
- General Contractor to verify with the owner the locations of the cable TV outlets.
- Dimmers to be sized for the appropriate load of the fixtures and lamps selected. Slide type dimmers are preferred.
- Verify trim size for all doors and windows before switches are located. Locate switches close to trim and align with each other if there are multiple switches.
- Block and pre wire separate switches to each light and ceiling fan.
- General Contractor to verify with Architect and/or landscape architect all landscape and exterior lighting circuits and switches.
- General Contractor to verify with the owner if exterior security lights are desired. If so, General Contractor to verify the type of fixture, location, and required switching.
- General Contractor to coordinate all the requirements of an alarm system with the owner if one is desired.
- Provide hardwired smoke detectors, with battery backup, on all floors and in each bedroom, verify local code requirements.
- A/C unit location(s) are not to be located next to master bedroom or patio area.
- Panel box to be verified to accommodate all calculated loads.
- Decorative light fixtures to be selected by the owner and coordinated with the General Contractor. The owner to approve all substitutions.
- General Contractor to coordinate the lamp selection and recessed can size and trim with owner.
- Verify a Carbon Monoxide (CO) monitor on each floor.
- All appliances and fixtures shall be Energy Star rated.

## General Plumbing Notes:

- Plumbing subcontractor to be responsible for adhering to all applicable codes and safety requirements.
- Provide gas service to all water heaters and HVAC equipment as required.
- If wall plaster or joists are cut during the installation of plumbing fixtures or equipment provide bracing to the framing back together.
- Where water heaters are located in the attic provide metal pans. Provide auxiliary drain to outside for possible overflow.
- All gas water heaters to be vented at top out.
- All plumbing and mechanical vent stacks to be located close together in the attic. Vent stacks to be located to the rear of the house away from prominent view. All vent stacks to be primed and painted to closely match roof color.

## General HVAC System Notes:

- Mechanical subcontractor is responsible for adhering to all applicable codes and safety requirements.
- HVAC subcontractor to fully coordinate all system data and requirements with the equipment supplier. HVAC subcontractor to provide final system layout drawing and submit it to General Contractor, owner and equipment supplier for final review and approval.
- Verify existing system has sufficient capacity for new addition.
- Equipment shall be sized using ACAA Manual J, the ASHRAE Handbook of Fundamentals (current edition) or an equivalent computation procedure.
- Provide ducting for all exhaust fans, the vent-a-hood, and the dryer vent.
- See the general electrical notes for the location of the S.A.R.'s and R.A.G.'s in relation to the light fixtures.
- All thermostats to be located directly above the adjacent light switches.
- All thermostats shall be Energy Star labeled and programmable (except heat pumps & hydronic systems per Energy Star recommendations)
- Select and test air conditioning systems and refrigerant to ensure performance and minimize contributions to ozone depletion and global warming per LEED for Homes EA 11.
- Attic HVAC unit(s) to be located within 20 ft. of their service opening. Do not locate return air grilles within 10 ft. of a gas fired appliance.
- Do not locate unit(s) over areas with a span of more than 10'-0".
- All mechanical and plumbing vent stacks including gas flues to be located together in the attic to minimize roof penetrations, vent stacks to be located to the rear of the house away from prominent view. All vent stacks and flues to be primed and painted to closely match the roof color.
- Do not locate unit(s) at master bedroom or patio area.
- HVAC Contractor to review and follow the requirements of ASHRAE Standard 62.2-2007, Sections 4 & 7 regarding outdoor ventilation.
- Install air filters with a minimum efficiency reporting value (MERV) equal to or greater than 8 and ensure that air handlers can maintain adequate pressure and flow. Air filter housings must be air tight to prevent by-pass or leakage.

## Additional Notes:

- All existing windows to be replaced with new windows.
- All existing shutters to be replaced.

## Zoning Information:

2018 International Residential Code

City of Knoxville, EN Zoning

Building Coverage Maximum 25%, Actual Building Coverage 13%  
Lot Size: 25,099 SF  
Building Footprint: 3,203 SF  
Impervious Surface Coverage Maximum 35%, Actual Impervious Surface Coverage 21%  
Driveway Footprint: 1,985 SF

Front Setback: Plus or minus 10'-0" of the average blockface, no less than 40'  
Interior Side Setback: 10% of Lot Width, 13.65'  
Corner Side Setback: 15% of Lot Width, 20.34'  
Rear Setback: 25'  
Driveway Setback from street: 50'

### Please Note :

Do not scale drawings. Holly Young Williams Architect must be notified in writing of any human errors and given time to correct any errors before you continue work.

# Tisue Addition and Renovation

Troy and Nancy Tisue

6716 Sherwood Drive

Knoxville, Tennessee 37919

**HOLLY  
YOUNG  
WILLIAMS  
ARCHITECT**

holly@hywarchitect.com

865.661.6588

## Revisions

4 Plan Changes, 1.5.24

5 Plan Changes, 1.31.24

August 22, 2023

General Notes

# G1.1

**From:** Holly Williams <[holly@hywarchitect.com](mailto:holly@hywarchitect.com)>

**Sent:** Thursday, January 25, 2024 1:42 PM

**To:** Mark Riehl <[MRiehl@knoxvilletn.gov](mailto:MRiehl@knoxvilletn.gov)>

**Cc:** Grant McMahan <[grant@mccamyconstruction.com](mailto:grant@mccamyconstruction.com)>

**Subject:** Re: City of Knoxville Zoning Variance Application

Mark,

My calculations in reference to Article 4.4.B.2 are as follows:

Existing Front Yard Square Footage as permitted: 8609 SF

New Circular Drive: 1957.5 SF

22.7% total area of the front or corner side yard, below the maximum of 25%

Please let me know what else you might need.

Thank you,

Holly

## Jennifer Scobee

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**From:** Steve Borden <Steve.Borden@tn.gov>  
**Sent:** Wednesday, February 7, 2024 10:15 AM  
**To:** Jennifer Scobee  
**Subject:** RE: COK February BZA applications

Jennifer,

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

Please let me know if you need any additional information.

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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February 7, 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-D-24-VA, 2-A-24-VA, and 2-C-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". The signature is written in a cursive style.

Christian Wiberley, P.E.  
Engineering

**VARIANCE**  
*2-A-24-VA*  
Knoxville BZA  
PUBLIC HEARING  
(865) 215-4244

