



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) Daria Krol (R2R studio,llc)	Owner <input type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address 2575 Willow Point Way, Suite 105	Contractor <input type="checkbox"/>	Modification of Existing Structure <input checked="" type="checkbox"/>
City, State, Zip Knoxville, TN 37931	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number 865-769-8075	Other <input checked="" type="checkbox"/>	Signage <input type="checkbox"/>
Applicant Email dkrol@r2rstudio.com		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 6901 Nubbin Ridge Drive City, State, Zip Knoxville, TN 37919
 See KGIS.org for Parcel # 121PG012 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.

The Owners would like to utilize the existing detached accessory building as a garage as well as a pool house for their newly constructed swimming pool.

Here are the following variances requested:

1. Increase the required maximum building coverage for a single accessory structure from 900sf to 1,337sf based on the area of the lot being more than 15,000sf, but less than an acre (Article 10.3.A).
2. Increase the required maximum allowed floor area of an ADU from 40% of the primary dwelling floor area to 44.8% (Article 10.3.B.9).
3. Increase the required maximum number of driveways for lot frontages less than 150ft from 1 to 2 (Article 11.7, Table 11-5).

Describe hardship conditions that apply to this variance.

The hardship is due to the fact that the building already exists and had been on the property when it was purchased. The hope is to better utilize it, and refurbish it so it aesthetically matches the residence. Both driveways are existing. The driveway to the building will become a primary one, and the current driveway will become an additional parking as on street parking is prohibited.

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 Daria Krol DATE 3/26/24

File #



BOARD OF ZONING APPEALS APPLICATION

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

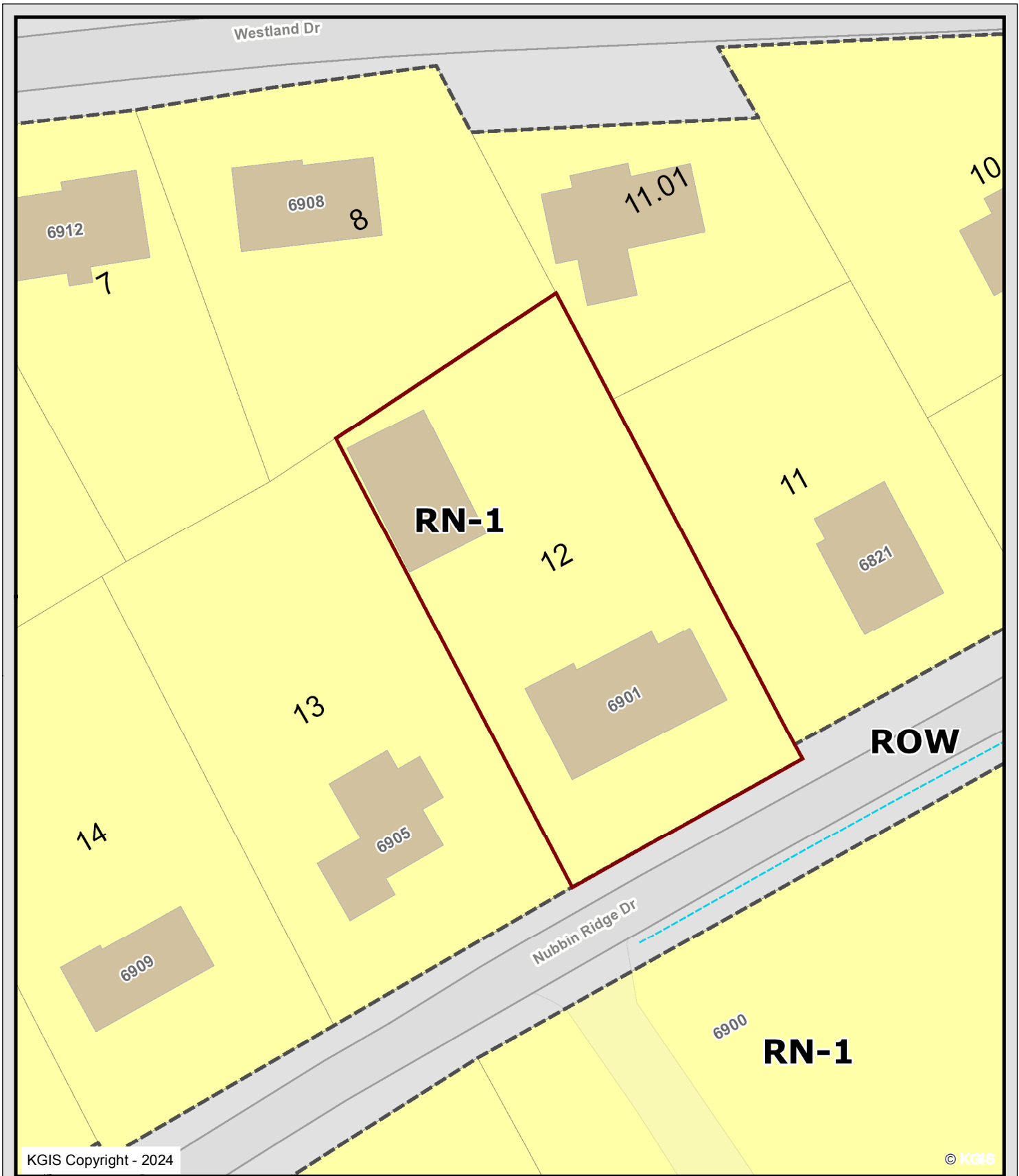
Is a plat required? Yes No

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

(This area is intentionally left blank for the applicant to provide details of the variance request and ordinance citations.)

PROJECT INFORMATION

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



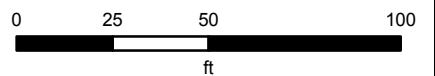
6901 NUBBIN RIDGE DR

4-C-24-VA
DARIA KROL

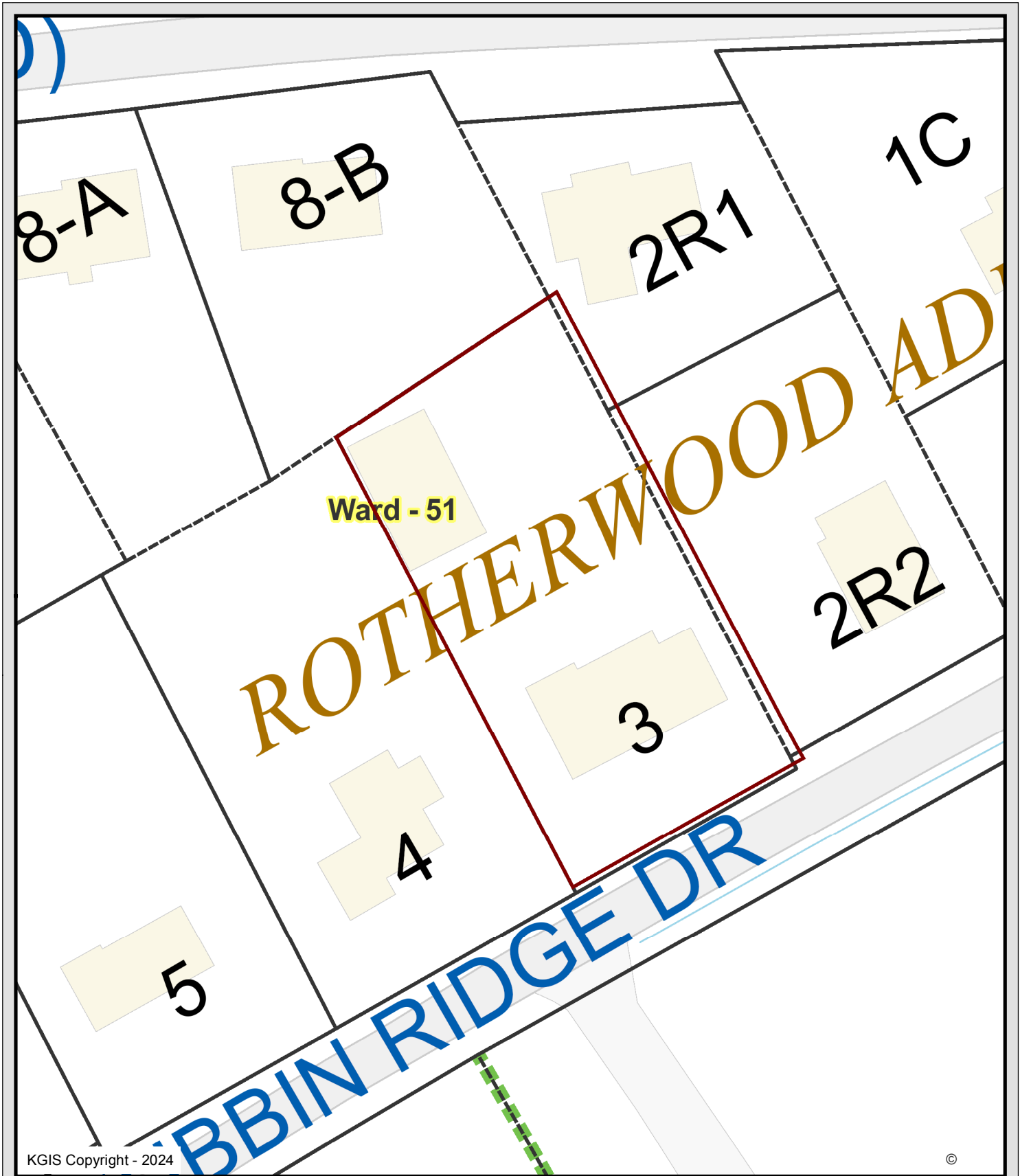
Knoxville - Knox County - KUB Geographic Information System



Printed: 3/13/2024 at 2:28:44 PM



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 - 2024

©

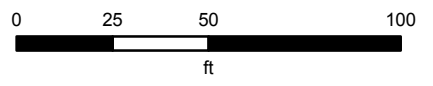
6901 NUBBIN RIDGE DR

4-C-24-VA
DARIA KROL

Knoxville - Knox County - KUB Geographic Information System



Printed: 3/13/2024 at 2:29:03 PM



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.



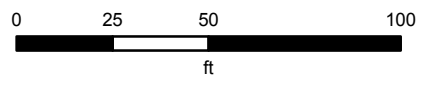
KGIS Copyright - 2024

© KGIS

6901 NUBBIN RIDGE DR

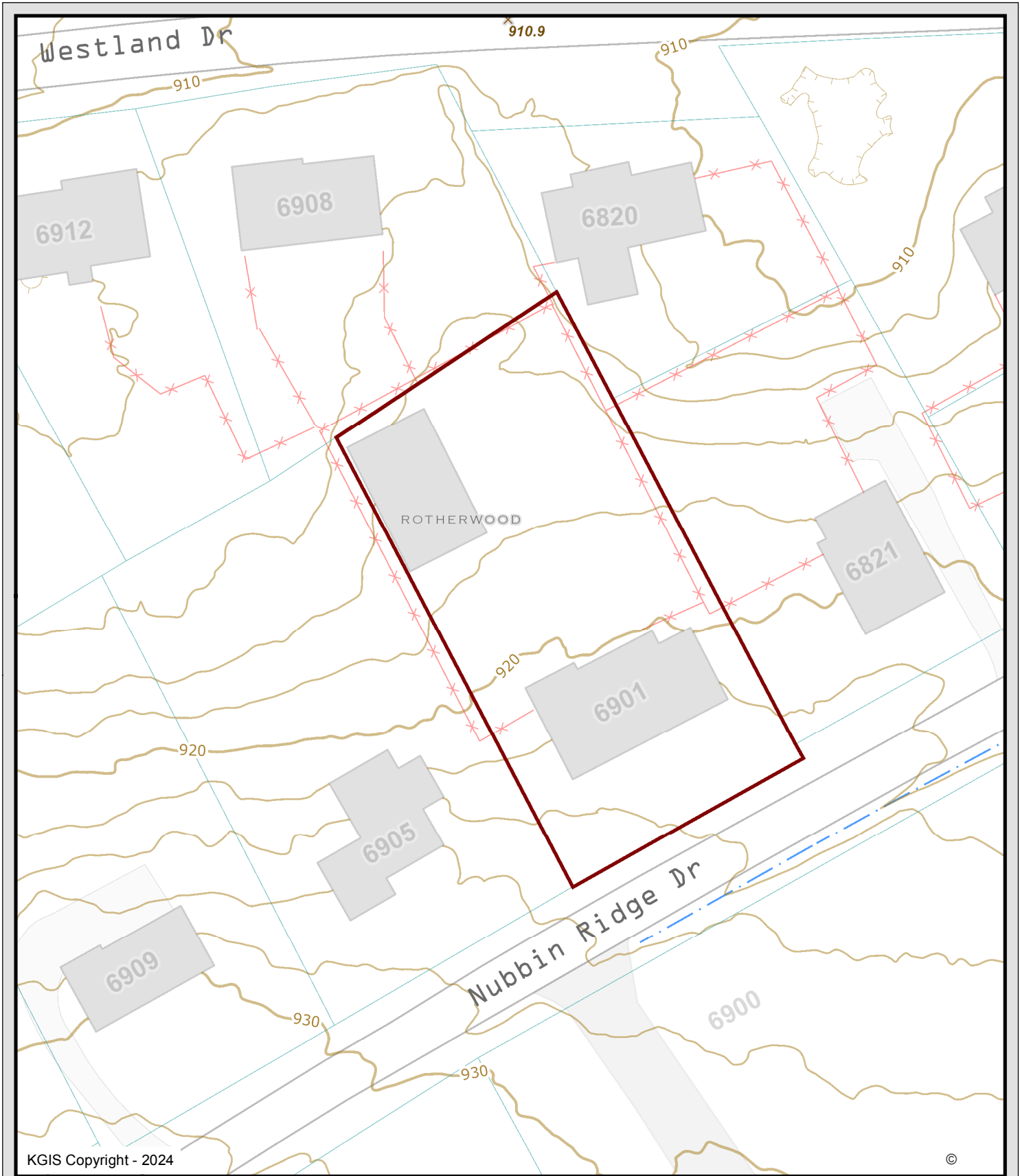
4-C-24-VA
DARIA KROL

Printed: 3/13/2024 at 2:28:22 PM



Knoxville - Knox County - KUB Geographic Information System

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 - 2024

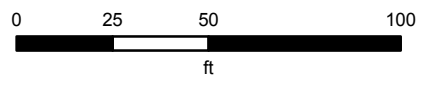
©

6901 NUBBIN RIDGE DR

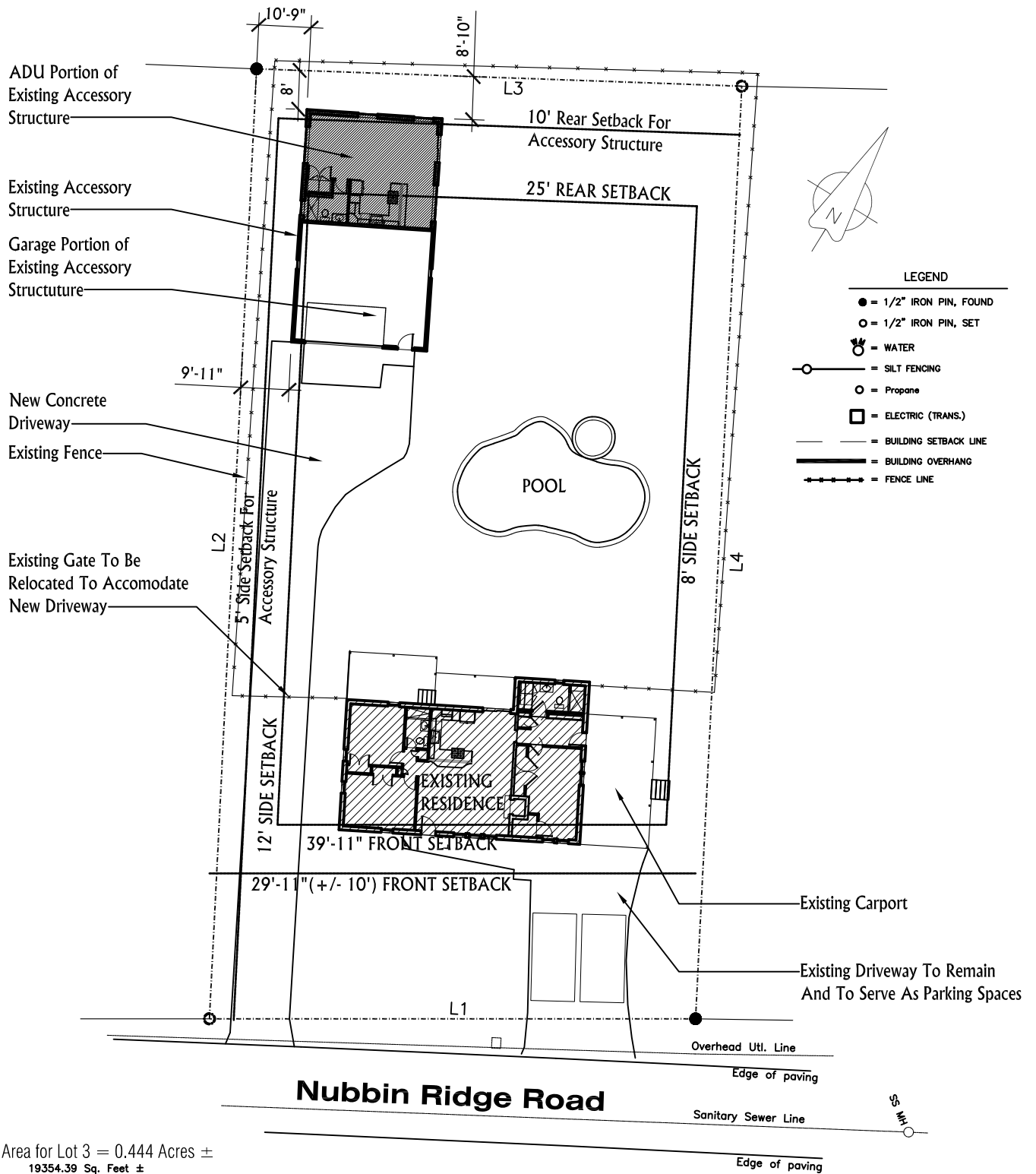
4-C-24-VA
DARIA KROL

Printed: 3/13/2024 at 2:29:32 PM

Knoxville - Knox County - KUB Geographic Information System



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.



Total Area for Lot 3 = 0.444 Acres ±
19354.39 Sq. Feet ±

LINE	BEARING	DISTANCE
L1	S 58°23'28" W	100.00'
L2	N 28°45'59" W	195.56'
L3	N 60°26'01" E	99.89'
L4	S 28°45'59" E	192.00'

Dwg. Title: Site Plan- Page 1

Dwg. Scale: 1" = 30'

Date: March 14, 2024

Rev. Date:

FILE NAME: McGuirk site

PROJECT NO: 2023-120

Additions & Renovations To:
McGuirk Residence
6901 Nubbin Ridge Drive
Knoxville, TN 37919

R2K
studio, llc
865.769.8075 v.
865.769.8076 f.

Sheet No.:

NOTE:

BASE INFORMATION IS TAKEN FROM THE BOUNDARY SURVEY PREPARED BY CROSS LAND SERVICES, RLS # 1963, DATED NOVEMBER 2, 2023, AND PROVIDED BY OWNER. THE ARCHITECT, ANY OF THEIR CONSULTANTS, AND THE OWNER SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THIS INFORMATION. PHYSICAL FEATURES TO BE DEMOLISHED, IF ANY, HAVE BEEN OMITTED FROM THE BASE FOR CLARITY.

DISTRICT 6 COUNTY OF Knox within the City of Knoxville
LOT NO. 3 BLOCK H IN Rotherwood Subdivision
HOUSE NO. 6901 Nubbin Ridge
MAP CAB. B SLIDE 5C DATE 11-2-23
TAX MAP 121P GROUP G PARCEL 012.00
WARRANTY DEED BK. 202201030052307
BEARING BASE Tennessee Grid North) TDOT Network (Geo12b)

ZONING INFORMATION:


ZONE : RN-1

TOTAL LOT AREA: 0.444 Acres 19,354.4 SF

EXISTING RESIDENCE	1,432 SF	(9.35%)
EXISTING CARPORT	379 SF	(1.95%)
EXISTING COVERED PORCH	286 SF	(1.47%)
EXISTING ACCESSORY BUILDING	1,337 SF	(6.90%)
POOL HOUSE (ADU)	642 SF	
GARAGE	695 SF	
TOTAL BUILDING COVERAGE (MAX. 30%)	3,434 SF	(19.67%)

ACCESSORY BUILDING / POOL HOUSE (ADU) INFORMATION :

- EXISTING DETACHED ACCESSORY BUILDING IS ENCROACHING INTO THE 10' REAR SETBACK.
- EXISTING DETACHED ACCESSORY BUILDING IS 1,337 SQUARE FEET WHICH IS LARGER THEN 900 SF MAXIMUM ALLOWED FOR THE LOT AREA MORE THAN 15,000 SF BUT LESS THAN AN ACRE.
- EXISTING RESIDENCE HAS FLOOR AREA OF 1,432 SQUARE FEET.
 THE ADU PORTION OF THE EXISTING ACCESSORY STRUCTURE WILL BE 642 SF, WHICH IS GREATER THAN 40% (572.8 SF) OF PRIMARY DWELLING FLOOR AREA BY 69.2 SQUARE FEET.

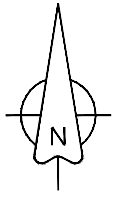
Dwg. Title: Site Plan- Page 2	Additions & Renovations To: McGuirk Residence 6901 Nubbin Ridge Drive Knoxville, TN 37919	 studio, llc 865.769.8075 v. 865.769.8076 f.	Sheet No.:
Notes, Zoning Information			
Dwg. Scale: 1" = 30'			
Date: March 14, 2024			
Rev. Date:			
FILE NAME: McGuirk site			
PROJECT NO: 2023-120			

PROPOSED
FIN. FLOOR
ELEV. 924.0'

ASBUILT
FIN. FLOOR
ELEV. x

GARAGE
ELEV. 917.50'

GARAGE
ELEV. x



Land Services

Survey & Site plan for Lot 3 - Rotherwood on Ebenezer Pike opposite Westmoreland Heights

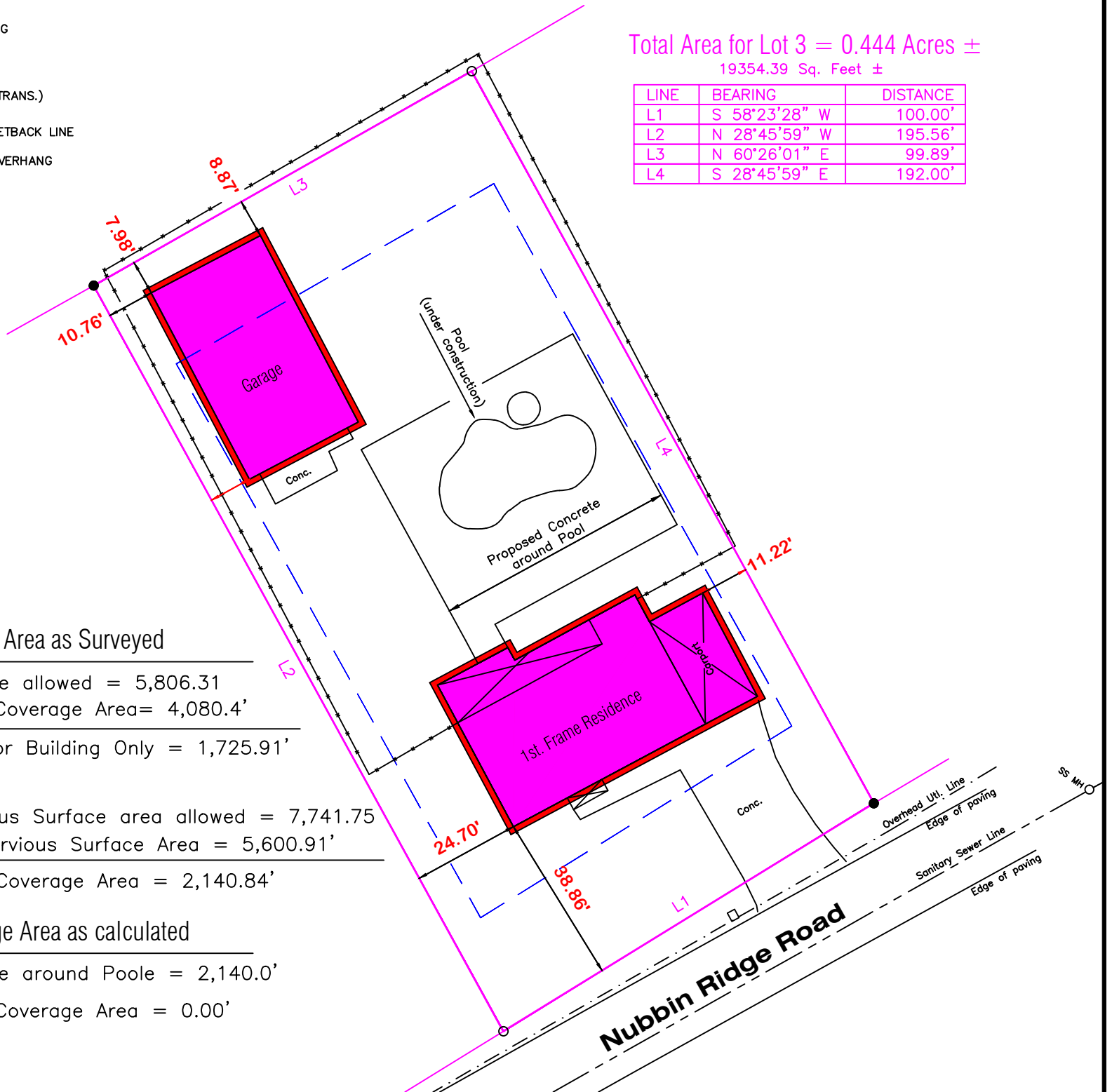
LEGEND

- = 1/2" IRON PIN, FOUND
- = 1/2" IRON PIN, SET
- ☉ = WATER
- = SILT FENCING
- = Propane
- = ELECTRIC (TRANS.)
- - - - - = BUILDING SETBACK LINE
- — — — — = BUILDING OVERHANG
- * * * * * = FENCE LINE



Total Area for Lot 3 = 0.444 Acres ±
19354.39 Sq. Feet ±

LINE	BEARING	DISTANCE
L1	S 58°23'28" W	100.00'
L2	N 28°45'59" W	195.56'
L3	N 60°26'01" E	99.89'
L4	S 28°45'59" E	192.00'



Existing Coverage Area as Surveyed

30% Max Coverage allowed = 5,806.31
 Existing Building Coverage Area = 4,080.4'
 Remaining Area for Building Only = 1,725.91'

40% Max Impervious Surface area allowed = 7,741.75
 Existing Max Impervious Surface Area = 5,600.91'

Remaining Total Coverage Area = 2,140.84'

Proposed Coverage Area as calculated

Proposed Concrete around Poole = 2,140.0'
 Remaining Total Coverage Area = 0.00'

Note: Adequate drainage control ditches and swales to properly control water runoff will be required

Note: The Contractor and/or Homeowner is responsible for verifying all improvements and actual floor elevations as shown hereon and the actual layout on the ground and any discrepancies must be reported before construction begins. The surveyor assumes no responsibility after construction begins.

NOTES

OWNER:
 Michael and Lauren McGuirk
 6901 Nubbin Ridge Rd.
 Knoxville, TN 37919

BUILDER:
 Southern Magnolia Homes, LLC
 3114 Williams Bend Rd.
 Knoxville, TN 37932

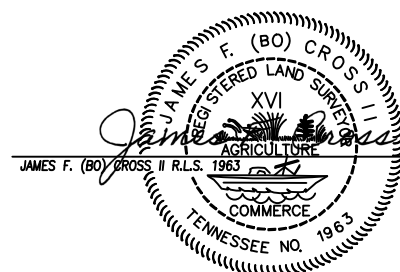
- UTILITY AND DRAINAGE EASEMENT OF 7.5' INSIDE ROAD RIGHTS OF WAYS AND THE PERIMETER BOUNDARY.
- THIS IS TO CERTIFY THAT THE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP.

3.) DESCRIBED PROPERTY IS SUBJECT TO THE LOCATION OF UNDERGROUND UTILITIES AND EASEMENTS THAT MAY EXIST AS PER OPERATING UTILITY COMPANIES, RECORDED AND/OR UNRECORDED

- 4.) MINIMUM BUILDING SETBACKS AS PER (RN-1) ZONING:
 FRONT: 25'
 REAR: 25'
 SIDES: 8' OR NOT LESS THAN 20' COMBINED

I HEREBY CERTIFY THAT I AM A SURVEYOR LICENSED TO DO SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE, THAT I HAVE SURVEYED OR HAD SURVEY TO BE MADE ON THE HEREIN DESCRIBED PROPERTY, THAT THIS PLAT CORRECTLY DEPICTS THE RESULTS OF SAID SURVEY, THAT SAME IS TRUE AND CORRECT TO THE BEST OF MY INFORMATION, KNOWLEDGE, BELIEF, AND IN MY PROFESSIONAL OPINION, AND THAT THE SURVEY MEETS CATEGORY 1 ACCURACY SPECIFICATIONS. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1/10,000, OR LESS THAN 1/10 OF A FOOT PER CORNER ON SMALL LOTS. THE SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

SURVEY FOR **Southern Magnolia Homes, LLC**
 DISTRICT 6 COUNTY OF Knox within the City of Knoxville
 LOT NO. 3 BLOCK H IN Rotherwood Subdivision
 HOUSE NO. 6901 Nubbin Ridge
 MAP CAB. B SLIDE 5C DATE 11-2-23
 TAX MAP 121P GROUP G PARCEL 012.00
 WARRANTY DEED BK. 202201030052307
 BEARING BASE Tennessee Grid North) TDOT Network (Geo12b)



11-2-23
DATE