

CITY OF KNOXVILLE 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) Brad White	Owner <input type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address 2703 Green Ash Ln	Contractor <input checked="" type="checkbox"/>	Modification of Existing Structure <input checked="" type="checkbox"/>
City, State, Zip Knoxville, Tn 37932	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number 865-770-9292	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Applicant Email Brad.whiteconstruction@gmail.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 7412 Bennington Dr City, State, Zip Knoxville, Tn 37909

See KGIS.org for Parcel # 106NK023 City Council District # 2 and Zoning District RN1

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.
 In reference to Article 4.3 table 4.1

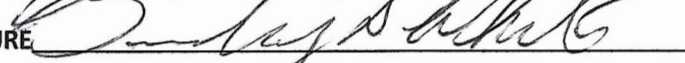
I'm a contractor working for Jared and Caroline Ziegler. They are wanting to add on to their house. We will be adding a 25'w x 27'D 2 car garage and adding a dining room, mud room, and main bedroom to the back of the house. We are adding a total of 1467 SF which 792 of the 1467 will be heated. Looking from street the left corner of the house is 29' from the property line. The set back is 8' to add a garage big enough for 2 cars we need 25' which would make the left corner of garage 4' from the property line 3' with a 1' overhang. We are asking for a 5' variance in order to make this work so the finished structure would be 3' off the property. They have permission from their neighbors stating that they are ok with their garage surpassing the 8' set back.

Describe hardship conditions that apply to this variance.
 There is a 50' gas easement as seen on the survey plan. This gas easement prevents us from being able to build in the back of the house. Therefore we are needing the Variance to the set back to make this build possible. Thanks for your consideration.

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 3-27-24

File #



BOARD OF ZONING APPEALS APPLICATION

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

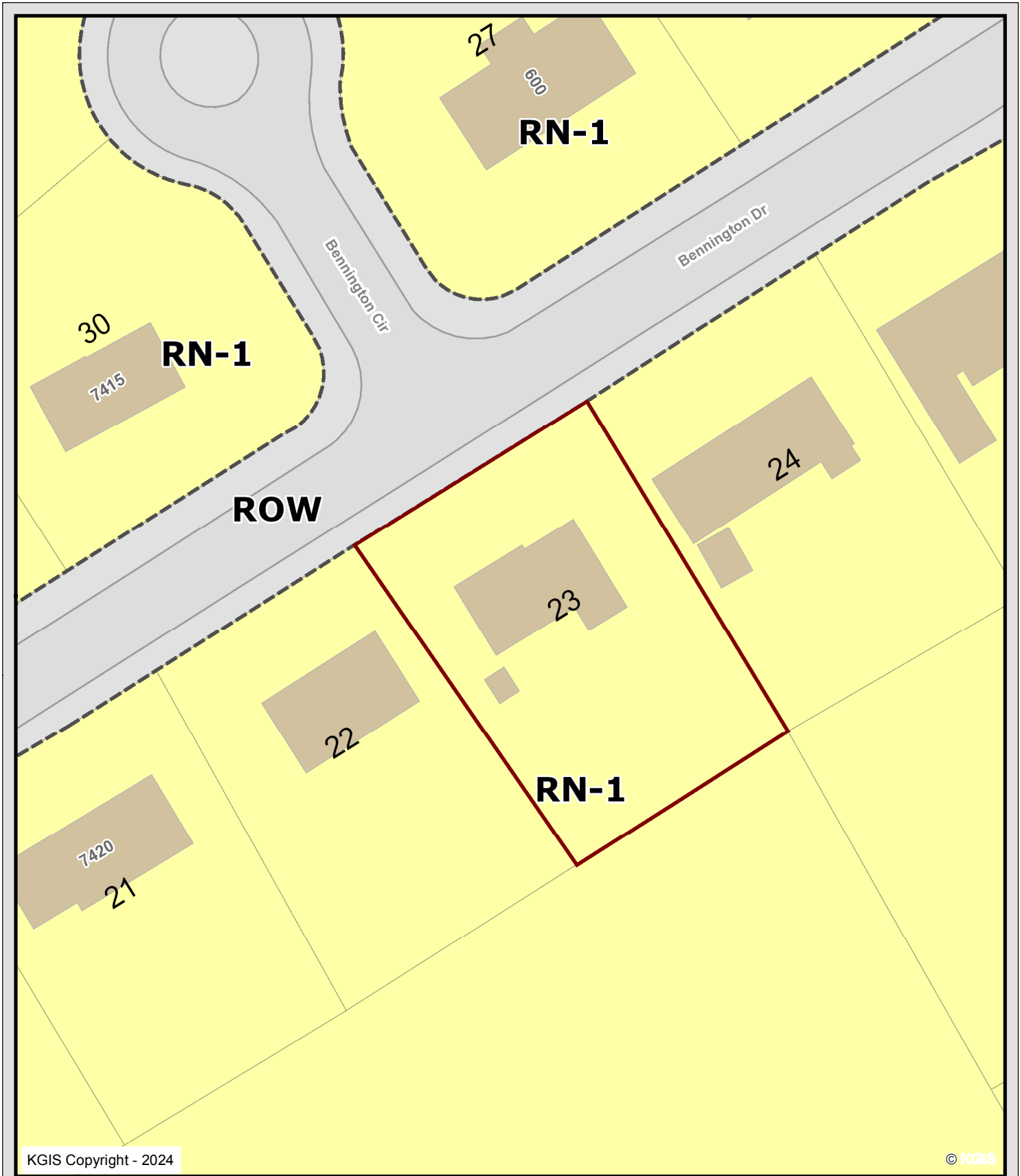
Is a plat required? Yes No

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

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

PROJECT INFORMATION

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



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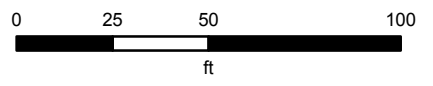
7412 BENNINGTON DR

4-F-24-VA
BRAD WHITE

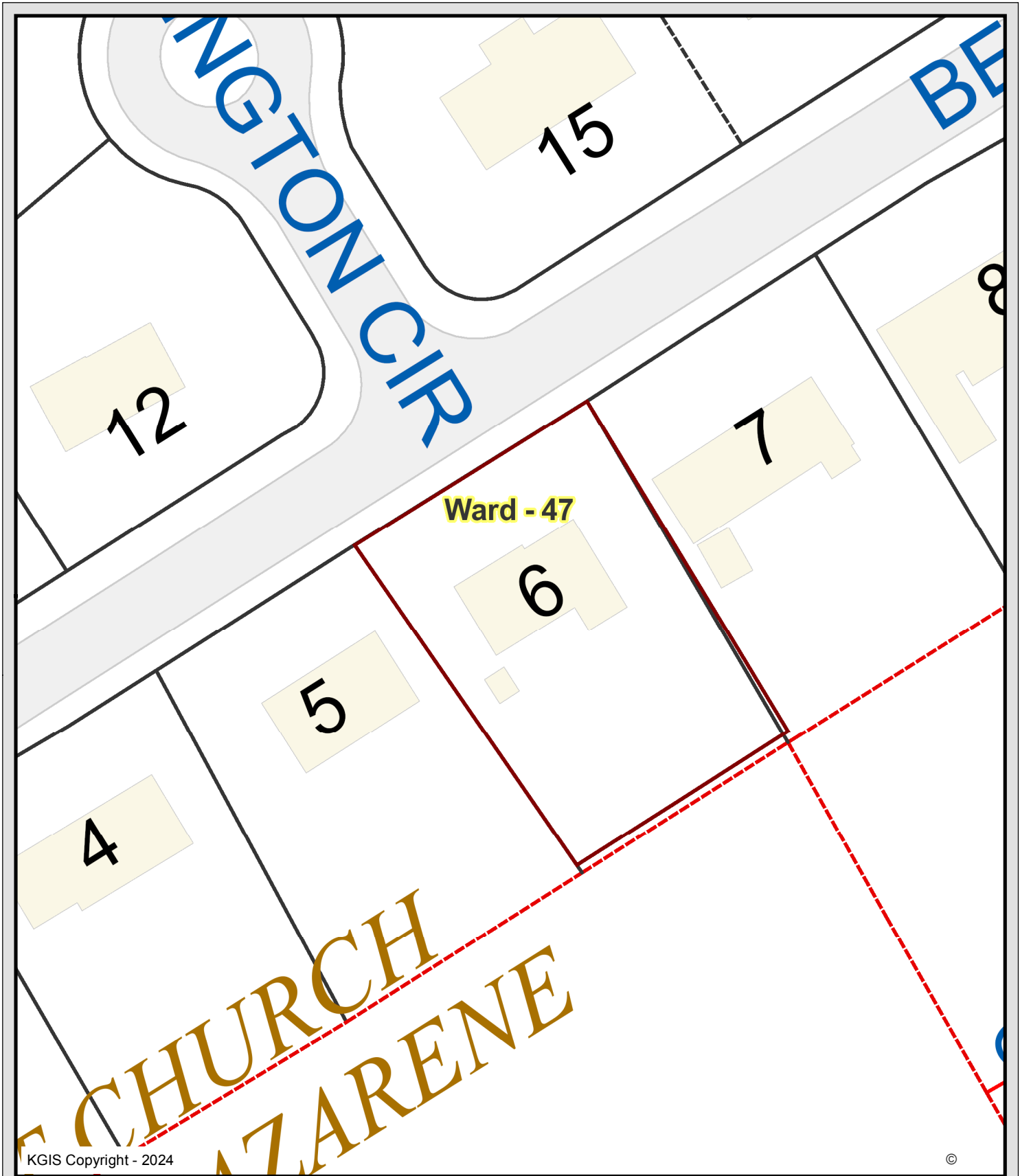
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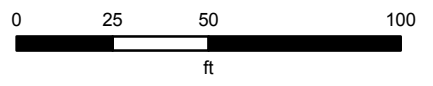
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4-F-24-VA
BRAD WHITE

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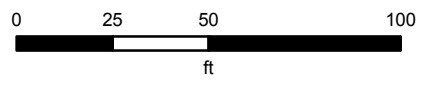
7412 BENNINGTON DR

4-F-24-VA
BRAD WHITE

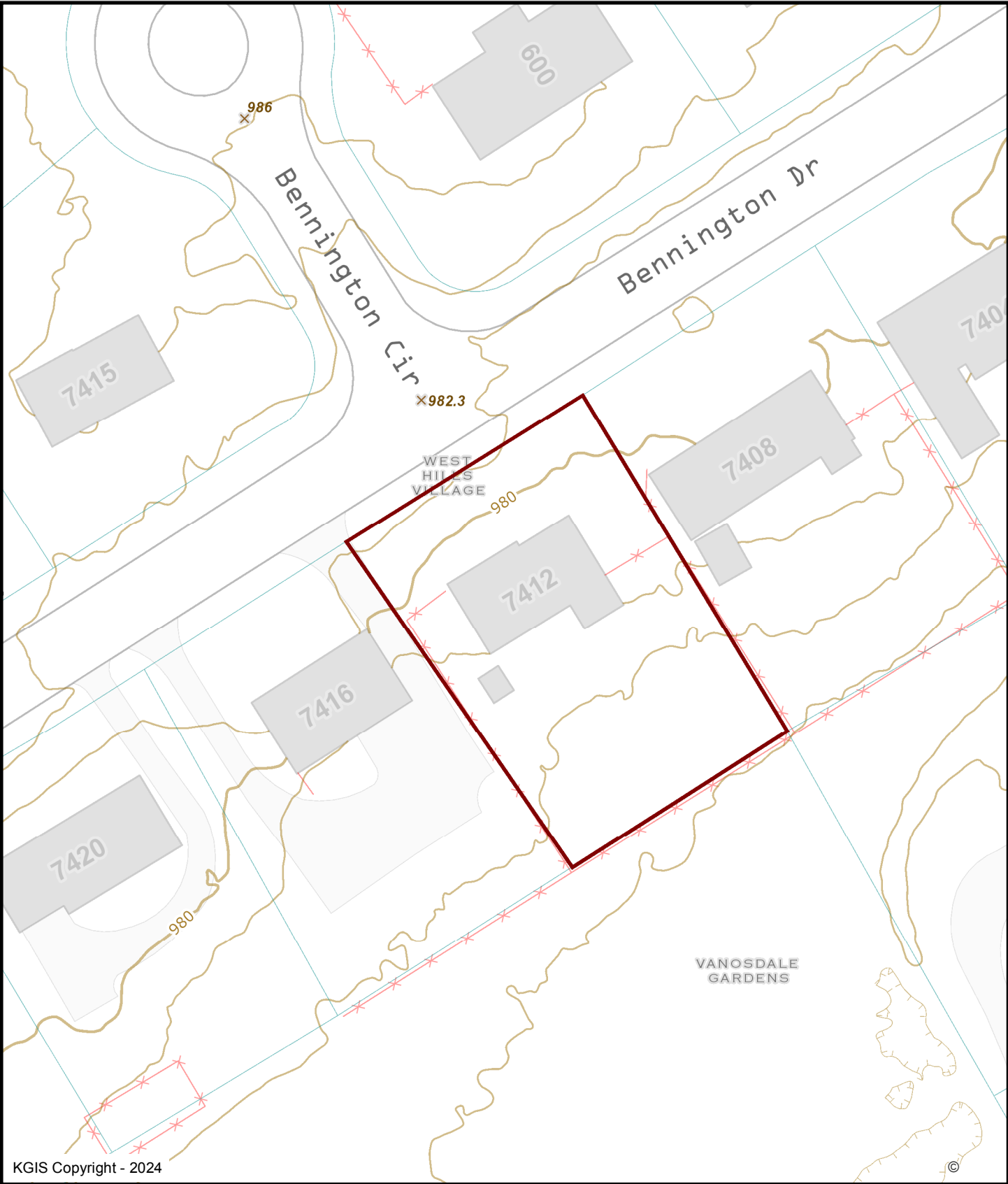
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7412 BENNINGTON DR

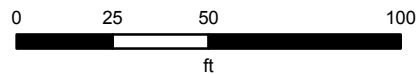
4-F-24-VA

BRAD WHITE

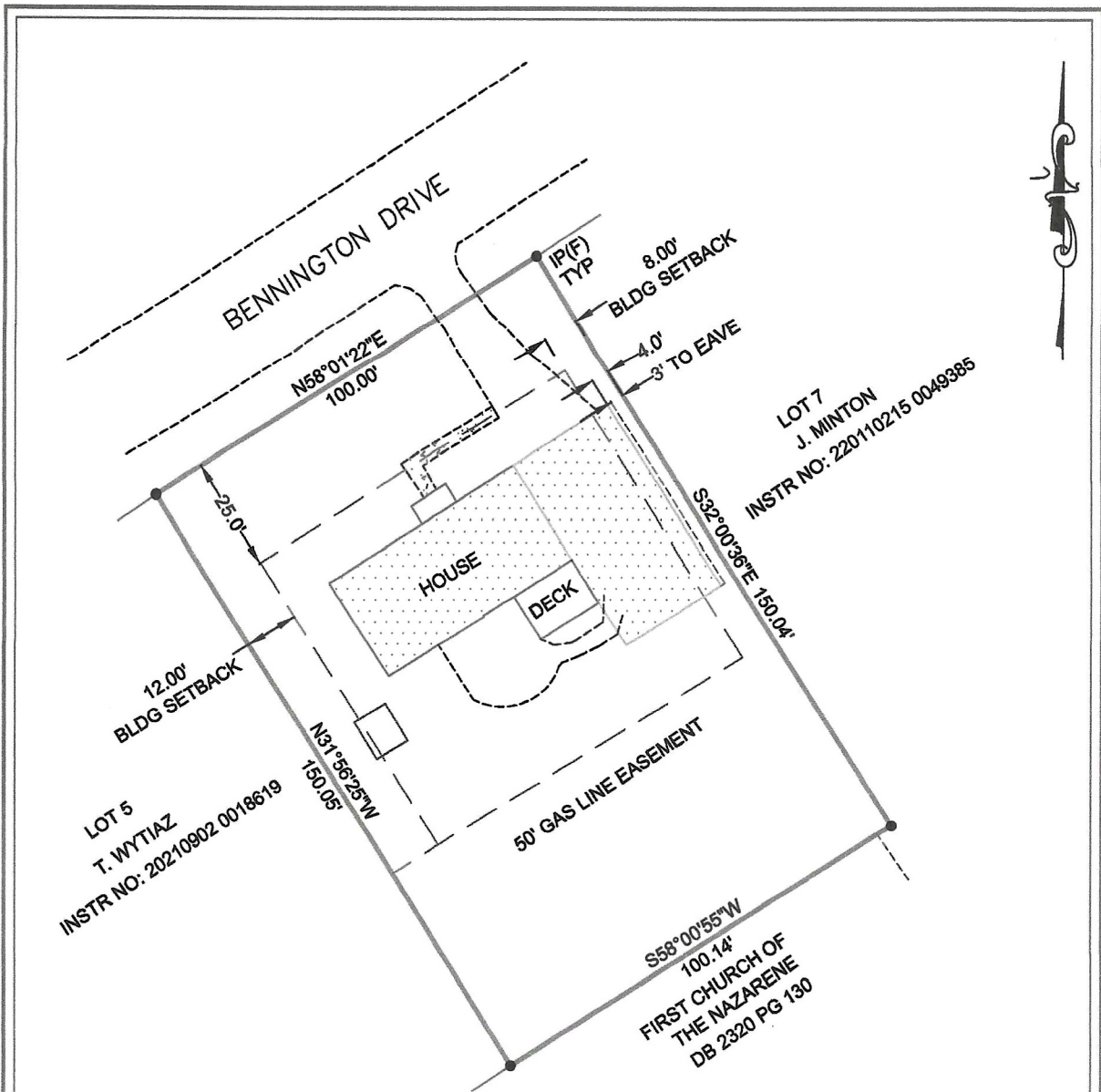
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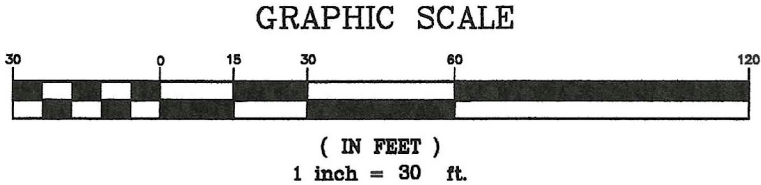
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SITE NOTES

- CORNER MONUMENTS AS SHOWN HEREON
- VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- 10' UTILITY AND DRAINAGE EASEMENT INSIDE ALL EXTERIOR BOUNDARY LINES, AND ALONG ROAD RIGHT-OF-WAYS. 5' EACH SIDE ALL INTERIOR LOT LINES.
- DEED REFERENCE: INSTRUMENT NUMBER: 20170703 0000016
- TAX MAP REFERENCE: MAP 106 NK PARCEL 23
- TOTAL AREA: 15,000 ± Sq.Ft.
- NO CERTIFICATION IS MADE REGARDING ZONING CONFORMANCE.
- ALL STRUCTURES, UTILITIES AND / OR EASEMENTS THAT MAY EXIST ON OR CROSSING SURVEYED PROPERTY, NOT SHOWN THIS SURVEY.
- SURVEYED PROPERTY IS SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS, RIGHT-OF-WAYS, & RESTRICTIONS OF RECORD OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS, NOT SHOWN BY PUBLIC RECORDS.

**VARIANCE REQUEST
SIDE YARD SETBACK
FROM 8' TO 3'**



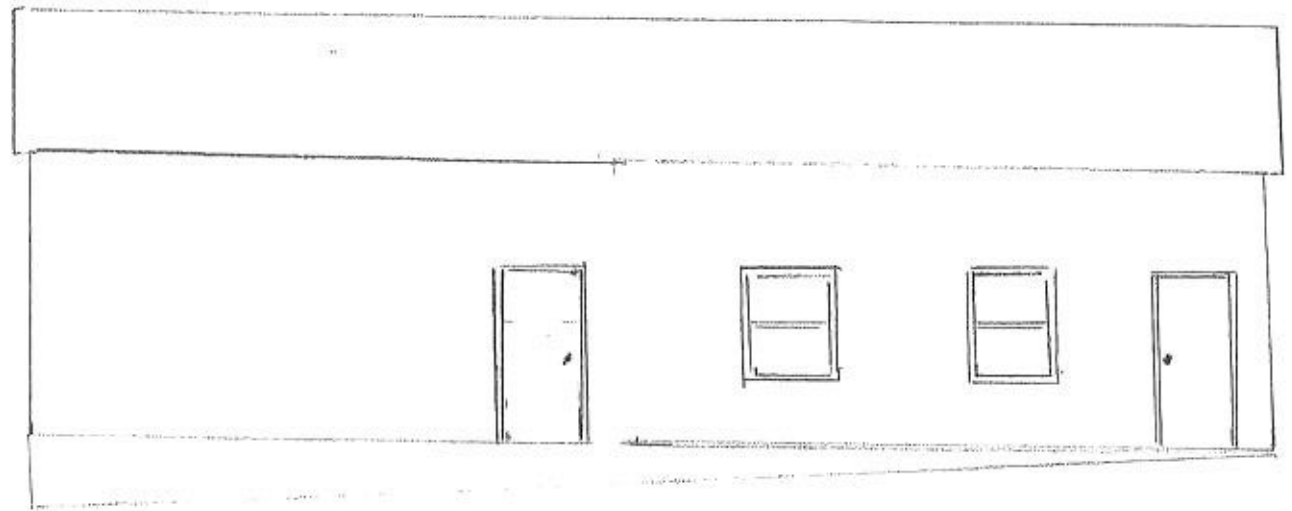
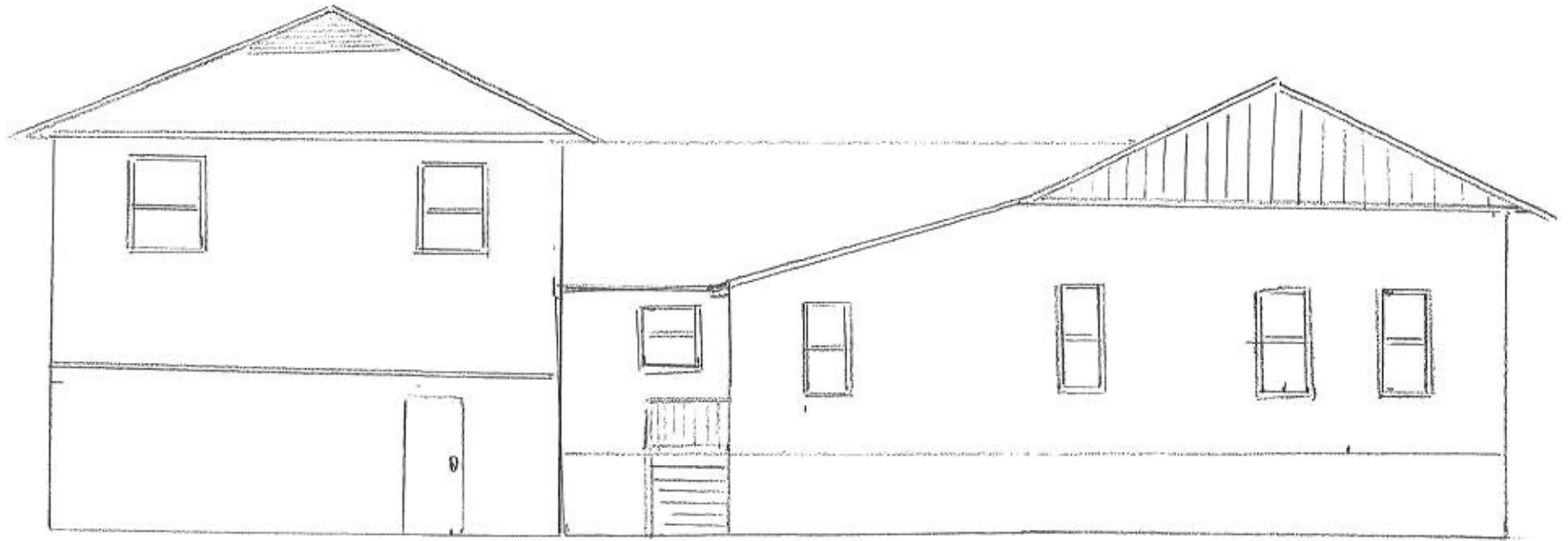
OWNER
CAROLINE & JARAD ZIEGLER
7412 BENNINGTON DRIVE
KNOXVILLE, TENNESSEE 37909

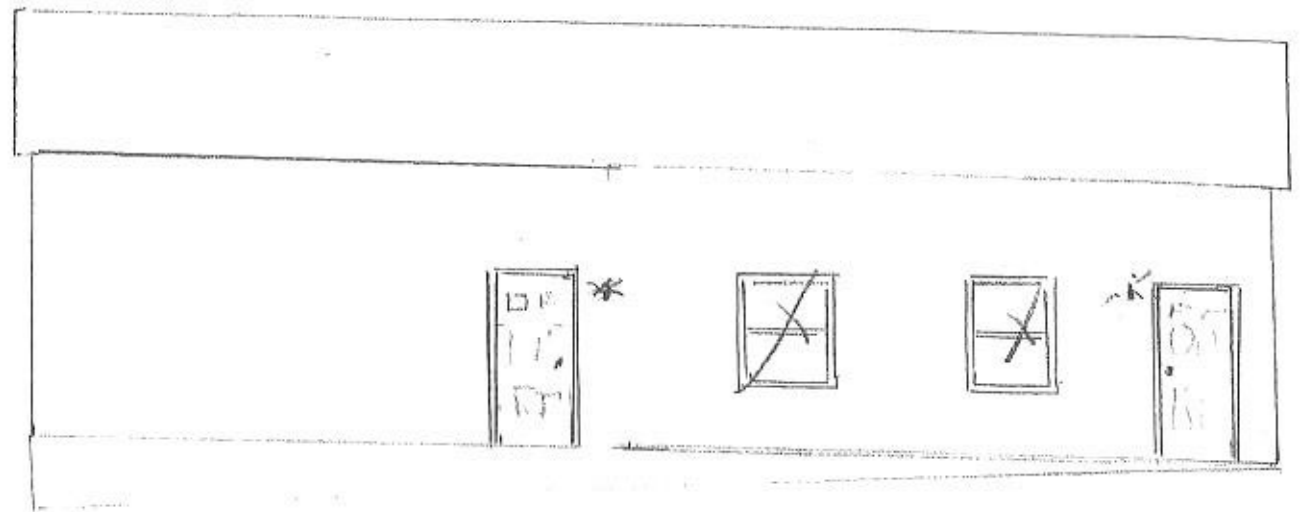
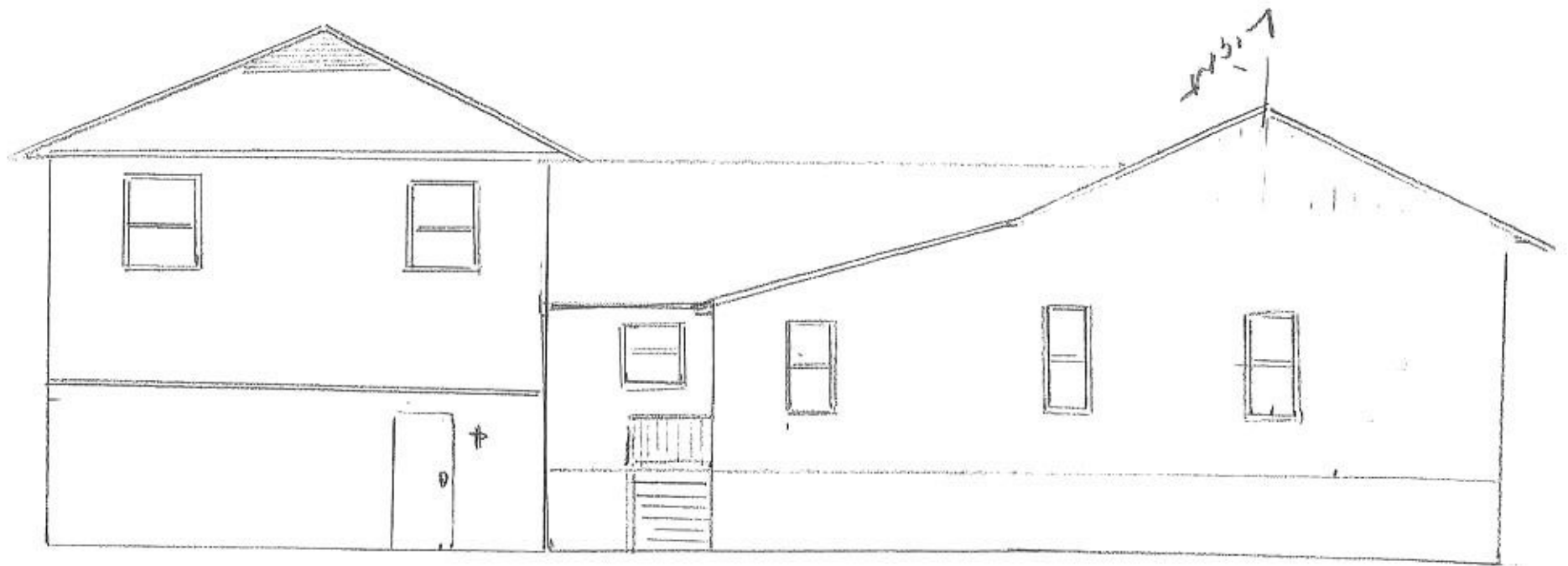
<p>LeMAY & ASSOCIATES CONSULTING ENGINEERS</p> <p>10816 KINGSTON PIKE KNOXVILLE, TN. 37934 PH: 865-671-0183</p>	<p>WEST HILLS VILLAGE UNIT 1</p> <p>7412 BENNINGTON DRIVE CITY OF KNOXVILLE* BLK 47130 DISTRICT 6 * WARD 47* KNOX COUNTY * TENNESSEE</p>	<p>DATE: 03/25/2024</p>
		<p>SCALE: 1" = 30'</p>
		<p>DWG. NO. 6412</p>
		<p>DRAWN BY: RELjr.</p>

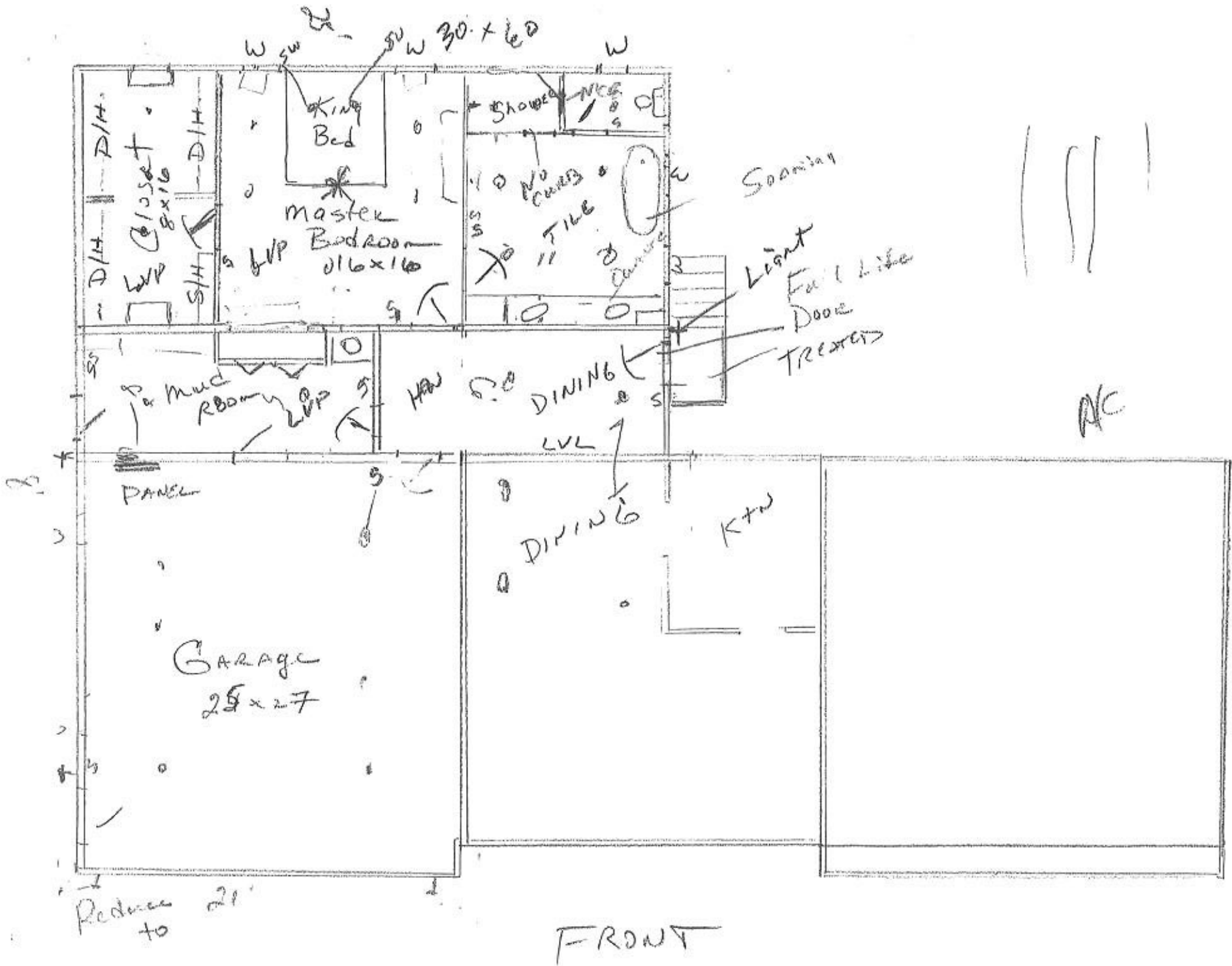


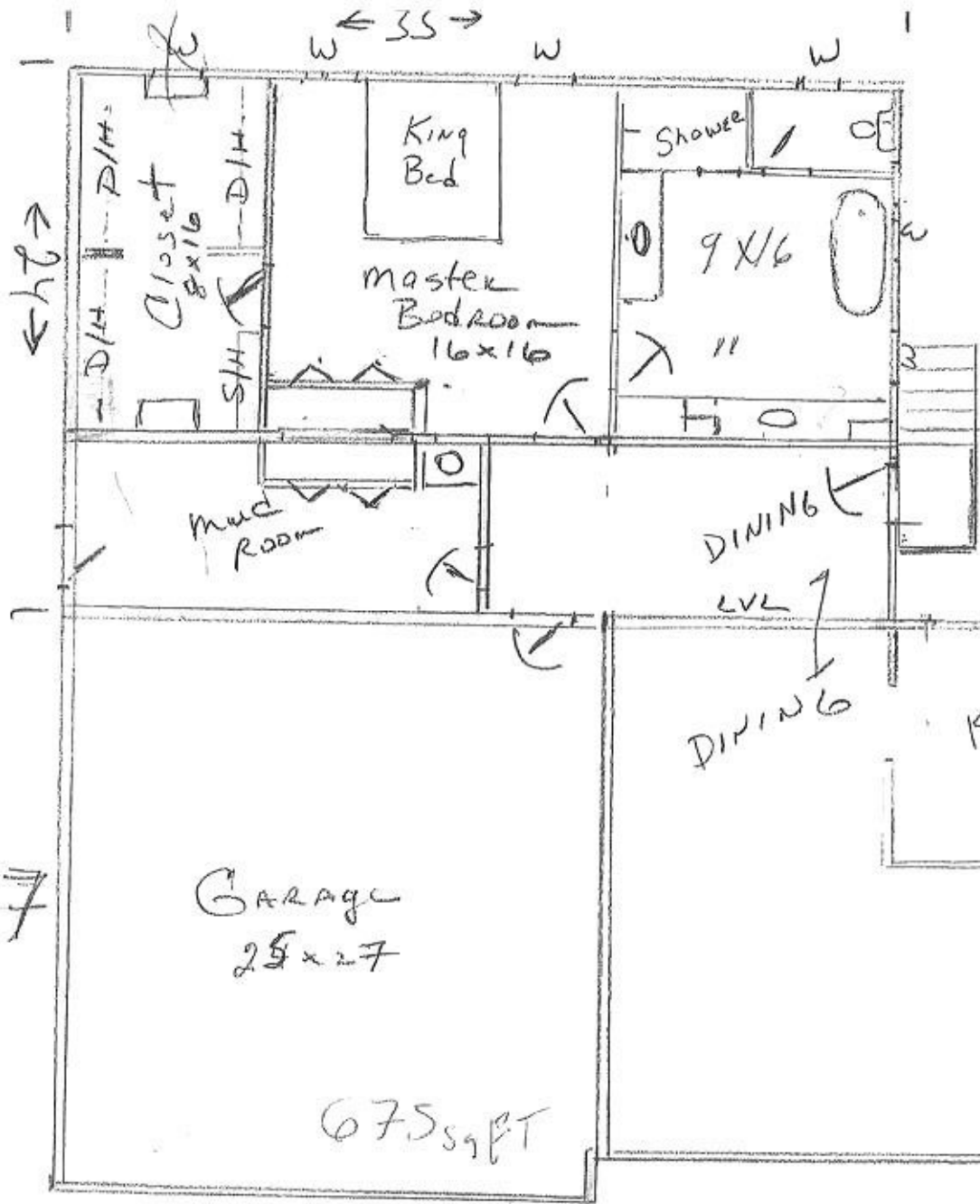
✓











792 Sq Ft 252 $\frac{LF}{MIN}$

Need 1.2 tons cooling
136°

24
2
25
3
22
24
33
24
136°

1 ton for
2 tons for
5 sq ft
11 & 0.8

27

GARAGE
25x27

675 sq ft

12	5'	5'
8'	3'	4'
10'	4'	<u>2'</u>
8'	2'	3'
8'	3'	3'
8'	3'	3'
8'	3'	3'
8'	5'	3'
8'	3'	3'
8'	3'	3'
8'	3'	3'
8'	3'	3'

FRONT

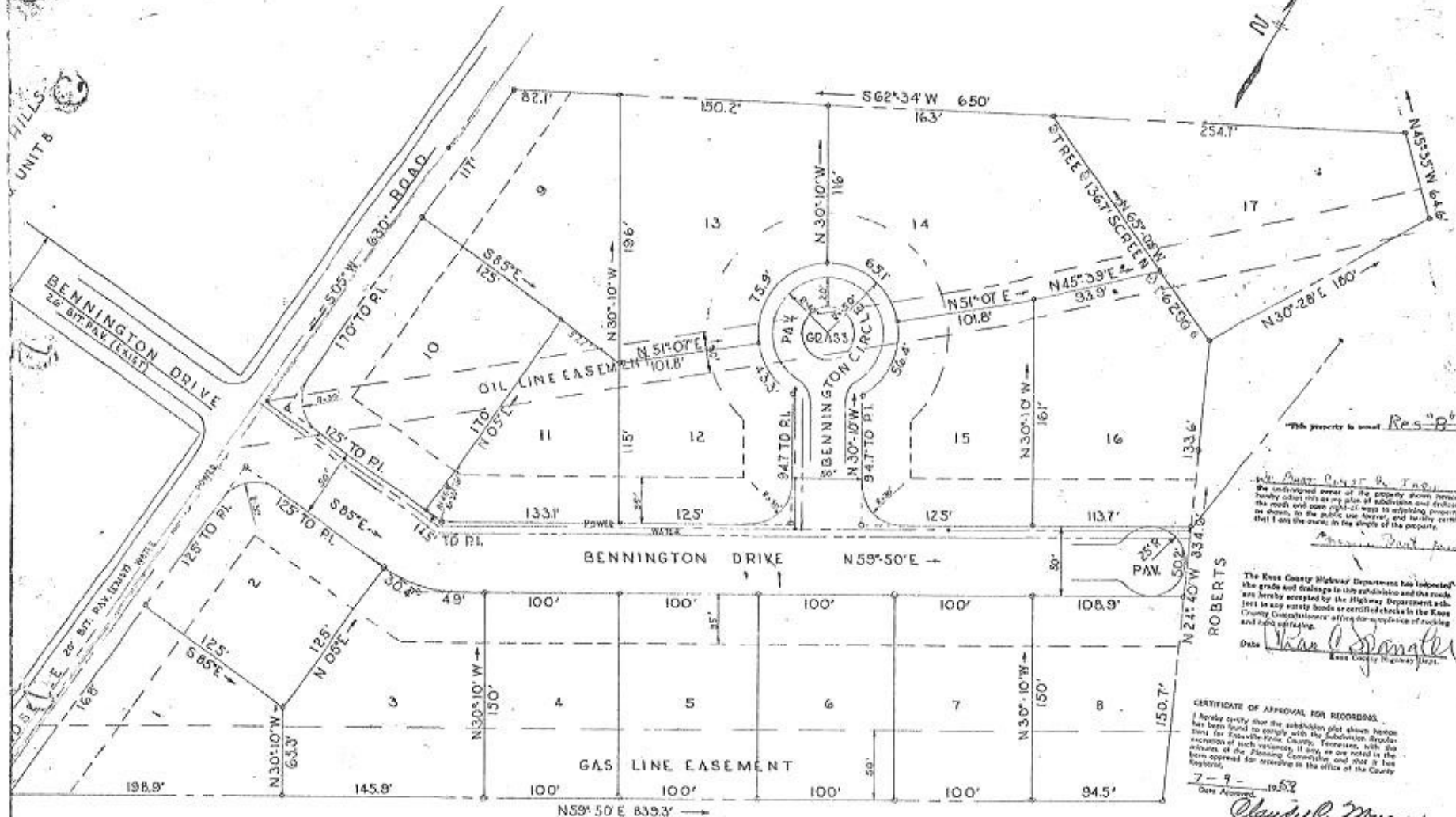
Edge of driveway 22'

53
24
132
66
792

792
675
1467

-178-
178

GIBSON



This property is owned Res-9
The undersigned owner of the property shown herein hereby cedes title as my plan of subdivision and divides the road and sets right-of-way to adjoining property as shown for the public use hereof and hereby certifies that I own the same in fee simple of the property.

The Knox County Highway Department has inspected the grade and drainage in this subdivision and the roads are hereby accepted by the Highway Department subject to any safety bonds or certificates in the Knox County Commissioners' office for completion of grading and road surfacing.
Date: *Wesley J. ...*
Knox County Highway Dept.

CERTIFICATE OF APPROVAL FOR RECORDING
I hereby certify that the subdivision plat shown herein has been found to comply with the Subdivision Regulations for Knoxville-Knox County, Tennessee, with the approval of the Planning Commission and that it has been approved for recording in the office of the County Register.
Date Approved: 7-9-1952

Charles C. Myers
Secretary
Metropolitan Planning Commission

STEWART



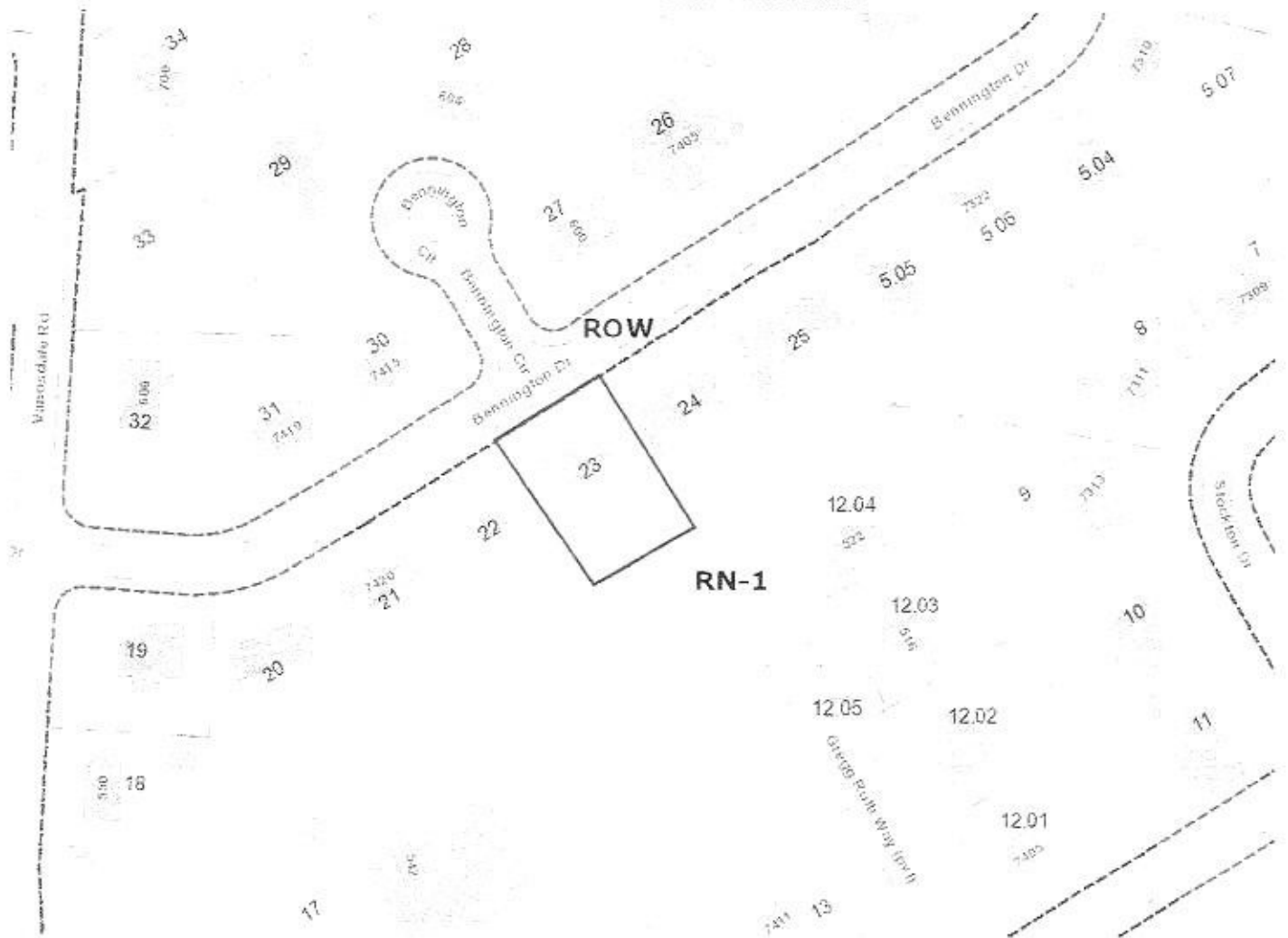
This is to certify that the soil penetration test, lot area and building lines are satisfactory for subdivision sewage disposal systems on this property.
James E. ...
Knox County Health Dept.

CERTIFICATE OF SURVEY
I hereby certify that I have examined the sample described herein, that the plat conforms to the said survey, and that same is true and correct.
L.N. Savage

No. 109 REGISTER'S OFFICE
STATE OF TENNESSEE
KNOX COUNTY
Received for Record the 7 day
of 9th A.D. 1952
at 9 o'clock A.M. Recorded in
Book No. 24 Page 178
Noted in Note Book 48 Page 80
Fee \$ 1.00
London Lamm
Register

NOTE
- IRON PINS @ ALL CORNERS
35' MIN. SETBACK
5' DRAINAGE UTILITY EASEMENT
ON EACH SIDE ALL LOT LINES.

C-129 A
FINAL PLAN
WEST HILLS VILLAGE SUBDIVISION
6TH DISTRICT KNOX COUNTY, TENN.
BART CONSTRUCTION CO.-DEVELOPER
SCALE: 1"=50'
L.N. SAVAGE REG. ENGR. # 2635
6-25-59



Both of these images came directly for KGIS which is a free online mapping tool that can be accessed directly through this link. <https://www.kgis.org/kgismaps/map.htm>

Next, I will paste some dimensional standards for an RN-1 zoning district. Building coverage refers to any structure that is under roof (house, covered porched, detached garages, sheds, etc.). Impervious surface coverage is any improvement to a lot that impedes rain water (houses, sidewalks, drive-ways, porches, patios, etc.)

Table 4-1: Residential Districts Dimensional Standards

	RN	RN-1	RN-2	RN-3	RN-4
Maximum Lot Area	5.0	5.0	5.0	5.0	5.0 (1000 sq ft)
Minimum Lot Width	25' (subject to 10' minimum)	25'	25'	25' (20' if subject to 10' minimum)	25' (20' if subject to 10' minimum)
Maximum Building Height	25'	25'	25'	25'	25' (20' if subject to 10' minimum)
Maximum Building Coverage	25%	25%	25%	25% (subject to 10' minimum)	25% (subject to 10' minimum)
Maximum Impervious Surface	25%	25%	25%	25% (subject to 10' minimum)	25% (subject to 10' minimum)
Setbacks:					
Minimum Front Setback	10' (5' if the average of the lot's front and side setbacks is 10' or more)	10' (5' if the average of the lot's front and side setbacks is 10' or more)	10' (5' if the average of the lot's front and side setbacks is 10' or more)	10' (5' if the average of the lot's front and side setbacks is 10' or more)	10' (5' if the average of the lot's front and side setbacks is 10' or more)
Minimum Interior Side Setback	10' (5' if the average of the lot's front and side setbacks is 10' or more)	10' (5' if the average of the lot's front and side setbacks is 10' or more)	10' (5' if the average of the lot's front and side setbacks is 10' or more)	10' (5' if the average of the lot's front and side setbacks is 10' or more)	10' (5' if the average of the lot's front and side setbacks is 10' or more)

Here are the setbacks for an RN-1 zoning district.



Here is the zoning for your property (RN-1)