

File #

1-H-20-VA

**BOARD OF ZONING APPEALS APPLICATION****APPLICANT INFORMATION**

Name Daryl Johnson, AIA

Street Address 2240 Sutherland Avenue Suite 105

City, State, Zip Knoxville, TN 37919

Phone Number (865) 671-9060

Email djohnson@jainc.com

**APPLICANT IS:**Owner ☐Contractor ☐Tenant ☐Other ☒**THIS PROPOSAL PERTAINS TO:**New Structure ☐Modification of Existing Structure ☒Off Street Parking ☐Signage ☐Other ☐**THIS IS A REQUEST FOR:**☒ Zoning Variance (Building Permit Denied)☐ Appeal of Administrative Official's Decision☐ Extension of Non-Conforming Use/or Structure☐ Map Interpretation**PROPERTY INFORMATION**

Street Address 6529 S. Northshore Drive (West Chase Condos)

City, State, Zip Knoxville, Tennessee 37919

Parcel # (see KGIS.org) #121OD00100N

Zoning District (see KGIS.org) RP-1 5DU/AC

**VARIANCE REQUIREMENTS****City of Knoxville Zoning Ordinance Article 7, Section 2**

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.**

Proposal is to put a new enclosed Category IV (enclosed and conditioned) sunroom addition in the present location of an existing brick patio. The patio, built with the condo neighborhood in the 1980's, encroaches into the front yard setback by 5'. Variance requested to reduce front yard setback to 20' from 25' to accommodate new sunroom.

**Describe hardship conditions that apply to this variance.**

Existing patio is currently encroaching. New sunroom would match existing patio area.

**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

12/16/19

File # 1-H-20-VA



## BOARD OF ZONING APPEALS APPLICATION

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

Is a plat required? Yes ☐ No ☐

Small Lot of record? ☐

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

1) Reduce the minimum rear peripheral boundary setback from 25' to 20' for a single family residence in an RP-1 zone. (Article IV, Section 3.1.D.2)

#### PROJECT INFORMATION

Date Filed 12/17/19

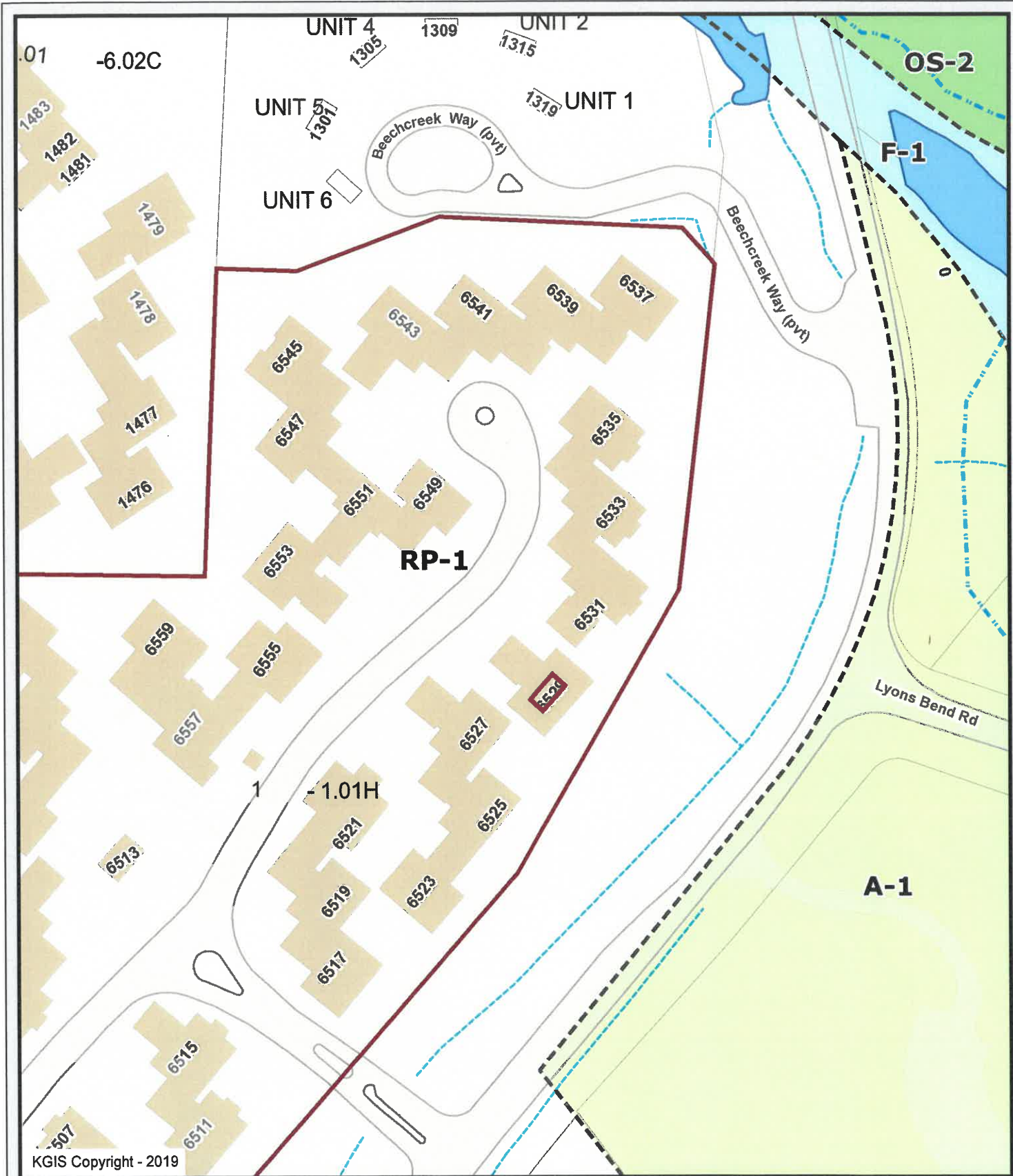
Fee Amount \$500

Council District 2

BZA Meeting Date 1/16/20

PLANS REVIEWER J Van Horn

DATE 12/17/19



6529 S. Northshore Dr.

1-H-20-VA

Daryl Johnson, AIA

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THE WESTLAND CORP.

2A

Ward - 49

S NORTHSHORE

Ward - 51

1R

WESTCHASE CONDOMINIUMS

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WE  
PRE  
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6529 S. Northshore Dr.

1-H-20-VA

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6529 S. Northshore Dr.

1-H-20-VA

Daryl Johnson, AIA

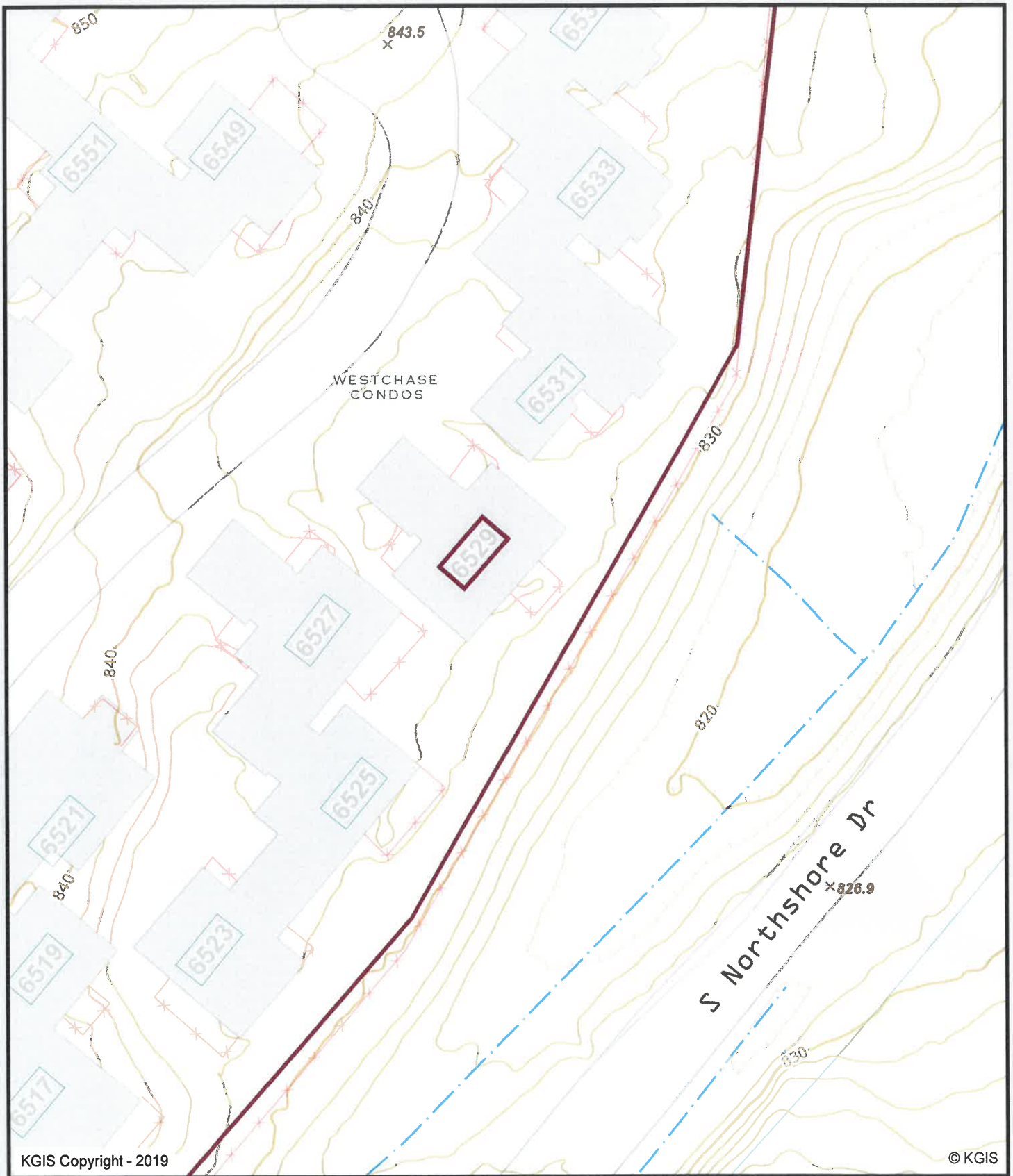
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**6529 S. Northshore Dr.**

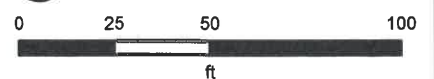
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Daryl Johnson, AIA

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Westchase Home Owners Association  
% Realty Resources  
8078 Kingston Pike, Suite 126  
Knoxville, Tennessee 37919

December 5, 2019

Mr. Peter Ahrens, Director  
Plans Review and Inspections  
City of Knoxville, 400 Main Street, Suite 475  
Knoxville, Tennessee, Tennessee 37902

RE: Westchase Condominium  
6529 S Northshore Drive  
Patio Enclosure

Mr. Ahrens:

Mr. and Mrs. Thomas Overton recently purchased a home in Westchase located at 6529 S Northshore Drive. They retained Johnson Architecture Incorporated to design an enclosure of the existing patio of 6529 to create a sunroom facing the development's perimeter wall which fronts on Northshore Drive. The distance from the proposed sunroom to be located within the footprint of an existing patio to the perimeter wall is approximately twenty feet. The required "front yard" setback from the perimeter property is twenty five feet.

The Board of Directors of the Westchase Home Owners Association understands the Overtons and their architect plan to appear before the Board of Zoning Appeals in the near future to appeal the front set back of 25 feet by requesting a variance down to 20 feet.

The Westchase Board of Directors has reviewed this issue and supports the Overton's request for a variance.

We will appreciate your and the Board of Zoning and Appeals consideration of the Westchase Homeowners Association position.

Sincerely,  
Westchase Homeowners Association

A handwritten signature in black ink, appearing to read "Tom Morgan", with a stylized flourish extending from the end.

Tom Morgan  
President

REGULATORY

DRAWING INDEX

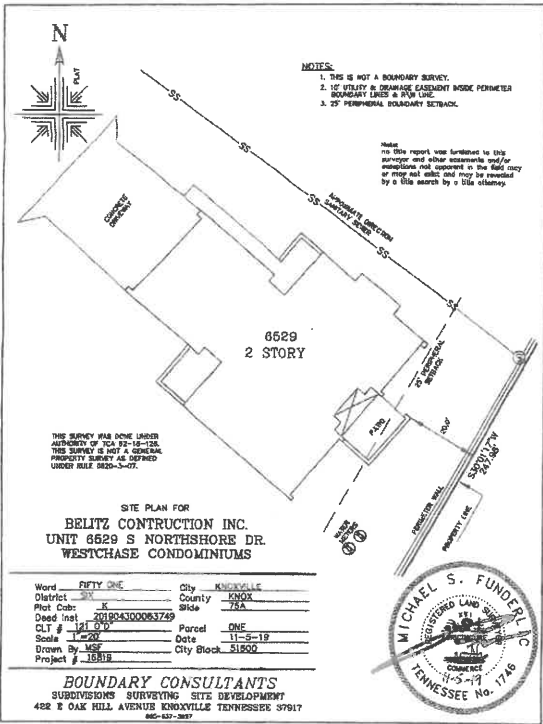
BUILDING CODE/ ZONE ANALYSIS

AS1.1 SITE PLAN  
A1.1 PLANS, ELEVATIONS, SECTIONS

PROJECT: Overton Residence  
ARCHITECT: Johnson Architecture, Inc.  
2240 Sutherland Ave, Suite 105  
Knoxville, TN 37919  
863-671-9060  
CONTACT: Daryl Johnson, (863) 671-9060

Applicable Codes:  
2009 ICC/ANSI A117.1  
2018 International Energy Conservation Code as adopted by City Ordinance 0-181-2018  
2018 International Building Code as adopted by City Ordinance 0-180-2018  
2018 International Existing Building Code as adopted by City Ordinance 0-179-2018  
2018 International Residential Code as adopted by City Ordinance 0-182-2018  
2018 International Swimming Pool and Spa Code as adopted by City Ordinance 0-173-2018  
2017 edition of the National Electrical Code as adopted by City Ordinance 0-176-2018  
2018 edition of the International Fuel Gas Code as adopted by City Ordinance 0-178-2018  
2018 edition of the International Mechanical Code as adopted by City Ordinance 0-177-2018  
2018 edition of the International Plumbing Code as adopted by City Ordinance 0-175-2018  
2018 edition of the International Property Maintenance Code as adopted by City Ordinance 0-174-2018  
Knoxville Code of Ordinances Chapter 6 Buildings and Building Regulations, Article 1, Section 6-5, Fire District  
In addition, the Fire Inspection Bureau reviews plans for compliance with:  
2018 International Fire Code with Local Amendments as adopted by City Ordinance 0-171-2018

Zoning Information:  
Parcel ID: 121OD001



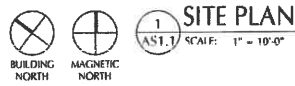
Additions to:  
**THE OVERTON RESIDENCE**  
5629 Westchase Drive  
Knoxville, Tennessee

SITE PLAN

REVISIONS:

DATE: 12-16-2019  
FILE NAME: Overton\_Res\_AS11  
PROJECT NO:

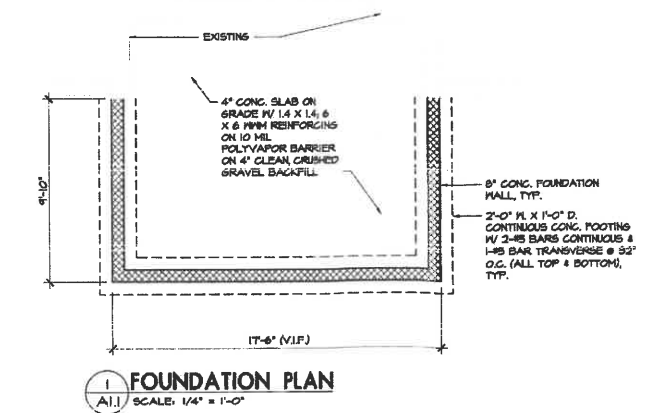
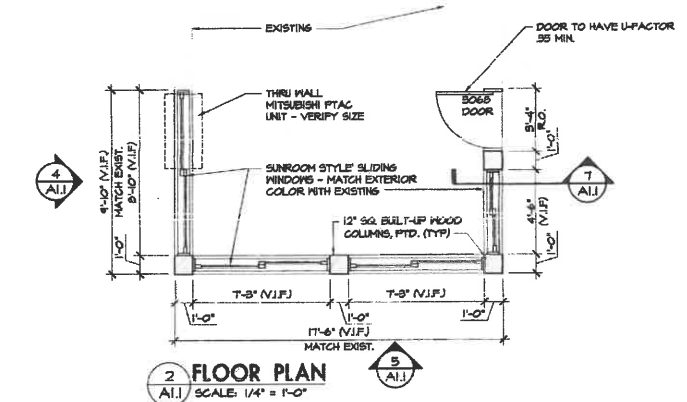
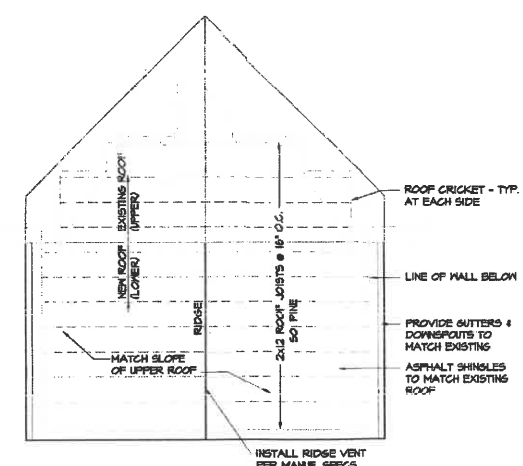
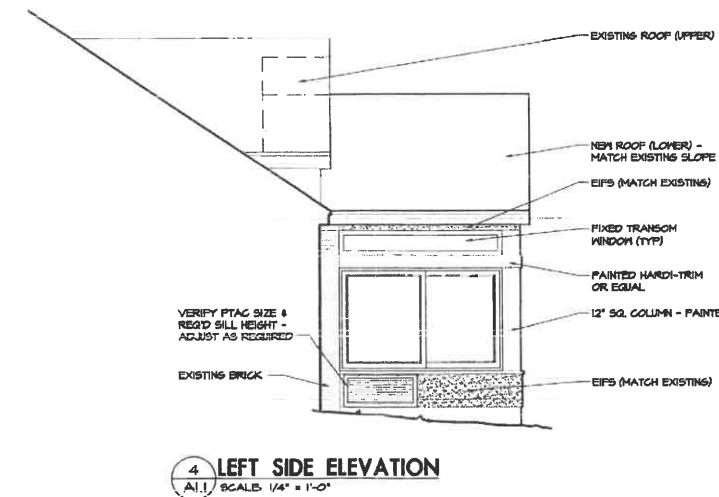
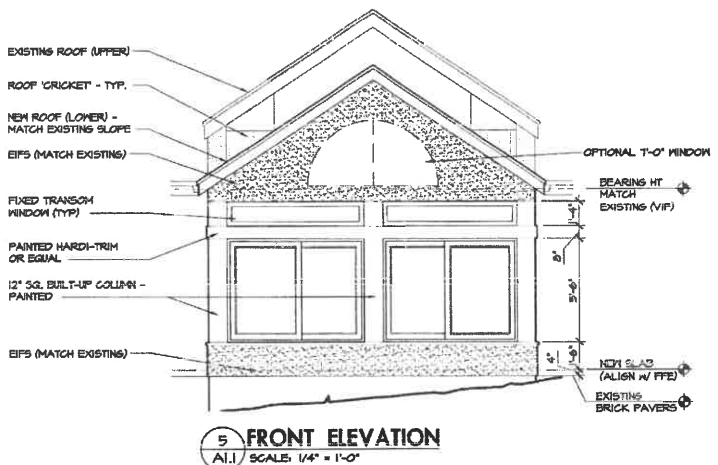
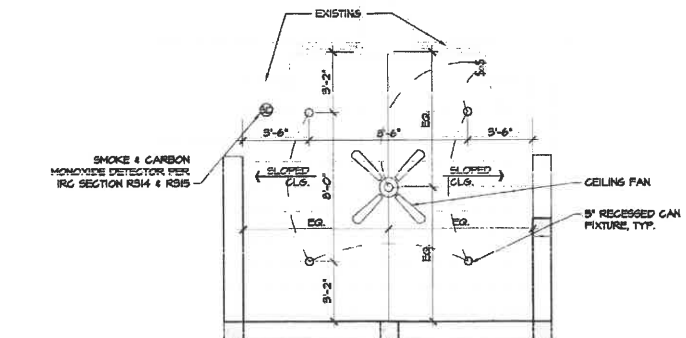
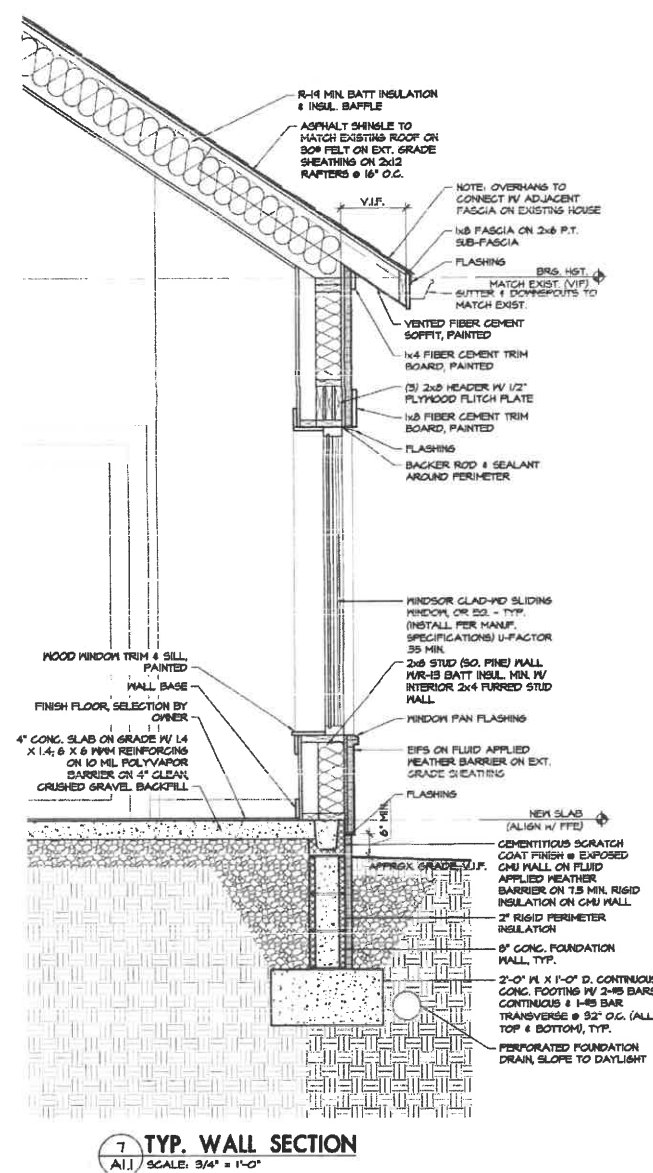
AS1.1



1-H-20-VA



PLOT SCALE: AS NOTED



**JA**  
**Johnson**  
Architecture  
2240 Sutherland Ave., Suite 105  
Knoxville, TN 37319  
865.671.9060  
jaarc.com



Additions to:  
**THE OVERTON RESIDENCE**  
5629 Westchase Drive  
Knoxville, Tennessee

PLANS, ELEVATIONS,  
WALL SECTIONS

REVISIONS:

DATE: 12-16-2019  
FILE NAME:  
PROJECT NO:

**A1.1**

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