

File #

9-C-20-VA



CITY OF KNOXVILLE

BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION	APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name William Michie	Owner <input checked="" type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address 6914 Sheffield Drive	Contractor <input type="checkbox"/>	Modification of Existing Structure <input checked="" type="checkbox"/>
City, State, Zip Knoxville, TN 37909	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number 865-771-7874	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Email: billmichie1@gmail.com		Other <input type="checkbox"/>

THIS IS A REQUEST FOR:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Zoning Variance (Building Permit Denied) | <input type="checkbox"/> Extension of Non-Conforming Use/or Structure |
| <input type="checkbox"/> Appeal of Administrative Official's Decision | <input type="checkbox"/> Map Interpretation |

PROPERTY INFORMATION

Street Address 6914 Sheffield Drive
 City, State, Zip Knoxville TN 37909
 Parcel # (see KGIS.org) 120DA003
 Zoning District (see KGIS.org) RN-1

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.

The owner would like to add a covered unenclosed patio (12' deep with 2' overhang) to the front of their residence. The new re-code would limit the size of the front porch (based on a calculation provided to us by Batson, Himes, Norvell and Poe) to only five feet in depth based on the setback requirements as calculated from the average blockface. It is of our opinion that the intent of the average blockface requirement will be met by the proposed design of the open nature of the unenclosed patio. A letter is included with this application indicating - via neighbors signatures - their support for the unenclosed porch addition and other aesthetic improvements proposed.

Describe hardship conditions that apply to this variance.

To allow for a usable patio with a functional arrangement of furniture, circulation, and safe use with social distancing requirements, we kindly request approval of this variance, since the blockface requirement would not allow for a safe and functional use in respects to the proposed designs.

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 Gay Ant-L

 DATE 8/16/2020

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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):

Increase the maximum distance an unenclosed porch can encroach into a front setback from 5 feet to 12 feet (Article 10.4.A Table 10-1).

REVISED

PROJECT INFORMATION

Date Filed 8-16-2020

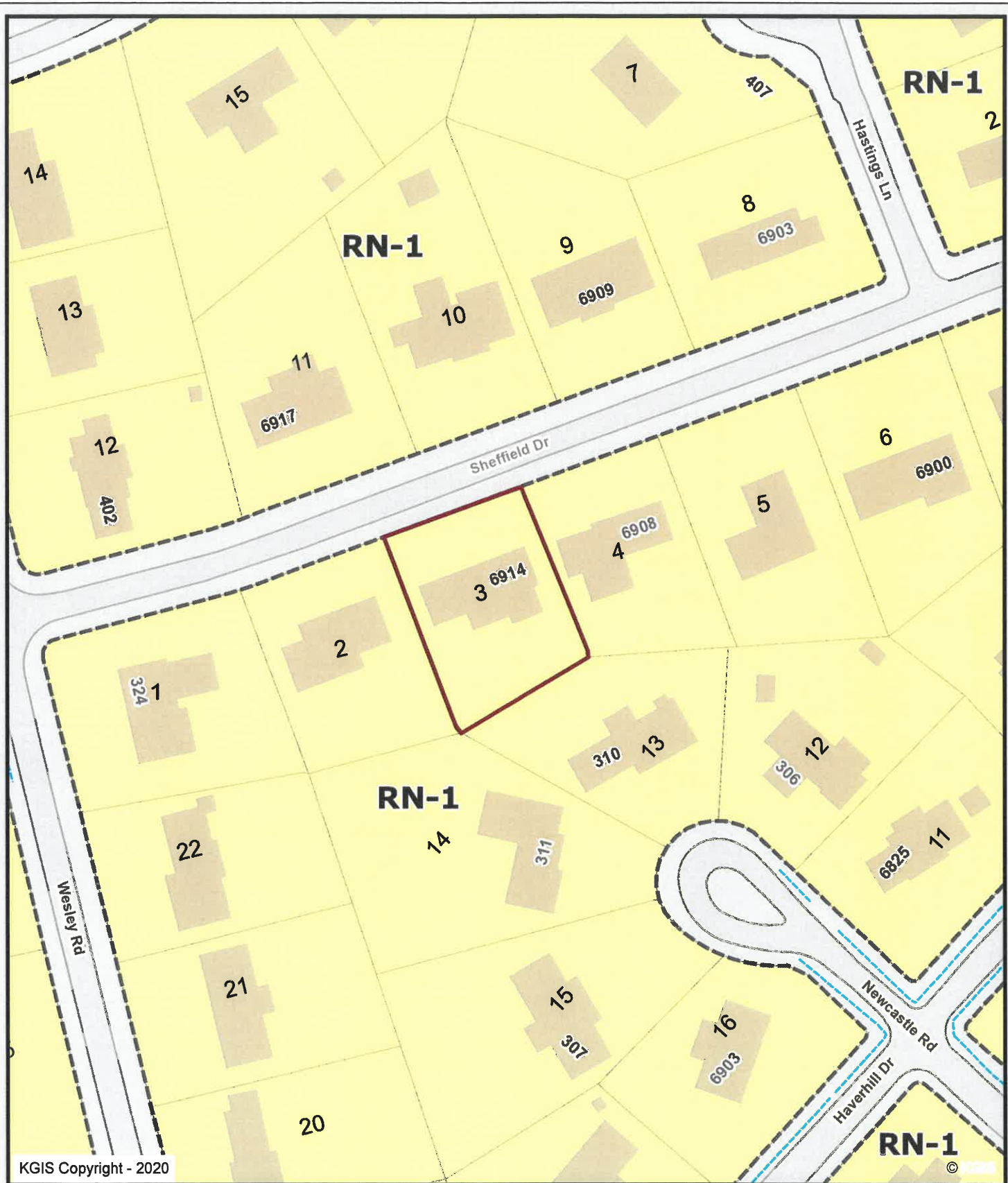
Fee Amount \$250

Council District 2

BZA Meeting Date 9-17-2020

PLANS REVIEWER Bryan Berry

DATE 8-19-2020



6914 Sheffield Dr.

9-C-20-VA
William Michie

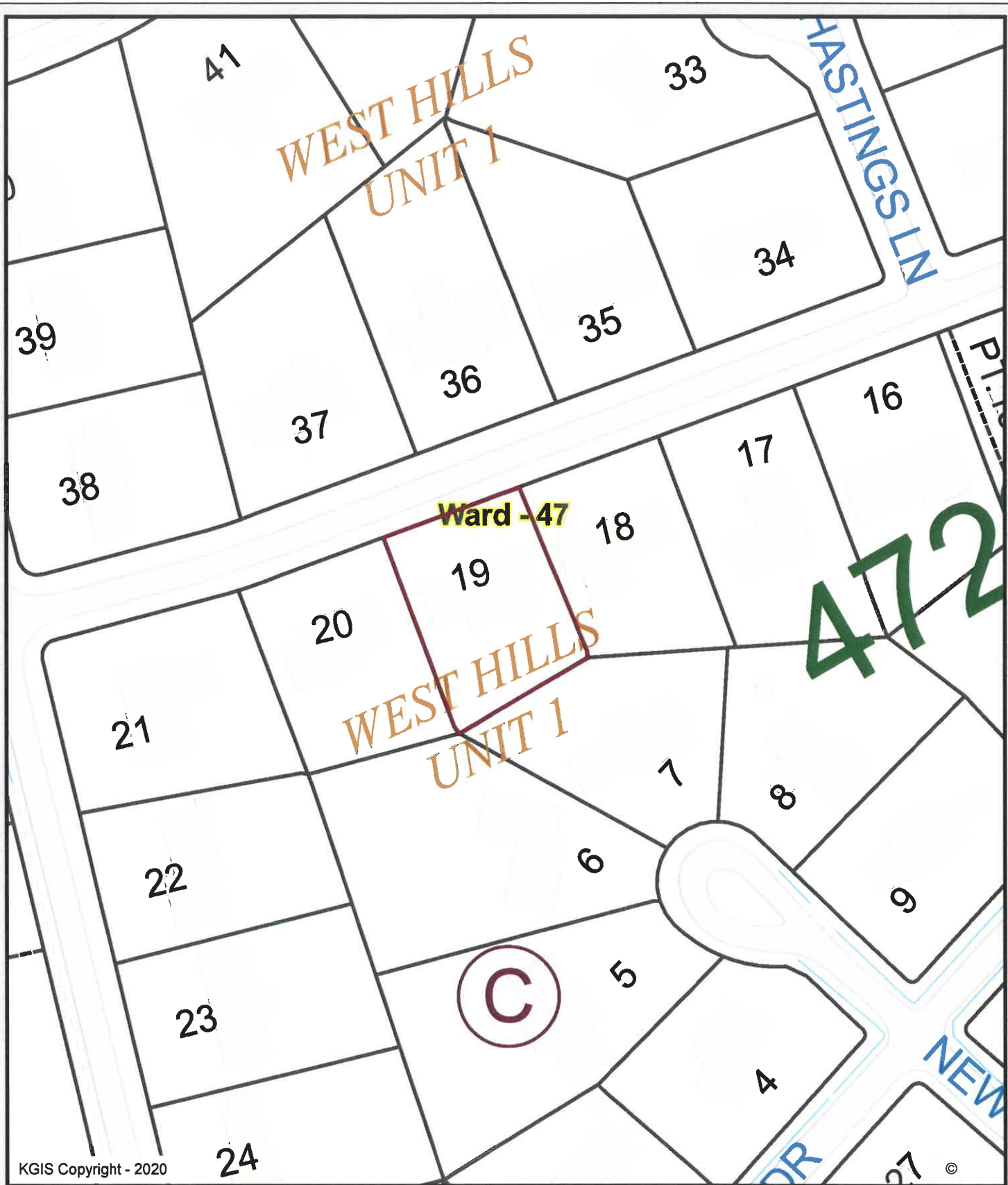
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6914 Sheffield Dr.

9-C-20-VA

William Michie

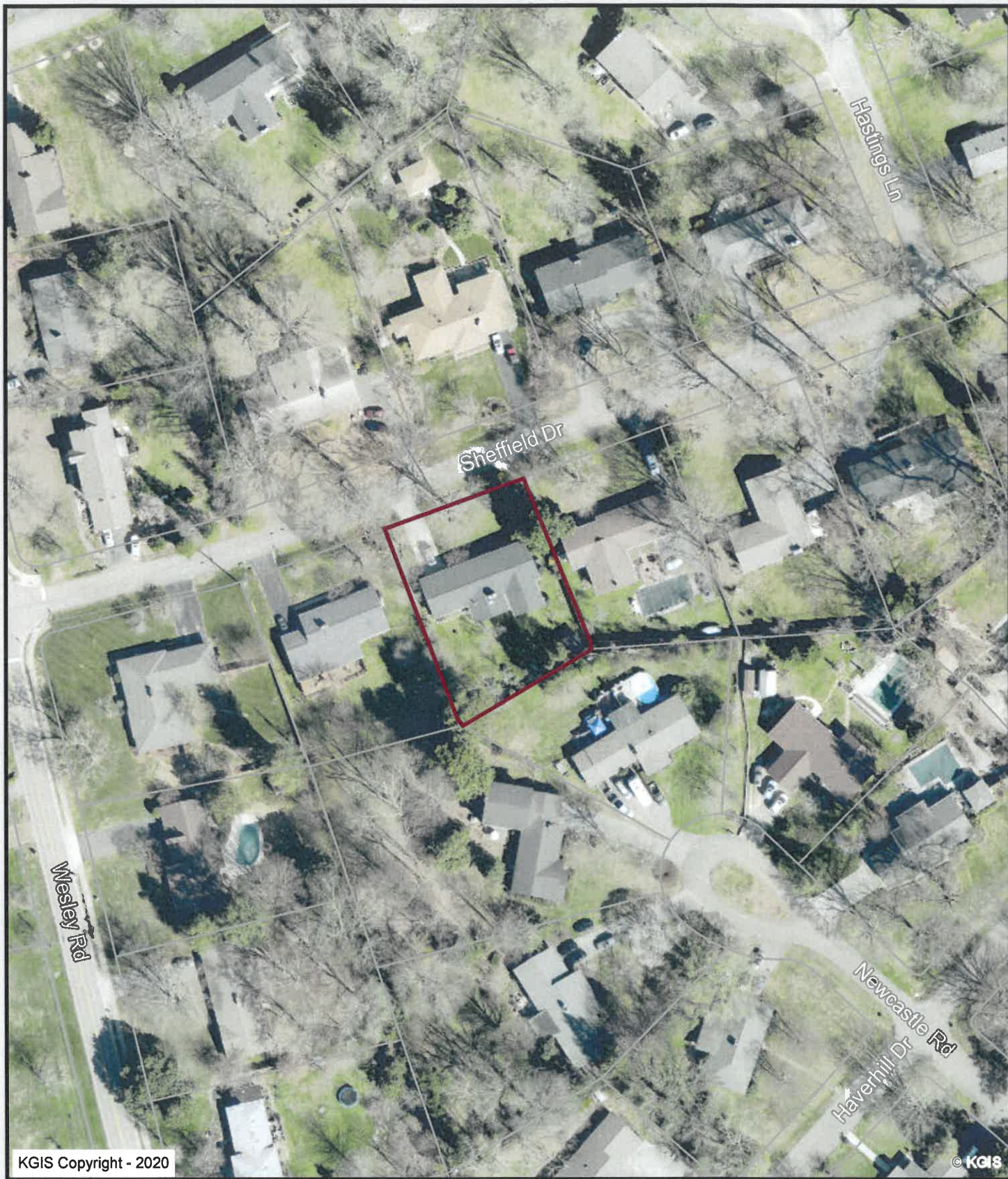
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6914 Sheffield Dr.

9-C-20-VA
William Michie

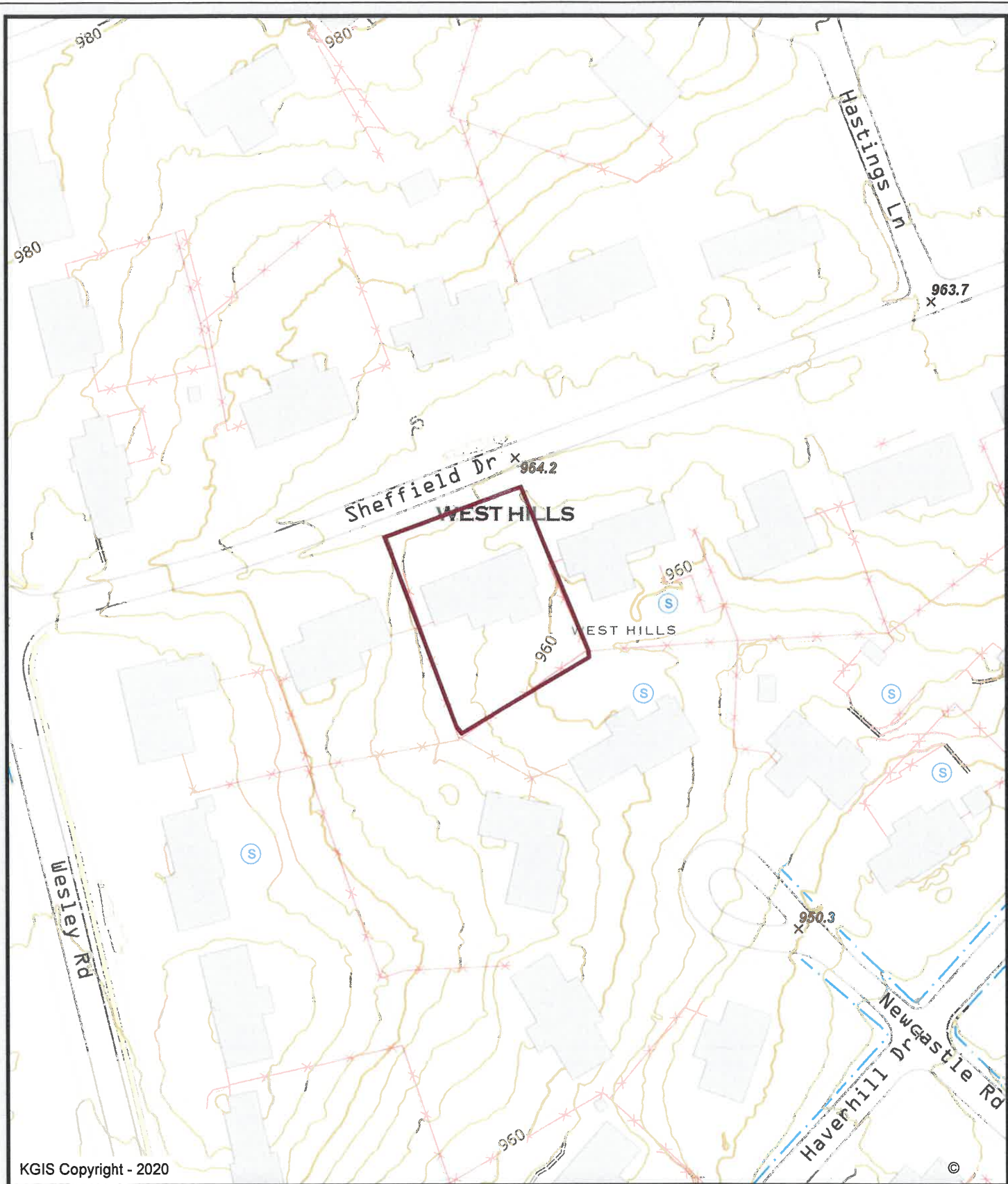
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0 50 100 200
ft

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6914 Sheffield Dr.

9-C-20-VA
William Michie

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8/14/2020
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PROPOSED EXTERIOR IMPROVEMENTS



EXISTING EXTERIOR ELEVATION

A205
3D VIEWS

20024
06.12.2020

Drawing Information
Project Number
Issue Date
Revisions

6914 SHEFFIELD DRIVE

DK LEVY
architecture + design
2023 McKinney Rd Knoxville, TN 37920
t 955 474 3204 www.dklevy.com

9-C-20-VA

To: City of Knoxville, Board of Zoning Appeals

As a neighbor of Bill & Michelle Michie here on Sheffield Drive in the West Hills subdivision, I would like to express my full support for the new porch project proposed for their home at 6914 Sheffield Drive. By way of this petition and my signature below, I attest that I am familiar with and have no objections to this project or the changes to the respective zoning ordinances that will be needed to approve it. The Michie's have discussed this project with us, including the reason for and contents of their appeal to the BZA. They have also shared a copy of the Architect's Plans and/or the Architect's rendering of the completed project with us for our review.

Name	Street Address	Signature	Date
Martha Roland	6917 Sheffield Drive	Martha Roland	13 Aug. 2020
Kathy Bivell	6909 Sheffield Dr	Kathy Bivell	13 Aug 2020
Susan Huskisson	6900 Sheffield Dr.	Susan Huskisson	13 Aug 2020
Emily D Garnett	6903 Sheffield Dri	Emily D Garnett	13 Aug 2020
Sarah Shoemith	6908 Sheffield Drive	Sarah Shoemith	8/13/2020
Katy Marina	6902 Sheffield Drive	Katy Marina	8/13/2020
Alasha Mallard	6821 Haverhill Drive	Alasha Mallard	8/13/20
Drew Mallard	6821 Haverhill Drive	Drew Mallard	8/13/20
Mark Cunningham	6823 Sheffield Drive	Mark Cunningham	8/15/20
Rhonda Speed	2404 Sheffield Dr	Rhonda Speed	8/15/20
Brenda Ellis	6913 Sheffield Dr	Brenda Ellis	8-15-20
Donnie Ernst	6830 Sheffield Dr.	Donnie Ernst	8-16-20
Shawnda Ernst	6830 Sheffield Dr.	Shawnda Ernst	8-16-20

The "Signature Map" below was created to provide a visual indication of the positive support we received from our Sheffield Drive neighbors. All but one of the signers on page one are identified by their respective addresses as shown on the map below, along with their proximity to our home. The only exception is the signer at 7004 Sheffield Drive who's home is located three houses west of Wesley Rd (not shown on this map).

Rockingham Dr (300-317)

Wesley Rd

Sheffield Dr (6800-6899)

Hastings Ln

Vacant - Same Owner as 6900

6829

6823

6903

6909

6913

6917

6918

6914

6908

6902

6900

6830

6821

Knoxville

Fairhill Dr (6800-6899)

6800

Legend:

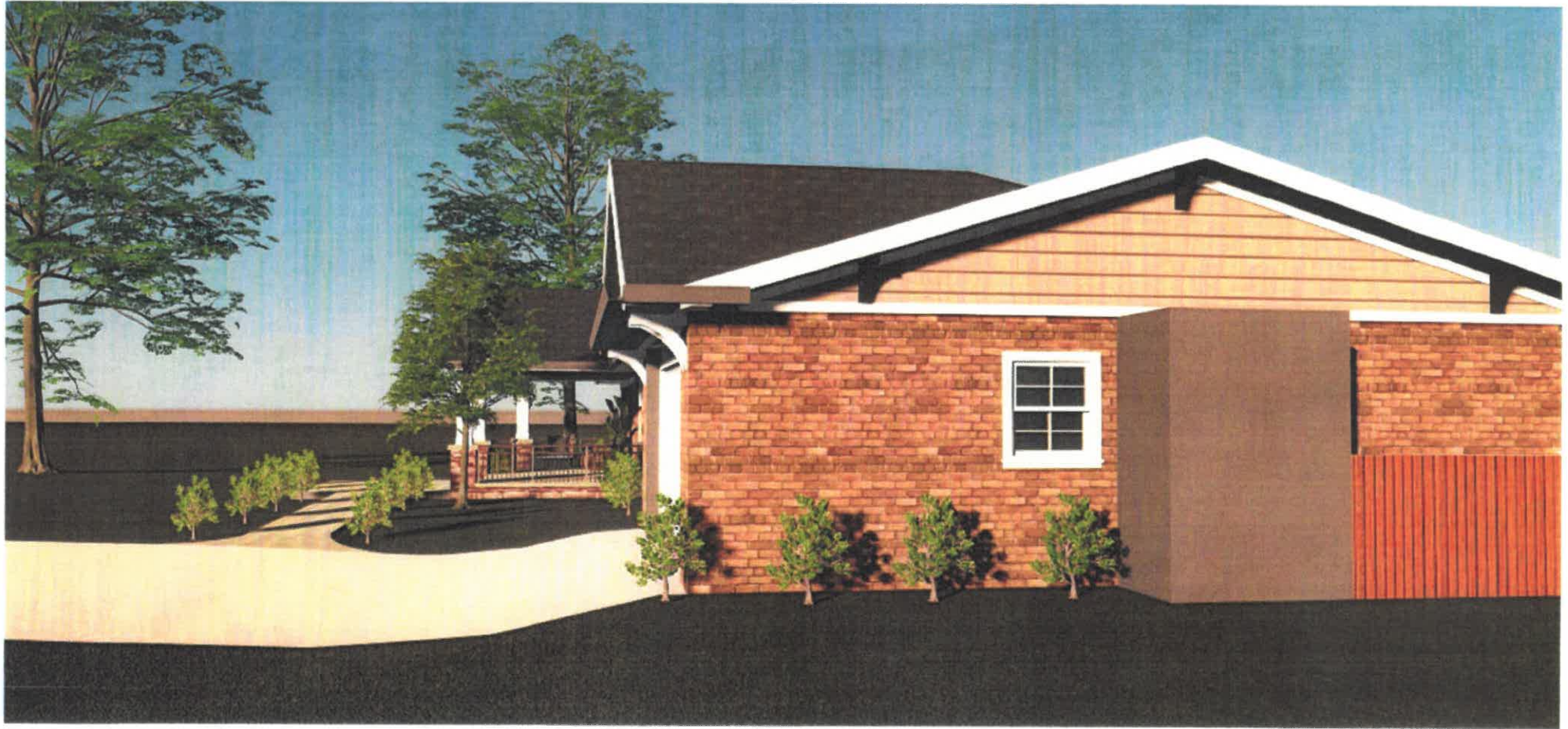
- ☒ = Approve
- ☒ = Disapprove
- ☐ = No Opinion
- ☐ = No Contact

* Our neighbors at 6918 Sheffield Dr are in their 80's and are virtual shut-ins because of Covid 19 fears. They were not available to give us a signature on the 3 days our petition was presented to our other neighbors. I was able to describe the project verbally with Mrs. Clark several weeks ago and she had no objections.

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