

File #

9-B-19-VA



CITY OF KNOXVILLE

## BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION	APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name McKenzie Construction & Management	Owner <input type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address 6849 Reddege Rd	Contractor <input checked="" type="checkbox"/>	Modification of Existing Structure <input checked="" type="checkbox"/>
City, State, Zip Knoxville, TN 37918	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number 865-310-4251	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Email michael@mckenzieconstructiontn.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 5425 Lynnette Rd
City, State, Zip Knoxville, TN 37918
Parcel # (see KGIS.org) 0581H010
Zoning District (see KGIS.org) 36

## 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.

A new bedroom addition has been applied for to be placed on the Bonita Dr. side of the existing structure. Due to the orientation of the house in relation to the property line along Lynnette Rd. the addition will be set back 36' instead of the 45.5' standard setback. I have also been advised by the zoning department that the side yard (Bonita Dr. facing) falls into the same category as the front yard because it is street facing. The addition would be placed 34' from the Bonita Dr. property line.

Describe hardship conditions that apply to this variance.

The property owners need this addition to provide adequate room for their family. Many other homes in the immediate vicinity have structures built much closer to the property lines and this variance would not have a negative impact on the visual appeal of the 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

8/5/19

**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 required front yard setback on Lynnette Rd. in an EN-1 zone from 45.5' to 36' for an addition to a single family residence.

Per Article 4, Section 2.1.4.E. table.

2) Reduce the minimum required side yard setback - adjacent to street on Bonita Dr. in an EN-1 zone from 45' to 34' for an addition to a single family residence.

Per Article 4, Section 2.1.4.E. table.

3) Increase the maximum allowed continuous wall in a front facade elevation from 24 feet in length to 28 feet in length.

Per Article 4, Section 2.1.4.F.5.b.

**REVISED****PROJECT INFORMATION**

Date Filed 8-5-19

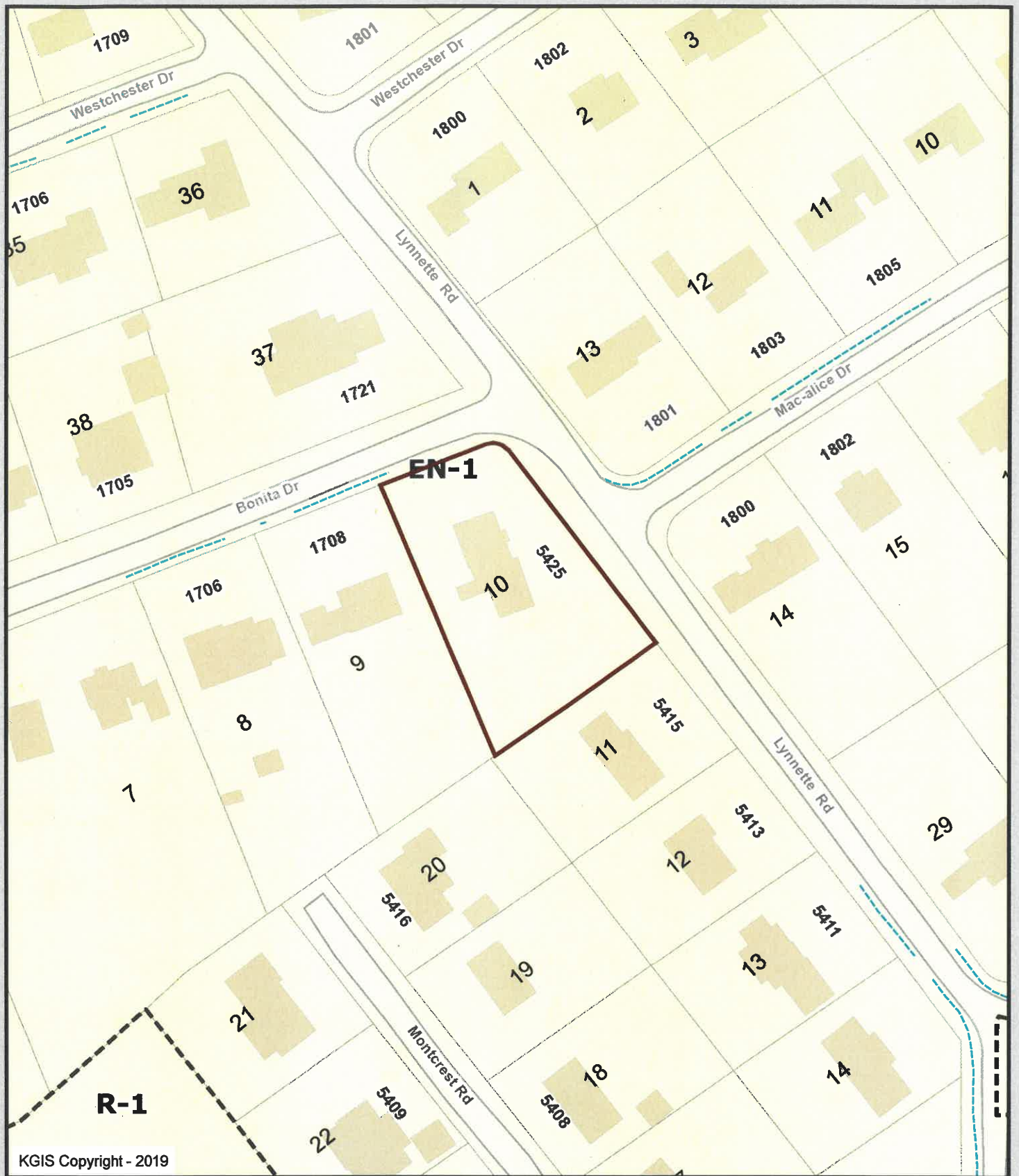
Fee Amount \$250

Council District 4

BZA Meeting Date 9-19-19

PLANS REVIEWER Rebecca Johnson

DATE 8-5-19



5425 Lynnette Rd.

9-B-19-VA

McKenzie Construction & Management

Knoxville - Knox County - KUB Geographic Information System

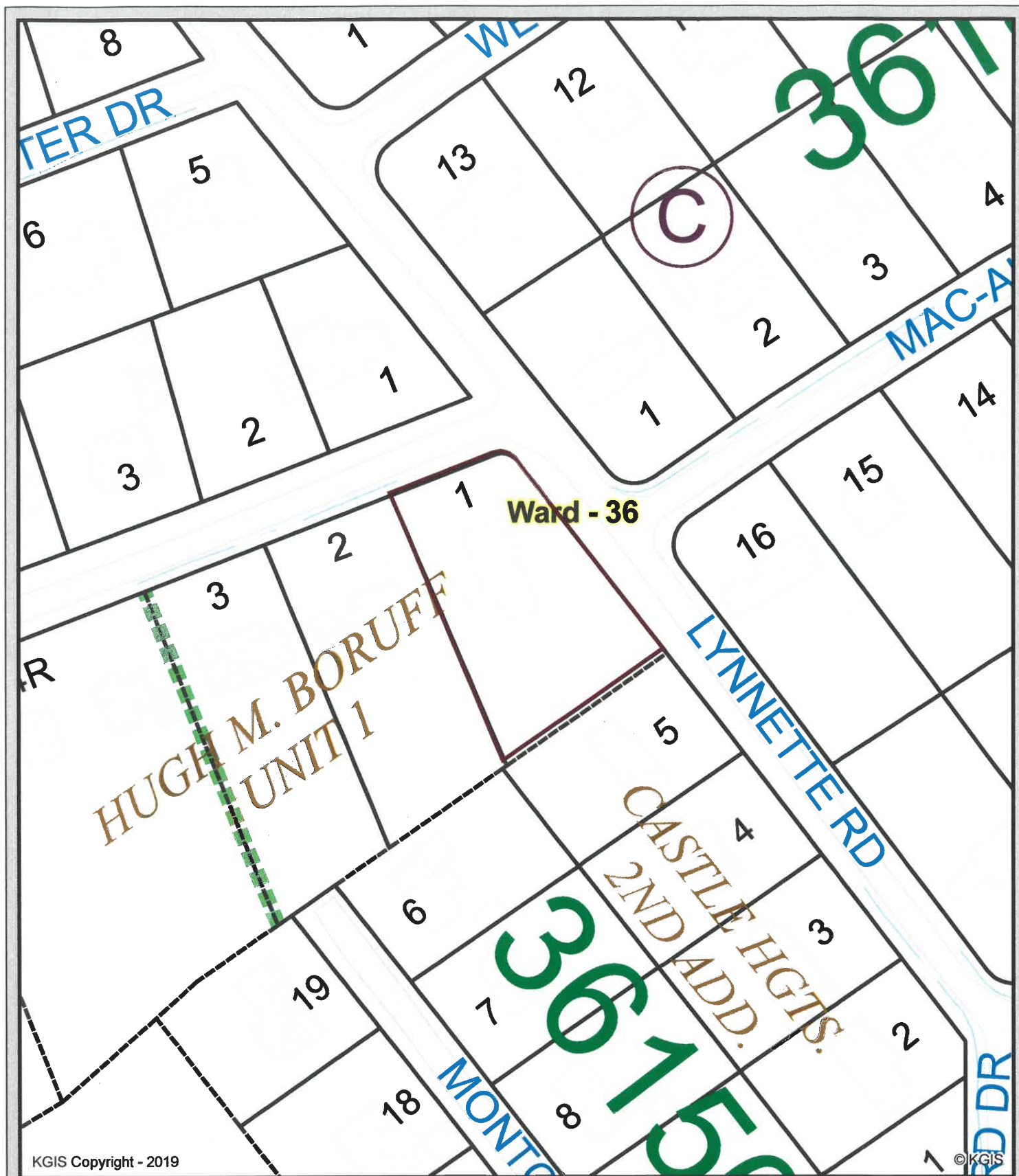


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5425 Lynnette Rd.

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5425 Lynnette Rd.

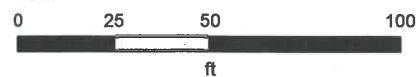
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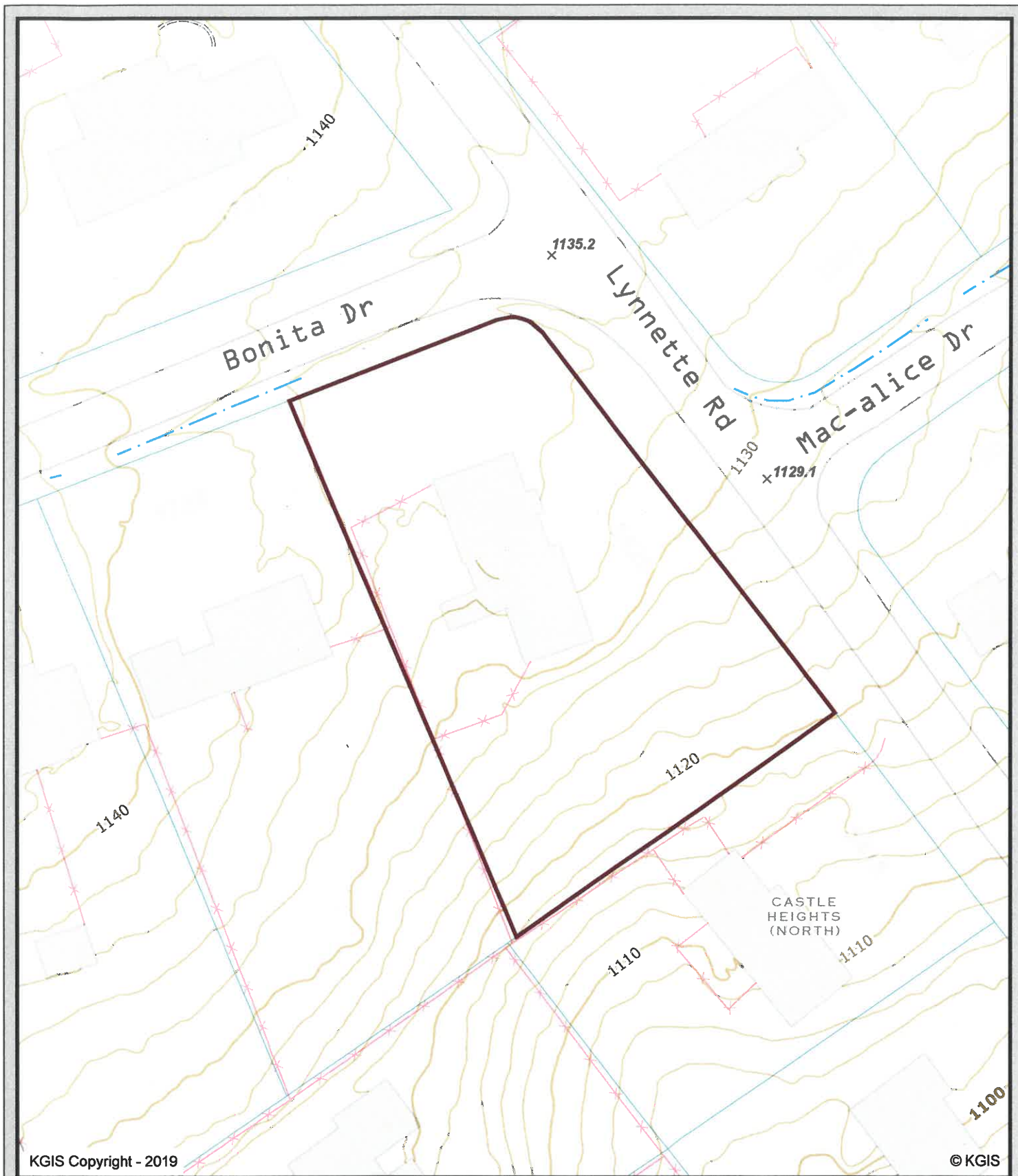


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**5425 Lynnette Rd.**

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McKenzie Construction & Management

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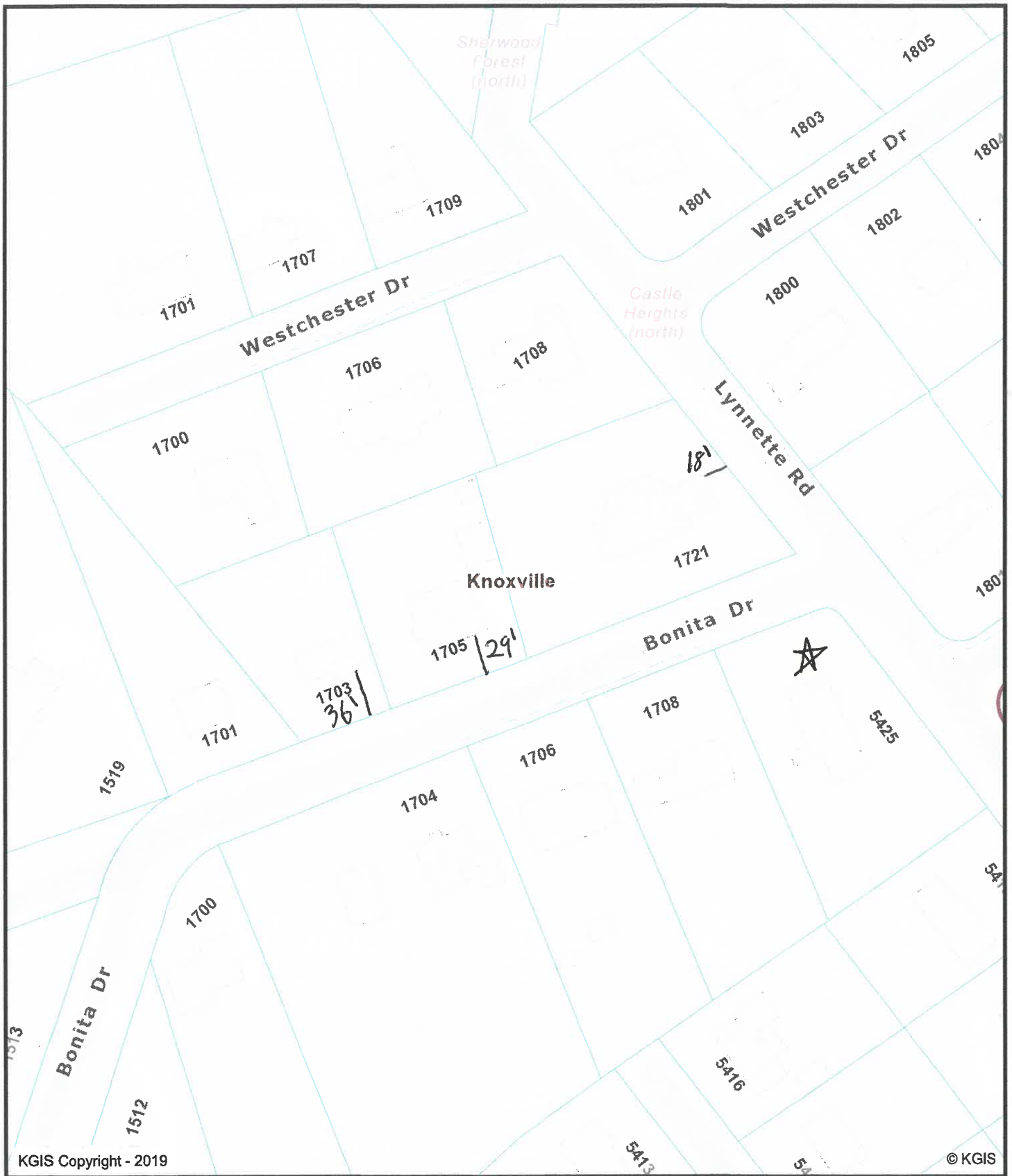


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## Letter Portrait

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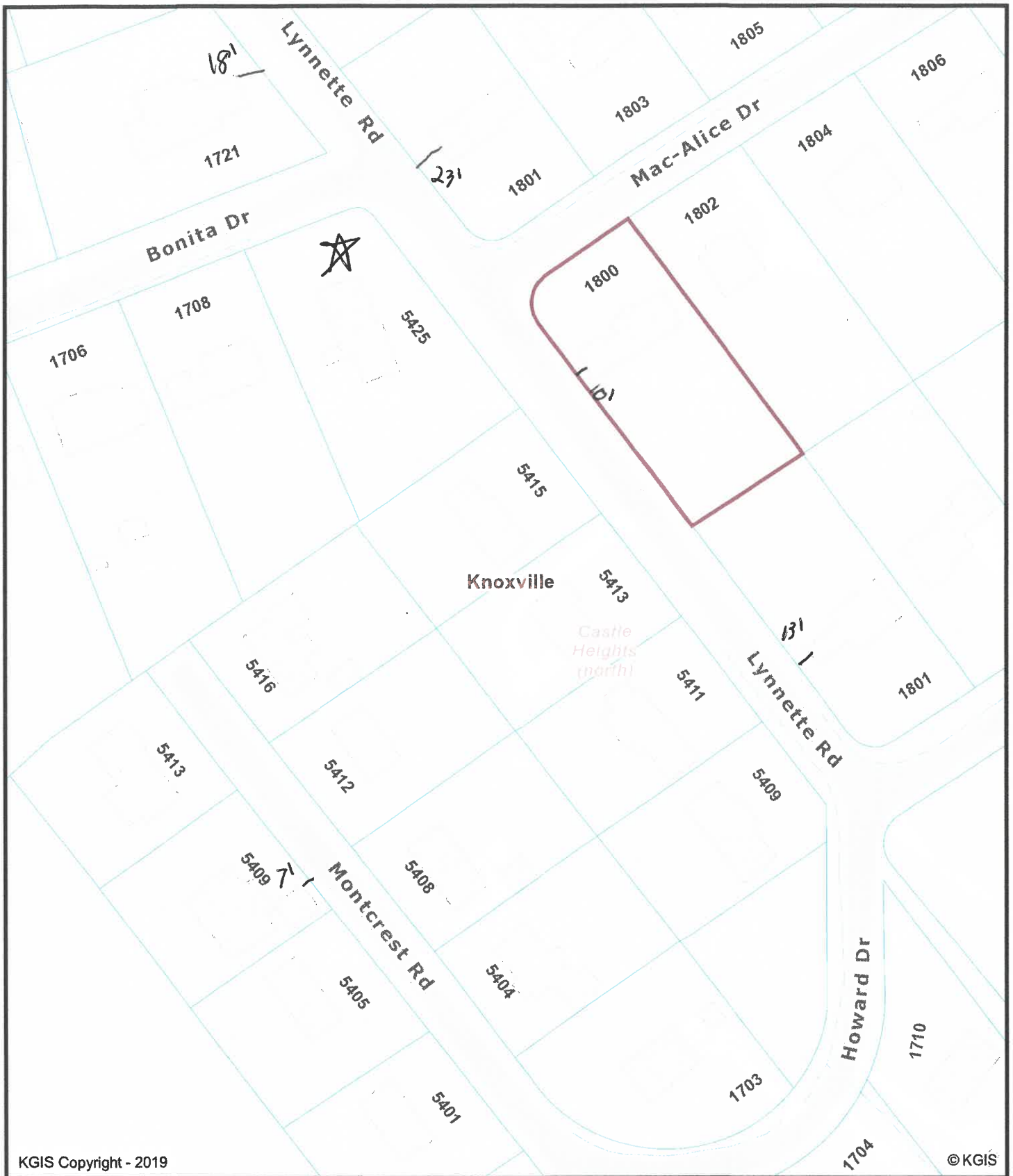
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## Letter Portrait

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