

File #

12-C-20-VA



# BOARD OF ZONING APPEALS APPLICATION

Click on Meeting Schedule, Deadlines and Fees for information on submitting an application to be heard at a monthly Board meeting.

APPLICANT INFORMATION	APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name Curt and Thelen Wright	Owner <input checked="" type="checkbox"/>	New Structure <input checked="" type="checkbox"/>
Street Address 1200 Forest Brook Road	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip Knoxville, TN 37919	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number 865.567.2125	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Email twright105@hotmail.com		Other <input type="checkbox"/>

## THIS IS A REQUEST FOR:

- |   |  |
|---|--|
| <input type="checkbox"/> Zoning Variance (Building Permit Denied)     | <input checked="" 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 1200 Forest Brook Road	City, State, Zip Knoxville, TN 37919
See KGIS.org for Parcel # 121PD035	and Zoning District 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.

We are doing a new covered parking structure with unconditioned storage to the rear of the structure (819 SF footprint) and above the covered parking. In addition to the covered parking, we have a small covered porch (160 SF footprint) that will be attached to the structure. This covered porch will give the family outdoor covered space in the rear yard that does not currently exist. The entire footprint of the structure equals 979 square feet, which is 79 square feet beyond the listed 900 SF maximum in the RN-1 zoning. We would like to be granted a variance to exceed this square footage, since 688 SF of this structure is open air, and only 291 SF of the structure is enclosed. We are within the prescribed setbacks and are within all of the other zoning requirements for this type of structure.

Describe hardship conditions that apply to this variance.

## 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 Holly Williams

Digitally signed by Holly Williams  
Date: 2020.11.12 09:37:55 -05'00'

DATE 11.12.20

**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 building coverage for a single accessory structure, based on a lot area of more than 15,000 square feet, but less than acre, from 900 square feet to 979 square feet for a covered porch, carport and storage structure (Article 10.3.A.6).

**PROJECT INFORMATION**

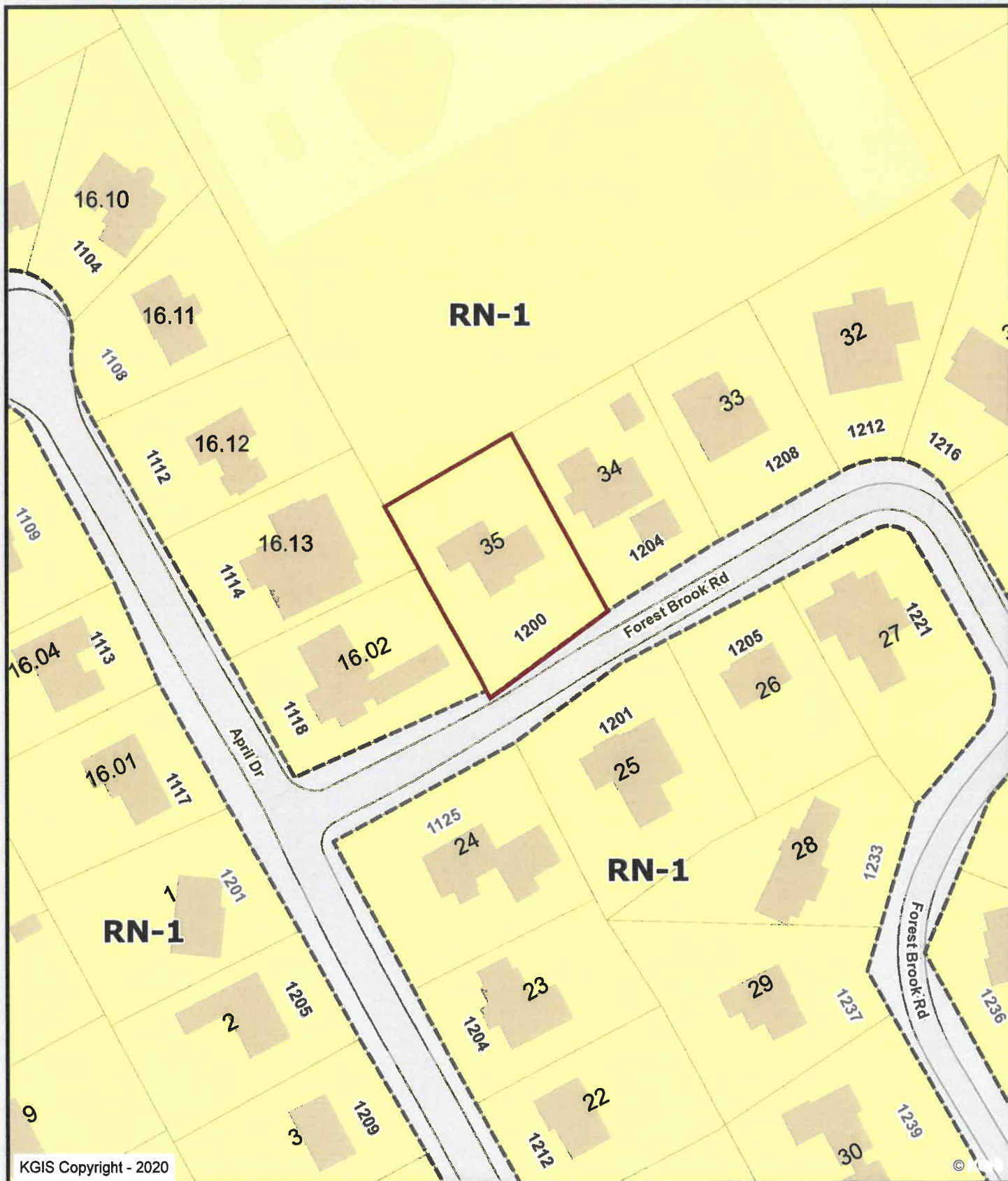
Date Filed 11-16-2020

Fee Amount \$250

Council District 2

BZA Meeting Date 12-17-2020

**PLANS REVIEWER**   Bryan Berry**DATE**   11-16-2020



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## 1200 Forest Brook Road

12-C-20-VA

Curt and Thelen Wright

### Knoxville - Knox County - KUB Geographic Information System



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1200 Forest Brook Road

12-C-20-VA

Curt and Thelen Wright

Knoxville - Knox County - KUB Geographic Information System



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1200 Forest Brook Road

12-C-20-VA

Curt and Thelen Wright

**Knoxville - Knox County - KUB Geographic Information System**

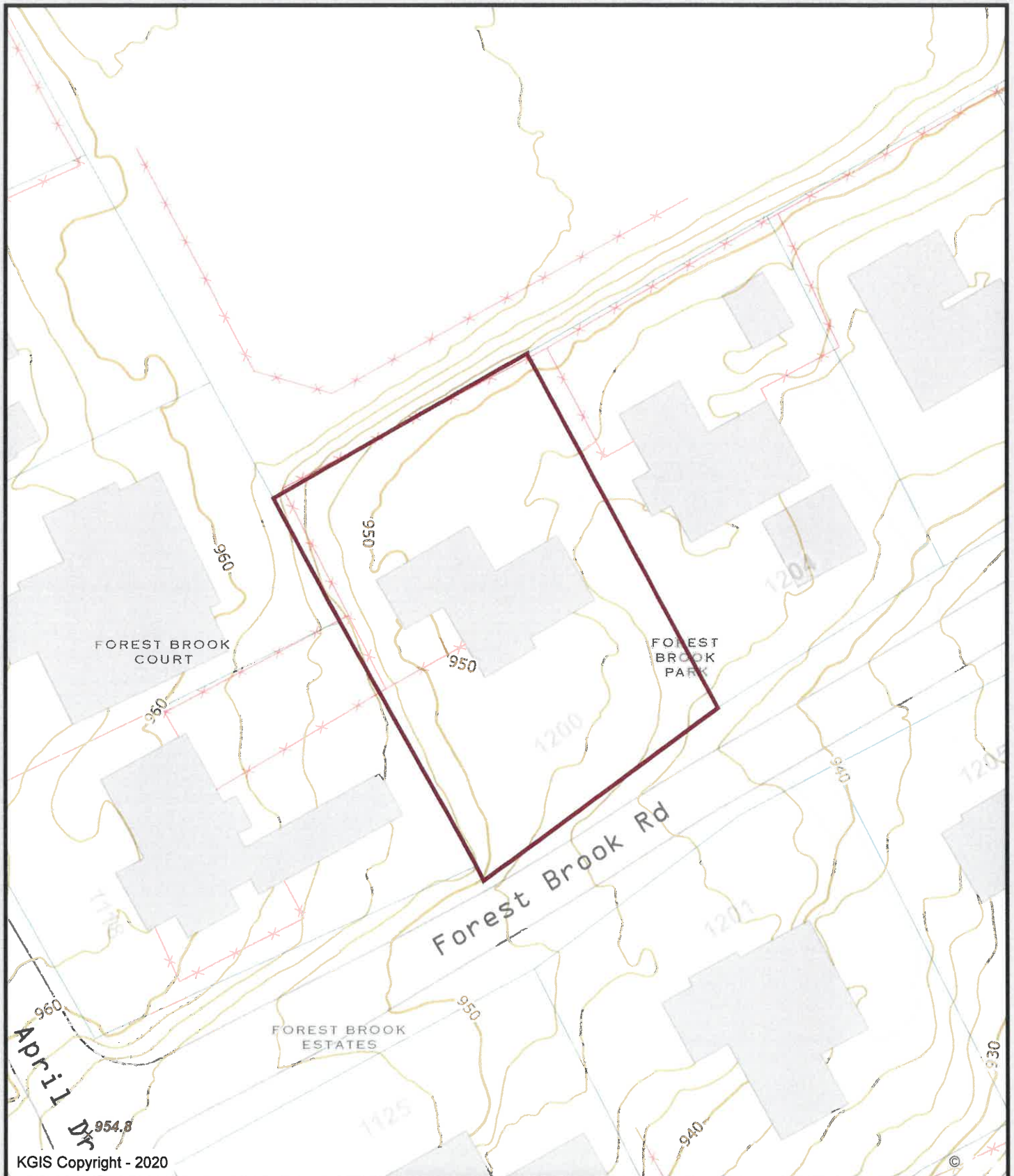


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0 25 50 100  
ft

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## 1200 Forest Brook Road

12-C-20-VA

Curt and Thelen Wright

**Knoxville - Knox County - KUB Geographic Information System**



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Wright's Residence Carriage House

Curt and Thelen Wright  
1200 Forest Brook Road  
Knoxville Tennessee 37919

HOLLY  
YOUNG  
WILLIAMS  
ARCHITECT

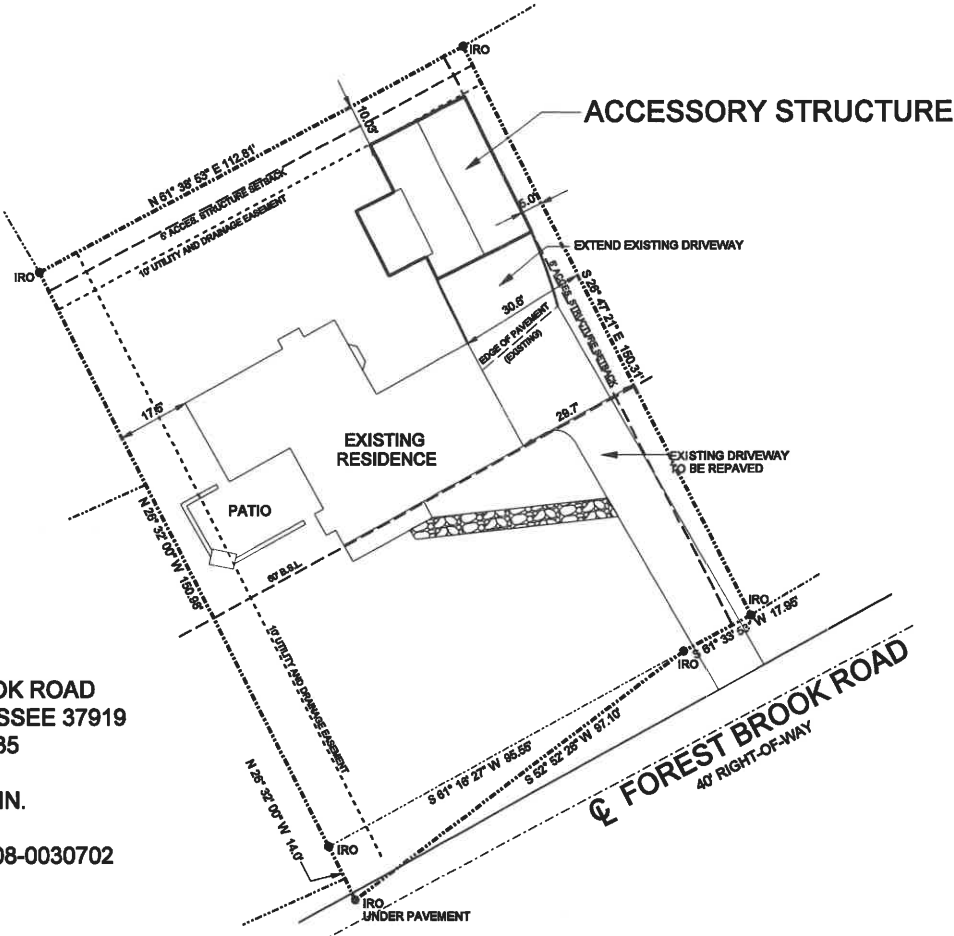
HOLLY@HYWARCHITECT.COM  
865-6616588

SITE PLAN

September 1, 2020

A1.0

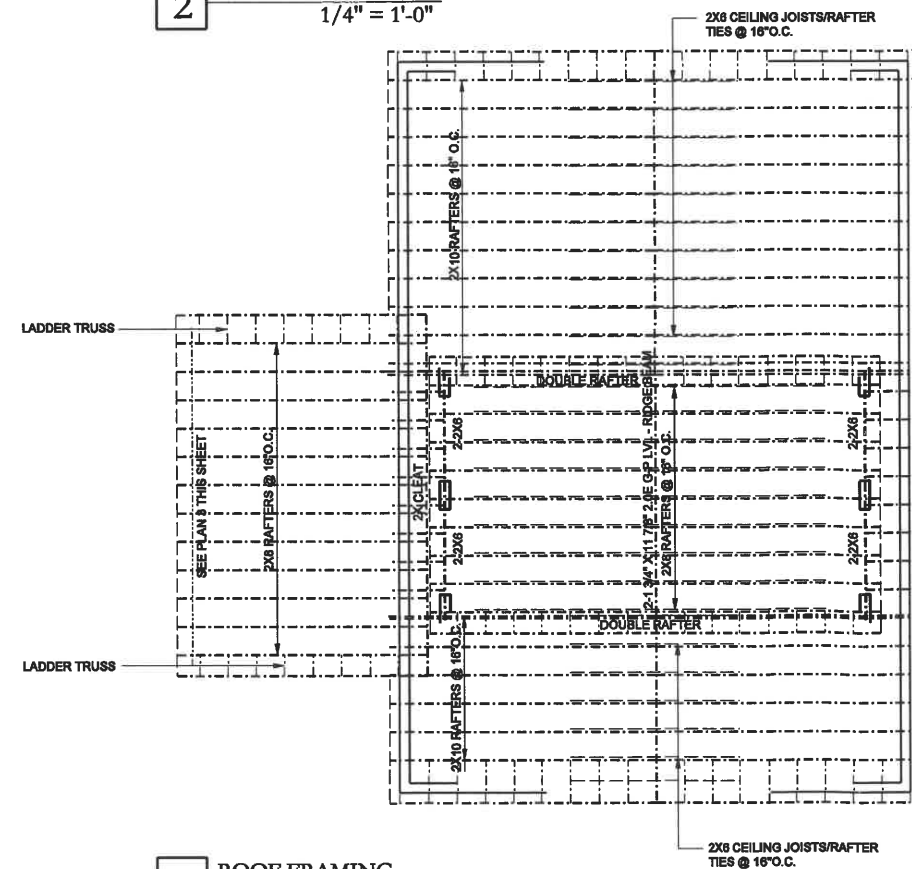
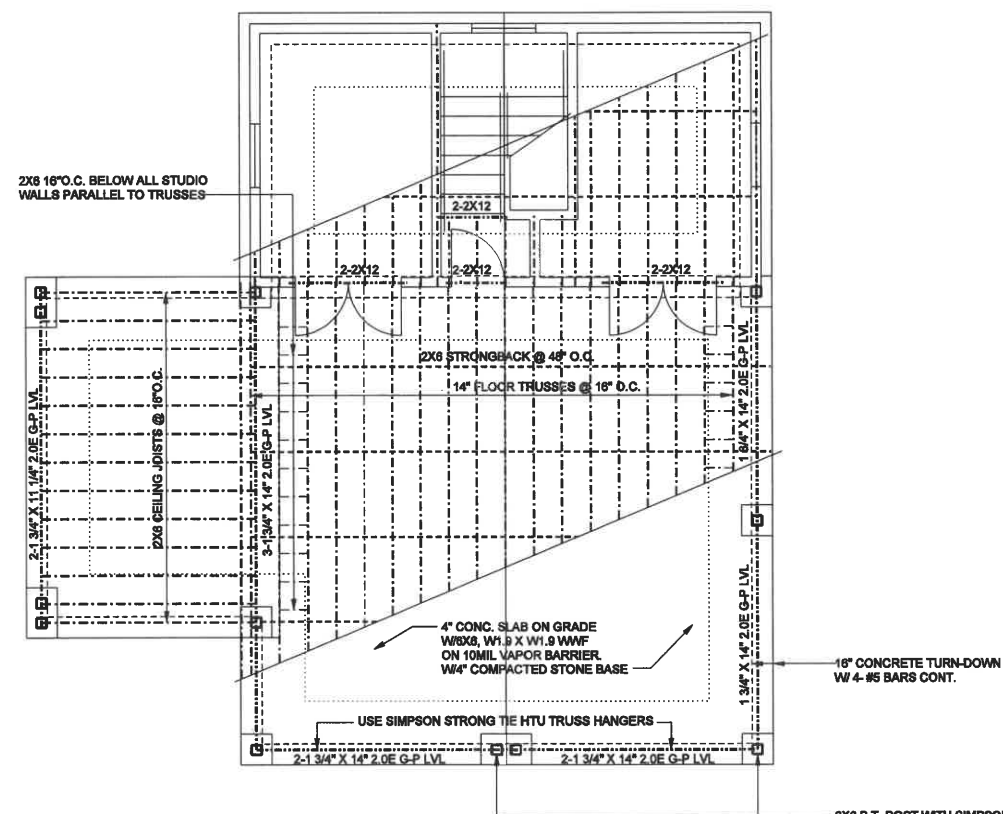
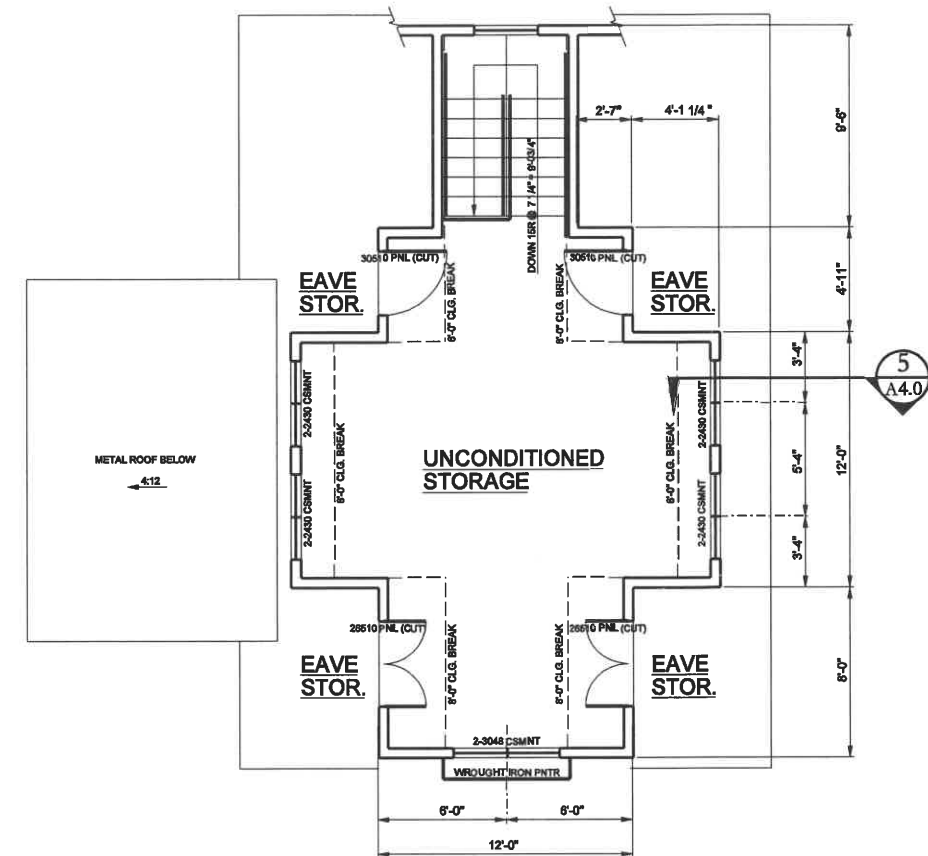
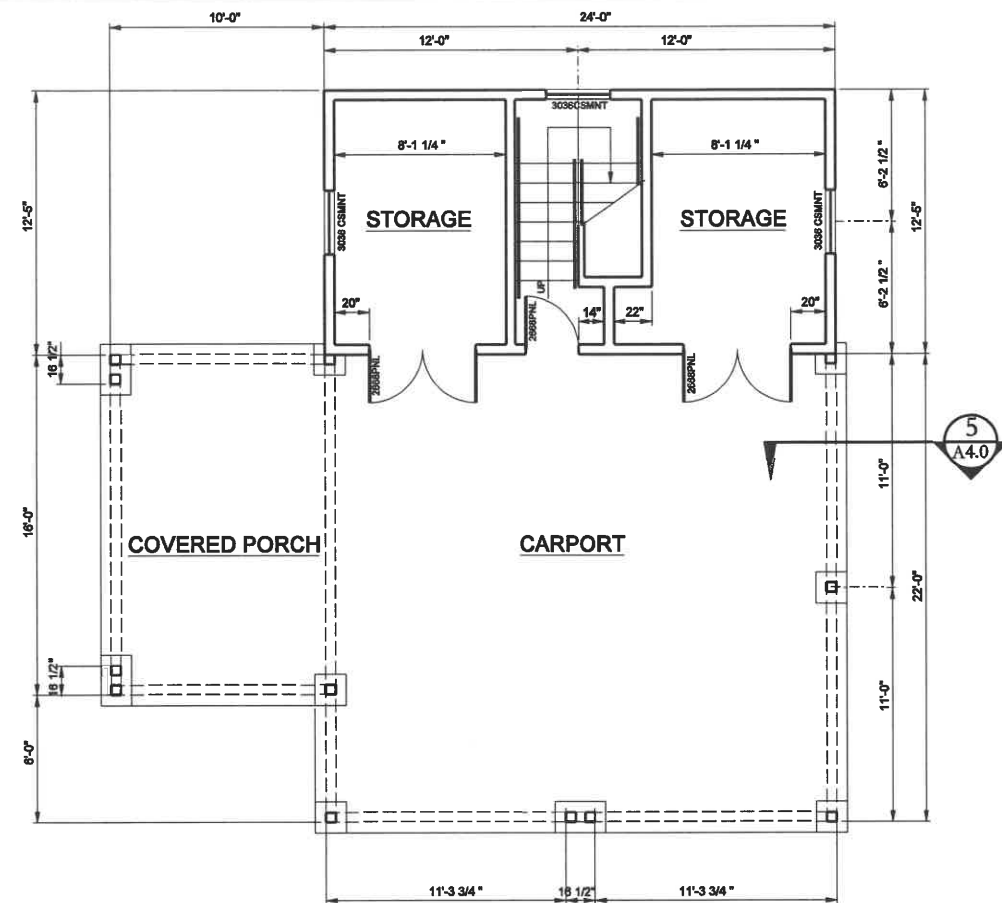
1200 FOREST BROOK ROAD  
KNOXVILLE TENNESSEE 37919  
PARCEL ID 121PD035  
WARD 51  
KNOX COUNTY TENN.  
REC. PLAT 23-118  
REC. DEED 20121108-0030702



SITE SURVEY BY JAMES A. HAIR, LAND SURVEYOR  
PROVIDED BY OWNER.

1 Site Plan  
1" = 20'-0" N

12-C-20-VA



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Curt and Thelen Wright  
1200 Forest Brook Road  
Knoxville Tennessee 37919

HOLLY  
YOUNG  
WILLIAMS  
ARCHITECT

HOLLY@HYWARCHITECT.COM  
865-6616588

# FLOOR AND FRAMING PLANS

September 1, 2020

## A2.0



Wright's Residence Carriage House

Curt and Thelen Wright  
1200 Forest Brook Road  
Knoxville Tennessee 37919

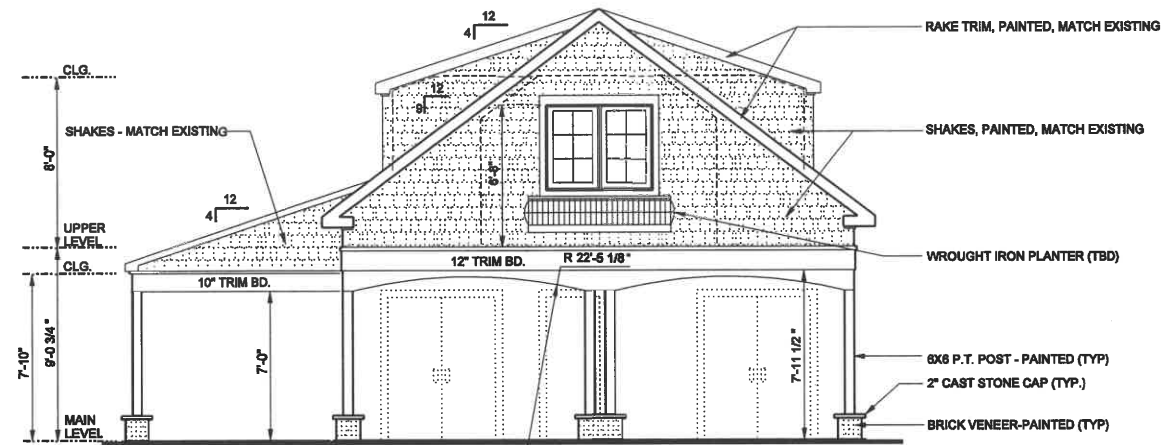
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YOUNG  
WILLIAMS  
ARCHITECT

HOLLY@HYWARCHITECT.COM  
865-6616588

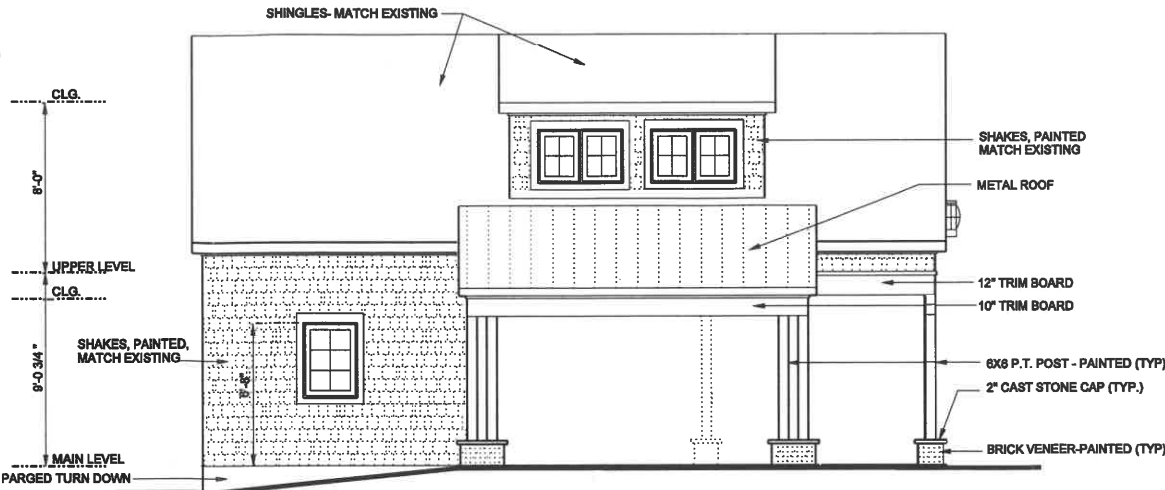
ELEVATIONS  
AND WALL  
SECTION

September 1, 2020

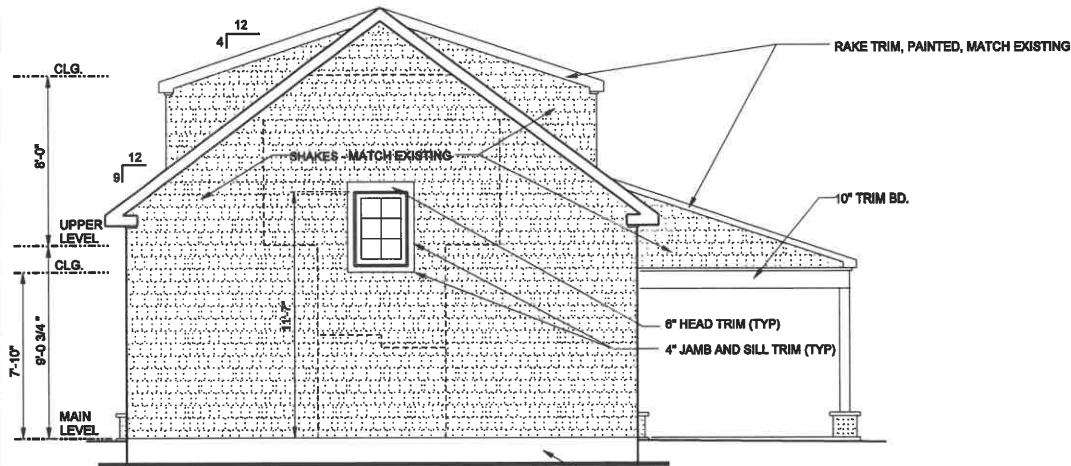
A4.0



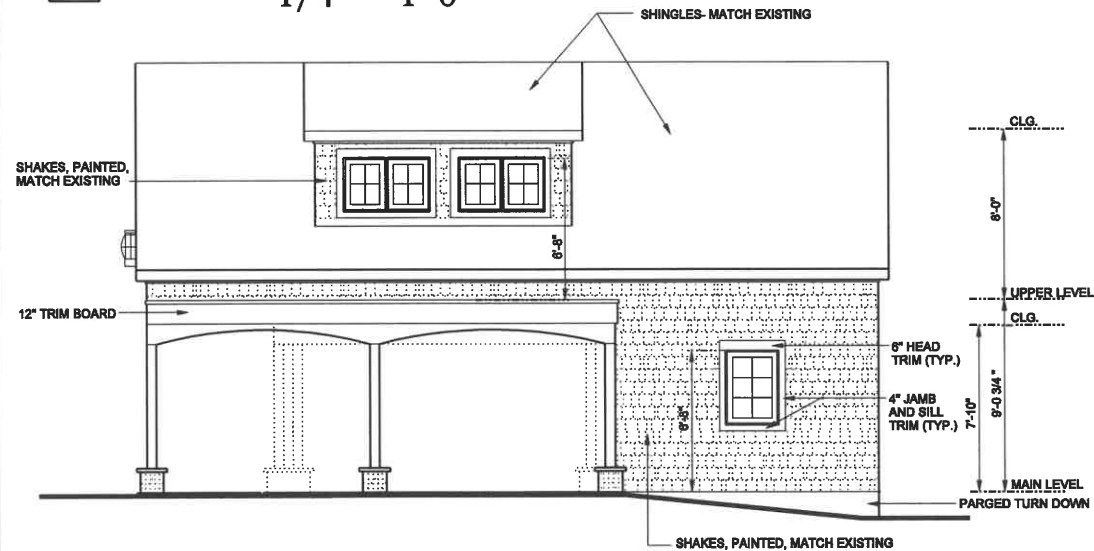
1 FRONT ELEVATION  
1/4" = 1'-0"



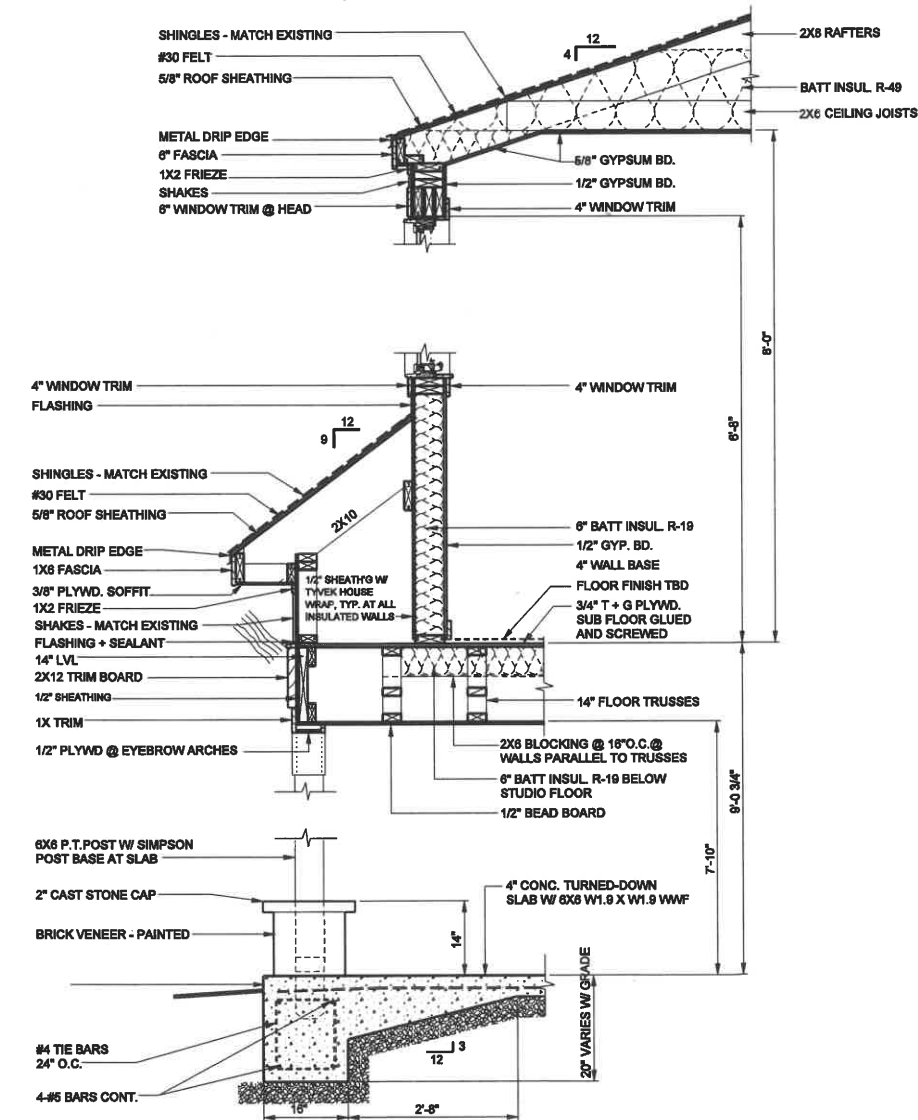
4 LEFT SIDE ELEVATION  
1/4" = 1'-0"



2 REAR ELEVATION  
1/4" = 1'-0"



3 RIGHT SIDE ELEVATION  
1/4" = 1'-0"



5 WALL SECTION  
3/4" = 1'-0"

12-C-20-YA