

File #

1-E-20-VA



CITY OF KNOXVILLE

BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION

Name William Andrews
 Street Address 196 Main Sail Rd.
 City, State, Zip Kingston, TN. 37763
 Phone Number 865 660 1170
 Email bill@williamandrewsarchitects.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) ☐ Extension of Non-Conforming Use/or Structure
☐ Appeal of Administrative Official's Decision ☐ Map Interpretation

PROPERTY INFORMATION

Street Address 6907 Stone Mill Dr.
 City, State, Zip Knoxville TN. 37919
 Parcel # (see KGIS.org)
 Zoning District (see KGIS.org)

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 adding a front porch and it is encroaching slightly into the front yard setback.

Describe hardship conditions that apply to this variance.

The front yard setback is slightly too restrictive.

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

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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):

1) Increase the maximum permitted encroachment of a non-enclosed porch into the required front setback from 6' to 7' for a single family residence in an EN-2 zone. (Article V, Section 6.B.11)

PROJECT INFORMATION

Date Filed 12/16/19

Fee Amount \$250

Council District 2

BZA Meeting Date 1/16/20

PLANS REVIEWER J Van Horn

DATE 12/30/19



ESTABLISHED NEIGHBORHOOD ZONE, EN-2

Proponent: Joey Letterman, General Contractor | 865.599.5442 | lettermanandsons@gmail.com

Request: Front porch addition

Address: 6907 Stone Mill Dr.

Zone: EN-2

Application Comments:

After reviewing plans for the front porch addition at 6907 Stone Mill Dr., planning staff found the following component did not meet the zoning requirements:

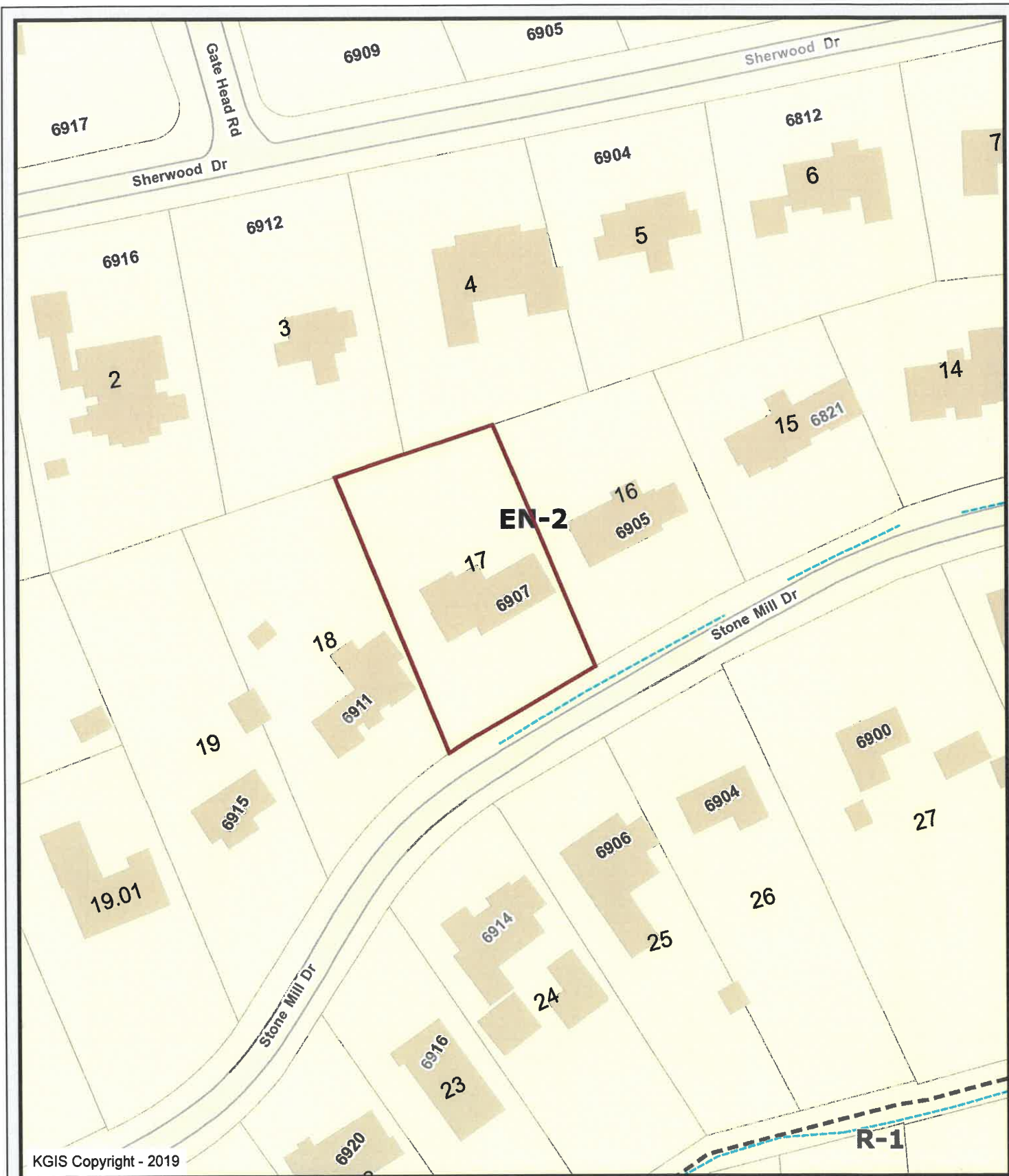
1. Front setback on Stone Mill Dr. (as proposed would be approximately 51.5 feet after addition; the requirement is 52.5 feet)
 - a. Requirement is to be within +/- 10 feet of the average of the front setbacks of houses within 500 feet on the same side of the street (The average is 68.5 feet, so the range allowed is 58.5 feet to 78.5 feet).
 - b. Unenclosed front porches can encroach into the setback by 6 feet. This brings the setback down to 52.5 feet.
 - c. The front setback of the house as it currently exists is approximately 65 feet. The 13'6" porch would bring the setback down to 51.5.

To come into compliance, the depth of the front porch would need to be shortened by 12". If you have any questions, please don't hesitate to reach out.

Best,

A handwritten signature in black ink that reads 'Michelle Portier'.

Michelle Portier | AICP
Planner | Knoxville-Knox County Planning
400 Main Street, Suite 403
Knoxville, TN 37902
865.215.3821
michelle.portier@knoxplanning.org



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William Andrews

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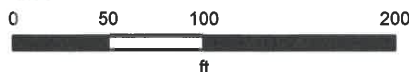
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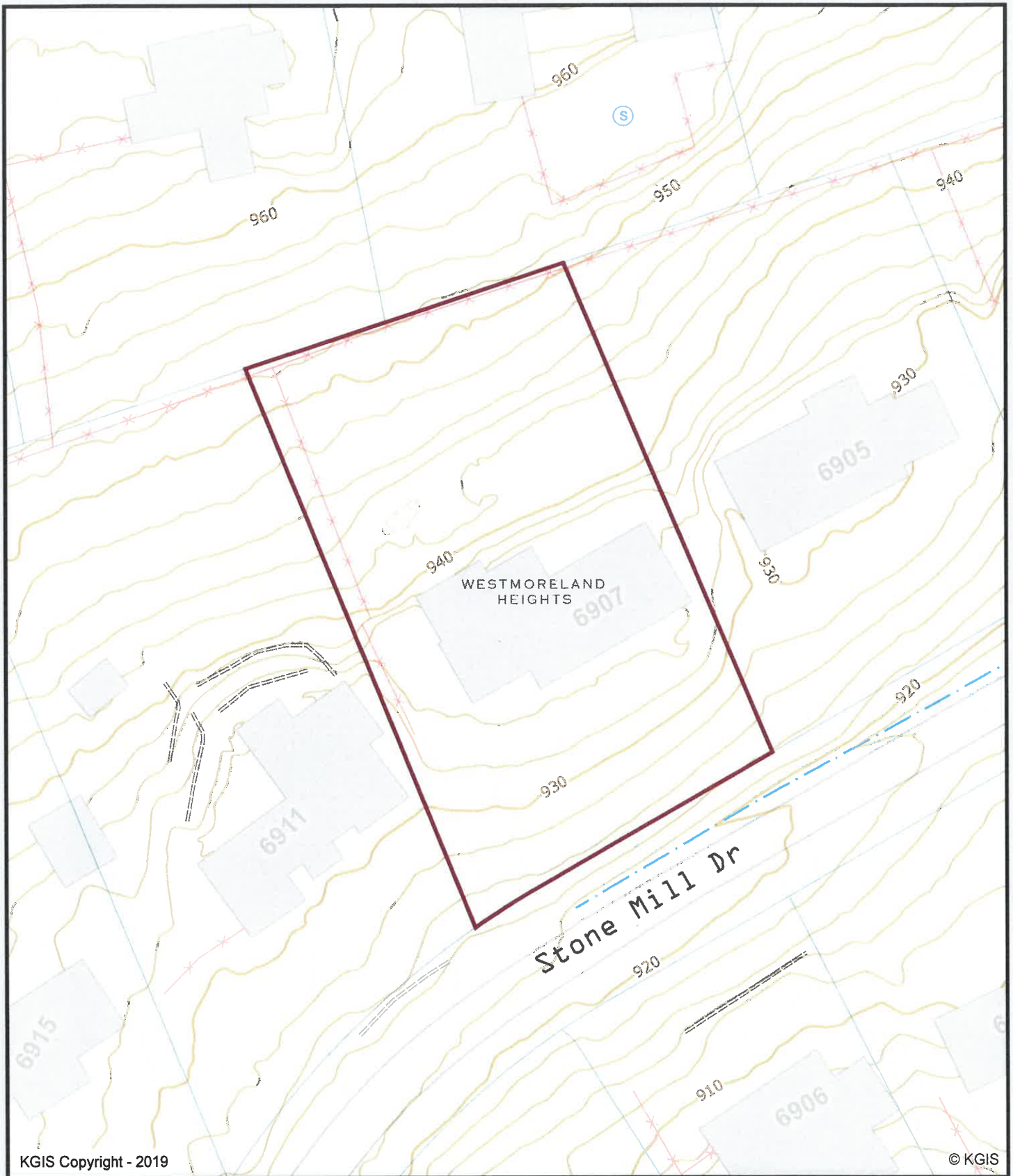
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0 25 50 100
ft

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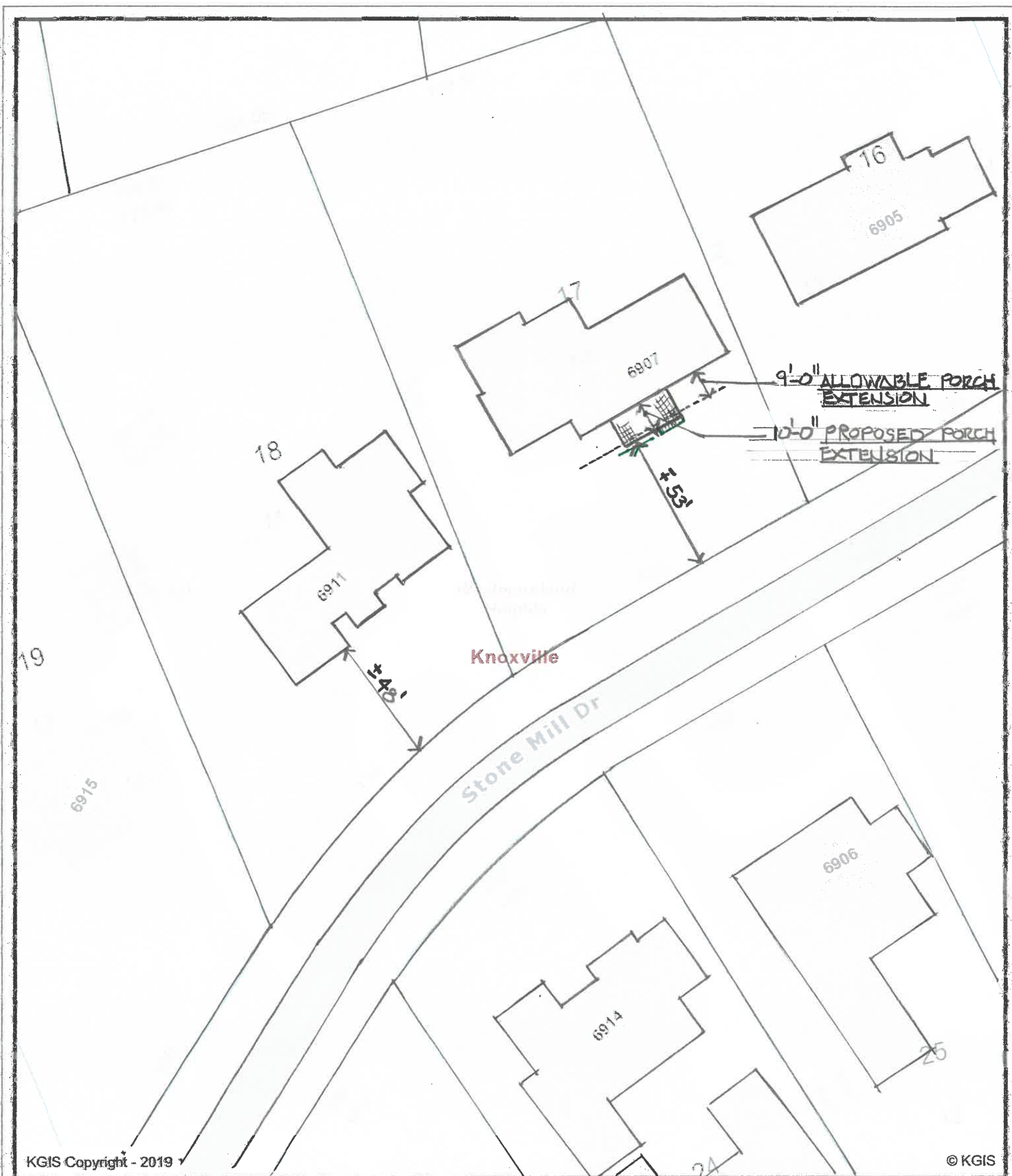
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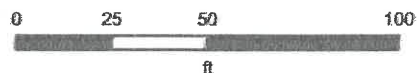
Letter Portrait

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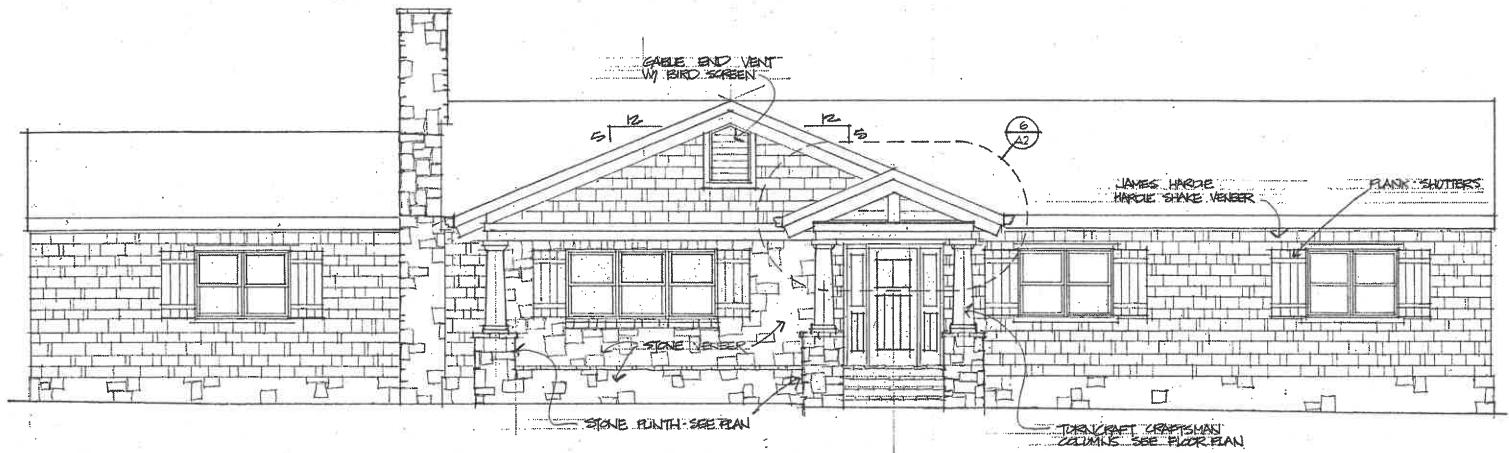
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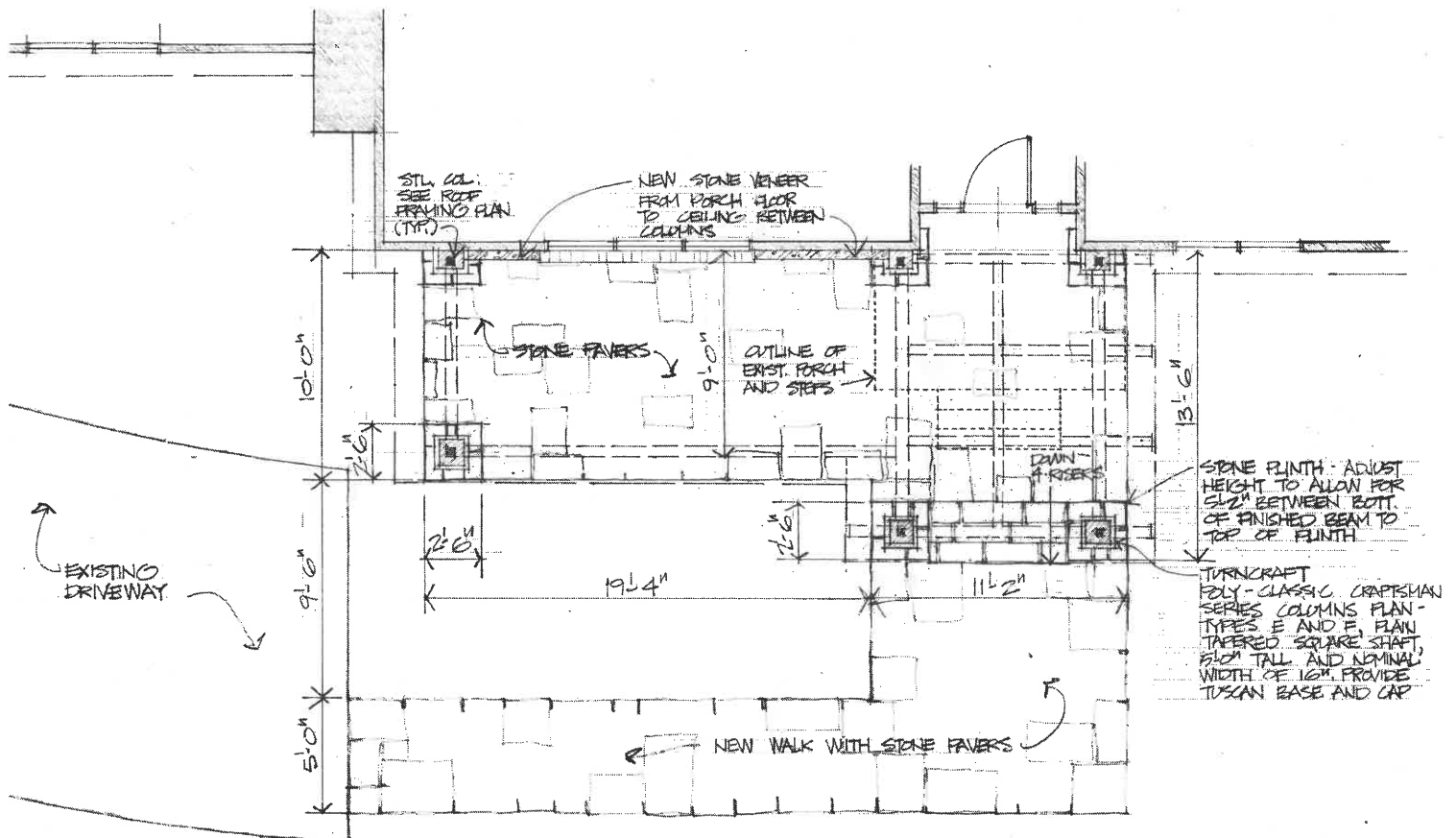


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FRONT ELEVATION YOUNG RESIDENCE - PORCH ADDITION

$\frac{1}{4}" = 1'-0"$



FLOOR PLAN YOUNG RESIDENCE - PORCH ADDITION

$\frac{1}{4}" = 1'-0"$