

# BOARD OF ZONING APPEALS

**NAME OF APPLICANT** Megan Chafin - Barber McMurray Architects

**FILE NO.**

9-C-18-1A

**The applicant is:** ☐ Owner ☐ Tenant ☐ Contractor ☒ Other Architect

**This is a request for:**

☒ Zoning Variance (Building Permit Denied)

☐ Extension of Non-Conforming Use

☐ Appeal of Administrative Official's Decision

☐ Map Interpretation

**PROPERTY INFORMATION**

Street Address 5331 Lyons View Pike

☐ Temporary ☒ Official

Zoning District R-1, R-2, O-1 & OS-1

Zoning Map Number 121

Ward and Block 49 / 49 / 49400

Lot/Parcel 121BD001

**This proposal pertains to:** ☒ New Structure ☐ Extension of Existing Structure ☐ Off-Street Parking

☐ Signage ☐ Other

**Is a plat required?** ☐ Yes ☒ No

**DESCRIPTION OF PROPOSAL**

Construction of a new swimming pool and poolhouse.

Describe specific ways in which this proposal fails to meet the requirements of the City of Knoxville Zoning Ordinance (please reference Section/Article of the Ordinance):

Reduce the minimum required setback distance from the Lyons View Pike property line from 50 feet to 36.92 feet per Article 5, Section 16.C.2.

REVISED

**CITY OF KNOXVILLE BUILDING INSPECTOR**

Scott Elder

**DATE**

9-5-2018 (Revised)

9-C-18-VA

### APPLICANT'S HARDSHIP

Which special circumstance(s) of the property do not apply generally in the zoning district?

☒ Size ☒ Elevation ☒ Slope ☐ Shape ☐ Soil ☐ Subsurface ☒ Other Existing site features and setbacks

What legal hardship(s) prevents any reasonable use of your land under the terms of the Zoning Ordinance?

I affirm that the hardship described above was not created by anyone having an ownership interest in the property since 1962. ☒ Yes ☐ No If answering no, explain: \_\_\_\_\_

Are the conditions on your property the result of other man-made changes (such as the relocation of a road or highway)? ☐ No ☒ Yes If answering yes, describe: With the existing site features (such as existing buildings, parking lot, golf course, and ROW of Lyons View Pike) room does not exist for the required pool deck setback for the proposed pool renovation. Additionally, MPC staff has stated they have no concerns with the proposal since the pool will be at a higher elevation than the road (pool deck is 22' higher than the road elevation and there is a 8'-11' high retaining wall) and will have a landscaped front yard between the retaining wall and the road. MPC explained that the main purpose of the setback is to keep the pool/deck a safe distance from the cars on the road.

### APPLICANT'S AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of options on same, as listed below.

Signature: \_\_\_\_\_

mchafin@bma1915.com

Address to which all correspondence should be mailed regarding this application:

| Name (Print) | Street Address         | City      | State | Zip   | Telephone    |
|--------------|------------------------|-----------|-------|-------|--------------|
| Megan Chafin | 505 Market St. Ste 300 | Knoxville | TN    | 37902 | 865-934-1915 |

Names of all property owners or holders of option on same must be listed here:

| Name (Print) | Street Address       | City      | State | Zip   | Telephone    |
|--------------|----------------------|-----------|-------|-------|--------------|
| Shawn Wilkes | 5138 Lyons View Pike | Knoxville | TN    | 37919 | 865-862-6867 |

Date Filed:

Fee Paid: \$250 cc off 8/15/18

Councilmanic District:

MPC Planning Sector:

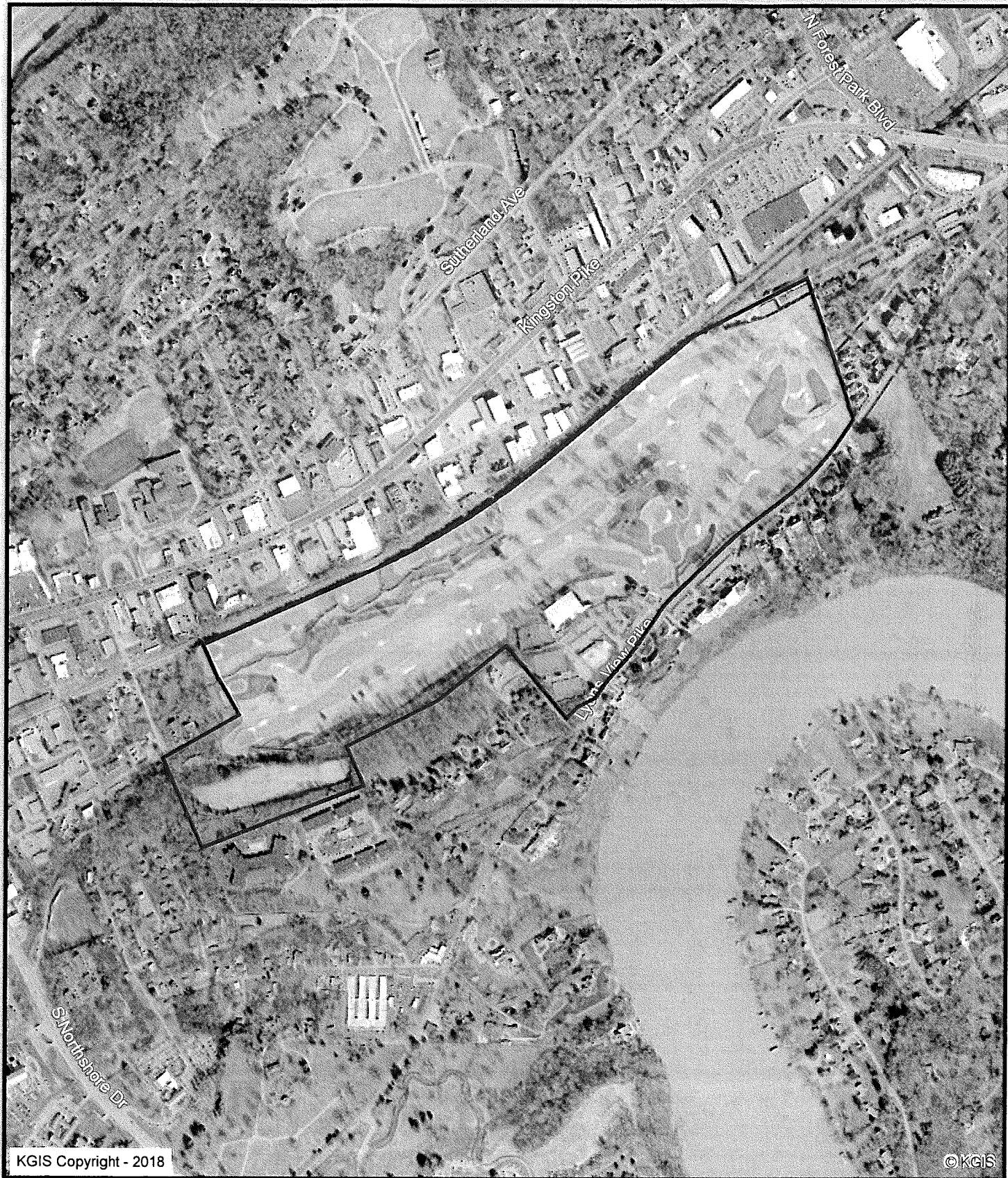
General Location Description

Size: Acres

Size: Sq. Ft.

**METROPOLITAN PLANNING COMMISSION**

**DATE**



## Barber McMurry Architects

5331 Lyons View Pike  
9-C-18-VA

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



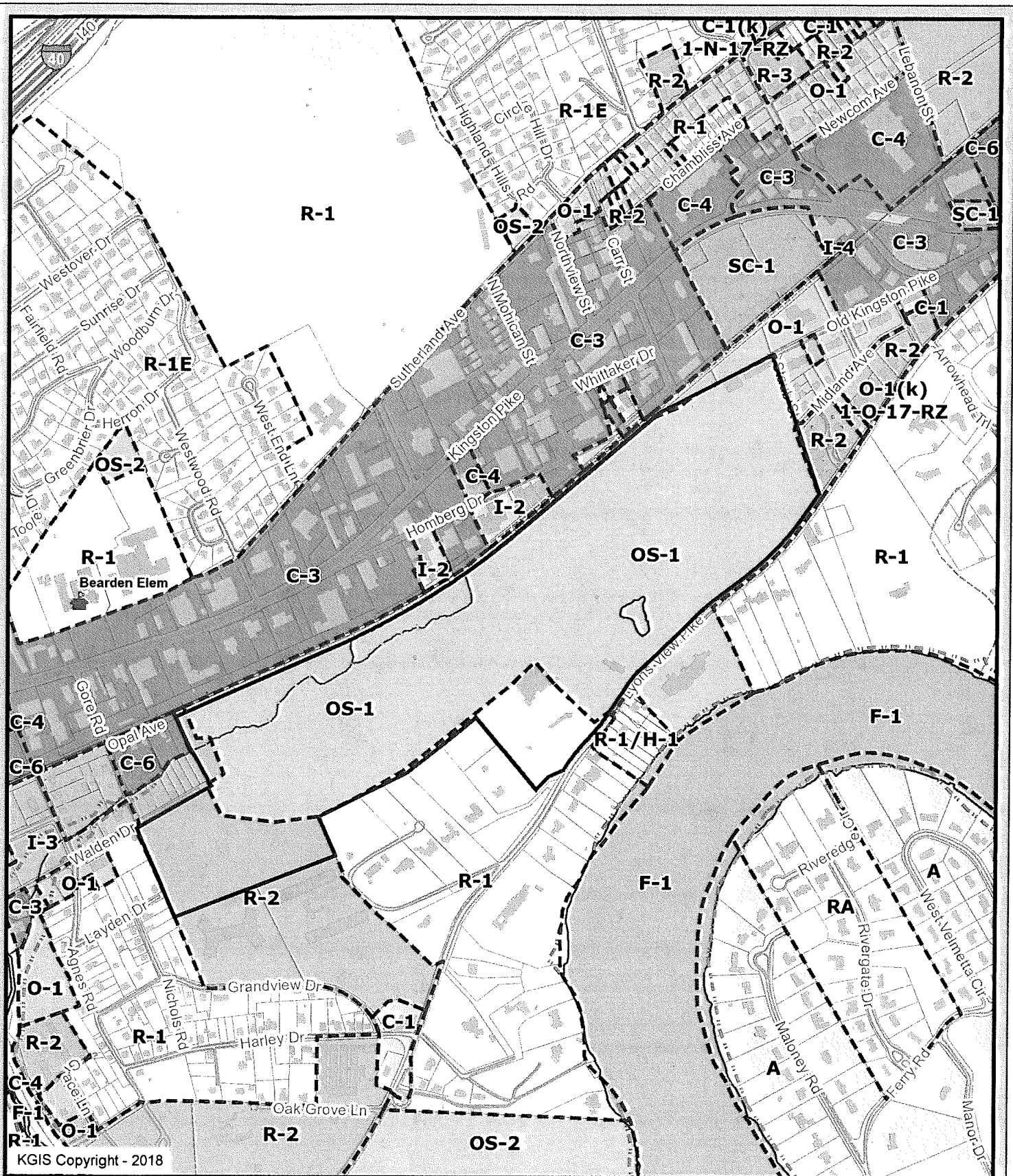
Printed: 8/21/2018 at 10:37:16 AM



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.







KGIS Copyright - 2018

## Barber McMurry Architects

5331 Lyons View Pike  
9-C-18-VA

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

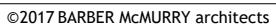


Printed: 8/21/2018 at 10:38:06 AM

0 390 780 1,560  
ft

KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.





**Civil & Environmental  
Consultants, Inc.**

2704 CHEROKEE FARM WAY, SUITE 101  
KNOXVILLE, TN 37920

865-977-9997  
[www.ccecinc.com](http://www.ccecinc.com)

# C200

## SITE LAYOUT PLAN



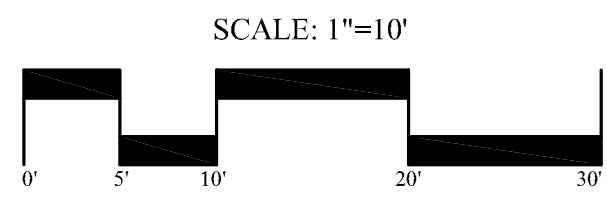
[illegible]

Project shall be fully irrigated with 100% coverage of lawn areas and planted beds. Irrigation zone control shall be automatic operation with controller and automatic control valves. Shop drawings and irrigation plan shall be provided to Landscape Architect for review and approval.

Sec.14-34 b. Where application for a building permit for new construction or subdivision approval is required, a minimum of six (6) trees per acre shall be retained on the site unless cut & fill work such trees cannot be saved.

Trees required:  $1.76\text{ac} \times 8 \text{ trees/ac} = 14 \text{ trees}$   
Trees provided: 74

Required Trees capable of reaching 50 feet at maturity: 7  
 Provided Trees capable of reaching 50 feet at maturity: 16



CONSULTANTS

STEPHEN W. HACKNEY  
LANDSCAPE ARCHITECT  
1649 MYSTIC STREET  
KNOXVILLE, TN 37922  
T. 865.257.9494

# L001

Landscape Plan