

File #

3-A-20-YA



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 K.Kennedy, T.Lambdin, M.Parker, B.Linkous	Owner <input checked="" type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address 2713 Maloney Rd	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip Knoxville, TN 37920	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number 865-808-9090	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Email beverlylinkous@gmail.com		Other Driveway <input checked="" 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 4110 Sevierville Pike	City, State, Zip Knoxville TN 37920
See KGIS.org for Parcel # 109FE027	and Zoning District RN-2

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.

When the property was purchased there was an existing driveway. In an effort to improve the appearance and function of the property, we asphalted the existing driveway. Please reference page 2 KGIS aerial site map. Seeing that we did not install a new driveway but just paved the existing driveway, we did not pull a permit. Upon meeting with an Engineer from the City Codes Department, we were made aware that a setback of 50 feet from an intersection is required for newly installed driveways. Seeing that our driveway was preexisting, we are asking for a variance to keep the driveway at its current location. Drivers entering June Street from Sevierville Pike will enter on the other side of the boulevard and exit on the side nearest to our house. The driveway aids in the flow of traffic and the safety of the neighborhood. See page 3 site map & traffic flow. We have also included examples of properties within 3 blocks with driveways less than 50 ft from the intersection. See pages 4-6.

Describe hardship conditions that apply to this variance.

The existing driveway has been paved. Moving the driveway would cost several thousand dollars and would pose a large financial burden on us as the homeowners. Moving the driveway further from Sevierville Pike will not change traffic flow or safety conditions as the boulevard prevents traffic from entering the road at the driveway exit.

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 Morgan Parker, Beverly Linkous, Tammie Lambdin, Emily Parker DATE 2/12/2020

File #3-A-20-VA



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):

Reduce the minimum distance between a single family residence driveway and the intersecting street from 50 feet to 20 feet for corner clearance requirements per Article 11.7.B Table 11-8.

PROJECT INFORMATION

Date Filed	2/12/2020	Fee Amount	\$250.00 pd ck
Council District	1	BZA Meeting Date	3/19/2020
PLANS REVIEWER	Bryan Berry	DATE	2/20/2020



A horizontal scale bar with tick marks at 0, 50, 100, and 200 feet. The unit 'ft' is centered below the bar.



4110 Sevierville Pike

3-A-20-VA

K. Kennedy, T., Lambin, M. Parker, B., Linkous

Knoxville - Knox County - KUB Geographic Information System



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4110 Sevierville Pike

3-A-20-VA

K. Kennedy, T., Lambin, M. Parker, B., Linkous

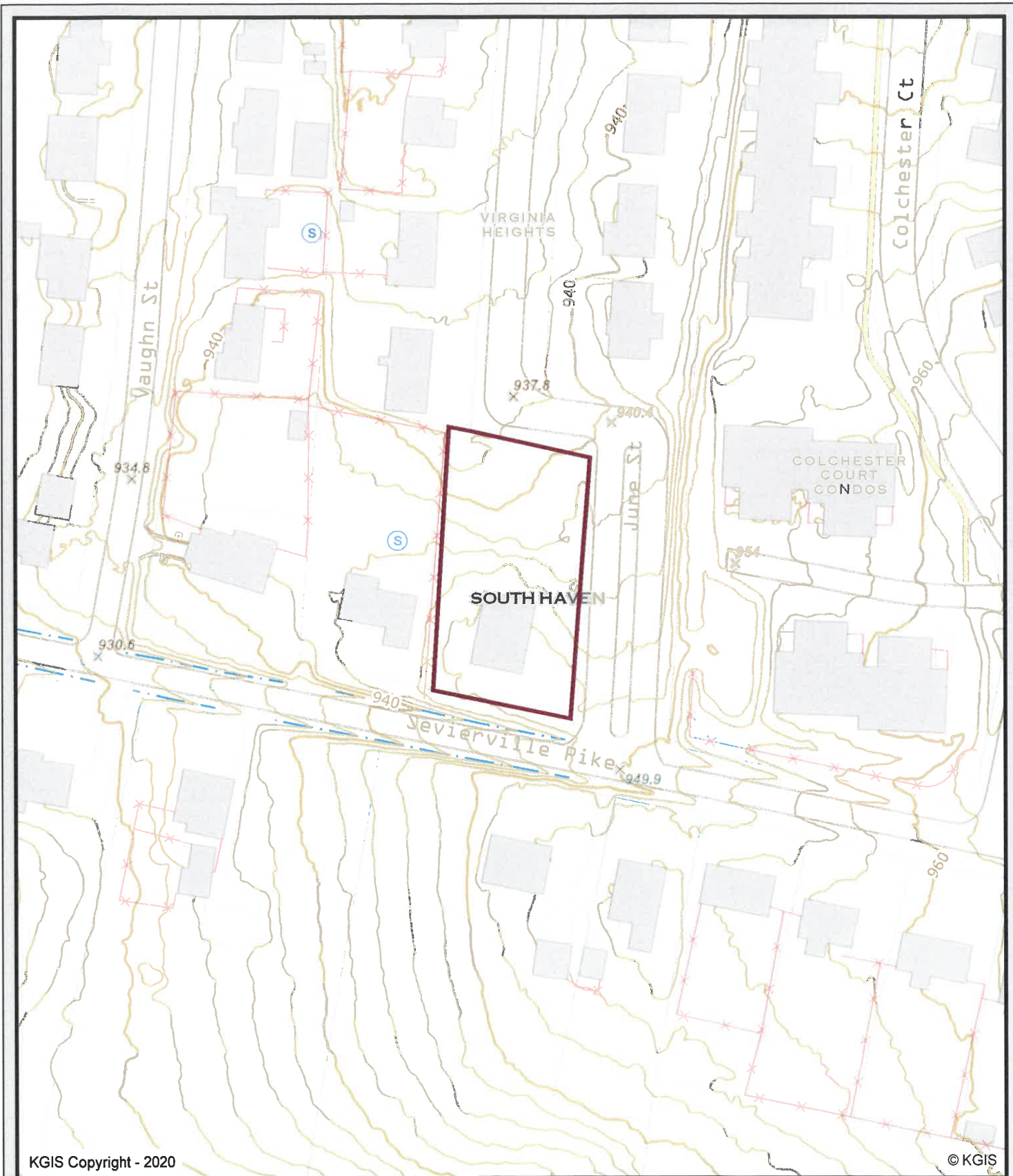
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0 50 100 200
ft

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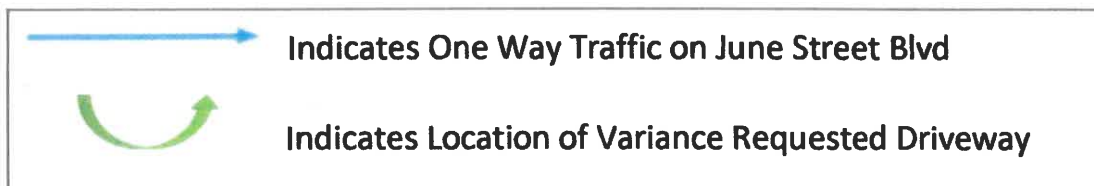
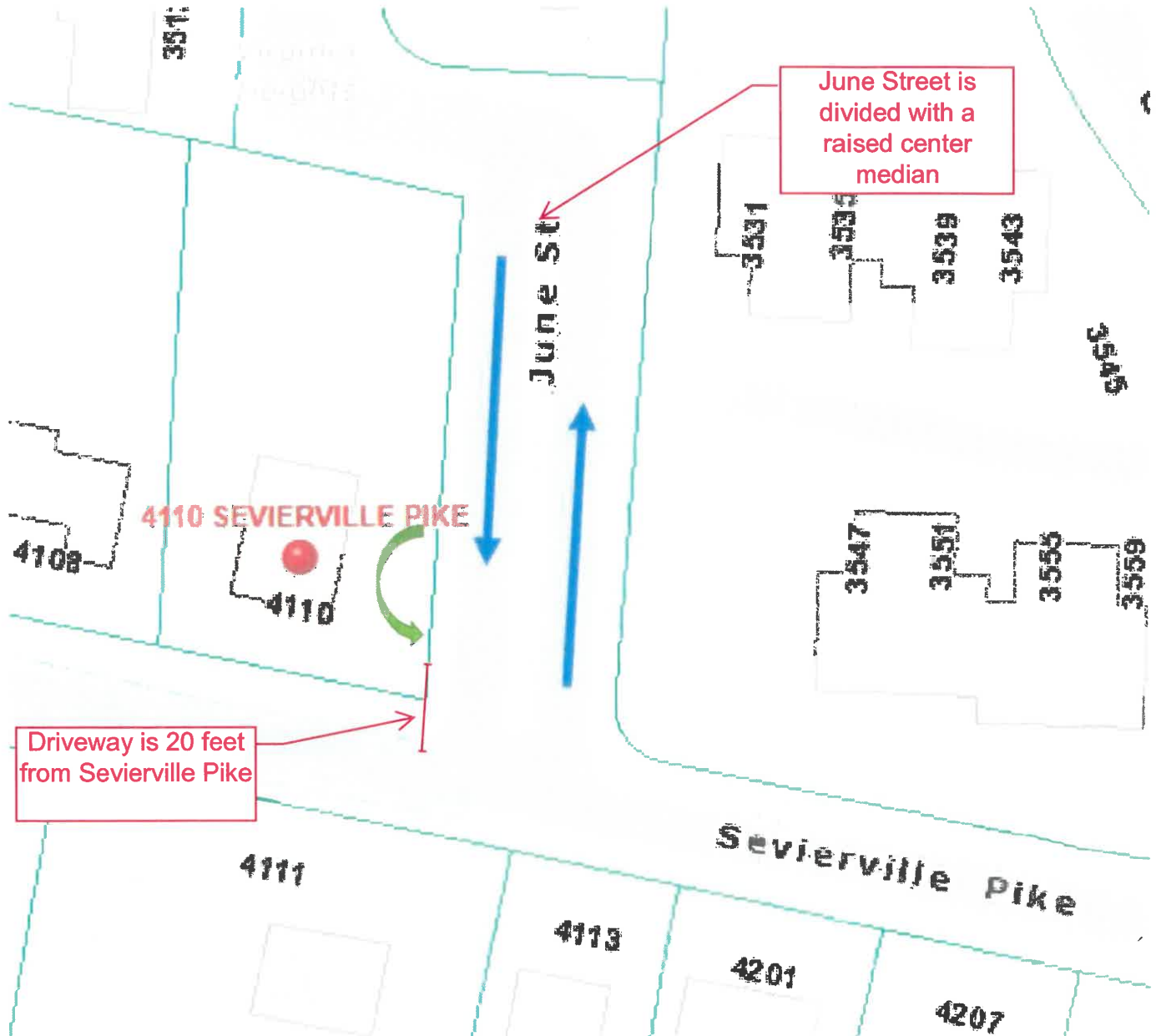


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4110 Sevierville Pike Site Map & Traffic Flow



3-A-20-VA

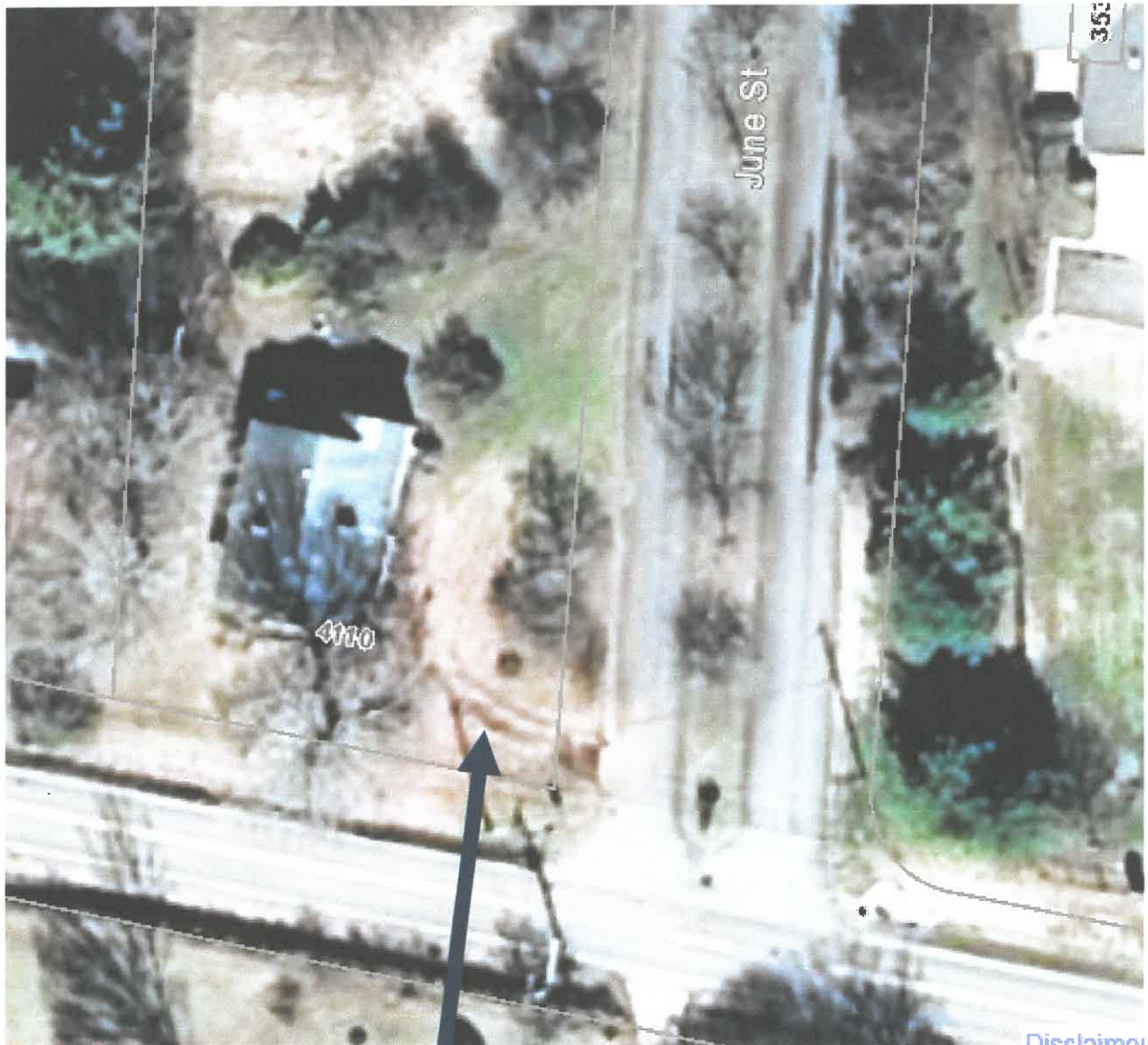
4110 Sevierville Pike - March 2019



4110 Sevierville Pike - January 31, 2020



3-A-20-VA



2013 photo shows proof of existing driveway.

Property Examples within 3 Blocks of Variance Request Property

Example #1

3537 South Haven Road & Sevierville Pike

Driveway 40 ft from intersection



Property Examples within 3 Blocks of Variance Request Property

Example #2

3538 South Haven Road & Sevierville Pike

Driveway 25 ft from intersection



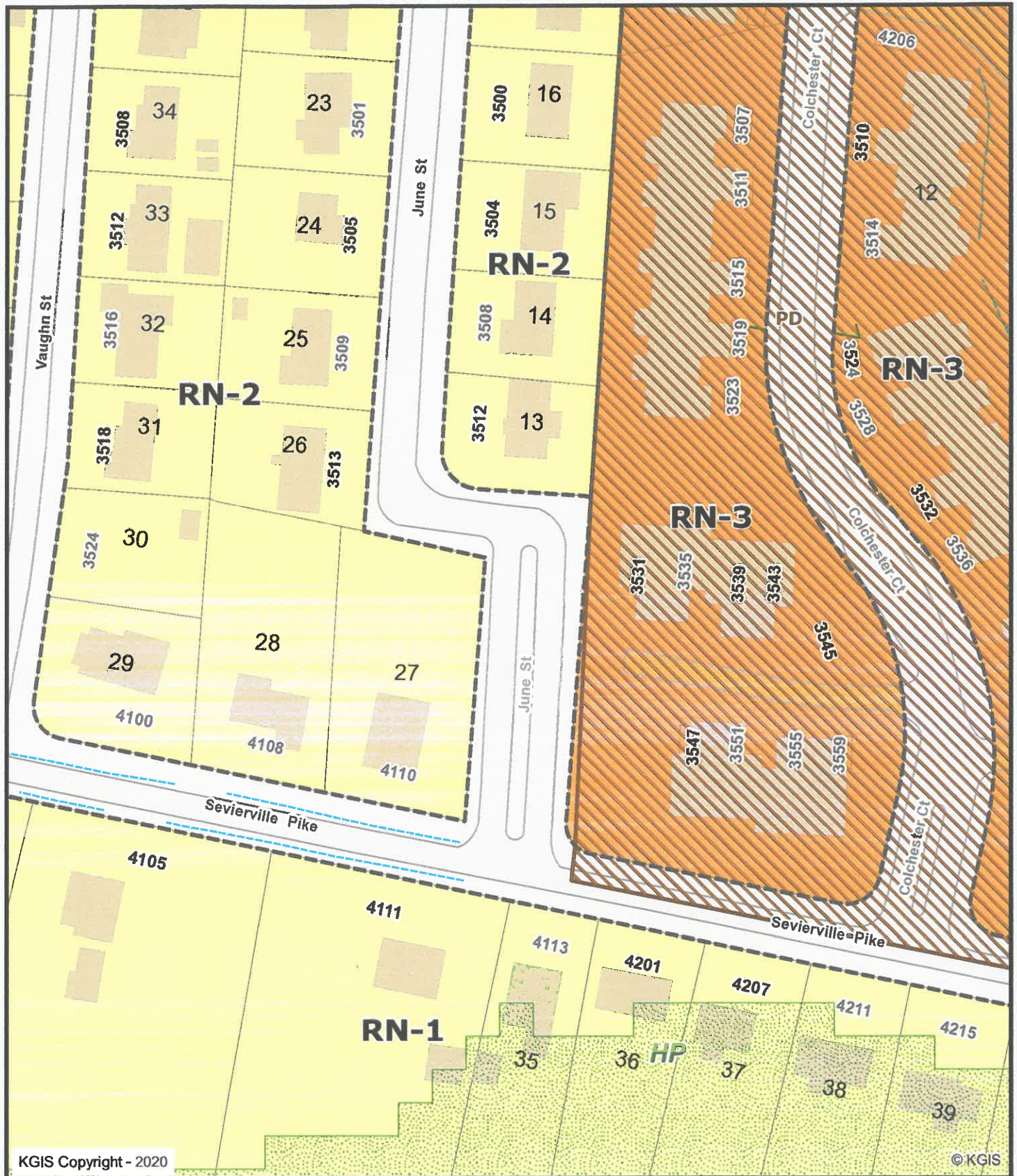
Property Examples within 2 Block of Variance Request Property

Example #3

3542 Feathers St. & Sevierville Pike

Driveway 21 ft from intersection





4110 Sevierville Pike

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