

10B21VA



# 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 <u>Renee Dollar</u>	Owner <input checked="" type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address <u>210 stratford rd.</u>	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip <u>37920</u>	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number <u>321-362-1000</u>	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Email <u>reneedollar14@gmail.com</u>		Other fence variance <input checked="" type="checkbox"/>

## 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 210 stratford rd. City, State, Zip Knoxville, TN 37920  
 See KGIS.org for Parcel # and Zoning District

## 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.

I hired Champion fence co. to put a 6ft. privacy-wood fence on my unrestricted corner lot property and paid over \$8,000.00 for it so it would look nice in the neighborhood and keep neighbors safe. I keep the neighborhood quiet as I have 2 large, young, very energetic dogs which was my primary reason for a privacy fence-6ft so they can not see the neighbors to bark at them, nor can they jump the fence as it is 6ft. The closest point of my fence is set back 15ft. from the road, so the road is visible all the way around.

Describe hardship conditions that apply to this variance.

I am unable to lower my fence as my dogs would jump it and cause potential harm I do not want to risk. It also needs to stay a privacy fence to keep the neighborhood quiet. In no way is my fence a hinderance to anyone, but not having it would be

## 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 Renee Dollar

DATE 9/8/21

File #



# BOARD OF ZONING APPEALS APPLICATION

\*\*\*\*\*OFFICE USE ONLY\*\*\*\*\*

Is a plat required?    Yes   ☐   No   ☒

Small Lot of record?   ☐

Small Lot of record? ☐

**VARIANCE REQUEST(S) WITH ORDINANCE CITATION(S):**

## PROJECT INFORMATION

Date Filed

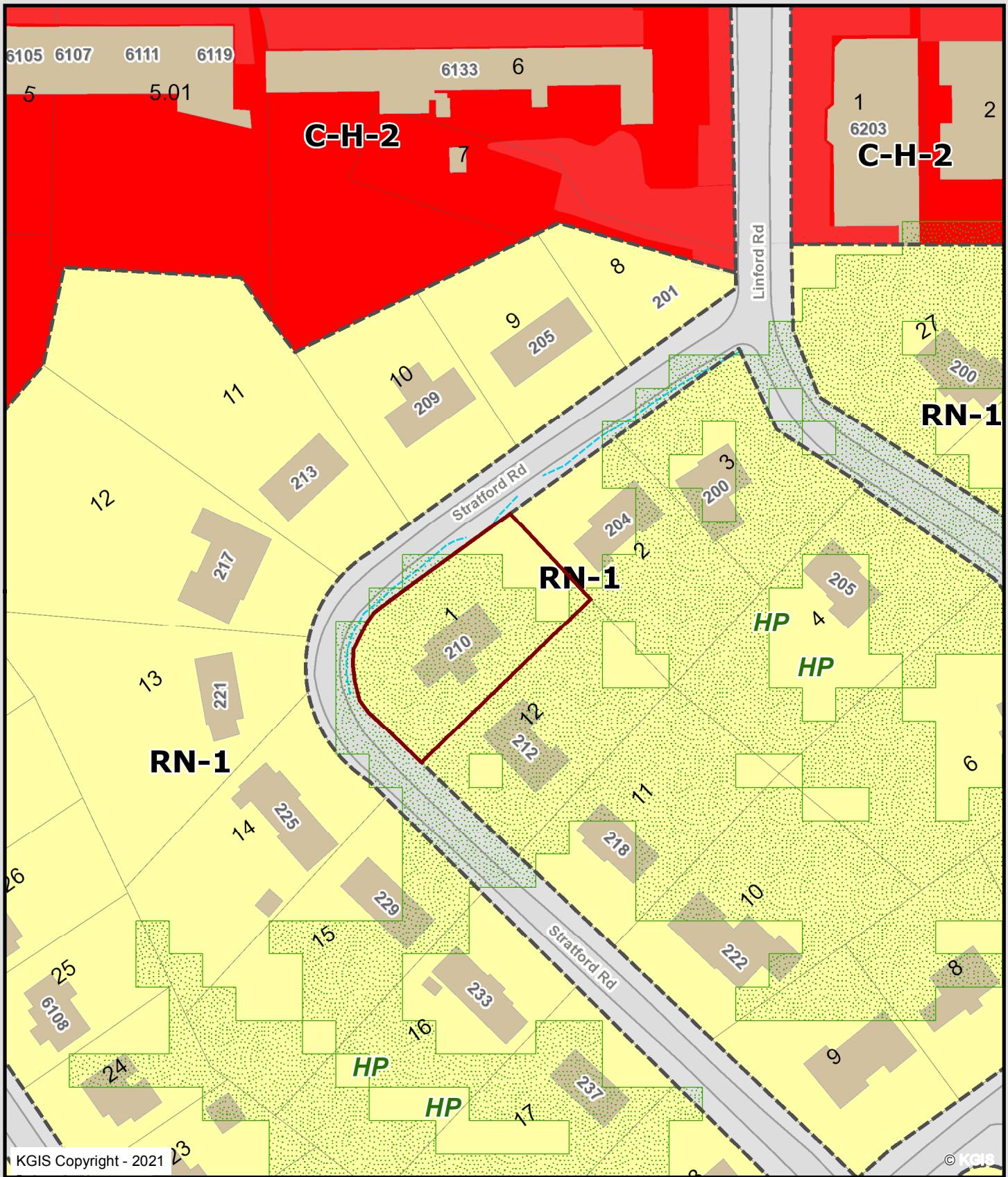
Fee Amount
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Council District

BZA Meeting Date
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PLANS REVIEWER	DATE
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DATE \_\_\_\_\_



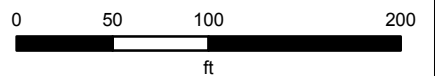
210 Stratford Rd

10B21VA  
Renee Dollar

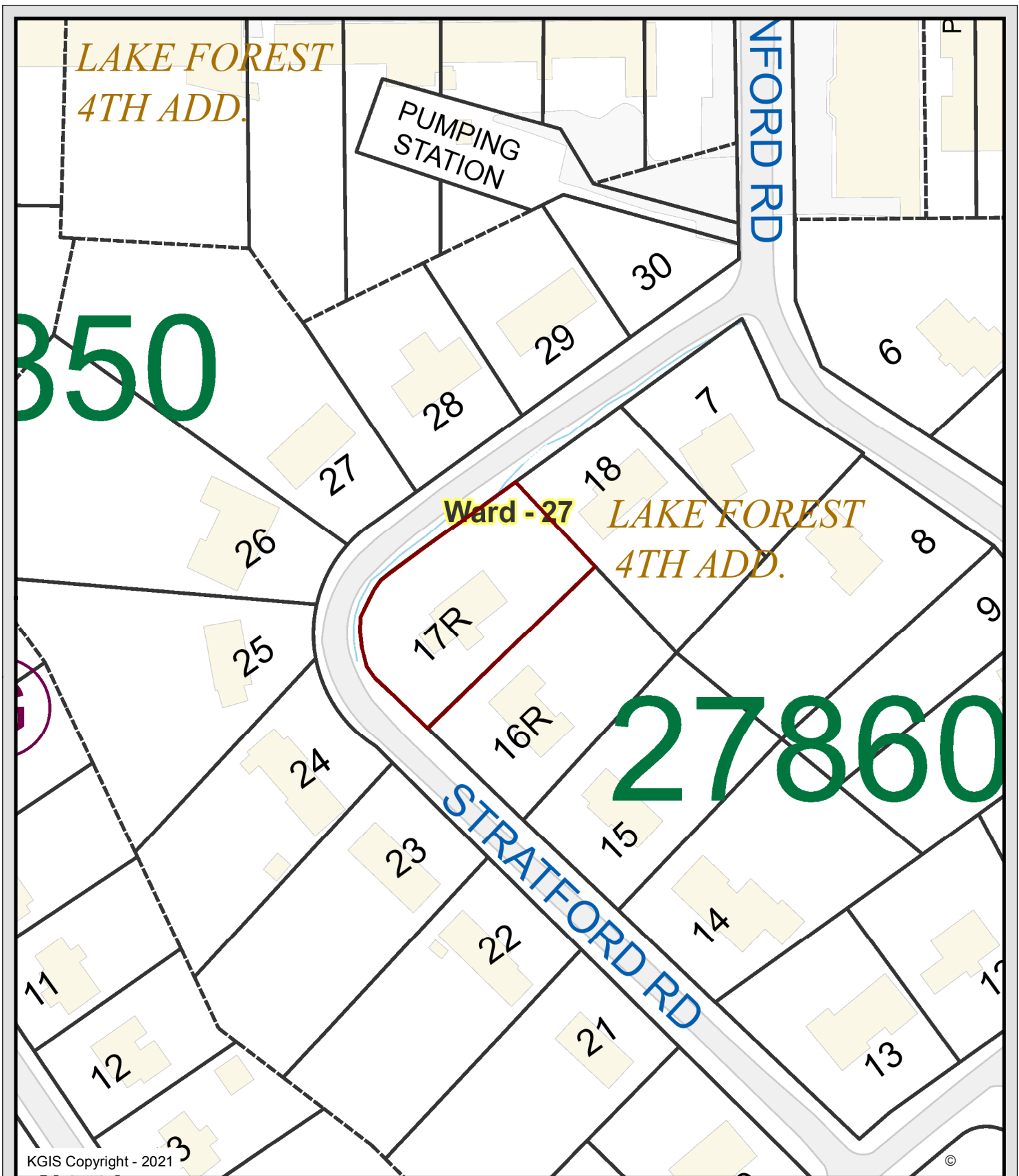
Knoxville - Knox County - KUB Geographic Information System



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210 Stratford Rd

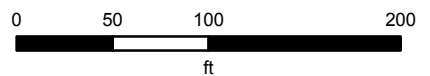
10B21VA

Renee Dollar

Knoxville - Knox County - KUB Geographic Information System



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210 Stratford Rd

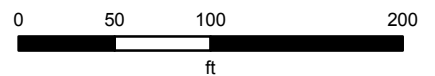
10B21VA

Renee Dollar

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

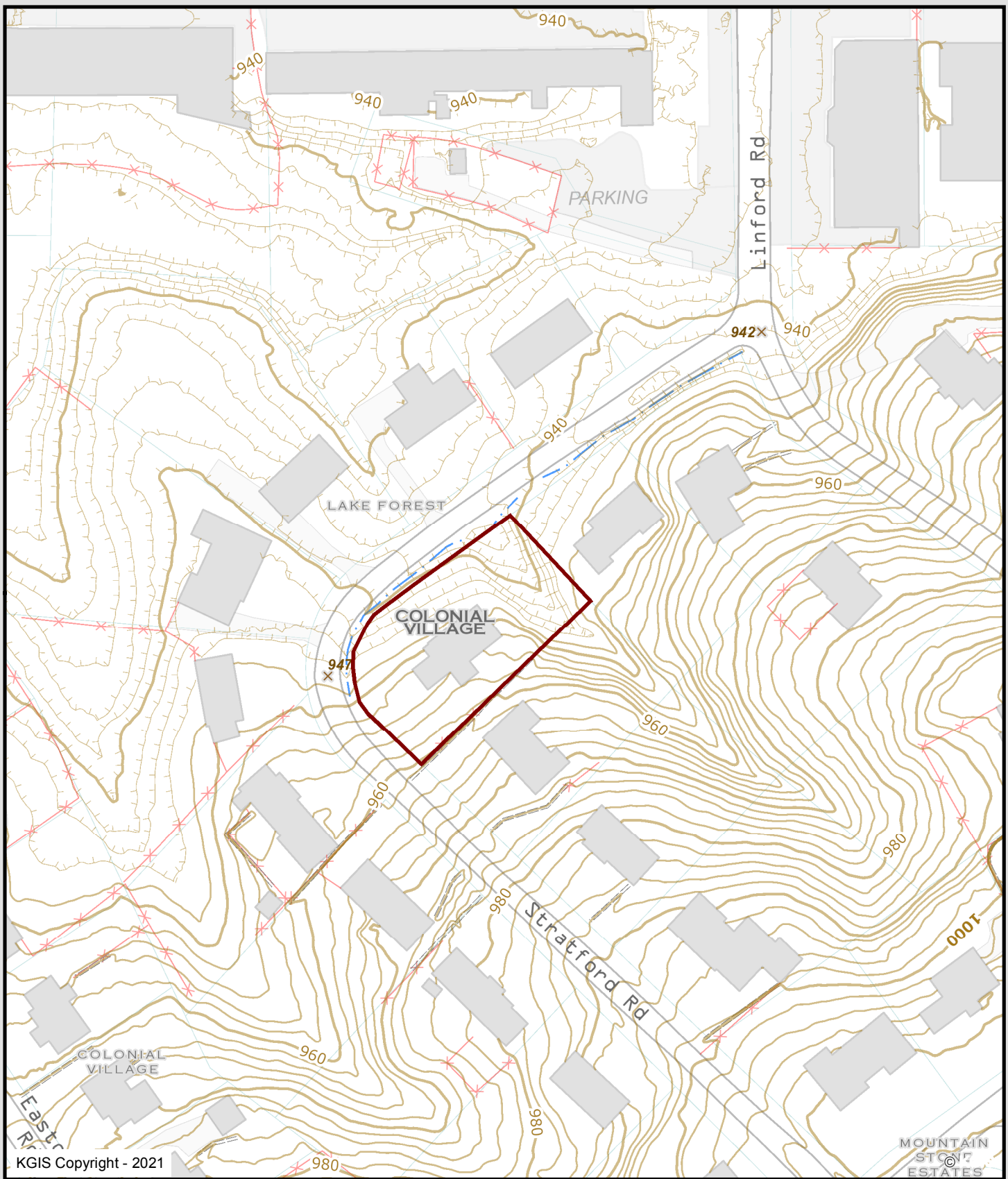


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210 Stratford Rd

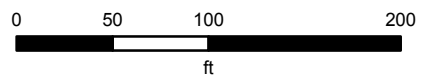
10B21VA

Renee Dollar

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



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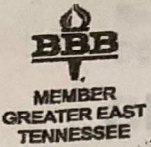


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865-337-1447

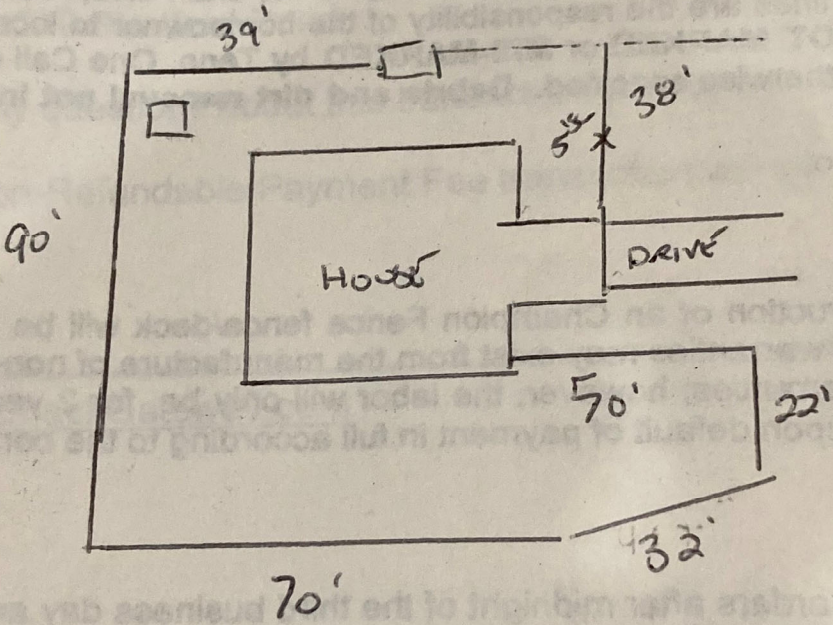
INSTALL



Louisville, TN  
 Ph: (865) 379-5200  
 Fax: (865) 379-5088  
 www.championfence.info

211  
 6/20  
 INTER

PROPOSAL SUBMITTED TO: <b>RENEE DOGAR</b>	PHONE <b>321-362-1000</b>	EMAIL
STREET <b>210 STRATFORD RD.</b>	PHONE	EST. DATE <b>6/23/21</b>
CITY, STATE & ZIP CODE <b>KNOXVILLE, TN 37920</b>	SUBDIVISION	COUNTY <b>KNOX</b>



TYPE	
FOOTAGE	
HEIGHT	
TOPLINE	
STYLE	
BOARD	
POINT	
FRAME/#	
POST/TOP	
WLK GATES	
DBL GATES	
BOP	

WE PROPOSE hereby to furnish material and labor-complete in accordance with the above specifications of AP 604972 dollars (\$ 7,800.00) FREE CA

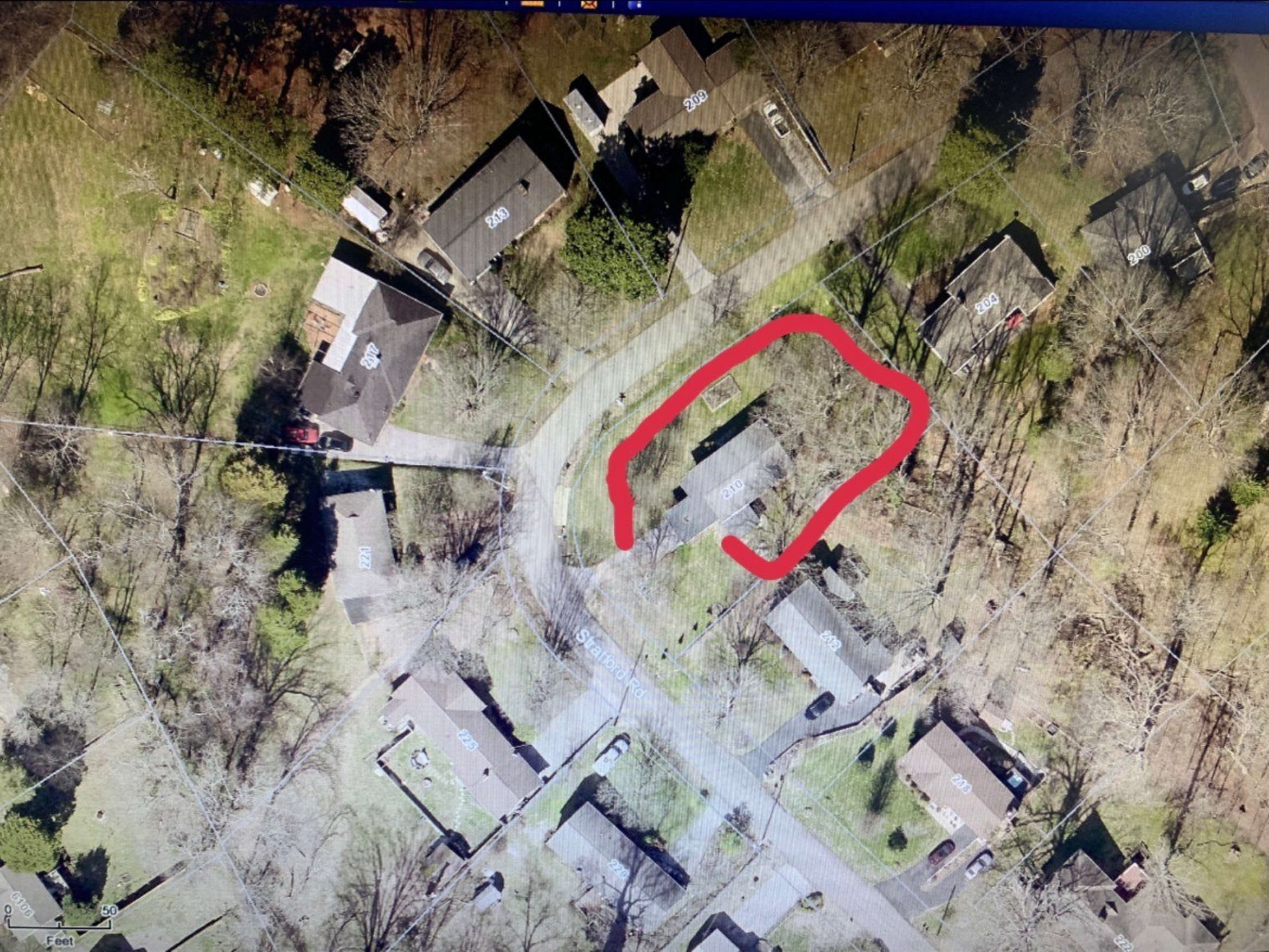
DEPOSIT 50% 3900.00 BALANCE DUE UPON COMPLETION 30

ACCEPTANCE OF PROPOSAL - The above prices, specifications and conditions are satisfactory. You are authorized to do work as specified. Payment will be made as outlined above.

Customer hereby assumes responsibility for the location of the line upon which said fence materials are to be installed and for obtaining all necessary approvals. Fence to follow existing contour of the land unless otherwise specified. Champion Fence assumes no responsibility for existing underground utilities, including sprinkler lines, sump pump lines, drain tiles, private electrical lines, invisible fences and any wires or pipes. Tennessee One Call. Jack hammering per hole \$30.00.

\* DIRT REMOVAL IS NOT INCLUDED Initials ✓  
 \* CUSTOMER RESPONSIBLE FOR ANY PRIVATE UTILITIES. Initials ✓





203

217

200

204

210

221

212

Stratford Rd

223

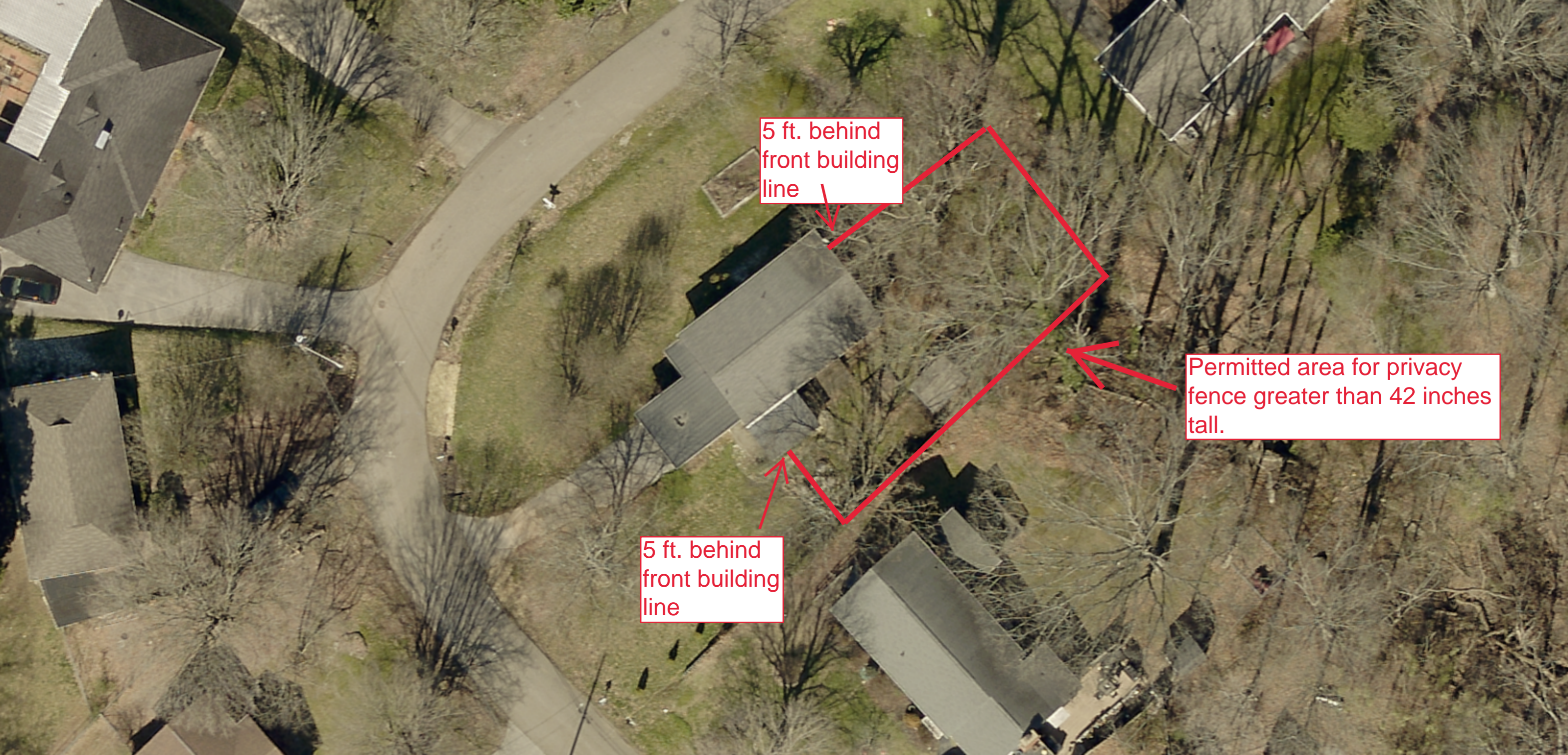
219

229

222







5 ft. behind  
front building  
line

5 ft. behind  
front building  
line

Permitted area for privacy  
fence greater than 42 inches  
tall.



























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October 11, 2021

Mr. Scott Elder  
Board of Zoning Appeals  
Room 475, City-County Building  
P. O. Box 1631  
Knoxville, Tennessee 37901

Dear Mr. Elder:

**Re: Variance Requests 9-B-21-VA, 9-E-21-VA, 10-A-21-VA, 10-B-21-VA, and  
10-D-21-VA**

We have reviewed our records and, as far as we have been able to determine, KUB has no existing utility facilities located within the variance areas and we have no objection to the requested variances. However, KUB does not release and hereby retains all easements and rights for existing facilities, whether or not identified in our research.

If you have any questions regarding this matter, please call me at (865) 558-2483.

Sincerely,



Christian Wiberley, P.E.  
Engineering

CGW



## Jennie Forte

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**From:** Steve Borden <Steve.Borden@tn.gov>  
**Sent:** Tuesday, October 12, 2021 3:03 PM  
**To:** Jennie Forte  
**Cc:** Cheri Burke  
**Subject:** RE: BZA October applications

Responses from District 18 Operations for this month's BZA applications are as follows:

9B21VA: 4410 Western Ave: Operations has no comment.  
9E21VA: 3841 Woodhill Pl: Operations has no comment.  
10A21VA: 6005 Kingston Pike: Operations has no comment.  
10B21VA: 210 Stratford Rd: Operations has no comment.  
10D21VA: Parcel #'s 094LD005, 094LD006, 094LD007, 094LD008, 094LD009, 094LD010: Operations has no comment.



**Steven M. Borden, P.E.** | Director/Assistant Chief Engineer  
TDOT – Region 1  
7345 Region Lane  
Knoxville, TN 37914  
(865) 594-2400  
[Steve.Borden@tn.gov](mailto:Steve.Borden@tn.gov)  
[tn.gov/tdot](http://tn.gov/tdot)

**From:** Jennie Forte <jforte@knoxvilletn.gov>  
**Sent:** Thursday, October 7, 2021 11:25 AM  
**To:** Steve Borden <Steve.Borden@tn.gov>  
**Cc:** Cheri Burke <cmburke@knoxvilletn.gov>  
**Subject:** [EXTERNAL] BZA October applications

**\*\*\* This is an EXTERNAL email. Please exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email - STS-Security. \*\*\***

Good morning Steve,

Please have your staff review the applications located from the link below and provide your response by 10/11/21.

[https://knoxvilletn.gov/government/boards\\_commissions/board\\_of\\_zoning\\_appeals/application\\_packets](https://knoxvilletn.gov/government/boards_commissions/board_of_zoning_appeals/application_packets)

9B21VA: 4410 Western Ave  
9E21VA: 3841 Woodhill Pl