File # 8-G-21-VA

CITY OF KNOXVILLE

BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION	APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name Amy Sherrill	Owner ☐	New Structure ☐
Street Address 902 N Central Street	Contractor ☐	Modification of Existing Structure ☑
City, State, Zip Knoxville, TN 37917	Tenant ☐	Off Street Parking ☐
Phone Number 865-637-7009	Other ☑	Signage ☐
Email asherrill@benefieldrichters.com		Other_____ ☐

THIS IS A REQUEST FOR:

☑ Zoning Variance (Building Permit Denied)
☐ Appeal of Administrative Official's Decision
☐ Extension of Non-Conforming Use/or Structure
☐ Map Interpretation

PROPERTY INFORMATION

Street Address 700 Eleanor Street

City, State, Zip Knoxville, TN 37917

Parcel # (see KGIS.org) 081MM017

Zoning District (see KGIS.org) RN-2 -- this parcel is not included in the historic 4th and Gill overlay

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.

RN-2 has an allowable 30% building coverage. The existing home and carriage house account for 36% coverage. The homeowners desire an addition to accommodate an accessible bathroom (currently one bathroom and there is not adequate space to renovate to make accessible) and non-attic storage. The addition also includes stairs to create a new bedroom and bathroom in the existing attic area.

Many homes in the neighborhood exceed the 30% building coverage and many are in range of what is being requested.

Impact to neighbors is limited -- corner lot, adjacent to open space at rear property, additional 15' grassy city right of way on side yard.

Increase allowable building coverage to 55%.
Increase allowable impervious coverage to 66%

Describe hardship conditions that apply to this variance.

The addition accommodates accessibility improvements for the resident in addition to general value and livability improvements.

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 Amy Sherrill Digitally signed by Amy Sherrill Date: 2021.07.08 13:03:07 -04'00' **DATE**_____

File # 8-G-21-VA

CITY OF KNOXVILLE

BOARD OF ZONING APPEALS APPLICATION

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

Is a plat required? **Yes** ☐ **No** ☑ **Small Lot of record?** ☐

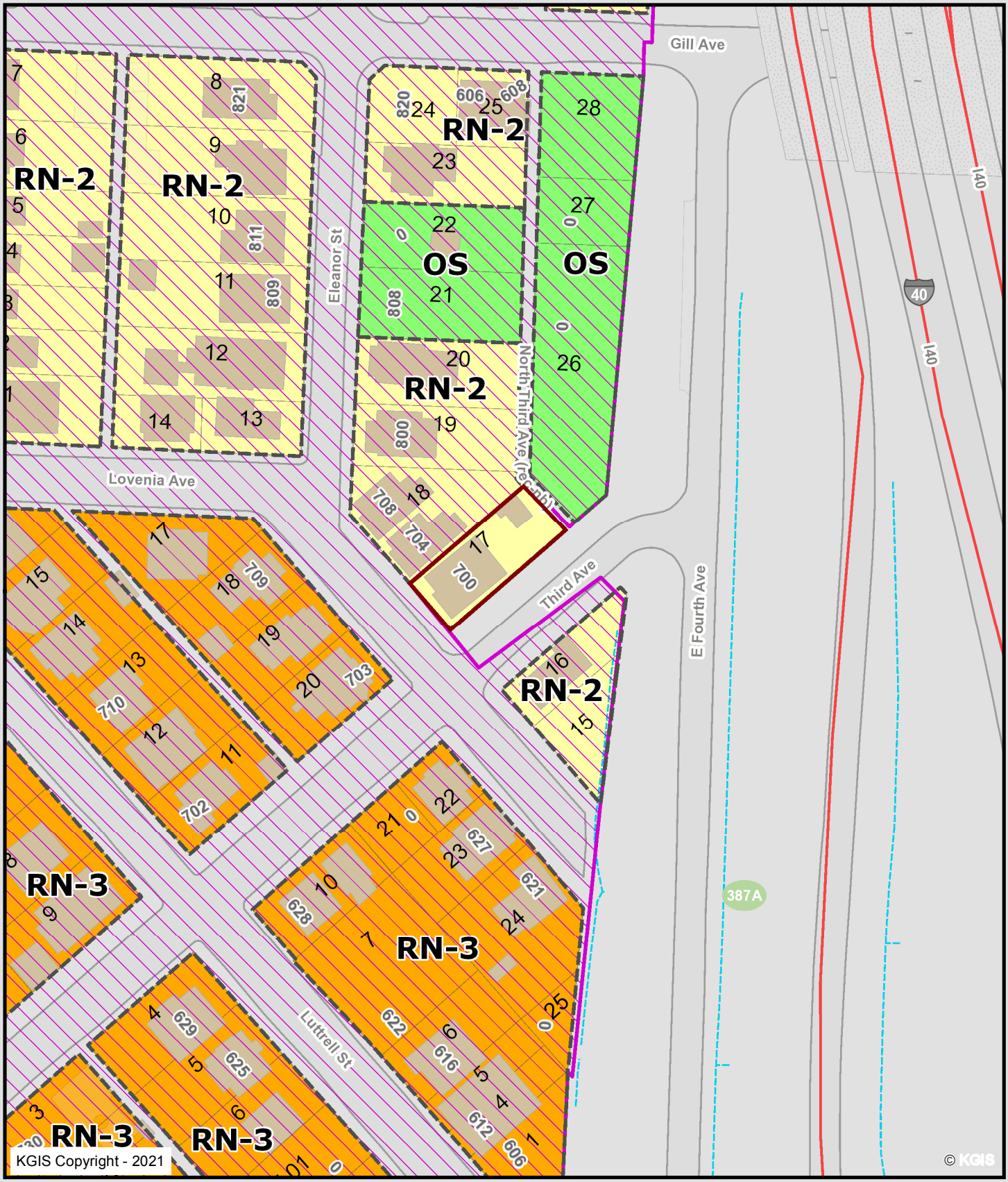
VARIANCE REQUEST(S) WITH ORDINANCE CITATION(S):

1. Increase the maximum permitted building coverage from 30% to 55% per Article 4, Section 4.3. Table 4-1.

2. Increase the maximum permitted impervious surface coverage from 40% to 65% per Article 4, Section 4.3. Table 4-1.

PROJECT INFORMATION

Date Filed 7-8-21	Fee Amount $250.00
Council District 4th	BZA Meeting Date 8-17-21
PLANS REVIEWER Scott Elder	**DATE** 7-9-21



700 Eleanor St

8-G-21-VA

Amy Sherrill, Benefield Richters

Knoxville - Knox County - KUB Geographic Information System

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0 50 100 200 ft

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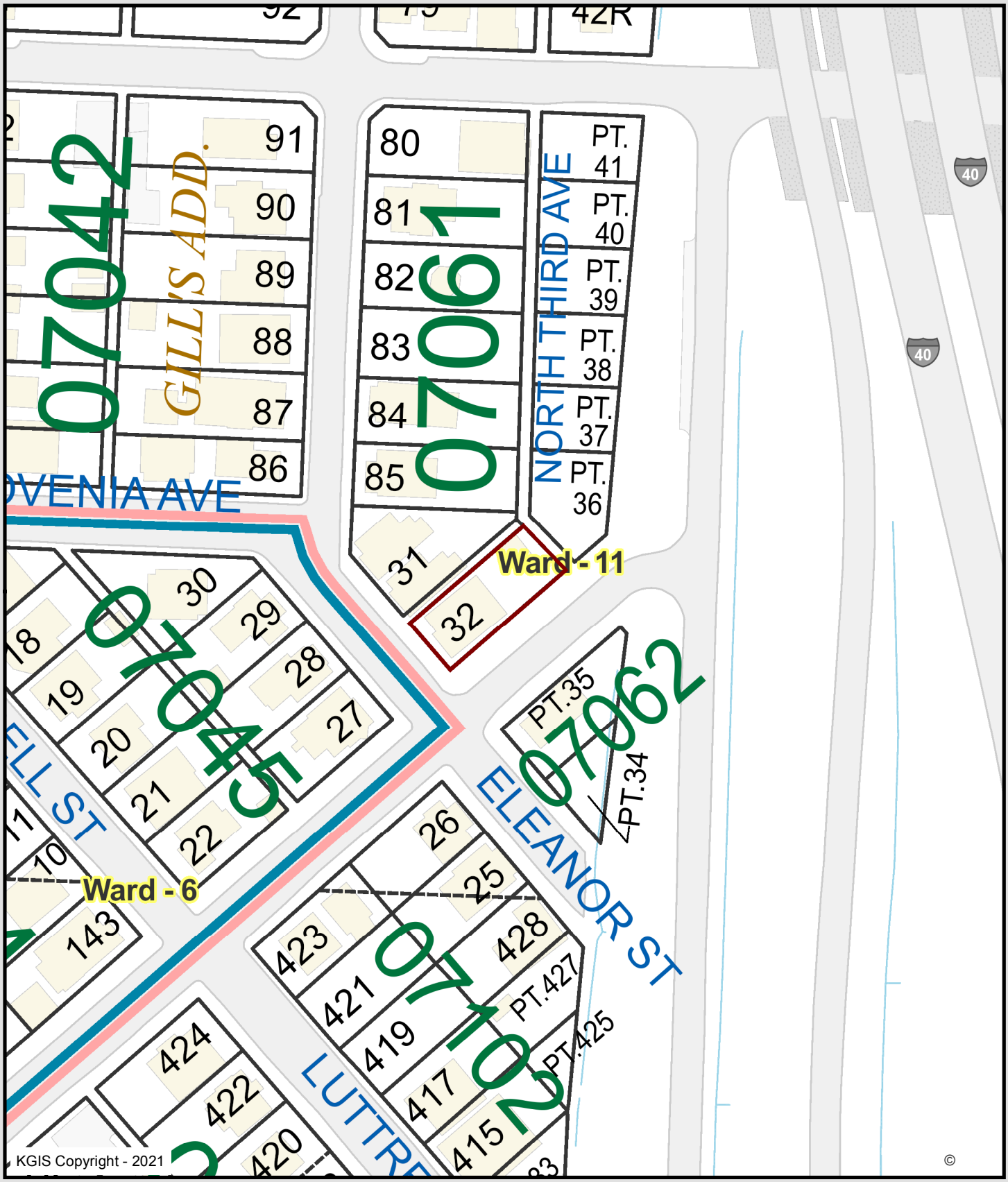

700 Eleanor St

8-G-21-VA

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ft

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700 Eleanor St

8-G-21-VA

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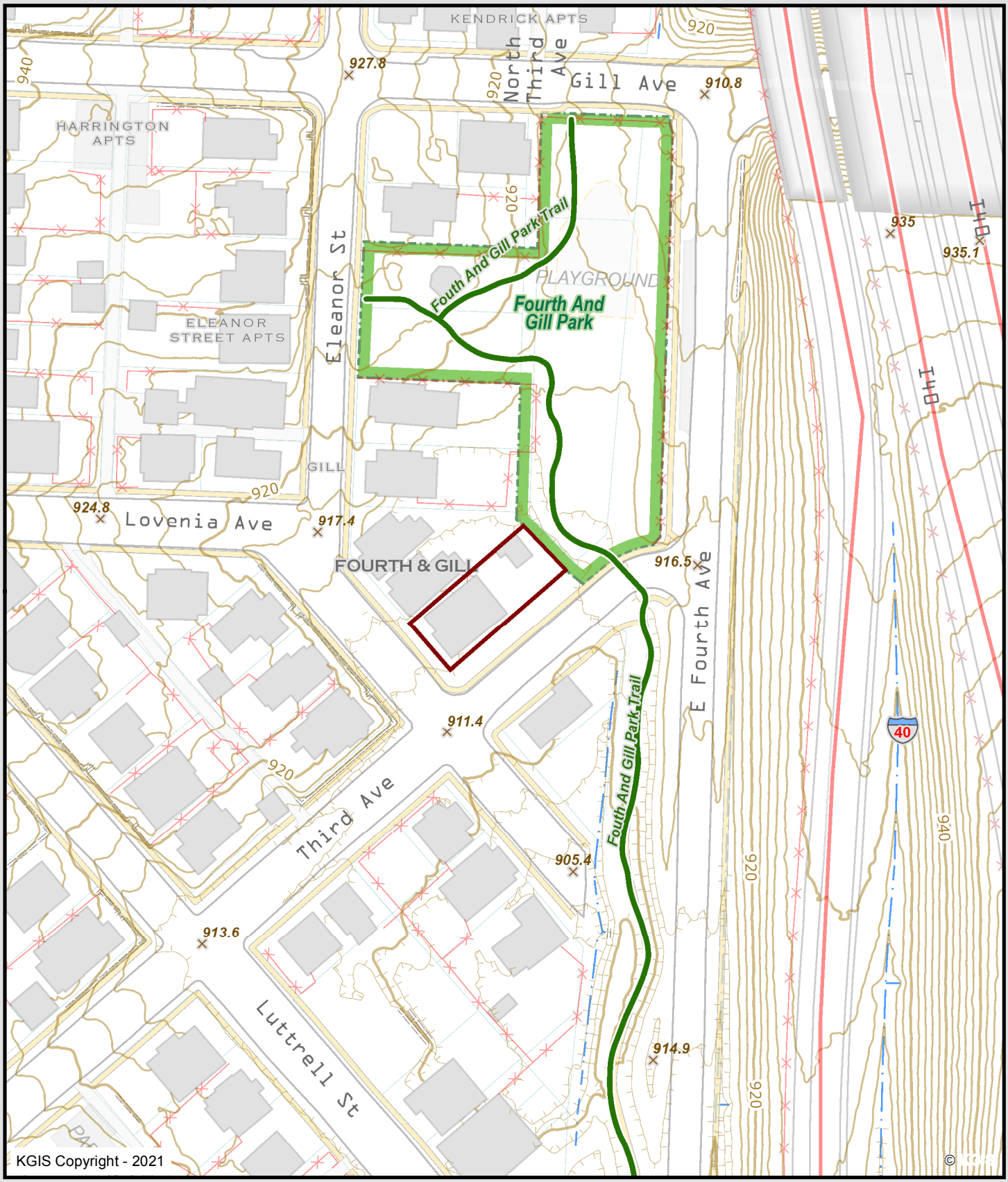

700 Eleanor St

8-G-21-VA

Amy Sherrill, Benefield Richters

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ft

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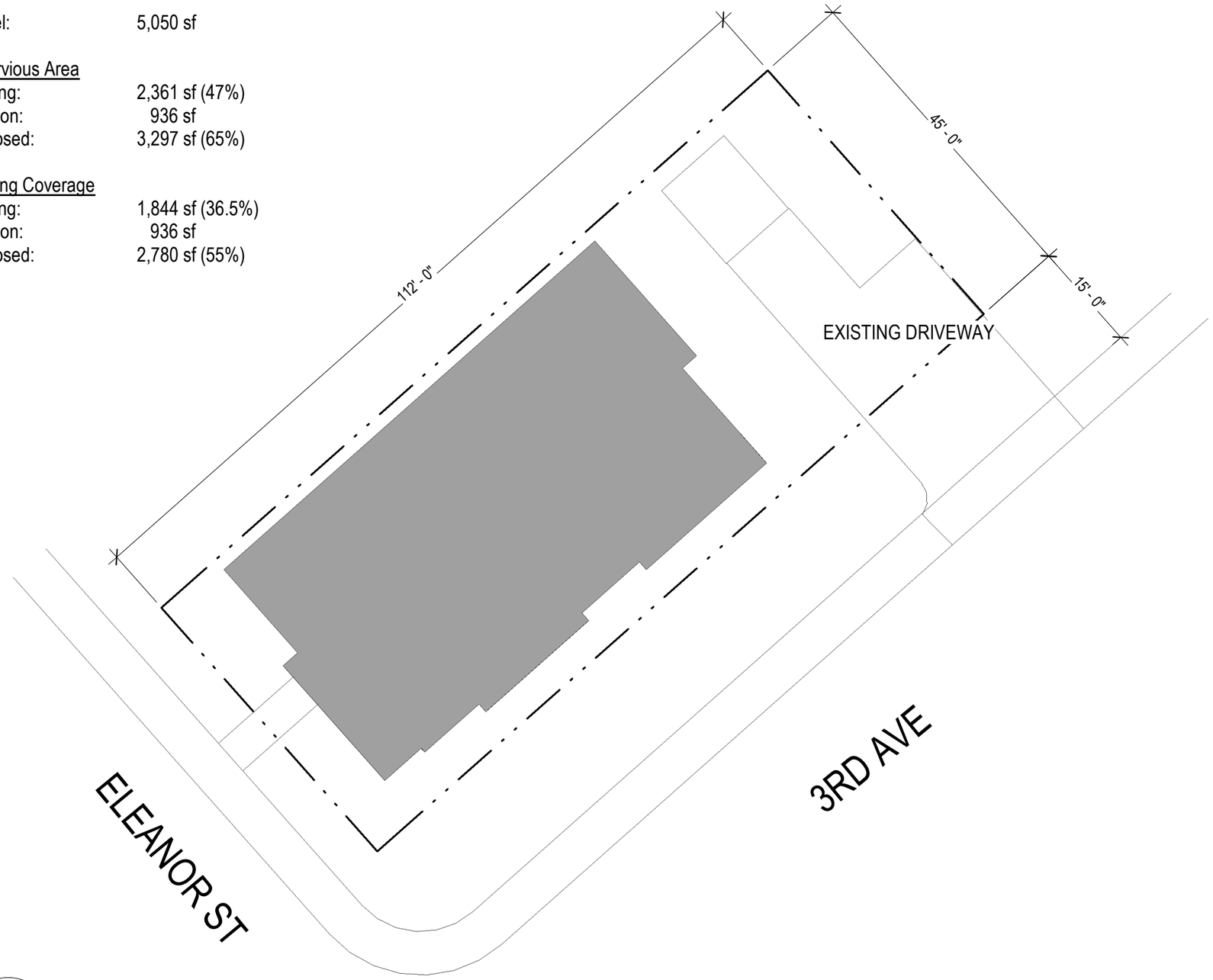
Parcel: 5,050 sf

Impervious Area
Existing: 2,361 sf (47%)
Addition: 936 sf
Proposed: 3,297 sf (65%)

Building Coverage
Existing: 1,844 sf (36.5%)
Addition: 936 sf
Proposed: 2,780 sf (55%)



N.

L7
C-101

SITE PLAN

1/16" = 1'-0"

hkt klokrjsxoinzkxy
architecture + planning

YOUREE RESIDENCE ADDITION
SITE PLAN

PROJECT NO: **21010** ISSUE DATE: **04/17/08**

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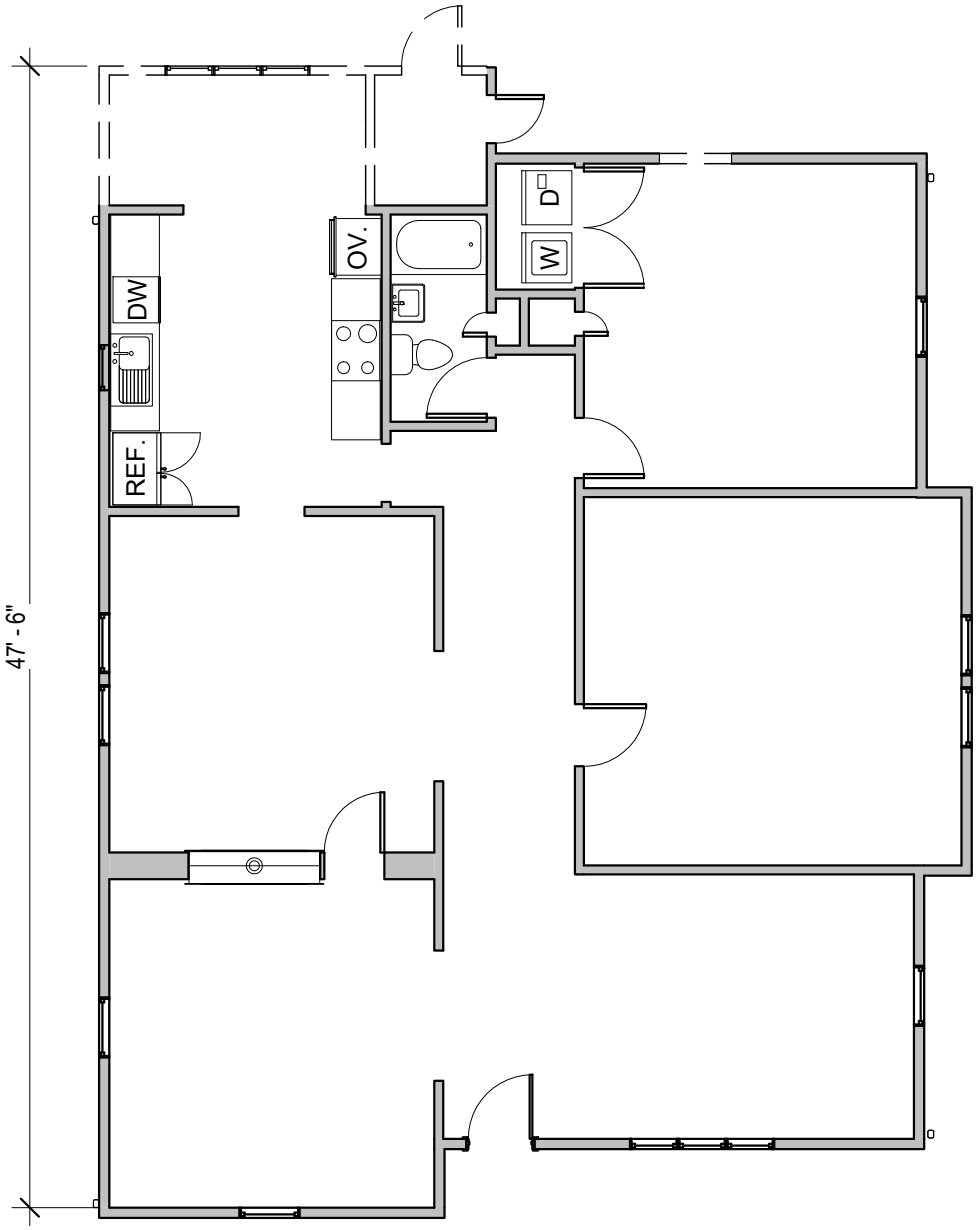
C-101



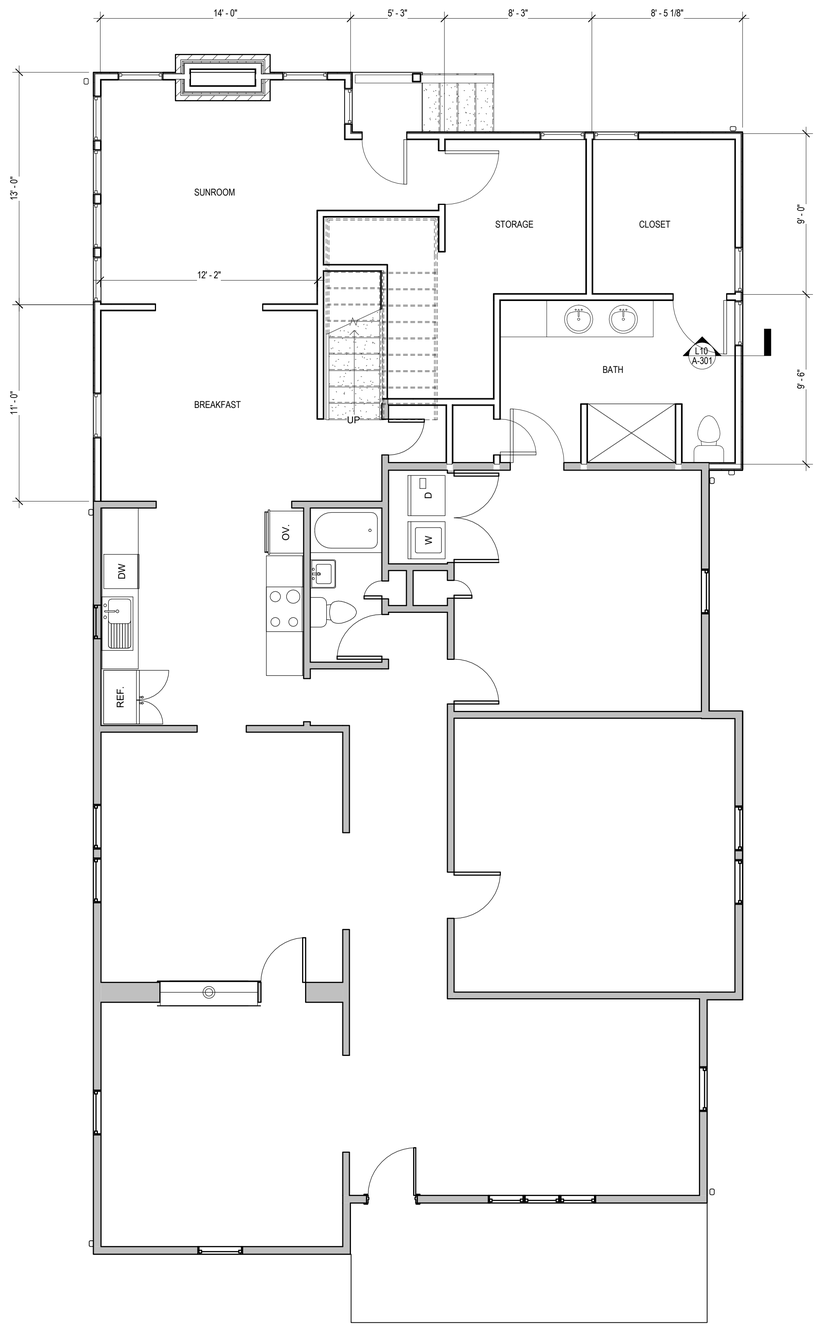
LEVEL 1 FLOOR PLAN
1/8" = 1'-0"

benefield ▪ richters
architecture + planning

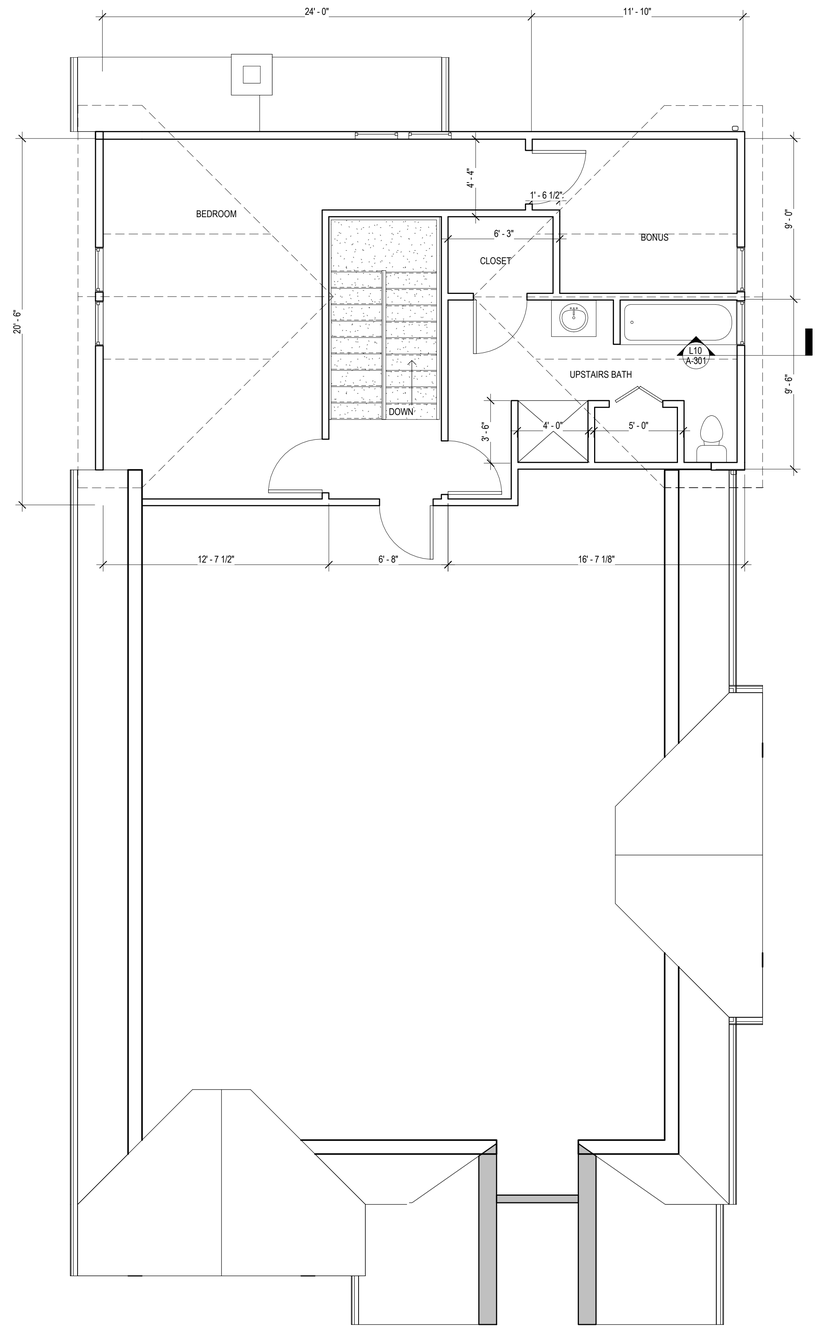
YOUREE RESIDENCE ADDITION
EXISTING FLOOR PLAN

PROJECT NO: **21010** ISSUE DATE: **03/08/2021** (c the benefield richters company

A01



L1 A-101 LEVEL 1 FLOOR PLAN
1/4" = 1'-0"



L6 A-101 LEVEL 2 FLOOR PLAN
1/4" = 1'-0"

FLOOR PLAN LEGEND

- KEYNOTE REFERENCE
- EXISTING WALL TO REMAIN
- NEW WALL
- EXISTING WINDOW
- NEW WINDOW
- EXISTING DOOR
- NEW DOOR
- XX — INDICATES WALL TYPE "x" SEE DWG A0.1 FOR DETAILS. WALLS TO BE FIRE RATED WHERE INDICATED
- X — WINDOW DESIGNATION
- 1i — DOOR DESIGNATION
- DS — DOWNSPOUT
- EP — ELECTRICAL PANEL
- EJ — EXPANSION JOINT
- REF. — REFRIGERATOR
- W/D — WASHER/DRYER

GENERAL FLOOR PLAN NOTES:

1. FIELD VERIFY DIMENSIONS. REPORT DISCREPANCIES TO ARCHITECT.
2. INTERIOR AND EXTERIOR WALL AND PARTITION DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD, UNLESS NOTED OTHERWISE. MASONRY DIMENSIONS ARE FROM OUTSIDE EDGE TO OUTSIDE EDGE, UNLESS NOTED OTHERWISE.
3. INTERIOR PARTITIONS, U.N.O., SHALL BE WALL TYPE 'A,' EXTEND TO BOTTOM OF STRUCTURE. SEE G-001 FOR WALL TYPE DEFINITION.
4. PROVIDE SOUND INSULATION AT _____
5. PROVIDE SOLID WOOD BLOCKING OR PLYWOOD FOR INSTALLATION OF TOILET ACCESSORIES, SHELVING, CASEWORK, AND OTHER SPECIALTY OR WALL MOUNTED ITEMS.
6.

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planning
architecture
902 North Central Street
Knoxville, TN 37917
(865) 637-7009

YOUREE RESIDENCE ADDITION

700 ELEANOR ST, KNOXVILLE TN, 37917

FLOOR PLANS

issue	issued by	drawn by	date
CHECK SET	GR	SR	02/04/2021

Project Status

sheet
A-101

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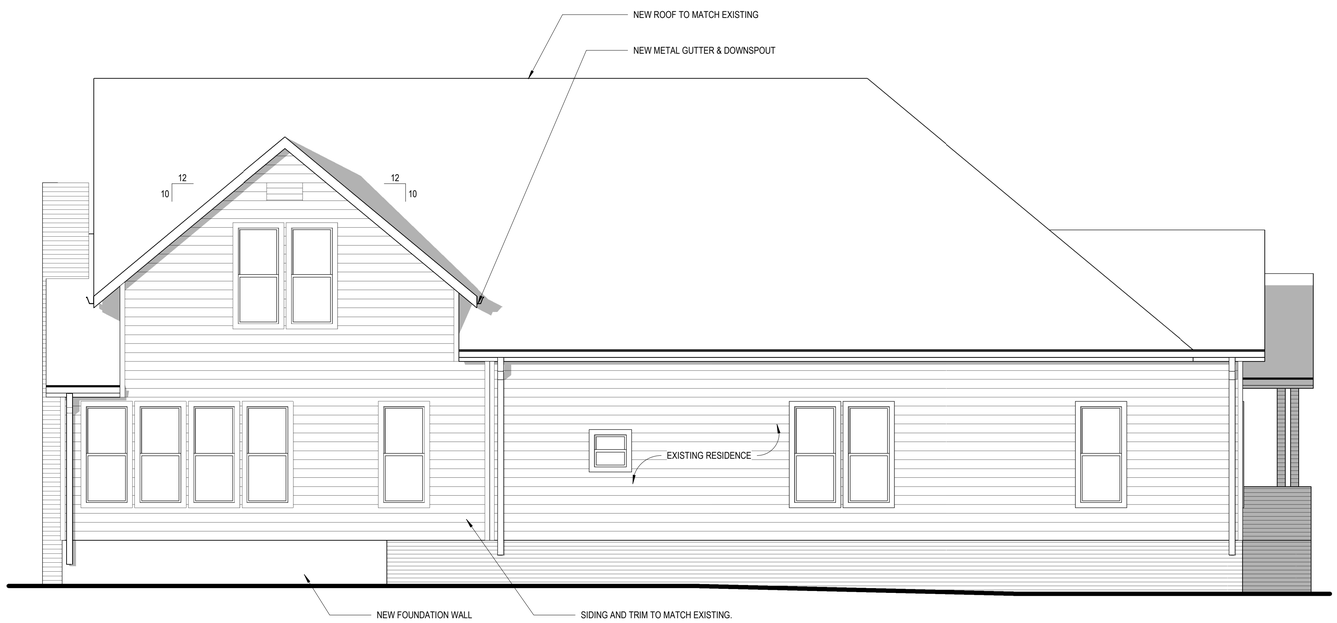
21010

G6 / A-201 EAST ELEVATION
1/4" = 1'-0"

L1 / A-201 NORTH ELEVATION
1/4" = 1'-0"



L6 / A-201 WEST ELEVATION
1/4" = 1'-0"

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Knoxville, TN 37917
(865) 637-7009

YOUREE RESIDENCE ADDITION

700 ELEANOR ST, KNOXVILLE TN, 37917

EXTERIOR ELEVATIONS

issue	issued by	drawn by	date
CHECK SET	GR	SR	02/04/2021

Project Status

sheet
A-201

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21010

August 9, 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 8-A-21-VA, 8-C-21-VA, 8-F-21-VA, 8-G-21-VA, 8-I-21-VA, and 8-J-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

RE: BZA August applications

Steve Borden <Steve.Borden@tn.gov>

Mon 8/9/2021 4:31 PM

To: Cheri Burke <cmburke@knoxvilletn.gov>

Please find the following responses from TDOT District 18 Operations for the July BZA applications:

8-A-21-VA: 1301 Wilshire Rd: Operations has no comment
8-C-21-VA: 3001 Knoxville Center Dr: Operations has comment
8-F-21-VA: 6202 Westland Dr: Operations has comment
8-G-21-VA: 700 Eleanor St: Operations has comment
8-I-21-VA: 10865 Parkside Dr: Operations has comment
8-J-21-VA: 525 Henley St: Operations has comment

If you have further questions, please let me know.

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
tn.gov/tdot

From: Cheri Burke <cmburke@knoxvilletn.gov>
Sent: Tuesday, August 3, 2021 11:53 AM
To: Steve Borden <Steve.Borden@tn.gov>
Subject: [EXTERNAL] BZA August 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 at this link and provide your response by 8/9/21, if at all possible.

8-A-21-VA: 1301 Wilshire Rd
8-C-21-VA: 3001 Knoxville Center Dr
8-F-21-VA: 6202 Westland Dr
8-G-21-VA: 700 Eleanor St

8-I-21-VA: 10865 Parkside Dr
8-J-21-VA: 525 Henley St

Thank you!

Cheri Burke

Administrative Specialist

Neighborhood Codes Enforcement

City of Knoxville

865-215-2867

865-215-2119