

File #

9-F-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 Falconnier Design Co.	Owner <input type="checkbox"/>	New Structure <input checked="" type="checkbox"/>
Street Address 4622 Chambliss Ave.	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip Knoxville, TN 37919	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number (865) 584-7868	Other <input checked="" type="checkbox"/>	Signage <input type="checkbox"/>
Email faldesco@gmail.com	architect	Other <input 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 462 West Hillvale Turn City, State, Zip Knoxville, TN 37919  
 See KGIS.org for Parcel # 1081b010 and Zoning District RN-1

### 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.

This is a pool with a pool house on a corner lot with an existing house. We are requesting to reduce the rear setback from 25' to 15' for the pool and pool house (see site plan) and to 11' for the 4'-0" wide pool apron. The location indicated is the most appropriate for the intended use and we have provided a letter from the neighbor indicating consent with this location.

Describe hardship conditions that apply to this variance.

Article 4.3A, Table 4-1 states that the minimum rear setback is to be 25'. As this is the corner lot, this requirement presents a hardship, as other lots are allowed a 15' setback.

### 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 08/17/2020

File #9-F-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):**

Decrease the required rear setback from 25 feet to 15 feet for a swimming pool, pool apron and accessory pool house on a parcel in the RN-1 district (Article 10.3.Z.2).

**REVISED**

**PROJECT INFORMATION**

Date Filed 8-17-2020

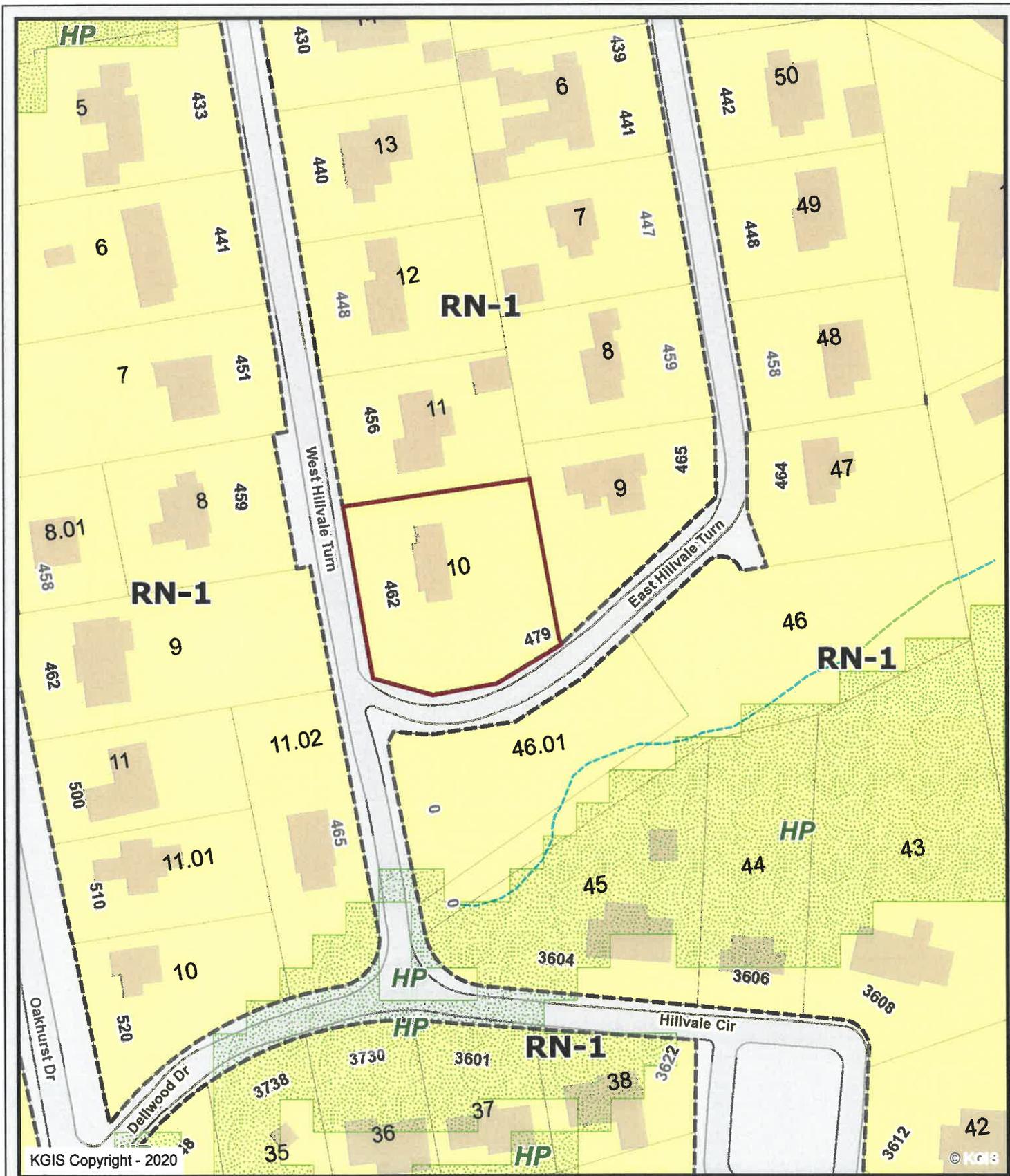
Fee Amount \$250

Council District 2

BZA Meeting Date 9-17-2020

PLANS REVIEWER Bryan Berry

DATE 8-19-2020



**462 West Hillvale Turn**

9-F-20-VA  
Falconnier Design Co.

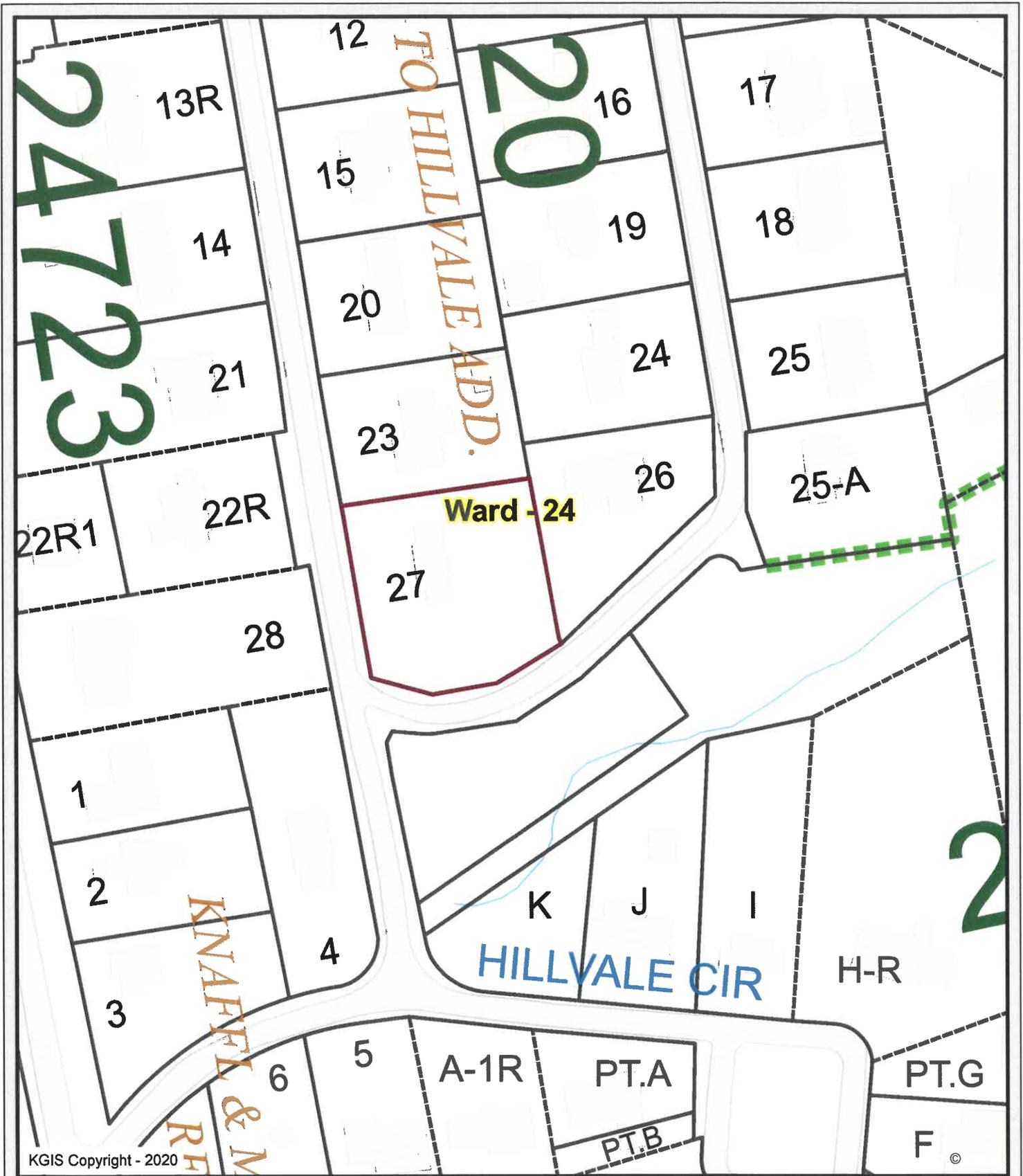
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462 West Hillvale Turn

9-F-20-VA

Falconnier Design Co.

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## 462 West Hillvale Turn

9-F-20-VA

Falconnier Design Co.

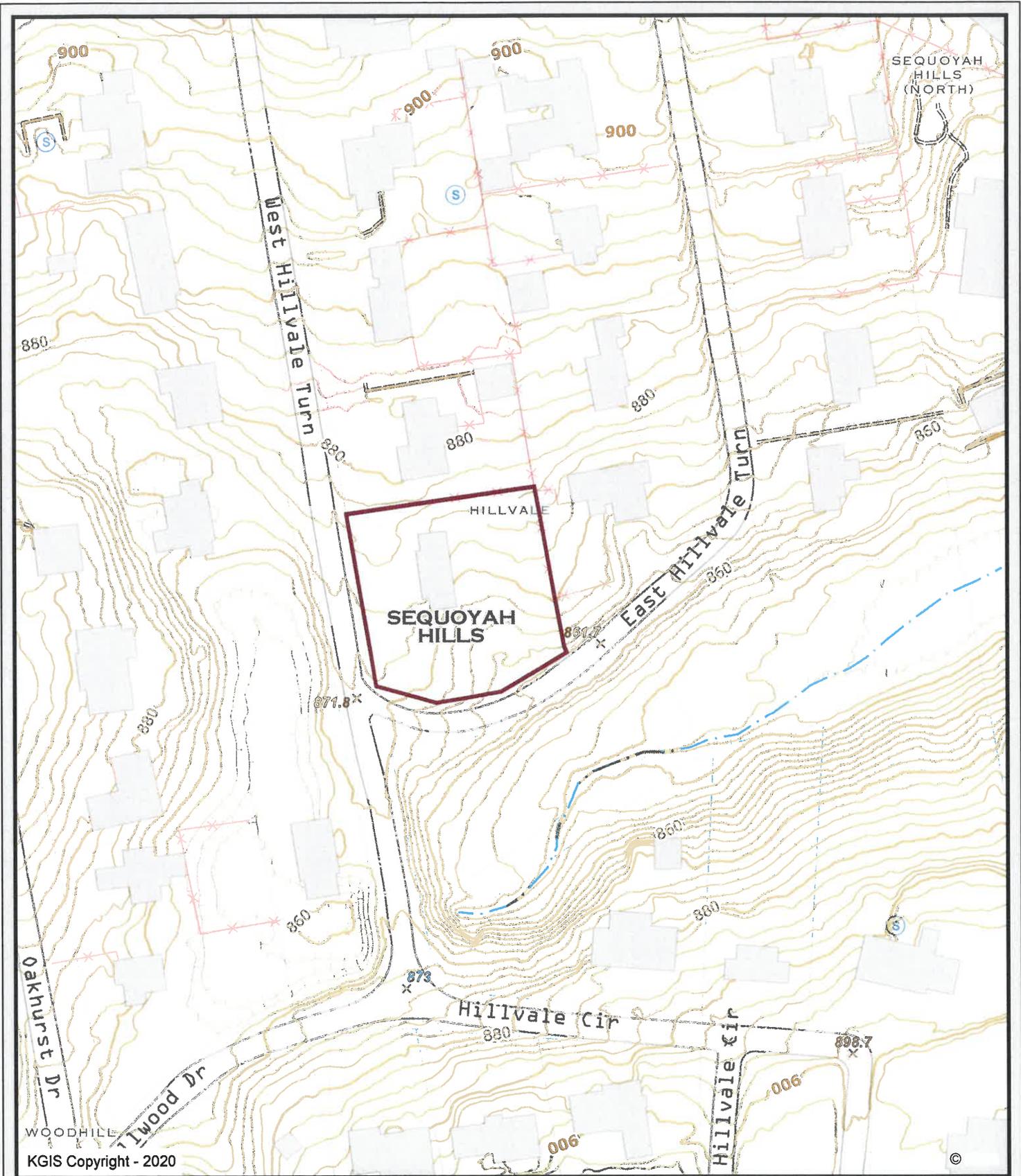
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462 W. Hillvale Turn

9-F-20-VA

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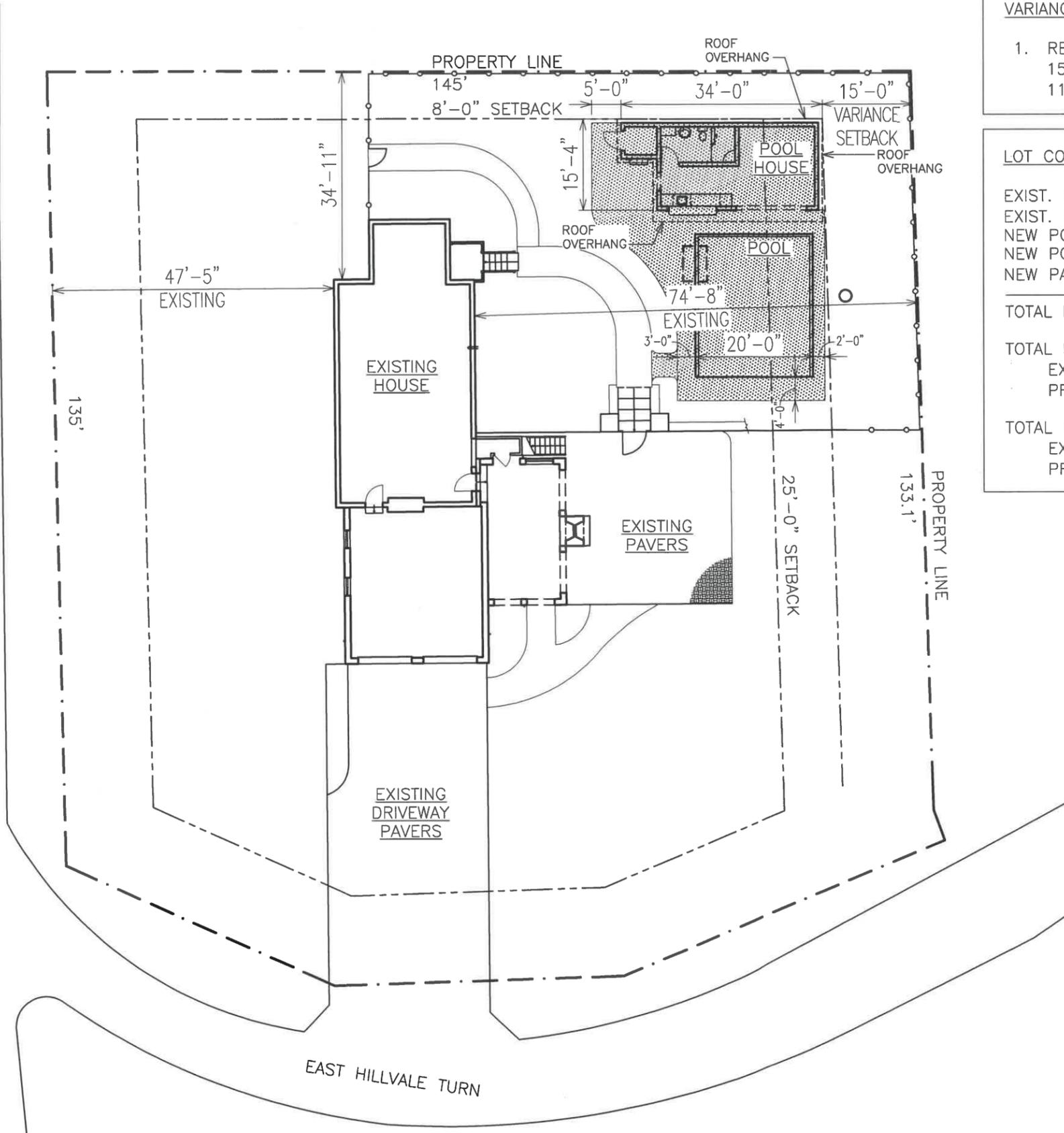


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WEST HILLVALE TURN



VARIANCE REQUESTS:

1. REDUCE THE REAR SETBACK FROM 25'-0" TO 15'-0" FOR THE POOL & POOL HOUSE AND 11'-0" FOR THE 4'-0" WIDE POOL APRON.

LOT COVERAGE CALCULATION:

EXIST. HOUSE/PORCH: 2,074.4 S.F.  
 EXIST. DRIVEWAY/PAVERS: 2,939.9± S.F. (ASSUMED)  
 NEW POOL: 480 S.F.  
 NEW POOL HOUSE: 436.8 S.F.  
 NEW PAVERS/POOL APRON: 581.9 S.F.±

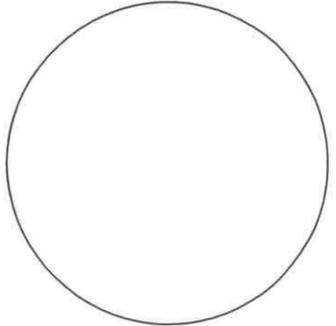
TOTAL LOT S.F. = 21,269.86± S.F.

TOTAL BUILDING COVERAGE = 30% ALLOWABLE  
 EXISTING: 2,074.4 S.F. (9.75%)  
 PROPOSED: 2,511.2 S.F. (11.81%)

TOTAL IMPERVIOUS SURFACE = 40% ALLOWABLE  
 EXISTING: 5,014.3± S.F. (23.57%)  
 PROPOSED: 6,493.0± S.F. (30.53%)



4622 Chambliss Avenue  
 Knoxville, TN 37919  
 Phone 865.584.7868  
 Fax 865.584.3139  
 faldesco@gmail.com  
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SITE PLAN

PROJECT:  
MASER POOL

462 WEST HILLVALE TURN  
KNOXVILLE, TN 37919

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ISSUE DATE: 08/17/20  
 REVISED: 08/24/20  
 ~ ~

DRAWN BY: AG  
 CHECKED BY: DAF  
 CAD FILE: 2020-043

A1

REVISED

LOT AREA: 0.49 ACRES  
 SITE ZONE: CITY OF KNOXVILLE RN-1  
 PARCEL ID: 108IB010  
 WARD/BLOCK: 24/24720

9-F-20-VA

**David Levin**

465 Hillvale Turn East  
Knoxville, Tennessee 37919

August 22, 2020

Scott Elder  
City of Knoxville Zoning Variance Board  
400 Main Street  
Knoxville, TN 37902

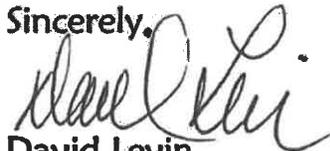
To the Members of the Zoning Variance Board,

I am the owner of the property at 465 East Hillvale Turn (parcel # 108IB009) that is to the rear of and adjacent to 462 West Hillvale Turn currently owned by Bret Maser (parcel # 108IB010).

I am in support of a zoning exception for 462 West Hillvale Turn as long as no new structure or land modifications (pool house structure and adjacent areas, the fixed pool area and areas adjacent to the pool) is within 15' of our shared property line.

If you have any questions, please feel free to contact me at the number or e-mail listed below.

Sincerely,



David Levin

Cc: Bret Maser

. . p . 865 . 525 . 3621 . . . . e . [dlbiz@comcast.net](mailto:dlbiz@comcast.net) . .

9-F-20-VA