



BOARD OF ZONING APPEALS APPLICATION

Please reach out to a City of Knoxville Zoning Examiner about your project before submitting a variance application.

APPLICANT INFORMATION

Name (Individual not company) Vanessa Binns
 Street Address 3 CEDAR CHINE
 City, State, Zip ASHEVILLE, NC 28803
 Phone Number 828.273.3535
 Applicant Email vanessabinns@me.com

APPLICANT IS:

Owner
 Contractor
 Tenant
 Other

THIS PROPOSAL PERTAINS TO:

New Structure
 Modification of Existing Structure
 Off Street Parking
 Signage
 Other

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 2312 & 2314 Island Home Ave City, State, Zip Knoxville, TN 37902
 See KGIS.org for Parcel # 109DA009 City Council District # District 1 and Zoning District RN-1

VARIANCE REQUIREMENTS

City of Knoxville Zoning Ordinance Article 16, Section 16.3

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.

Our project involves the construction of two garages (attached by a firewall) on a condo/HOA duplex property in the City of Knoxville Zoning Code. The property's developer had previously installed a concrete foundation for us to build our garages on before selling the property to us. However, during our application for building permits, we encountered a zoning regulation that presented an obstacle to our project.

The City of Knoxville Zoning Code stipulates that any single accessory structure not exceed 900 square feet for a lot of this size. Nevertheless, it permits the cumulative area of accessory structures on a property to be up to 2,800 square feet. Our two garages, when combined, amount to 1,125 square feet, exceeding the permitted area for a single structure.

Our request is simple: we seek permission to connect our two garages with a shared firewall, thus adhering to the City's overall accessory structure area limit while making efficient use of the property's available space. This variance will enable us to proceed with our project without violating the zoning regulations, as it aligns with the general intent of the Code, does not encroach into any setbacks, and does not introduce any use that is excluded from our district.

Describe hardship conditions that apply to this variance.

1. Topography and Narrow Lot: Our property possesses a challenging topography, with steep contours that restrict the placement of our garages. To ensure the garages are level, they must be aligned with the natural contours of the land. This unique topographical feature results in a limitation on where we can position the garages.
2. Property Line Proximity: As the lot extends backward, it narrows significantly. If we were to separate the garages, placing them next to each other as individual structures, we would be forced to position them very close to the property line. This would not only be structurally infeasible (to build new foundation walls against the current ones) but would also be in conflict with the City's regulations regarding setback distances.

In summary, the combination of the property's challenging topography and the narrow width of the lot makes it impractical and in violation of other zoning regulations to separate the garages. Our proposal to connect them with a shared firewall is the minimum adjustment necessary to ensure the reasonable use of the land and to conform with the zoning regulations, without causing harm to the neighborhood or public welfare.

Site plans and any other relevant information associated with the hardship must accompany this application.

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 Vanessa Binns

DATE 10-12-2023

File #



BOARD OF ZONING APPEALS APPLICATION

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

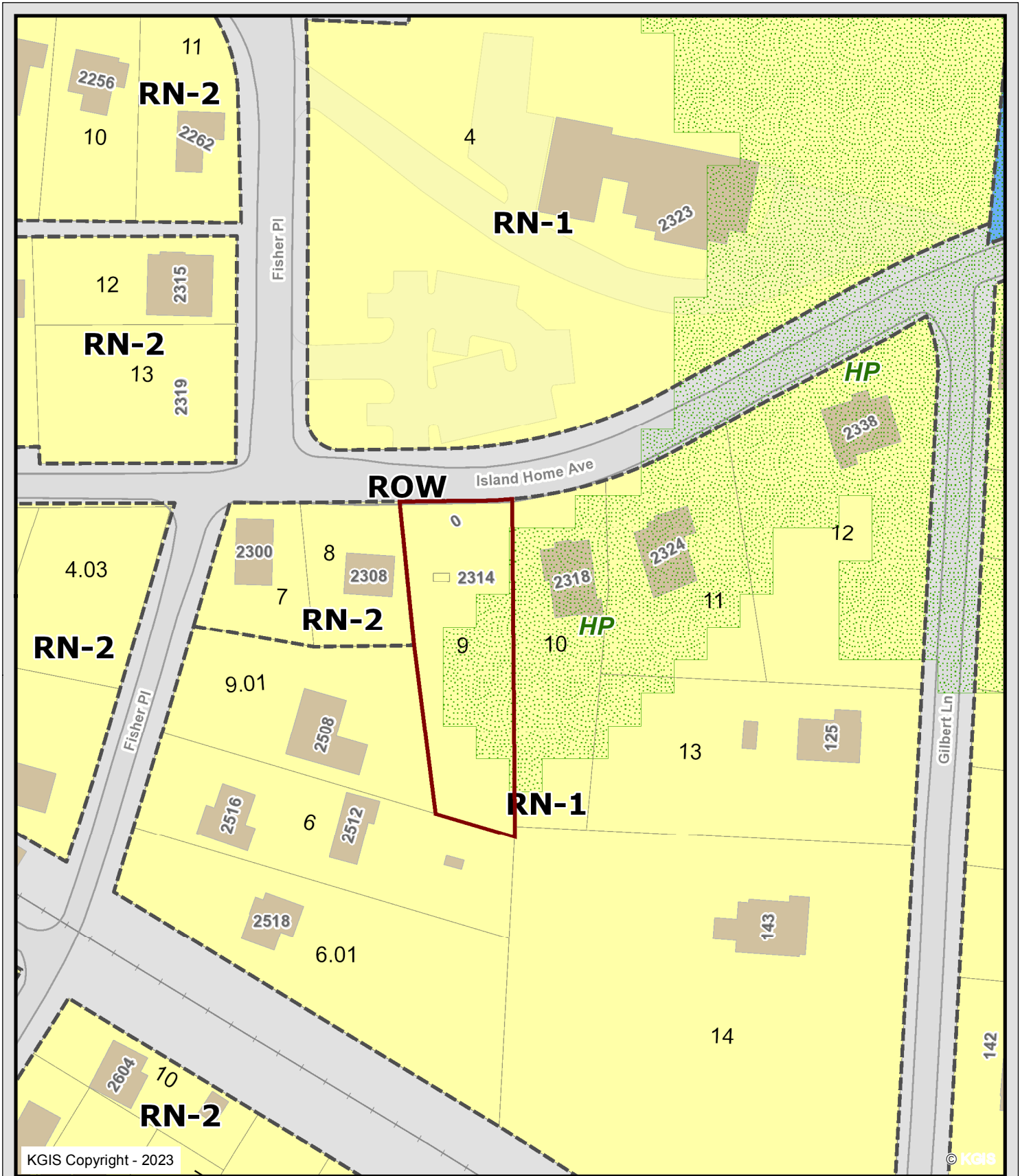
Is a plat required? Yes No

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

(This area is intentionally left blank for the applicant to provide variance request details and ordinance citations.)

PROJECT INFORMATION

Date Filed	Fee Amount
Council District	BZA Meeting Date
PLANS REVIEWER	DATE



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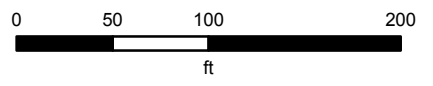
2312 2314 ISLAND HOME AVE

11-D-23-VA
VANESSA BINNS

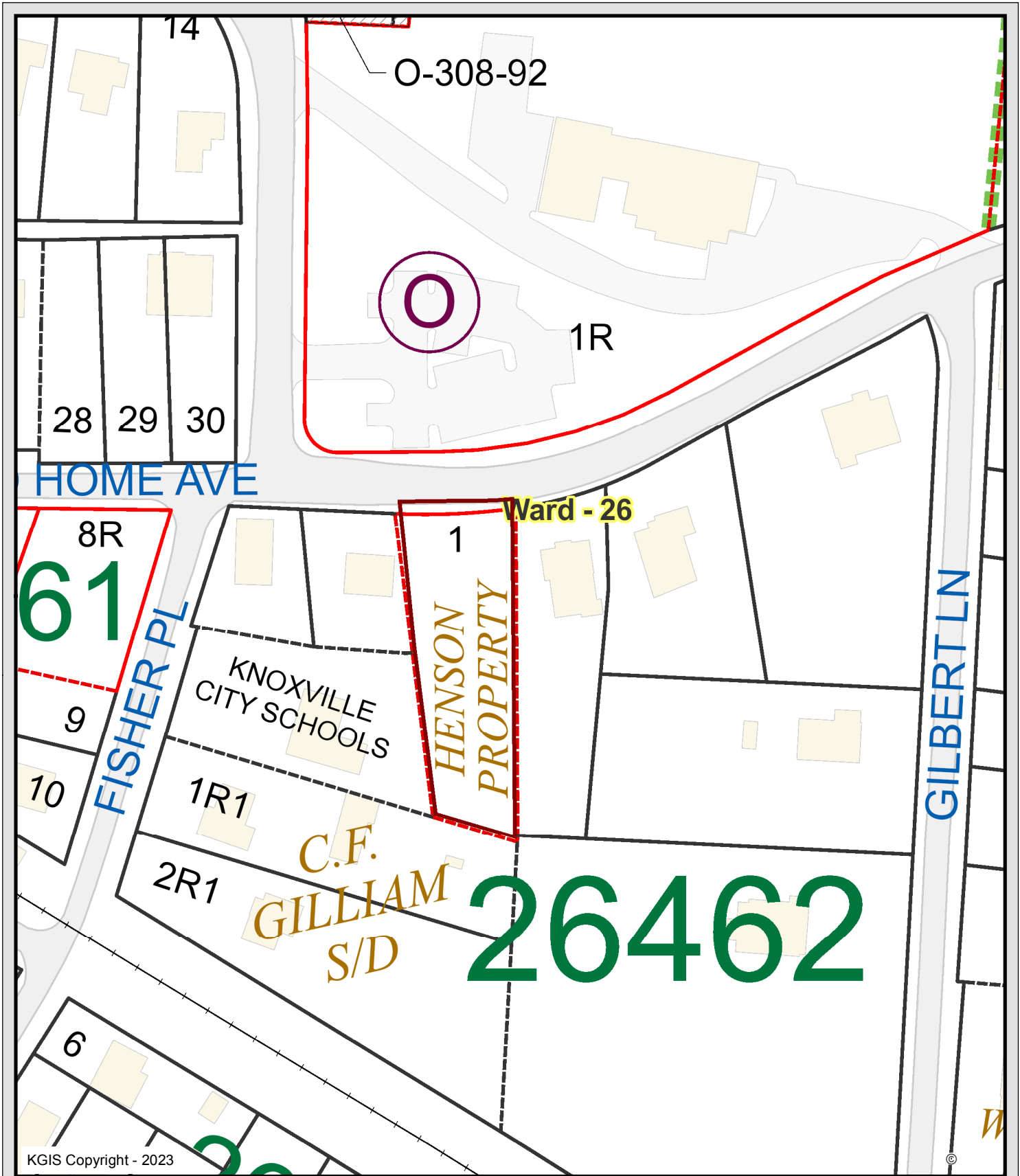
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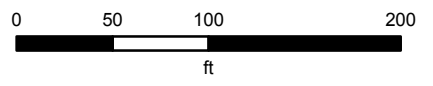
2312 2314 ISLAND HOME AVE

11-D-23-VA
VANESSA BINNS

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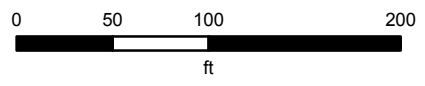
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11-D-23-VA
VANESSA BINNS

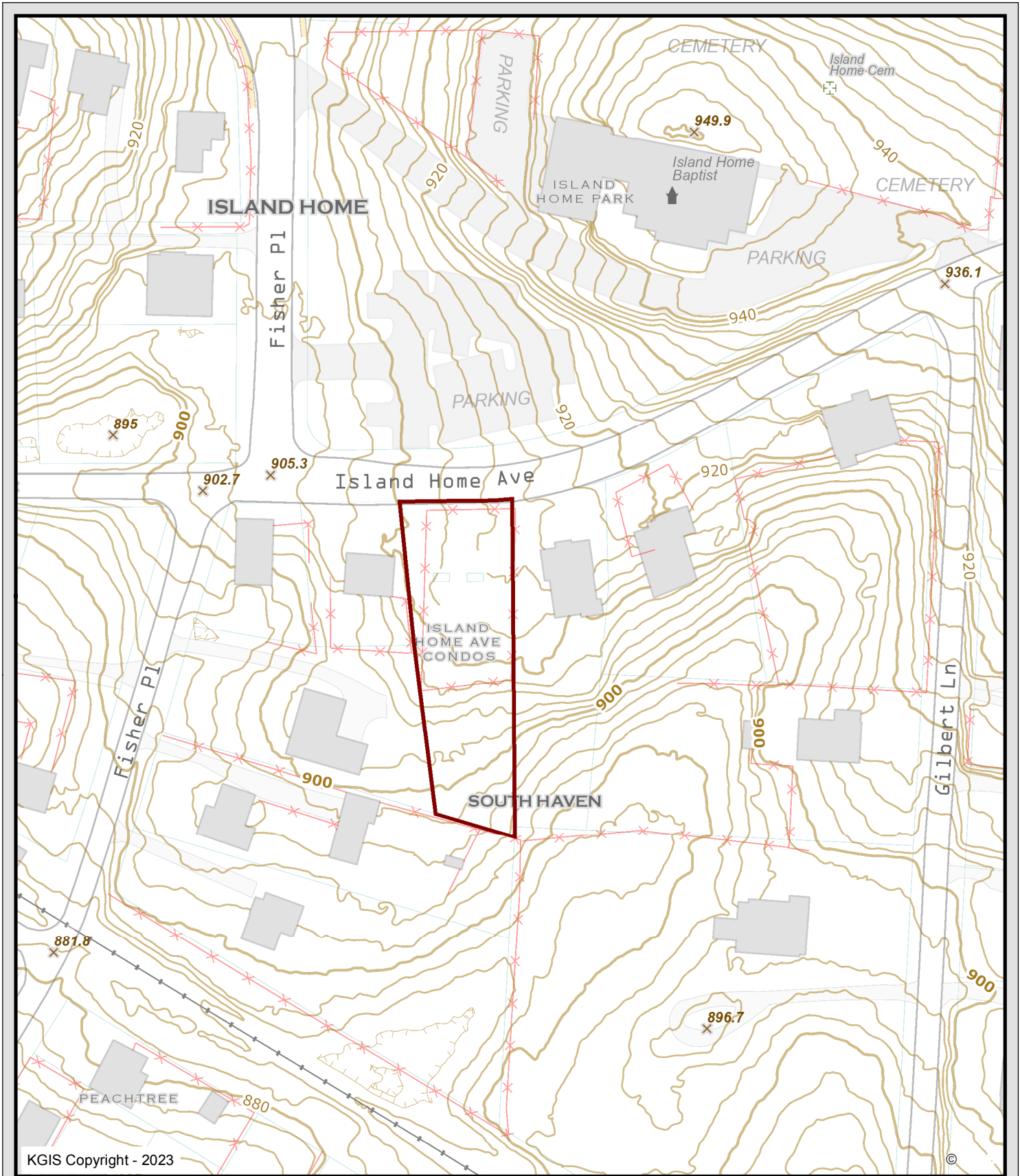
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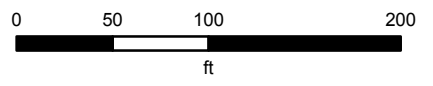
2312 2314 ISLAND HOME AVE

11-D-23-VA
VANESSA BINNS

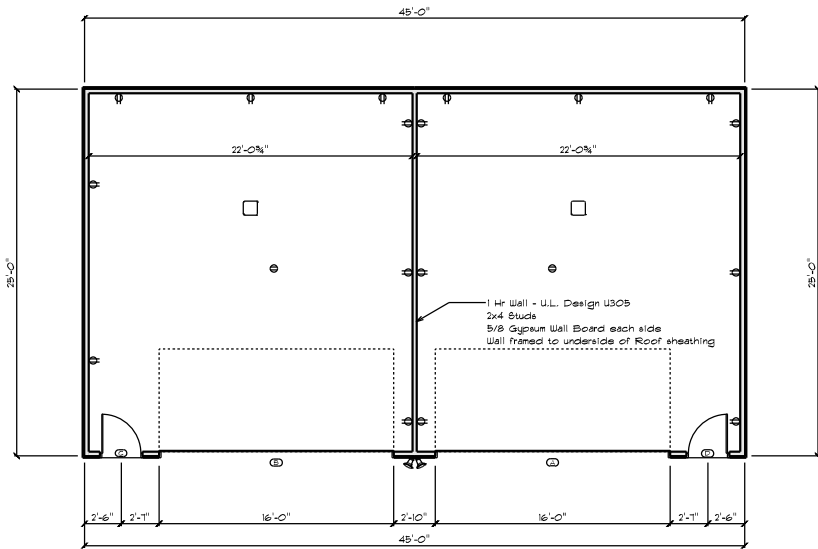
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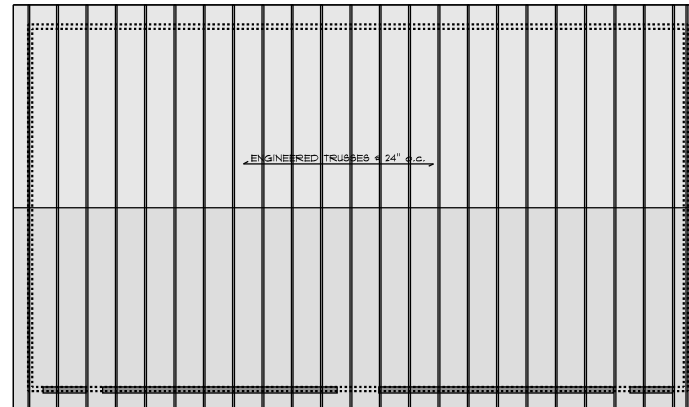
GARAGE PLAN
SCALE: 1/4" = 1'-0"

OPENING SCHEDULE						
PRODUCT CODE	SIZE	HINGE	COUNT	OPENING ID	HEADER	HEADER MATERIAL
152096 SECTIONAL	15'-0"	U	1	A	1'-4"	LVL
152096 SECTIONAL	15'-0"	U	1	B	1'-4"	LVL
122880 COLONIAL E 1	2'-8"	L	1	C	9'-0"	Dimensional Lumber
122880 COLONIAL E 1	2'-8"	R	1	D	9'-0"	Dimensional Lumber

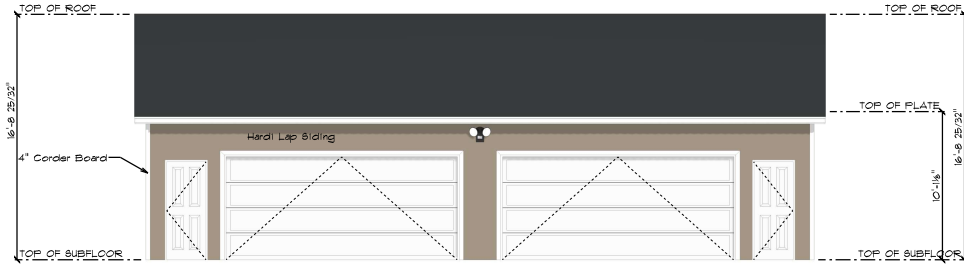
DOOR SCHEDULE					
OPENING ID	PRODUCT CODE	SIZE	HINGE	COUNT	
A	152096 SECTIONAL	15'-0"	U	1	
B	152096 SECTIONAL	15'-0"	U	1	
C	122880 COLONIAL E 1	2'-8"	L	1	
D	122880 COLONIAL E 1	2'-8"	R	1	

Notes:

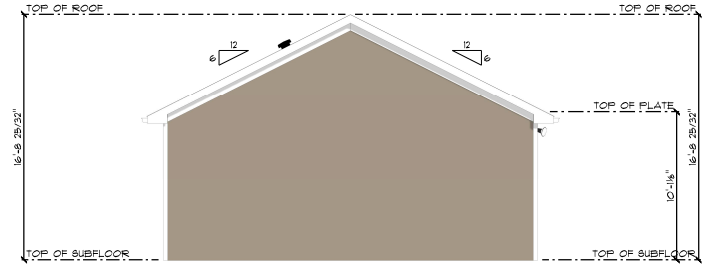
- 1) Slab is already in place by others with engineers letter.
- 2) No specifications here for Hold-downs.
- 3) Contractor to use sill sealer and treated plate in contact with concrete.



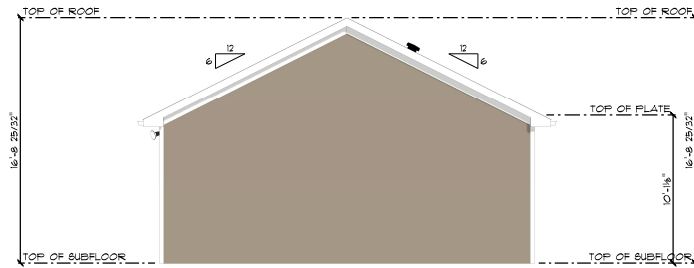
GARAGE PLAN - ROOF
SCALE: 1/4" = 1'-0"



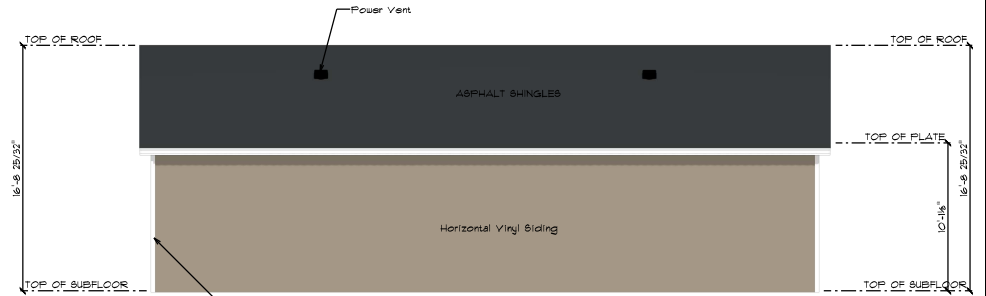
Front Elevation
SCALE: 1/4" = 1'-0"



Left Elevation
SCALE: 1/4" = 1'-0"



Right Elevation
SCALE: 1/4" = 1'-0"



Rear Elevation
SCALE: 1/4" = 1'-0"

APPROVED:
CHECKED BY:

SCALE: 1/4" = 1'-0"
DRAWN BY:
DATE: Friday, September 15, 2023

Schlittler Design & Consulting
3839 Mountain Vista Rd
Knoxville, Tennessee 37931
MOBILE: (865) 313-1871
bschlittler@gmail.com

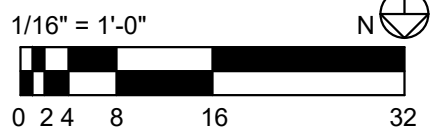
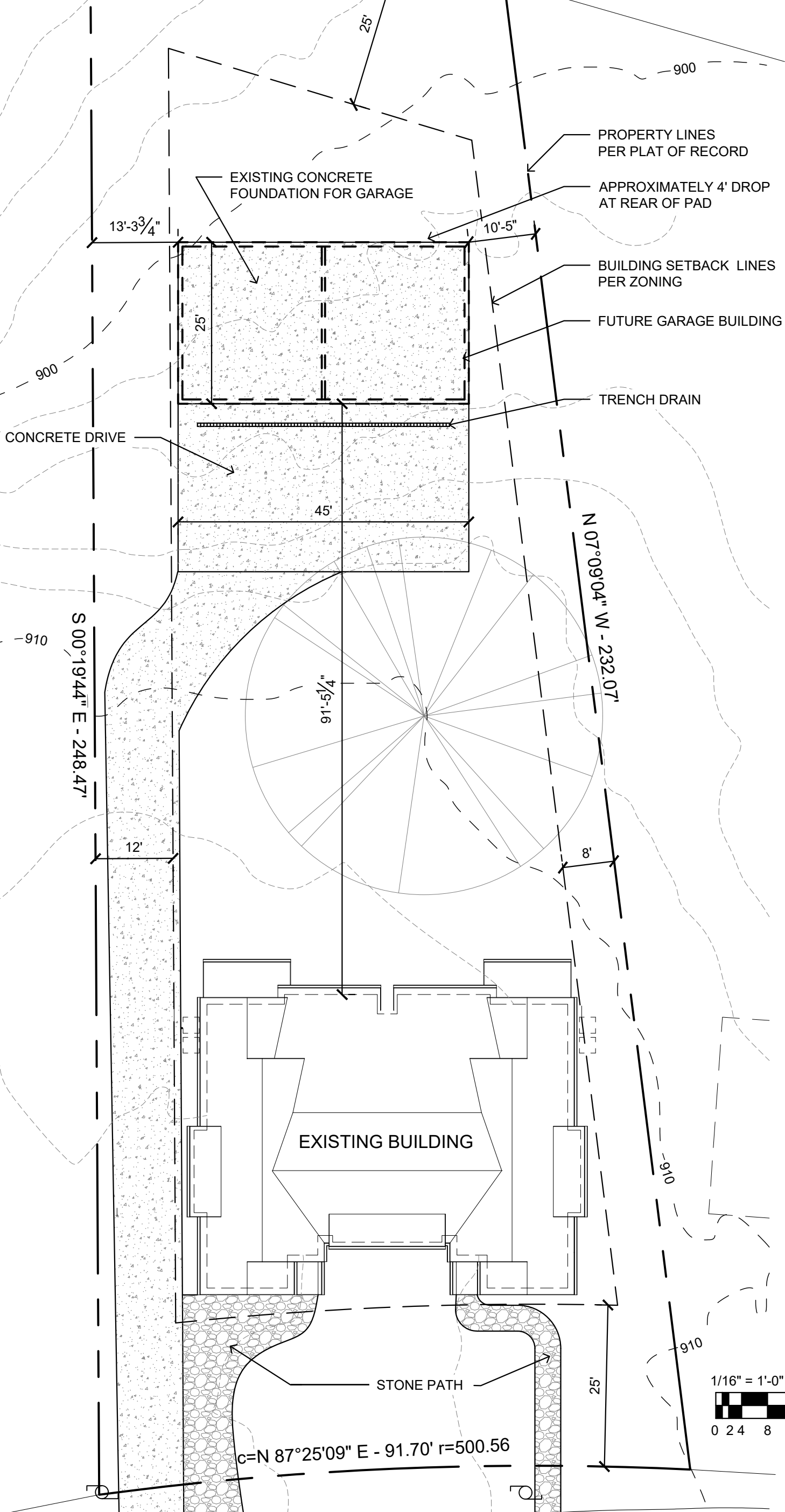
Elevations

Vanessa Binns
232 Island Homes Ave
Knoxville, TN 37920

S 03°21'26" W
5.11'

N 73°17'16" W - 66.66'

LOT AREA:	18,580.45 SQ. FT.
TOTAL PROPOSED IMPERVIOUS AREA:	7,391.03 SQ. FT. (39.8% LOT AREA)



ISLAND HOME AVENUE



From: [Steve Borden](#)
To: [Jennifer Scobee](#)
Subject: RE: November COK Board of Zoning Appeals Applications for Review
Date: Friday, November 3, 2023 1:35:38 PM
Attachments: [image002.png](#)
[image003.png](#)

Jennifer,

District 18 staff have reviewed the requested BZA's for November. In reviewing the applications, no impacts to State owned property or streets have been identified. District 18 has no objection to these requests. Please let us know if you need any additional information

Thank you,



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



November 6, 2023

Mr. Bryan Berry, Deputy Director
Board of Zoning Appeals
Room 475, City-County Building
P. O. Box 1631
Knoxville, Tennessee 37901

Dear Mr. Berry:

**Re: Variance Requests 11-A-23-VA, 11-B-23-VA, 11-C-23-VA, 11-D-23-VA, 11-F-23-VA,
and 11-G-23-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.

Sincerely,

A handwritten signature in black ink, appearing to read "C. Wiberley".

Christian Wiberley, P.E.
Engineering

CGW