File # (office use only) 5-D-23-VA

CITY OF KNOXVILLE 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		APPLICANT IS:		THIS PROPOSAL PERTAINS TO:	
Name (Individual not company)	Eileen L Black-Hampton	Owner	☑	New Structure	☐
Street Address	6919 Haverhill Drive	Contractor	☐	Modification of Existing Structure	☐
City, State, Zip	Knoxville, TN 37909	Tenant	☐	Off Street Parking	☐
Phone Number	865-230-3875	Other	☐	Signage	☐
Applicant Email	ebhizme@aol.com			Other Replacing Fence	☑

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 6919 Haverhill Drive City, State, Zip Knoxville, TN 37909

See KGIS.org for Parcel # 120DA018 City Council District # 2 and Zoning District ~~unknown~~ XXXXXX 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.

I am a disabled, widowed, senior citizen who lives alone with her German Shepard and two cats so Security and Privacy are both real concerns for me; the issue I am attempting to resolve is an approval/favorable appeal for my privacy fence.
I have replaced a PRE-EXISTING dilapidated privacy fence which had been erected 30-40 years ago. It was an eyesore and was falling apart from wood rot. KUB was contacted and they came out to verify that there were no electrical lines in the way of the new fence (which 95% of it is where the old fence was located). There should have been previous complaints about the existing fence due to its condition. I contacted the prior owner and she said that she had never received a complaint about the fence in the almost 20-years she lived here; the fence was already up when she purchased the house.

Describe hardship conditions that apply to this variance.

Privacy & Security...please see attached (there was not enough room on this form)..Thank you

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 Eileen Black Hampton **DATE** 4-8-23

INCOMPLETE APPLICATIONS WILL BE RETURNED FOR RESUBMISSION. ALL INFORMATION IS REQUIRED. rev 1/23

File # 5-D-23-VA

CITY OF KNOXVILLE

BOARD OF ZONING APPEALS APPLICATION

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

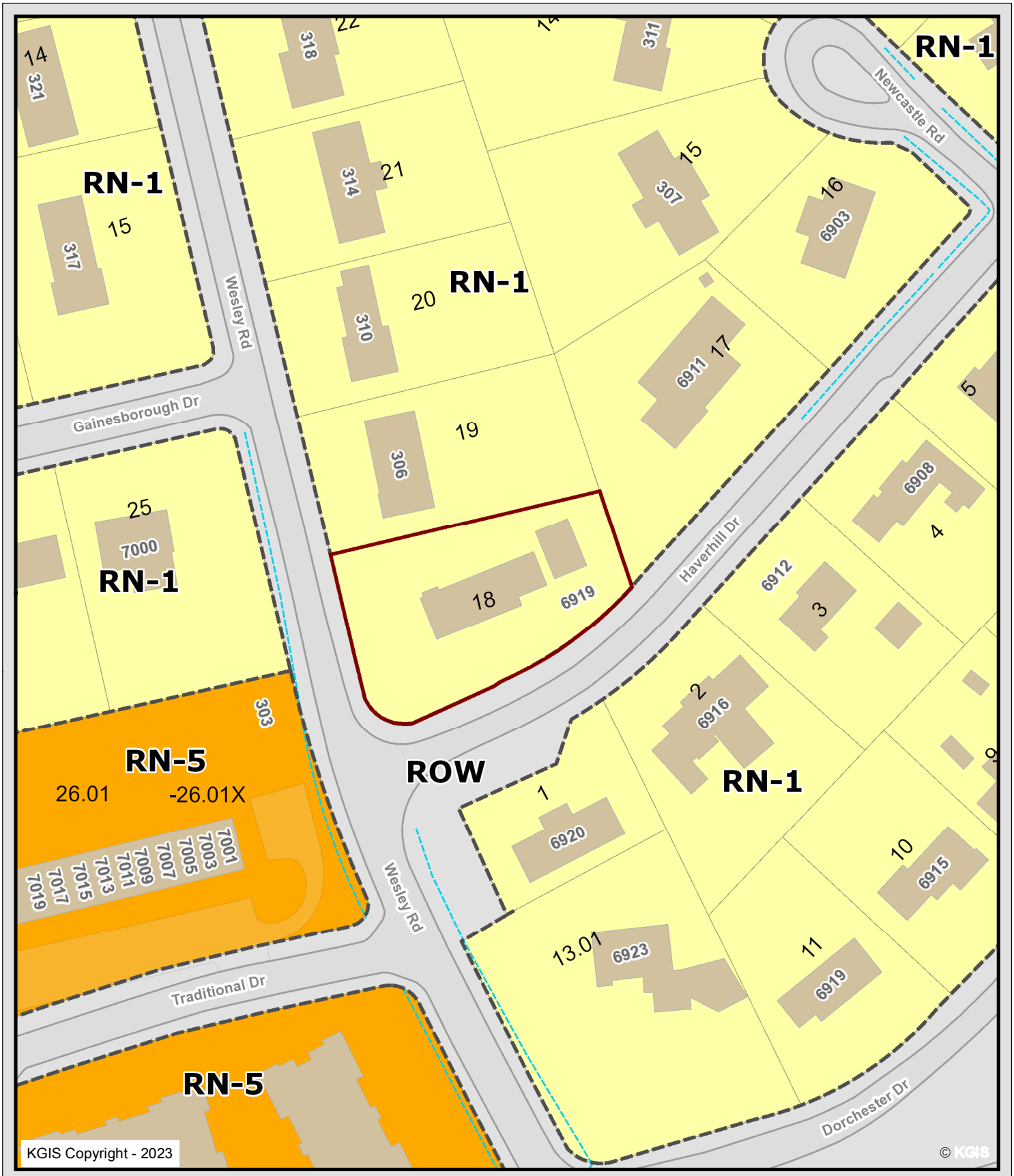
Is a plat required? **Yes** ☐ **No** ☑

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

1. Increase the maximum height of a privacy fence in a front and corner side yard from 42 inches to 72 inches. Article 10.3.L.1.a.

PROJECT INFORMATION

Date Filed 4/8/23	Fee Amount $250
Council District 2	BZA Meeting Date 5/16/23
PLANS REVIEWER Mike Robinson	**DATE** 4/12/23



6919 HAVERHILL DR

5-D-23-VA

EILEEN L BLACK-HAMPTON

Knoxville - Knox County - KUB Geographic Information System

Printed: 4/10/2023 at 9:31:33 AM

0 50 100 200

ft

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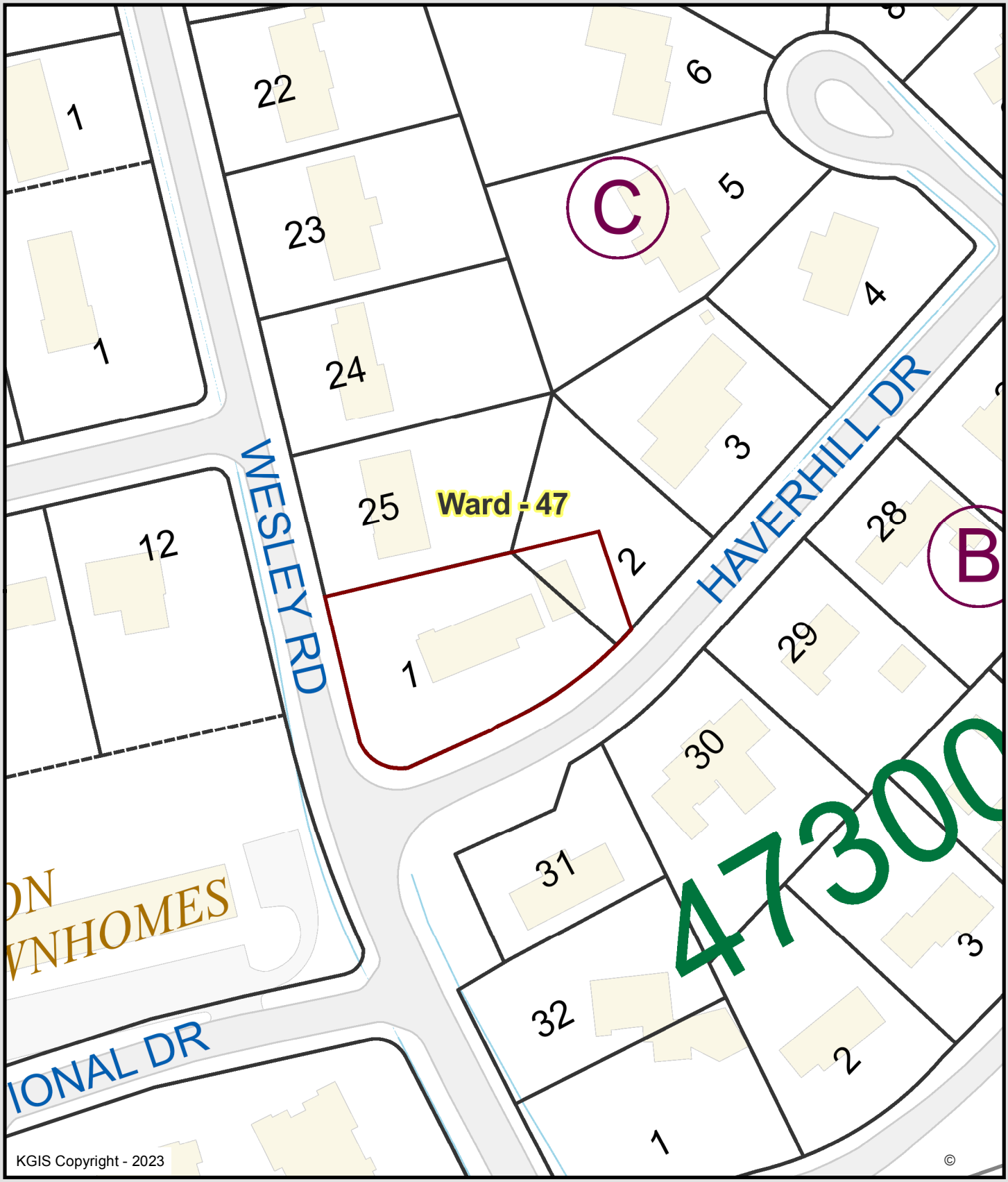

6919 HAVERHILL DR

5-D-23-VA

EILEEN L BLACK-HAMPTON

Knoxville - Knox County - KUB Geographic Information System

Printed: 4/10/2023 at 9:33:08 AM

0 50 100 200

ft

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6919 HAVERHILL DR

5-D-23-VA

EILEEN L BLACK-HAMPTON

Knoxville - Knox County - KUB Geographic Information System

Printed: 4/10/2023 at 9:34:09 AM

0 50 100 200

ft

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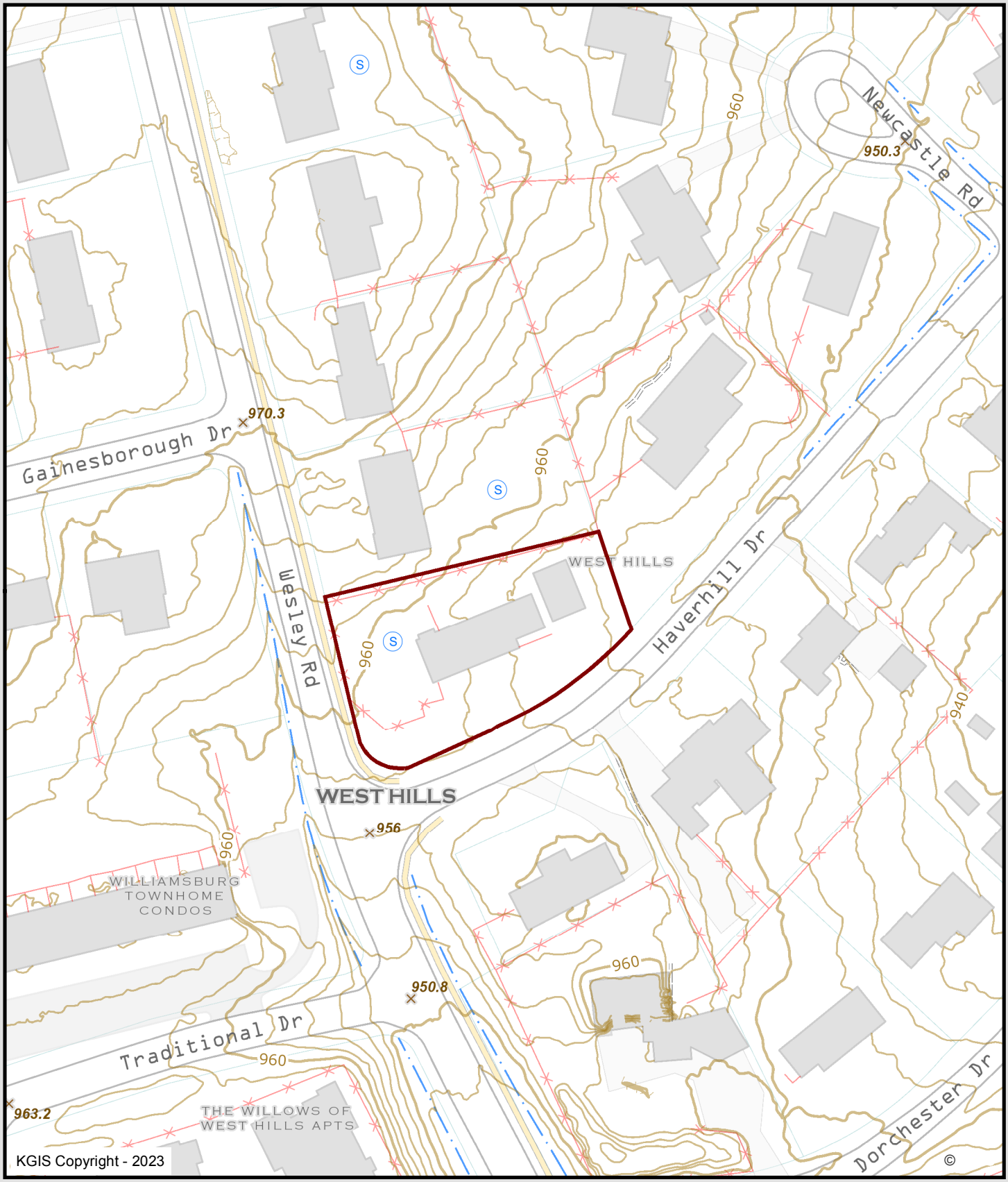

6919 HAVERHILL DR

5-D-23-VA

EILEEN L BLACK-HAMPTON

Knoxville - Knox County - KUB Geographic Information System

Printed: 4/10/2023 at 9:33:39 AM

0 50 100 200

ft

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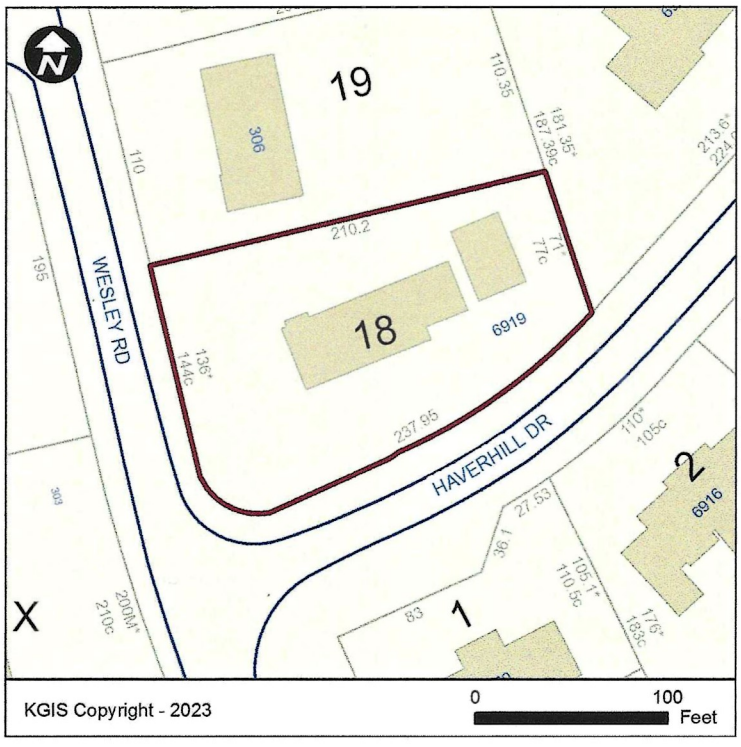
Parcel 120DA018 - Property Map and Details Report



Property Information

Parcel ID:	120DA018
Location Address:	6919 HAVERHILL DR
CLT Map:	120
Insert:	D
Group:	A
Condo Letter:	
Parcel:	18
Parcel Type:	NORMAL
District:	
Ward:	47
City Block:	47290
Subdivision:	WEST HILLS UNIT 1 PT LOT 2
Rec. Acreage:	0
Calc. Acreage:	0
Recorded Plat:	20 - 77
Recorded Deed:	20200414 - 0067944
Deed Type:	Deed:Deed
Deed Date:	4/14/2020

Address Information

Site Address:	6919 HAVERHILL DR KNOXVILLE - 37909
Address Type:	DWELLING, SINGLE-FAMILY
Site Name:	WEST HILLS

Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

Owner Information

HAMPTON GEOFFREY L & BLACK-HAMPTON EILEEN L
6919 HAVERHILL DR
KNOXVILLE TN 37909

The owner information shown in this section does **not** necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

Jurisdiction Information

County:	KNOX COUNTY
City / Township:	Knoxville

Other Information

Census Tract:	45.01
Planning Sector:	Northwest City

Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

Political Districts

Voting Precinct:	47N	
Voting Location:		Bearden High School 8352 KINGSTON PIKE
TN State House:	90	
TN State Senate:	6	
County Commission:	4	Kyle Ward
(at large seat 10)		Larsen Jay
(at large seat 11)		Kim Frazier
City Council:	2	Andrew Roberto
(at large seat A)		Lynne Fugate
(at large seat B)		Janet Testerman
(at large seat C)		Amelia Parker
School Board:	4	Katherine Bike

Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

School Zones

Elementary:	
Current Year:	WEST HILLS ELEMENTARY
2023 - 2024:	WEST HILLS ELEMENTARY
Intermediate:	
Middle:	BEARDEN MIDDLE
High:	WEST HIGH

Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

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I am a disabled, widowed, senior citizen who lives alone with her German Shepard and two cats so Security and Privacy are both real concerns for me; the issue I am attempting to resolve is an approval/favorable appeal for my privacy fence.

I have replaced a dilapidated privacy fence which had been erected 30-40 years ago. It was an eyesore and was falling apart from wood rot. KUB was contacted and they came out to verify that there were no electrical lines in the way of the new fence (which 95% of it is where the old fence was located). There should have been previous complaints about the existing fence due to its condition. I contacted the prior owner and she said that she had never received a complaint about the fence in the almost 20-years she lived here; the fence was already up when she purchased the house.

PRIVACY:

My master bedroom and bathroom face the main street, Wesley Road. The front of my house faces Haverhill Drive; hence the side yard vs 2-front yards. In walking down the street on Haverhill Drive, the majority of the corner houses have their garage/carport facing the roadway. That would have been the case with mine had my front door been on Wesley Road and this would not be an issue.

My bedroom door is a sliding glass door which faces Wesley Road; it is not a wooden door that I can simply shut and lock. I would have to leave my curtains closed most of the time for security and privacy reasons. Additionally, I have a German Shepherd. She could easily jump a 4-foot fence. With a chain link fence she would be running back and forth as people passed by and then you would be dealing with noise complaints.

SECURITY/safety

My home resides at the corner of Haverhill Drive and Wesley Road; my address is 6919 Haverhill Drive 37909. For the sake of this application I will indicate that Haverhill runs East/West while being a T intersection with Wesley which runs North/South. Haverhill is a secondary street with one unmarked lane in each direction with a stop sign and cross walk at the intersection. Wesley has two marked lanes of travel; one in each direction. There is a speed bump on Wesley which runs parallel to my bedroom door. There is also a speed limit sign indicating that this is a residential area so the speed limit is 25 and the speed bump limit is 15 mph.

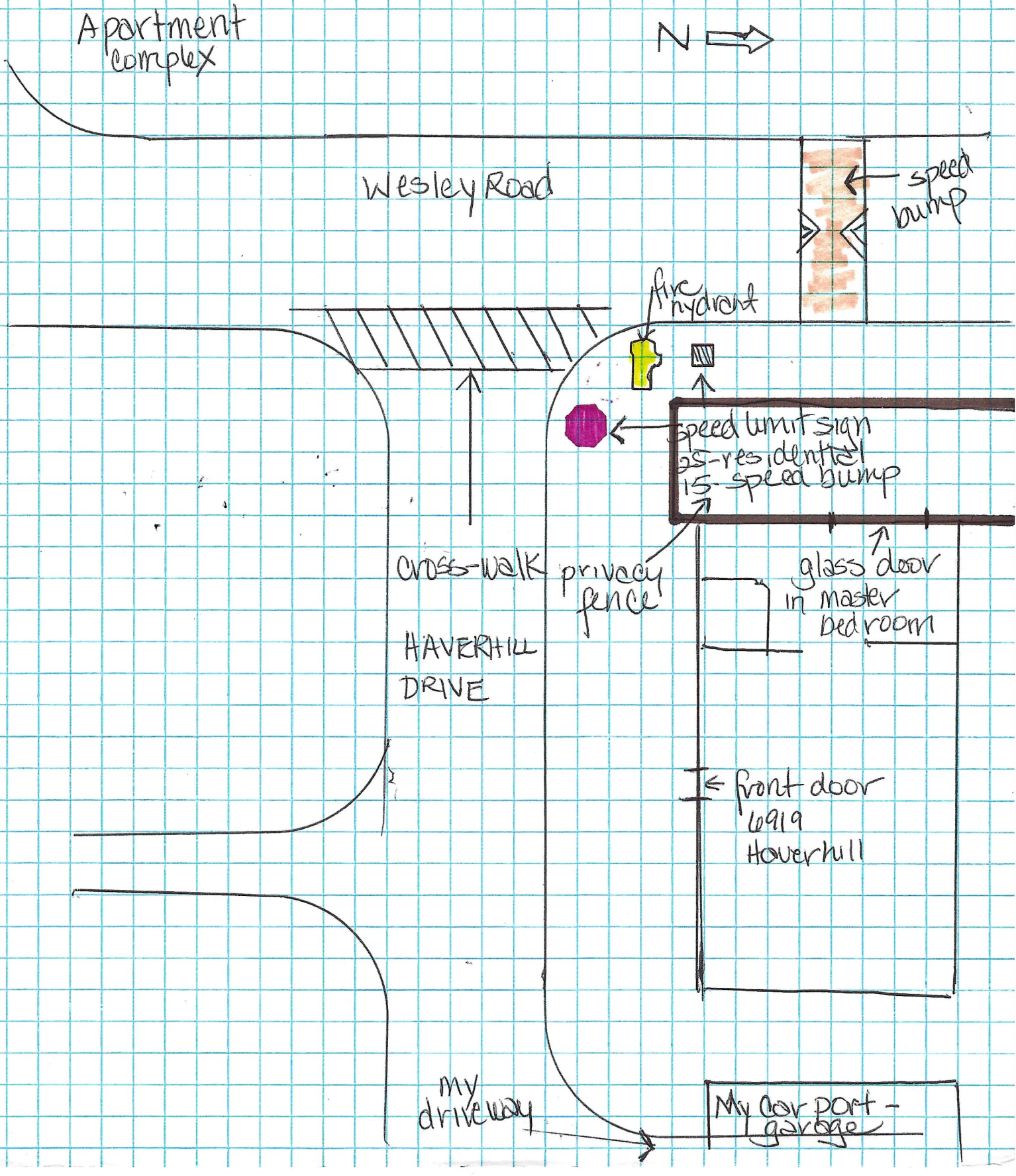
There is no visual obstruction of traffic at my location. My privacy fence does not block the view of driveways or impede traffic on either street.

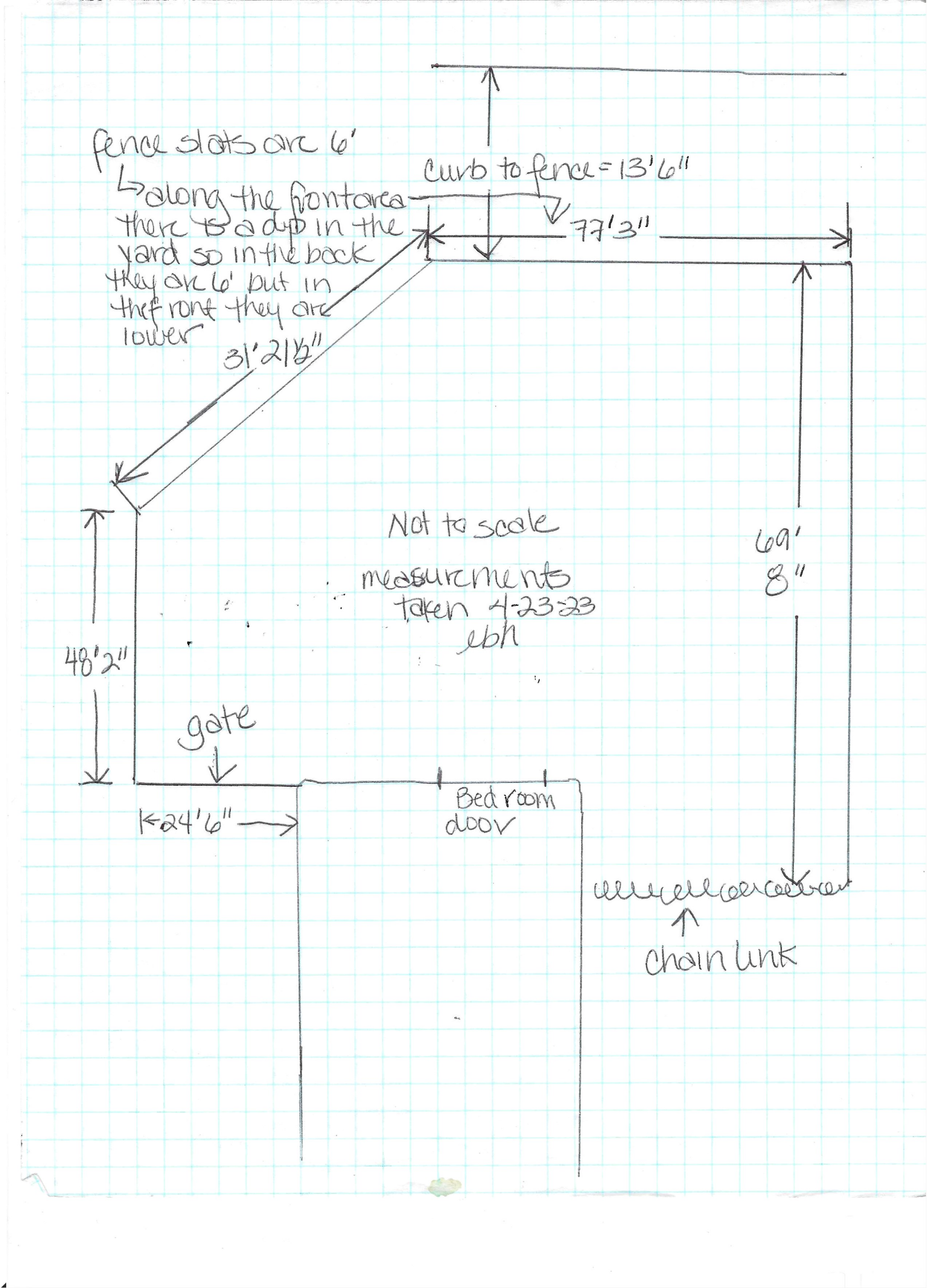
My neighbors cannot see my bedroom door from their homes so my house is easily in line for a robbery/house invasion.

I have contacted the traffic department and was informed that there had been no reports of accidents at this intersection in the three years that I have resided at this location (a copy of verification is attached).

I don't know if the privacy fence would be "grandfathered" in as it was existing when I purchased the house.

Thank you—


Apartment complex
N
Wesley Road
speed bump
fire hydrant
speed limit sign
25-residential
15-speed bump
cross-walk
privacy fence
glass door in master bedroom
HAVERHILL DRIVE
front door
6919 Haverhill
my driveway
My car port - garage


fence slats are 6'
↳ along the front area there is a dip in the yard so in the back they are 6' but in the front they are lower
Curb to fence = 13'6"
77'3"
31'2 1/2"
Not to scale
measurments taken 4-23-23 ebh
69' 8"
48'2"
gate
24'6"
Bed room door
chain link

From: DPanter@knoxvilletn.gov,
To: ebhizme@aol.com,
Subject: KPD Accident Reports - Wesley Rd @ Haverhill Dr.
Date: Mon, Apr 3, 2023 12:51 pm

Hi Ms. Black-Hampton,

This is Michael Panter with the Knoxville Police Department – Records Unit. Last week you requested copies of reports for any car accidents that may have occurred at the Wesley Road and Haverhill Drive intersection in the last three years. I performed a search in our database and found no accidents at that specific intersection during that period.

I then searched for any accidents that occurred at Wesley and the closest side streets near Haverhill. These streets included Gainesborough Drive, Traditional Drive, and Dorchester Drive. In this search, I only found one accident which is listed below.

Accident Report: #22-016884
Location: Dorchester Dr./Wesley Rd.
Date: 5/9/2022

If you would like to obtain a copy of this accident report, you can purchase it for .60 cents (cash or check only) at the KPD Safety Building on Howard Baker Jr. Avenue. You can also request a copy by mail by sending an SASE with .60 cents to the address below, and we will mail the report to you within 1-2 business days.

Our address is:

Knoxville Police Department
Attn: Records
800 Howard Baker Jr. Ave.
Knoxville, TN 37915

I hope this helps!

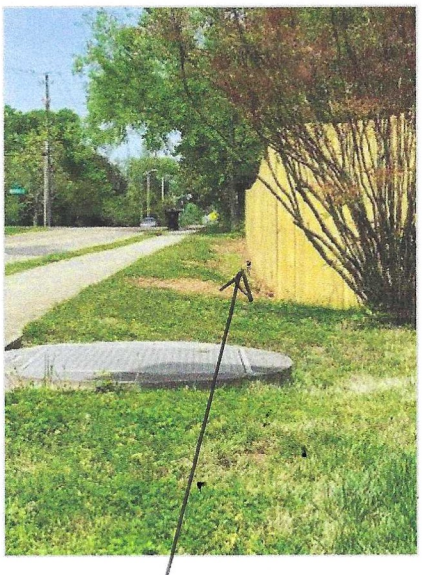
Best,

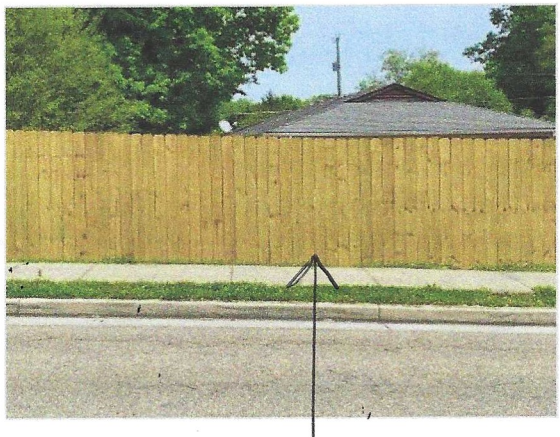
Michael Panter
Records Specialist
Knoxville Police Department - Records
865-215-7504
Fax: 865-215-7344

From: ebhizme@icloud.com,
To: ebhizme@aol.com,
Date: Sun, Apr 23, 2023 10:54 am
Attachments: IMG_9829.JPG (1494K), IMG_9832.JPG (1119K)

Sent from my iPhone

2 Attached Images





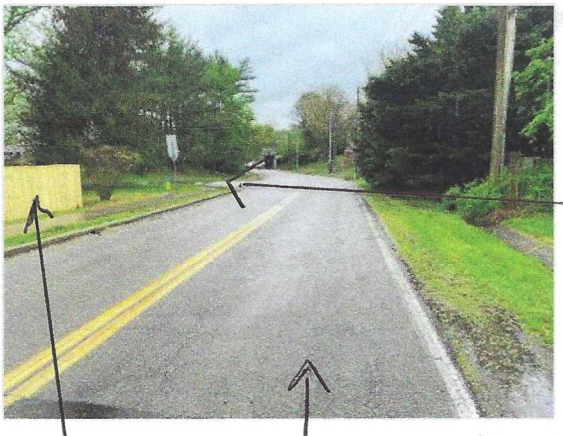
dip in yard along Wesley Rd

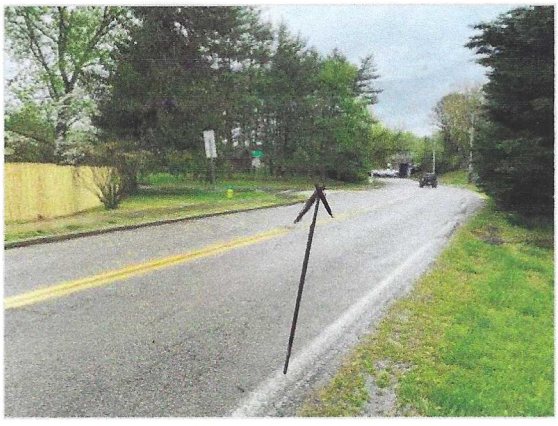
standing across Wesley taking picture of my fence/house

From: ebhizme@icloud.com,
To: ebhizme@aol.com,
Date: Sat, Apr 8, 2023 1:41 pm
Attachments: IMG_9725.JPG (1504K), IMG_9726.JPG (1368K), IMG_9727.JPG (1515K), IMG_9728.JPG (1488K), IMG_9729.JPG (1569K), IMG_9730.JPG (1369K)

Sent from my iPhone

6 Attached Images





This was taken on the southbound side of Wesley approaching Haverhill

speed bump

Clearance of my privacy fence

From: ebhizme@aol.com,
To: ebhizme@aol.com,
Date: Fri, Apr 7, 2023 3:19 pm
Attachments: EC8C8E00-D144-4CC5-9994-0DA9932BFB33.png (2636K), 278CEB84-C467-4512-B3CA-927F4A3625E1.png (2645K), 015181E3-151C-443F-A9DA-5471681EFAC6.jpeg (1353K), DD161011-FD0C-4688-AA69-FCC4C2270583.jpeg (1490K), 9A0A991E-BF6E-45F6-834D-A149DD9690D8.jpeg (1340K)

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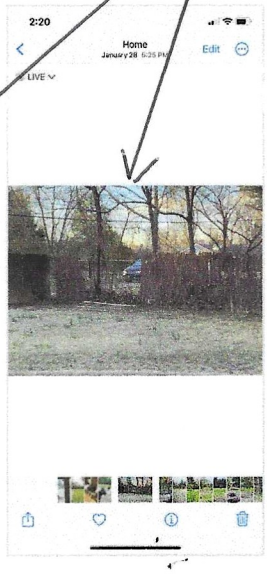
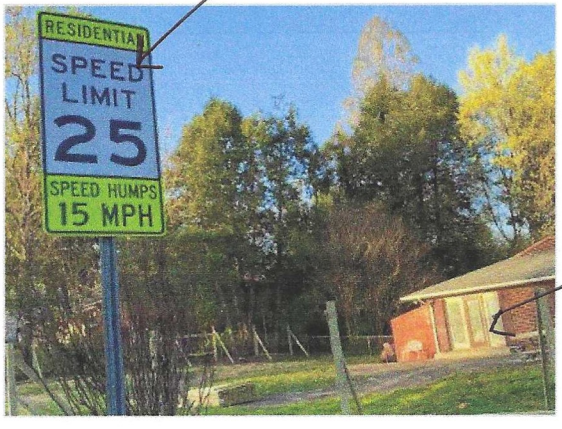
5 Attached Images

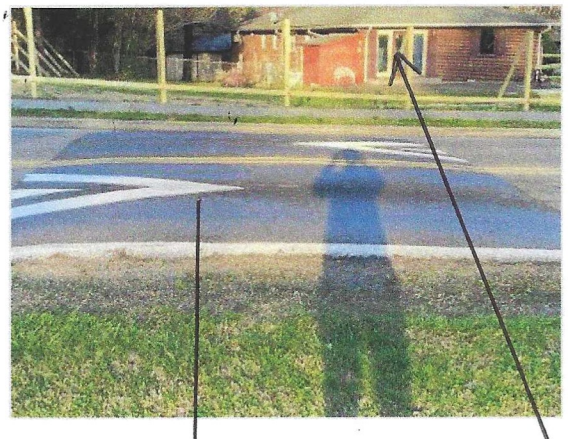


old privacy fence

speed limit > sign
speed bump



my bed room doors



walking south on the North side of Wesley approaching my intersection

speed bump

my bedroom doors