

File # (call for details)

8-G-23-VA



# 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) Don Horton	Owner <input type="checkbox"/>	New Structure <input checked="" type="checkbox"/>
Street Address 2100 Fairmont Blvd	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip Knoxville, TN. 37917	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number 865-607-7040	Other <input checked="" type="checkbox"/>	Signage <input type="checkbox"/>
Applicant Email don@horton-bec.com		Other <input 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 0 Sanders Ln City, State, Zip Knoxville, TN 37915  
 See [KGIS.org](http://KGIS.org) for Parcel #095CA015 City Council District # 6 and Zoning District RN-2 **w/HP**

### 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.

This project is for new construction of five townhouse units on 0.40 acres of previously developed land. The project is being developed by SEED to provide low-cost, energy efficient housing. The site is currently zoned RN-2 with a Hillside Protection overlay. An application to change the zoning to RN-4 has been submitted.

Approximately 30% of the site has a slope greater than 15% and with the HP overlay is considered unsuitable for building. To locate the structure on the buildable portion of the site, it has to be placed parallel with the slope. By doing this the structure will encroach into the rear yard setback. From the side yard setback of 5'-0" the distance required for the building, driveway and drive aisle start encroaching into the steeper slope areas of mature oak and walnut trees potentially damaging their root systems.

Compassionate to show the measurement setback from 25'-0" to 40'-0" and show the slope ratio from

#### Describe hardship conditions that apply to this variance.

1. The steepness and orientation of the topography restricts the placement of the structure.
2. The HP overlay limits the number can type od housing units allowed on the slopes greater than 15%

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

DATE 07/11/2023

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.)*

**PROJECT INFORMATION**

Date Filed	Fee Amount
Council District	BZA Meeting Date
<b>PLANS REVIEWER</b>	<b>DATE</b>



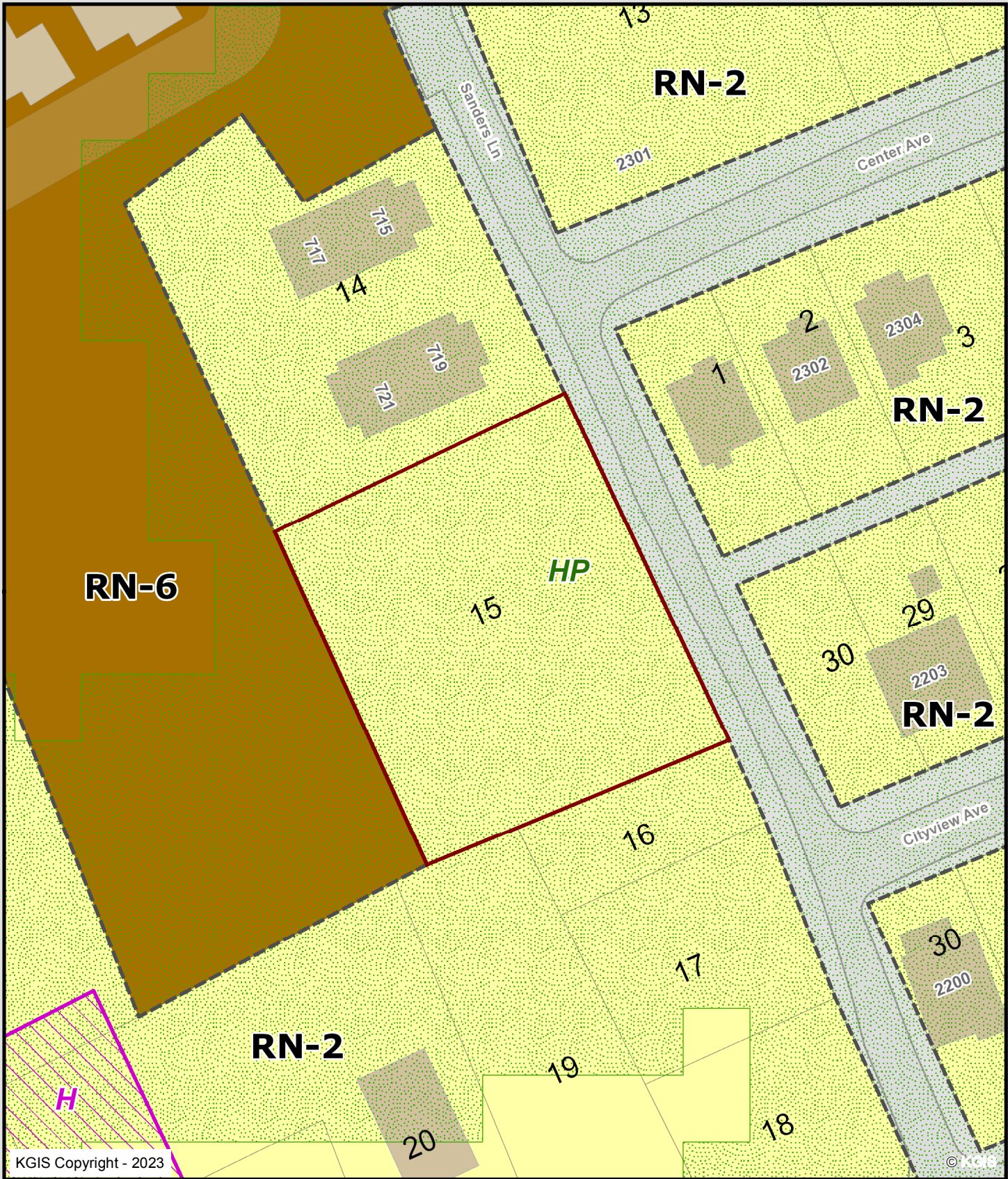
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BZA Application - 0 Sanders

Below is the paragraph missing from the Description of Appeal section. Please add this to the application.

Our variance request is to change the rear yard set back to be changed from 25'-0" to 12'-0"

Amended - 07/26/2023



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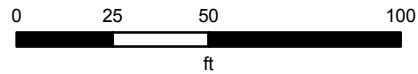
0 SANDERS LN

8-G-23-VA  
DON HORTON

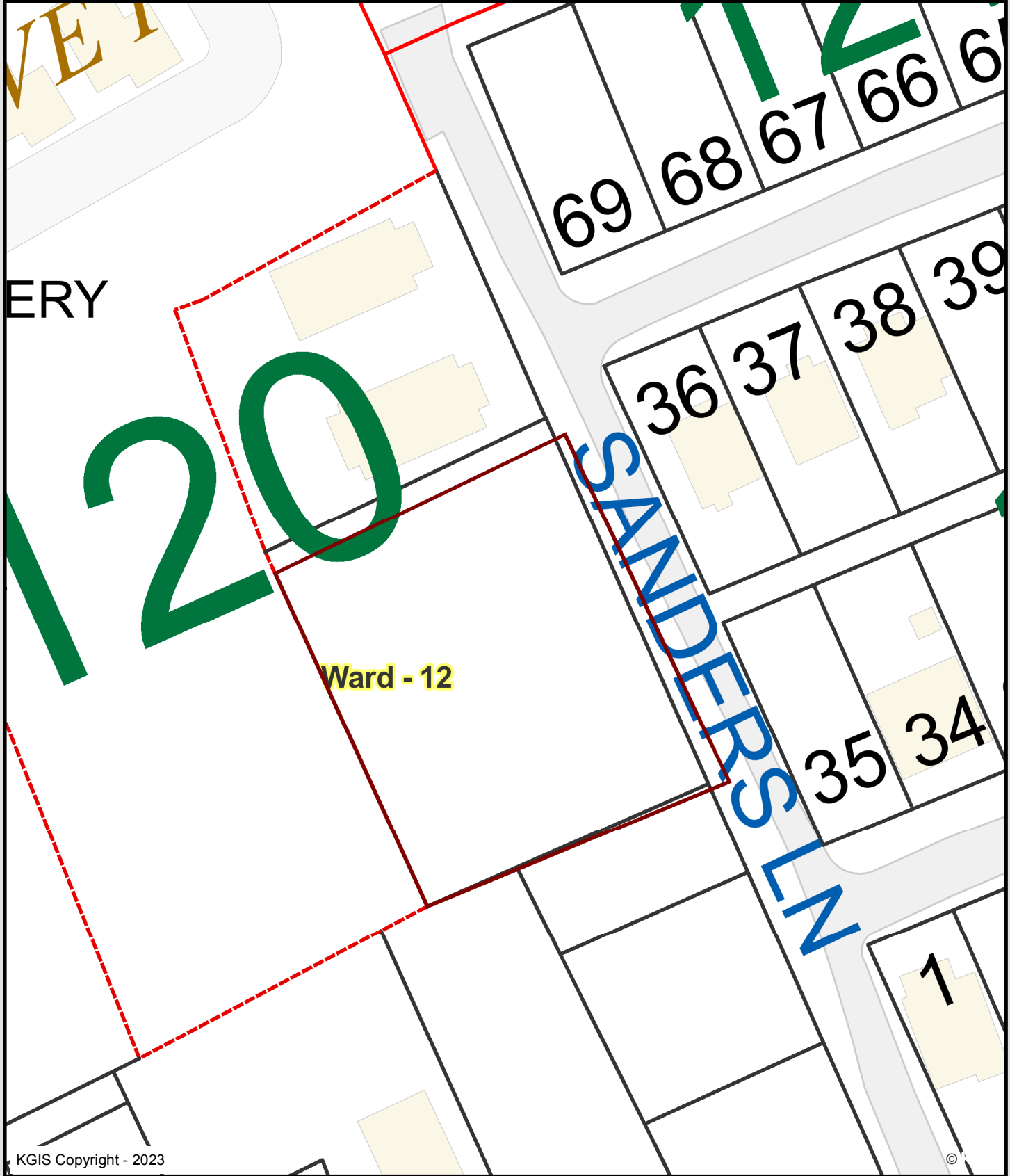
Knoxville - Knox County - KUB Geographic Information System



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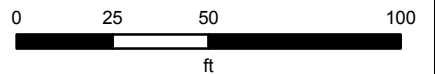
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8-G-23-VA  
DON HORTON

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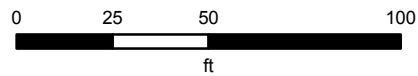
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8-G-23-VA  
DON HORTON

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

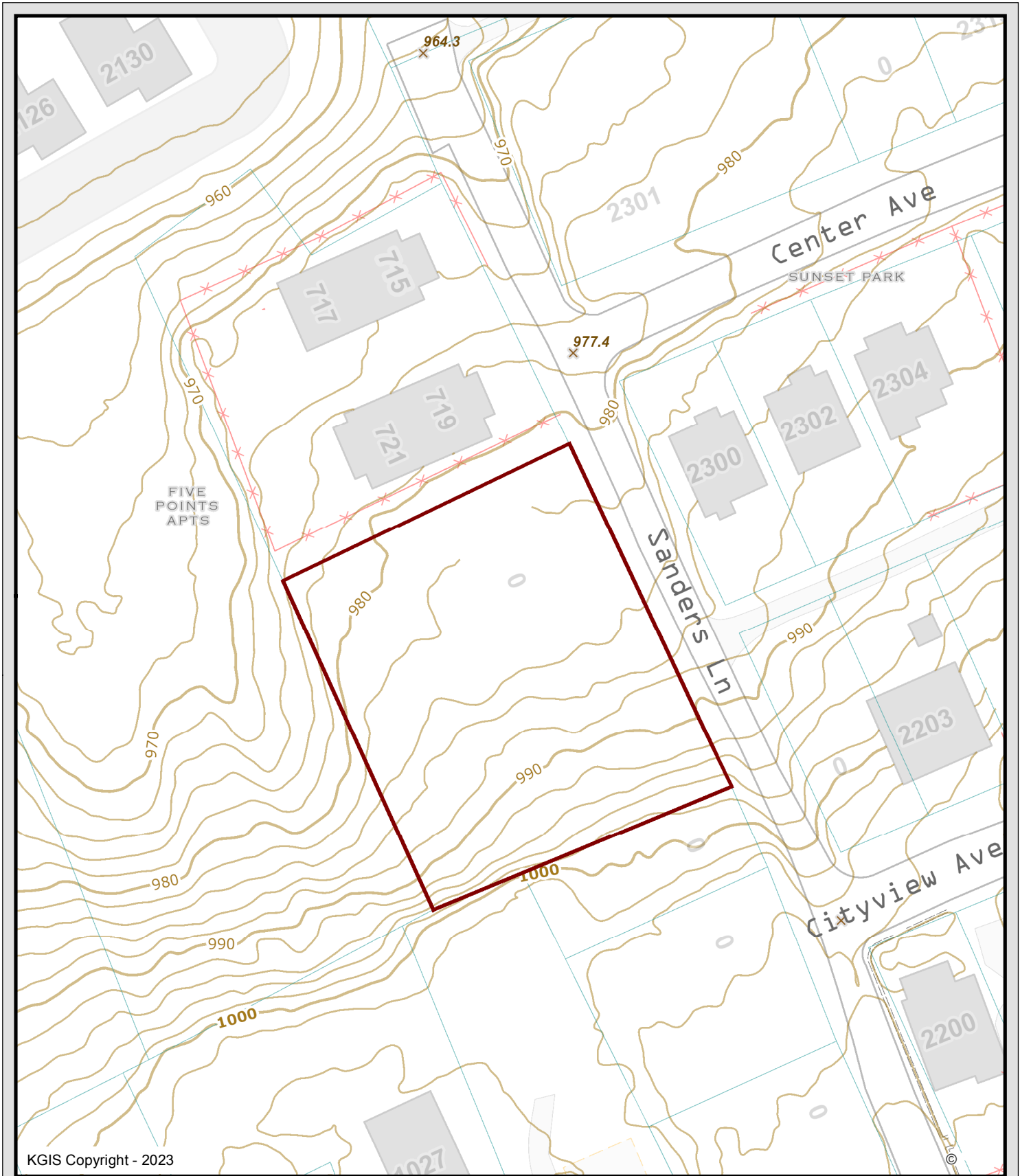


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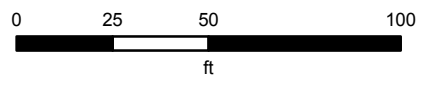
**0 SANDERS LN**

8-G-23-VA  
DON HORTON

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

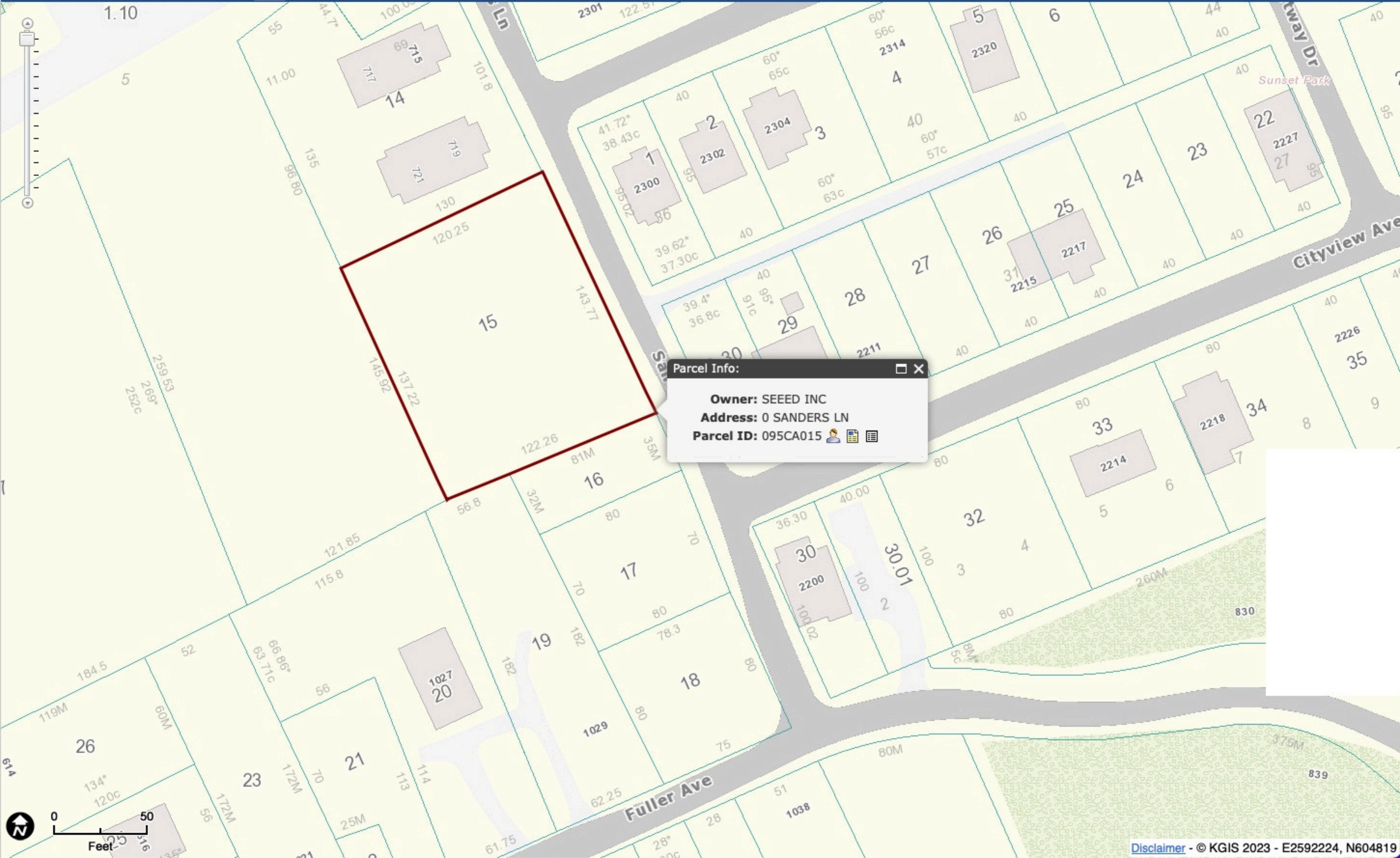


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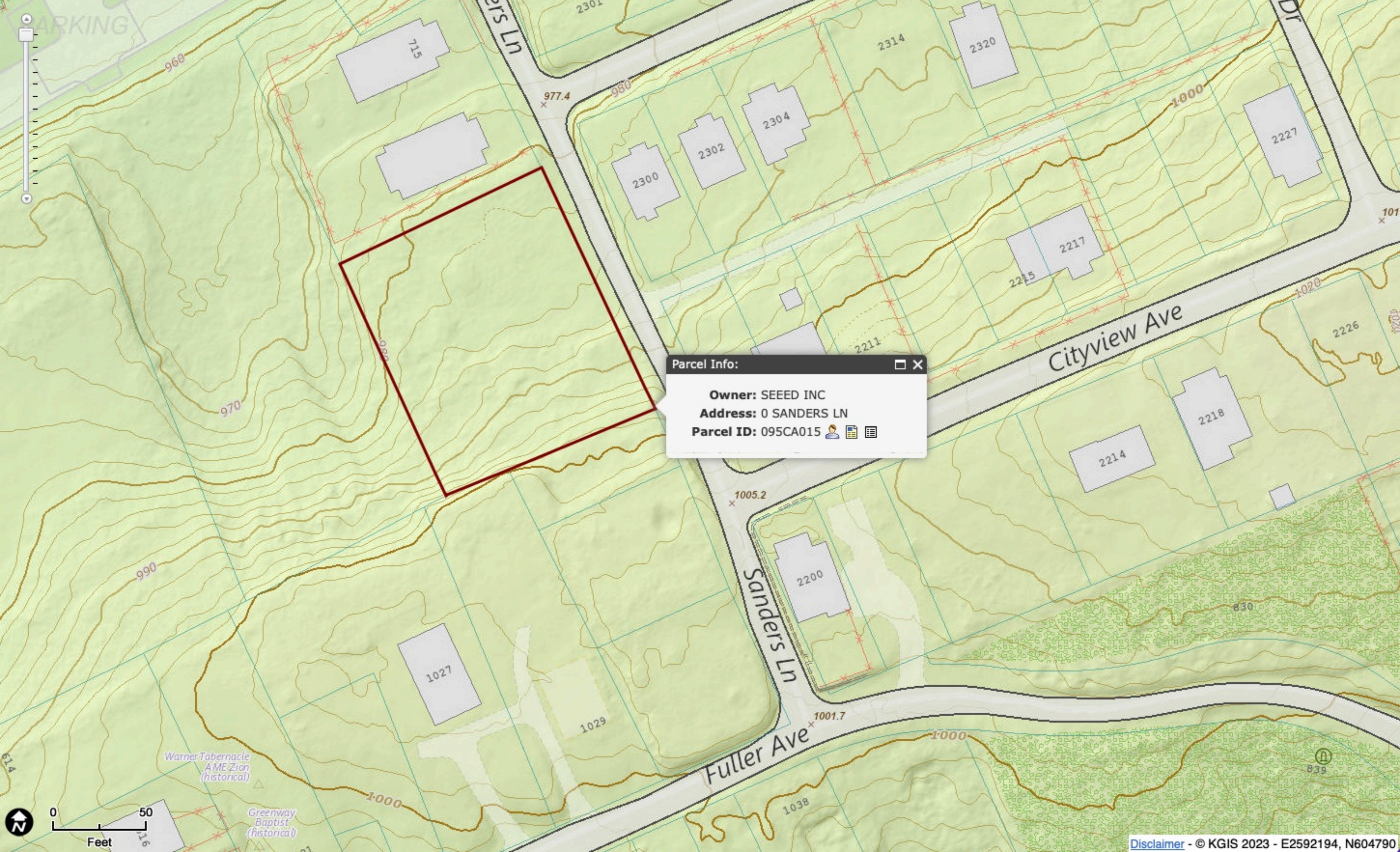
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**Owner:** SEED INC

**Address:** 0 SANDERS LN

**Parcel ID:** 095CA015



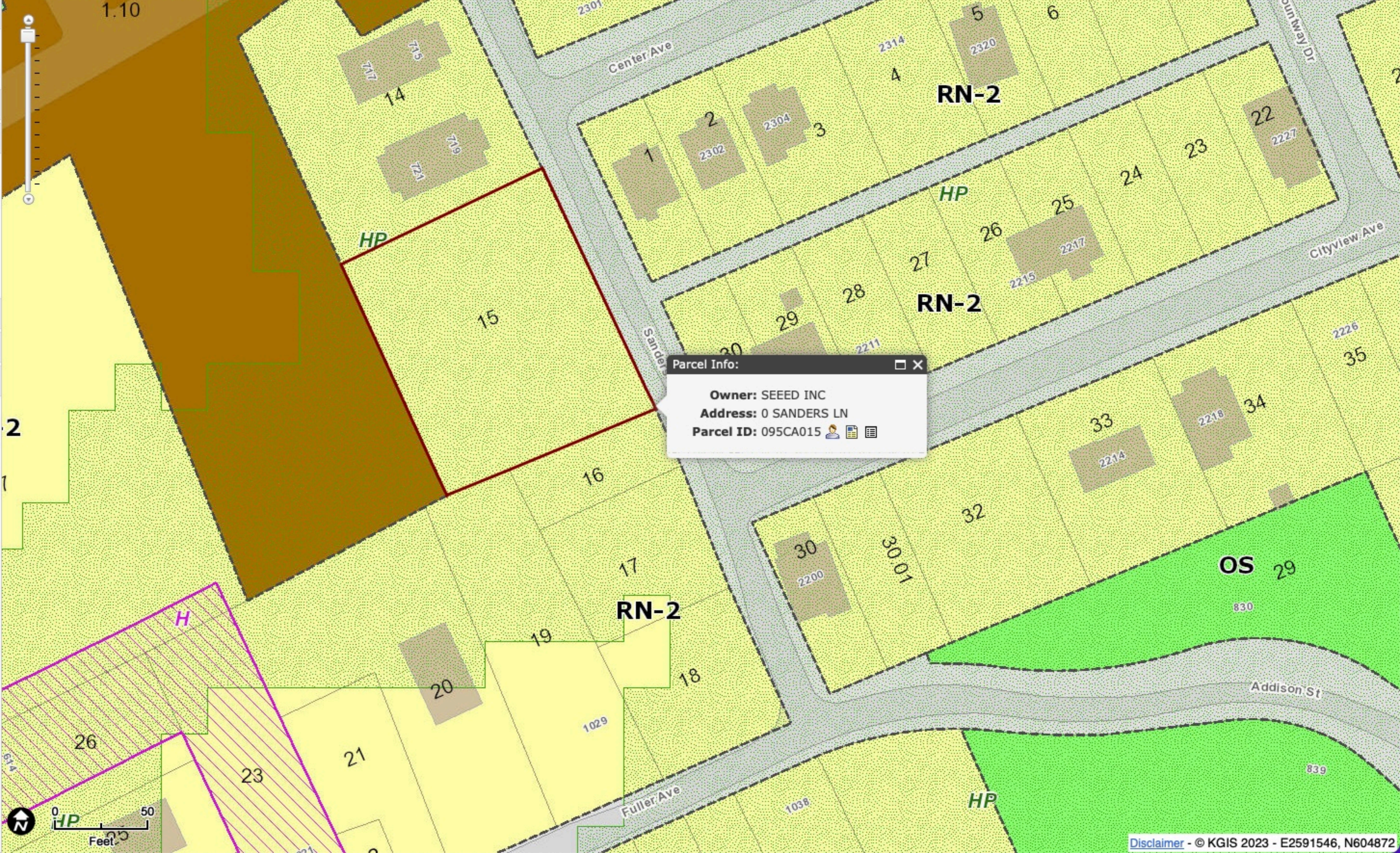


**Parcel Info:**  
**Owner:** SEED INC  
**Address:** 0 SANDERS LN  
**Parcel ID:** 095CA015





1.10



**Parcel Info:**

**Owner:** SEED INC  
**Address:** 0 SANDERS LN  
**Parcel ID:** 095CA015







**HORTON**

Built Environments

Consulting, Inc.

2100 Fairmont Blvd

Knoxville, TN 37917

865-607-7040

www.hortonsustainability.com

**SEED - Sanders Lane Townhouse Apartments**

0 Sanders Lane  
Knoxville, Tennessee

sheet title:  
**Preliminary  
Site Plan**

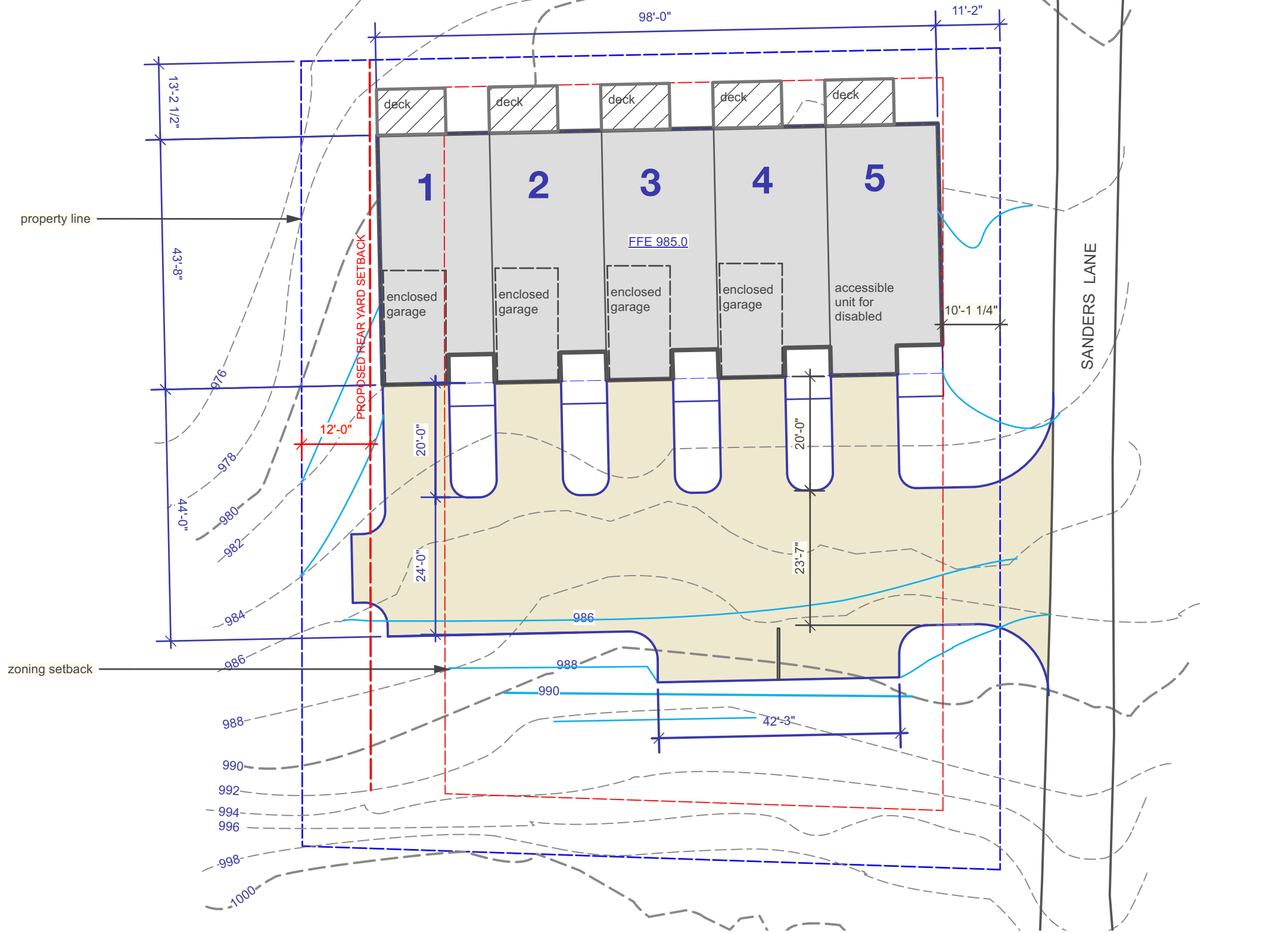
revisions:  
1-setback clarification

project no:  
2304  
date:

**AS-02**

**AREA NOTES:**

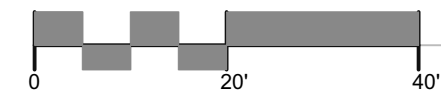
LOT AREA 17,106.00  
BUILDING COVERAGE 4,279.30  
IMPERVIOUS PAVING 4,518.40

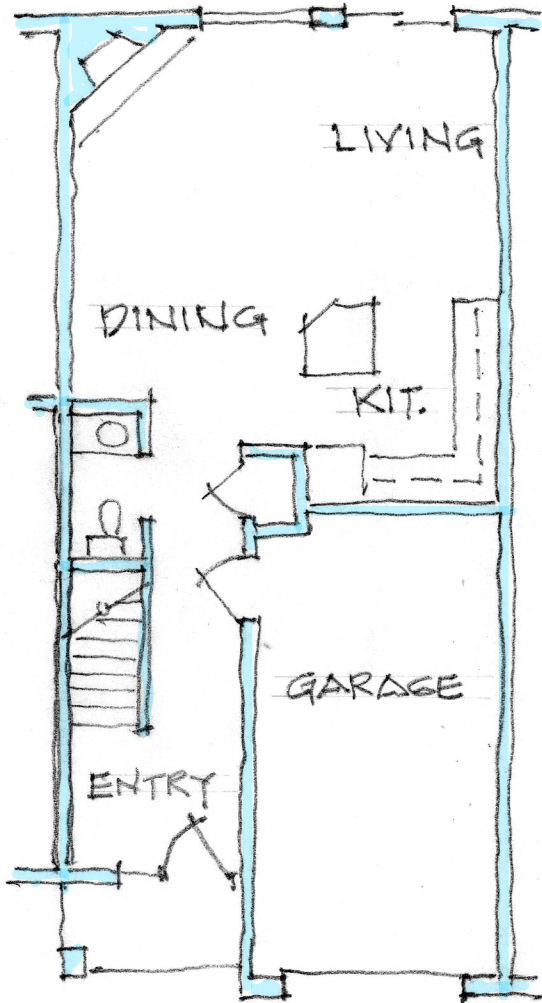


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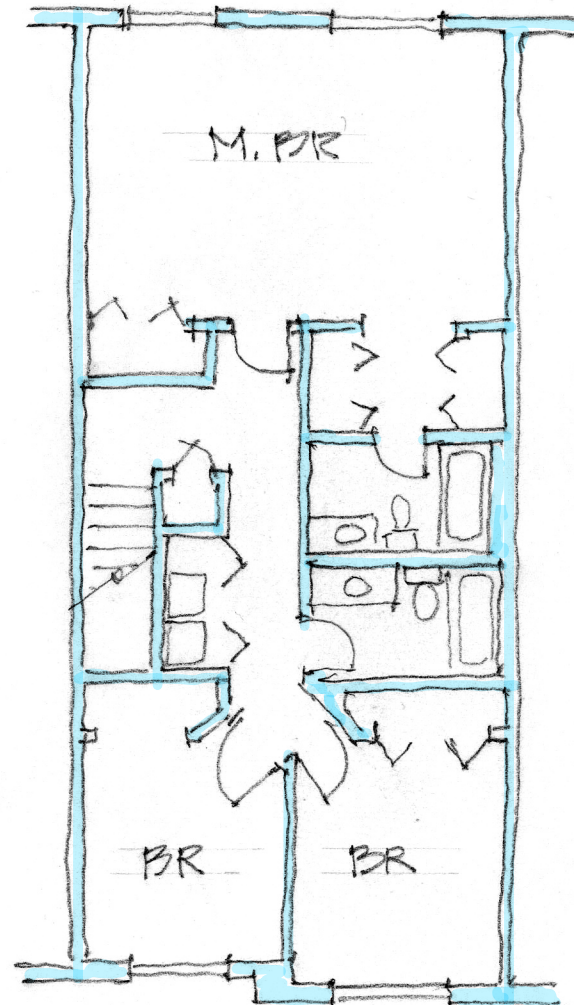
**Preliminary Site Plan**

Scale: 1" = 20'-0"





FIRST FLOOR



SECOND FLOOR

## SCHEMATIC PLANS

SANDERS LANE TOWNHOUSE APARTMENTS

0 Sanders Lane - Knoxville, Tennessee



**R**  
REZONING 865.215.2500  
KnoxPlanning.org / Cases /  
**8-D-23-RZ**

**VARIANCE**  
8-G-23-1A  
Knoxville BZA  
PUBLIC HEARING  
215-4244



DEAD  
END



**From:** [Steve Borden](#)  
**To:** [Jennifer Scobee](#)  
**Subject:** RE: Board of Zoning Appeals Meeting 8-15-23 - Application Review  
**Date:** Friday, August 4, 2023 2:52:43 PM  
**Attachments:** [image002.png](#)

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Jennifer,

Please see the summary of responses to the August 15th BZA. If you have questions or would like any additional information please let me know.

7-A-23-VA 5121 Camelia Rd (this was postponed from the July meeting) – Operations has No Comment regarding off street parking on local road  
8-A-23-VA 4145 Holston Dr - Operations has No Comment regarding setbacks on properties not adjacent to ROW  
8-B-23-VA 185 Wrinkle Ave - Operations has No Comment  
8-C-23-VA 1108 Forest Ave Operations has No Comment regarding off street parking on local road  
8-D-23-VA 1800 & 1900 Vermont Ave - Operations has No Comment regarding setbacks on properties not adjacent to ROW  
8-E-23-VA 500 Clinch Ave - Operations has No Comment regarding vertical clearance on properties not adjacent to ROW  
8-F-23-VA 7300 Westridge Dr - Operations has No Comment regarding setbacks on properties not adjacent to ROW  
8-G-23-VA 0 Sanders Ln - Operations has No Comment  
8-I-23-VA 2230 Laurel Ave - Operations has No Comment regarding setbacks on properties not adjacent to ROW

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](mailto:Steve.Borden@tn.gov)  
[tn.gov/tdot](http://tn.gov/tdot)

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August 8, 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 7-A-23-VA, 8-A-23-VA, 8-B-23-VA, 8-C-23-VA, 8-D-23-VA, 8-E-23-VA, 8-F-23-VA, 8-G-23-VA, and 8-I-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