



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) Michael Messer | Owner <input checked="" type="checkbox"/> | New Structure <input checked="" type="checkbox"/> |
| Street Address 6425 Cobble Crk | 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 865-567-7473 | Other <input type="checkbox"/> | Signage <input type="checkbox"/> |
| Applicant Email mikemesser@kw.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 4302 Thistlewood Way City, State, Zip Knoxville, TN 37919
 See KGIS.org for Parcel # 107LA048 City Council District # 2 and Zoning District RN1

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.

We need to build a one level house on this lot. The lot is bordered by 3 streets. The front set back is 34.5 feet and the rear set back is 25 feet. Therefore, the buildable are is not very deep. We need a 9.5' variance on the front setback. Our lot measures 12,056 SQ FT, and the current footprint of the house is 3,774 SQ FT, which equates to 31.3% of lot coverage.

We are asking for a variance to increase the maximum lot coverage by 1.3% from 30% to 31.3%.

Describe hardship conditions that apply to this variance.

My wife recently under went a stem cell transplant for stage 4 lymphoma. This has left her balance off a little and climbing up and down steps is challenging. This is the reason we need a one level house that will mean a slightly larger footprint. The lot being bordered on 3 sides is a hardship as well.

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 8/4/23

File #



BOARD OF ZONING APPEALS APPLICATION

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

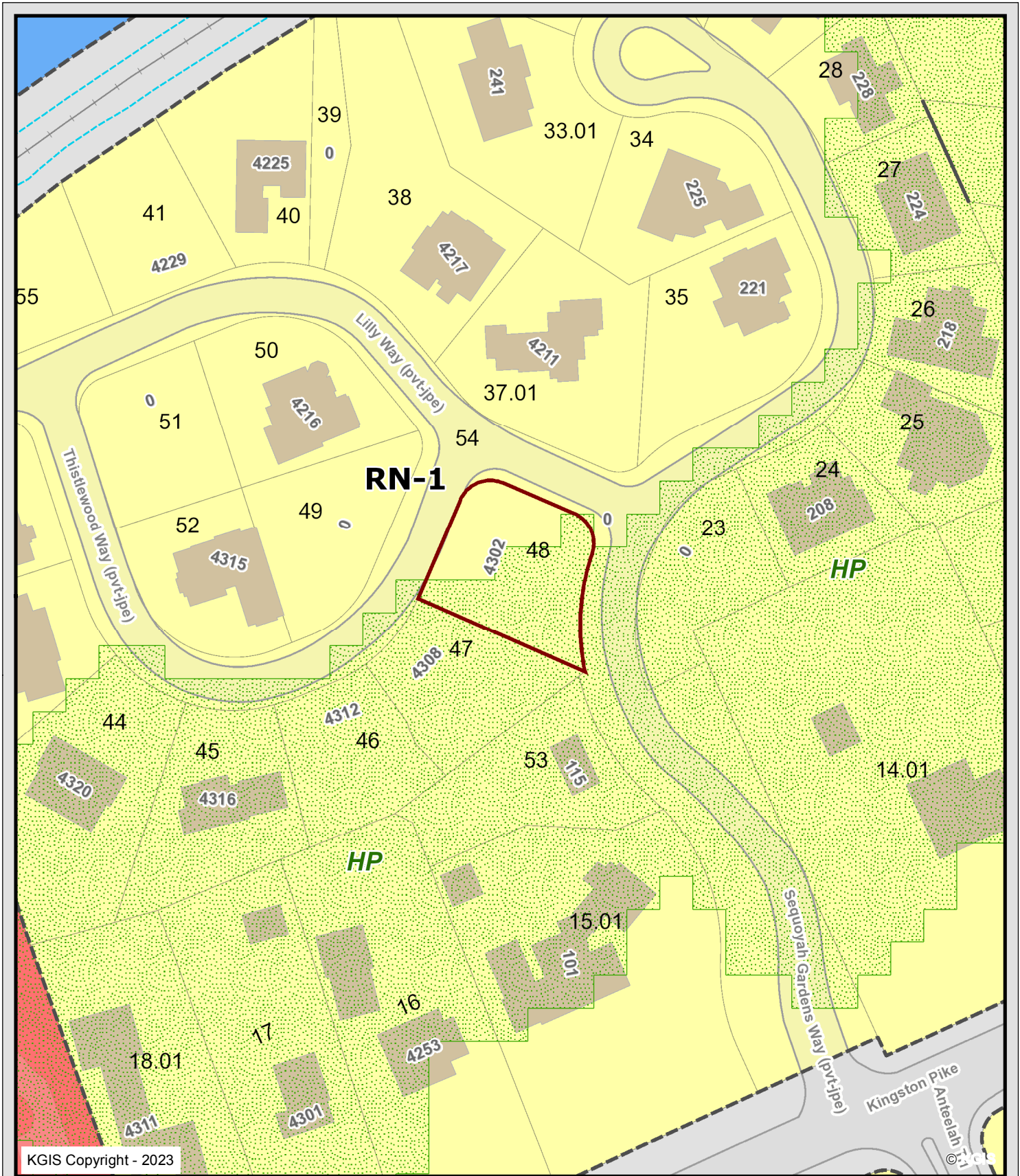
Is a plat required? Yes No

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 |
| PLANS REVIEWER | DATE |



4302 THISTLEWOOD WAY

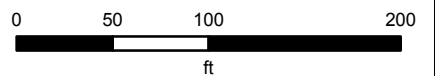
9-F-23-VA

MICHAEL MESSER

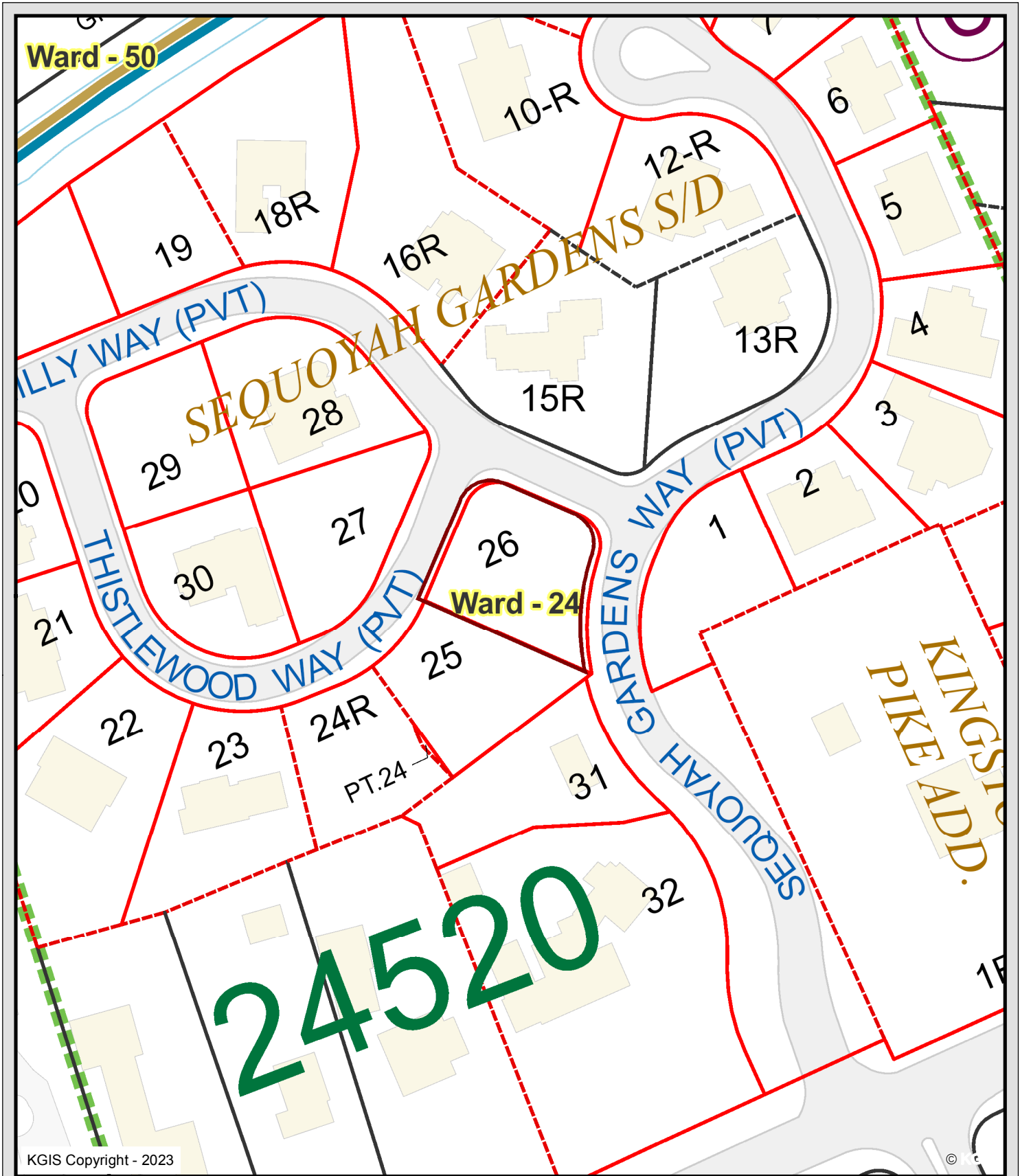
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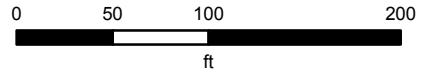
4302 THISTLEWOOD WAY

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4302 THISTLEWOOD WAY

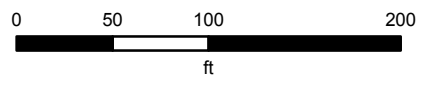
9-F-23-VA

MICHAEL MESSER

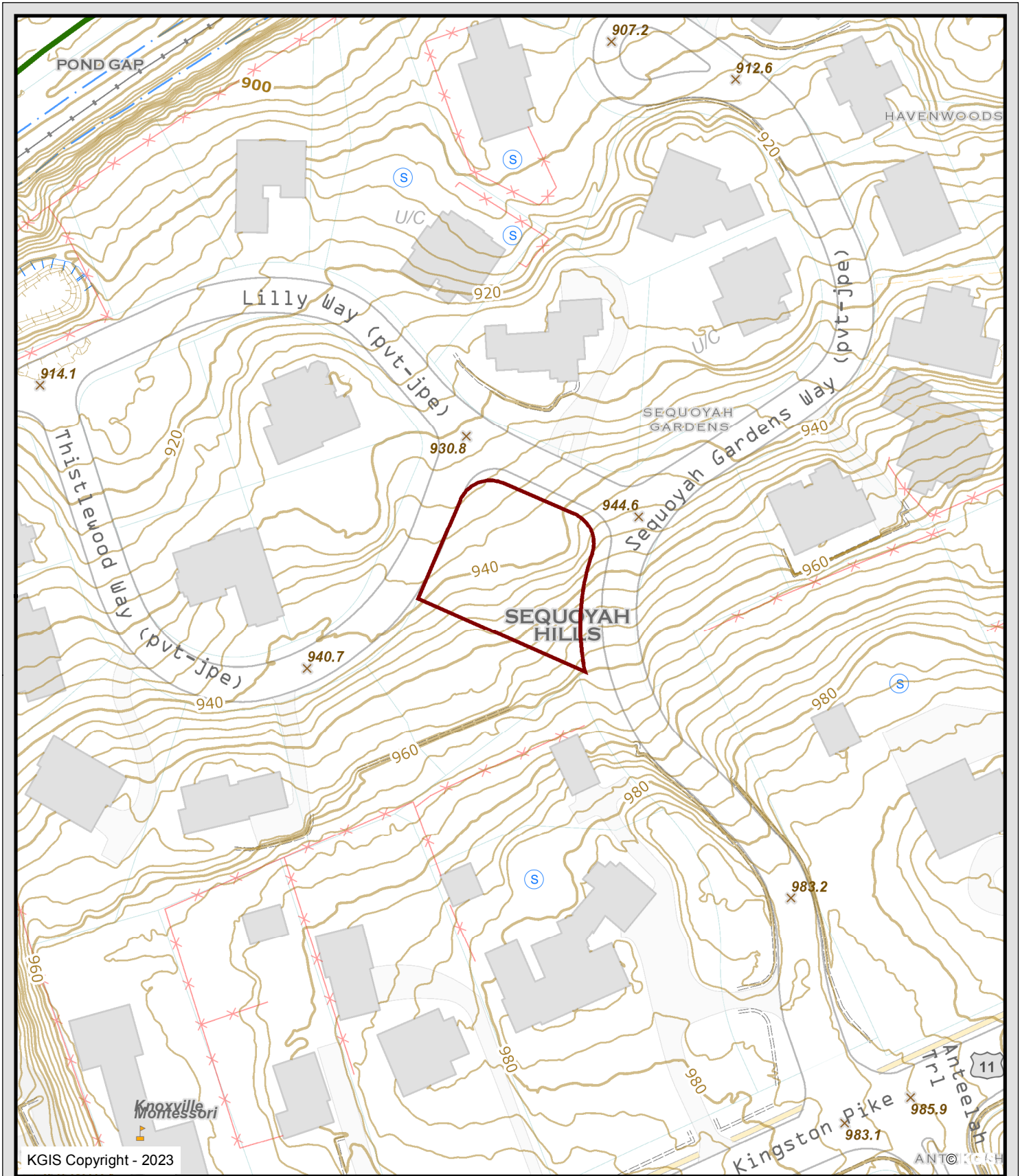
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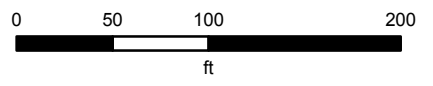
4302 THISTLEWOOD WAY

9-F-23-VA
MICHAEL MESSER

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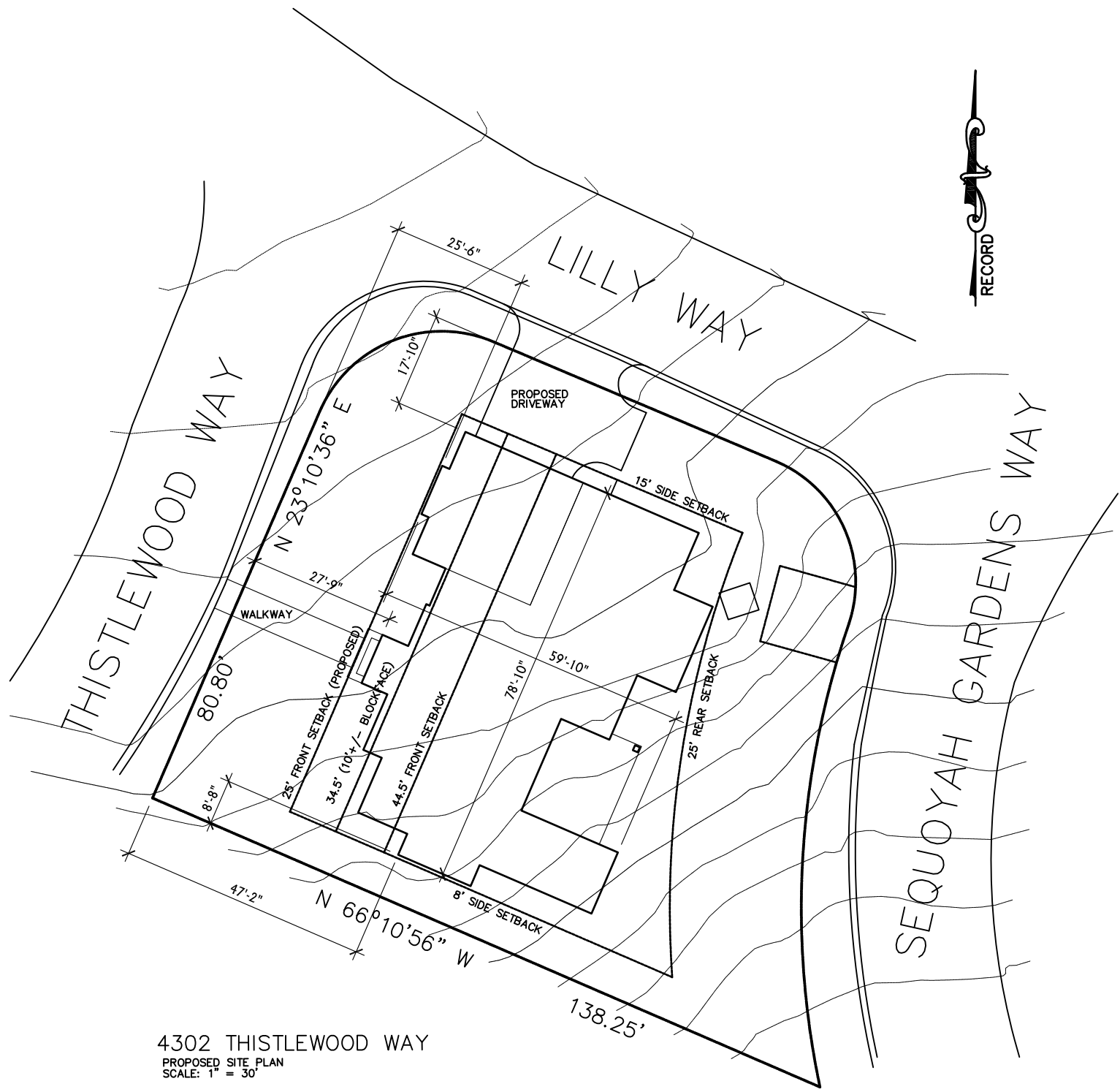


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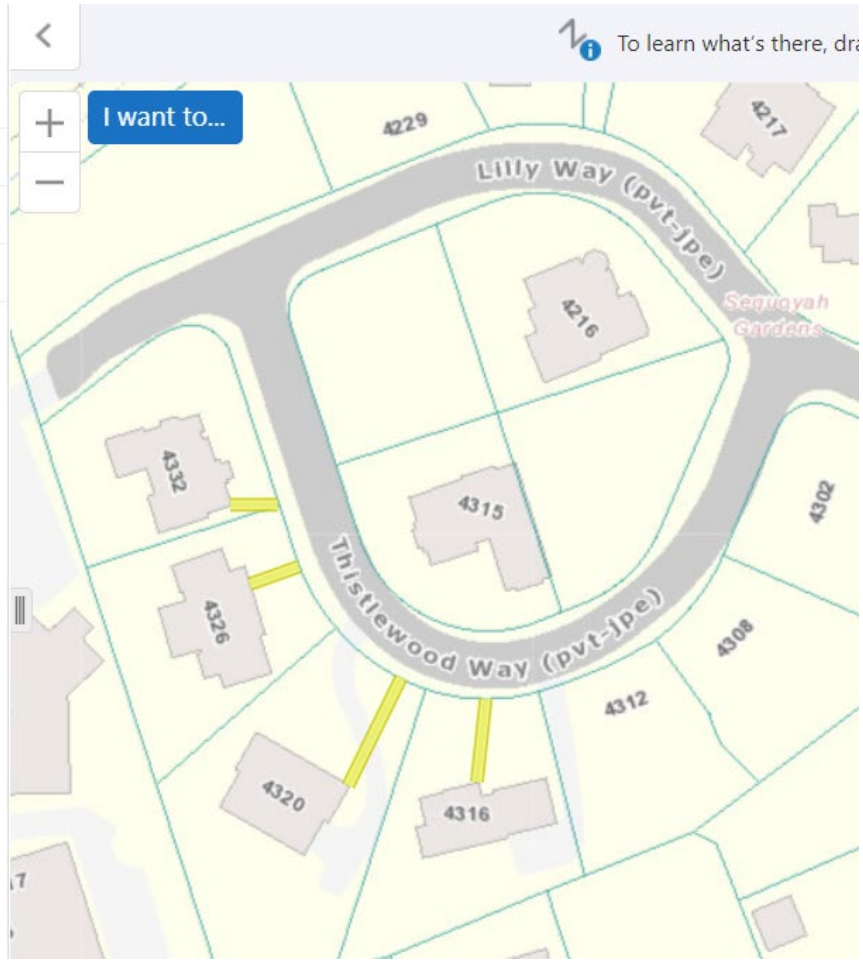
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4302 THISTLEWOOD WAY
 PROPOSED SITE PLAN
 SCALE: 1" = 30'

- ← Official Setback Lines (4) ☰
- ☆ Parcel: 107LA045 - 49 ft > ⋮
 - ☆ Parcel: 107LA043 - 31 ft > ⋮
 - ☆ Parcel: 107LA042 - 28 ft > ⋮
 - ☆ Parcel: 107LA044 - 70 ft > ⋮



Values



Min: 28 - Max: 70 - Avg: 44.5

OK

From: [Steve Borden](#)
To: [Jennifer Scobee](#)
Subject: RE: September COK Board of Zoning Appeals applications
Date: Wednesday, September 6, 2023 8:20:03 AM
Attachments: [image002.png](#)

Jennifer,

Please see the following responses to the September BZA's.

[9-A-23-VA](#)- Operations has no comment regarding setbacks on city streets.

[9-B-23-VA](#)- Operations has no comment regarding driveway setbacks at intersections of city streets.

[9-C-23-VA](#)- Operations has no comment regarding lot widths for circular driveways.

[9-D-23-VA](#)-Operations has no comment regarding allowable building dimensions.

[9-E-23-VA](#)- Operations has no comment regarding property setbacks.

[9-F-23-VA](#)- Operations has no comment regarding property setbacks.

[9-H-23-VA](#)- Operations has no comment regarding property setbacks.

If you have any questions or need any additional information please let me know.

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



September 12, 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 9-A-23-VA, 9-B-23-VA, 9-C-23-VA, 9-D-23-VA, 9-E-23-VA, 9-F-23-VA, and 9-H-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

VARIANCE
4-F-23-VA
Knoxville BZA
PUBLIC HEARING
215-4244