



# 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) <u>LOYD E OWENS</u>	Owner <input checked="" type="checkbox"/>	New Structure <input checked="" type="checkbox"/>
Street Address <u>11707 YARNELL RD</u>	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip <u>KNOXVILLE TN 37932</u>	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number <u>865 382 1908</u>	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Applicant Email <u>ED @ OFFELECTRICIAN.COM</u>		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 4211 MOCKING BIRD LN N.E. City, State, Zip KNOXVILLE TN 37918  
 See KGIS.org for Parcel # 0486D029 City Council District # 4 and Zoning District RLN-1 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.

I AM BUILDING A SINGLE FAMILY 1300 SF HOUSE. THE HOUSE WILL NOT FIT ON THE LOT UNLESS THE FRONT BLOCKFACE SET BACK OF 50' IS WAIVED AND CITY MINIMUM OF 25' IS ENACTED.

Describe hardship conditions that apply to this variance.

IF I MOVE THE HOUSE TO 10' + - THE BLOCKFACE OF 50' THEN I DO NOT MEET THE REQUIRED SET BACK IN THE REAR. MOVING THE HOUSE BACK TO THE 40' MINIMUM WOULD ALSO VIOLATE DRIVEWAY SLOPE REQUIREMENT.

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 LE Owens

DATE 8/6/23

File #



**BOARD OF ZONING APPEALS APPLICATION**

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

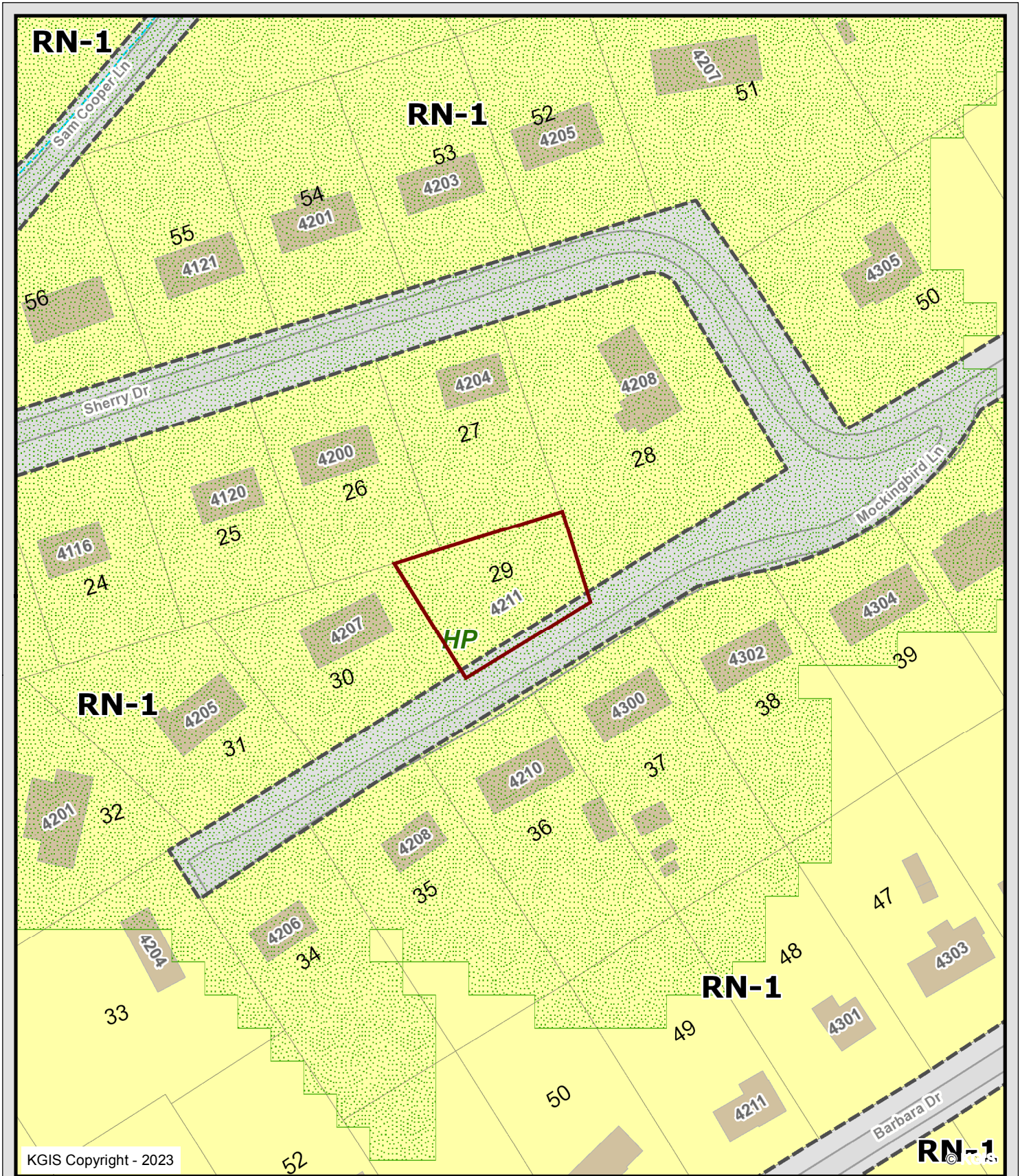
Is a plat required?    Yes      No  

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

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

**PROJECT INFORMATION**

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



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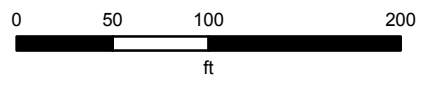
### 4211 MOCKINGBIRD LN

9-H-23-VA  
LLOYD E OWENS

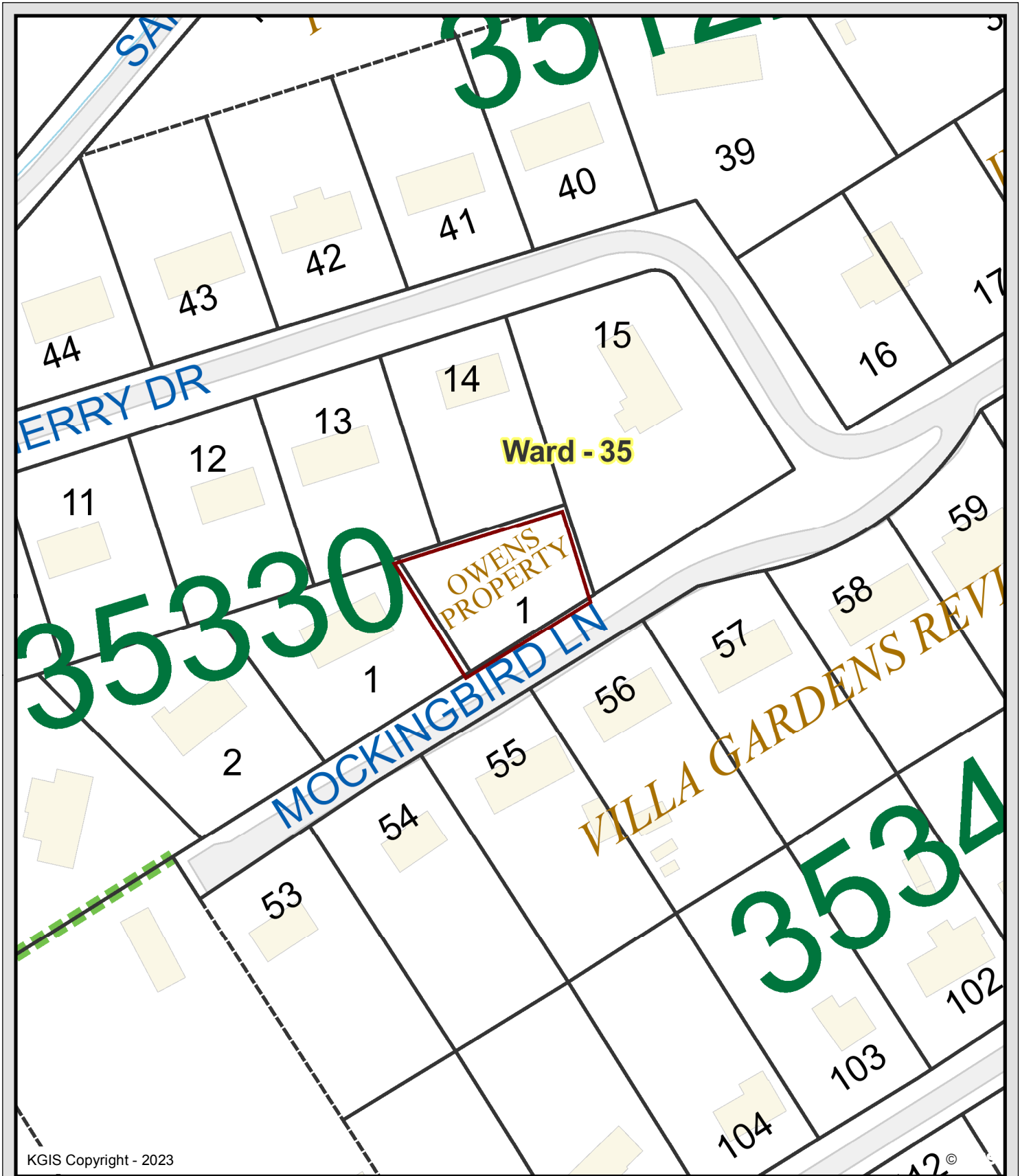
#### Knoxville - Knox County - KUB Geographic Information System



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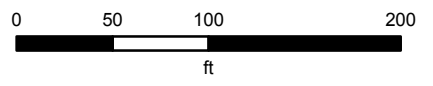
4211 MOCKINGBIRD LN

9-H-23-VA  
LLOYD E OWENS

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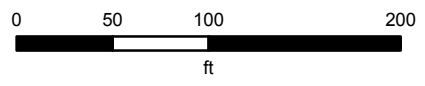
# 4211 MOCKINGBIRD LN

9-H-23-VA  
LLOYD E OWENS

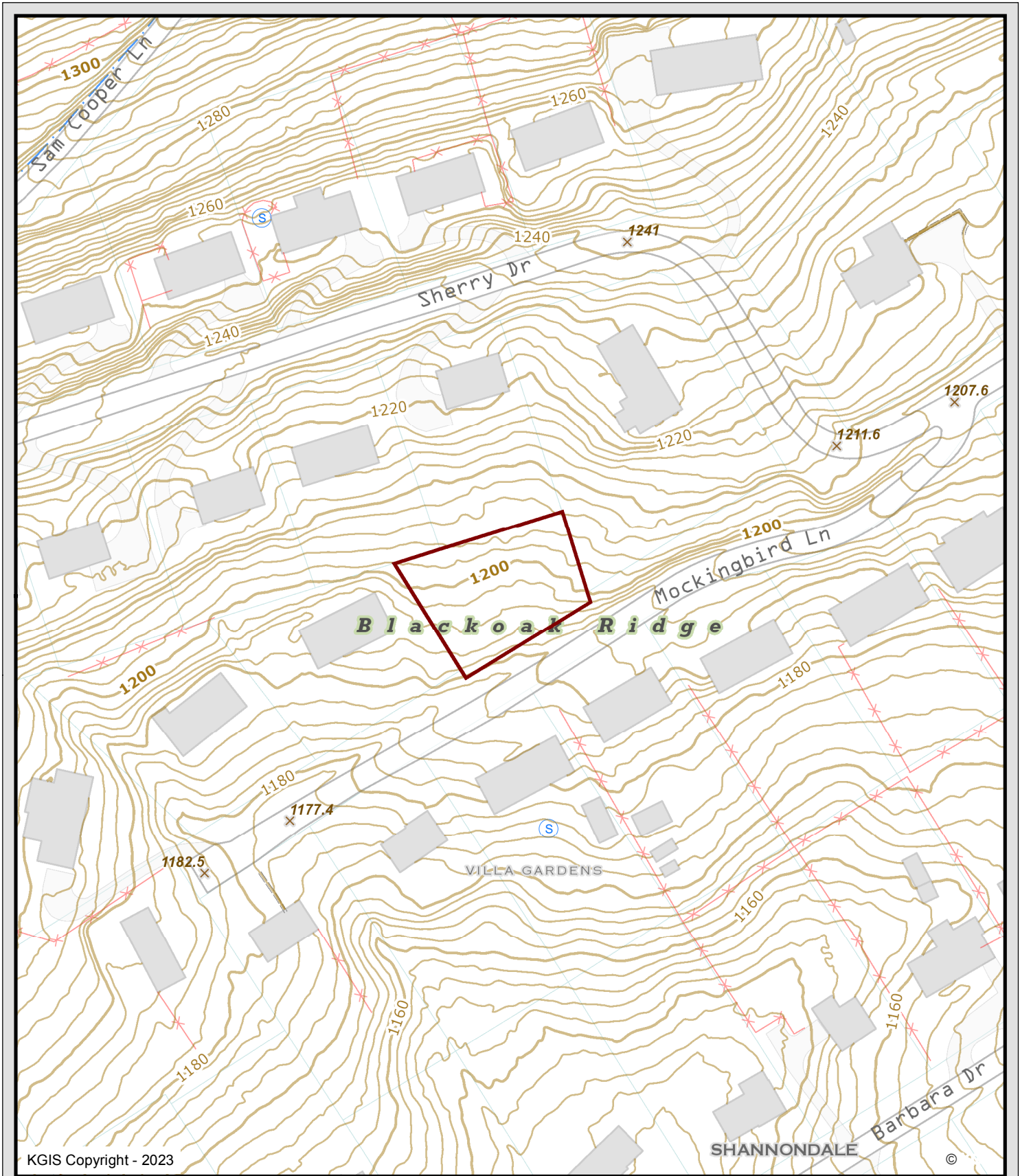
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SHANNONDALE

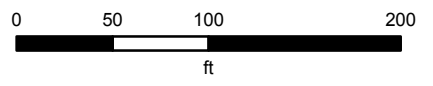
### 4211 MOCKINGBIRD LN

9-H-23-VA  
LLOYD E OWENS

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- ← Official Setback Lines (3) ☰
- ☆ Parcel: 048LD031 - 55 ft > ⋮
- ☆ Parcel: 048LD032 - 74 ft > ⋮
- ☆ Parcel: 048LD030 - 52 ft > ⋮



Displaying 1 - 3 (Total: 3)

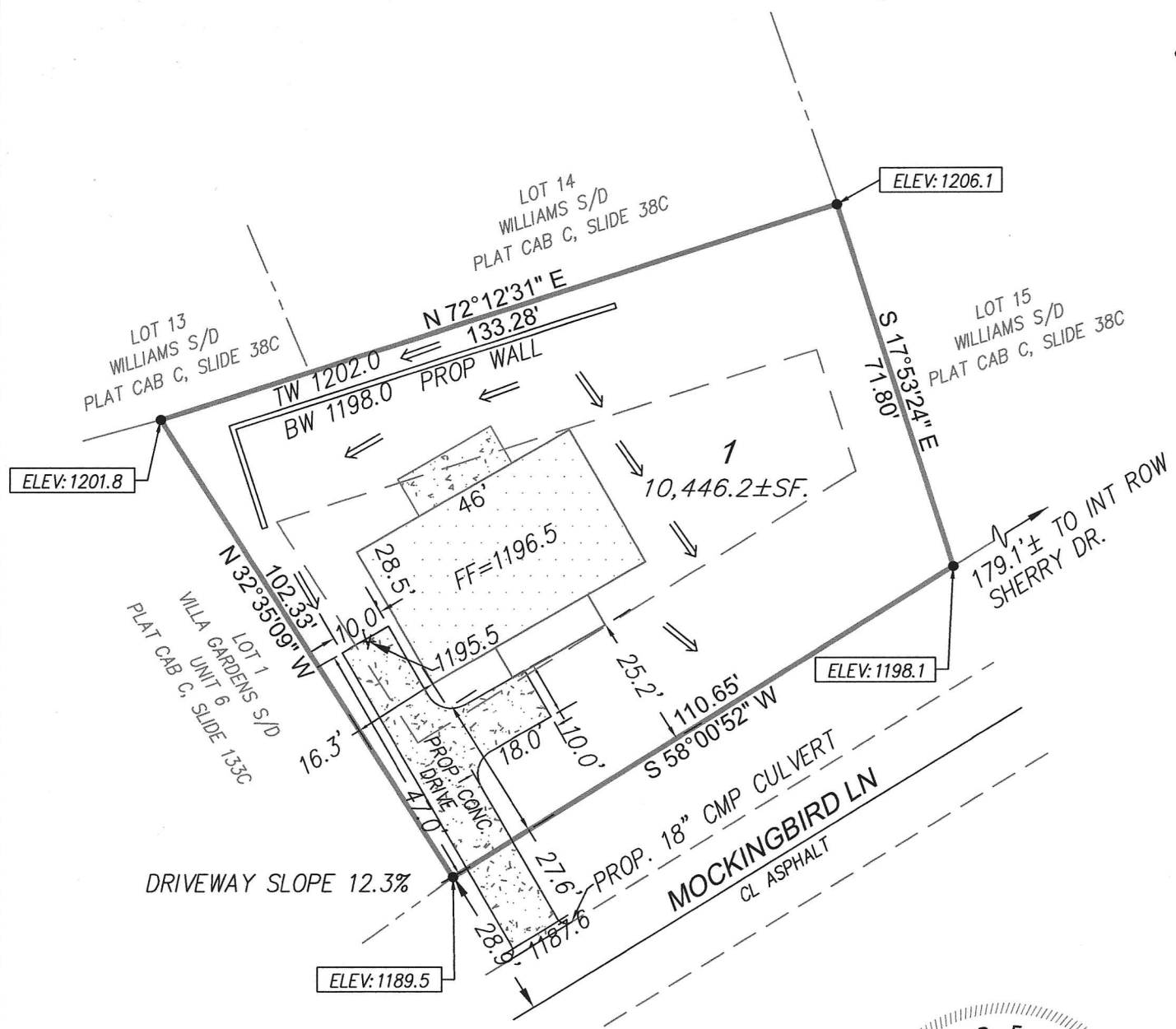
### Values ✕

Min: 52 - Max: 74 - Avg: 60.3

OK

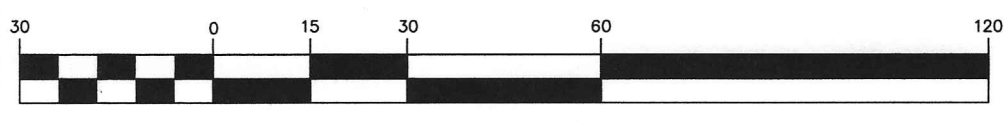
- LEGEND**
- ● IR(O) IRON ROD (OLD) 1/2"
  - ⊙ IR(S) IRON ROD (SET) 1/2"
  - ← FLOW ARROW

FLAT NORTH  
 202304250057232



**BUILDING SETBACKS: RN-1**  
 FRONT: +/- 10' of the average of blockface; in no case less than 25'  
 SIDES: 8' or 15% of lot width, whichever is less; in no case less than 20' combined  
 REAR: 25'

**GRAPHIC SCALE**



( IN FEET )  
 1 inch = 30 ft.

**SITE NOTES**

1. CORNER MONUMENTS AS SHOWN HEREON
2. VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
3. THERE SHALL BE A STANDARD UTILITY AND DRAINAGE EASEMENT TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY (INCLUDING JOINT PERMANENT EASEMENTS). EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.
4. DEED REFERENCE: INSTRUMENT # 202302210045782; PLAT CAB C, SLIDE 133C
5. PROPERTY SHOWN ON MAP 48 INSERT L, GROUP D, PARCEL29
6. PROPERTIES ZONED: RN-1  
NO CERTIFICATION IS MADE REGARDING ZONING CONFORMANCE.
7. TOTAL AREA: 10,446.2± SQFT. INTO 1 LOT
8. NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AND OTHER EASEMENTS AND/OR EXCEPTIONS NOT APPARENT IN THE FIELD MAY OR MAY NOT EXIST AND MAY BE REVEALED BY A TITLE SEARCH BY A TITLE ATTORNEY.
9. SURVEYED PROPERTY IS SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS, RIGHT-OF-WAYS, & RESTRICTIONS OF RECORD OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS SHOWN BY PUBLIC RECORDS.



I hereby certify that the survey shown hereon is a category 1 survey and that the ratio of precision of the unadjusted survey is not less than 1:10,000 as shown hereon. no title opinion was furnished to this surveyor and easements shown and or not apparent in the field may or may not be discovered by a title search by a title attorney.

*Richard E. L. Owens*  
 Surveyor  
 Tenn. Reg. No. 769

**OWNER:**  
 EDWARD L. OWENS  
 11707 YARNELL RD  
 KNOXVILLE, TN 37932  
 (865) 924-2631

**LeMAY & ASSOCIATES**  
 CONSULTING ENGINEERS  
 10816 KINGSTON PIKE  
 KNOXVILLE, TN. 37934  
 PH: 865-671-0183

**PLOT PLAN**  
**LOT 1**  
 EDWARD L. OWENS MOCKINGBIRD LANE PROPERTY  
 4211 MOCKINGBIRD LN  
 KNOXVILLE, TN 37918

DATE: 7-12-2023  
 SCALE: 1" = 30'  
 DWG. NO. 6294-PP  
 DRAWN BY: RELjr.



**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](#)

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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](mailto:Steve.Borden@tn.gov)

[tn.gov/tdot](http://tn.gov/tdot)

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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**  
9-11-23-24  
Knoxville BZA  
PUBLIC HEARING  
215-4244