BOARD OF ZONING APPEALS

NAME OF APPLICANT  LUKE BOLIN

The applicant is:  ✓Owner    ☐Tenant    ☐Contractor    ☐Other

This is a request for:
✓Zoning Variance (Building Permit Denied)    ☐Extension of Non-Conforming Use
☐Appeal of Administrative Official's Decision    ☐Map Interpretation

PROPERTY INFORMATION

Street Address  506 Rockingham Drive  ❑Temporary    ✓Official
Zoning District  R-1E                Zoning Map Number  106
Ward and Block  47/47280              Lot/Parcel  41/106MF015

This proposal pertains to: ✓New Structure    ☐Extension of Existing Structure    ☐Off-Street Parking
☐Signage    ☐Other

Is a plat required?    ☐Yes    ☐No

DESCRIPTION OF PROPOSAL

Construction of a new detached, 2 bay garage with upper loft space.

Describe specific ways in which this proposal fails to meet the requirements of the City of Knoxville Zoning Ordinance (please reference Section/Article of the Ordinance):

Reduce the minimum required side yard setback for a detached accessory structure from 5 ft. to 1 ft.
per Article 4, section 2.1.3.D.2.c.

CITY OF KNOXVILLE BUILDING INSPECTOR  Rebecca Johnson

DATE  9-17-18
APPLICANT'S HARDSHIP

Which special circumstance(s) of the property do not apply generally in the zoning district?

☑️ Size  ☐ Elevation  ☐ Slope  ☐ Shape  ☐ Soil  ☐ Subsurface  ☐ Other

What legal hardship(s) prevents any reasonable use of your land under the terms of the Zoning Ordinance? The garage location needs to start at the termination of the current driveway. To build on this location we are requesting a 1' variance. If we build to the 8' setback code, our garage would not start where our driveway terminates, be several feet from our house, and impede on our existing outdoor patio entertaining space, which is not feasible.

I affirm that the hardship described above was not created by anyone having an ownership interest in the property since 1962. ☑️ Yes  ☐ No  If answering no, explain: ____________________________________________

Are the conditions on your property the result of other man-made changes (such as the relocation of a road or highway)?  ☑️ No  ☐ Yes  If answering yes, describe: ____________________________________________

APPLICANT'S AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of options on same, as listed below.

Signature: ____________________________________________

Address to which all correspondence should be mailed regarding this application:

<table>
<thead>
<tr>
<th>Name (Print)</th>
<th>Street Address</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
<th>Telephone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Luke Bolin</td>
<td>506 Rockingham Dr.</td>
<td>Knoxville</td>
<td>TN</td>
<td>37909</td>
<td>931-607-6313</td>
</tr>
</tbody>
</table>

Names of all property owners or holders of option on same must be listed here:

<table>
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<tr>
<th>Name (Print)</th>
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</tr>
</tbody>
</table>

| Lydia Bolin     | 506 Rockingham Dr.   | Knoxville | TN   | 37909| 256-509-7011    |

bolin.luke391@gmail.com

Date Filed:  
 Fee Paid: $250

Councilmanic District:  
MPC Planning Sector:  
General Location Description:  
Size: Acres  
Size: Sq. Ft.

METROPOLITAN PLANNING COMMISSION  
DATE: 9-17-16
NAME OF APPLICANT: Luke Belin

The applicant is: [✓] Owner  [ ] Tenant  [ ] Contractor  [ ] Other

This is a request for:

[✓] Zoning Variance (Building Permit Denied)  [ ] Extension of Non-Conforming Use
[ ] Appeal of Administrative Official's Decision  [ ] Map Interpretation

PROPERTY INFORMATION

<table>
<thead>
<tr>
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<th>Details</th>
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<tbody>
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<td>Street Address</td>
<td>508 Rockingham Drive</td>
</tr>
<tr>
<td>Knoxville, TN</td>
<td>37909</td>
</tr>
<tr>
<td>Zoning District</td>
<td></td>
</tr>
<tr>
<td>Ward and Block</td>
<td>Lot/Parcel</td>
</tr>
</tbody>
</table>

This proposal pertains to:

[✓] New Structure  [ ] Extension of Existing Structure  [ ] Off-Street Parking
[ ] Signage  [ ] Other

is a plat required?  [ ] Yes  [✓] No

DESCRIPTION OF PROPOSAL

This proposal is to build a detached garage 1' off of my property line.

Describe specific ways in which this proposal fails to meet the requirements of the City of Knoxville Zoning Ordinance (please reference Section/Article of the Ordinance): Due to the location of my home on our lot and the proximity of my house to the property line I have a very limited space in which to build. If I build 8' off the property line to code, my garage would extend too far into my backyard and into my existing outdoor patio space. Also, my intentions are for my wife and myself to park our vehicles in this detached structure; therefore, I would like the convenience for it to be as close as possible to our house, which would limit our walking in the weather and carrying groceries into the house.

I have already shown my architectural designs to my neighbor and she is in agreement of the location and design and willing to sign documentation if needed.

CITY OF KNOXVILLE BUILDING INSPECTOR

DATE
**APPLICANT'S HARDSHIP**

Which special circumstance(s) of the property do not apply generally in the zoning district?

- [ ] Size
- [ ] Elevation
- [ ] Slope
- [ ] Shape
- [ ] Soil
- [ ] Subsurface
- [x] Other

What legal hardship(s) prevents any reasonable use of your land under the terms of the Zoning Ordinance? The garage location needs to start at the termination of our current driveway. To build on this location we are request a 1' variance. If we build to the 8' setback code, our garage would not start where our driveway terminates. be several feet from our house, and impede on our existing outdoor patio and entertaining space, which is not feasible

I affirm that the hardship described above was not created by anyone having an ownership interest in the property since 1982. [x] Yes [ ] No If answering no, explain:

Are the conditions on your property the result of other man-made changes (such as the relocation of a road or highway)? [ ] No [x] Yes If answering yes, describe:

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**APPLICANT'S AUTHORIZATION**

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of options on same, as listed below.

<table>
<thead>
<tr>
<th>Signature:</th>
<th>Luke Bole</th>
</tr>
</thead>
</table>

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<th>Zip</th>
<th>Telephone</th>
</tr>
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<tbody>
<tr>
<td>Luke Bole</td>
<td>526 Rockingham Drive</td>
<td>Knoxville, TN</td>
<td>37920</td>
<td>931-697-2512</td>
<td></td>
</tr>
</tbody>
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<th>Zip</th>
<th>Telephone</th>
</tr>
</thead>
<tbody>
<tr>
<td>[ ] Samuel</td>
<td>526 Rockingham Drive</td>
<td>Knoxville, TN</td>
<td>37920</td>
<td>865-400-2315</td>
<td></td>
</tr>
<tr>
<td>Luke Bole</td>
<td>526 Rockingham Drive</td>
<td>Knoxville, TN</td>
<td>37920</td>
<td>865-504-7211</td>
<td></td>
</tr>
</tbody>
</table>

Date Filed: [8/25/2010]  
Fee Paid: [ ]

Councilmanic District:  
MPC Planning Sector:  
General Location Description:  
Size: Acres  
Size: Sq. Ft.  

METROPOLITAN PLANNING COMMISSION  
DATE: [8/25/2010]
October 11, 2018

Mr. Scott Elder
Board of Zoning Appeals
Room 505, City-County Building
P. O. Box 1631
Knoxville, Tennessee 37901

Dear Mr. Elder:


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.

If you have any questions regarding this matter, please call me at (865) 558-2483.

Sincerely,

[Signature]

Christian G. Wiberley
Engineering

CGW
NOTES:
1. IRON PINS AT ALL CORNERS.
2. REFERENCE TAX MAP 106'M'F'
   WDB 201712270038728 AND PLAT
   SLIDE 346'C IN THE REGISTERS
   KNOX COUNTY, TN.
3. THIS PROPERTY DOES NOT LII
   FLOOD PLAIN.
4. THIS SURVEY DOES NOT WARR/