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 5331 Lyons View Pike
Zoning District  R-1, R-2, O-1 & OS-1
Ward and Block  49 / 49 / 49400
Zoning Map Number  121
Lot/Parcel  121BD001

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

Is a plat required? ☑ No

DESCRIPTION OF PROPOSAL
Construction of a new swimming pool and poolhouse.

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 setback distance from the Lyons View Pike property line from 50 feet to 36.92 feet per Article 5, Section 16.C.2.

REVISED
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  Existing site features and setbacks

What legal hardship(s) prevents any reasonable use of your land under the terms of the Zoning Ordinance?

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

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:  With the existing site features (such as existing buildings, parking lot, golf course, and ROW of Lyons View Pike) room does not exist for the required pool deck setback for the proposed pool renovation. Additionally, MPC staff has stated they have no concerns with the proposal since the pool will be at a higher elevation than the road (pool deck is 22' higher than the road elevation and there is a 8'-11' high retaining wall) and will have a landscaped front yard between the retaining wall and the road. MPC explained that the main purpose of the setback is to keep the pool/deck a safe distance from the cars on the road.

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]

mchafin@bma1915.com

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

Name (Print)  Street Address  City  State  Zip  Telephone

Megan Chafin  505 Market St. Ste 300  Knoxville  TN  37902  865-934-1915

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

Name (Print)  Street Address  City  State  Zip  Telephone

Shawn Wilkes  5138 Lyons View Pike  Knoxville  TN  37919  865-862-6667

Date Filed: __________________________ Fee Paid: $ 250  [ ]

Councilmanic District: MPC Planning Sector:

General Location Description

Size: Acres  Size: Sq. Ft.