

File #

11-B-18-VA



# BOARD OF ZONING APPEALS APPLICATION

| APPLICANT INFORMATION |                         | APPLICANT IS:                             | THIS PROPOSAL PERTAINS TO:                                  |
|-----------------------|-------------------------|-------------------------------------------|-------------------------------------------------------------|
| Name                  | THOMAS A. STUBBS        | Owner <input checked="" type="checkbox"/> | New Structure <input checked="" type="checkbox"/>           |
| Street Address        | 7901 LIVINGSTON DR      | 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 0759            | Other <input type="checkbox"/>            | Signage <input type="checkbox"/>                            |
| Email                 | TONY.STUBBS@COMCAST.NET |                                           | 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                 | NS ABOVE 7901 LIVINGSTON DR |
| City, State, Zip               | KNOXVILLE, TN 37919         |
| Parcel # (see KGIS.org)        | 120 JC008                   |
| Zoning District (see KGIS.org) | R-1                         |

## VARIANCE REQUIREMENTS

### City of Knoxville Zoning Ordinance Article 7, Section 2

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 variance(s) being requested.

HEIGHT OF ROOF PEAK

GARAGE HEIGHT VARIES FROM 15' TO 15'7"

Describe hardship conditions that apply to this variance.

RV IS 13'8" TALL AND  
REQUIRES A 14' HIGH DOOR.

## 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

10/5/18

File # 11-B-18-VA



CITY OF KNOXVILLE

**BOARD OF ZONING APPEALS APPLICATION**

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

Is a plat required? Yes ☐ No ☐

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

Increase the maximum accessory  
building height from 15' to 15'-7".

Per Article 4, Section 2.1.1.F

**PROJECT INFORMATION**

Date Filed

Fee Amount \$250 pd 10/5/18 JCR #469

Council District

BZA Meeting Date

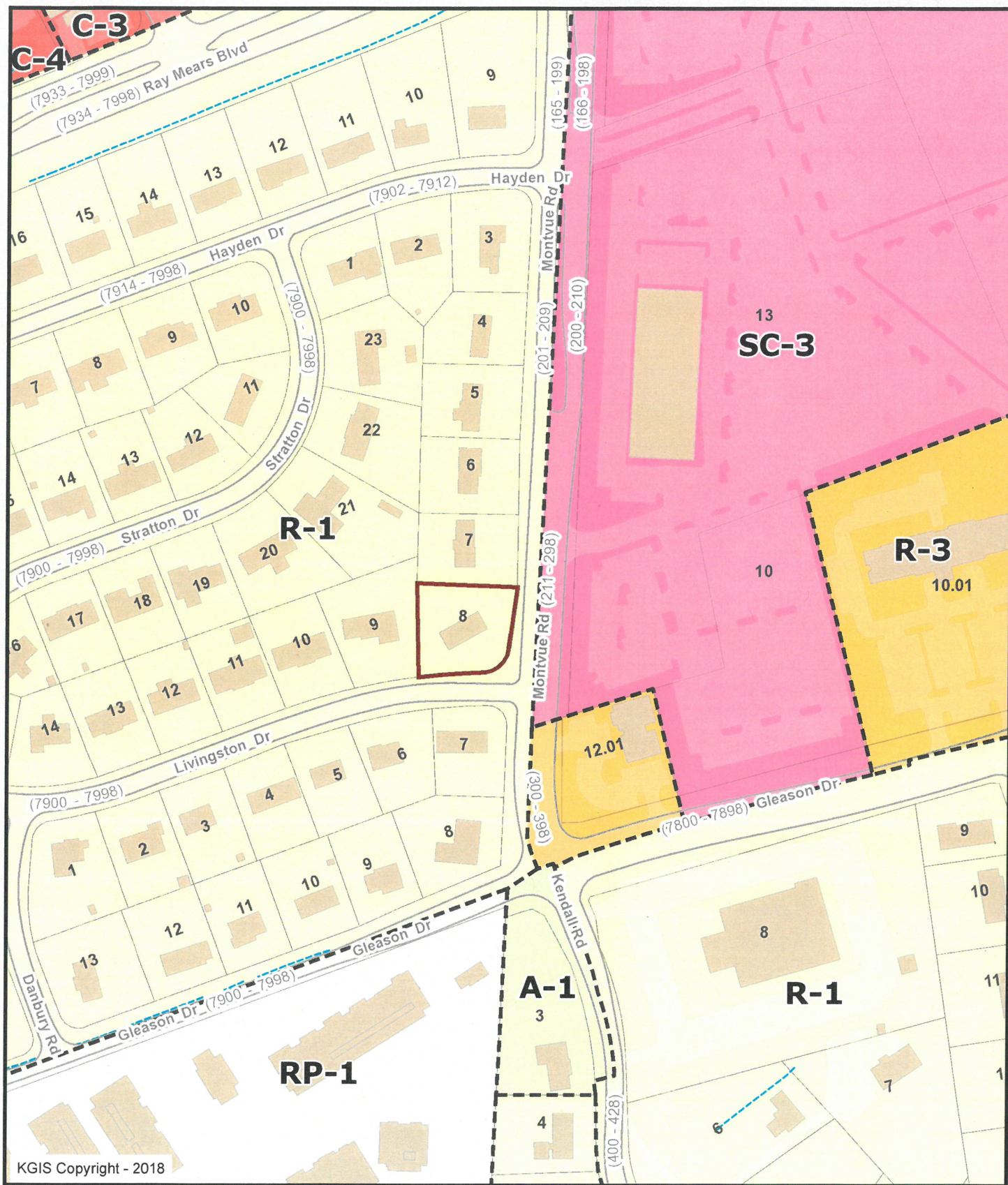
PLANS REVIEWER

Rebecca Johnson

DATE

10/15/18





Thomas A. Stubbs

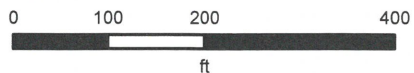
7901 Livingston Dr.

11-B-18-VA

Knoxville - Knox County - KUB Geographic Information System

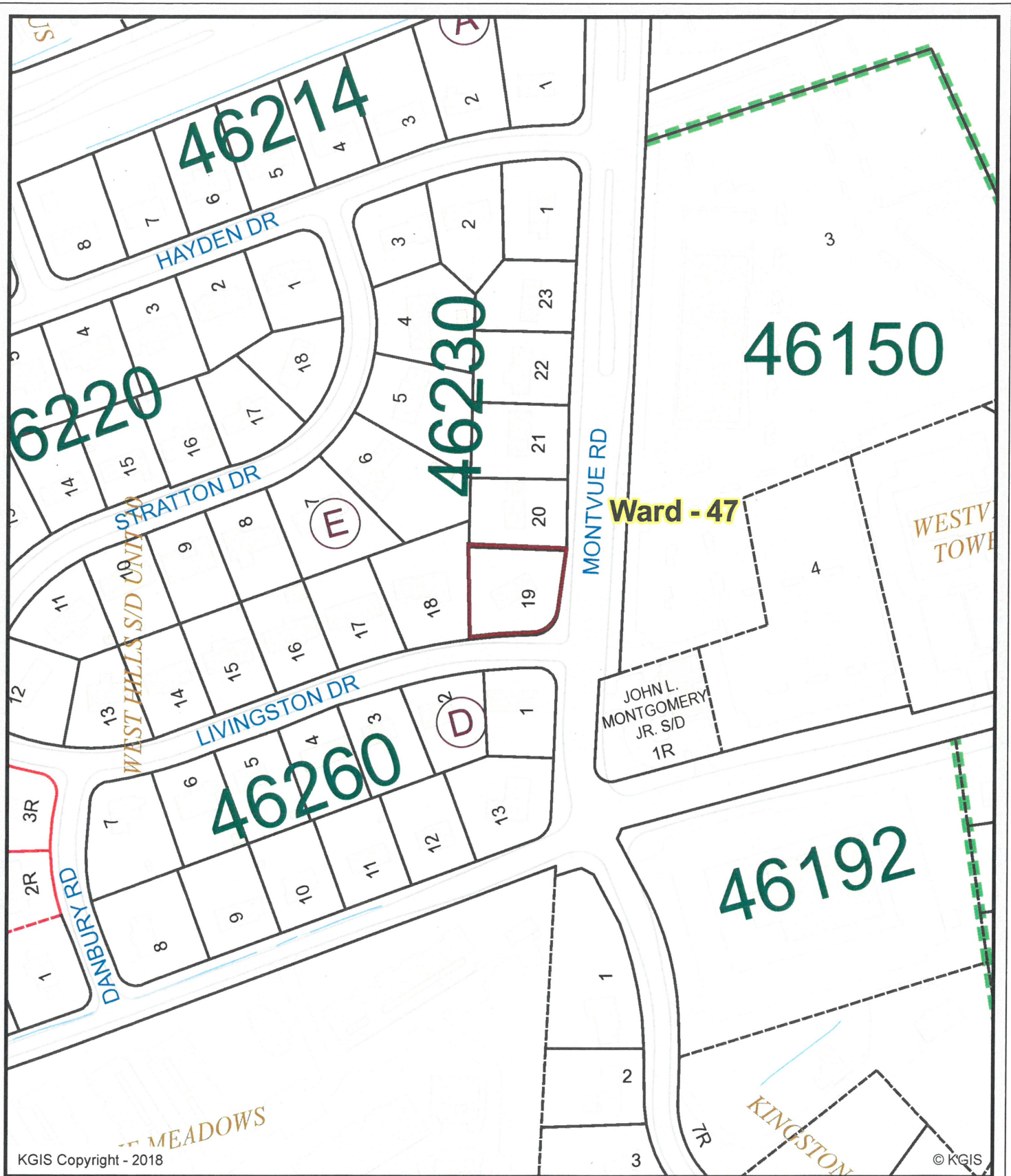


Printed: 10/17/2018 at 8:51:35 AM



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.





KGIS Copyright - 2018

© KGIS

Thomas A. Stubbs

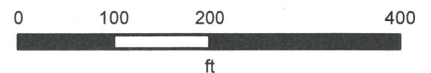
7901 Livingston Dr.

11-B-18-VA

Knoxville - Knox County - KUB Geographic Information System



Printed: 10/17/2018 at 8:52:12 AM



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.





**Thomas A. Stubbs**

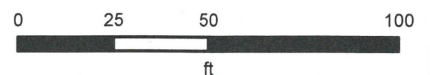
7901 Livingston Dr.

11-B-18-VA

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



Printed: 10/17/2018 at 8:50:55 AM



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

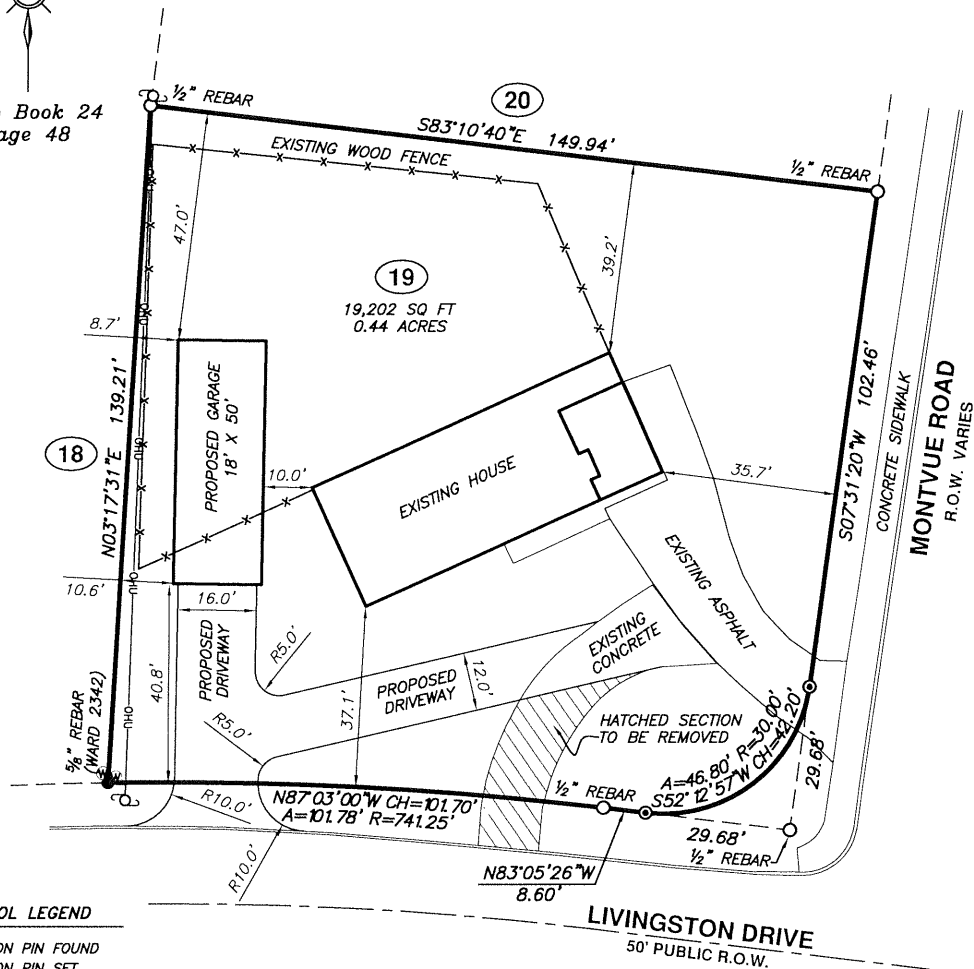




Map Book 24  
Page 48

NOTES:

- 1) VERIFY EXACT SIZE, DEPTH, AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- 2) UTILITY AND DRAINAGE EASEMENTS OF 5 FEET ON EACH SIDE OF ALL PROPERTY LINES.
- 3) FRONT BUILDING SETBACK IS 35 FEET PER MAP BOOK 24, PAGE 48.



SYMBOL LEGEND

- IRON PIN FOUND
- IRON PIN SET
- ⊙ NON-MONUMENTED POINT
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ FIRE HYDRANT
- ⊙ GAS VALVE
- ⊙ MANHOLE
- ⊙ UTILITY POLE
- x- FENCE LINE
- SA- SANITARY SEWER
- ST- STORM SEWER
- OHU- OVER-HEAD UTILITIES



SCALE: 1" = 30'

Copyright © 2018

SCALE: 1" = 30 FT.

SITE PLAN

DATE: 09/15/2018

Lot: 19 Block: "E" "s/d: WEST HILLS Unit: 10  
Deed: 201404290061463 Map: MB. 24, PAGE 48  
CLT Map: 120J Group: "C" Parcel: 008 Census Tract No:  
County: Knox Dist: 5th City: Knoxville Ward: 47  
ADDRESS: 7901 LIVINGSTON DRIVE  
SURVEY FOR: THOMAS & RHONDA STUBBS

I hereby certify that the survey shown hereon is a Category I survey and that the ratio of precision of the unadjusted survey is 1:10,000 as shown hereon and that said survey was prepared in compliance with current Tennessee Minimum Standards of Practice.

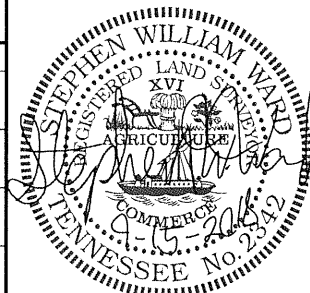
IN ACCORDANCE WITH H.U.D. FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS, THIS PROPERTY IS NOT WITHIN A FLOOD HAZARD ZONE. REFERENCE: H.U.D. F.I.A. MAP No. 47093C0266F MAP DATE 05/02/2007

REVISIONS:



WARD LAND SURVEYING, LLC

ALTA-ACSM · RESIDENTIAL · COMMERCIAL · TOPOGRAPHIC · GPS  
P.O. Box 30654, Knoxville, TN 37930-0654  
Office: 865.690.0104



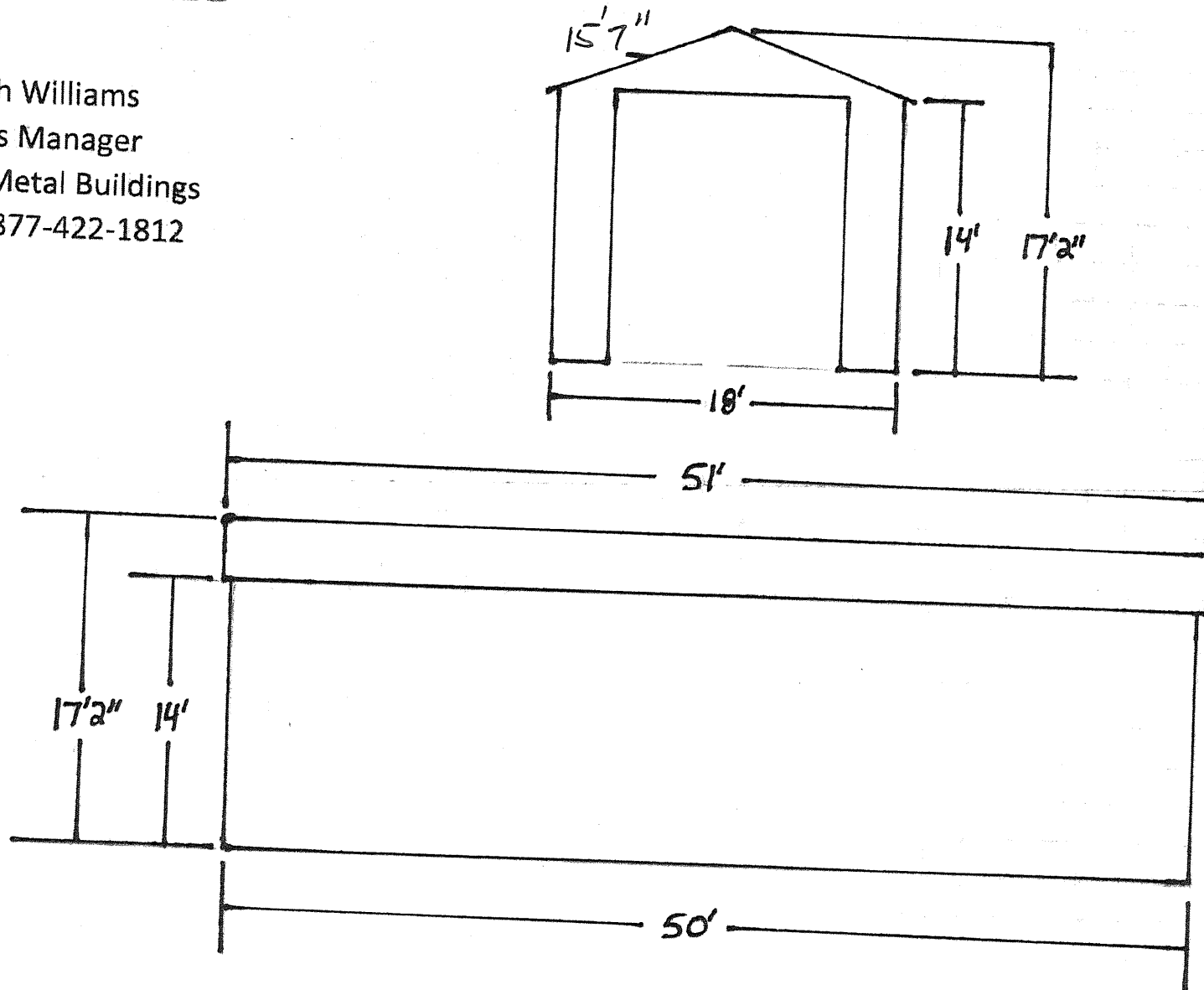
JOB # 1808020

drawn by : SWW

11-B-18-VA



Zach Williams  
Sales Manager  
Choice Metal Buildings  
Office: 877-422-1812



11-B-18-VA