

BOARD OF ZONING APPEALS

NAME OF APPLICANT Wes Brown

FILE NO. 10-C-18-YA

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 2218 Spence Place		<input type="checkbox"/> Temporary <input checked="" type="checkbox"/> Official
Zoning District R-1	Zoning Map Number 95	
Ward and Block 26-26113	Lot/Parcel 095MB003	

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

Is a plat required? ☐ Yes ☒ No

DESCRIPTION OF PROPOSAL

Applicant wishes to construct a two-story accessory structure in his rear yard. The structure is proposed to be a two-bay garage on the ground floor and a loft/storage space on the second floor. Applicant is requesting to increase the maximum height permitted for accessory structures.

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): _____

Applicant seeks variance to increase the permitted height of an accessory structure from 15' to 18.2'.

As per Article 4, Section 2.1.1.F

CITY OF KNOXVILLE BUILDING INSPECTOR

Lori Hearl

DATE

09/17/2018

APPLICANT'S HARDSHIP

10-C-18-VA

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?

Maximum average height would eliminate ability to use left
space above the garageI 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**

Wbectn@gmail.com

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: [Signature]

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

Name (Print)	Street Address	City	State	Zip	Telephone
Wesley Brown	3624 Colony Rd.	Knoxville, TN	37920	(865)	309-5892

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

Name (Print)	Street Address	City	State	Zip	Telephone

Date Filed:

Fee Paid: \$250.00 9/17/18 g/paid cb#340

Councilmanic District:

MPC Planning Sector:

General Location Description

Size: Acres

Size: Sq. Ft.

METROPOLITAN PLANNING COMMISSION**DATE**



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Wes Brown

2218 Spence Pl.

10-C-18-VA

Knoxville - Knox County - KUB Geographic Information System



Printed: 10/1/2018 at 8:54:05 AM



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Ward - 12

RIVERVIEW DR
ESTELLE CIR (RIVERSIDE)
SPENCE PL
WATSON PL
LAND HOME BLVD
WILLIS PL

POST PL

RESUB BLKS. B & C
& LOTS 1-8 BLK G

ISLAND HOME PARK S/D

Ward - 26

O-374-95
O-215-81
O-397-94

PT. 17
PT. 21

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Wes Brown

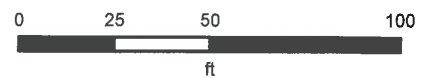
2218 Spence Pl.

10-C-18-VA

Knoxville - Knox County - KUB Geographic Information System



Printed: 10/1/2018 at 8:55:08 AM



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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:

Re: Variance Requests 10-A-18-VA, 10-B-18-VA, 10-C-18-VA, 10-D-18-VA, and 10-E-18-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.

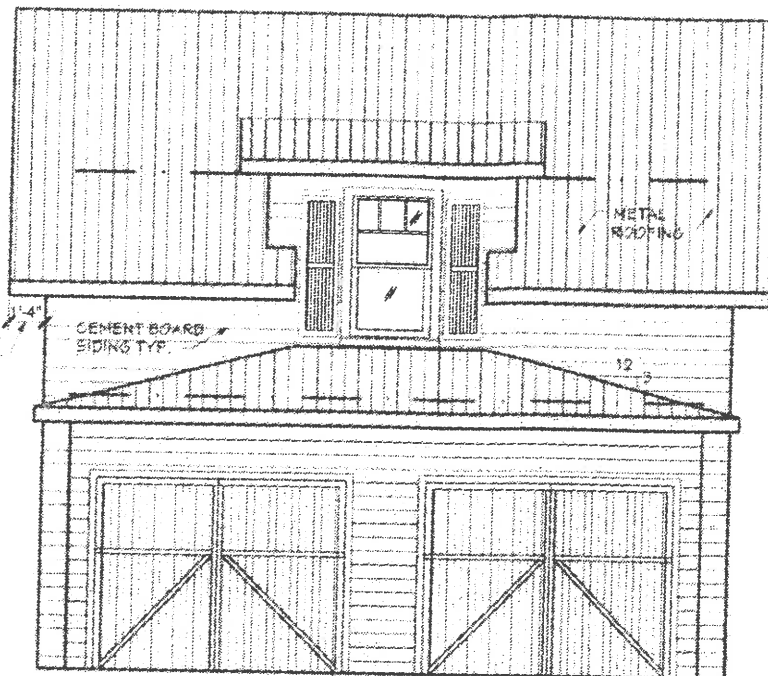
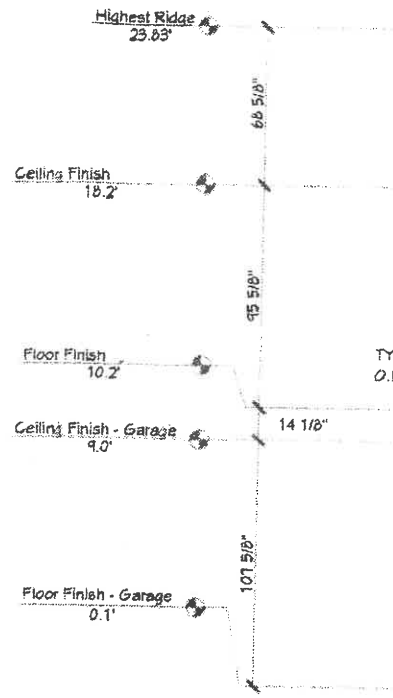
If you have any questions regarding this matter, please call me at (865) 558-2483.

Sincerely,



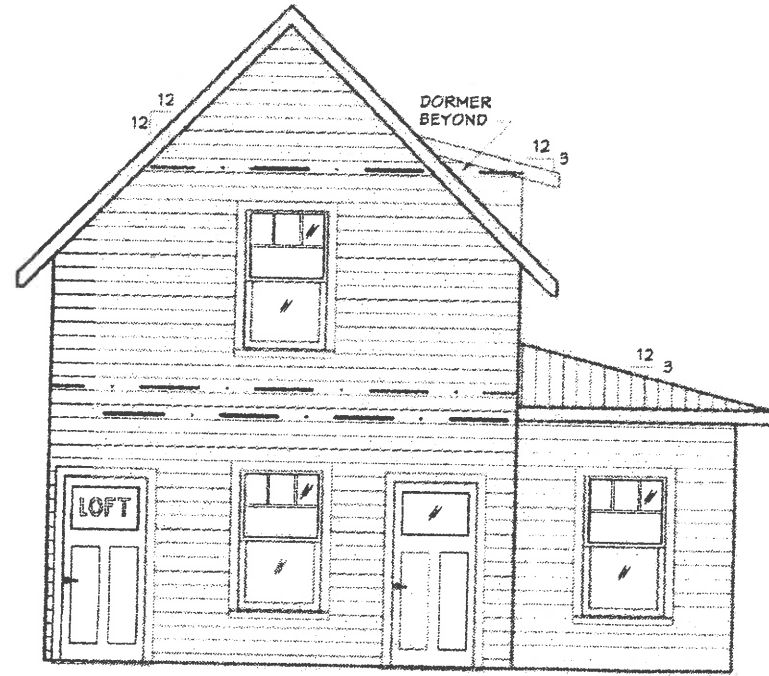
Christian G. Wiberley
Engineering

CGW



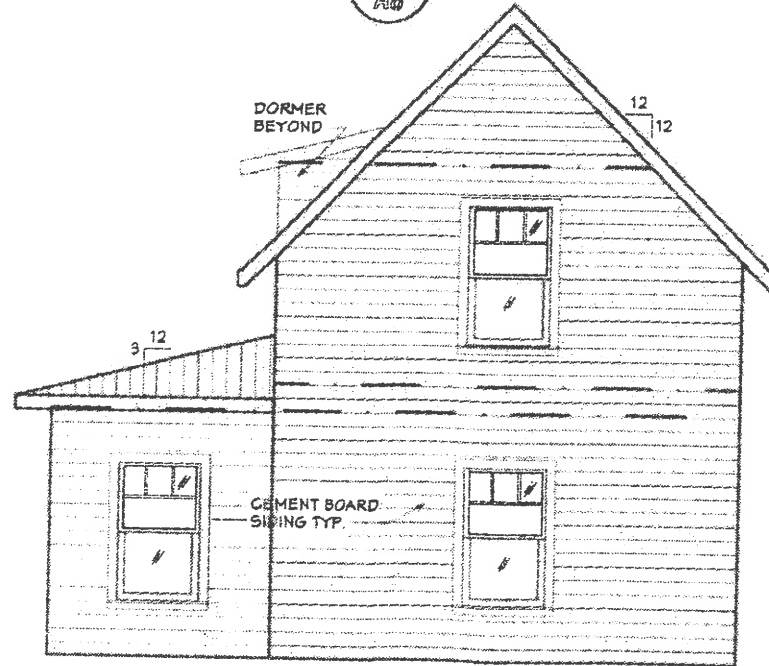
FRONT ELEVATION
SCALE: 1/4"=1'-0"

1
A8



LEFT ELEVATION
SCALE: 1/4"=1'-0"

2
A8



RIGHT ELEVATION
SCALE: 1/4"=1'-0"

3
A8

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TOTAL HEATED AREA:

GARAGE: 609 SF
429 SF

PLAN DESCRIPTION:
GARAGE ELEVATIONS

RESIDENCE FOR:
Mr. & Mrs. Brown
Island Home
Knoxville, TN

JH DRAFTING &
CONSULTING

1047 SAINT JOHNS DRIVE
MARYVILLE, TN 37801
PH: (865) 388-4354

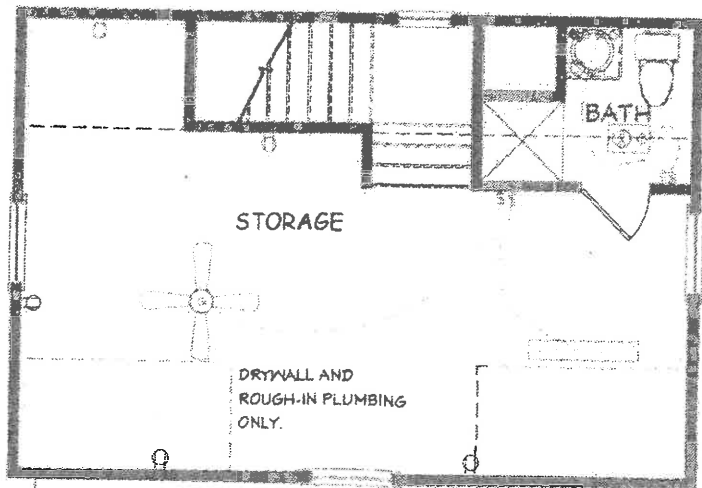
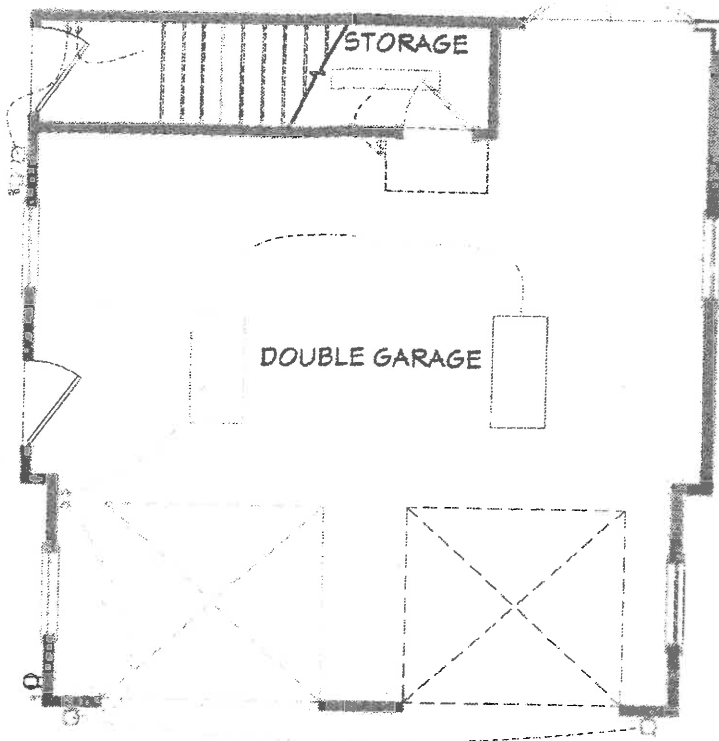
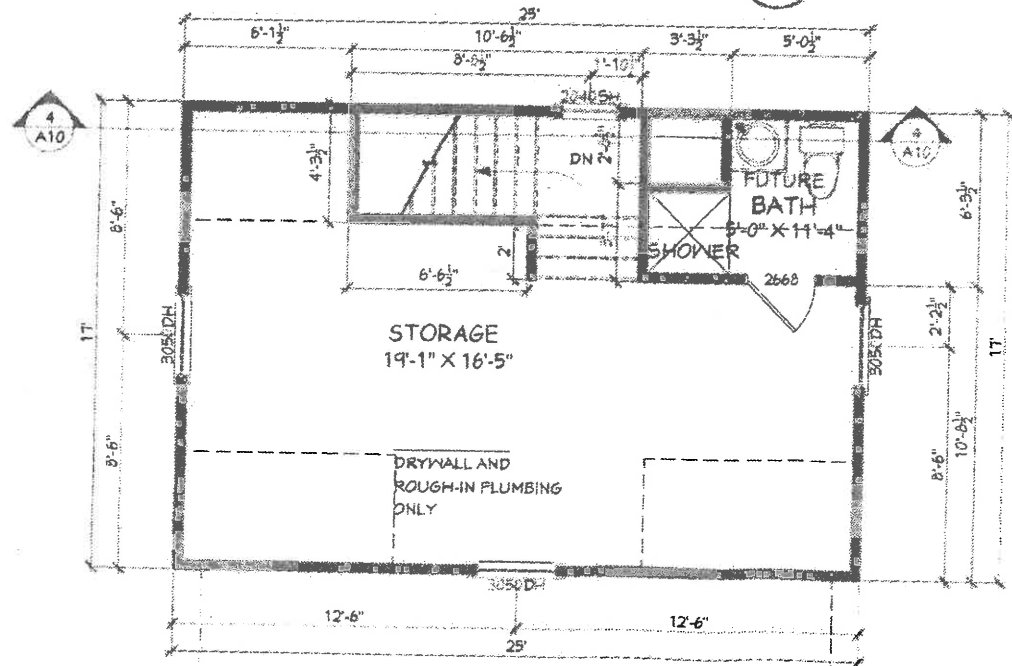
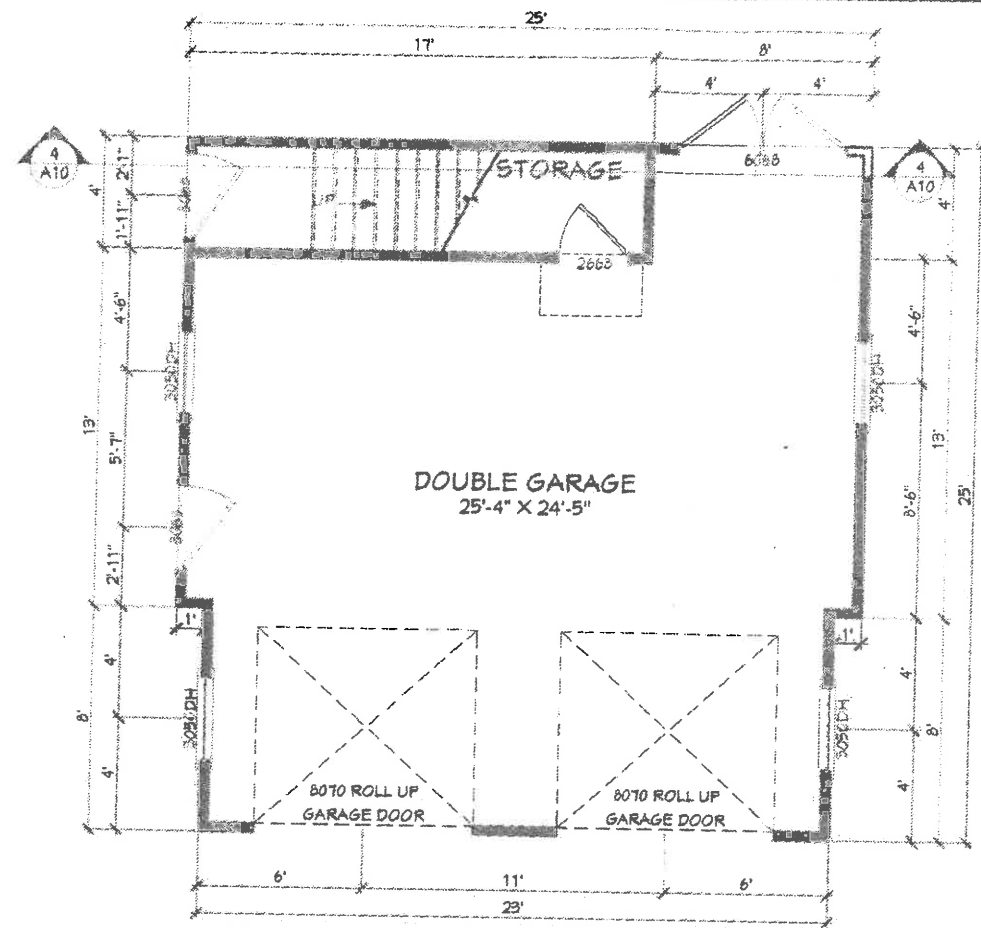
DRAWN BY:

REVISIONS

NO.	DATE
#1	9-6-17
#2	4-14-17
#3	9-25-17
#4	9-29-17
#5	7-15-18
FILE NAME	Wes Brown Home.dwg
DRN BY: JEH	APPROVED BY: OWNER
PROJECT NO	18-011
SHEET	July 16, 2018

SHEET

A8



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TOTAL HEATED AREA:

GARAGE: 609 SF
429 SF

PLAN DESCRIPTION:
GARAGE
FLOOR PLAN

RESIDENCE FOR:
Mr. & Mrs. Brown
Island Home
Knoxville, TN

JH DRAFTING &
CONSULTING

1047 SAINT JOHNS DRIVE
MARYVILLE, TN 37801
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REVISIONS

NO.	DATE
#1	9-6-17
#2	9-14-17
#3	9-23-17
#4	9-29-17
#5	7-16-18

FILE NAME: Mrs Brown Home.dwg

DRN BY: JEH APPROVED BY: OWNER

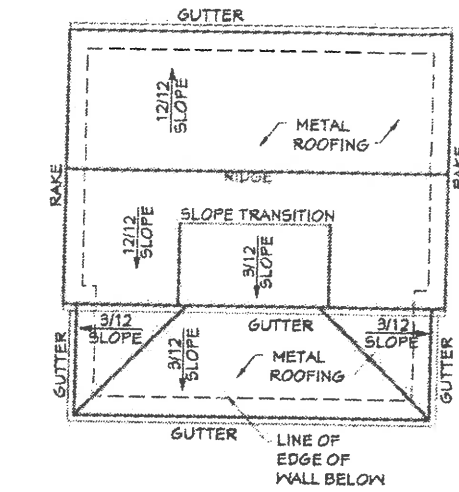
PROJECT NO: 18-011

DATE: July 16, 2018

SHEET

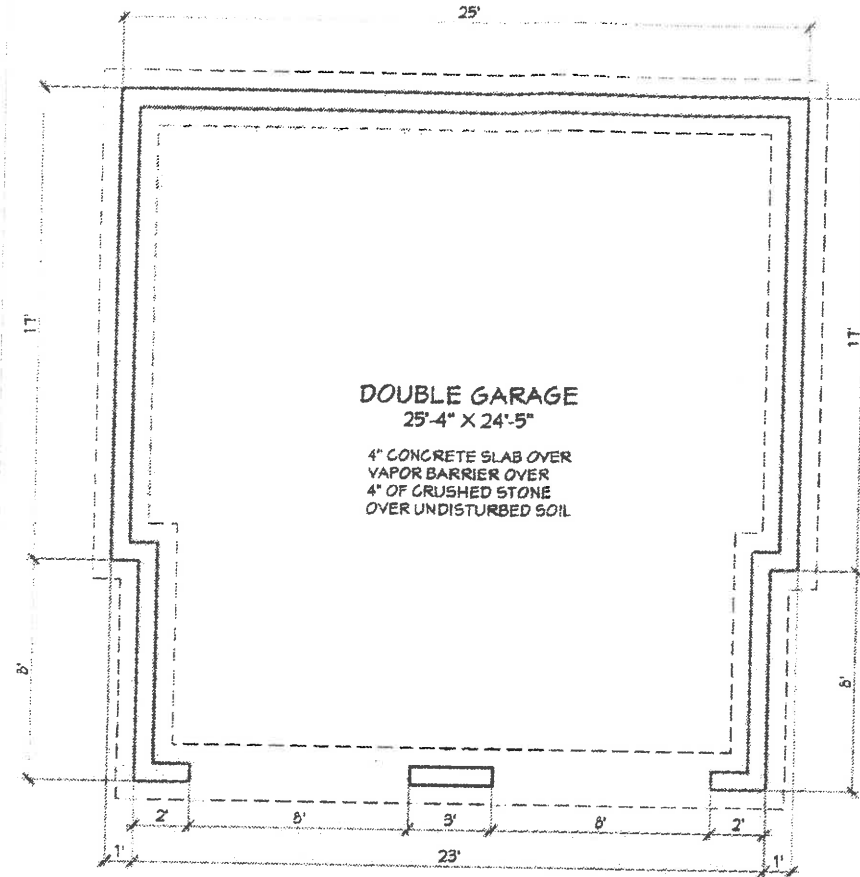
A9

10-C-18-VA



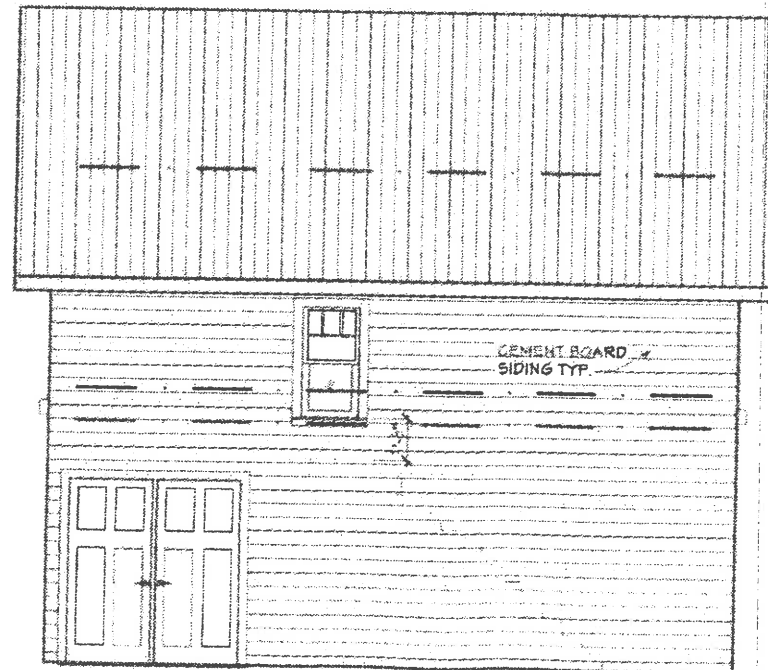
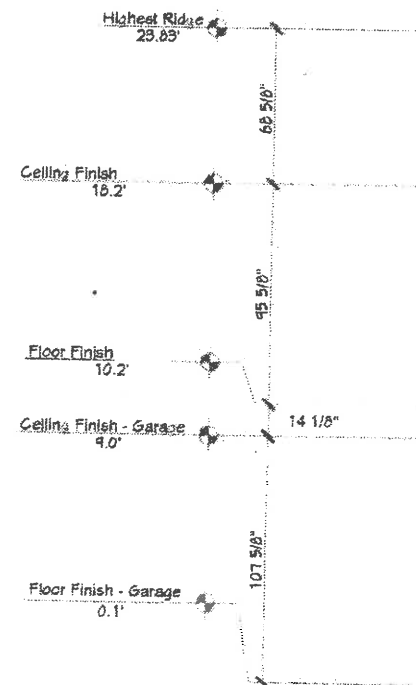
GARAGE ROOF PLAN
SCALE: 1/8"=1'-0"

1
A10



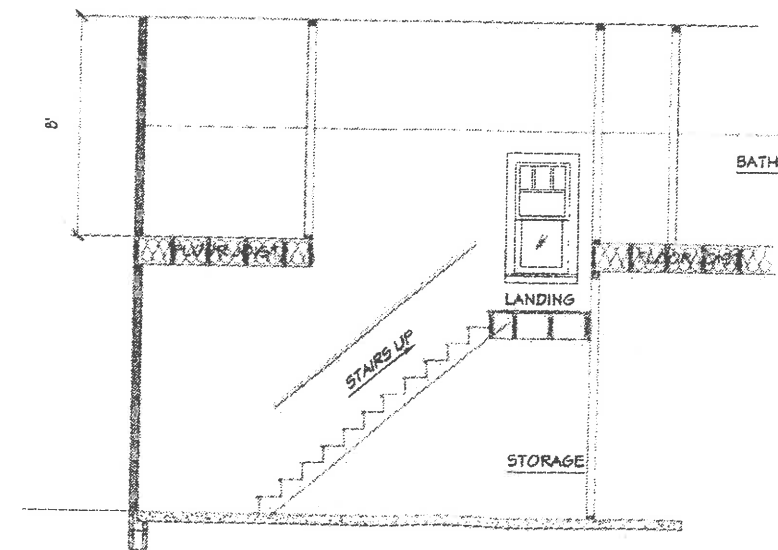
FOUNDATION PLAN
SCALE: 1/4"=1'-0"

2
A10



REAR ELEVATION
SCALE: 1/4"=1'-0"

3
A10



SECTION @ STAIRS
SCALE: 1/4"=1'-0"

4
A10

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TOTAL HEATED AREA:

GARAGE: 609 SF
429 SF

PLAN DESCRIPTION:
SECTIONS &
DETAILS

RESIDENCE FOR:
Mr. & Mrs. Brown
Island Home
Knoxville, TN

JH DRAFTING &
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MARYVILLE, TN 37801
PH: (665) 588-4359

DRAWN BY:

REVISIONS

NO.	DATE
#1	9-8-17
#2	9-14-17
#3	9-25-17
#4	9-29-17
#5	7-16-18
FILE NAME	Mrs Brown Home.dwg
DRN BY: JEH	APPROVED BY: OWNER
PROJECT NO	18-011
DATE	July 16, 2018

SHEET

A10