File # 8-A-20-VA

CITY OF KNOXVILLE

BOARD OF ZONING APPEALS APPLICATION

Click on Meeting Schedule, Deadlines and Fees for information on submitting an application to be heard at a monthly Board meeting.

APPLICANT INFORMATION	APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name WilliamF. Andrews	Owner ☐	New Structure ☑
Street Address 196 Mainsail Road	Contractor ☐	Modification of Existing Structure ☐
City, State, Zip Kingston, TN 37763	Tenant ☐	Off Street Parking ☐
Phone Number 865-660-1170	Other ☑	Signage ☐
Email bill@williamandrewsarchitects.com		Other ☐

THIS IS A REQUEST FOR:

☑ Zoning Variance (Building Permit Denied)
☐ Appeal of Administrative Official's Decision
☐ Extension of Non-Conforming Use/or Structure
☐ Map Interpretation

PROPERTY INFORMATION

Street Address 3819 Oakhurst Drive — City, State, Zip Knoxville, TN 37919

See KGIS.org for Parcel # 107ME030 — and Zoning District RN-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 your project and why you need variances.

This variance request is similar to the previously approved variance, dated??, which requested an increase in building footprint size of a garage to accommodate a new interior staircase. The existing garage footprint is 963 sq. ft. The proposed garage footprint will be 982 sq. ft.

The reason for this second, revised variance is beacuse we wish to change the definition of the type of construction from renovation to new construction. The change is requested in order to achieve a higher quality standard of both the construction and the overall structural integrity of the building.

Describe hardship conditions that apply to this variance.

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 William F Andrews **DATE** 7/17/2020

File #8-A-20-VA

CITY OF KNOXVILLE

BOARD OF ZONING APPEALS APPLICATION

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

Is a plat required? Yes ☐ No ☑ Small Lot of record? ☐

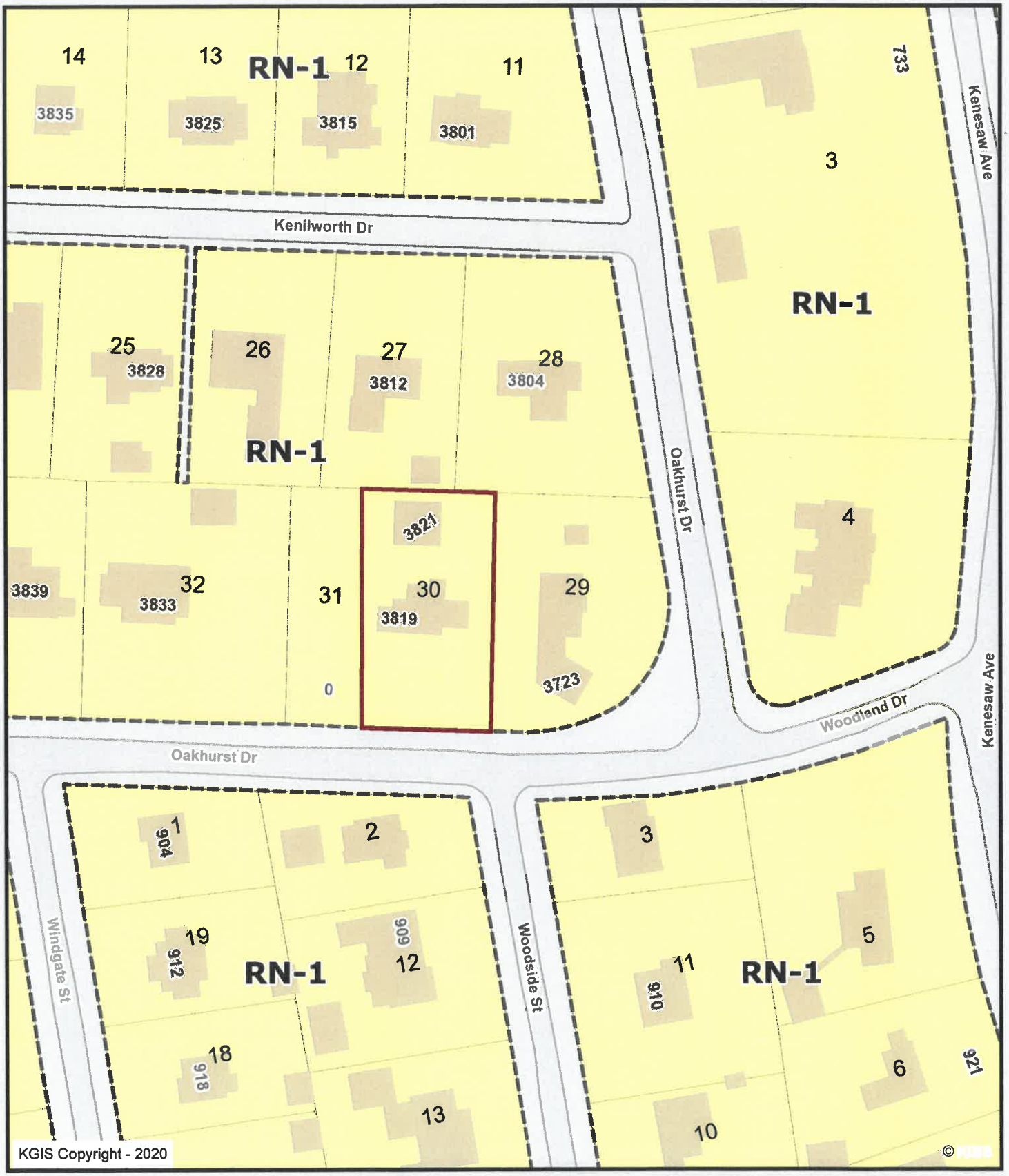
VARIANCE REQUEST(S) WITH ORDINANCE CITATION(S):

Increase the maximum building coverage for a single accessory structure from 900 square feet to 982 square feet in a RN-1 zone (Article 10.3.A.6).

REVISED 7/29/2020

PROJECT INFORMATION

Date Filed 7-20-2020	Fee Amount $250
Council District 2	BZA Meeting Date 8-20-2020
PLANS REVIEWER Bryan Berry	**DATE** 7-20-2020



8-A-20-VA

3819 Oakhurst Dr.

William F. Andrews

Knoxville - Knox County - KUB Geographic Information System

Printed: 7/20/2020 at 10:06:59 AM

0 50 100 200

ft

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 futher covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

8-A-20-VA

3819 Oakhurst Dr.

William F. Andrews

Knoxville - Knox County - KUB Geographic Information System

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0 50 100 200

ft

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Please see the response below from TDOT District 18 Operations:

8A20VA: No Comment

8B20VA: No encroachments upon state-owned right-of-way will be allowed under this permit.

TN TDOT
Department of
Transportation

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
tn.gov/tdot

8-A-20-VA

3819 Oakhurst Dr.

William F. Andrews

Knoxville - Knox County - KUB Geographic Information System

Printed: 7/20/2020 at 10:08:33 AM

0 25 50 100

ft

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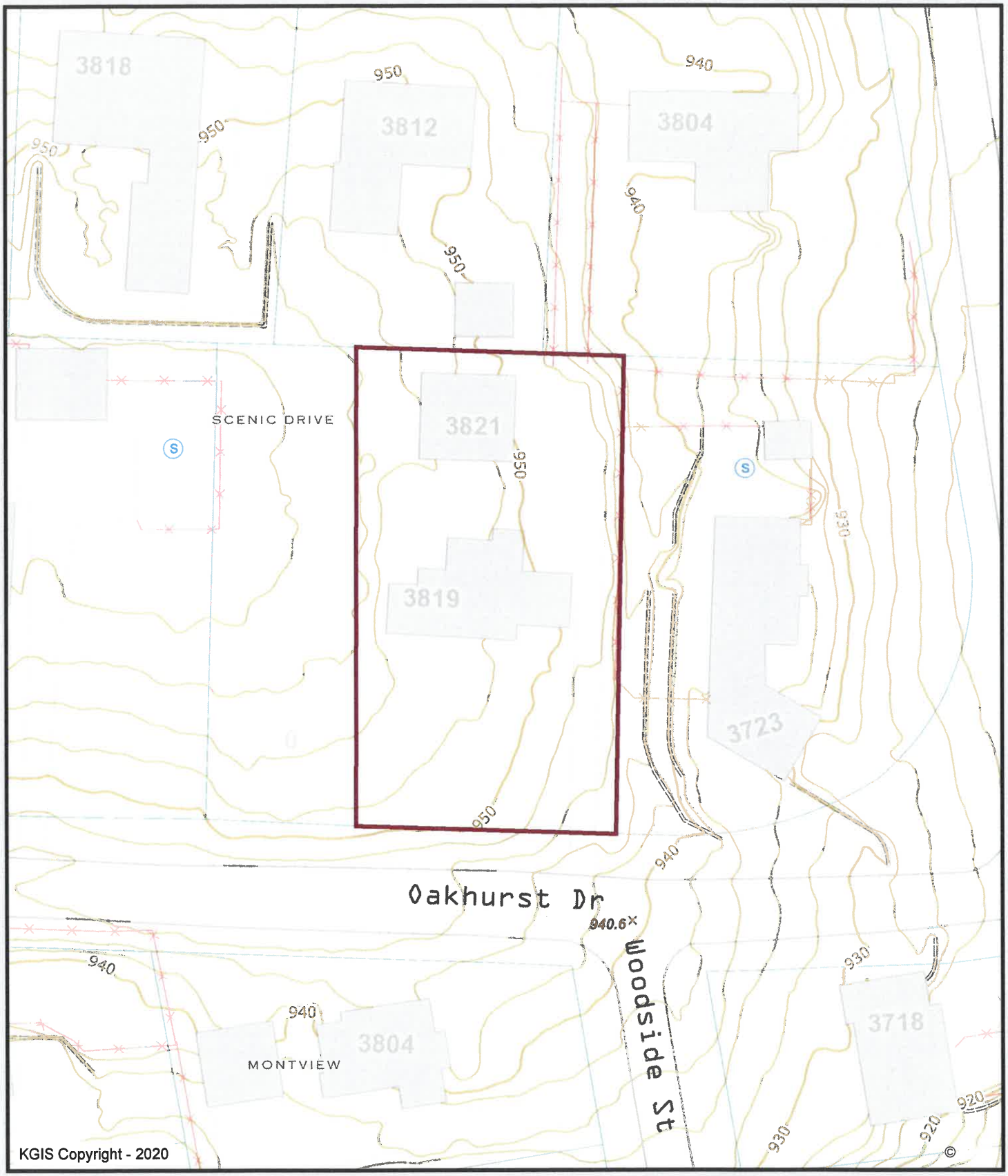

8-A-20-VA

3819 Oakhurst Dr.

William F. Andrews

Knoxville - Knox County - KUB Geographic Information System

Printed: 7/20/2020 at 10:09:51 AM

0 25 50 100

ft

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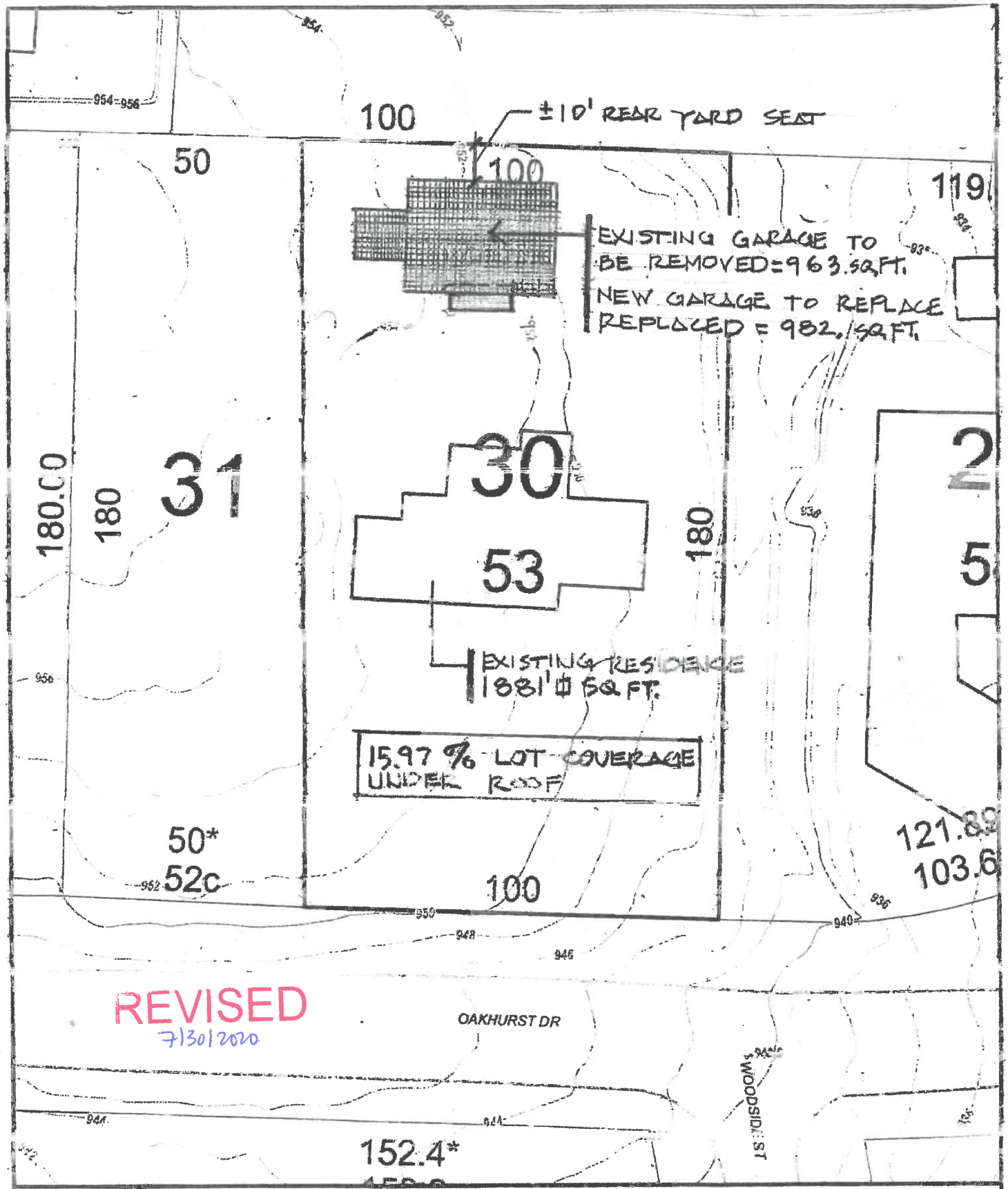


Knoxville - Knox County - KUB
Geographic Information System
Parcel: 107ME030

1 inch = 30 feet

KGIS

KGIS makes no representation or warranty as to the accuracy of this 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 agrees to hold KGIS harmless therefrom.

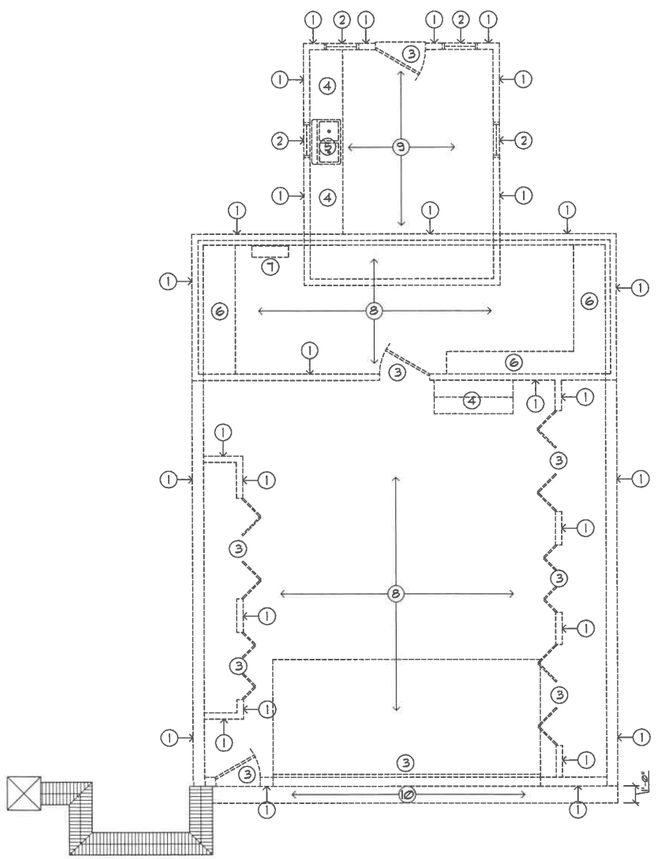
Printed: 8/22/2019 at 7:55 PM

8-A-20-VA

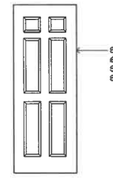
8-A-20-VA

DEMOLITION NOTES

1. REMOVE EXISTING WALL TO LIMITS SHOWN. PROVIDE TEMPORARY SUPPORT AS REQUIRED.
2. REMOVE EXISTING WINDOW.
3. REMOVE EXISTING DOOR.
4. REMOVE EXISTING BASE AND/OR WALL CABINETS AND COUNTERTOP.
5. REMOVE EXISTING PLUMBING FIXTURE & CAP OFF PLUMBING.
6. REMOVE EXISTING SHELVING.
7. REMOVE EXISTING WATER PURIFYING SYSTEM.
8. REMOVE EXISTING CONCRETE SLAB, FOUNDATION AND FOUNDATION FOOTING.
9. REMOVE EXISTING FRAMED FLOOR SYSTEM, FOUNDATION AND FOUNDATION FOOTING
10. REMOVE THIS PORTION OF THE EXISTING CONCRETE DRIVEWAY



DEMOLITION PLAN
1/4" = 1'-0"



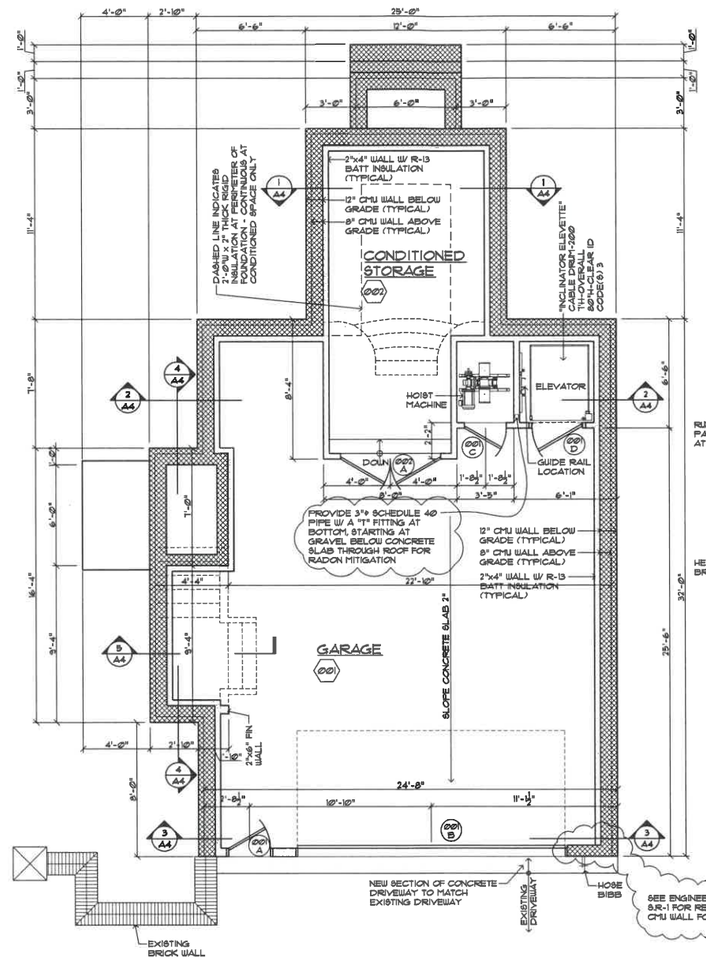
1/A2 DOOR TYPE 'A'
N.T.S.

DOOR SCHEDULE

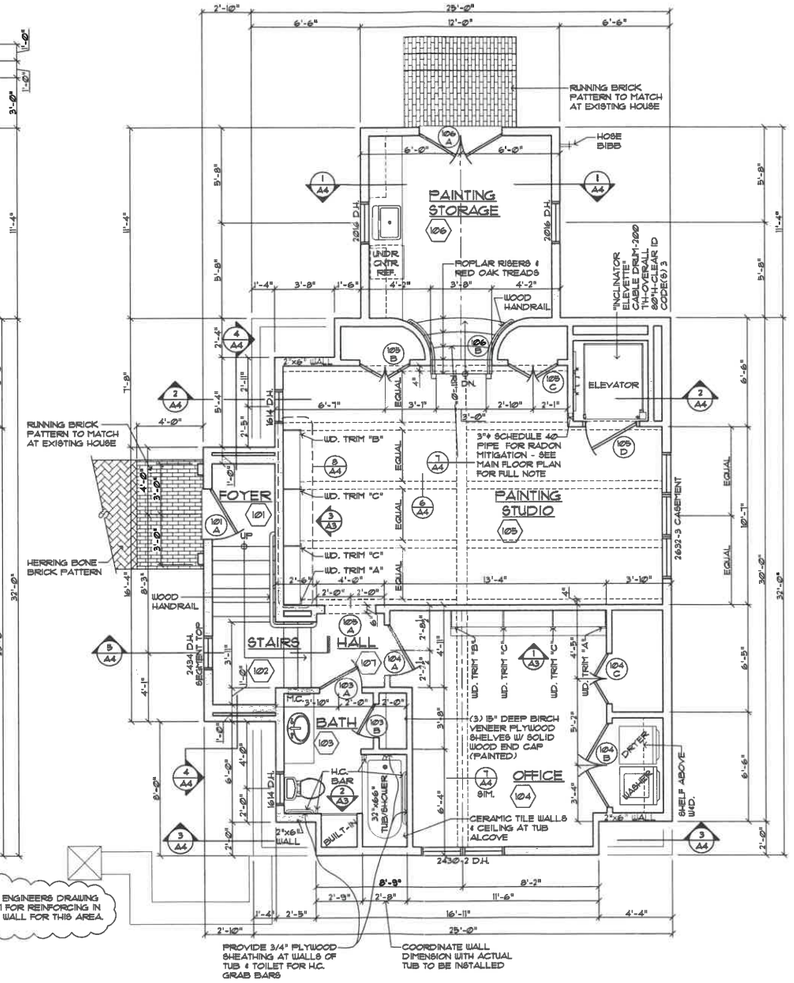
DOOR #	WD	HGT	MANUFACTURER	FINISH	NOTES
001A	3'-0"	6'-8"	OPTIONAL	PAINT	METAL & PANEL DOOR
001B	16'-0"	7'-0"	OPTIONAL	PAINT	GARAGE DOOR - SELECTED BY OWNER
001C	2'-6"	6'-8"	KOETTER	STAIN	DOOR TYPE "A" - SEE ELEVATION 1/A2
001D	3'-0"	6'-8"	KOETTER	STAIN	DOOR TYPE "A" - SEE ELEVATION 1/A2
002A	6'-0"	6'-8"	KOETTER	STAIN	DOOR TYPE "A" - SEE ELEVATION 1/A2 - PAIR OF 3'-0" DOORS
--	--	--	--	--	--
101A	3'-0"	6'-8"	OPTIONAL	STAIN	MATCH **EXACT** DOOR PROFILE & TRANSOM WINDOW AT EXISTING HOUSE
103A	2'-6"	6'-8"	KOETTER	STAIN	DOOR TYPE "A" - SEE ELEVATION 1/A2
103B	2'-0"	6'-8"	KOETTER	STAIN	DOOR TYPE "A" - SEE ELEVATION 1/A2
104A	3'-0"	6'-8"	KOETTER	STAIN	DOOR TYPE "A" - SEE ELEVATION 1/A2
104B	2'-6"	6'-8"	KOETTER	STAIN	DOOR TYPE "A" - SEE ELEVATION 1/A2
104C	2'-6"	6'-8"	KOETTER	STAIN	DOOR TYPE "A" - SEE ELEVATION 1/A2
105A	3'-0"	6'-8"	--	STAIN	CASED OPENING
105B	3'-0"	6'-8"	KOETTER	STAIN	DOOR TYPE "A" - SEE ELEVATION 1/A2 - PAIR OF 1'-6" DOORS
105C	3'-0"	6'-8"	KOETTER	STAIN	DOOR TYPE "A" - SEE ELEVATION 1/A2 - PAIR OF 1'-6" DOORS
105D	3'-0"	6'-8"	KOETTER	STAIN	DOOR TYPE "A" - SEE ELEVATION 1/A2
106A	5'-0"	6'-8"	OPTIONAL	STAIN	FRENCH DOORS - 2 PANELS
106B	3'-0"	6'-10"	--	STAIN	ARCHED TOP UNCASED OPENING

WINDOW NOTES

1. ALL WINDOWS ON FLOOR PLANS ARE NOTED WITH WINDSOR PINNACLE SERIES MODEL NUMBERS, UNLESS NOTED OTHERWISE. U-VALUE= 0.3.
2. ALL JAMBS TO BE 6 9/16", UNLESS NOTED OTHERWISE.
3. WINDOWS TO HAVE SIMULATED DIVIDED LITES W/ SPACE BAR. SEE EXTERIOR ELEVATIONS FOR LITE PATTERN AND CONFIGURATION.
4. WINDOW GRILLES TO BE 7/8" WIDE.
5. GLAZING TO BE DUAL LOW-E W/ ARGON GAS.
6. PERFORMANCE CRITERIA - UNITS SHALL MEET REQUIREMENTS IN ACCORDANCE WITH AAMA/WDMA/CSA 101/I.S.-2/A440-11.



MAIN FLOOR PLAN
1/4" = 1'-0"



SECOND FLOOR PLAN
1/4" = 1'-0"
982 SQ. FT.

ROOM FINISH SCHEDULE

ROOM #	ROOM NAME	FLOOR	WALLS MATL.	WALLS FINISH	CEILING MATL.	CEILING FINISH	REMARKS
001	GARAGE	EXP. CONC.	GB/EXP. CONC.	PAINT	GB	PAINT	5/8" THICK FIRE RATED DRYWALL AT CEILING
002	CONDITIONED STORAGE	EXP. CONC.	GB	PAINT	GB	PAINT	--
101	FOYER	CERAMIC TILE	GB	PAINT	GB	PAINT	--
102	STAIRS	WOOD ¶	GB	PAINT	GB	PAINT	STAINED OAK TREADS & PAINTED POPLAR RISERS
103	BATH	CERAMIC TILE	UR@B	PAINT	UR@B	PAINT	--
104	OFFICE	WOOD ¶	GB	PAINT	GB	PAINT	--
105	PAINTING STUDIO	WOOD ¶	GB	PAINT	GB	PAINT	--
106	PAINTING STORAGE	CERAMIC TILE	GB	PAINT	GB	PAINT	--
107	HALL	WOOD ¶	GB	PAINT	GB	PAINT	

1 - WOOD ¶ TO BE 3/4"x3 1/4" RED OAK FLOORING, STAIN COLOR TO BE SELECTED BY OWNER
2 - INSTALL 5 1/4" BASEBOARD AT ALL FINISHED SPACES
3 - INSTALL 3 1/2" CASING AT ALL INTERIOR DOORS & WINDOWS (STAIN GRADE POPLAR)

REVISED 7/31/2020

8-A-20-VA

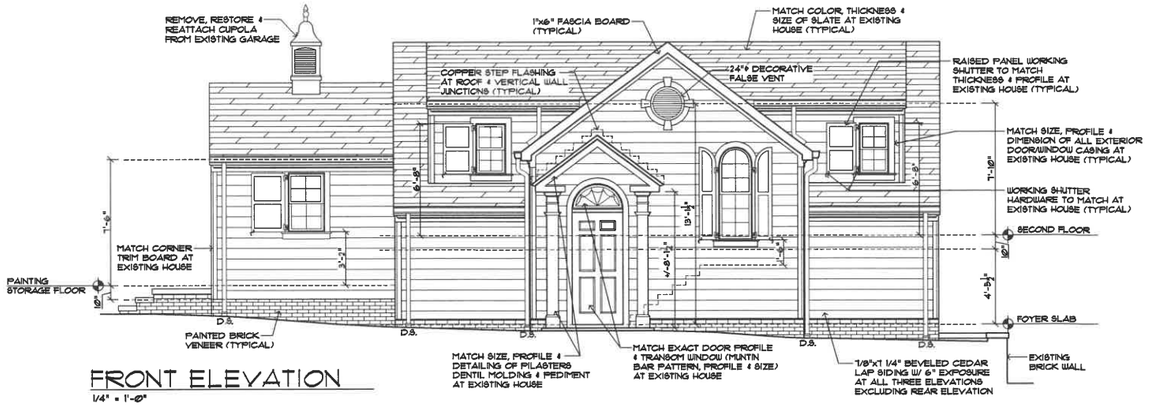
REVISIONS

Painting Studio for the:
Marquis/Osborn Residence

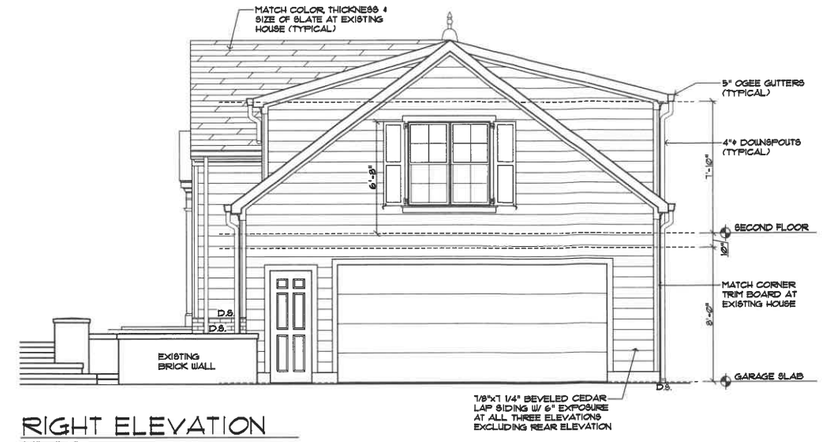
WilliamAndrewsArchitects
713 Piper Road, Knoxville, TN 37919
T: 865-544-1001

DATE: 06-11-20

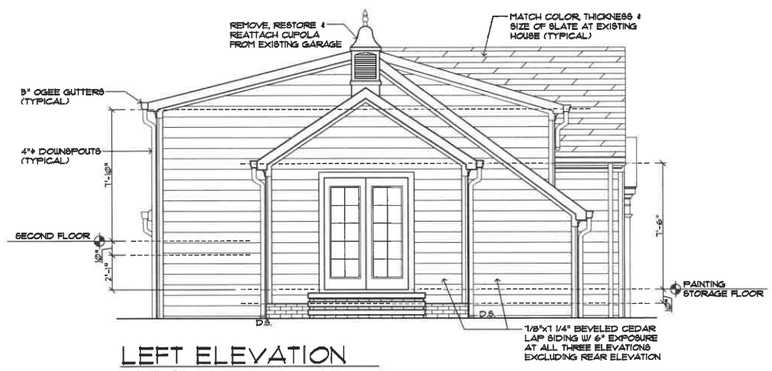
SHEET
A2
OF A5



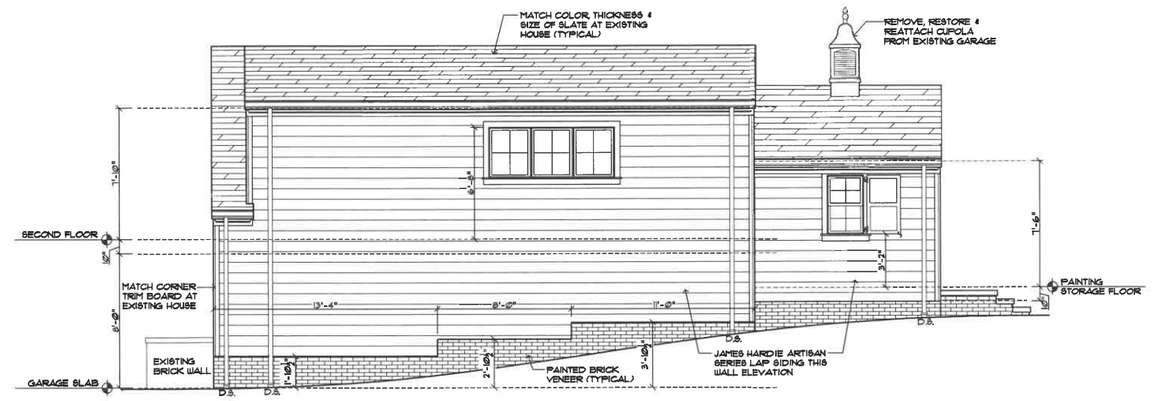
FRONT ELEVATION
1/4" = 1'-0"



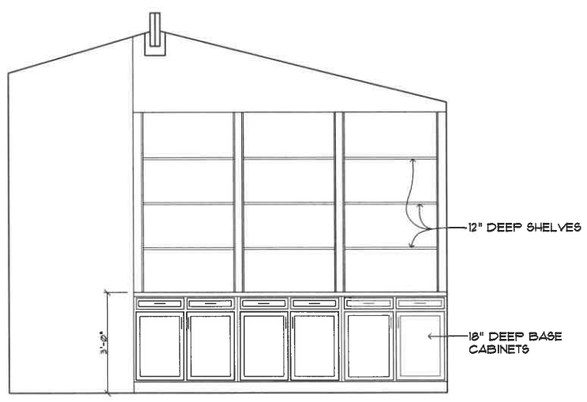
RIGHT ELEVATION
1/4" = 1'-0"



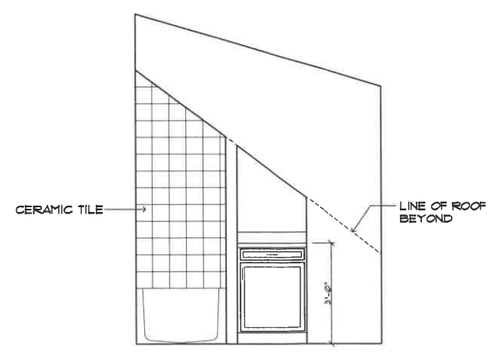
LEFT ELEVATION
1/4" = 1'-0"



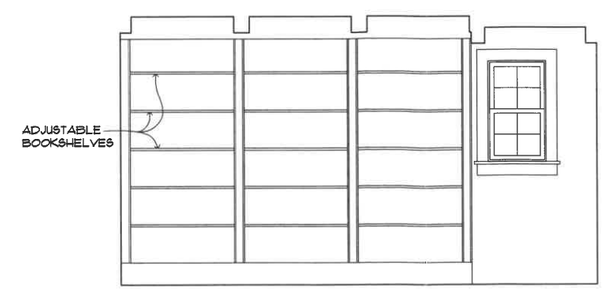
REAR ELEVATION
1/4" = 1'-0"



1 A3 INTERIOR ELEVATION
1/2" = 1'-0"



2 A3 INTERIOR ELEVATION
1/2" = 1'-0"



3 A3 INTERIOR ELEVATION
1/2" = 1'-0"

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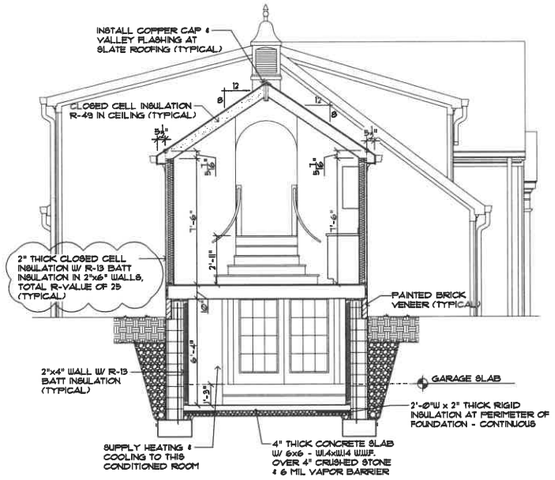
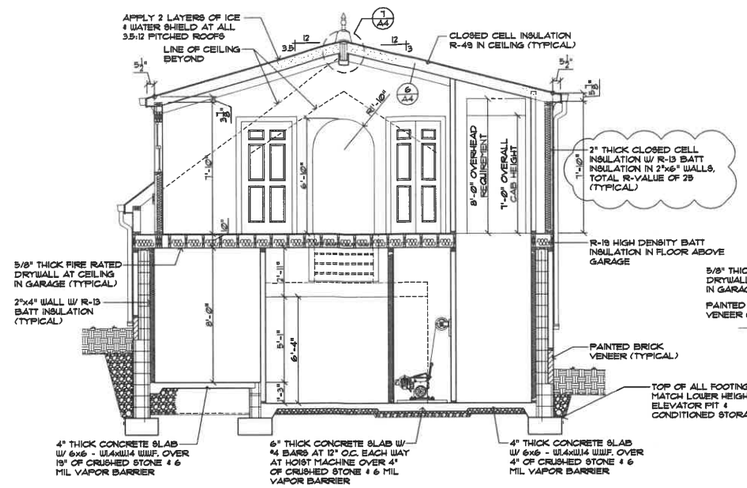
SHEET
A3
OF A5



1 A4 BUILDING SECTION
1/4" = 1'-0"



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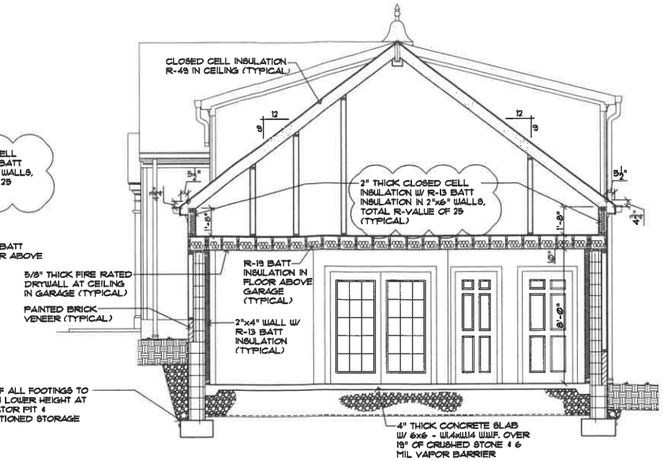

3 A4 BUILDING SECTION
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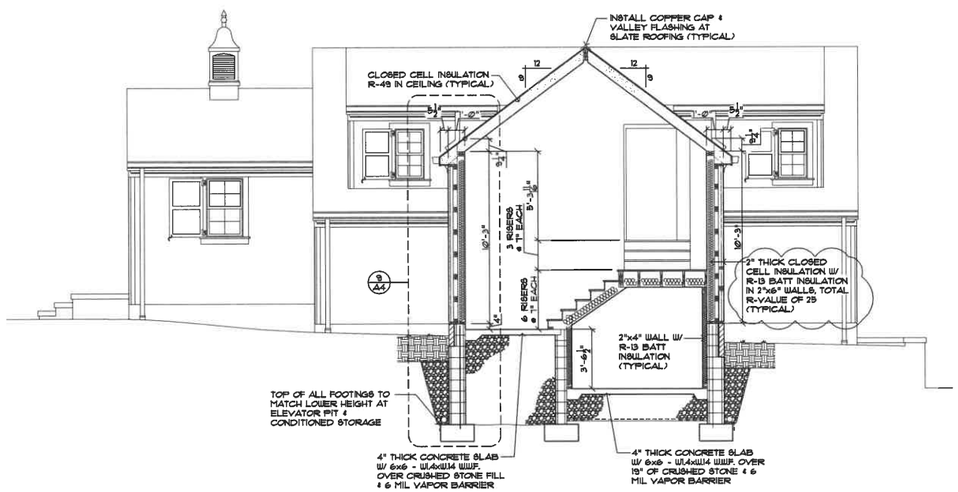
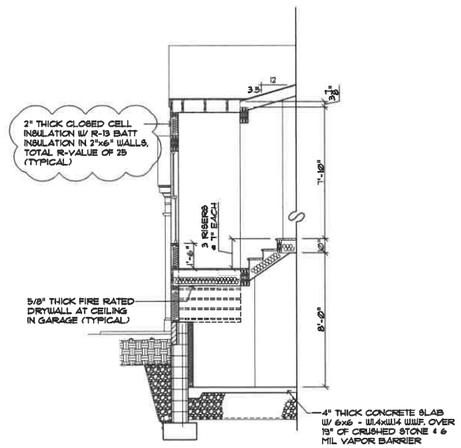
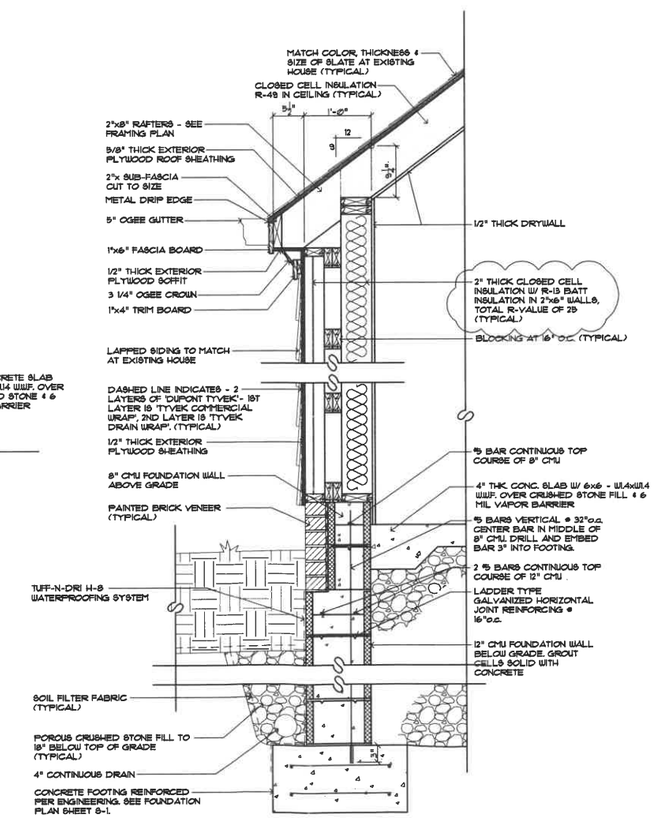


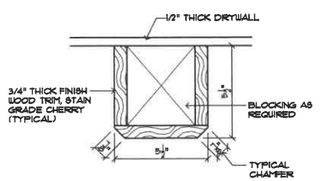
4 A4 BUILDING SECTION
1/4" = 1'-0"



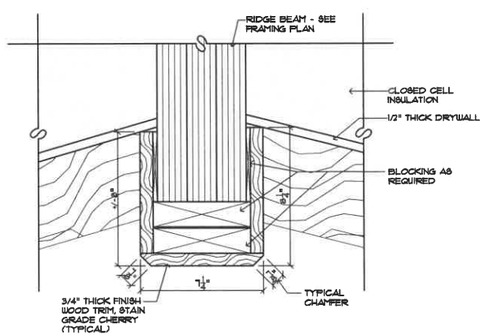
5 A4 BUILDING SECTION
1/4" = 1'-0"



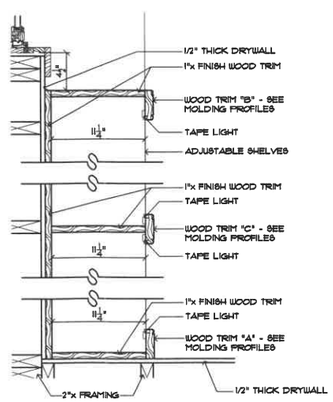
9 A4 WALL SECTION
1" = 1'-0"



6 A4 DECORATIVE BEAM
3" = 1'-0"



7 A4 DECORATIVE BEAM
3" = 1'-0"



8 A4 BOOKSHELF DETAIL
1 1/2" = 1'-0"

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