



BOARD OF ZONING APPEALS APPLICATION

Please reach out to a City of Knoxville Zoning Examiner about your project before submitting a variance application.

APPLICANT INFORMATION	APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name (Individual not company)	Owner <input type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Applicant Email		Other <input type="checkbox"/>

THIS IS A REQUEST FOR:

- | | |
|---|---|
| <input type="checkbox"/> Zoning Variance (Building Permit Denied) | <input type="checkbox"/> Extension of Non-Conforming Use/or Structure |
| <input type="checkbox"/> Appeal of Administrative Official's Decision | <input type="checkbox"/> Map Interpretation |

PROPERTY INFORMATION

Street Address	City, State, Zip
See KGIS.org for Parcel #	City Council District # and Zoning District

VARIANCE REQUIREMENTS

City of Knoxville Zoning Ordinance Article 16, Section 16.3

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.

Describe hardship conditions that apply to this variance.

Site plans and any other relevant information associated with the hardship must accompany this application.

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 Laurin Bush DATE _____

File # 11-A-23-VA



BOARD OF ZONING APPEALS APPLICATION

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

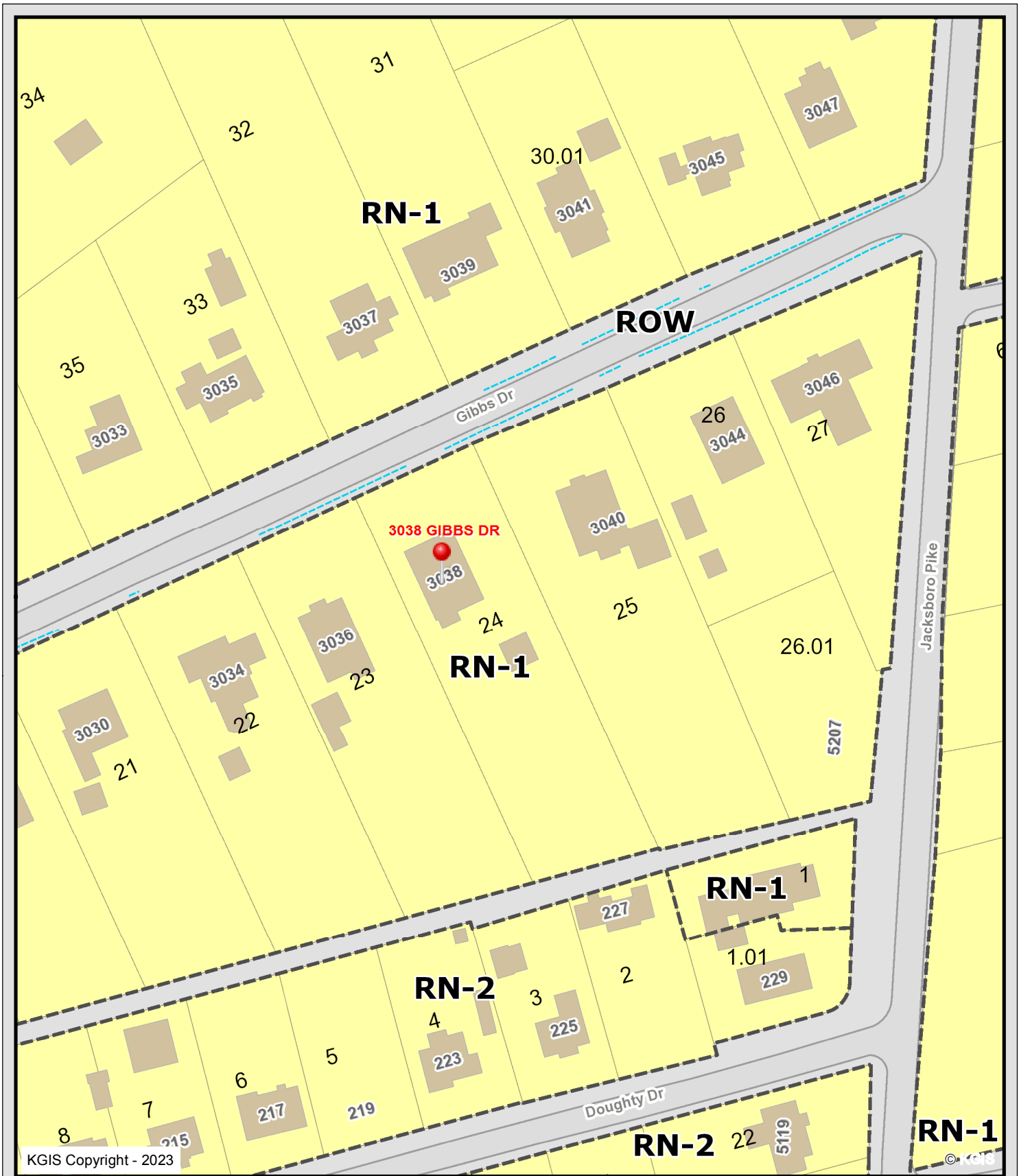
Is a plat required? Yes No

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

Large empty rectangular area for providing variance request details and ordinance citations.

PROJECT INFORMATION

Date Filed	Fee Amount
Council District 4	BZA Meeting Date
PLANS REVIEWER	DATE



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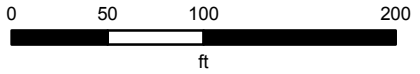
3038 GIBBS DR

11-A-23-VA
LAUREN BUSH

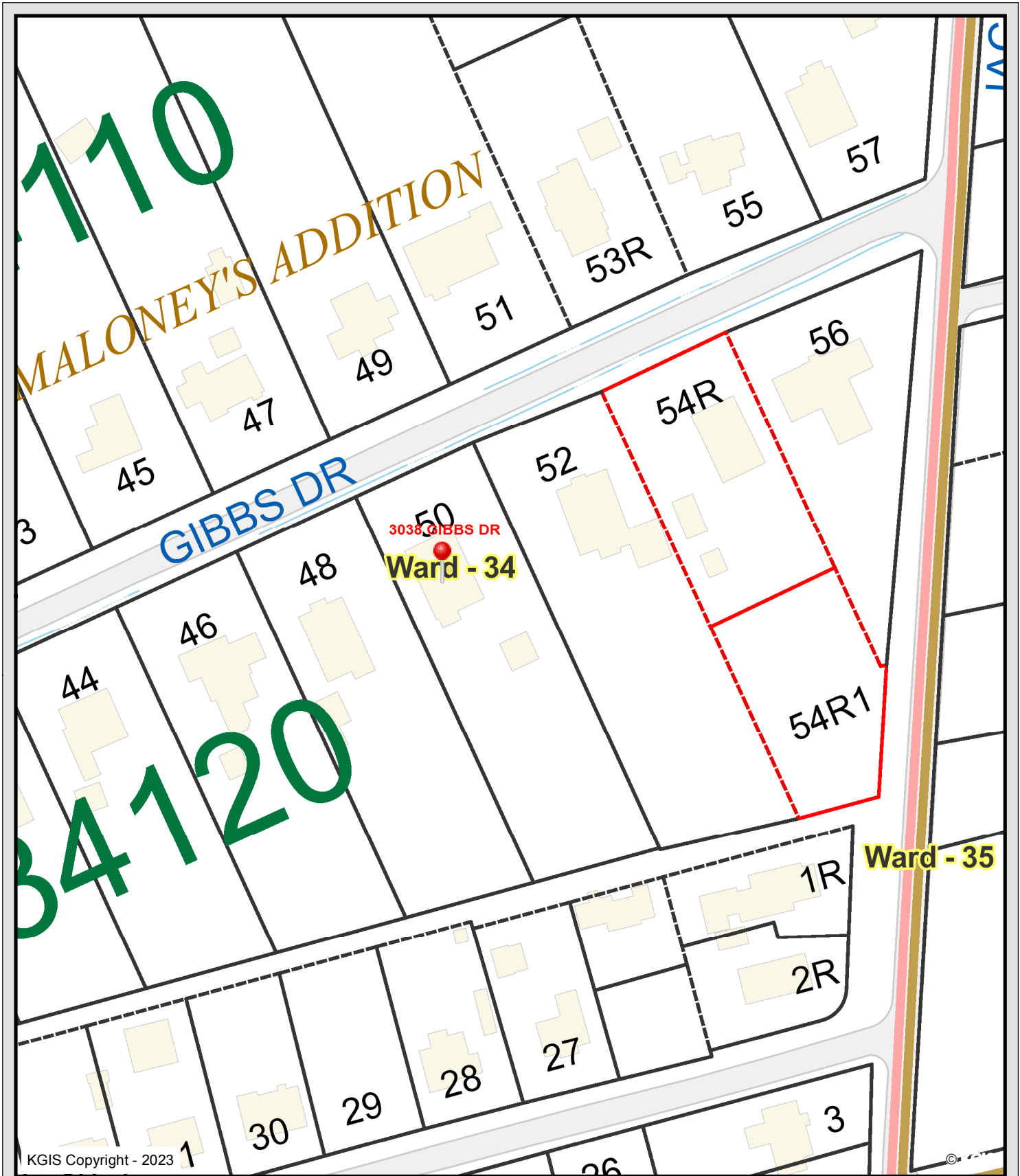
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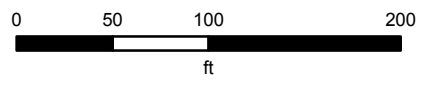
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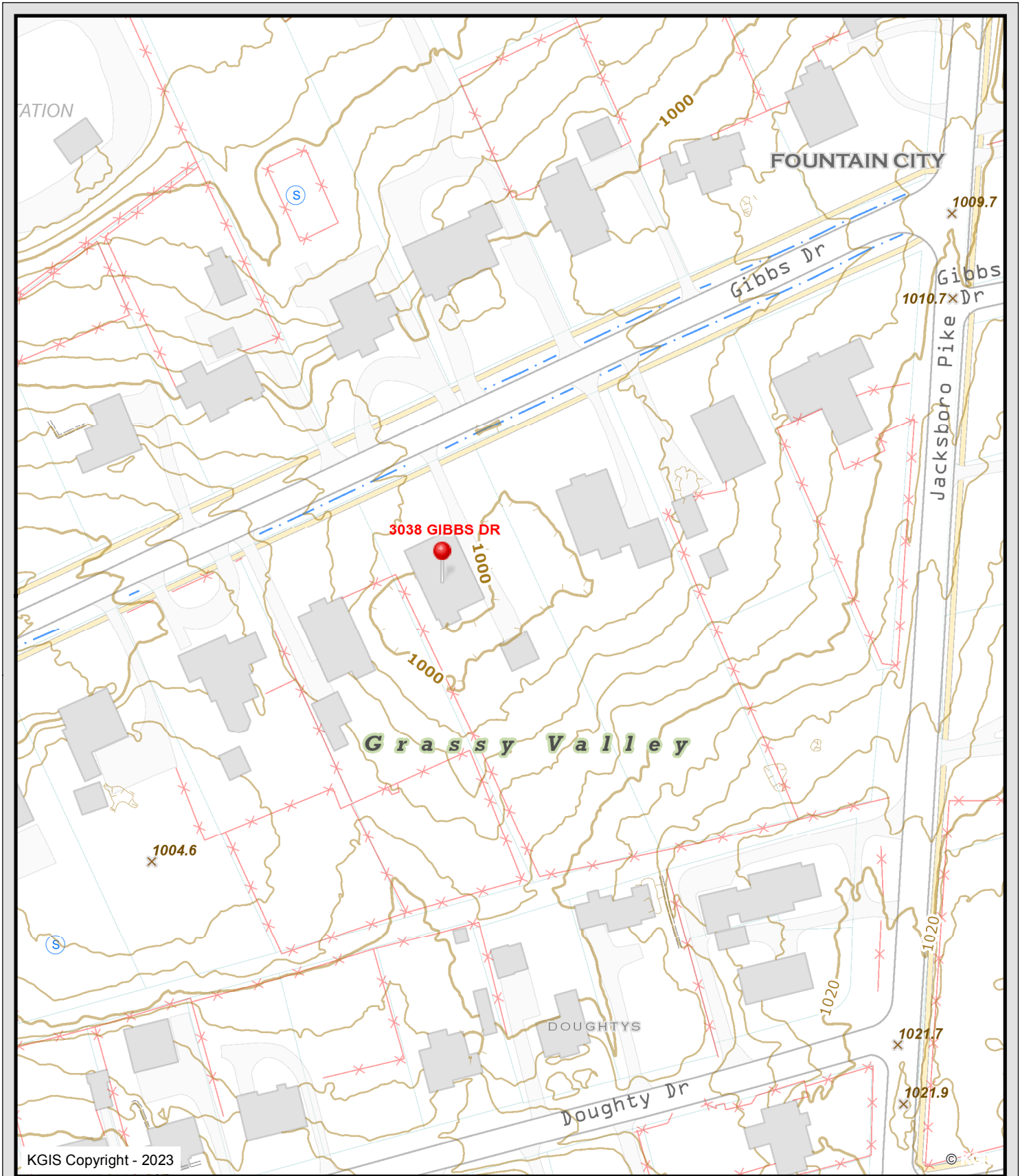
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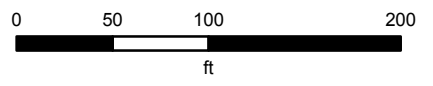
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11-A-23-VA
LAUREN BUSH


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13'-6 7/8" measured to
the midpoint between
the eave and ridge

WARD RESIDENCE

A New Garage ADU

Construction Documents

Fountain City Neighborhood
Knoxville, Tennessee

WARD RESIDENCE

A New Garage ADU

Fountain City neighborhood

Knoxville, Tennessee



client:

Chris & Ashley Ward
3038 Gibbs Drive
Knoxville, TN 37918

architect:



800 Luttrell Street
Knoxville, Tennessee 37917
www.opendoorarchitecture.com

project contact:
Lauren Bush : 423.653.7817

23006

date:

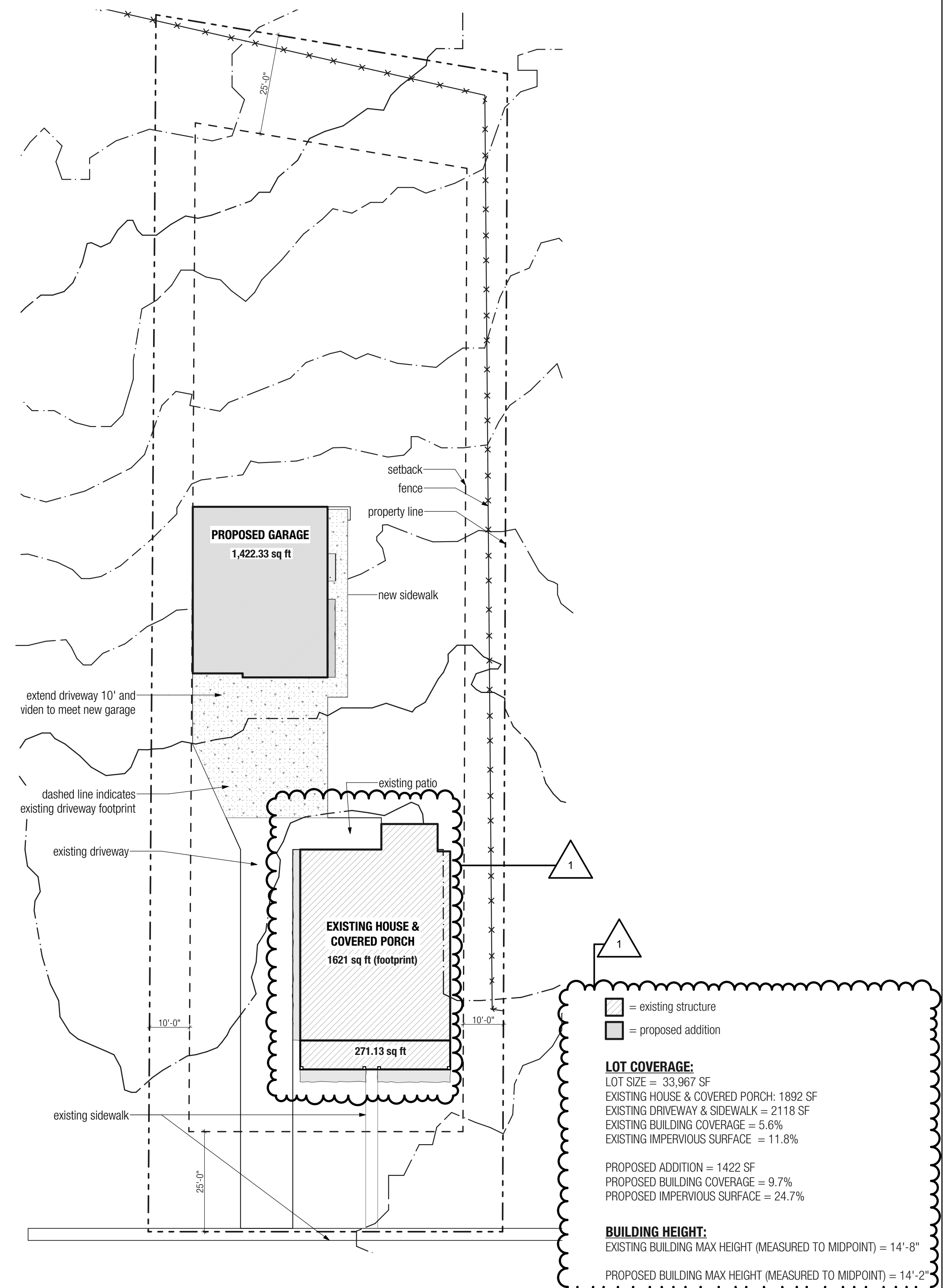
drawing purpose:

Construction Documents

revisions:

A0.01

cover sheet, site plan, symbols legend, general zoning information, and codes



g16 site
1" = 20'

All General Contractor and Sub-Contractor construction work shall be carried out in accordance with the following codes that have been adopted by the City of Knoxville:

- 2018 (IRC) International Residential Code
- 2018 (IBC) International Building Code
- 2018 (IPC) International Plumbing Code
- 2018 (IMC) International Mechanical Code
- 2018 (IFGC) International Fuel Gas Code
- 2017 (NEC) National Electrical Code
- 2018 (IFC) International Fire Code

- A0.01 cover sheet, site plan, symbols legend, general zoning information, and codes
- A1.01 first floor plan, foundation plan, and general notes
- A1.02 attic floor plan, roof plan, and door schedules
- A1.03 framing plans and window types
- A1.04 truss profiles
- A1.05 enlarged plans and interior elevations
- A1.06 reflected ceiling plans and notes
- A2.01 exterior elevations
- A2.02 enlarged elevations and details
- A3.01 building sections
- A3.02 section details

Zoning:
This property zoned by the City of Knoxville as:
(RN-1) single-family residential zoning district

Permitted uses & structures: (only uses addressed in this drawing set are listed):
single-family dwelling

Required setbacks:
All buildings shall be set back from the street right-of-way lines and lot lines to comply with the following yard requirements:

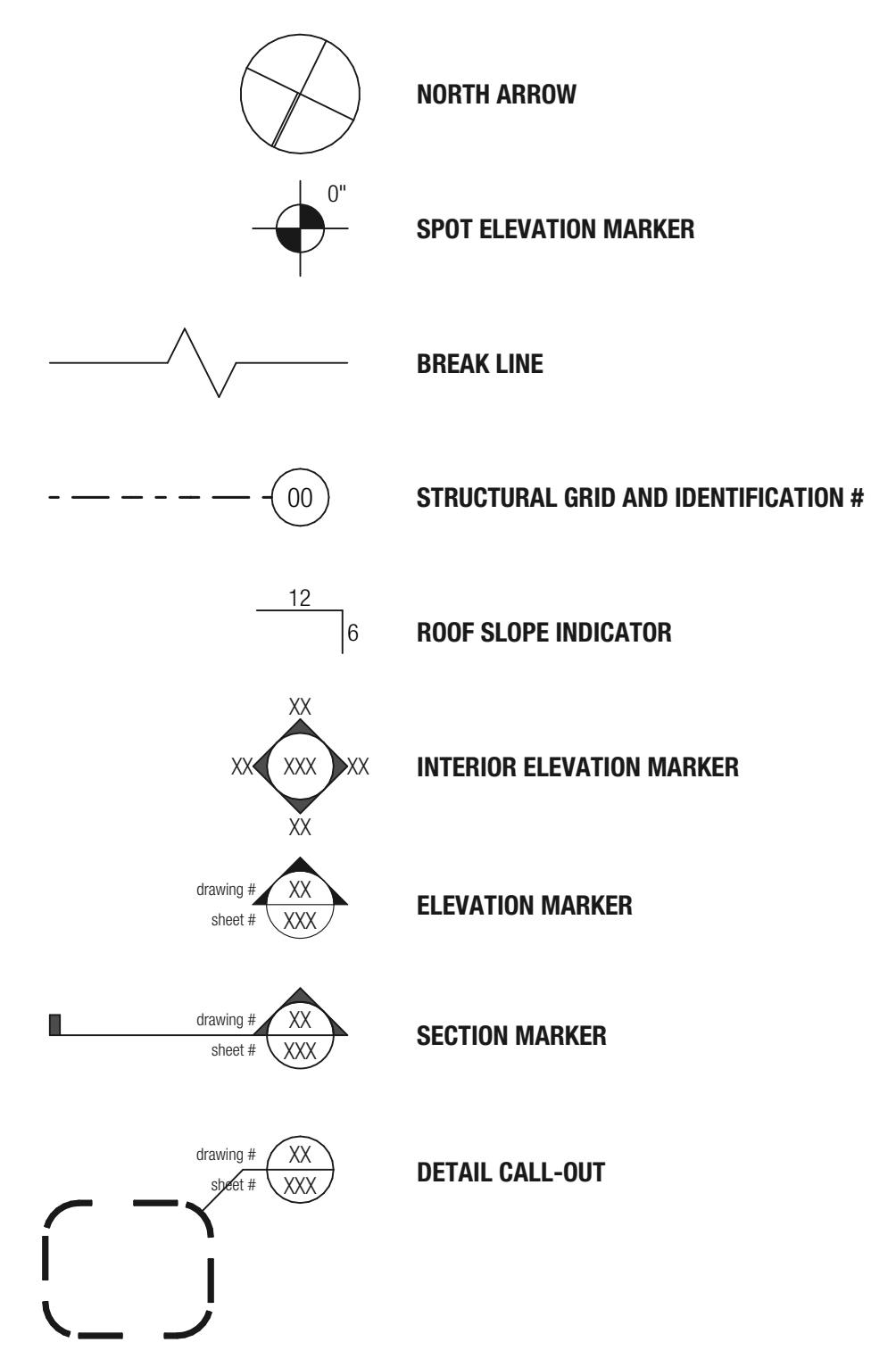
front : +/- 10'-0" of the average of blockface; in no case less than 25'-0"
* front (as recorded on plat) : 45'-0"

side : 8'-0" or 15% of lot width (whichever is less); in no case less than 20'-0" combined
* side (as recorded on plat) : 12'-0"

rear : 25'-0"
*increased setbacks are shown on the recorded plat for this lot

Maximum lot coverage :
Buildings coverage : 25%
Impervious surface : 35%

Height Regulations: 35'-0"



a01 symbols legend

a07 general zoning information

a14 codes

a19 sheet index

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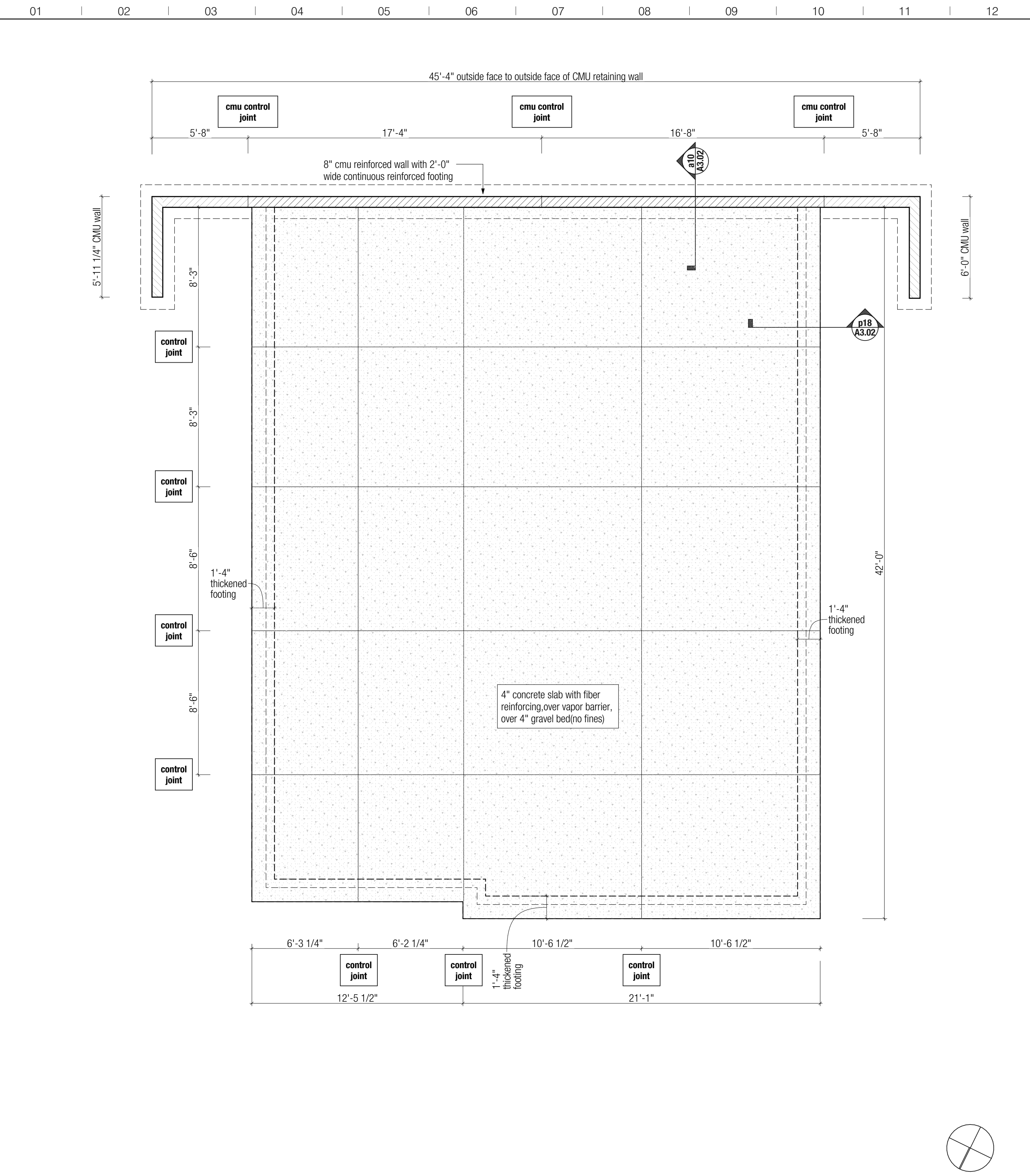
date:
August 4, 2023

drawing purpose:
Construction Documents

revisions:

A1.01

first floor plan, foundation plan, and general notes



f01 foundation plan

- Work shall be conducted by the contractor in accordance with all applicable building codes having jurisdiction as of the date the permit is issued for this project. The contractor shall report any discrepancies between codes and contract documents to the architect prior to work.
- Contractor shall file all applications, pay for all necessary permits, and secure certificates of occupancy for the project.
- The contractor shall carefully examine all contract documents. The contractor shall coordinate the work with all trades, including but not limited to structural, electrical, mechanical, plumbing, civil, and specialty drawings including shop drawings and material specifications. Any discrepancy shall be brought to the attention of the architect prior to proceeding with the work.
- Work that deviates from the contract documents is the sole responsibility of the contractor and shall be corrected as required at no additional expense to the owner.

a01 general notes

- Contractor shall keep the job free of debris and make final cleanup to the satisfaction of the owner. Contractor shall be responsible for removal of all construction debris from project site and shall provide dumpsters as required.
- Existing HVAC equipment may not be sized sufficiently to condition new, additional space. Contractor shall verify HVAC requirements with a licensed mechanical contractor and install additional HVAC equipment after cost has been approved by owner.

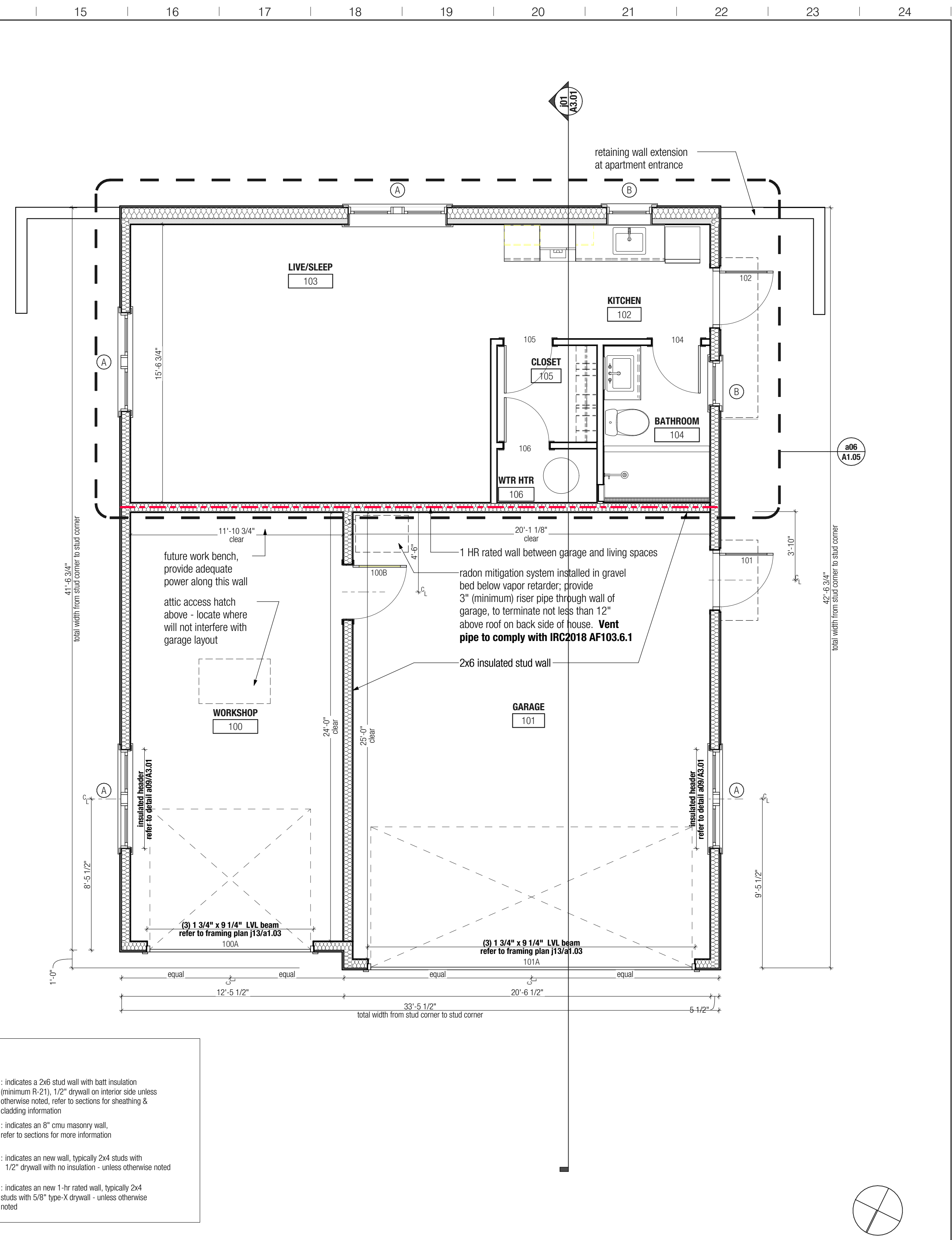
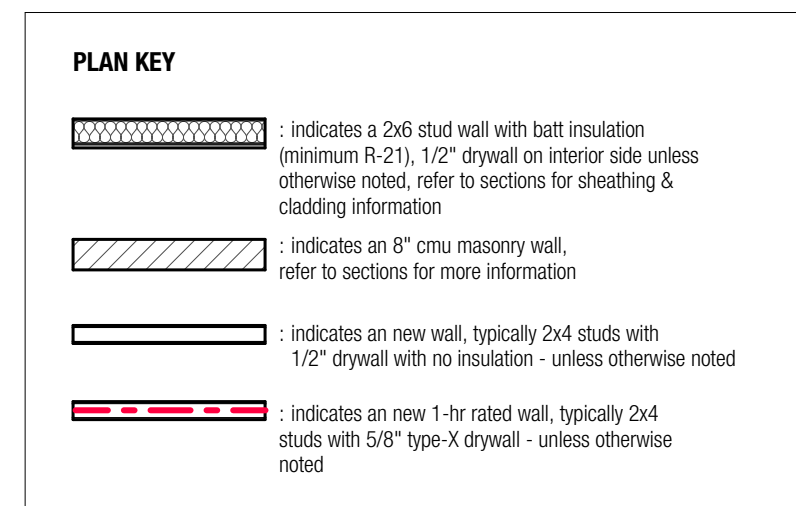
- Contractor shall field verify all conditions and dimensions on-site. In the event the dimensions are in question, or if any discrepancies are encountered during construction, the contractor shall notify the architect for clarification prior to proceeding with the work.
- Contractor shall not scale any drawing in the contract documents. Given dimensions shall always take precedence. Contractor shall contact architect to obtain additional dimensions as needed.
- Unless otherwise noted, locate door jambs 4" from inside corners.

- Contractor shall be responsible for the protection of all existing buildings and other installations that are to remain intact while performing the specified work. As new materials are installed, the contractor shall protect those materials from damage during the remainder of construction.
- The design adequacy and safety of erection bracing, shoring, etc. is the sole responsibility of the contractor. Walls which support joists, rafters, etc. and are laterally supported by same shall be braced until all construction is completed.
- At penetrations by ductwork, piping, or other openings, provide appropriate load-carrying lintels or headers installed over the openings.

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- Contractor shall provide owner with color and material samples for approval of all finishes prior to installation.

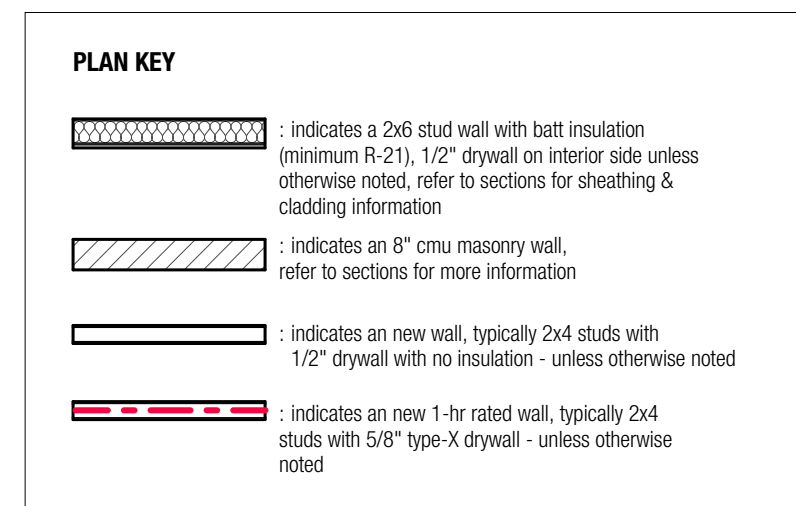
f13 first floor plan

1/4" = 1'-0"



f13 first floor plan

1/4" = 1'-0"



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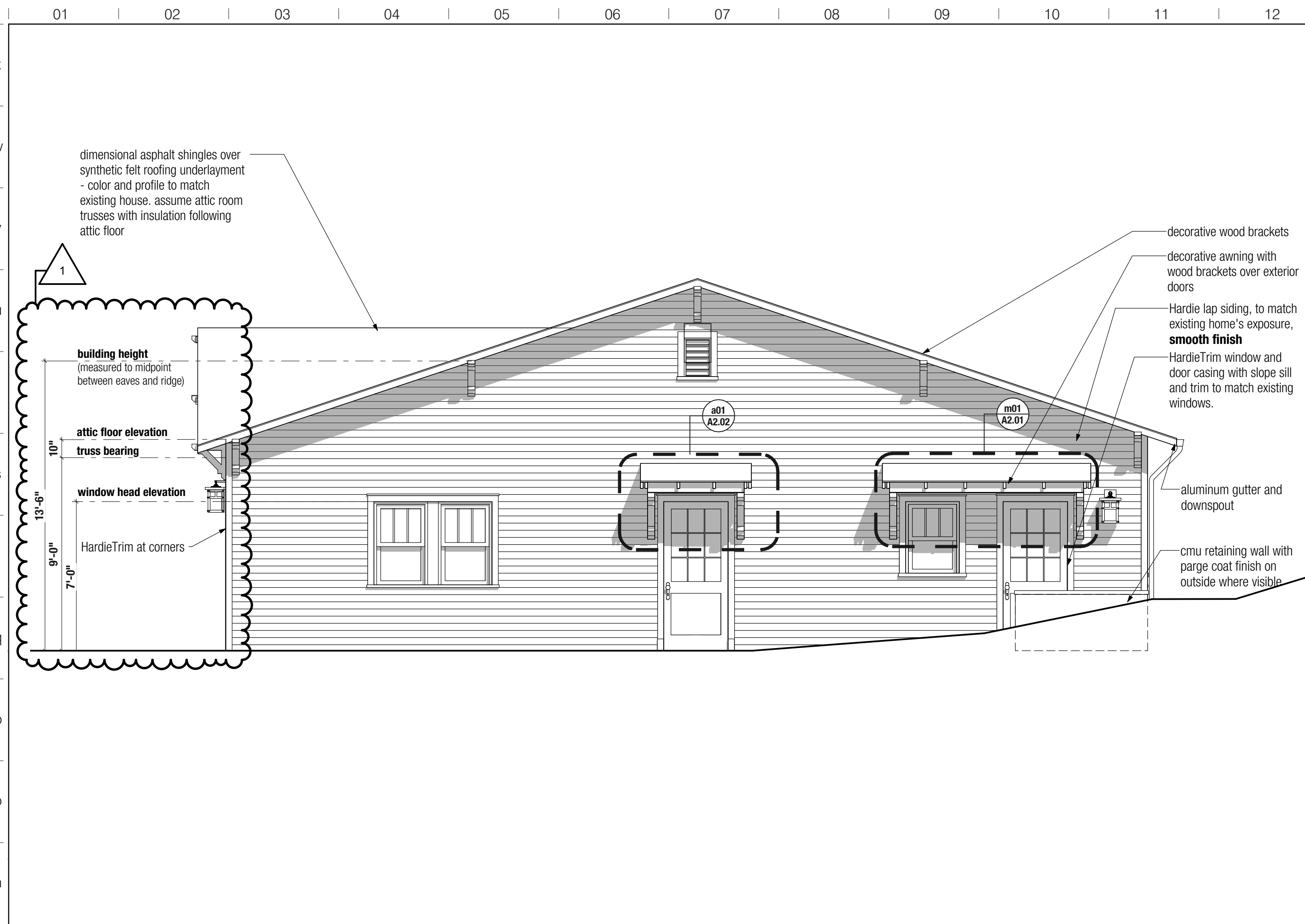
date:

drawing purpose:
Construction Documents

revisions:

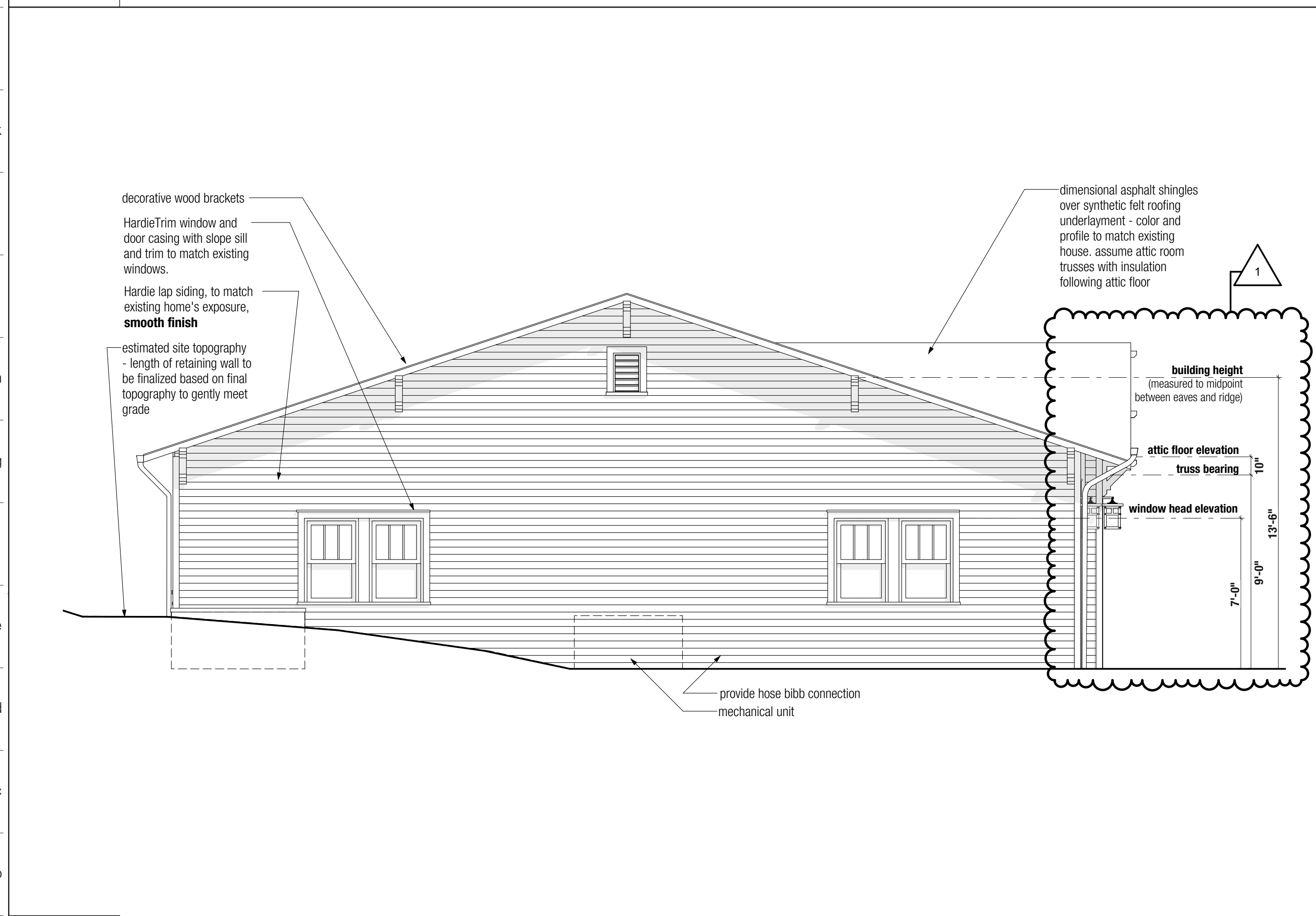
A2.01

exterior elevations



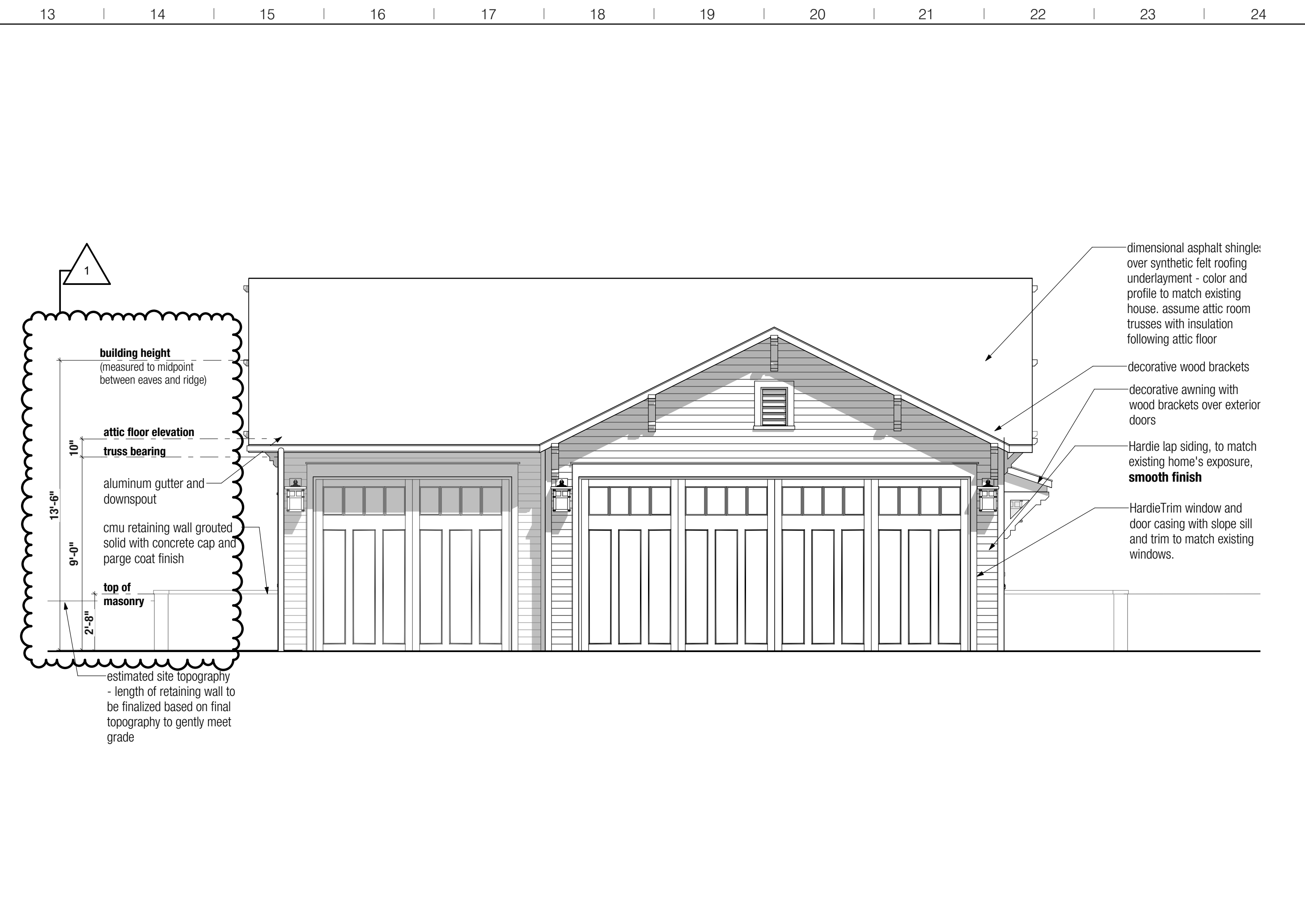
m01 West Elevation - Apartment Entrance

1/4" = 1'-0"



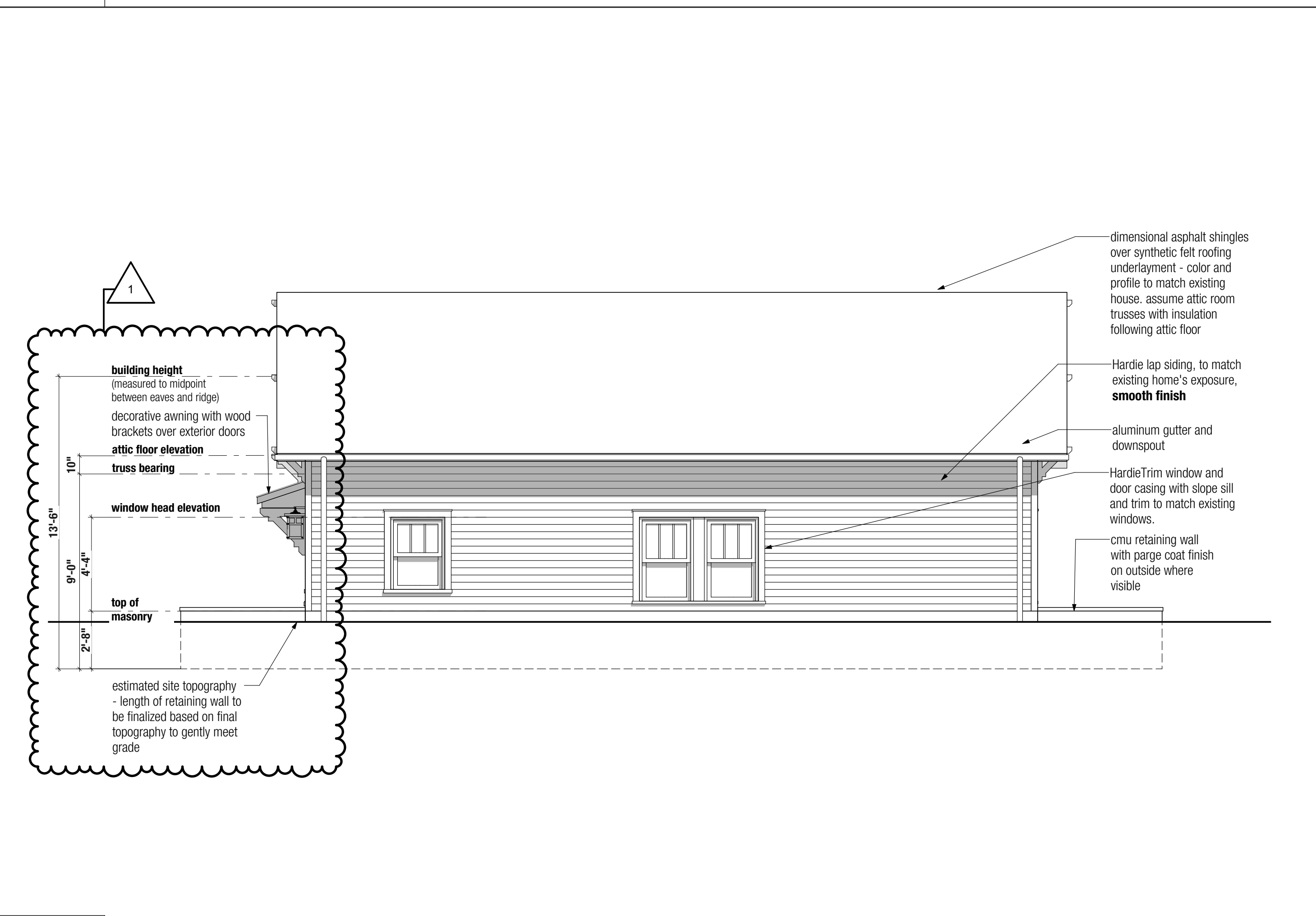
a01 East Elevation - Shop Windows

1/4" = 1'-0"



m13 North Elevation - Garage Entrance

1/4" = 1'-0"



a13 South Elevation - Apartment Windows

1/4" = 1'-0"

From: [Steve Borden](#)
To: [Jennifer Scobee](#)
Subject: RE: November COK Board of Zoning Appeals Applications for Review
Date: Friday, November 3, 2023 1:35:38 PM
Attachments: [image002.png](#)
[image003.png](#)

Jennifer,

District 18 staff have reviewed the requested BZA's for November. In reviewing the applications, no impacts to State owned property or streets have been identified. District 18 has no objection to these requests. Please let us know if you need any additional information

Thank you,



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



November 6, 2023

Mr. Bryan Berry, Deputy Director
Board of Zoning Appeals
Room 475, City-County Building
P. O. Box 1631
Knoxville, Tennessee 37901

Dear Mr. Berry:

**Re: Variance Requests 11-A-23-VA, 11-B-23-VA, 11-C-23-VA, 11-D-23-VA, 11-F-23-VA,
and 11-G-23-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.

Sincerely,

A handwritten signature in black ink, appearing to read "C. Wiberley".

Christian Wiberley, P.E.
Engineering

CGW