



# 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: Edward and Lisa Shouse	Owner <input checked="" type="checkbox"/>	New Structure <input checked="" type="checkbox"/>
Street Address: 1301 Wilshire Road	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: 865-771-9982	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Email: brianjohnrowe@gmail.com		Other: <input type="checkbox"/>

### THIS IS A REQUEST FOR:

- |  |   |
|--|---|
| <input checked="" 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 : 1301 Wilshire Road	City, State, Zip: Knoxville, TN 37919
See KGIS.org for Parcel #: 134AB008RN-1	and Zoning District:

### VARIANCE REQUIREMENTS

#### City of Knoxville Zoning Ordinance Article 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.

Proposing to add a two car 24' x 30' deep carport (depth of parking area 22', remaining 8' to be storage area) beside existing house that does not currently have a garage or carport. Due to the location of the existing home and existing driveway on the lot, in order to fit the two car carport on the property, we are requesting the following:

1. A variance on the side setback requirement for detached carport from 5' to 2.6'
2. A variance on the minimum total side setback from 20' to 13.6'

Note: If variance is approved, denied building application will need to be modified to reflect findings of the survey and zoning requirements.

Describe hardship conditions that apply to this variance.

Howeowner requires a carport for safety and health. Without the variance it will be virtually impossible to construct a usable carport on the property.

### 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 7/8/2021

File # 8-A-21-VA



**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):**

Reduce the minimum required interior side yard setback for a detached carport accessory structure from 5 feet to 2.6 feet. per Article 10.3.A.5.

**PROJECT INFORMATION**

Date Filed 7-8-21

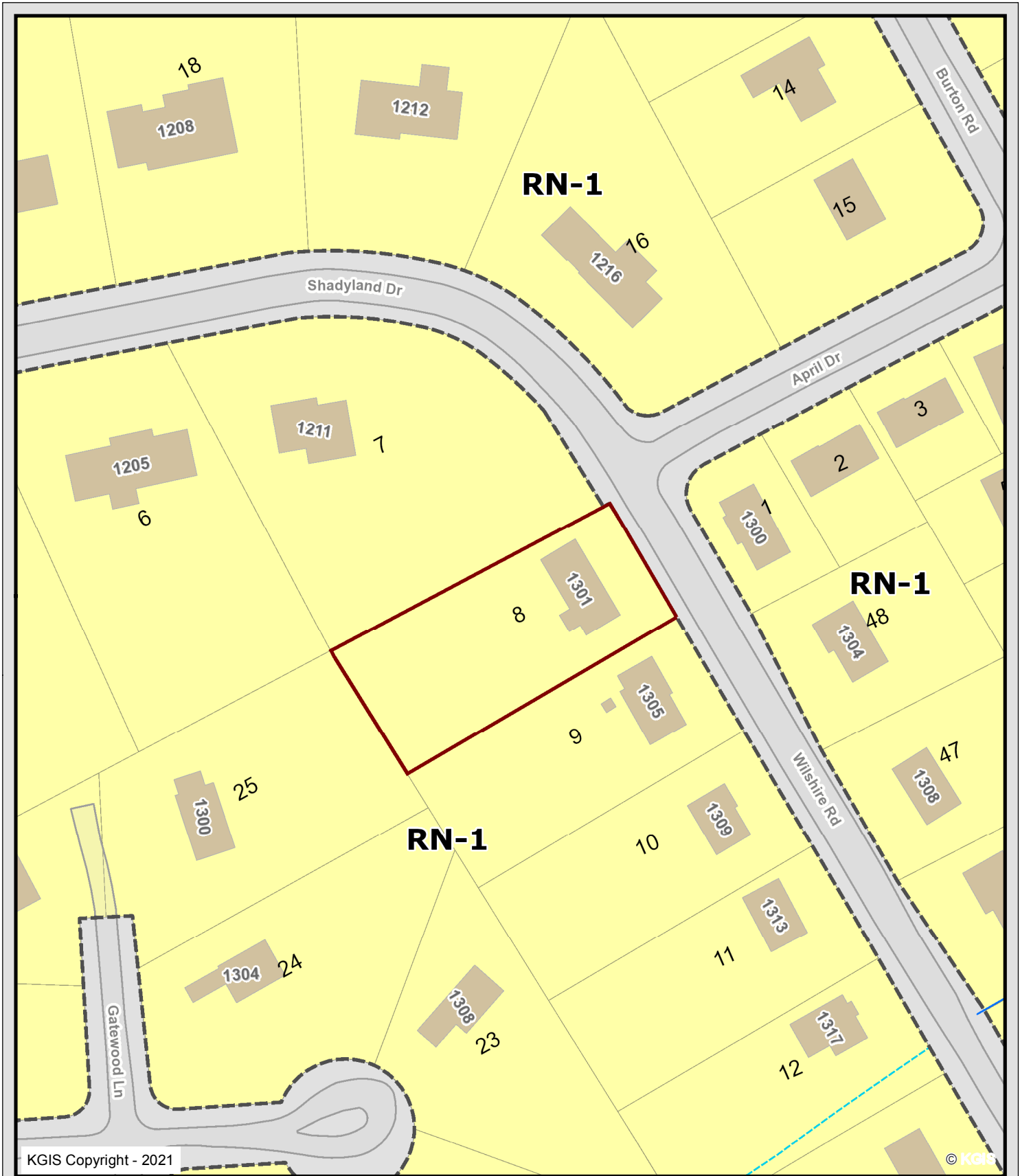
Fee Amount \$250.00

Council District 2nd

BZA Meeting Date 8-17-21

**PLANS REVIEWER** Scott Elder

**DATE** 7-9-21



**1301 Wilshire Rd**

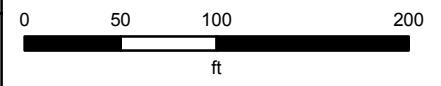
8-A-21-VA

Edward & Lisa Shouse

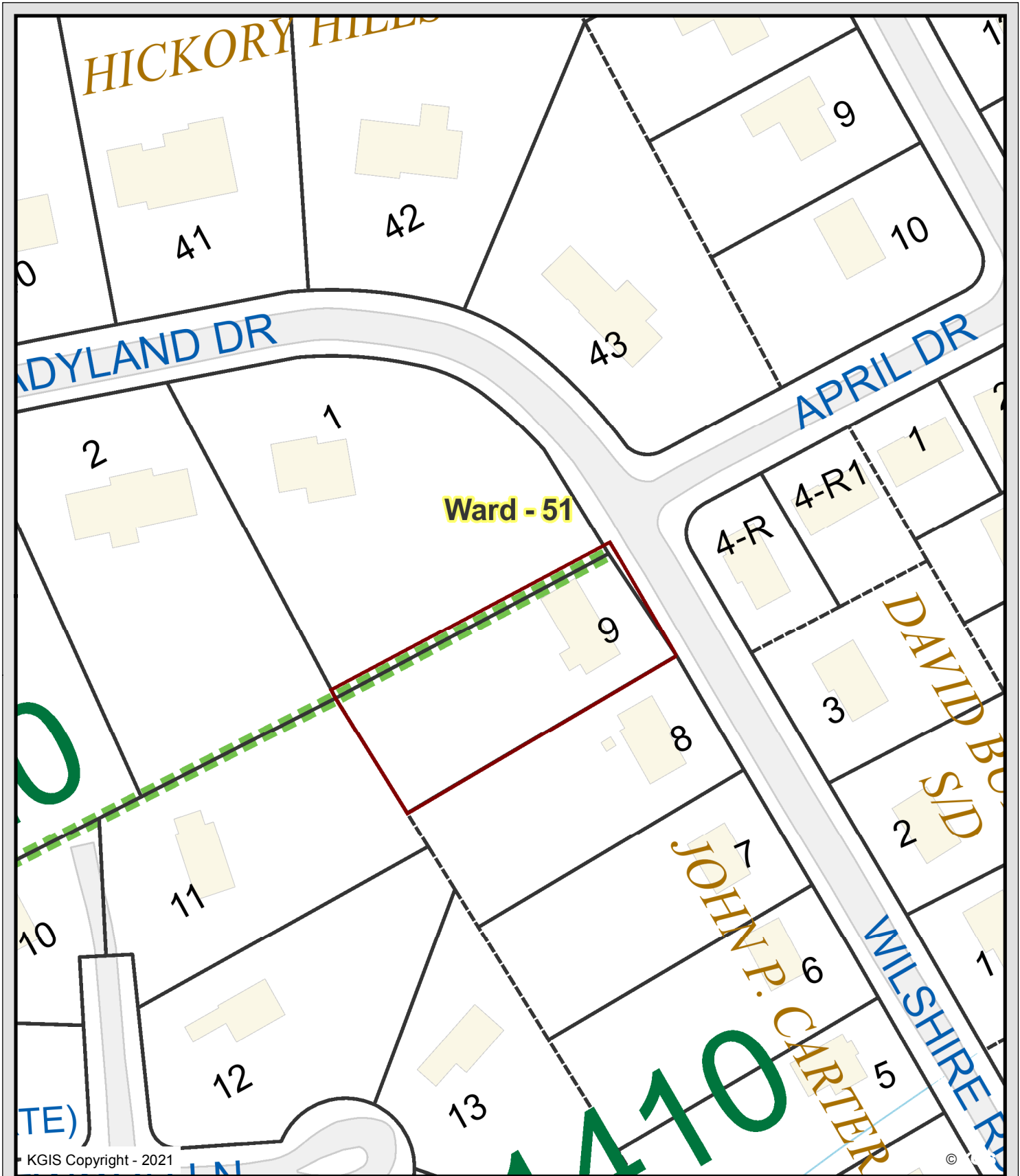
**Knoxville - Knox County - KUB Geographic Information System**



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1301 Wilshire Rd

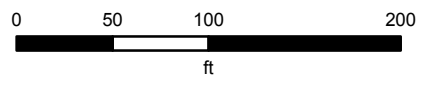
8-A-21-VA

Edward & Lisa Shouse

Knoxville - Knox County - KUB Geographic Information System



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**1301 Wilshire Rd**

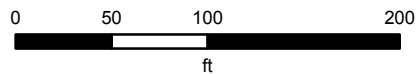
8-A-21-VA

Edward & Lisa Shouse

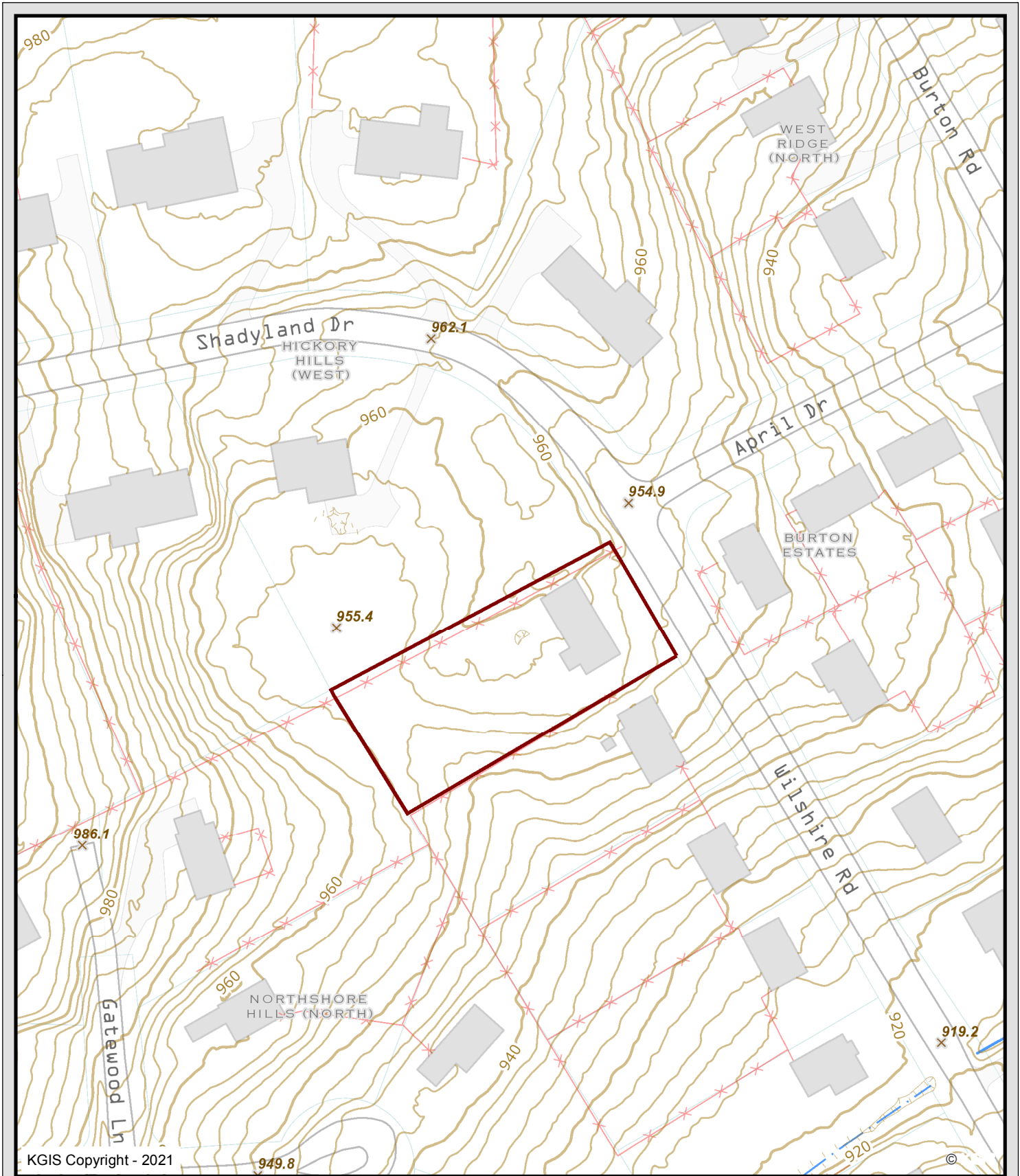
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### 1301 Wilshire Rd

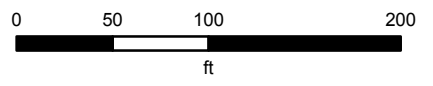
8-A-21-VA

Edward & Lisa Shouse

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



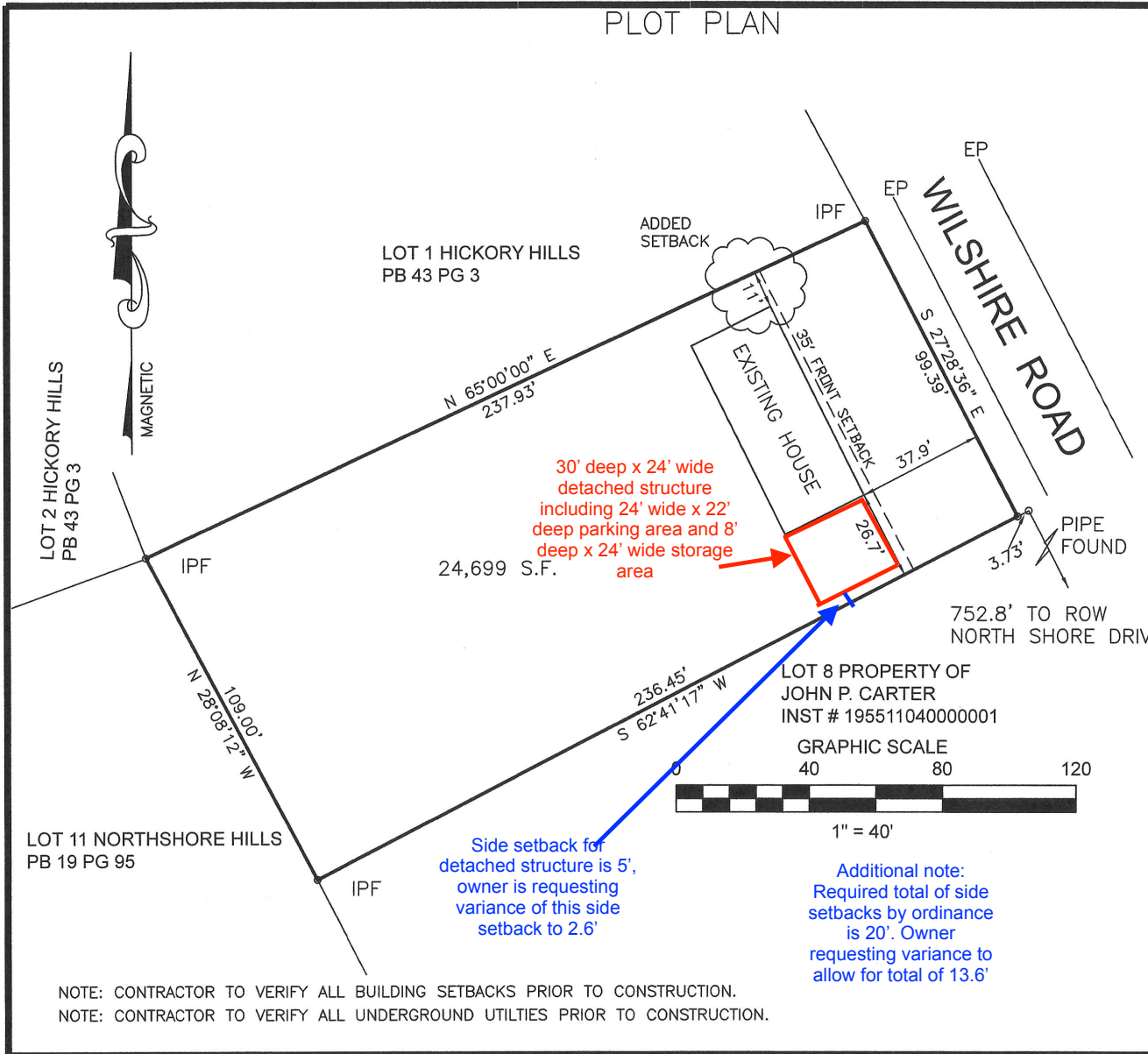
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PLOT PLAN

STREET ADDRESS: 1301 WILSHIRE ROAD  
 SUBDIVISION: PROPERTY OF JOHN P. CARTER, INST # 19551104000001  
 TAX MAP: 134-A, GROUP: B, PARCEL: 008



SCALE 1" = 40'

NOTE: THIS SURVEY IS A PROFESSIONAL OPINION AND DOES NOT CONVEY OR WARRANT TITLE.

NOTE: THIS PROPERTY SUBJECT TO ADDITIONAL EASEMENTS AND RIGHTS-OF-WAY THAT MIGHT BE FOUND WITH A TITLE SEARCH.

I hereby certify that this is a category I survey and the ratio of precision of the unadjusted survey is not less than 1:10,000 as shown hereon.

Surveyor: Dennis J. Gore

Tenn. Reg. No. 1500



INGRAM, GORE, & ASSOCIATES, LLC  
 7540 GARY WHITE ROAD  
 CORYTON, TENNESSEE 37721  
 423 774-7177 865-216-9355

NOTE: CONTRACTOR TO VERIFY ALL BUILDING SETBACKS PRIOR TO CONSTRUCTION.  
 NOTE: CONTRACTOR TO VERIFY ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.

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August 9, 2021

Mr. Scott Elder  
Board of Zoning Appeals  
Room 475, City-County Building  
P. O. Box 1631  
Knoxville, Tennessee 37901

Dear Mr. Elder:

**Re: Variance Requests 8-A-21-VA, 8-C-21-VA, 8-F-21-VA, 8-G-21-VA, 8-I-21-VA, and 8-J-21-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 Wiberley, P.E.  
Engineering

CGW



## RE: BZA August applications

Steve Borden <Steve.Borden@tn.gov>

Mon 8/9/2021 4:31 PM

To: Cheri Burke <cmburke@knoxvilletn.gov>

Please find the following responses from TDOT District 18 Operations for the July BZA applications:

8-A-21-VA: 1301 Wilshire Rd: Operations has no comment

8-C-21-VA: 3001 Knoxville Center Dr: Operations has comment

8-F-21-VA: 6202 Westland Dr: Operations has comment

8-G-21-VA: 700 Eleanor St: Operations has comment

8-I-21-VA: 10865 Parkside Dr: Operations has comment

8-J-21-VA: 525 Henley St: Operations has comment

If you have further questions, please let me know.



**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](mailto:Steve.Borden@tn.gov)

[tn.gov/tdot](http://tn.gov/tdot)

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**From:** Cheri Burke <cmburke@knoxvilletn.gov>

**Sent:** Tuesday, August 3, 2021 11:53 AM

**To:** Steve Borden <Steve.Borden@tn.gov>

**Subject:** [EXTERNAL] BZA August applications

**\*\*\* This is an EXTERNAL email. Please exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email - STS-Security. \*\*\***

Good morning Steve,

Please have your staff review the applications located [at this link](#) and provide your response by 8/9/21, if at all possible.

8-A-21-VA: 1301 Wilshire Rd

8-C-21-VA: 3001 Knoxville Center Dr

8-F-21-VA: 6202 Westland Dr

8-G-21-VA: 700 Eleanor St

8-I-21-VA: 10865 Parkside Dr

8-J-21-VA: 525 Henley St

Thank you!

Cheri Burke

Administrative Specialist

Neighborhood Codes Enforcement

City of Knoxville

865-215-2867

865-215-2119