



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	Michael MENCER	Owner <input checked="" type="checkbox"/>	New Structure <input checked="" type="checkbox"/>
Street Address	7511 Sheffield Dr.	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip	Knoxville TN 37909	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number	865-556-4491	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Email	MMENCER9315G@gmail.com		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 7511 Sheffield Dr. City, State, Zip Knoxville TN 37909
 See KGIS.org for Parcel # _____ and Zoning District _____

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.

Accessory Buildings, Over The Limited Size

I would like to erect ~~a~~ A Accessory Building for these reason's I was A car Dealer for more than Forty Year's And have Recently ReTire I have purchase over those Year's 5 Automobile's That or Dear to my heart And very ~~valuable~~ valuable ~~these~~ some of these car's haven't been Driven in over Thirty Year's And one Day I

Describe hardship conditions that apply to this variance.

would like to leave them for my Grand children's I also have A Grandson That is Paralyze And need storage for his Ramp's, ~~lifts~~ lifts, Truck chair and so on. For these reason's I need the extra space.

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

Michael W. Mencer

DATE 12-9-2021

File #



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):

PROJECT INFORMATION

Date Filed

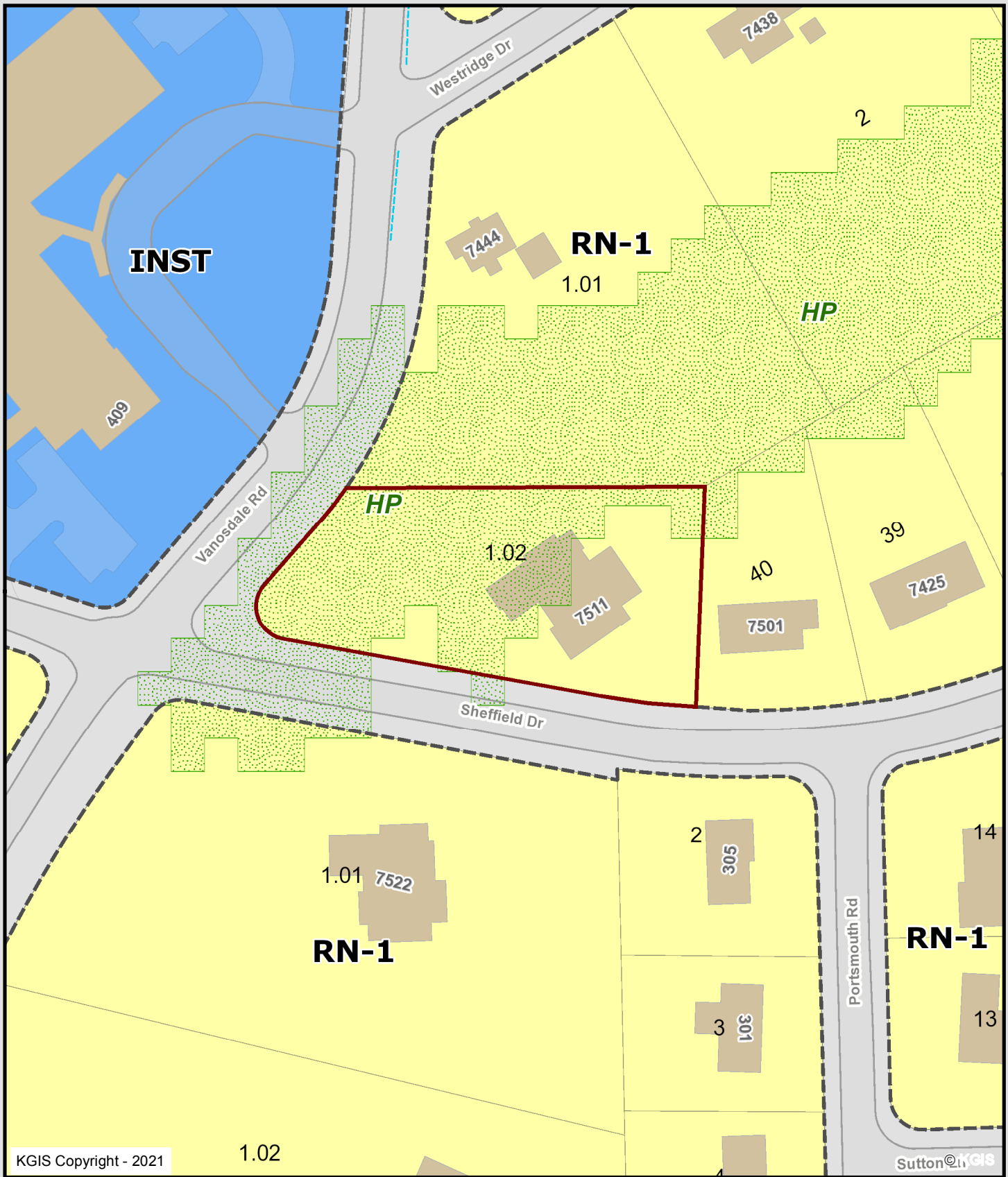
Fee Amount

Council District

BZA Meeting Date

PLANS REVIEWER

DATE



7511 Sheffield Dr

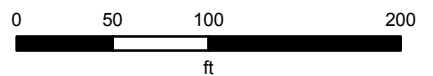
1-E-22-VA

Michael Mencer

Knoxville - Knox County - KUB Geographic Information System



Printed: 12/15/2021 at 8:56:17 AM



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7511 Sheffield Dr

1-E-22-VA

Michael Mencer

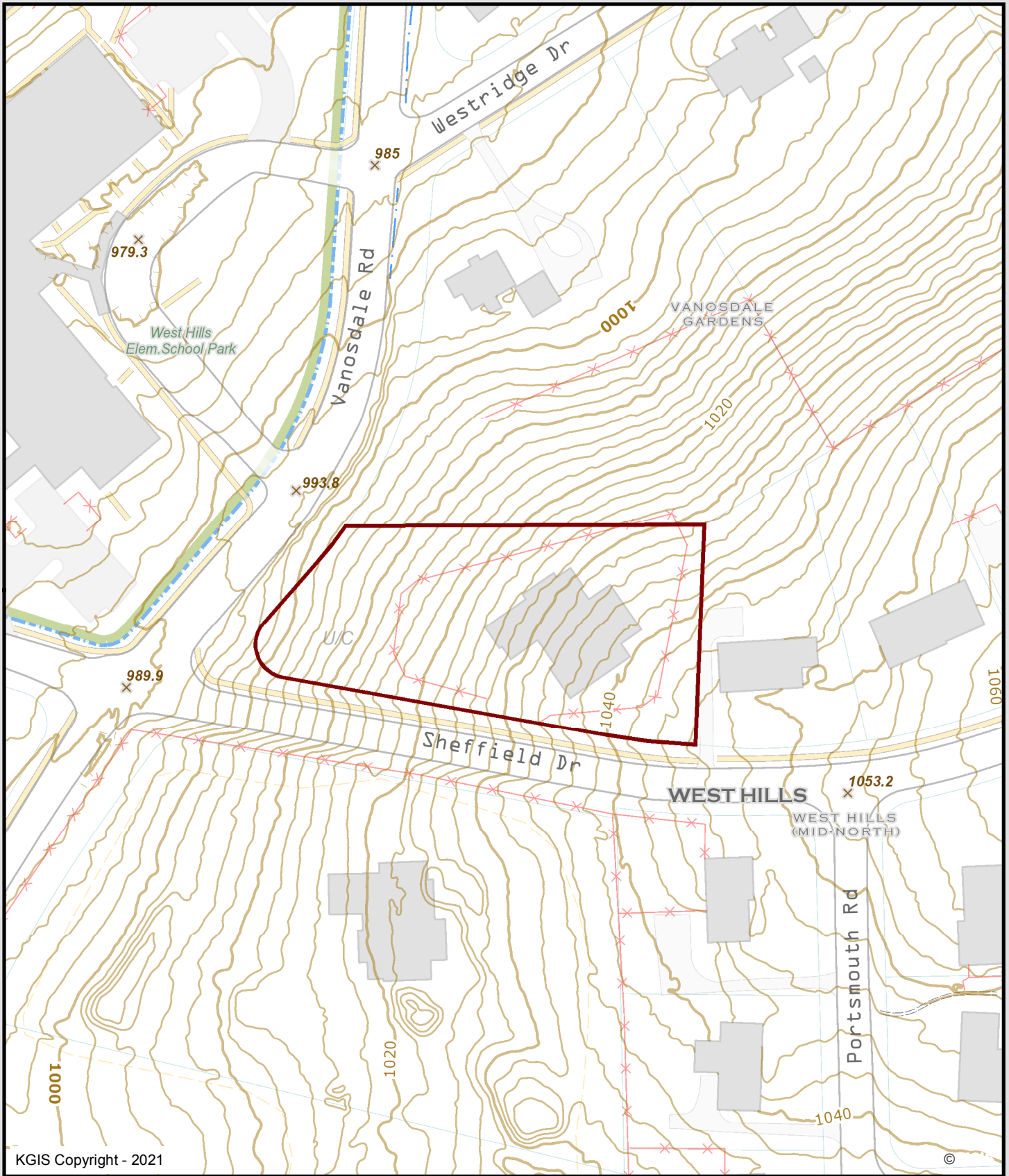
Knoxville - Knox County - KUB Geographic Information System



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7511 Sheffield Dr

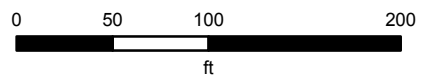
1-E-22-VA

Michael Mencer

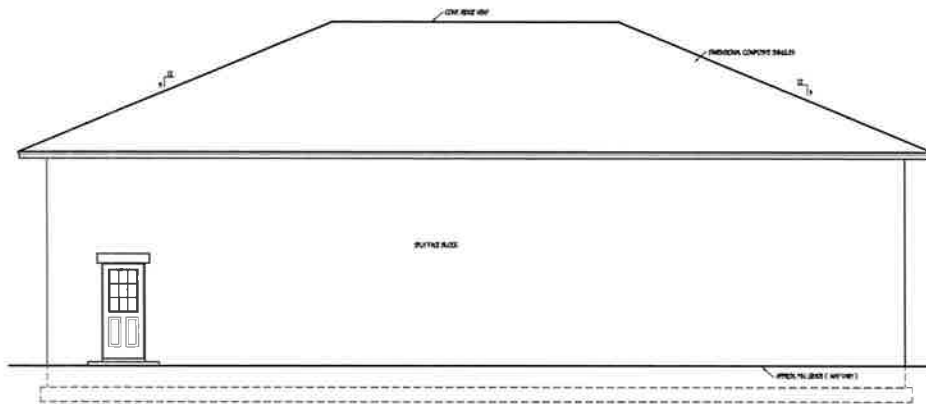
Knoxville - Knox County - KUB Geographic Information System



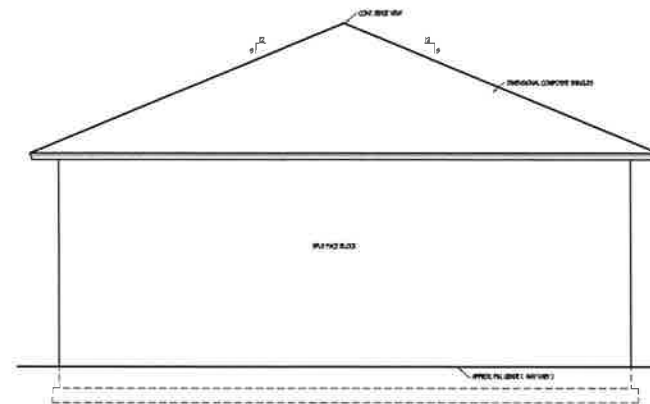
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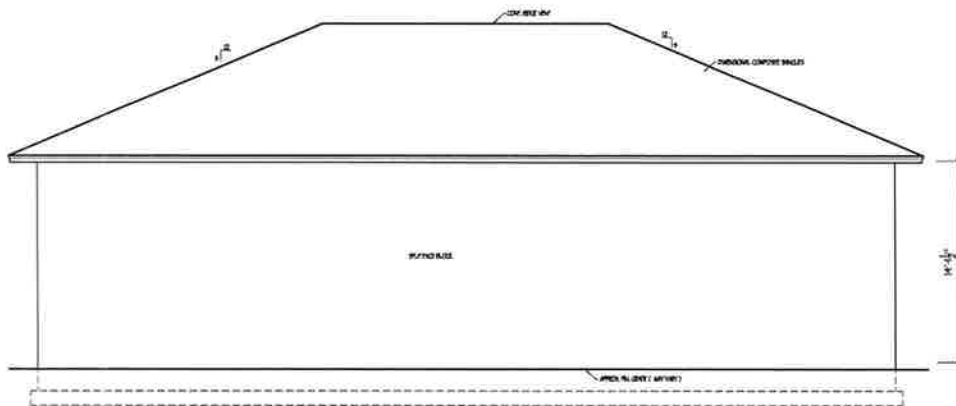
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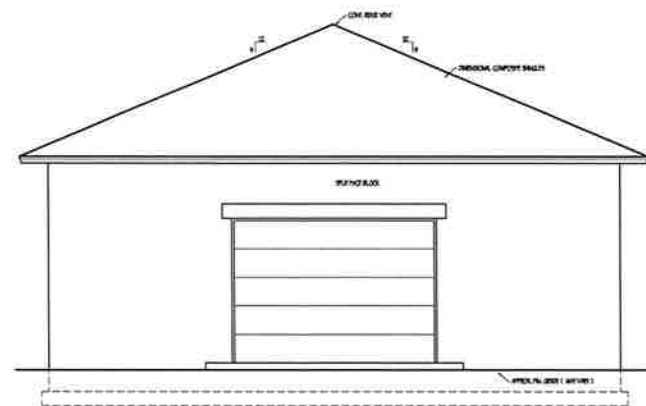
LEFT END ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

REVISED

MENDER

KNOXVILLE, TN

REFERENCE FOR
TO BE CONSTRUCTED AT:

DATE: 10/19/22

JOB NO:

DESIGNER: ESCHMAN

**JERRY ESCHMAN
CUSTOM HOME DESIGNS**

1025 BUCKTHORN DRIVE
KNOXVILLE, TENNESSEE

865-686-9696

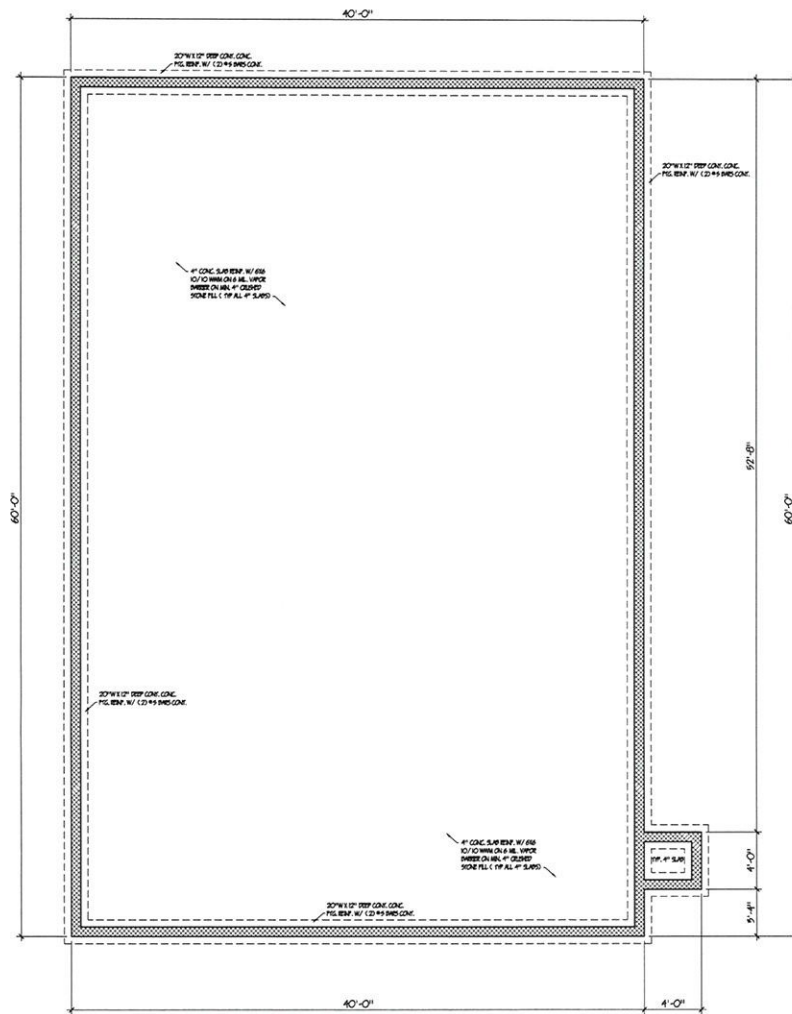
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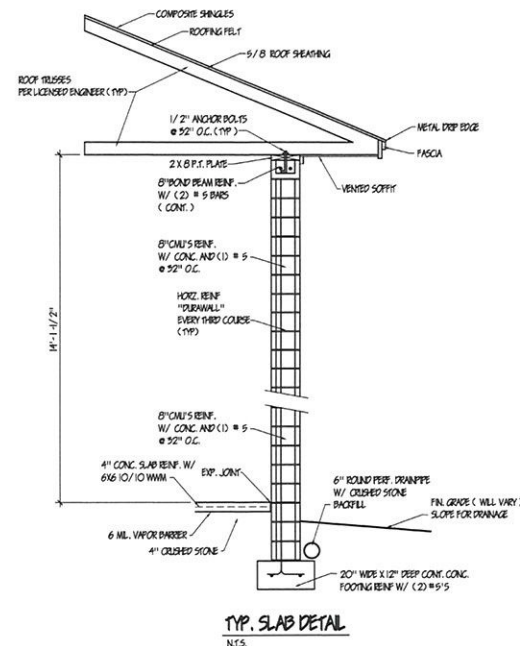
SHEET NUMBER

3

OF 3



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



TYP. SLAB DETAIL
N.T.S.

- FOUNDATION NOTES:**
1. BOTTOM OF ALL FOOTINGS SHALL BE ON APPROVED NATURAL SOIL OR APPROVED COMPACTED FILL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EMPLOYING A QUALIFIED CONSULTING ENGINEER TO INSPECT THE FOOTING EXCAVATIONS AND TO CERTIFY THAT FOUNDATION SOILS SUPPORTING FOOTINGS AND SLABS ARE ADEQUATE TO PROPERLY SUPPORT THE DESIGN LOADS.
 2. ALL CONCRETE SHALL DEVELOP A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI.
 3. REINFORCING SHALL BE ASTM SPEC. A615, GRADE 60.

REVISION

MENDER
KNOXVILLE, TN
TO BE CONSIDERED AT:

DATE:
10/15/21
JOB NO.:
DRAWN BY:
ESCHMAN

JERRY ESCHMAN
CUSTOM HOME DESIGNS

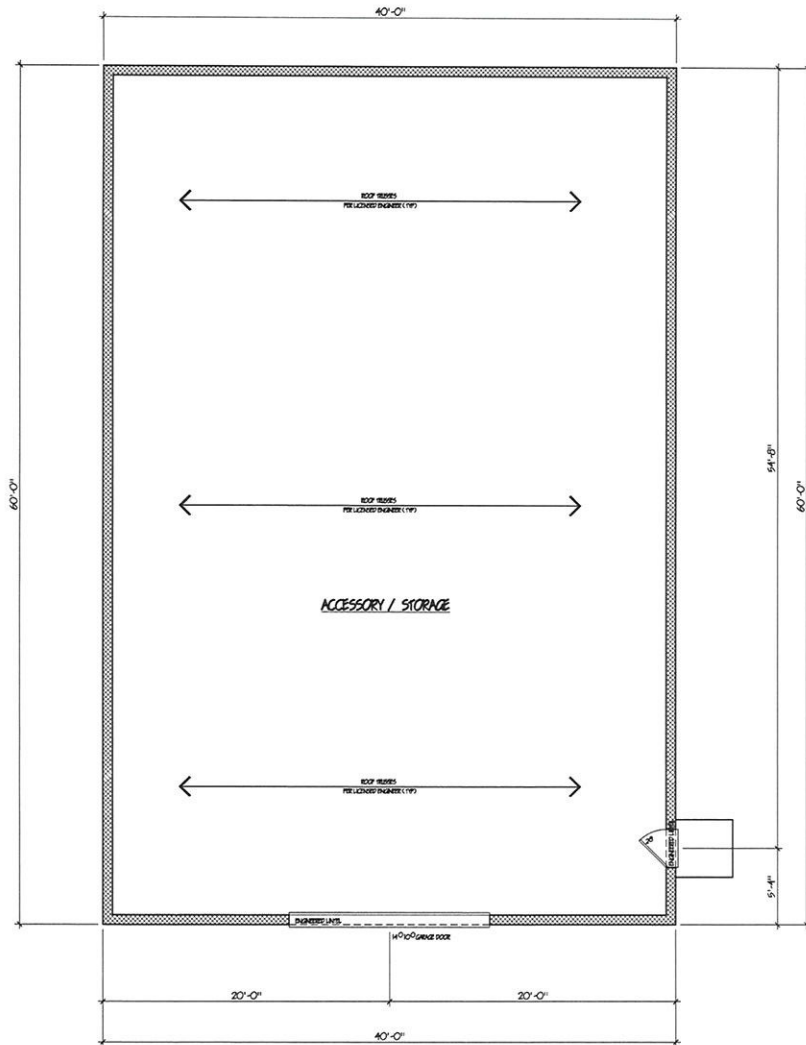
1025 BUCKTHORN DRIVE
KNOXVILLE, TENNESSEE

865-686-9696

JERRY ESCHMAN CUSTOM HOME DESIGNS (C.H.D.) PROVIDES DESIGN SERVICES. BUILDINGS, INTERIOR & EXTERIOR CONSTRUCTION, FLOOR PLANS, ELEVATIONS, AND FINISHES. THE DESIGNER IS NOT RESPONSIBLE FOR THE DESIGN OF ANY STRUCTURE NOT DESIGNED BY THE DESIGNER. THE DESIGNER IS NOT RESPONSIBLE FOR THE DESIGN OF ANY STRUCTURE NOT DESIGNED BY THE DESIGNER. THE DESIGNER IS NOT RESPONSIBLE FOR THE DESIGN OF ANY STRUCTURE NOT DESIGNED BY THE DESIGNER.

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SHEET NUMBER
1
OF 3



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"
2400 SQUARE FEET

GENERAL NOTES

1. DO NOT SCALE DIMENSIONS. ALWAYS REFER TO DIMENSIONS SHOWN ON BLUEPRINTS. CALL DESIGNER TO VERIFY ANY DIMENSIONS IN QUESTION.
2. ALL EXTERIOR WALLS ARE 4" (UNLESS NOTED OTHERWISE). ALL INTERIOR WALLS ARE 5/8" (UNLESS NOTED OTHERWISE).
3. THE CONTRACTOR SHALL PROVIDE ACCURATE SCHEDULING AND PRICING FOR ALL THE WORK SHOWN IN THE CONSTRUCTION PERIOD.
4. DESIGNER WILL NOT BE RESPONSIBLE FOR ANY UNAUTHORIZED CHANGES MADE TO THESE PLANS.
5. WALL STUDS MUST BE INSTALLED IN THE PRESENCE OF THE PLANS. ALL JOINTS, BRIMS, AND NOTES MUST BE PROVIDED. THE CONTRACTOR SHALL VERIFY ALL CONSTRUCTION DIMENSIONS, DETAILS, AND SPECIFICATIONS AND BE RESPONSIBLE FOR THE SAME. DESIGNER WILL NOT BE LIABLE FOR DAMAGE TO THE CONSTRUCTION PERIOD.
6. THE CONTRACTOR SHALL PROVIDE ENGINEERED STEEL LISTS AT ALL STEEL OPENINGS WHERE AND AS REQUIRED.

FRAMING NOTES

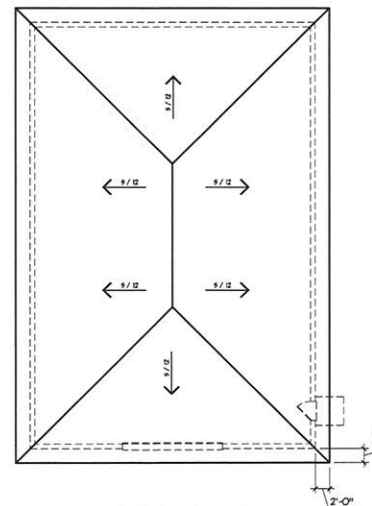
1. ALL WOOD FRAMING SHALL BE STRESS-GRATED LAMBER WITH THE FOLLOWING SPECIFICATIONS:

MEMBER: JOIST, RAFTER, & BEAM
RATING: STRESS (1400 PSI @ 12' SP)
NOTES: OF LAMBER: (1400,000 PSI)

MEMBER: STUDS, BRIMS, & BLOODING
RATING: STRESS (1400 PSI @ 12' SP)
NOTES: OF LAMBER: (1400,000 PSI)

MEMBER: LAMINATED WOOD
RATING: STRESS (2400 PSI)
NOTES: OF LAMBER: (1900,000 PSI)

2. BEAM SIZES NOT NOTED SHALL BE SIZED & DESIGNED BY A LICENSED ENGINEER. BEAM CONNECTION DETAILS BY LICENSED ENGINEER.
3. PROVIDE CONTINUED SOLID SUPPORT UNDER ALL BEAMS AND JOISTS.
4. PROVIDE DOUBLE JOIST UNDER ALL PERIMETER WALLS PARALLEL TO SPIN. PROVIDE SOLID BLOODING BETWEEN JOIST UNDER PERIMETER WALLS WHERE JOIST RUN PERPENDICULAR TO JOIST SPIN.
5. PROVIDE SOLID BLOODING OR 1" BRIMMING BETWEEN JOIST. TYPICAL AT MID-SPAN.



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

REVISED:

MENCER

KNOXVILLE, TN

REFERENCE FOR:

TO BE CONSULTED AT:

DATE: 10/19/23

EXP NO:

DRAWN BY: ESCHMAN

**JERRY ESCHMAN
CUSTOM HOME DESIGNS**

1025 BUCKTHORN DRIVE
KNOXVILLE, TENNESSEE

865-686-9696

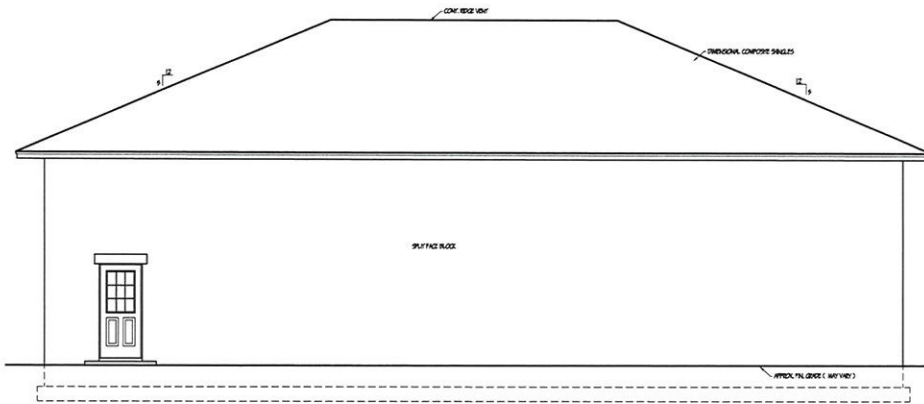
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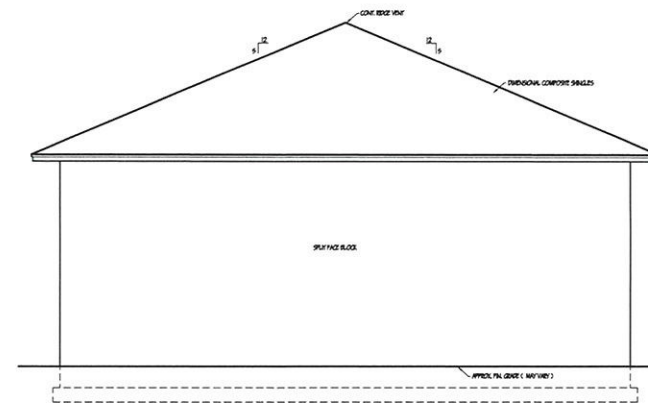
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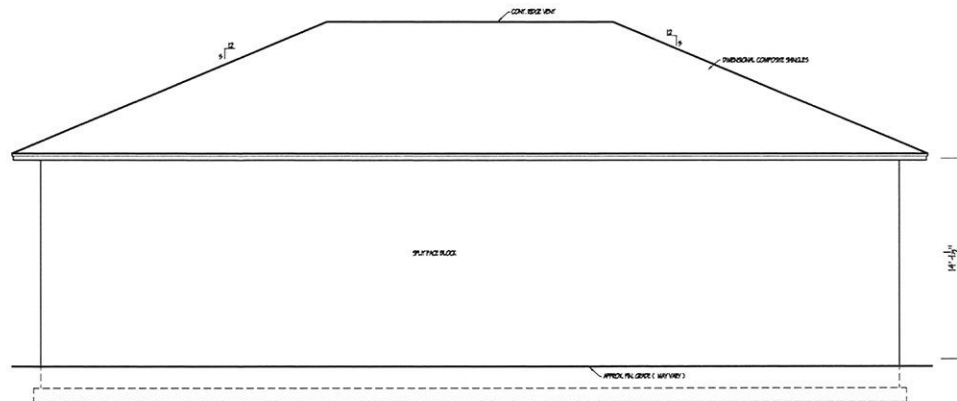
OF 3



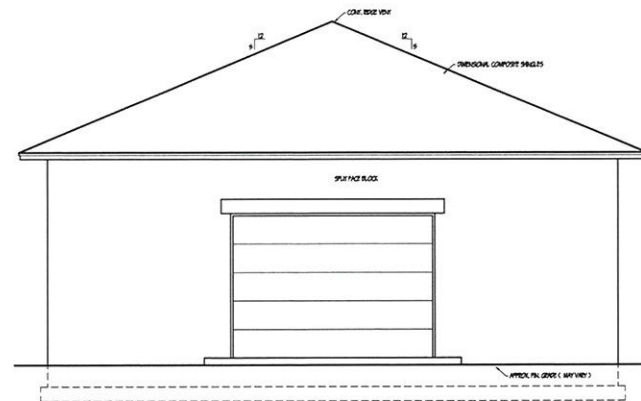
LEFT END ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

REVISED:

MENCER

KNOWVILLE, TN

RESIDENCE FOR:

TO BE CONSULTED AT:

DATE: 10/19/21

EXP NO:

DRAWN BY: ESWAN

JERRY ESWAN
CUSTOM HOME DESIGNS

1025 BUCKTHORN DRIVE
KNOXVILLE, TENNESSEE

865-686-9696

JERRY ESWAN CUSTOM HOME DESIGNS HAS PROVIDED THESE PLANS AS A GUIDE ONLY. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.

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SHEET NUMBER

3

OF 3



SINCE 1979

STERLING
ENGINEERING, INC.

LAND SURVEYING
CIVIL ENGINEERING
CONSULTING
LAND PLANNING

1020 WILLIAM BLOUNT DRIVE
MARYVILLE, TENNESSEE
37802-8401
P.O. BOX 4878
MARYVILLE, TENNESSEE
37802-4878
PHONE: 865-984-3905
FAX: 865-981-2815
www.sterling-us.com

SITE PLAN
GARAGE ADDITION
WEST HILLS
BLOCK U, UNIT 6
KNOX COUNTY, TN.
MIKE MENCER



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SHEET

CP3

DESIGNED: SDJ

DRAWN: SDJ

CHECKED:

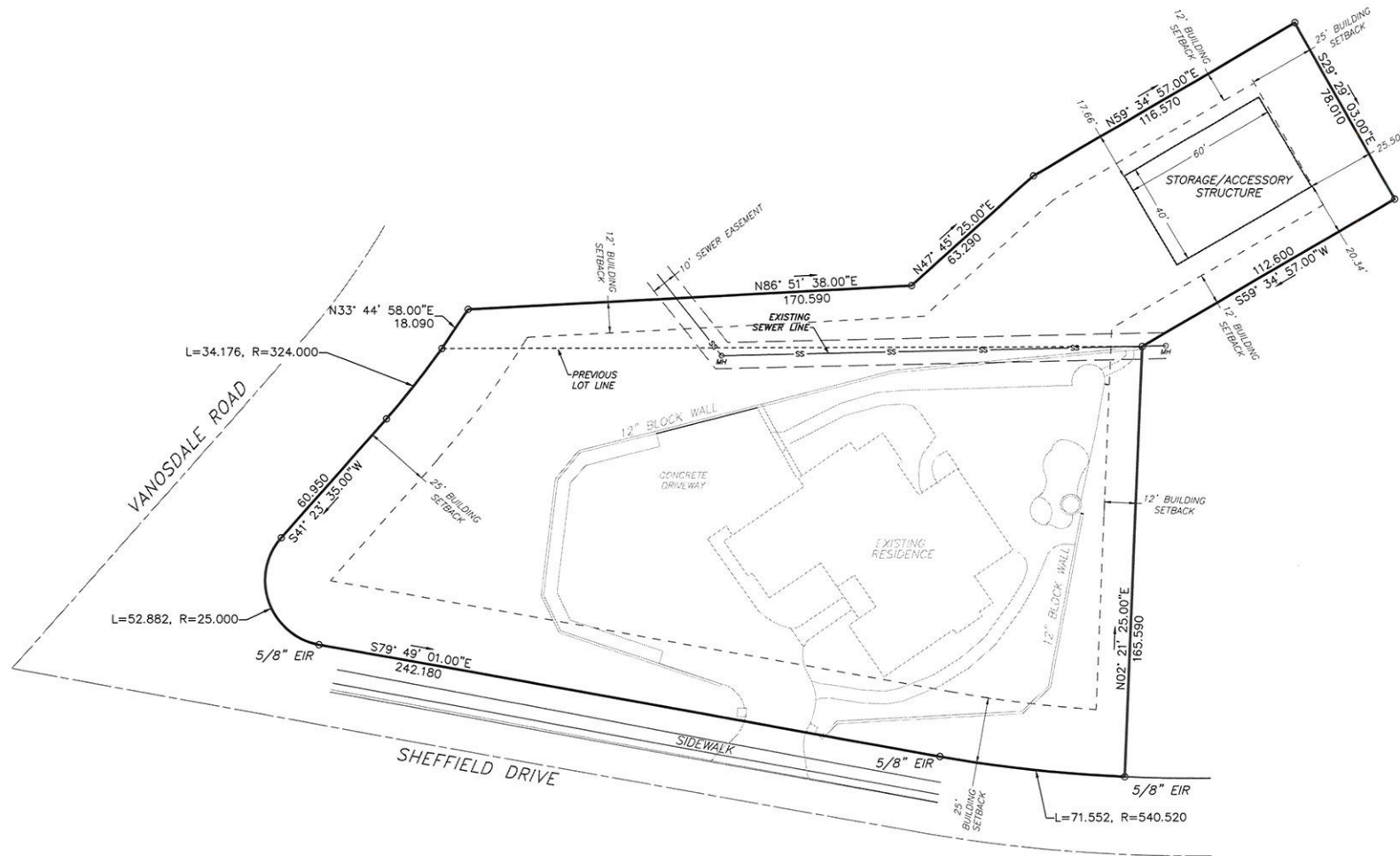
DATE: 11/2/21

SCALE: 1" = 30'

DRAWING: 6451-CP3

PROJECT NO:

SEI#6451



LEGEND:

A= ARC LENGTH
R= RADIUS
D= CENTRAL ANGLE (DELTA)
B= CHORD BEARING
C= CHORD LENGTH
Ac. ACRES
--- BOUNDARY LINE
--- EASEMENT LINE
--- BUILDING SETBACK LINE
--- EDGE OF ROAD
--- SS SEWER LINE (EXISTING)
--- MH SEWER MANHOLE

NOTES:

1. 5' Drainage and utility easements inside all interior lot lines and 10 feet on the inside of all exterior lot lines and street rights of way per plot.
2. Front Building setback shall be 25 feet from all street rights-of-way and joint permanent easements, unless otherwise noted in restrictions. All other Setbacks shall be in accordance with the Zoning Ordinances.
3. Property lines shown hereon is taken from Record Plat 4716-J for Vanosdale Gardens Subdivision and Final Plat of White and Mencer Property.
4. No Instruments of Record reflecting easements, rights of way, and/or ownership were furnished to the Surveyor, except as shown hereon. The Surveyor has made no attempt to access the public records for any easements. Subject to any easements, regulations or restrictions in effect at the time of this survey. No title opinion is expressed or implied.



OWNER OF RECORD:

MICHAEL MENCER
7511 SHEFFIELD DRIVE
KNOXVILLE, TN 37909
865-556-4491

DISTRICT 6, KNOX COUNTY
INSTR. 201712290039551
TAX MAP 120C "A" PARCEL 1.02
PLAT REF. 201707240005017

