

File #

B-A-19-VA



BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION	APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name Long Sisters, LLC.	Owner <input checked="" type="checkbox"/>	New Structure <input checked="" type="checkbox"/>
Street Address PO Box 24013	Contractor <input checked="" type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip Knoxville, TN 37933	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number 865-567-0947	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Email Chris@rootshomes.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 2301 E 5th Ave.
 City, State, Zip Knoxville, TN 37917
 Parcel # (see KGIS.org) 29
 Zoning District (see KGIS.org) R1-A

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.

Propose 7' side "front yard" setback on N. Olive St. and parking to come from rear alley instead of front street. Current R-2 zoning of the location does not work with many lots in the neighborhood because the subdivision was laid out 130 years ago under different standards than we use today. Most areas of the neighborhood are designated historical or infill which mandates that I, as the builder, build a house that fits the neighborhood aesthetics as well as being similar in setbacks and function. Surprisingly those overlays require us to build houses that fit into the neighborhood whereas this zoning prevents us from doing so. The proposed lot, like many other vacant lots in the neighborhood not designated historical or infill, can not both meet the modern zoning standards it is in and fit seamlessly into the surrounding neighborhood. Specifically, the 25' "front yard" setback requirement along N. Olive St.. Attached is a list and map of corner lot properties within the immediate area of the property that have 10' or less of setbacks on their side "front yard" setback. Clearly, when the neighborhood was developed a 25' setback was not considered. If this modern requirement is maintained in this historic neighborhood then it will render many lots like this worthless as they will not be able to be developed. The proposed house plan fits into the fabric of the neighborhood and has previously passed all Infill Housing Committee guidelines for infill. The 7' setback on N. Olive St. maintains the minimum 5' setback on the opposite side of the house per small lot of record guidelines and is within the parameters established when this neighborhood was originally developed and subdivided into these existing lots.

Describe hardship conditions that apply to this variance.

- 25' "front yard" setback for the side yard along N. Olive St. reduces the buildable lot width from 38' to 12' making it impractical to develop.
- Small lot of record, 50', prevents proper driveway width to pass along side of house, rest of neighborhood housing has parking off rear alley

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 Chris Bush

DATE 7/1/19

File #8-A-19-VA



BOARD OF ZONING APPEALS APPLICATION

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

Is a plat required? Yes ☐ No ☒

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

1. Reduce the minimum required front yard setback on N. Olive St. from 25' to 7' to permit a new single family residence.

Per Article 4, Section 2.1.2.D.1.a.

2. Request to allow an alley to be the primary means of vehicular egress and ingress in a R-1A zone for a proposed single family residence.

Per Article 5, Section 6.D.9.

PROJECT INFORMATION

Date Filed 7-1-19

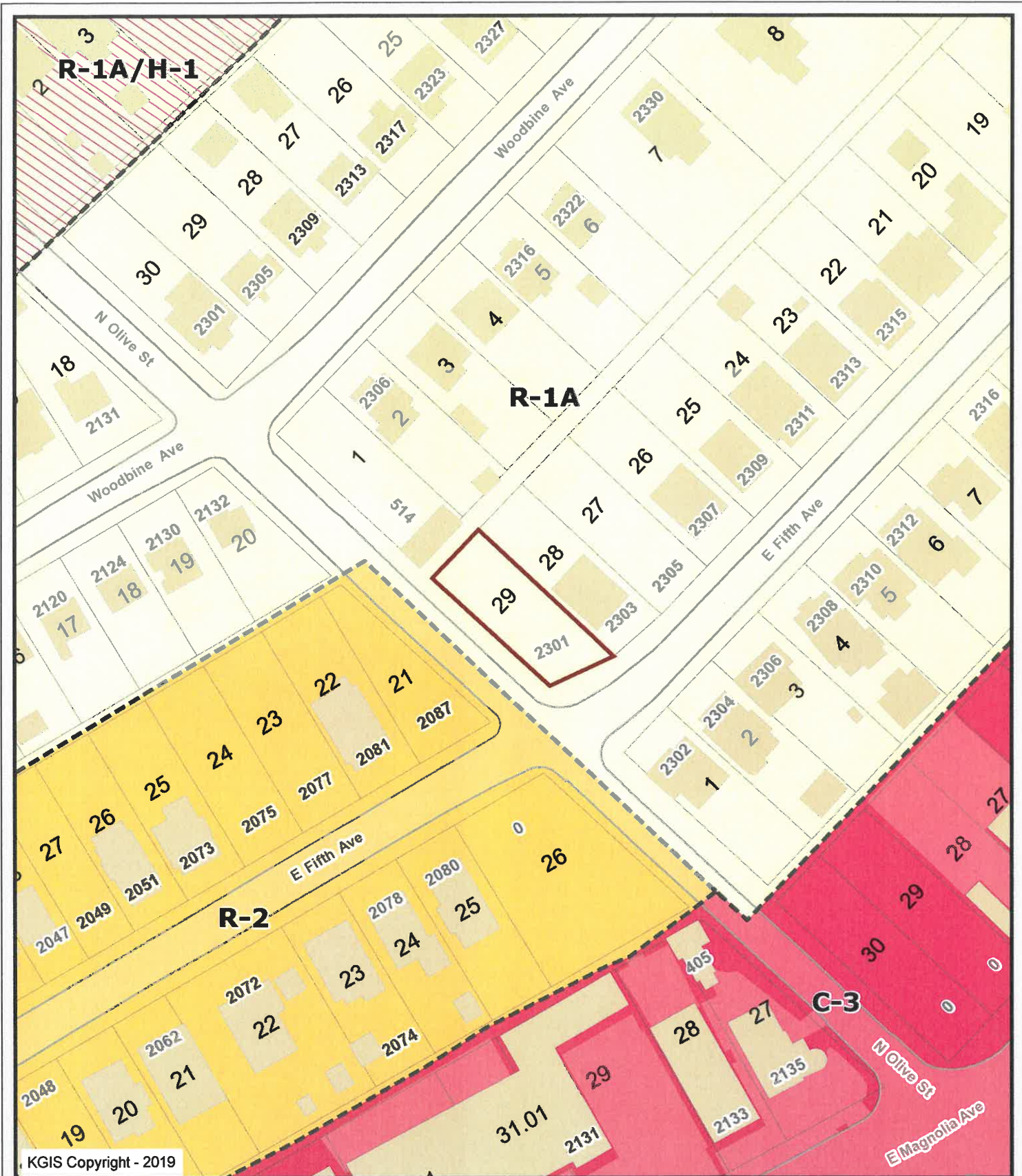
Fee Amount \$250

Council District 6

BZA Meeting Date 8-15-19

PLANS REVIEWER Rebecca Johnson

DATE 7-1-19



2301 E. Fifth Ave.

8-A-19-VA
Long Sisters, LLC,

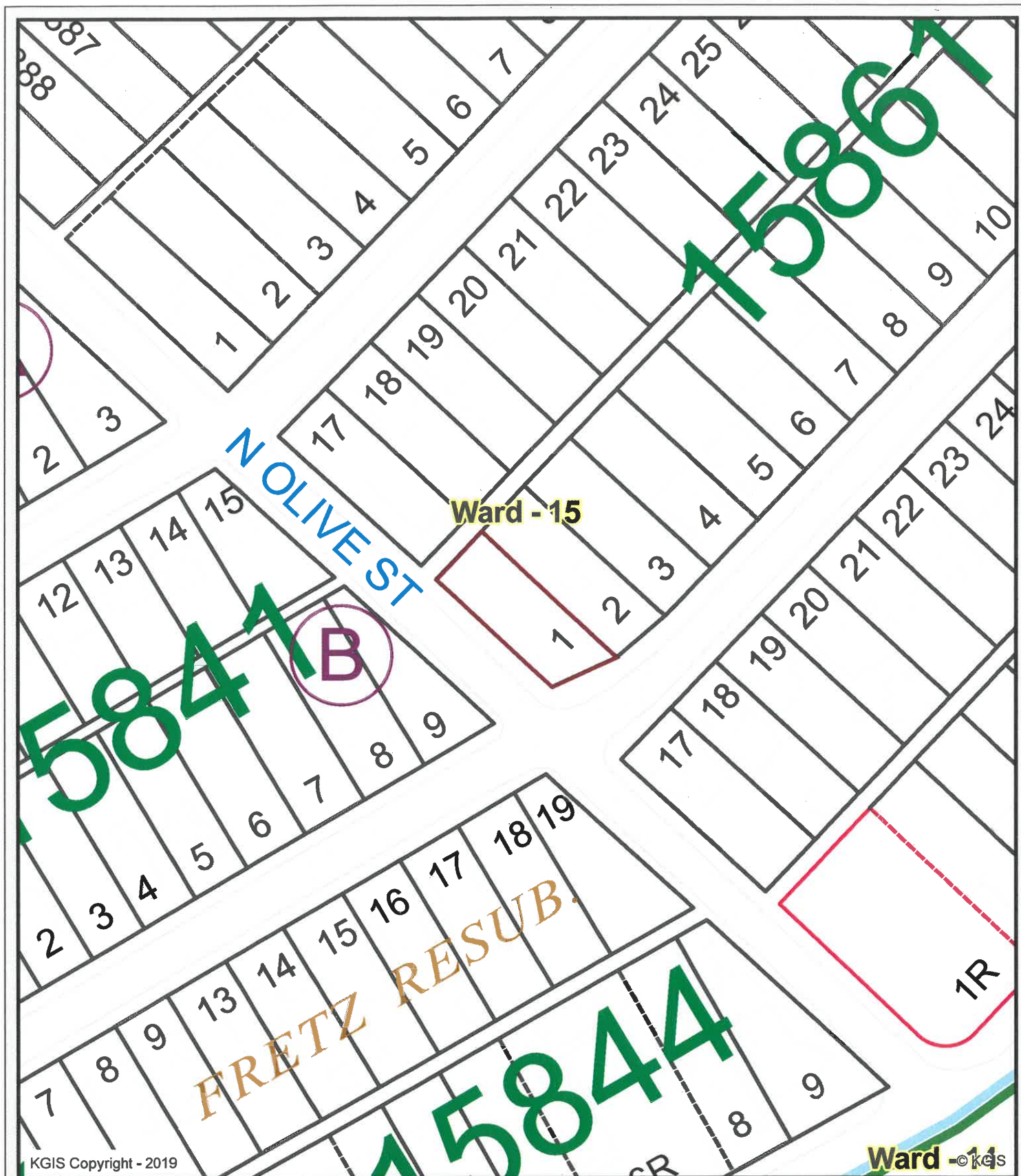
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2301 E. Fifth Ave.

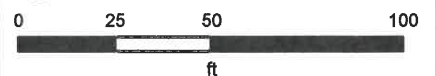
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Long Sisters, LLC,

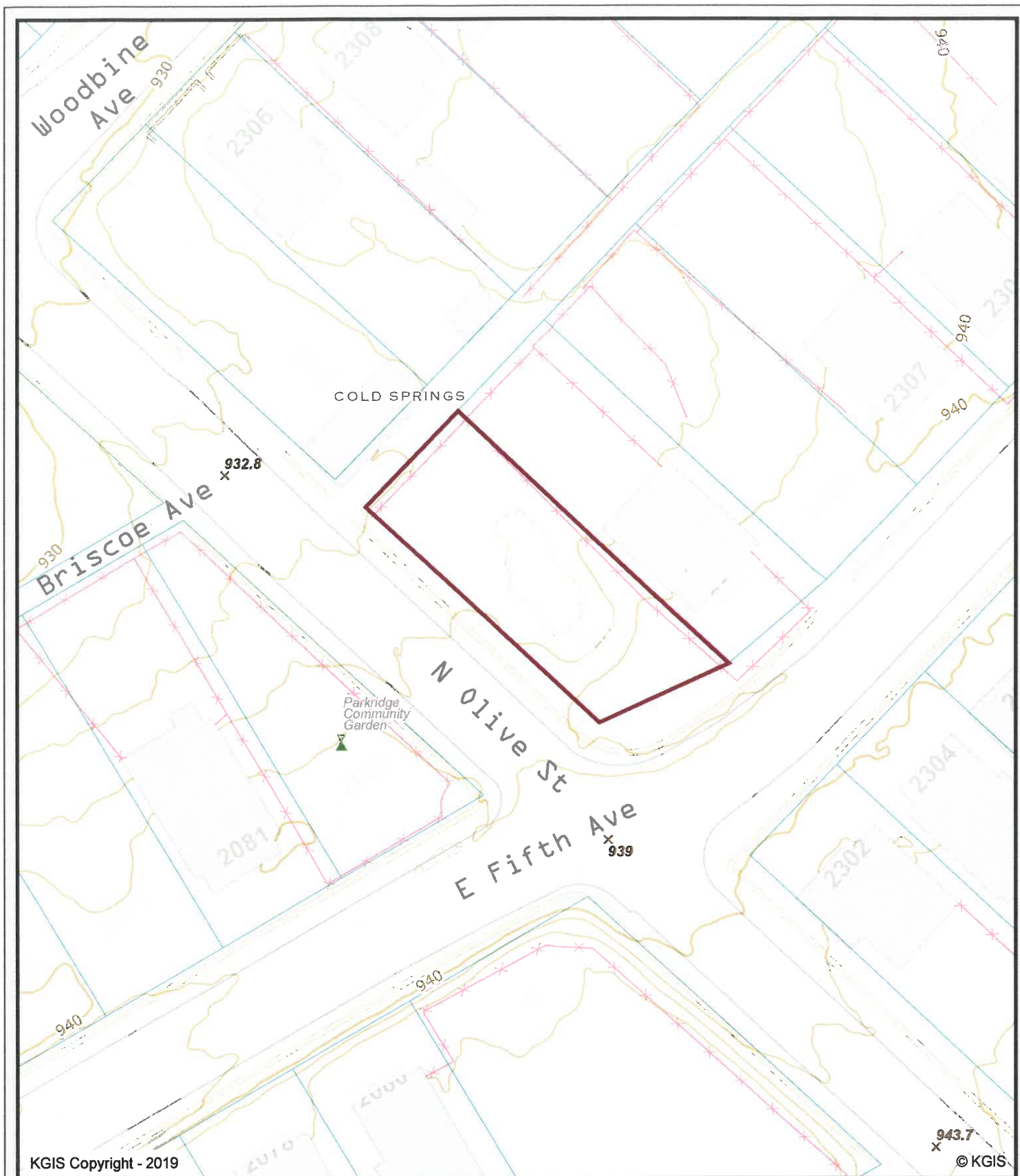
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Please see the responses from District 18 Operations below to this month's BZA applications:

8A19VA: No Comment

8B19VA: No Comment

8C19VA: There shall be no encroachment onto State Owned Rights of Way without proper permits.

8D19VA: No Comment



Steven M. Borden, P.E. | Director/Assistant Chief Engineer

TDOT – Region 1

7345 Region Lane

Knoxville, TN 37914

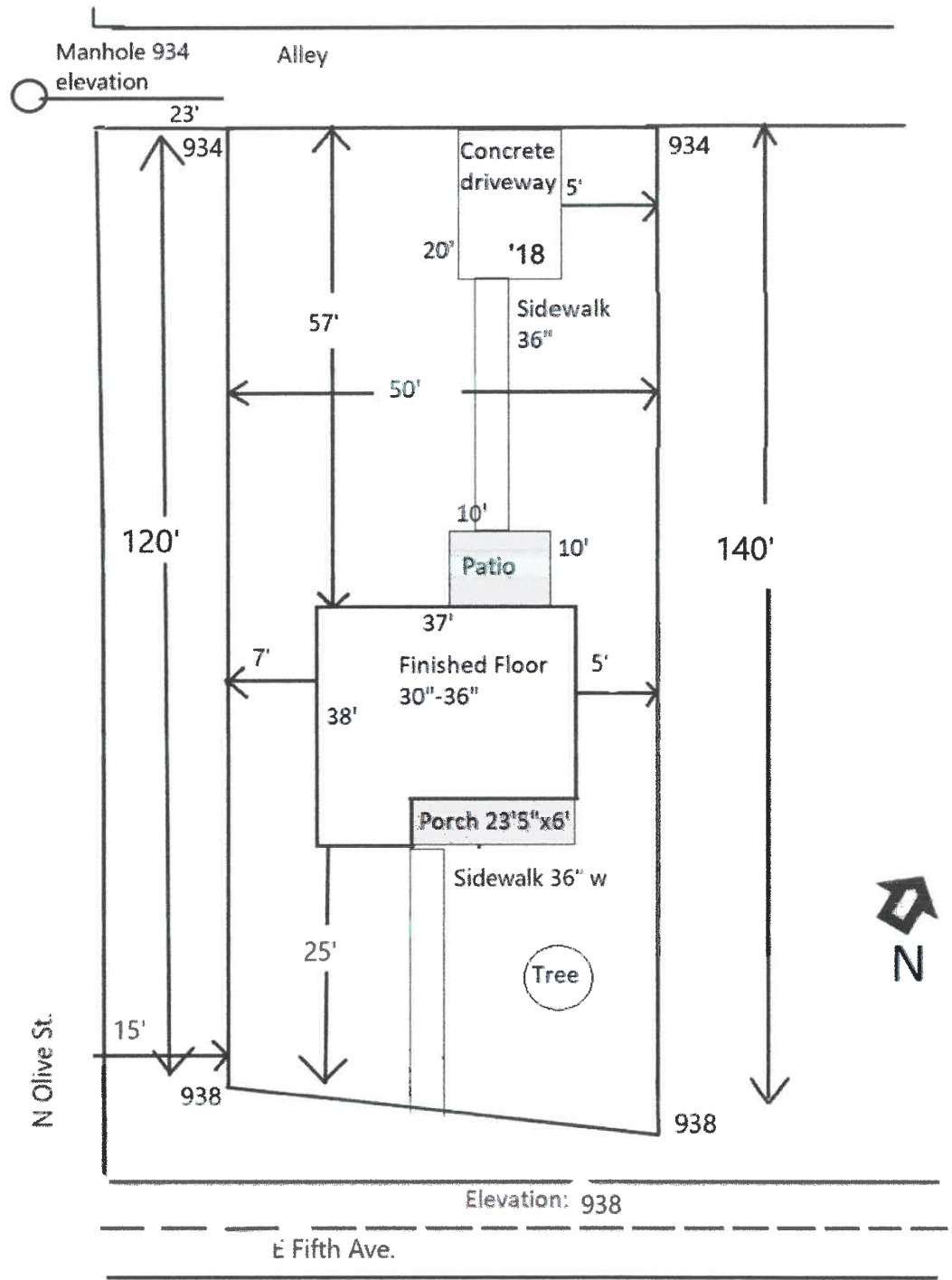
(865) 594-2400

Steve.Borden@tn.gov

tn.gov/tdot

2301 E 5th Ave.

Lot: 1
Ward: 15



- **2302 E. 5th Ave.: sits over lot line on N. Olive St.**
- **2132 Woobine: 7' setback off N. Olive St.**
- **2301 Woodbine: 8' setback of N. Olive St.**
- **2131 Woodbine: 9' setback off N. Olive St.**
- **2300 Jefferson: 5' setback off N. Olive St.**
- **2041 E. 5th Ave.: 7' setback off Polk St.**
- **2101 Jefferson: 7' setback off Polk St.**
- **2100 Woodbine: 7' setback off Polk St.**
- **1954 Woodbine: 5' setback off Polk St.**
- **1955 Woodbine: 7' setback off Polk St.**



100

Parkway
Community
Garden

2062

2072

2074

Spring St

405

1948

1946

1950

1954

Polk St

2041

2043

2045

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E Fifth Ave

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