

File #

9-J-19-VA



BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION

Name Logan Higgins
 Street Address 200 W Jackson Ave
 City, State, Zip Knoxville, TN, 37902
 Phone Number 423.502.4210
 Email LoganAHiggins@gmail.com

APPLICANT IS:

Owner ☐
 Contractor ☐
 Tenant ☐
 Other ☒

THIS PROPOSAL PERTAINS TO:

New Structure ☐
 Modification of Existing Structure ☒
 Off Street Parking ☐
 Signage ☐
 Other ☐

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 707 Luttrell St
 City, State, Zip Knoxville, TN, 37917
 Parcel # (see KGIS.org) 094DE008
 Zoning District (see KGIS.org) O6

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 project is an addition to a house in the Fourth and Gill neighborhood. It has undergone HZC approval and needs a variance on lot coverage. According to KGIS, the house itself has 1,476.1* SF of coverage, with the addition and new covered porch, it will have an additional 815 SF of coverage. According to KGIS, the lot is 6,274.1** SF. That makes the **total lot coverage 36.5 or 37% for which we will need a variance.**

There are also potential conflicts with the rear and side setbacks. It is our understanding that as long as the addition does not extend beyond the existing house on the sides, the side setbacks do not need a variance. It is also our understanding that the rear setback for this property is 25ft. The edge of the rear covered porch is 19'-5"ft from the rear lot line (based on KGIS locations). **Therefore, we anticipate the need of a variance for the rear setback for 19'-5".**

*our calculations show an area of 1,401 sf as existing

**each side of the property is a different length. This number was taken by the average of the lengths multiplied by the average of the widths.

Describe hardship conditions that apply to this variance.

The lot sizes in this neighborhood are much smaller than most others in the city. It is not uncommon for houses to be over the lot coverage percentage in this neighborhood.

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 Logan Higgins

DATE 8/19/19

File # 9-J-19-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 square footage allowed in a R-1A / H-1 zone from 1881.4 square feet (30%) to 2,291 (36.5%) for an addition to a single family residence.

Per Article 4, Section 2.1.2.D.6.a.

Decrease the minimum rear yard setback from 25' to 21' for an addition to a single family residence.

Per Article 4, Section 2.1.2.D.3.a.

REVISED

PROJECT INFORMATION

Date Filed 8-19-19

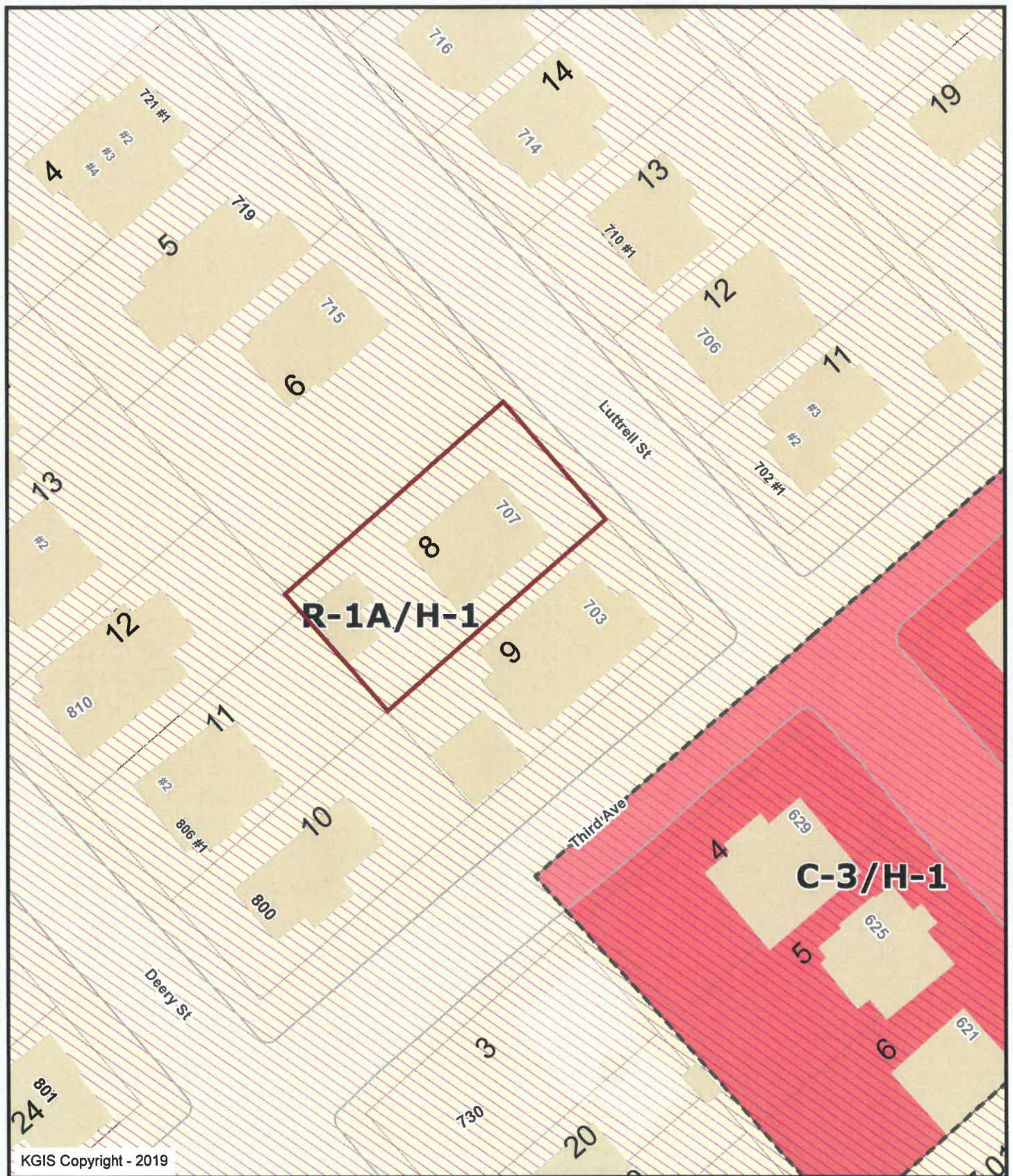
Fee Amount \$250

Council District 4

BZA Meeting Date 9-19-19

PLANS REVIEWER Rebecca Johnson

DATE 8-19-19



707 Luttrell St.

9-J-19-VA

Logan Higgins

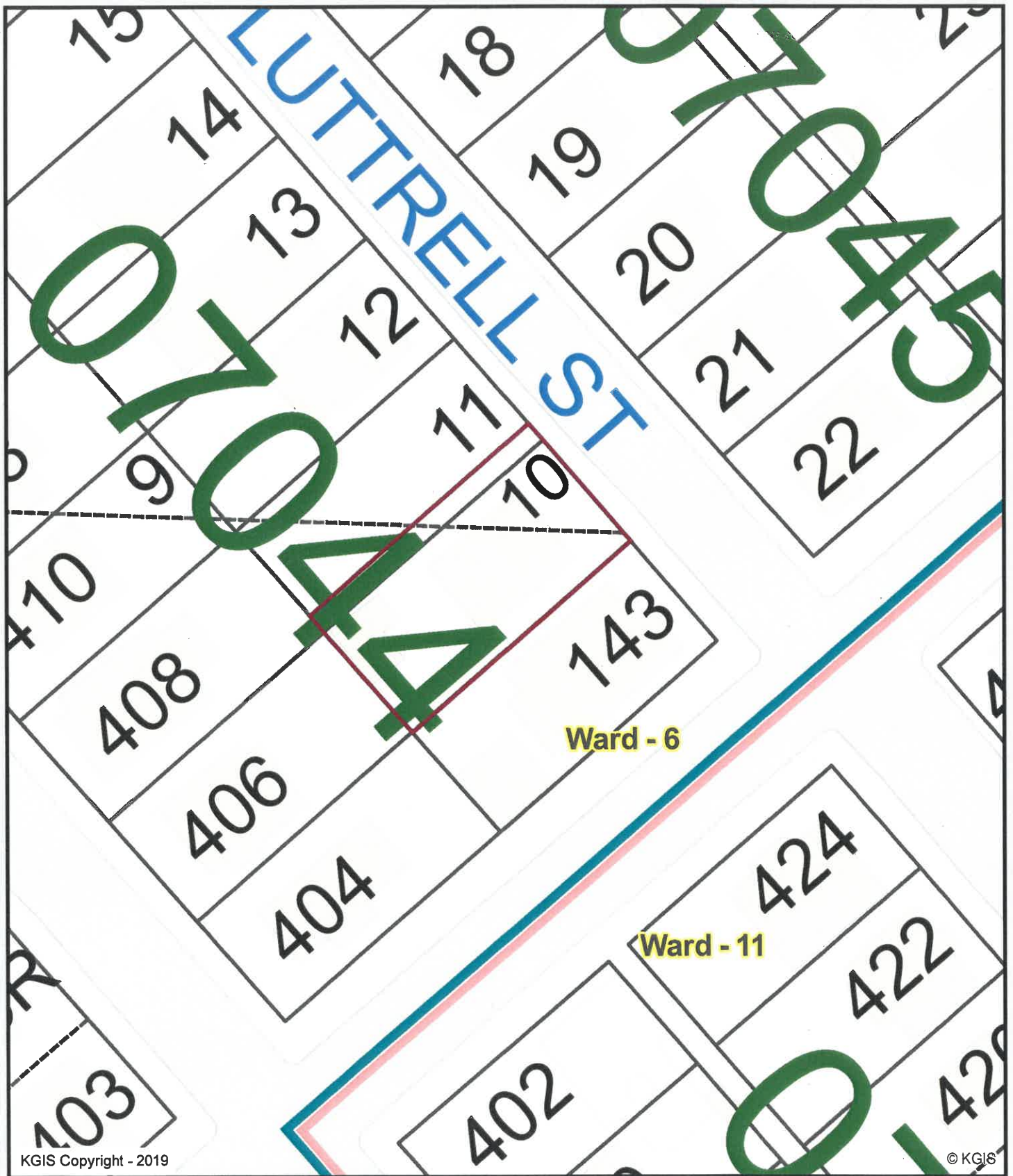
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707 Luttrell St.

9-J-19-VA

Logan Higgins

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707 Luttrell St.

9-J-19-VA
Logan Higgins

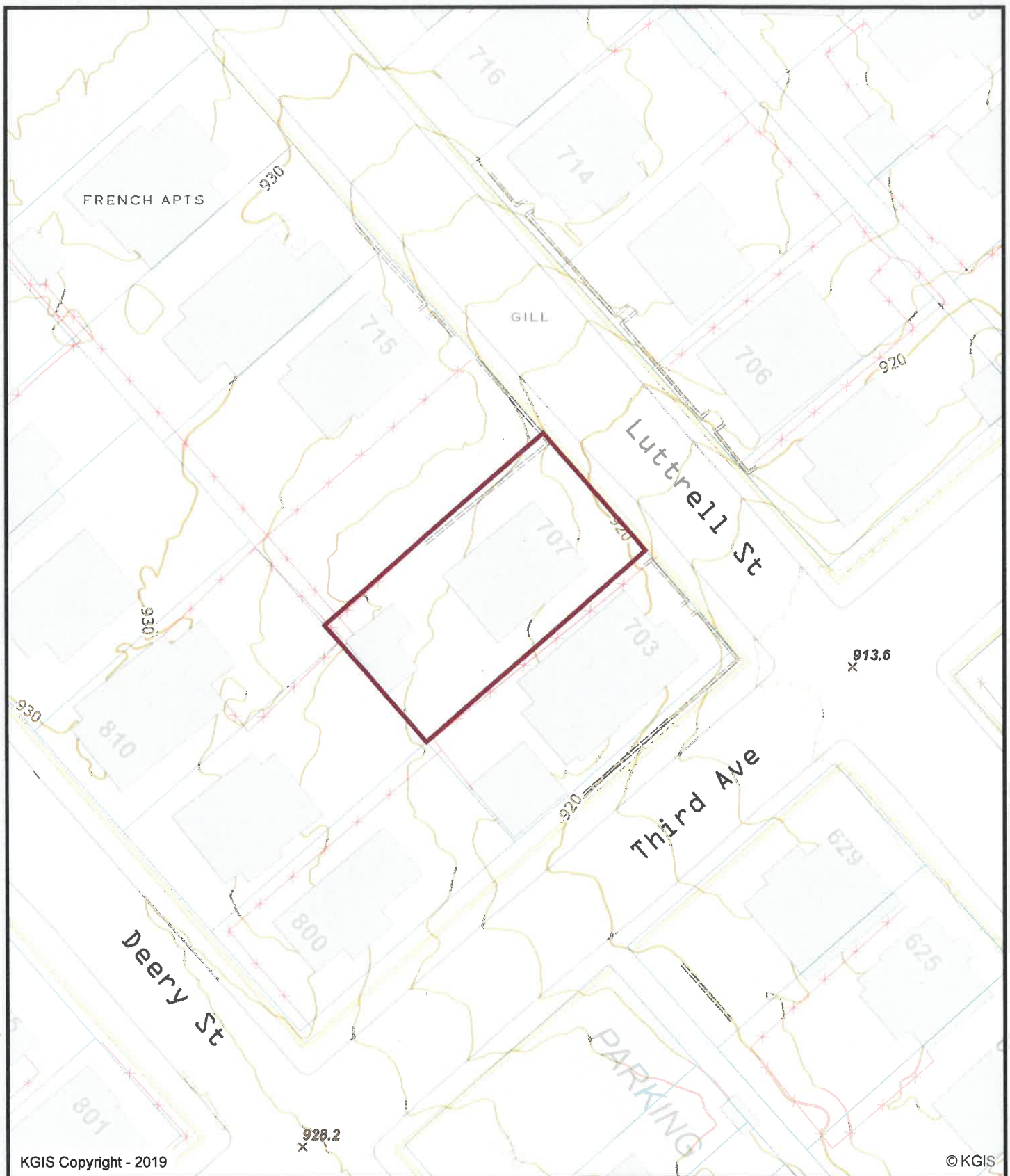
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707 Luttrell St.

9-J-19-VA
Logan Higgins

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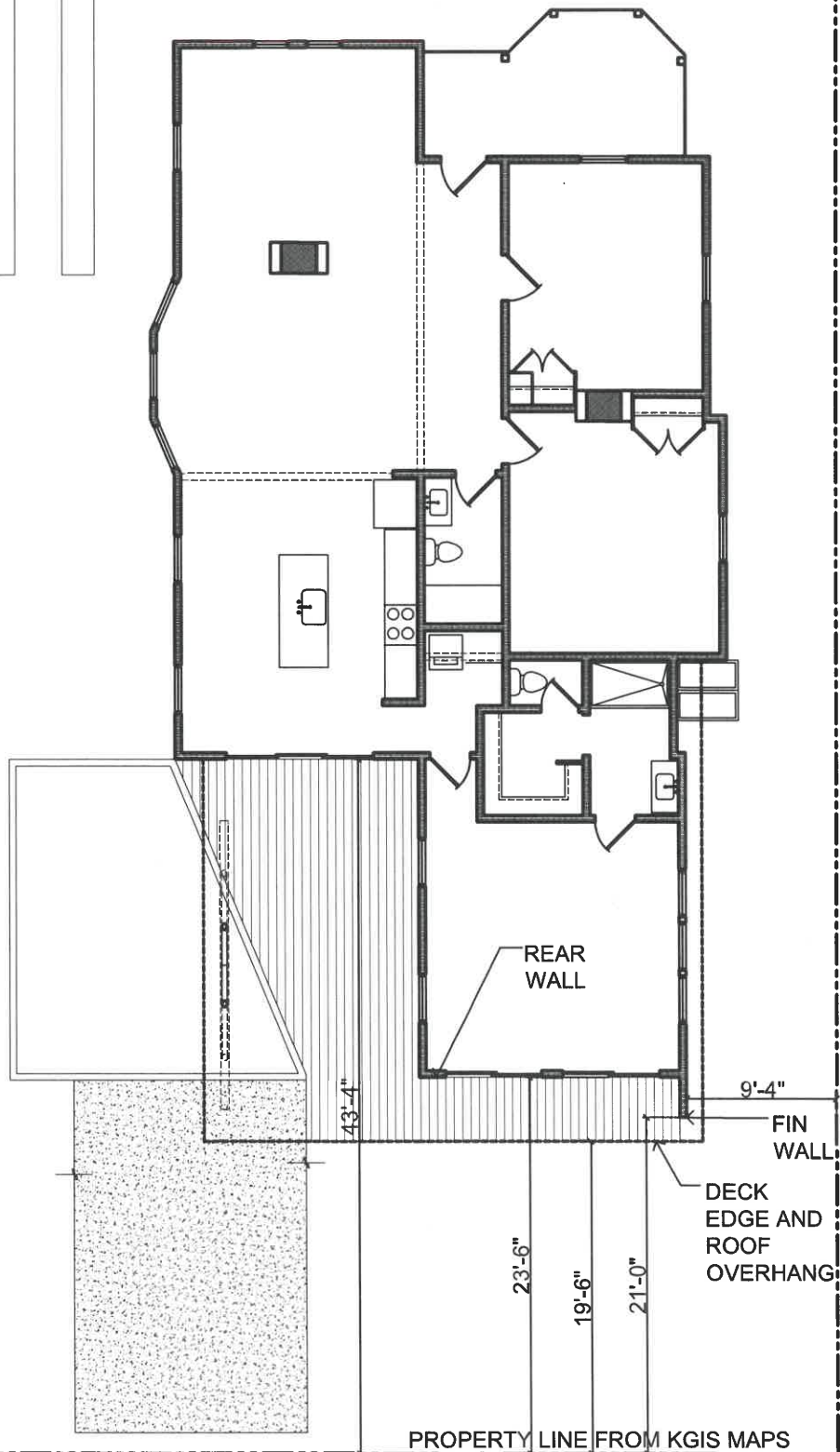


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REVISED



9-J-19-VA

707 Luttrell Street

design by aplos home

Proposed addition to rear of building

New additions may be necessary for some of the houses in the Fourth and Gill Historic District. They should duplicate the lot coverage and placement of adjacent historic buildings... .. Design new additions in a manner that makes clear what is historic and what is new... .. Design for the new work may be contemporary or may reference design motifs from the historic buildings. In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, size, texture, scale, relationship of solids to voids, and color.

- Knoxville Historic Zoning Commission's Fourth & Gill Design Guidelines for additions.

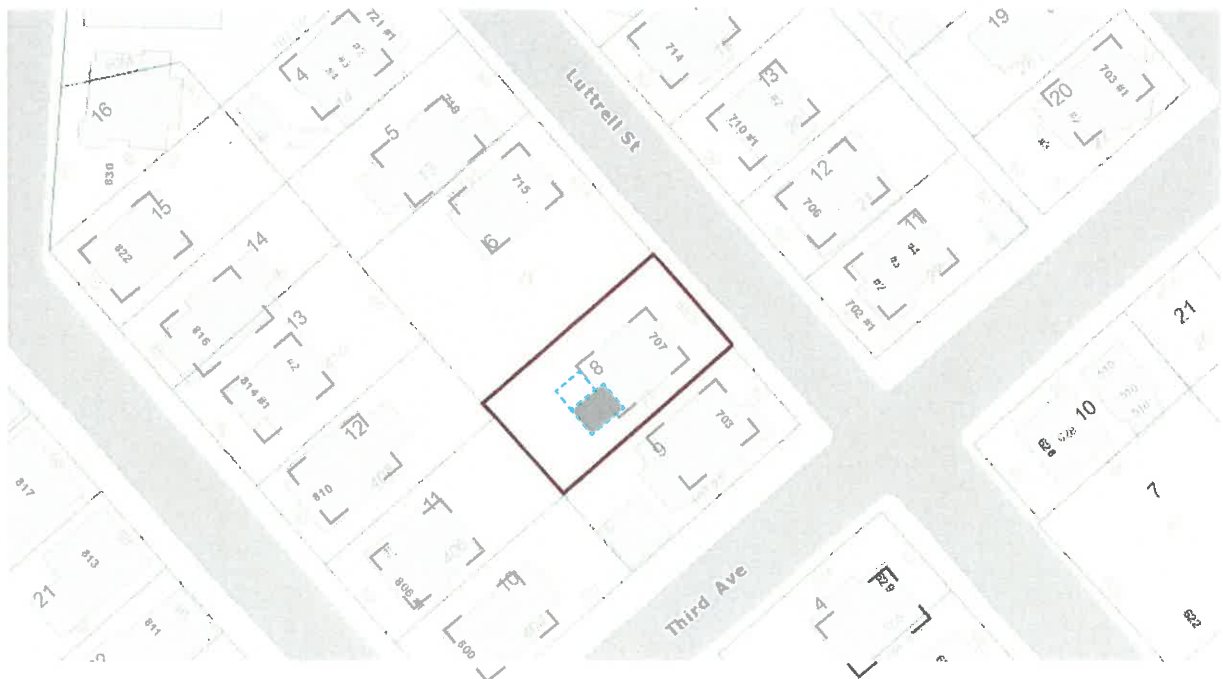
This proposed addition is to add a bedroom and bath to the existing 2 bed 1 bath house at 707 Luttrell Street. The intention of the design is to follow Fourth and Gill Neighborhood Design Guidelines as well as the Secretary of Interior Guidelines for additions to historic buildings and create a space that improves the existing house.

Per the guidelines, this application will show how we intend to:

1. Match scale and number of story's to existing and neighborhood context.
2. Locate entire addition onto rear of building in a location not visible from the street.
3. Differentiate new from old in a way that preserves the historic integrity of the house.
4. Highlight other desired modifications to the building.

1. Footprint & Lot Coverage Comparison

The proposed addition would only add 475 SF to the 1220 SF existing one story house. In total, this would make the house 1,695 SF (not including covered porches), still smaller than most houses in the neighborhood. In the diagram below, we show the scale of the addition compared to the existing house, along with the placement of the new back porch.



2. Addition Location

Visibility

The proposed addition will have almost no visibility from the street due to location on the site, density of block, and existing greenery. Even from 3rd Ave there is almost no visibility to the property. Currently, 703 Luttrell is adding a small addition to the back which will limit visibility from the view even more.



*Views with addition



2. Addition Location

Site Plan

Luttrell Street

Lot size: 6,274.1 SF

Current building coverage 1,476.1 SF or 23.5% of lot size

New addition and porch coverage 815 SF or 12.9% of lot.
Total building coverage 2,291.1 SF or 36.5%

Porch roof outline

Rear Setback

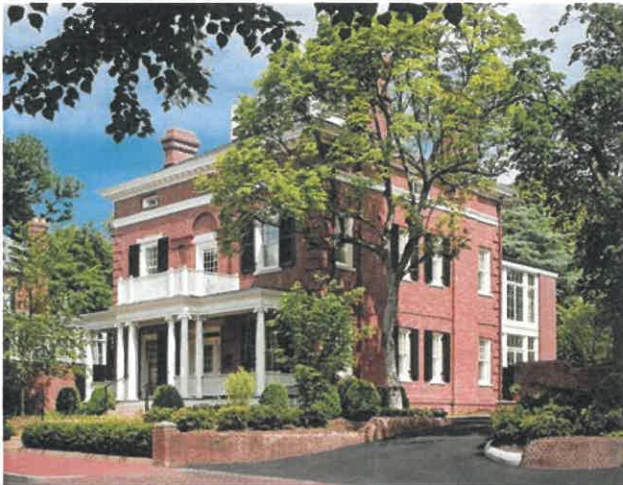


3. New v. Old

Precedent

To determine the proper way to add on to a historic structure in a historic context, we studied the Secretary of Interior's guidelines for additions, as well as the local Fourth and Gill guidelines.

According to both, additions should be clearly differentiated from the original building, similar or appropriate scale to that of the original house, and according to the Secretary of Interior, should have "hyphens" between new and old.



Example of **appropriate** addition on secondary elevation from Secretary of Interior's guidelines

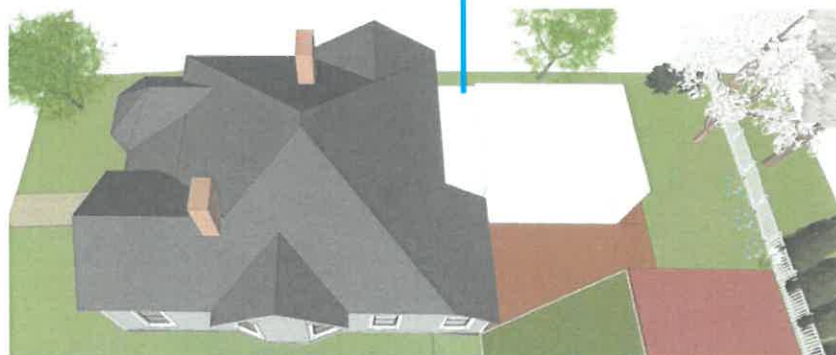


Example of **appropriate** addition from Secretary of Interior's guidelines



Example of **inappropriate** addition from Secretary of Interior's guidelines

Hyphen



Massing of addition location

3. New v. Old

Elevations

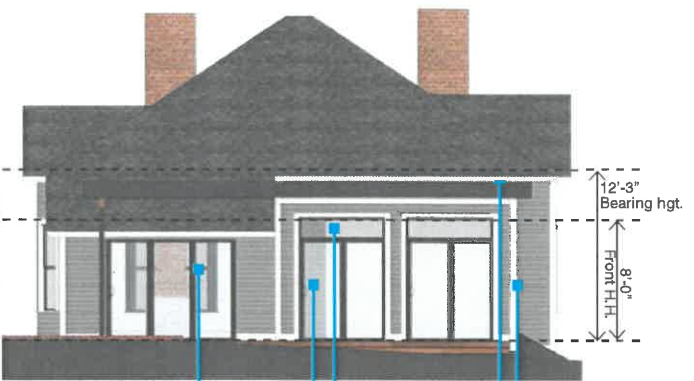
Per the neighborhood design guidelines, we took a contemporary approach to using similar mass and scale to that of the original house. In the contemporary form, we chose to do a flat roof so as to **clearly differentiate** new from old. Following the Secretary of Interior's preservation brief, we used "hyphens" to distinguish new from old. We also allowed the flat roof and created a covered patio to improve the outdoor space.

Front (Street) Elevation

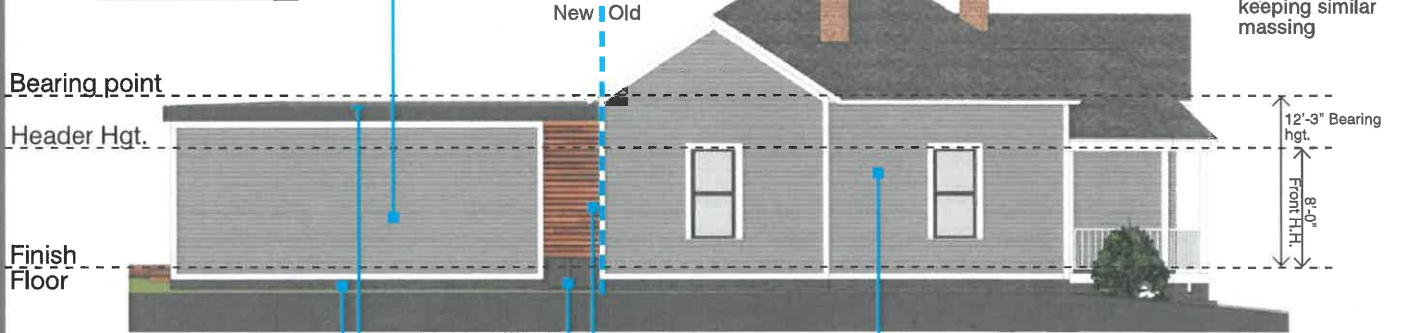


No changes are visible in front elevation other than updating existing house and adding landscaping

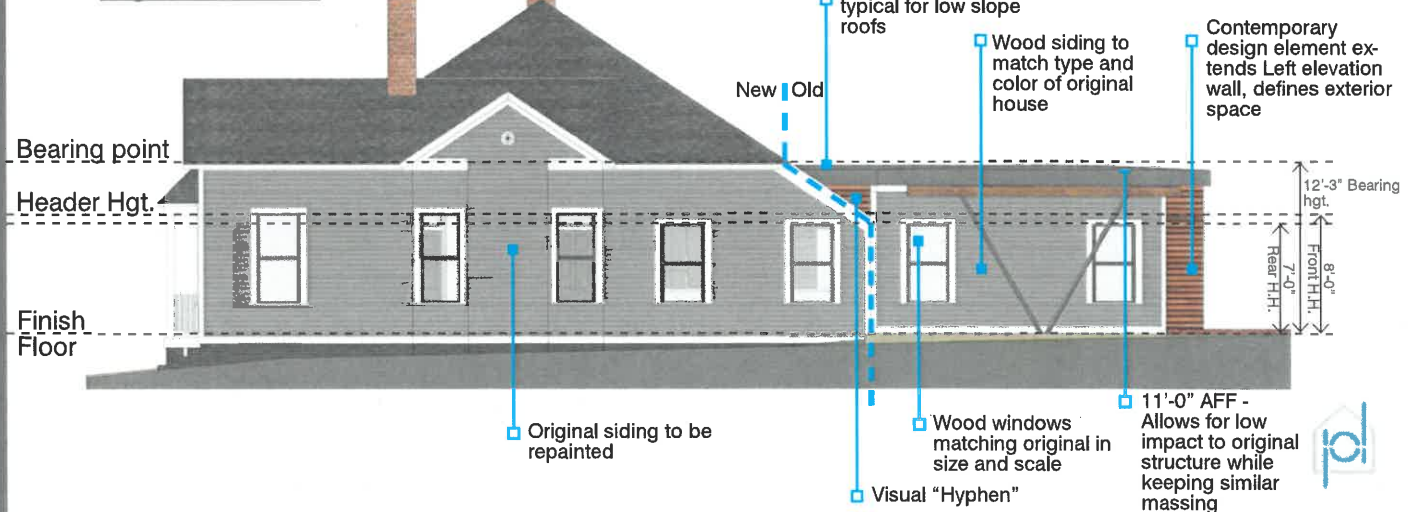
Rear Elevation



Left Elevation

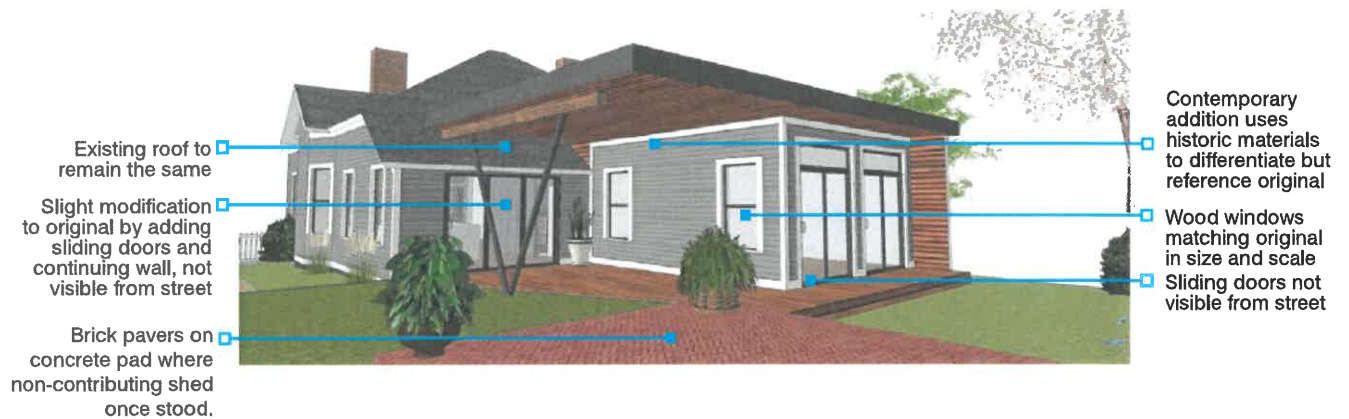


Right Elevation



3. New v. Old

Views



4. Other Modifications

Elevations

The plan is to not only add on the desired space, but also to improve the existing house and yard. Below are modifications that we intend to make to the house and property to bring it to a point closer to that of the rest of the neighborhood.

1. Filling in back porch and adding new back door.

The new plan requires access through the back porch which was once enclosed. Due to excessive amounts of rot, the back porch needs to be re-built. Our plan is to enclose it with the rest of the kitchen and replace the back door with a triple sliding. This will be accomplished without altering the existing roof.



2. Re-paint entire House
3. New roof - grey shingles, replacement of existing with slight color change to better match house
4. Complete interior renovation
5. Repairing broken windows and door.
6. Brick pavers on concrete pad where non-contributing shed once stood.
7. Improved landscaping and site design.
8. New fencing and landscaping to define yard.



KNOXVILLE HISTORIC ZONING COMMISSION

CERTIFICATE OF APPROPRIATENESS



File Number: 8-M-19-HZ

Property Address: 707 Luttrell St. / Parcel ID 94 D E 008
Level of Work: Level II
District: Fourth and Gill H-1
Owner: Jim Klonaris , Knoxville, TN 37917
Applicant: Logan Higgins Aplos Home, Knoxville, TN 37902

Work Items: Additions, Porch Elements, Roofing, Siding

Description of Work:

Applicant is proposing a rectangular rear addition, measuring 16'-8" wide by 26' long, offset from the house's right side by 2'-6". A small hyphen, inset 3' from the original house, separates the addition from the existing. Addition to be covered by a flat, black, rubber roof, which will extend to the left (northwest) by 13'-3" to create an adjacent porch. Porch roof length is 22'-6", and will be supported by two metal diagonal posts. Flat roof will be 12'-3" tall and extend to existing roofline. Right side addition wall and flat roof will project approximately 2' from interior massing.

Rear addition will rest on a continuous brick foundation, to match existing foundation. Addition will be clad in wood clapboard siding to match original house and feature two sets of sliding glass doors topped by transoms on the rear elevation, and two double-hung wood windows on the northwest elevation. Hyphen, porch floor, underside of flat roof, and interior of addition wall to feature unpainted wood siding.

Applicant is also proposing the enclosure of an existing rear shed-roof porch with sliding glass doors and wood siding. New basement access hatch to be installed on southeast elevation.

Scope of work also includes: original wood clapboard siding to remain and be repainted; existing asphalt shingle roof to be replaced with new asphalt shingles; repair of broken window panes and existing front door.

Revised per 8/15/2019 HZC meeting: Applicant will also meet the following conditions 1) Maintain wood bargeboard detail on front gable and wood attic vent. 2) Add windows to the southeast elevation of the addition; either double-hung sash windows or small rectangular casement windows to be aligned with the existing double-hung sash windows on the east elevation. Re-use of historic windows is at the applicant or owner's discretion. Design and placement of windows to be approved by staff. 3) The portion of the roof at the hyphen shall be dropped in height approximately one foot to one and one half feet, to allow the existing soffit line and gutter line at the back end of the house to be continued and not affected by the addition.

This certificate expires on 8/28/2022 (three years from the date of issue).

Approved By: Lindsay Crockett

Date Certified: 8/29/2019

KNOXVILLE HISTORIC ZONING COMMISSION

CERTIFICATE OF APPROPRIATENESS



Please note:

To obtain a building permit for Level II projects, drawings stamped as approved by the Historic Zoning Commission (HZN) staff must be submitted along with this Certificate of Appropriateness to the City of Knoxville Plans Review and Inspections Department or the Knox County Codes Administration Department, as appropriate. Any deviation from the drawings and written conditions approved by the HZN will require subsequent review and approval by the HZN or its staff.

THIS CERTIFICATE IS NOT A BUILDING PERMIT

Contact the appropriate building inspections office for permit requirements:

City of Knoxville Plans Review and Inspections Division: 865-215-2992 or 865-215-2991

Knox County Building Codes Administration: 865-215-2325