

File #

2-A-20-VA



CITY OF KNOXVILLE

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 checked="" 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:

- ☒ Zoning Variance (Building Permit Denied)
 ☐ Extension of Non-Conforming Use/or Structure
☐ Appeal of Administrative Official's Decision
 ☐ Map Interpretation

PROPERTY INFORMATION

Street Address 2301 Jefferson Ave.

City, State, Zip Knoxville, TN 37917

Parcel # (see KGIS.org) 082JU023

Zoning District (see KGIS.org) R-1A / H-1

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.

New construction single-family house on a corner lot in the Edgewood-Park City Historic district. Currently zoned R-1A / H-1 and historic commission defers to existing zoning for setbacks. Under R-1A zoning the side yard along N. Olive St. requires a front setback of 25'. The lot is only 50' wide and this requirement renders the lot virtually useless under existing zoning. It is a small lot of record, so I ask the setback requirement on the N. Olive St. property line be reduced from 25' to 8'4" which is allowed for small lots of record and there is an abundance of precedent to support.

The Historic commission requires houses to have similar front setbacks as the surrounding neighborhood. The R-1A zoning requires a 25' front setback off the front property line. A 13' setback off the front property line (26' from the street) is requested so this house will have a similar setback as surrounding houses in this neighborhood.

REVISED

Describe hardship conditions that apply to this variance.

Current zoning front setback requirement along N. Olive St. renders lot useless and goes against intent of original development. Front setback requirement under current zoning prevents from adherence to historic commission requirements.

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 BushDATE 12/19/19

**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):**

- 1) Reduce the minimum required front yard setback at Jefferson Ave. from 25' to 13' for a new single family residence in an R-1A zone. (Article IV, Section 2.1.2.D.1.a)
- 2) Reduce the minimum required front yard setback at N. Olive St. from 25' to 8'4" for a new single family residence in an R-1A zone. (Article IV, Section 2.1.2.D.1.a)

PROJECT INFORMATION

Date Filed 12/19/19

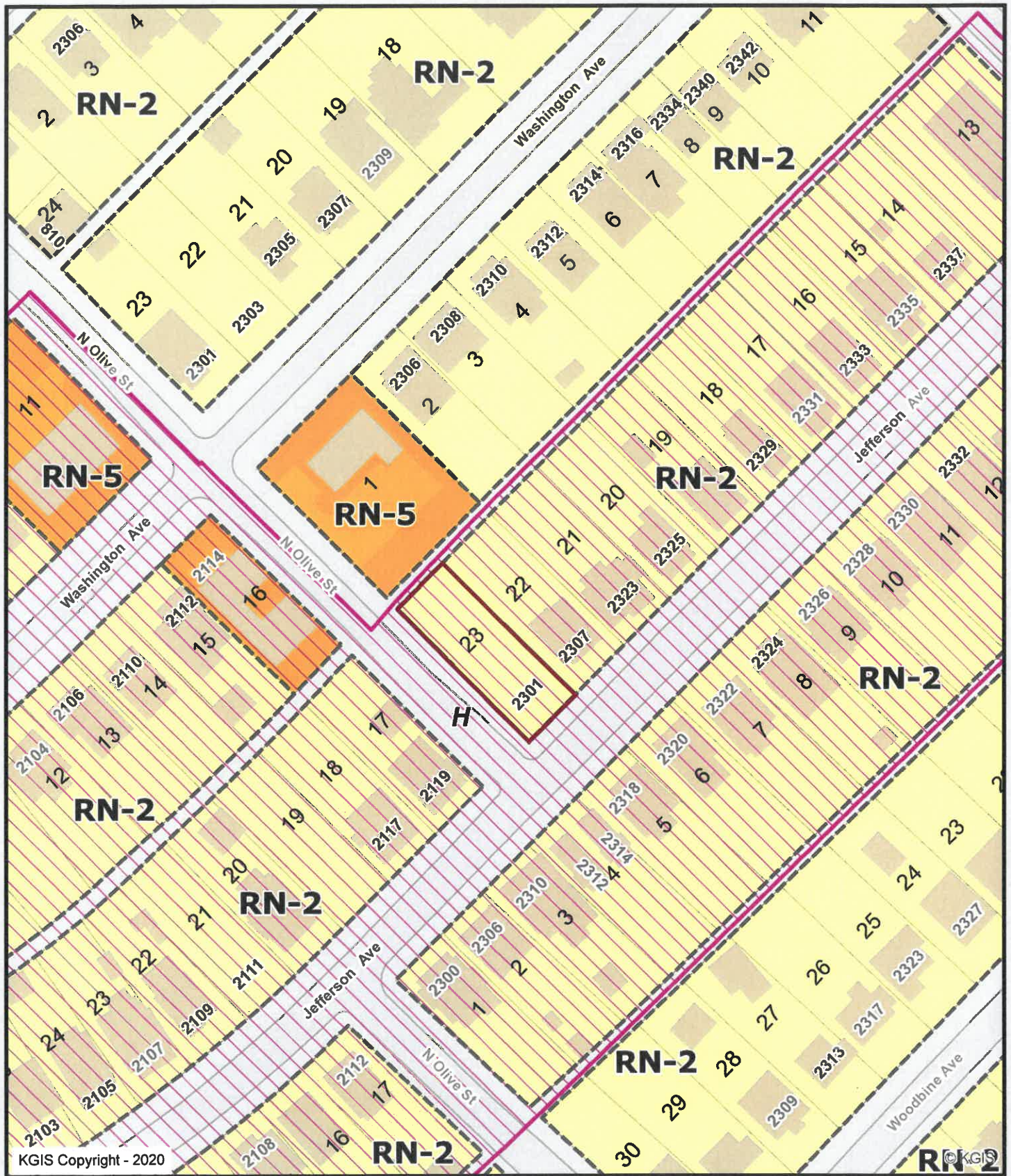
Fee Amount \$250 pd cc 12/27/2019

Council District 6

BZA Meeting Date 2/21/2020

PLANS REVIEWER J Van Horn

DATE 1/14/20



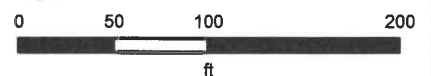
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2-A-20-VA
Long Sisters, LLC.

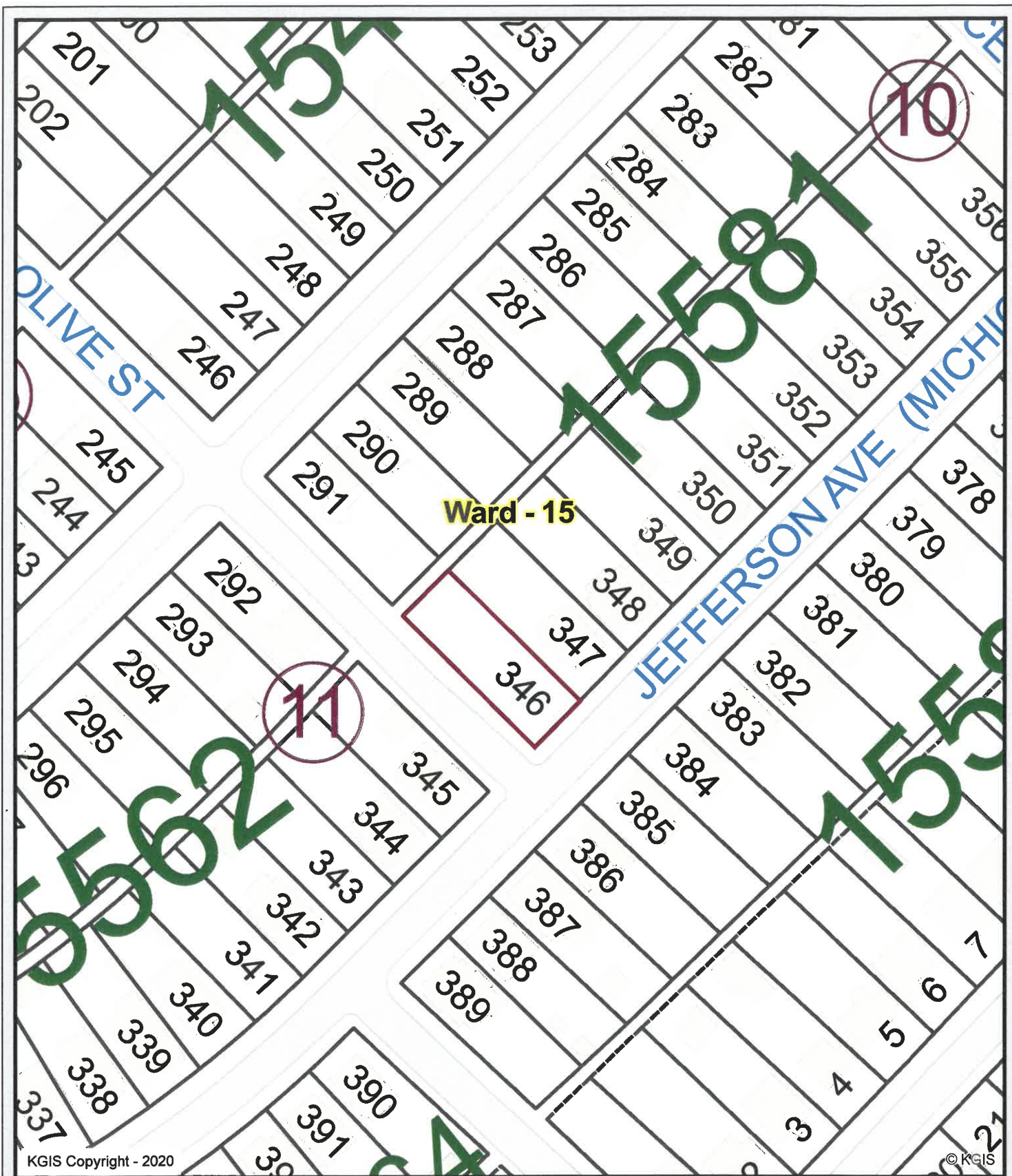
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2301 Jefferson Ave.

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Long Sisters, LLC.

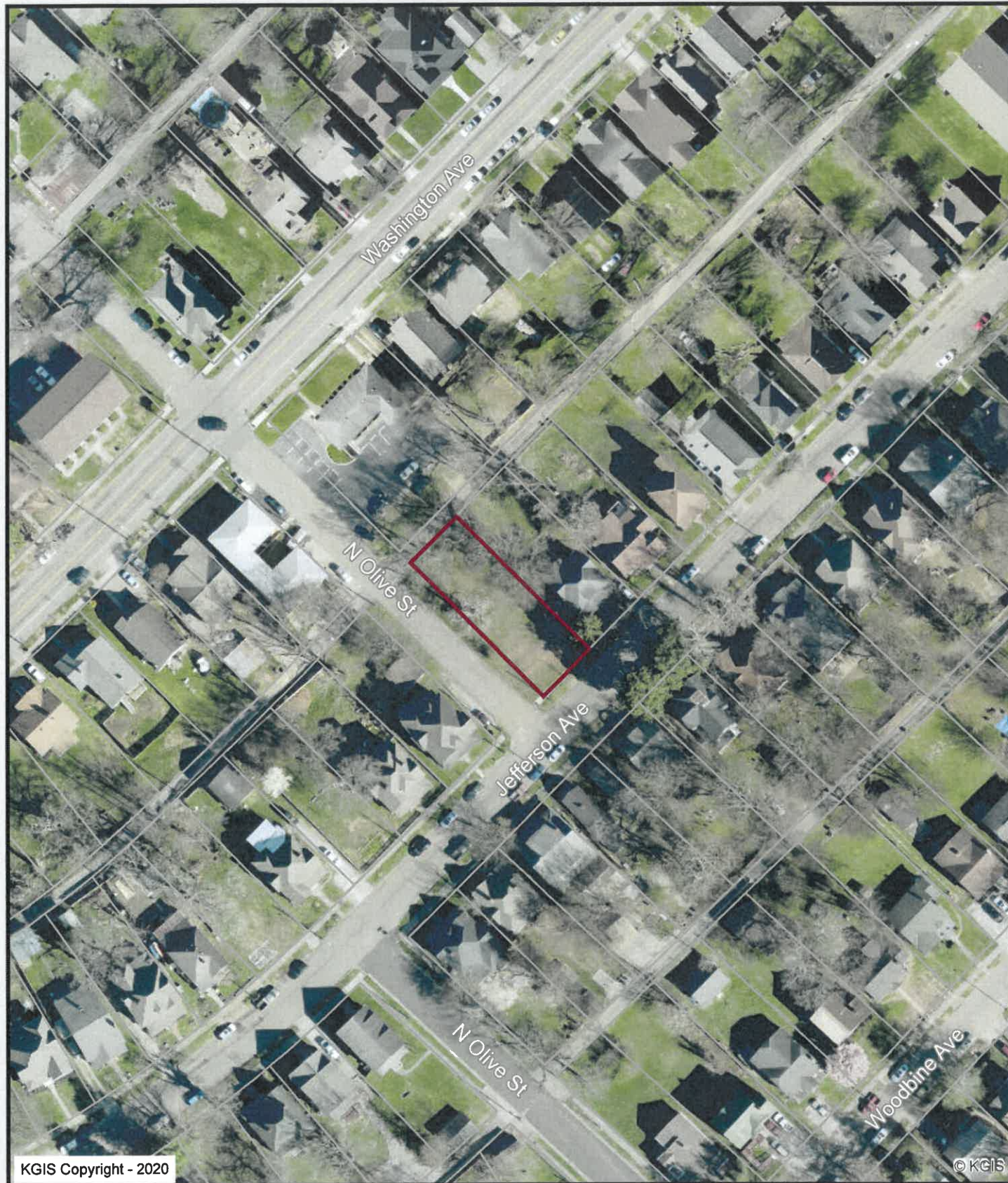
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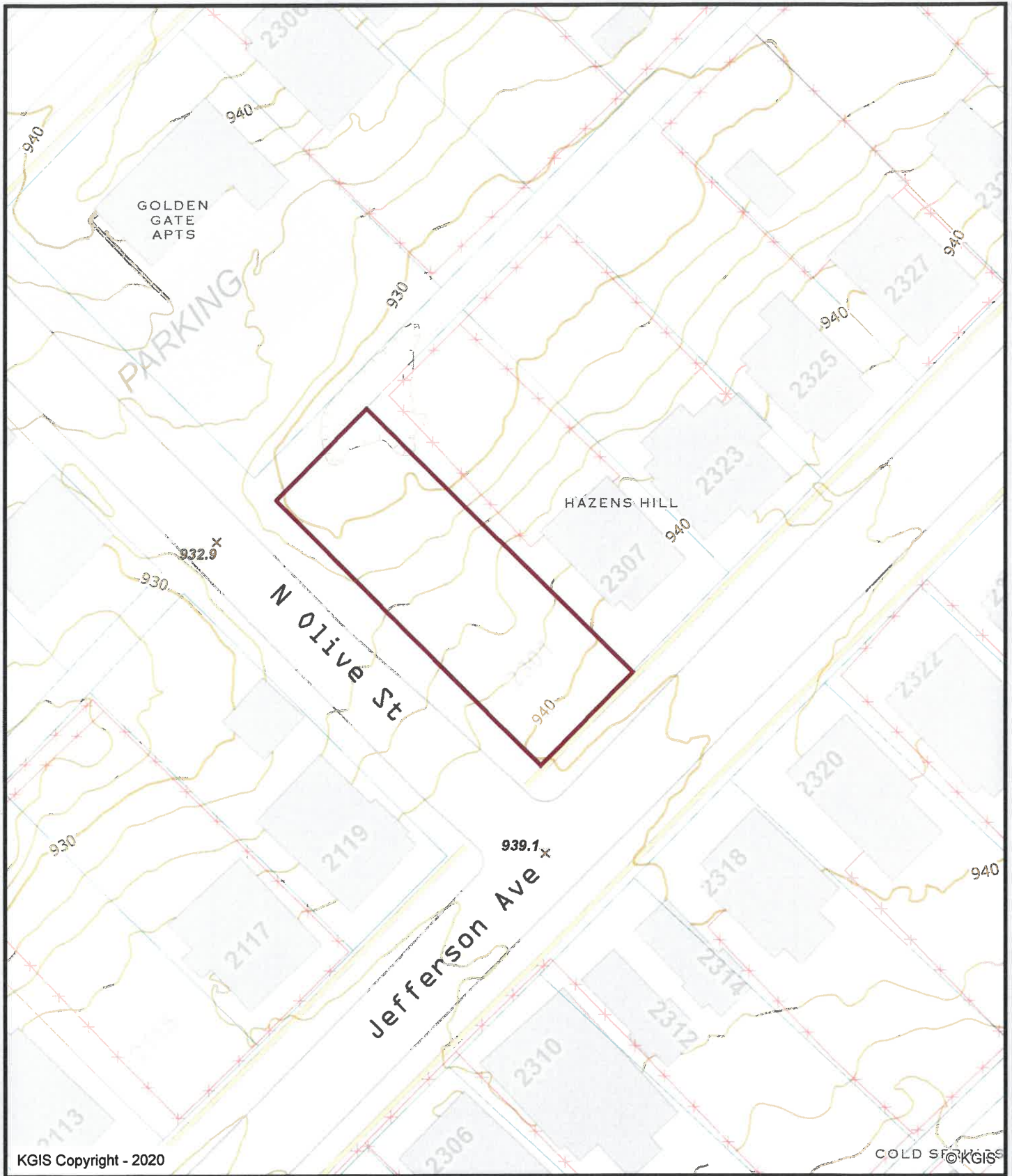
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2301 Jefferson Ave.

2-A-20-VA
Long Sisters, LLC

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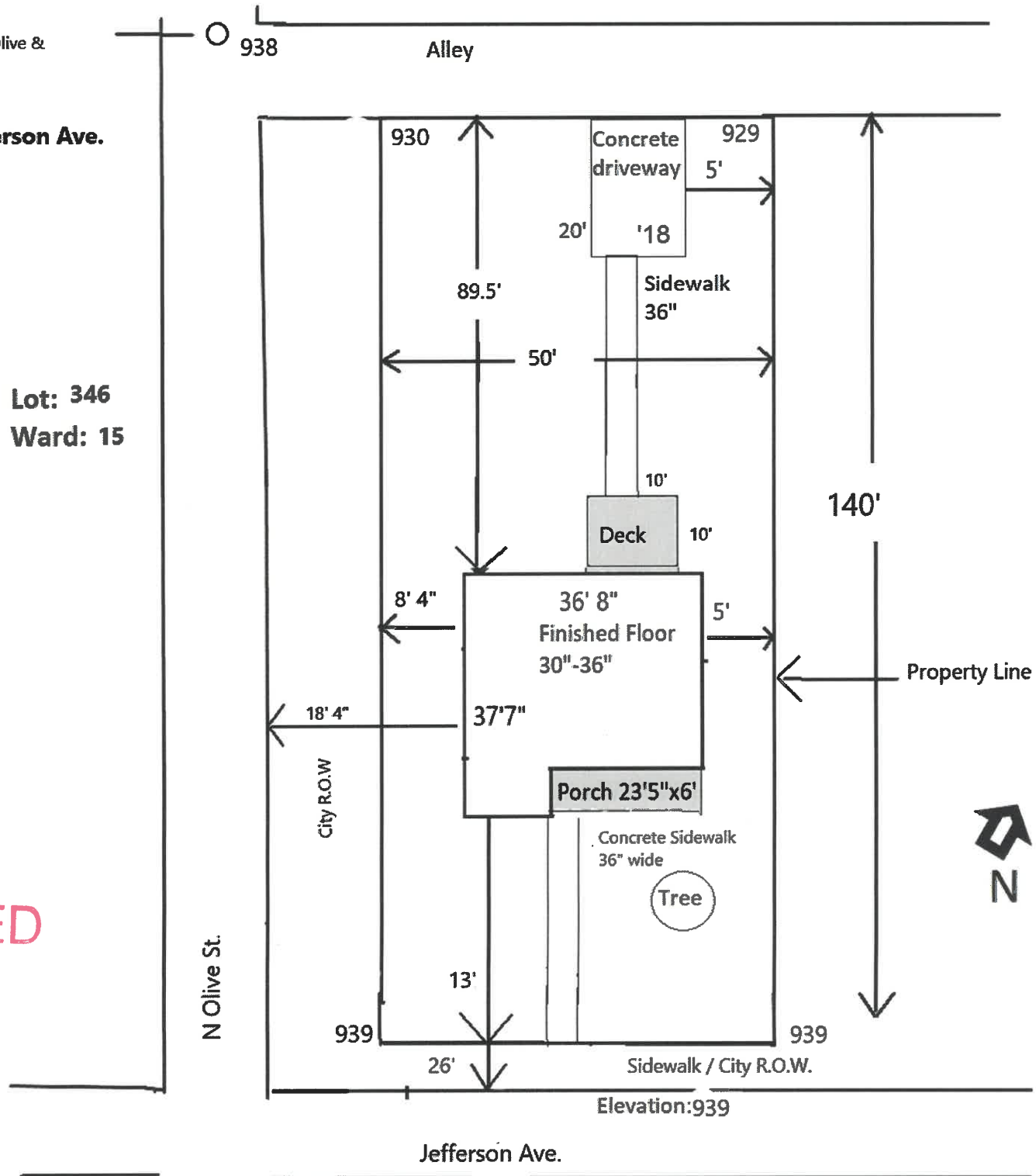
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Manhole at N.Olive &
Washington.

2301 Jefferson Ave.

Lot: 346
Ward: 15

REVISED



The Park City neighborhood was developed in the late 1800's under different standards than we use today. Therefore this lot, like many others in the area, can not meet modern zoning standards. Specifically, the 25' setback requirements along N. Olive St.. Below is a list of properties within the immediate area of the site that contain houses that sit within a 10' setback. I am requesting that a 7' setback along N. Olive St. be allowed. The proposed house plan fits into the fabric of the neighborhood, it has previously passed all Infill Housing Committee guidelines, and is 38' wide. 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.

- 2301 E. 5th Ave.; Approved through BZA 2019
- 2302 E. 5th Ave.: sits over lot line on N. Olive St.
- 2132 Woodbine: 7' setback off N. Olive St.
- 2301 Woodbine: 8' setback off 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.