

File #

3-B-20-VA



## 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: 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 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 : 1606 E. Glenwood Ave. City, State, Zip: Knoxville, TN 37917  
 See KGIS.org for Parcel #: 10 and Zoning District: ~~15~~ RN-2

### 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 home. Recode Knoxville removed ordinance that allows lots before 1947 to be recognized as lots of record. Lot width is 40' thus does not meet 50' lot requirement of new zoning. Request variance for 40' lot width so we can build new construction single family home on property.

Describe hardship conditions that apply to this variance.

Existing 40' lot doesn't meet new zoning requirements of 50' wide lots. Small lots of record ordinance for lots before 1947 was eliminated during Recode Knoxville.

### 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 2/12/2020

File #3-B-20-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 lot width from 50' to 40' in an RN-2 zone for future construction of a single family residence. (Article 4.3.A Table 4-1)

### PROJECT INFORMATION

Date Filed 2/12/2020

Fee Amount \$250 pd ce

Council District 6

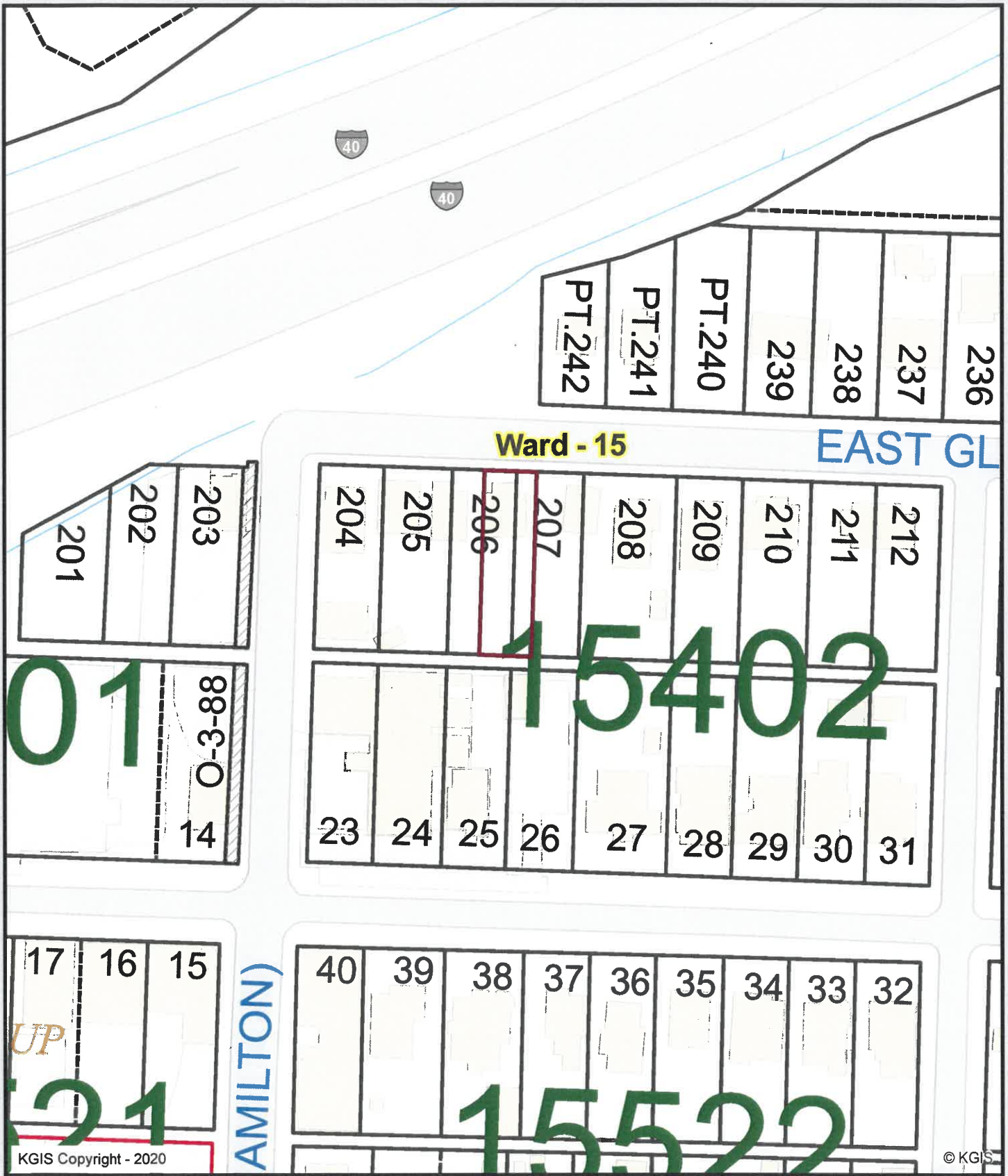
BZA Meeting Date 3/19/2020

PLANS REVIEWER J Van Horn

DATE 02/17/2020







1606 E. Glenwood Ave.

3-B-20-VA

Long Sisters, LLC.)

Knoxville - Knox County - KUB Geographic Information System



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1606 E. Glenwood Ave.

3-B-20-VA  
Long Sisters, LLC.)

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

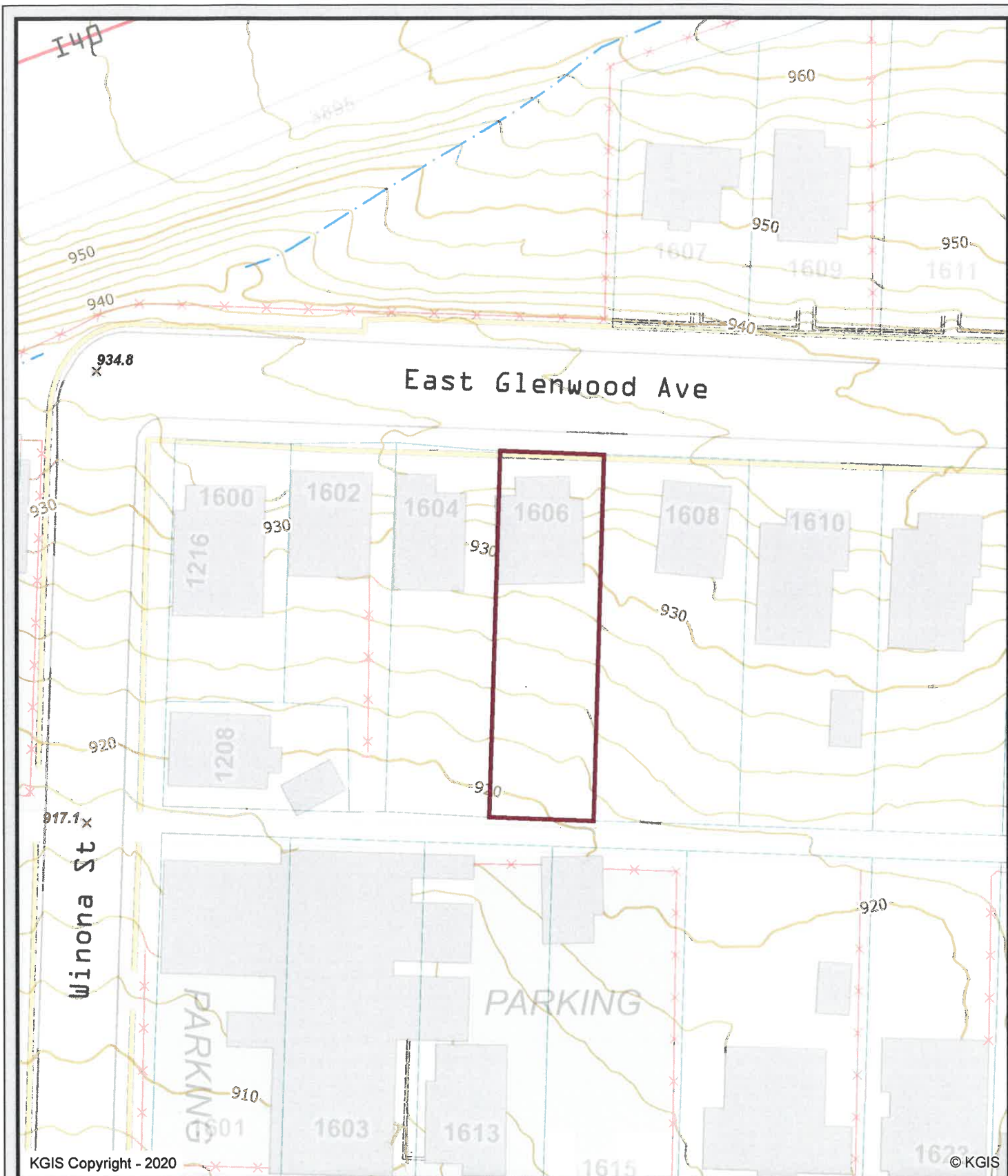


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0 25 50 100  
ft

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**1606 E. Glenwood Ave.**

3-B-20-VA  
Long Sisters, LLC.)

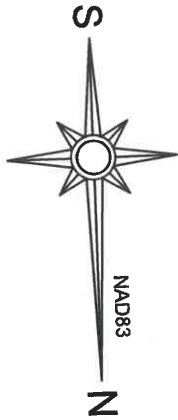
**Knoxville - Knox County - KUB Geographic Information System**



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PART OF LOT 207

PART OF LOT 206

EXISTING  
1-STORY SINGLE  
FAMILY  
RESIDENCE

PROPOSED  
1-STORY SINGLE  
FAMILY  
RESIDENCE

PROPOSED  
1-STORY SINGLE  
FAMILY  
RESIDENCE

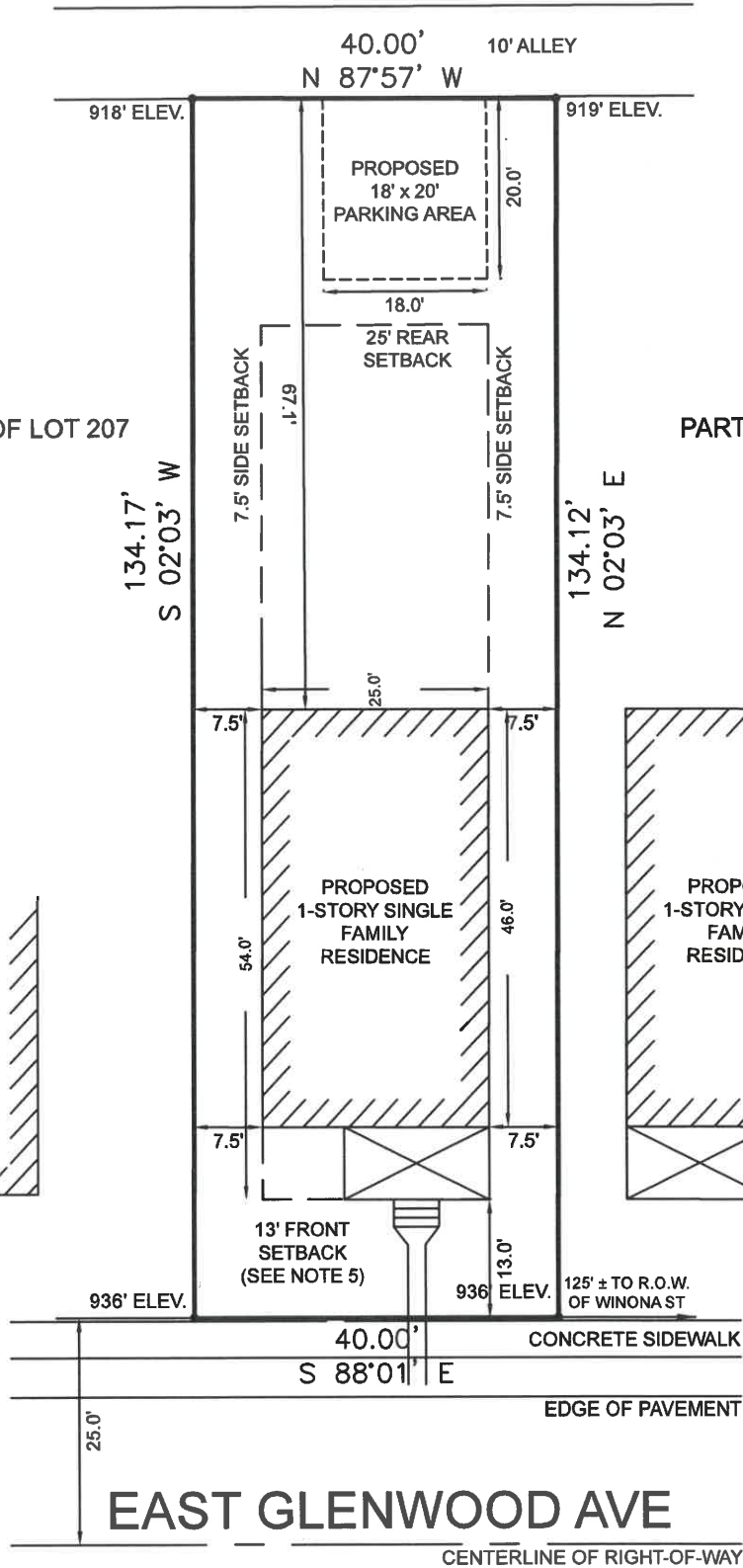
13' FRONT  
SETBACK  
(SEE NOTE 5)

125' ± TO R.O.W.  
OF WINONA ST

REVISED

NOTES:

- 1) THIS SITE PLAN DOES NOT CONSTITUTE AN OFFICIAL PLAT OR BOUNDARY SURVEY. LOT DIMENSIONS ARE PER HINDS SURVEYING JOB # 2001010.
- 2) ELEVATION DATA ARE PER KGIS.ORG TOPOGRAPHICAL MAPS
- 3) 207R, CREATED FROM PART OF LOTS 206 & 207, IS CURRENTLY UNDER PLANNING COMMISSION REVIEW (FILE # 1-GG-20)
- 4) FINISHED FLOOR ELEVATION TO BE DETERMINED BY BUILDER BASED ON ACTUAL SITE CONDITIONS
- 5) THE 13' FRONT SETBACK IS BASED ON THE 'AVERAGE ON THE BLOCK' METHOD



1606 EAST GLENWOOD AVE - PART OF LOTS 206 & 207  
FUTURE LOT 207R (FILE # 1-GG-20)  
EDGEWOOD 2ND ADD.  
DISTRICT 2, WARD 15 - CITY OF KNOXVILLE / KNOX COUNTY

OWNER/BUILDER - LONG SISTERS LLC  
SITE PLAN - JACOBS DIMENSIONS LLC

JOB# 20200202B

DRAWN: JPF

02/13/2020

SCALE : 1" = 20'

BEARINGS AND DISTANCES  
ARE PER PLAT



3-B-20-VA

**Certificate of Ownership and General Dedication.**

(I, We), the undersigned owner(s) of the property shown herein, hereby adopt this as (my, our) plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that (I, am, we are) the owner(s) in fee simple of the property, and as property owner(s) have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat.

Owner(s) Printed Name: LONG SISTERS LLC

Signature(s): \_\_\_\_\_

Date: \_\_\_\_\_

**Owner Certification for Public Sewer and Water Service – Minor Subdivisions**

(I, We) the undersigned owner(s) of the property shown herein understand that it is our responsibility to verify with the Utility Provider the availability of public sewer and water systems in the vicinity of the lot(s) and to pay for the installation of the required connections.

Owner(s) Printed Name: \_\_\_\_\_

Signature(s): \_\_\_\_\_

Date: \_\_\_\_\_

**Certification of Final Plat – All Indicated Markers, Monuments and Benchmarks Set.** I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I further certify that this plat and accompanying drawings, documents, and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville/Knox County Subdivision Regulations except as has been itemized, described and justified in a report filed with the Planning Commission, or for variances and waivers which have been approved as identified on the final plat. The indicated permanent reference markers and monuments, benchmarks and property monuments were in place on the day of 2019.

Registered Land Surveyor \_\_\_\_\_

Tennessee License No. \_\_\_\_\_

Date: \_\_\_\_\_

**Certification of Category and Accuracy of Survey.** Survey accuracy shall meet the requirements of the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors – Standards of Practice.

I hereby certify that this is a Category \_\_\_\_\_ survey and the ratio of precision of the undivided survey is not less than 1:\_\_\_\_\_. as shown hereon and that said survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors – Standards of Practice.

Registered Land Surveyor \_\_\_\_\_

Tennessee License No. \_\_\_\_\_

Date: \_\_\_\_\_

**Addressing Department Certification**

I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville/Knox County Street Naming and Addressing Ordinance, the Administrative Rules of the Planning Commission, and these regulations.

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

**Zoning district(s) in which the land being subdivided is located shall be indicated as shown on the zoning map by the Planning Commission as follows:**

Zoning Shown on Official Map \_\_\_\_\_

Date: \_\_\_\_\_

By \_\_\_\_\_

**This is to certify that all property taxes and assessments due on this property have been paid.**

City of Knoxville Tax Clerk Signed: \_\_\_\_\_

Date: \_\_\_\_\_

Knox County Trustee: Signed: \_\_\_\_\_

Date: \_\_\_\_\_

**Certification of Approval of Public Water System – Minor Subdivisions**

This is to certify that the subdivision shown hereon is approved subject to the installation of a public water system, and that such installation shall be in accordance with State and local regulations.

It is the responsibility of the property owner to verify with the Utility Provider the availability of water system in the vicinity of the lot(s) and to pay for the installation of the required connections.

Utility Provider \_\_\_\_\_

Authorized Signature for Utility \_\_\_\_\_ Date \_\_\_\_\_

**Planning Staff Certification of Approval for Recording – Final Plat**

This is to certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, with the exception of any variances and waivers noted on this plat, and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds. Pursuant to Section 13-3-405 of Tennessee Code, Annotated, the approval of this plat by the Planning Commission shall not be deemed to constitute or effect an acceptance by the City of Knoxville or Knox County of the dedication of any street or other ground upon the plat.

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

State of \_\_\_\_\_ County of \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Before me personally appeared \_\_\_\_\_

to me known to be the person described in, and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed. Witness my hand and notarial seal, this the day and year above.

Notary's Signature & Seal \_\_\_\_\_

My commission expires \_\_\_\_\_

State of \_\_\_\_\_ County of \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Before me personally appeared \_\_\_\_\_

to me known to be the person described in, and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed. Witness my hand and notarial seal, this the day and year above.

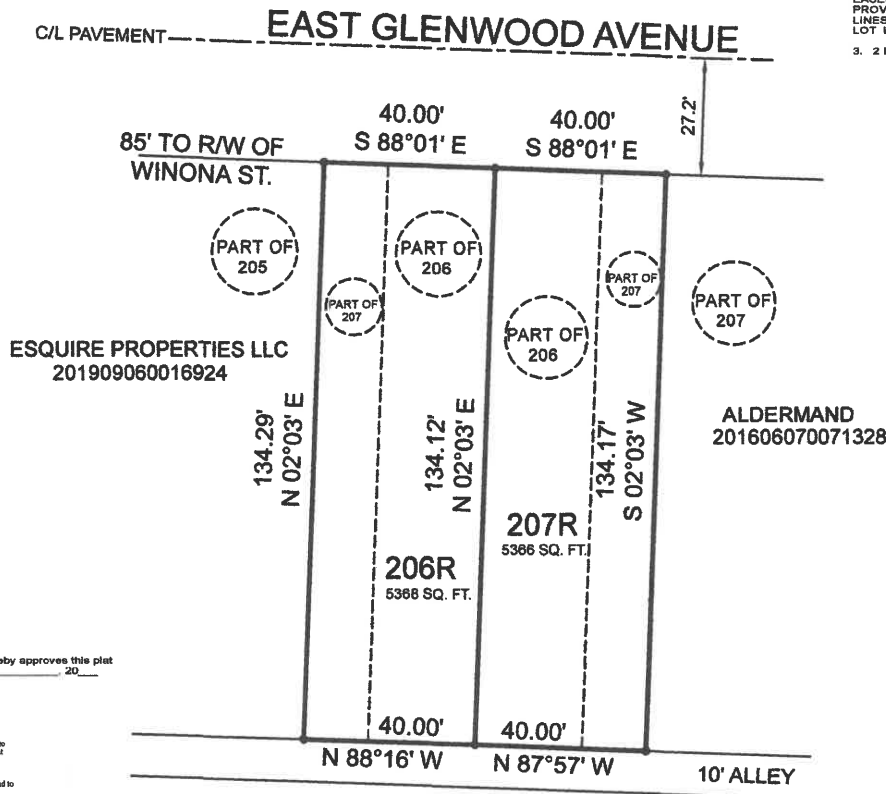
Notary's Signature & Seal \_\_\_\_\_

My commission expires \_\_\_\_\_

THIS SURVEY WAS PREPARED USING A COMBINATION OF TOTAL STATION AND R.T.K. G.P.S. DATA COLLECTION.  
G.P.S. RECEIVER INFO: BOKIMA MESA S/N 144387, TOPCON ANTENNA: PG-B1. TOTAL STATION: TOPCON GPT-8206A  
VERTICAL DATUM IS NAVD83, GEOID12



1. 1/2" IRON PIN SET AT EACH CORNER.
2. 10' UTILITY AND DRAINAGE INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY (INCLUDING JOINT PERMANENT EASEMENTS). EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.
3. 2 LOTS EQUALING 10734 SQ. FT.



City of Knoxville Department of Engineering  
The Knoxville Department of Engineering hereby approves this plat on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Engineering Director \_\_\_\_\_

**Certification of Approval of Public Sanitary Sewer System – Minor Subdivisions**

This is to certify that the subdivision shown hereon is approved subject to the installation of public sanitary sewers and treatment facilities, and that such installation shall be in accordance with State and local regulations.

It is the responsibility of the property owner to verify with the Utility Provider the availability of sanitary sewers in the vicinity of the lot(s) and to pay for the installation of the required connections.

Utility Provider \_\_\_\_\_  
Authorized Signature for Utility \_\_\_\_\_ Date \_\_\_\_\_



OWNERS:  
LONG SISTERS LLC  
PO BOX 24013  
KNOXVILLE, TN 37933

GRAPHIC SCALE



FINAL PLAT OF THE RESUBDIVISION OF LOT 206 AND PART OF 205 & 207 OF EDGEWOOD LAND AND IMPROVEMENT CO. SECOND ADD.

DISTRICT: 2 WARD 15 CITY BLOCK 15402 CITY OF KNOXVILLE

INSTR. 1201906100086071

KNOX COUNTY

C.L.T. MAP 0821 N 009 & 010

SCALE: 1"=20'

DATE: 01-20-2020

**HINDS SURVEYING CO.**  
3555 WINDY J FARMS DR. LOUISVILLE, TN 37777  
PH. 568-0799 FAX. 233-3593  
WWW.HINDSSURVEYING.COM JOB NO. 2001010