

File #

12-F18-VA



BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION	APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name Long Sisters, LLC/Chris Bush	Owner <input checked="" type="checkbox"/>	New Structure <input checked="" type="checkbox"/>
Street Address P.O. 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 2806 Painter Avenue
City, State, Zip Knoxville, TN 37919
Parcel # (see KGIS.org) 108BE014
Zoning District (see KGIS.org) R-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.

Area is predominantly multi-family/condos for UT students. Existing house does not have proper foundation and prior rehab attempts are shoddy, at best. Existing house is a shell. Would like to build a 2 unit condo building. Building will be two stories, approximately 25' in height, with a footprint of 1000sf to 1500sf. Proposed project meets all zoning and small lot of record requirements except lot is approximately (see map) 1100 sf smaller than required by zoning regulation. The highest and best use for the lot is multifamily residential to help supply housing demand near UTK and the urban core.

Describe hardship conditions that apply to this variance.

Lot is 7870 sf, 1130 sf under the 9000 sq ft requirement for a 2 story building in the R-2 zoning.

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 _____

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CITY OF KNOXVILLE

BOARD OF ZONING APPEALS APPLICATION

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

Is a plat required? Yes ☐ No ☒

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

Reduce minimum lot size required for duplex from 9000 square feet to 7870 square feet per Article 4, Section 2.1.6.D.5.b.

PROJECT INFORMATION

Date Filed 11/16/2018

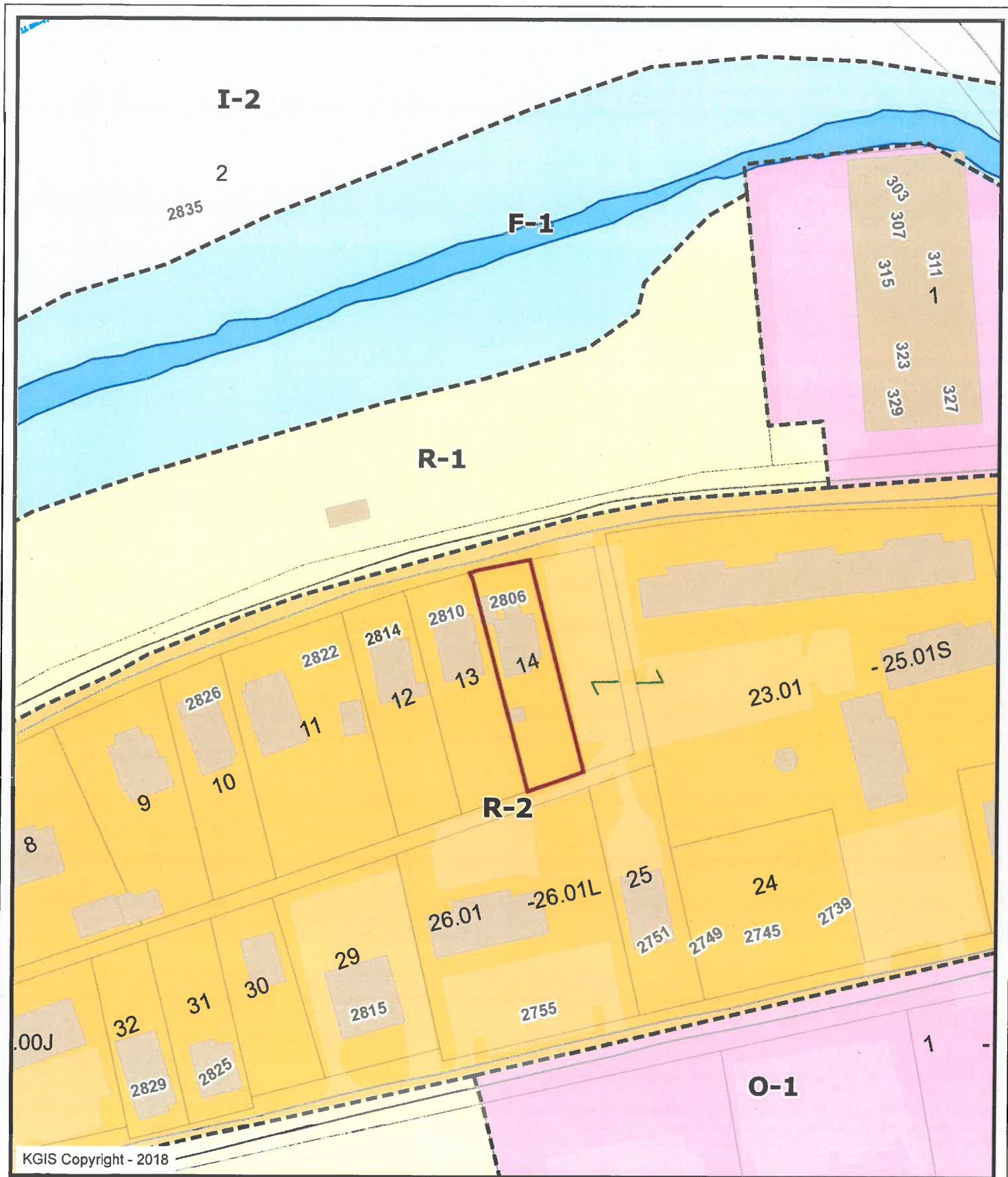
Fee Amount

Council District 2

BZA Meeting Date

PLANS REVIEWER Lori Hearl

DATE 11/16/2018



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2806 Painter Ave.

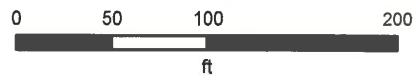
12-F-18-VA

Long Sisters, LLC/Chris Bush

Knoxville - Knox County - KUB Geographic Information System

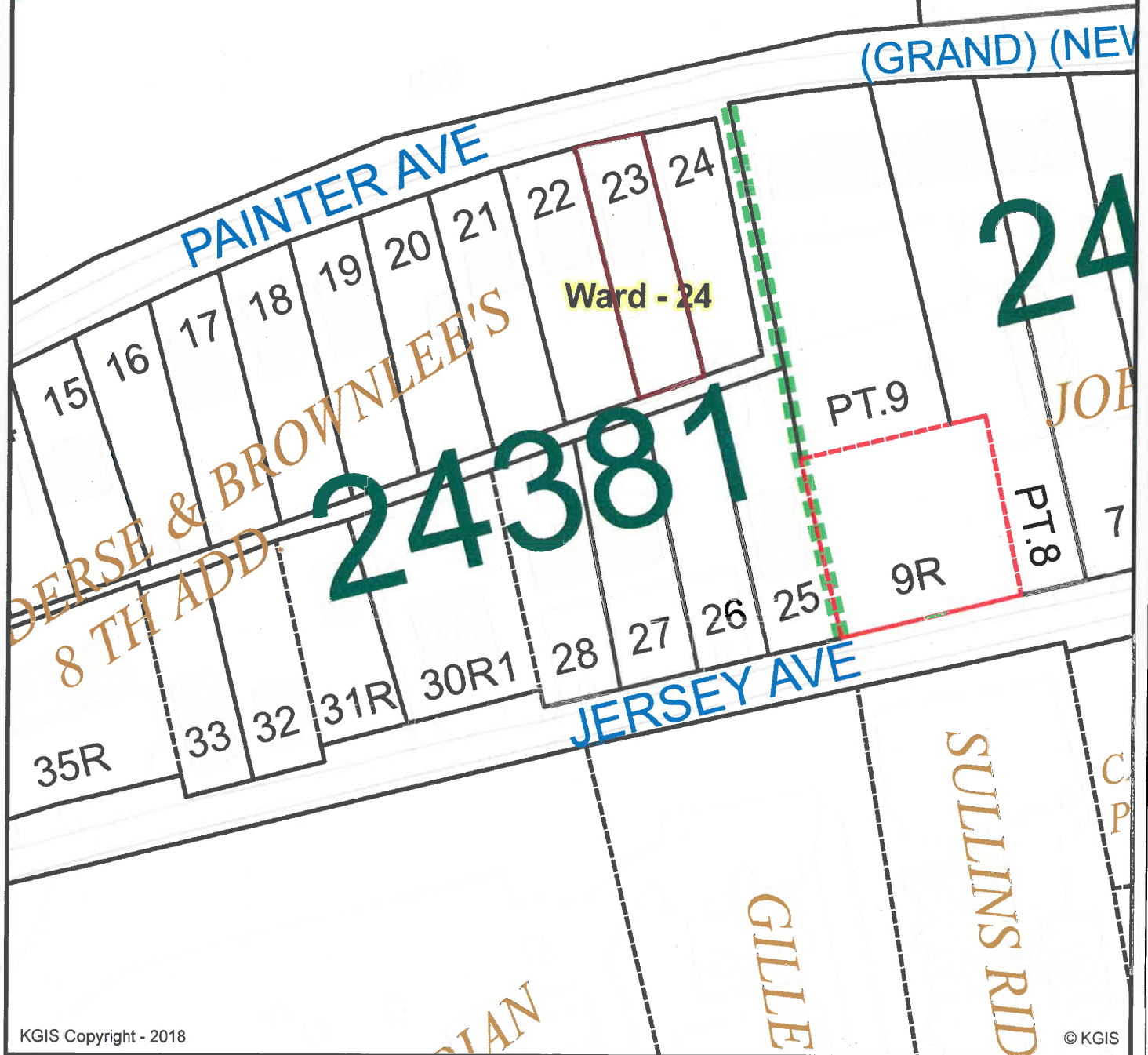


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2806 Painter Ave.

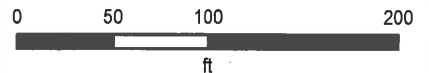
12-F-18-VA

Long Sisters, LLC/Chris Bush

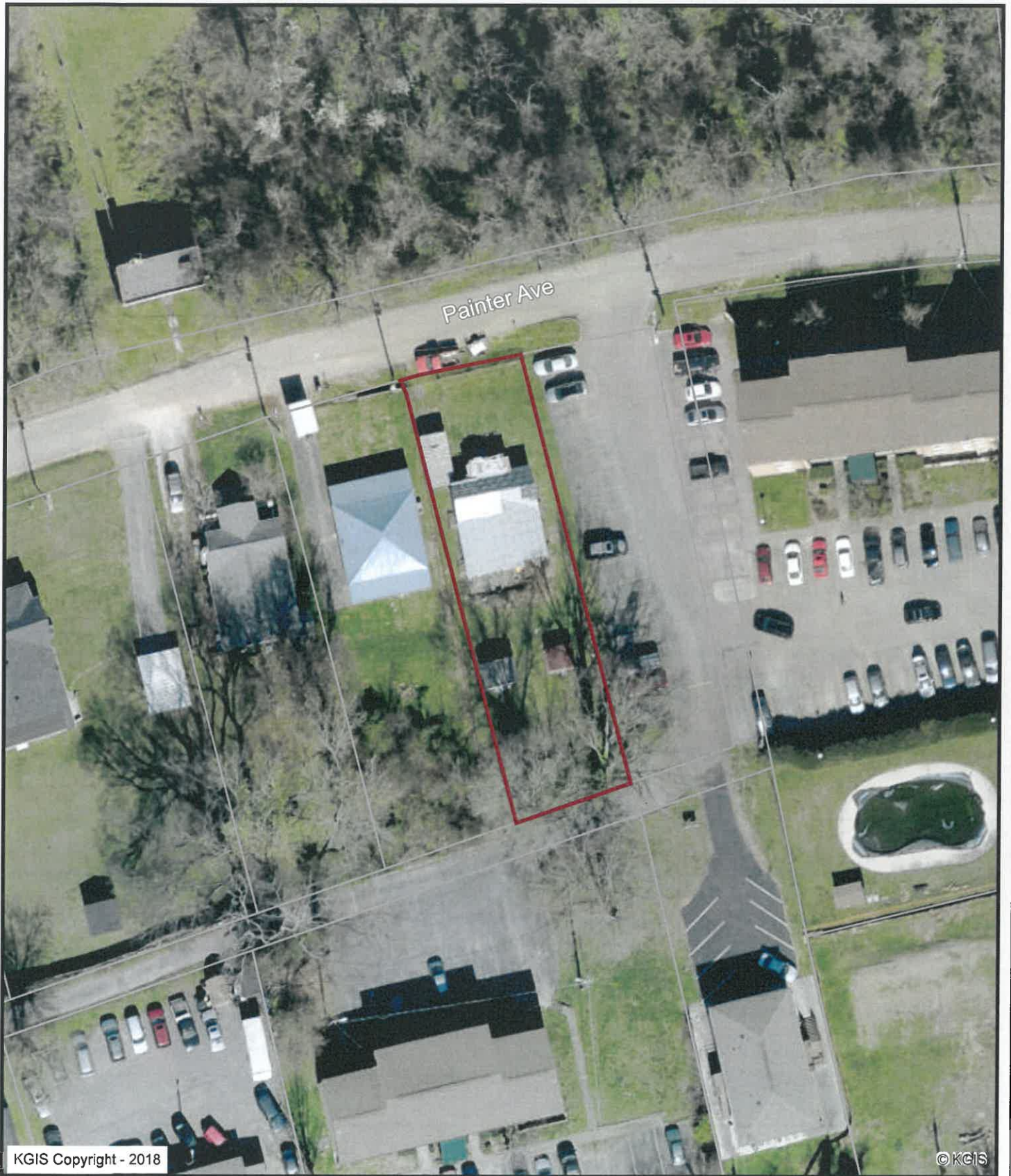
Knoxville - Knox County - KUB Geographic Information System



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2806 Painter Ave.

12-F-18-VA

Long Sisters, LLC/Chris Bush

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0 25 50 100
ft

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Juliana LeClair

From: Chris Bush <chris@rootshomes.com>
Sent: Monday, November 19, 2018 3:49 PM
To: Juliana LeClair
Subject: 2806 Painter Variance Filing Documents
Attachments: Painter Site Plan Proposal 2.png; Painter Site Plan Proposal 1.png; Painter Proposal 1 Renderings_Floorplan.pdf; Painter Proposal 2 Renderings_Floorplan.pdf; 2806 Painter Ave Area Development Map.jpg; 2806 Painter Ave Lot sf KGIS.png

Juliana.

Attached are the requested documents for 2806 Painter Ave. I have included the kgis map showing the lot square footage (it is more than I had originally estimated), a Google Earth map showing similar development in the immediate area, and renderings and site plans for two different building proposals. The buildings are very similar and both meet all zoning requirements. We haven't decided which building we will construct yet but it will be one of these two. Let me know if there is anything else you need from me.

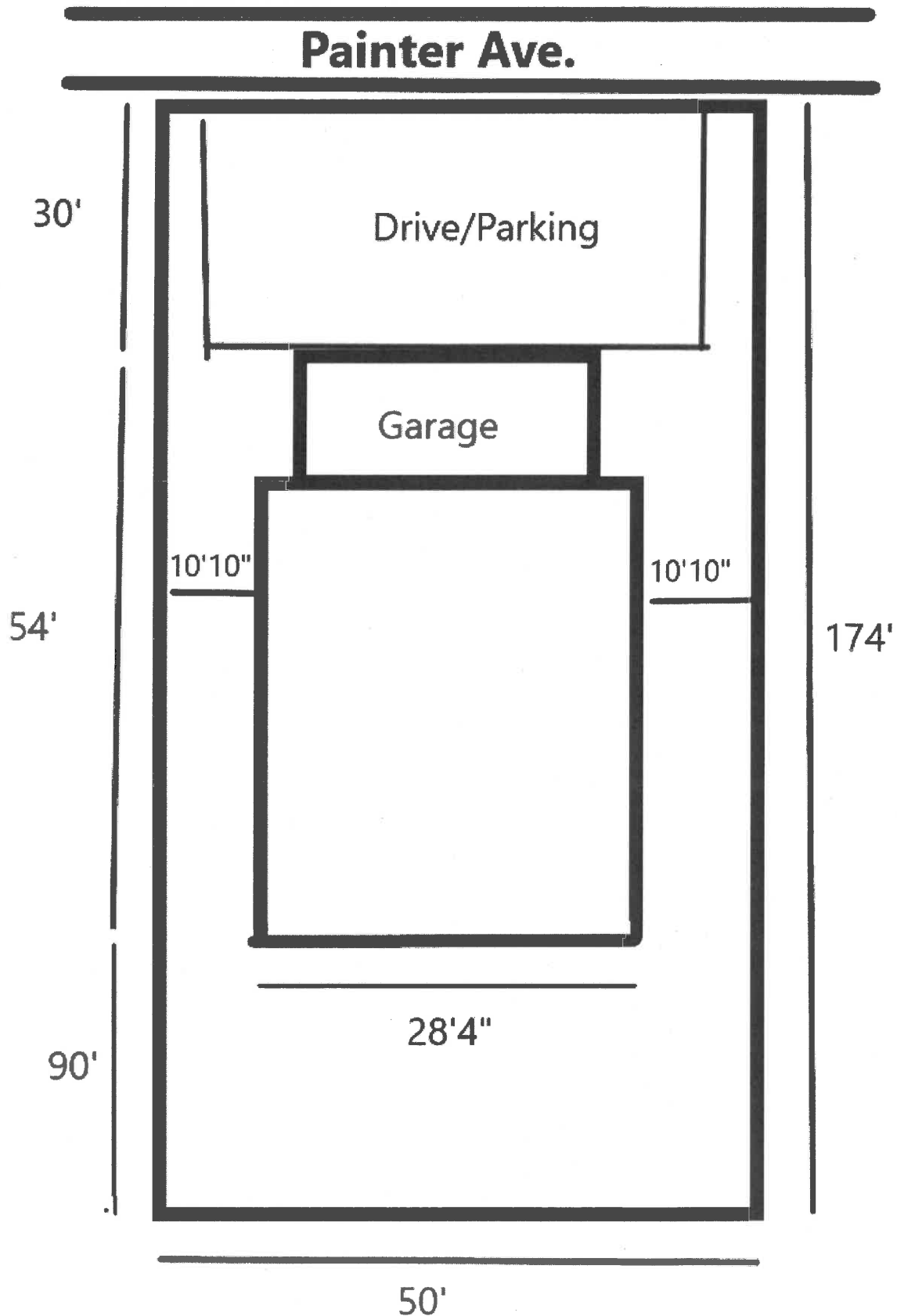
thanks,
Chris Bush
865-567-0947



2806 Painter Ave Variance Docs

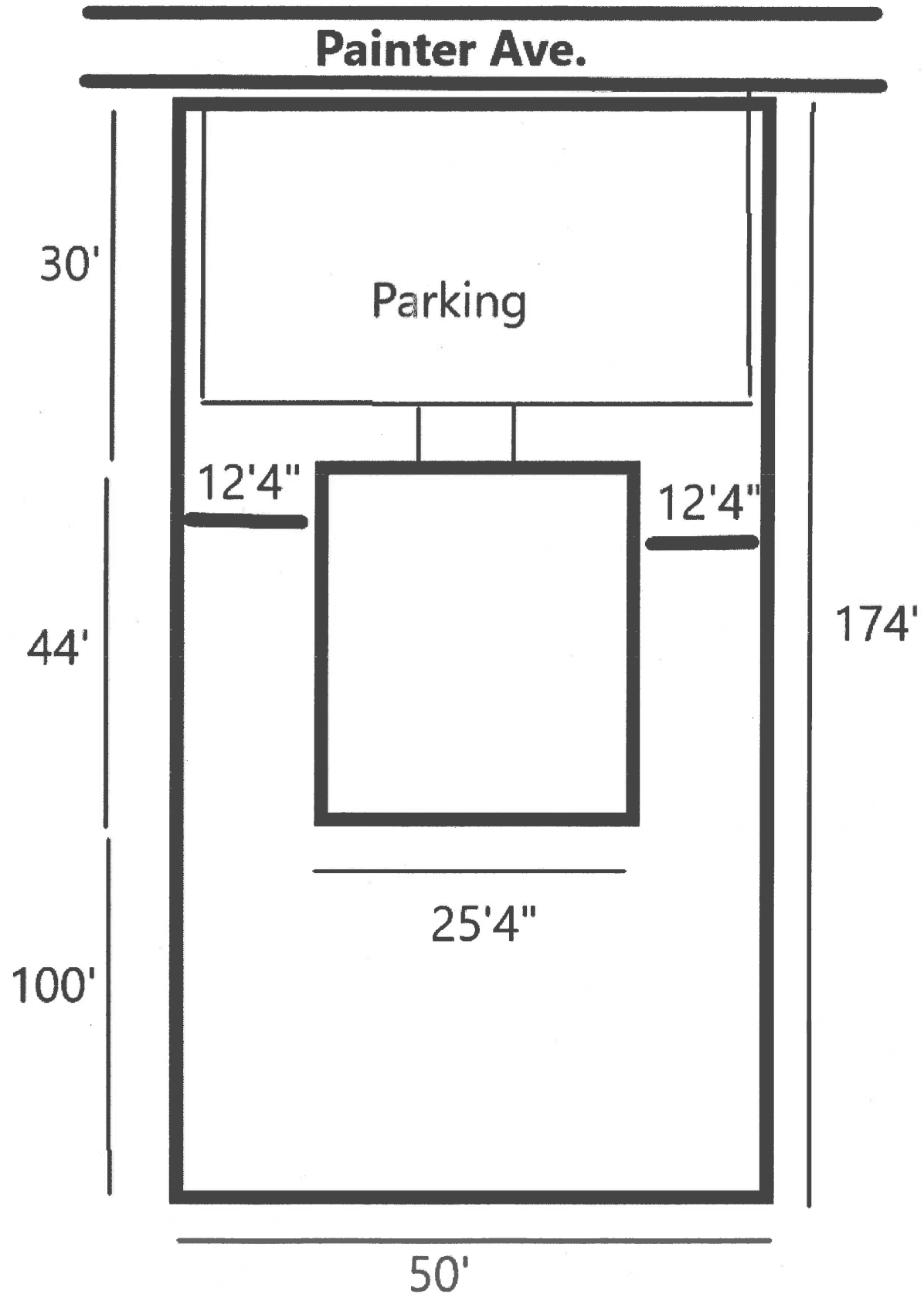
2806 Painter Ave.

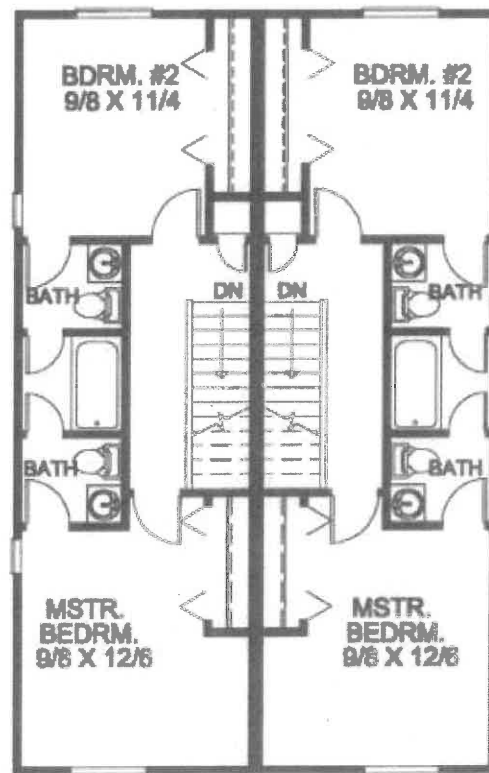
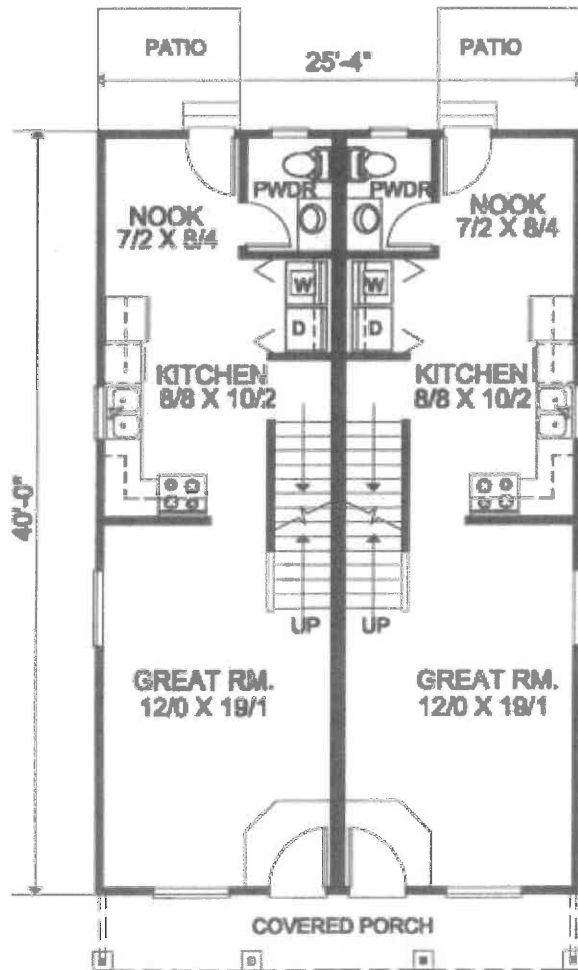
Proposal 1
2 980sf 2/2 Units



2806 Painter Ave.

Proposal 1
2 980sf 2/2 Units

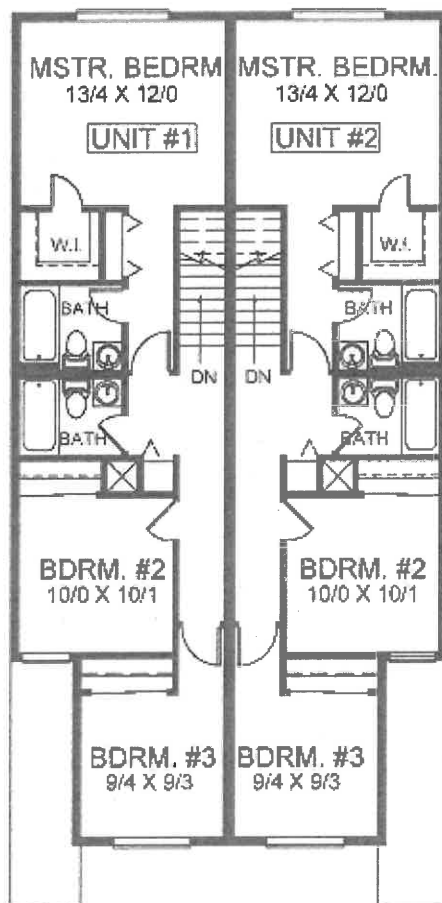
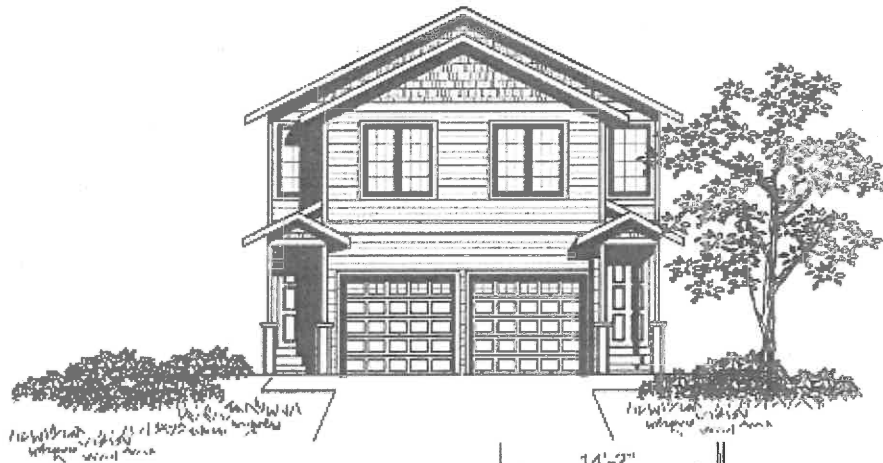




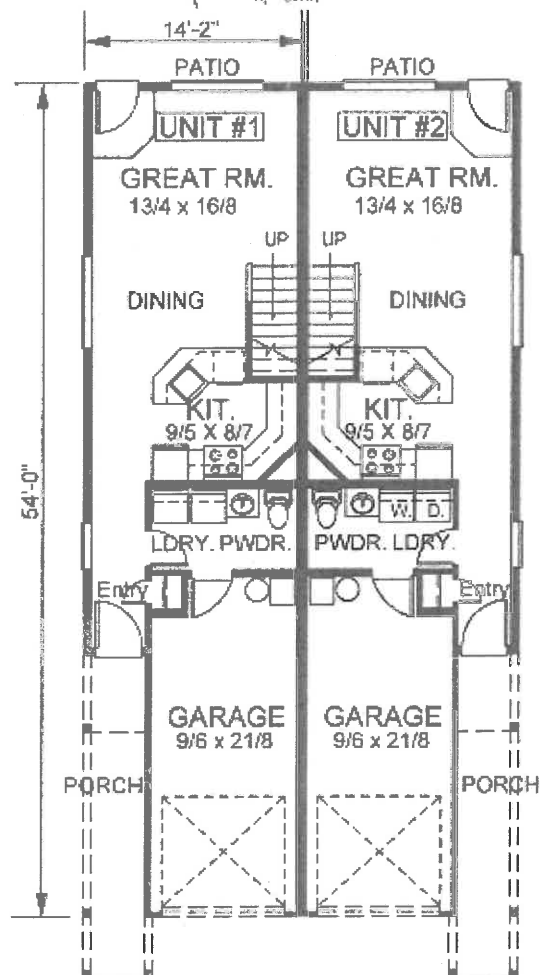
Width = 25'-4"
 Depth = 44'-0"
 (Inc. porch)
 Total Sq. Ft. = 980 / unit
 2 units shown

BUILDING DESIGNS BY STOCKTON
 RESIDENTIAL • MULTI-FAMILY • MARKETING
 TEL: 503-524-3118 FAX: 503-524-7381
 E-MAIL: stockton@wo-net.com
 Web Site: <http://www.stocktondesign.com>

2-2060



UPPER FLOOR PLAN



MAIN FLOOR PLAN

Bldg. Width = 28'-4"
 Depth = 54'-0"
 Unit Width = 14'-2"
 Total Sq. Ft. = 1,165 / unit
 2 units shown

Building Designs By Stockton
 residential • multi-family • marketing
 Toll Free Office # 1-800-368-0821
 E-MAIL: stockton@wa-net.com
 Web Site: <http://www.stocktondesign.com>

2-2190-4

Tim Stockton A.I.B.D.

06 Painter Ave.

os/Multifamily near property

Legend

-  2806 Painter Ave.
-  Bowles Orthodontic Special
-  Butler Vines & Babb PLLC
-  Church
-  Condos
-  Painter Ave SW
-  Tombras Group
-  Tyson Family Tennis Center

Keystone Condos

Painter Ave SW

2806 Painter Ave

Kingston Place Condos

2806 Painter Ave SW

Kingston Place

New Townhouse Development

Sullins Ridge Condos

Kaelabrooke Courtyard Condos

gle Earth

ogle

600 ft

Search By: Address Parcel Owner Place Other
Enter Address: Search Advanced

Results Legend Help

Introduction

KGIS's latest web mapping solution provides the user a much faster environment as well as a look at current data. It's browser has also been improved.

Information about this application can be found in the Help tab, including a short "Getting started with KGIS Maps" tutorial. We will continue to look for ways to enhance the website, and we welcome your feedback and comments. Email: kgis@kgis.org

Information on this website is derived from various governmental departments within the City of Knoxville, the Knoxville Planning Commission, the Knoxville Board of Zoning Appeals (KUBA), and the Knoxville Board of Zoning Appeals (KUBA), who together have created a centralized "geographic information system": KGIS.

Information made accessible in this application is subject to [Disclaimer](#).

