

File #

4-F-21-VA



## BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION	APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name Florence Cattlett	Owner <input checked="" type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address 1142 Bishops View Lane	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip Knoxville, TN, 37932	Tenant <input type="checkbox"/>	Off Street Parking <input checked="" type="checkbox"/>
Phone Number 865-314-9626	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Email flojoeee@gmail.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 602 Caswell Ave
City, State, Zip Knoxville, TN, 37917
Parcel # (see KGIS.org) 081MN001
Zoning District (see KGIS.org) 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.

We would like to construct a historic infill house on a parcel of land that was annexed into an adjacent lot by a previous owner. In order to build the new house on a new compliant lot, our request is to subdivide the lot back into the original two plats (see Exhibit A). Currently, a 4-plex multifamily dwelling occupies the Caswell frontage and a parking lot occupies the Gratz frontage (diagrams attached). The 4-plex at 602 Caswell was a permitted use in the 1981 zoning code when the house was converted to apartments. It will have no change in use. The variance request is to allow a reduction in required off-street parking or an alternative compliance path (our attached exhibits explain two possible solutions).

#### Describe hardship conditions that apply to this variance.

This is a non-conforming lot of record with regards to dimensional standards, both in the previous zoning ordinance (during which the house became a multifamily dwelling) and in the current one.

### 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 3/11/2021

File # 4-F-21-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):**

- 1.. Reduce the minimum required rear setback from 25 feet to 18 feet 6 inches. (Article 4, Section 4.3. Table 4-1).
2. Increase the maximum permitted building coverage percentage from 30% to 32.3%. (Article 4, Section 4.3. Table 4-1).
3. Increase the maximum permitted impervious surface percentage from 40% to 43.9%. (Article 4, Section 4.3. Table 4-1).
4. Reduce the minimum number of required parking spaces from 4 spaces to 2 spaces for a multi-family dwelling with 2 1BR units & 2 2BR units. (Article 11, Section 11.4, Table 11-2).

**PROJECT INFORMATION**

Date Filed 3-11-21

Fee Amount \$250.00

Council District 4

BZA Meeting Date 4-20-21

PLANS REVIEWER Scott Elder

DATE 3-29-21





602 Caswell Ave.  
 3-I-21-VA  
 Florence Cattlett

Knoxville - Knox County - KUB Geographic Information System

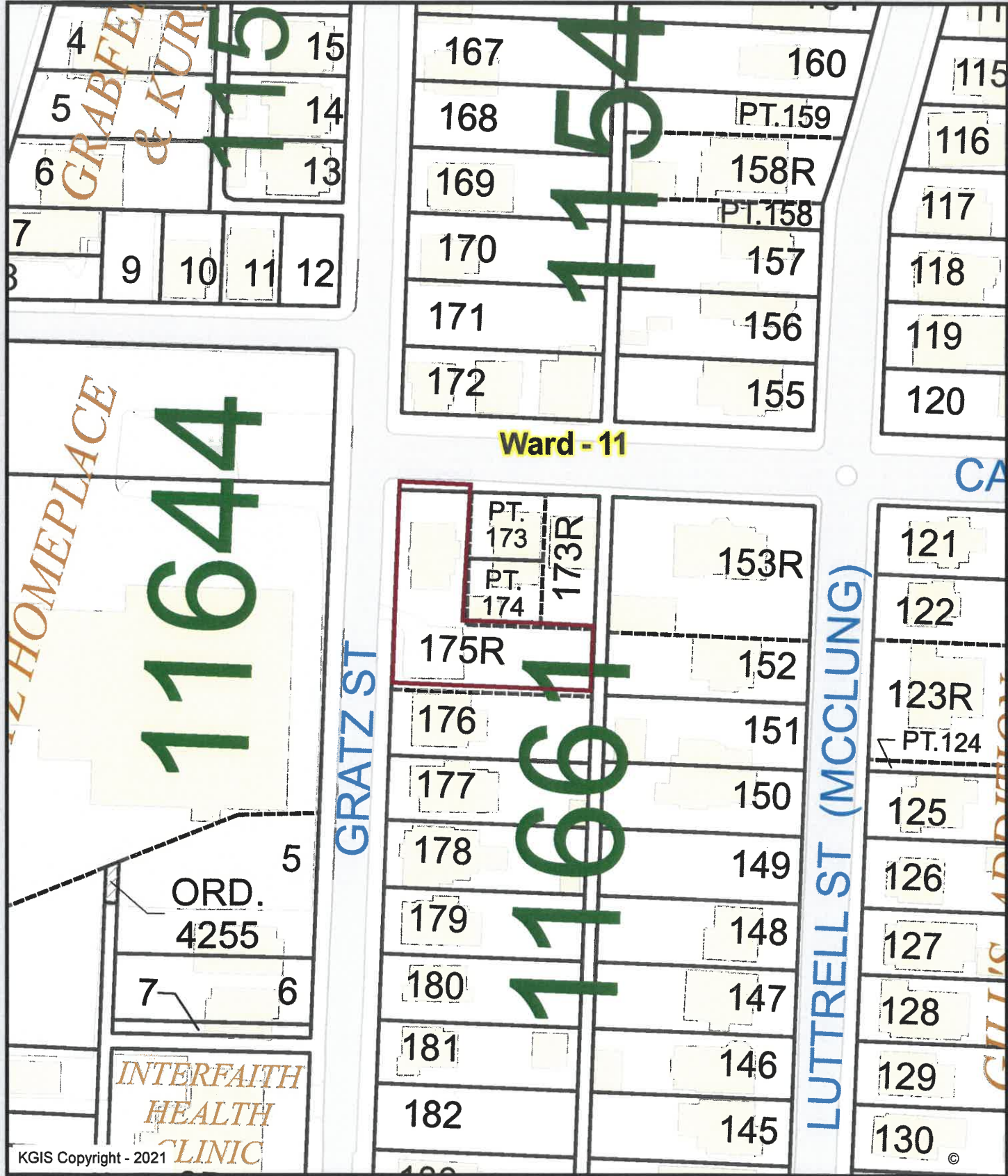


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602 Caswell Ave.

3-I-21-VA  
 Florence Cattlett

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602 Caswell Ave.

3-I-21-VA

Florence Cattlett

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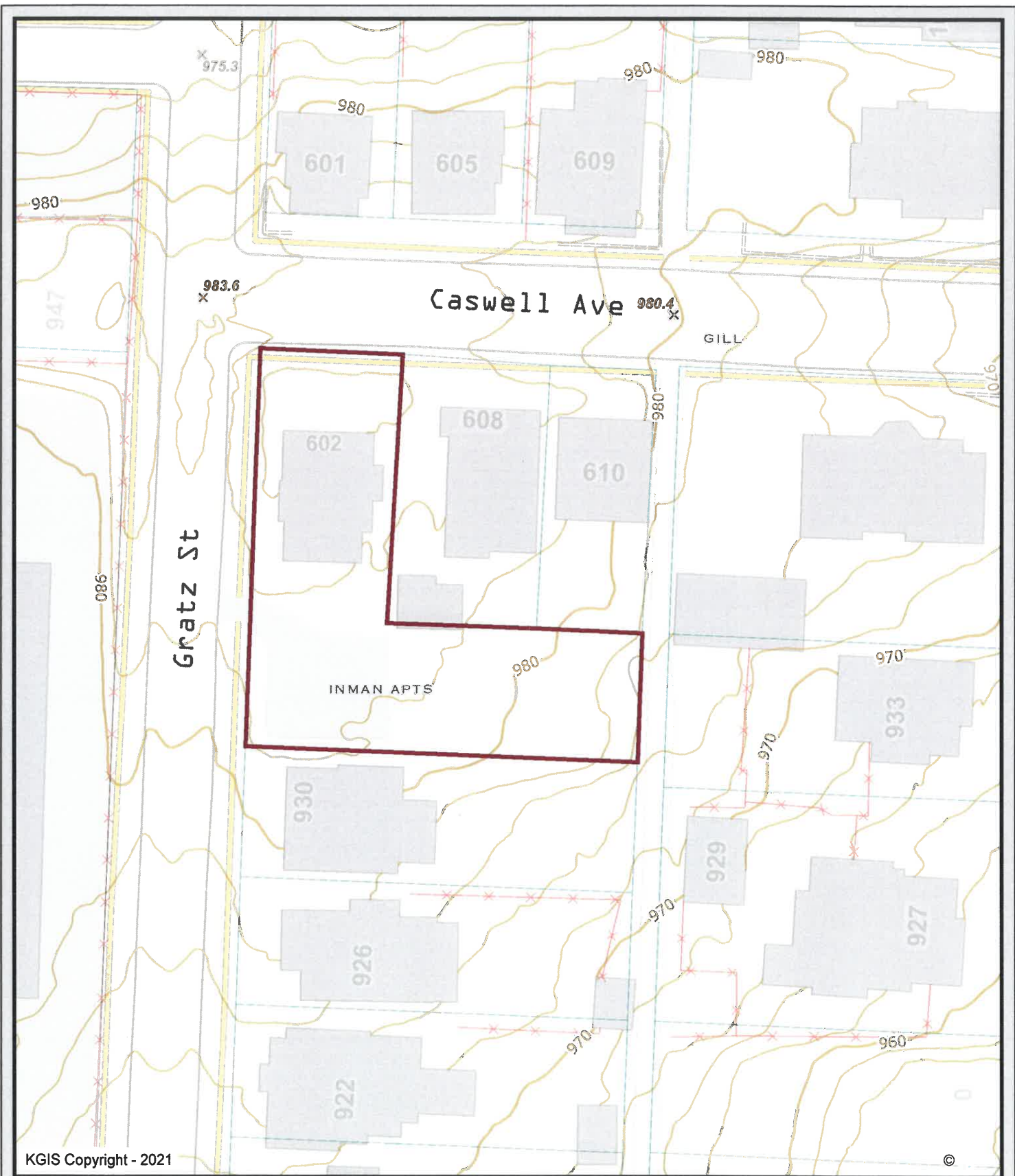


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**602 Caswell Ave.**

3-I-21-VA  
 Florence Cattlett

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



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602 Caswell Ave  
Owner: Charlie Cattlett  
Variance Request

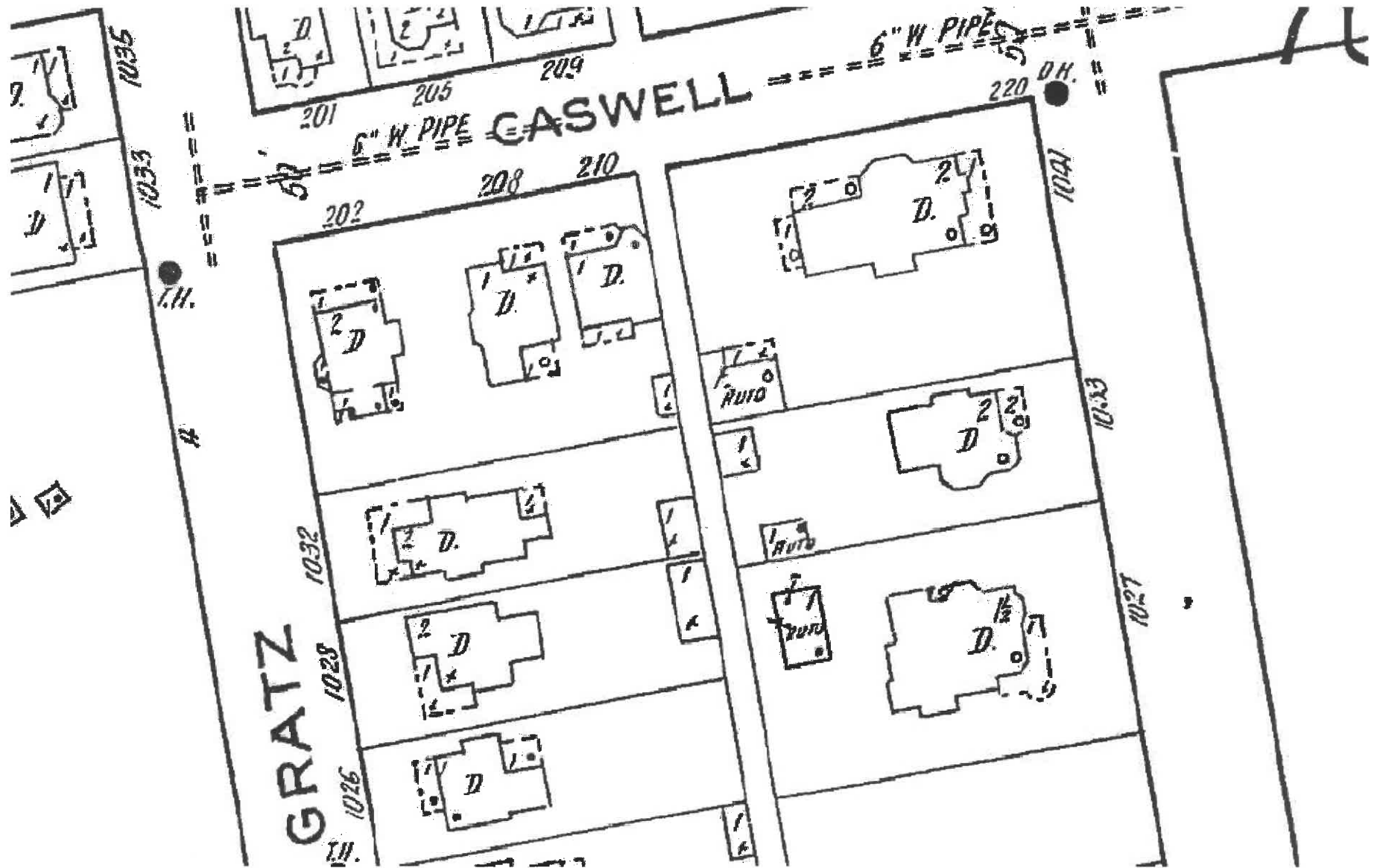
Neighborhood Letter of Support

The Fourth and Gill Neighborhood Organization agrees that there is sufficient on-street parking for this variance request at 602 Caswell and supports the request to reduce the off-street parking from 5 spots to 2 spots. The neighborhood is also in support of Mr. Cattlett adding a single-family residence in place of the gravel parking lot and will work alongside the HZC to get plans approved to do so.

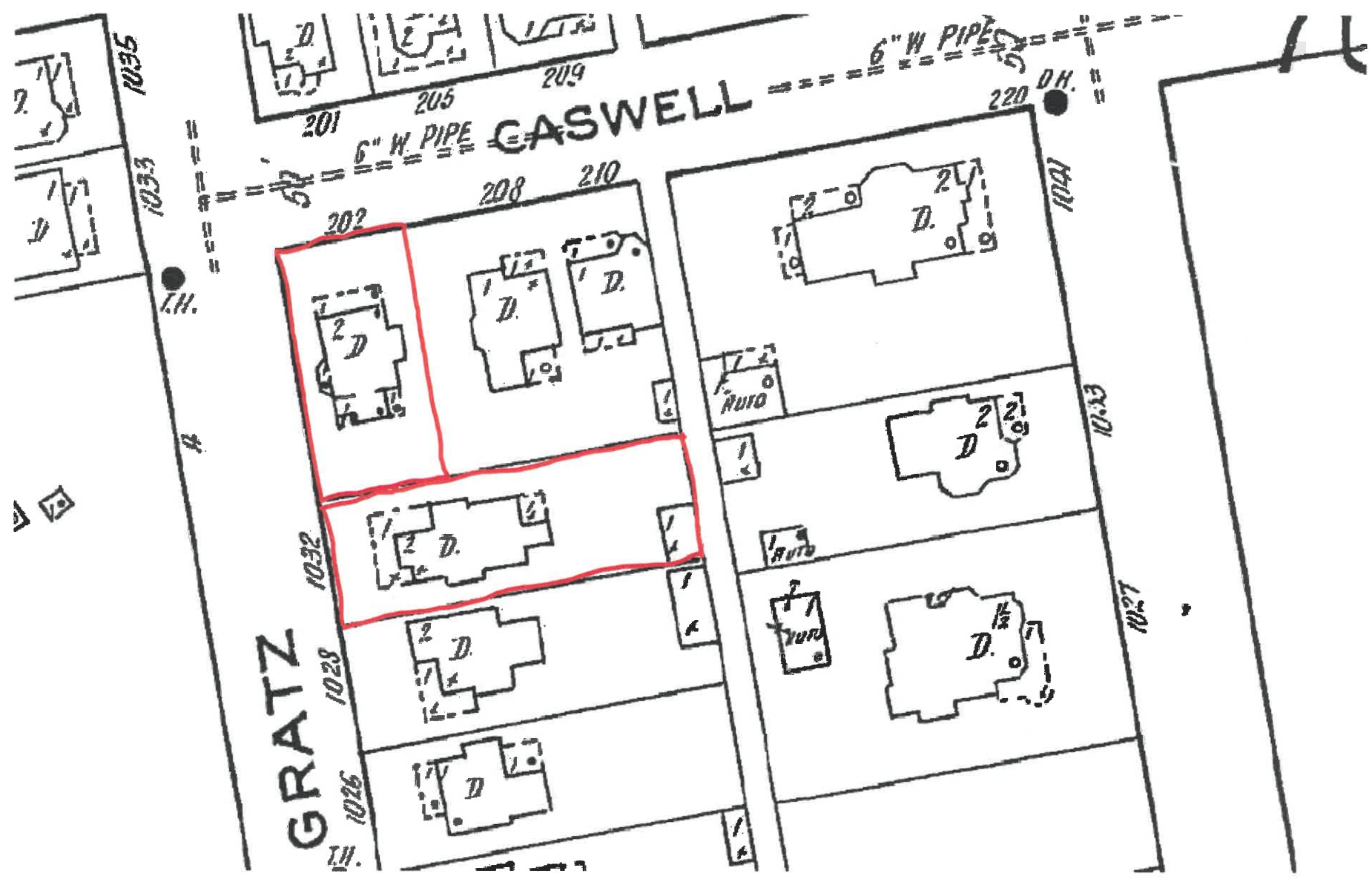
Thank you,

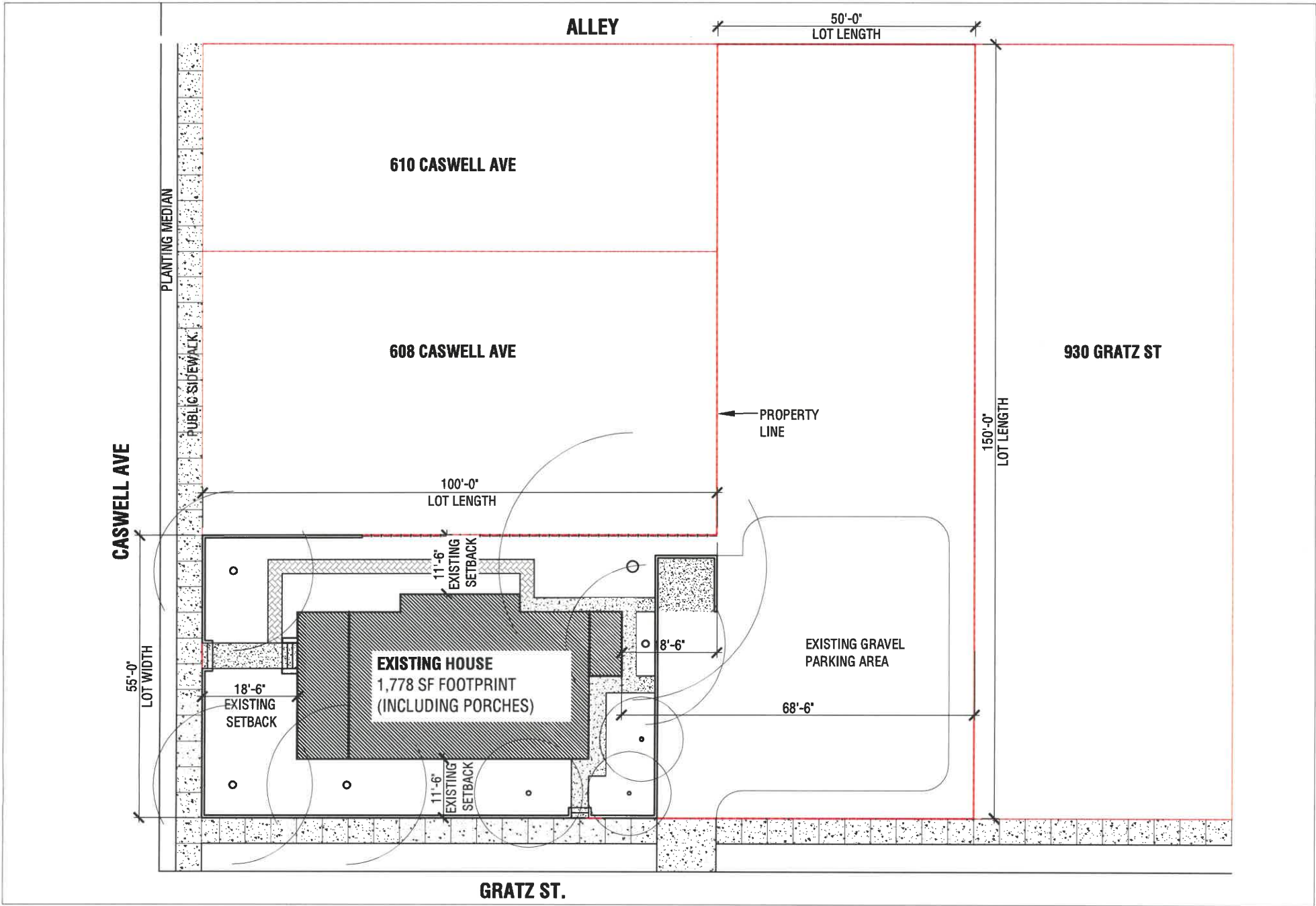
Lacy Mellon  
[lacymellon@gmail.com](mailto:lacymellon@gmail.com)  
865-742-3936

*Community and Government Relations Chair*









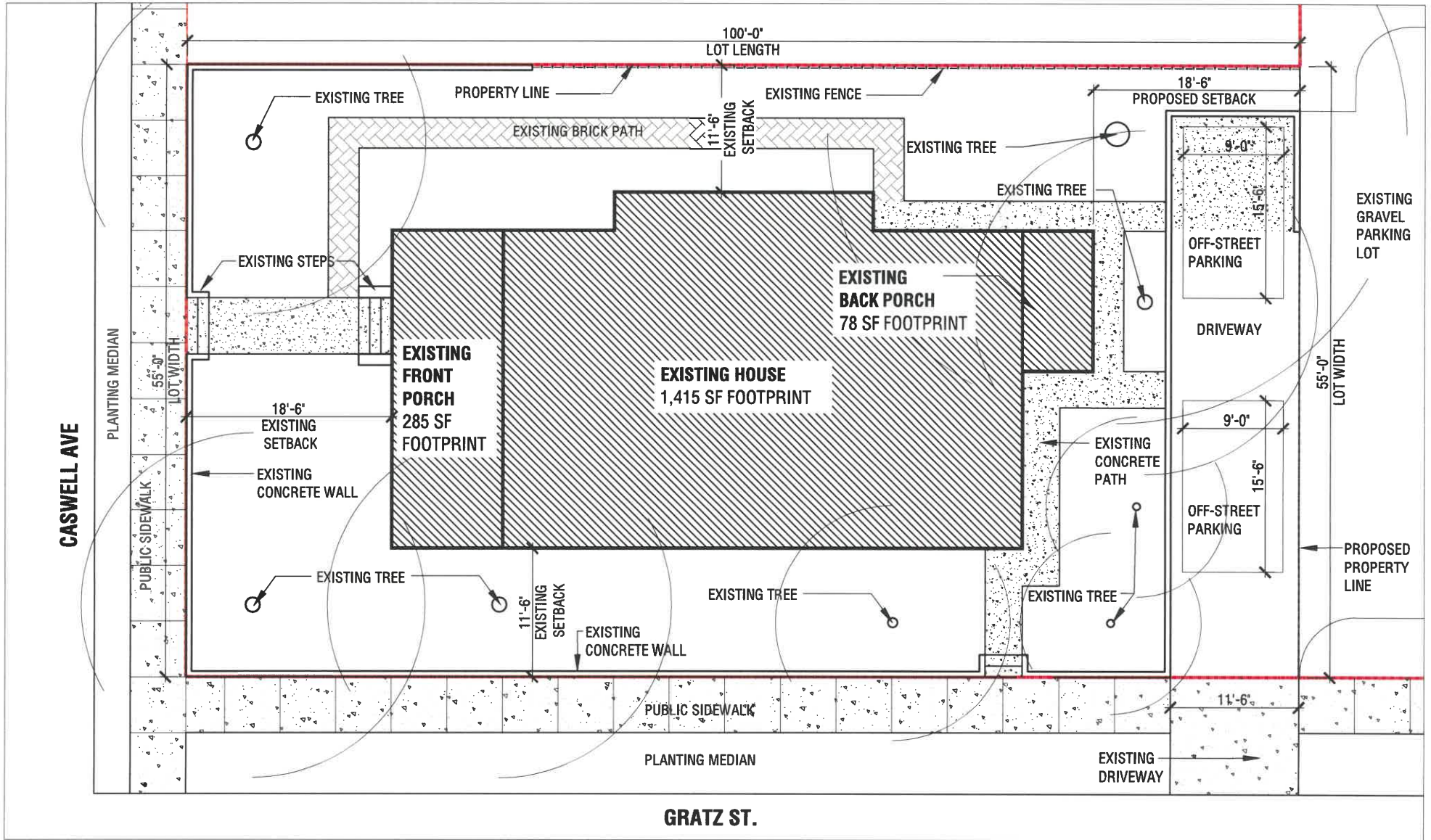
**VARIANCE APPLICATION FOR:**  
602 CASWELL AVE  
PARCEL ID: 081MN001

**EXISTING CONDITIONS**

**SITE CALCULATIONS**  
 LOT SIZE: 13,000 SF  
 EXISTING HOUSE AND COVERED PORCHES: 1,778 SF  
 EXISTING IMPERVIOUS ITEMS: 2,416 SF  
 EXISTING BUILDING COVERAGE: 13.6%  
 EXISTING IMPERVIOUS COVERAGE: 18.5%







**VARIANCE APPLICATION FOR:**  
 602 CASWELL AVE  
 PARCEL ID: 081MN01

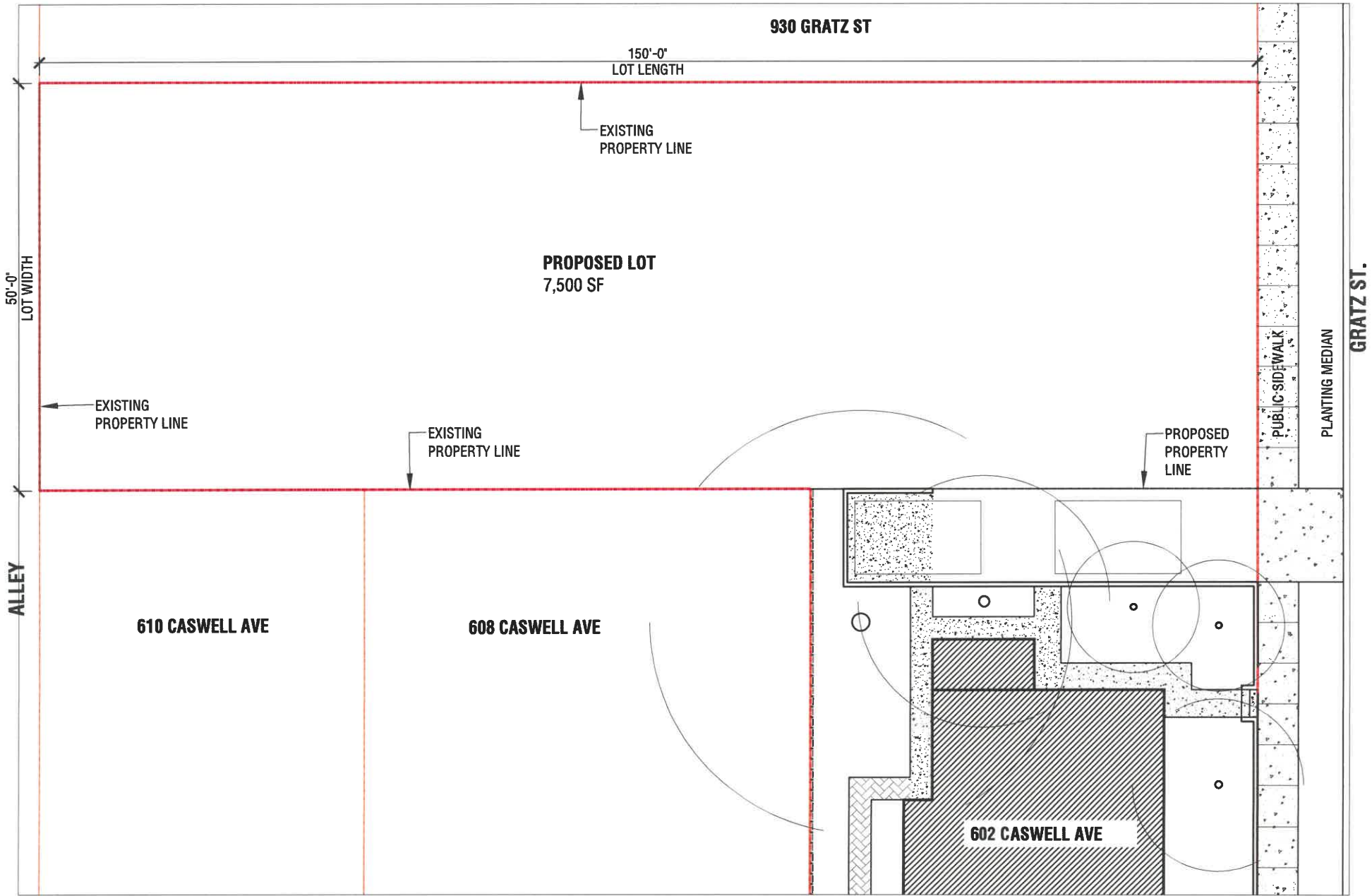
**PROPOSED CONDITIONS**  
 LOT 1

**SITE CALCULATIONS**  
 EXISTING LOT SIZE: 13,000 SF  
 EXISTING HOUSE AND COVERED PORCHES: 1,778 SF  
 EXISTING IMPERVIOUS ITEMS: 2,416 SF  
 EXISTING BUILDING COVERAGE: 13.6%  
 EXISTING IMPERVIOUS COVERAGE: 18.5%

PROPOSED LOT SIZE: 5,500 SF  
 EXISTING HOUSE AND PORCHES: 1,778 SF  
 EXISTING IMPERVIOUS ITEMS: 2,416 SF  
 PROPOSED BUILDING COVERAGE: 32.3%  
 PROPOSED IMPERVIOUS COVERAGE: 43.9%



NORTH



**VARIANCE APPLICATION FOR:**  
 602 CASWELL AVE  
 PARCEL ID: 081MN001

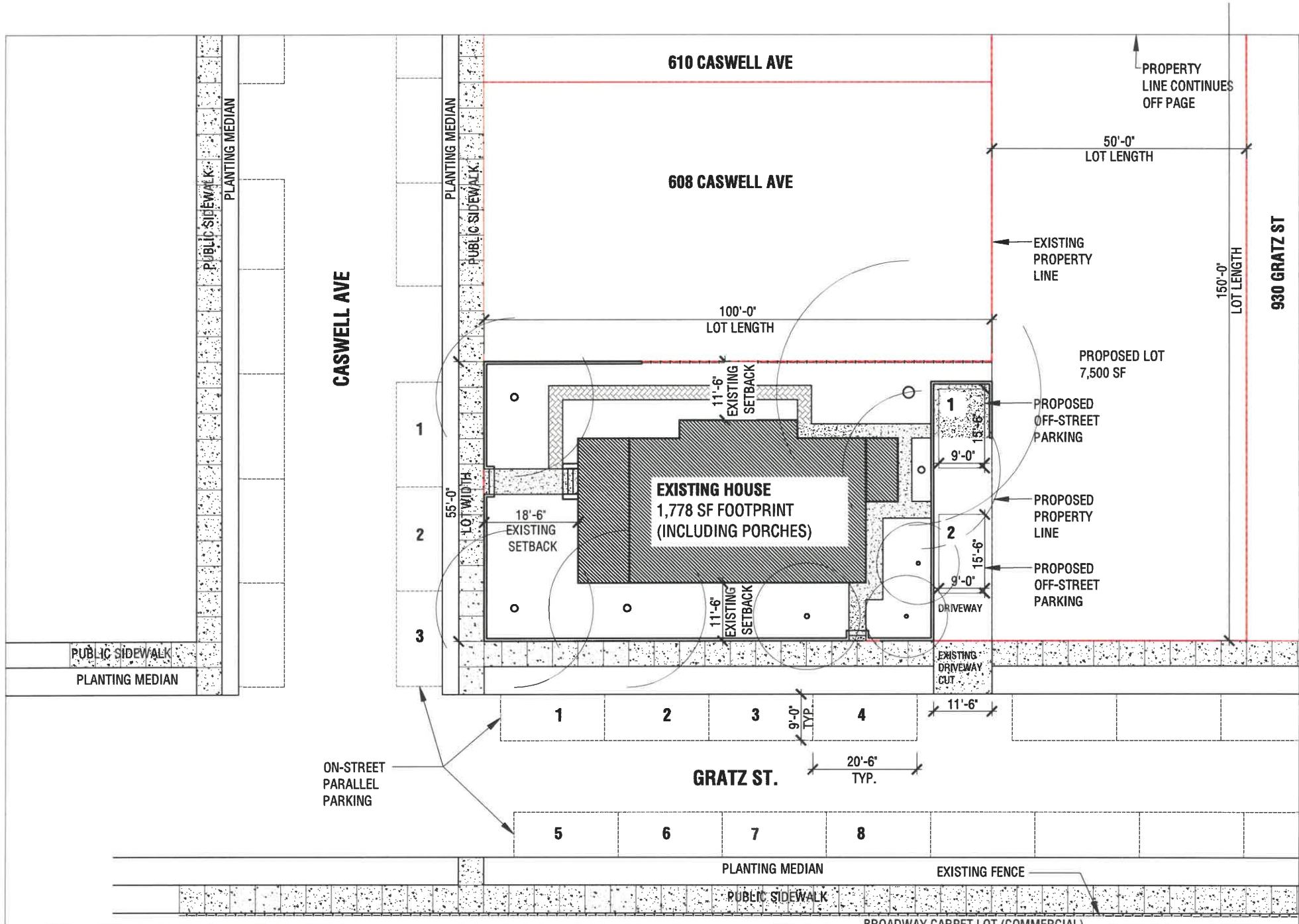
**PROPOSED CONDITIONS**  
 LOT 2

**SITE CALCULATIONS**  
 EXISTING LOT SIZE: 13,000 SF  
 EXISTING HOUSE AND COVERED PORCHES: 1,778 SF  
 EXISTING IMPERVIOUS ITEMS: 2,416 SF  
 EXISTING BUILDING COVERAGE: 13.6%  
 EXISTING IMPERVIOUS COVERAGE: 18.5%

PROPOSED LOT SIZE: 7,500 SF







**VARIANCE APPLICATION FOR:**  
 602 CASWELL AVE  
 PARCEL ID: 081MN001

**PROPOSED OFF-STREET PARKING**

**OFF-STREET PARKING:** 2  
**ON-STREET PARKING:** 8  
 (DIRECTLY ADJACENT TO PROPERTY)

CASWELL AVE 3  
 GRATZ STREET 8

**TOTAL: 13 PARKING SPACES**



**NORTH**

BROADWAY CARPET LOT (COMMERCIAL)

# On-Street Parking Study - Weekday

# Exhibit C



Caswell Ave - 8:30AM - Morning



Gratz St - 8:30AM - Morning



Gray Truck  
is Tenant  
living in Unit  
#2

Caswell Ave - 12:30 PM - Afternoon



Gratz St - 12:30 PM - Afternoon



Caswell Ave - 6:30 PM - Evening



Gratz St - 6:30 PM - Evening

\*Parking Study shows plenty of on-street parking throughout the day on Gratz St due to Broadway Carpet Location



# On-Street Parking Study - Weekend

Exhibit C



Caswell Ave - 8:30AM - Morning



Gratz St. - 8:30AM - Morning

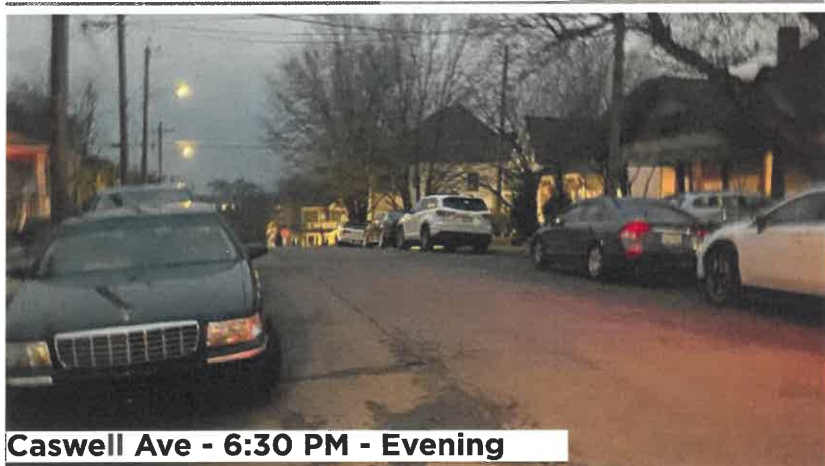


Caswell Ave - 12:30 PM - Afternoon

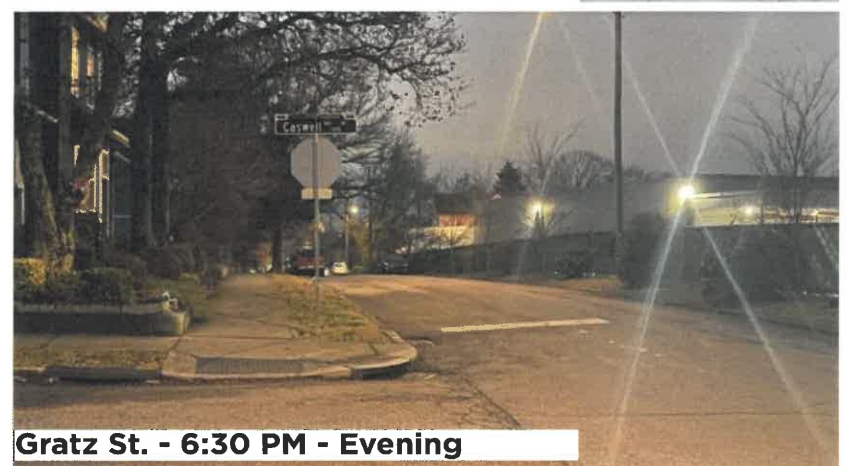
\*Gray Truck is Tenant living in Unit #2



Gratz St. - 12:30 PM - Afternoon



Caswell Ave - 6:30 PM - Evening



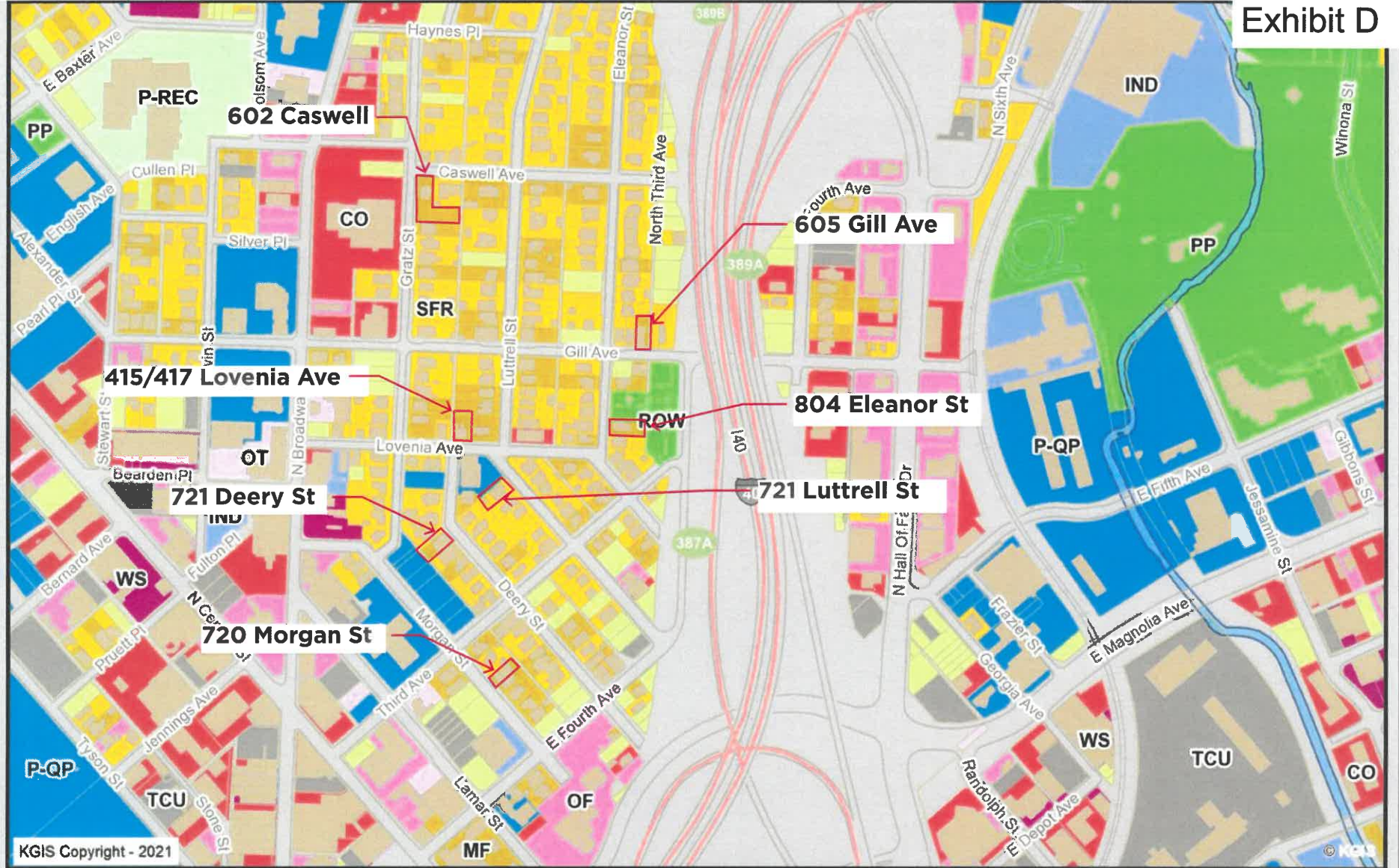
Gratz St. - 6:30 PM - Evening

\*Parking Study shows plenty of on-street parking throughout the day on Gratz St due to Broadway Carpet Location



# Multi-Family (4plex and Triplex) w/ limited off-street parking and small RN-4 Lots

Exhibit D



Multi-Family - Neighborhood Map

Knoxville - Knox County - KUB Geographic Information System



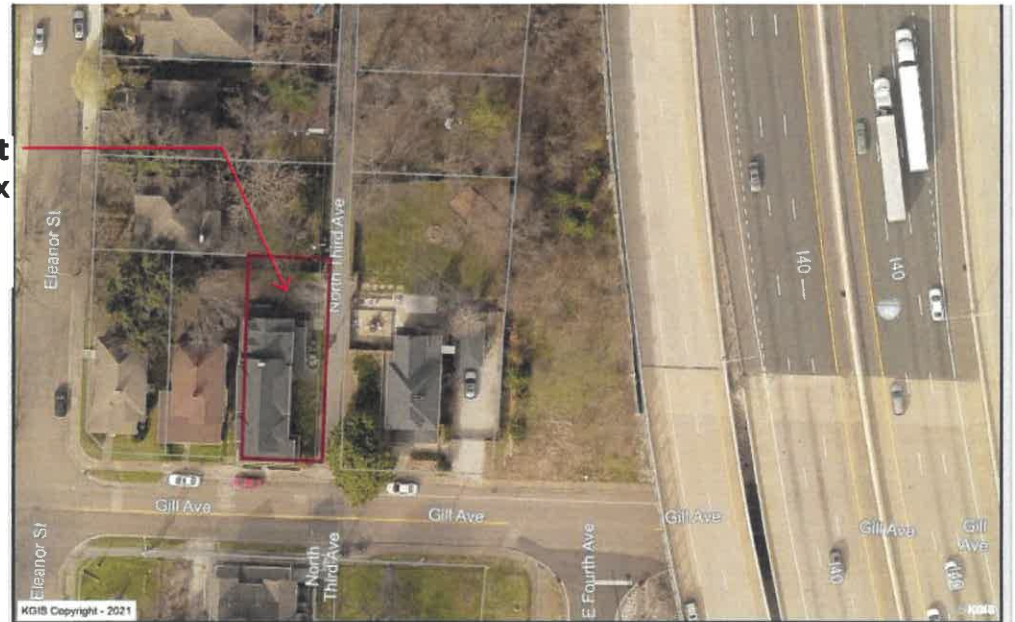
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# 605 Gill Ave - 4-Plex



Multi-Family - Lot Size  
0 25 50 100  
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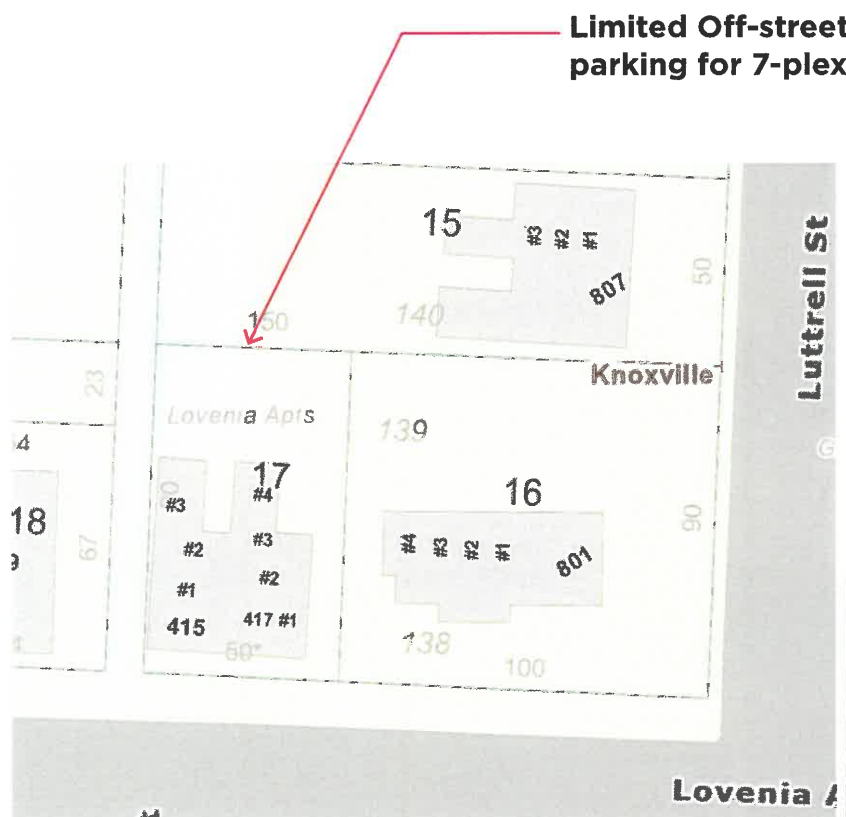
4-Plex - Lot Size - 40'x100' = 4,000 SF



4-Plex - Off-Street Parking - 1 parking Spot

\*602 Caswell 4-plex proposed Lot Size - 5,500 S.F  
2 proposed off-site parking spots

# 415/417 Lovenia - (1) 4-Plex and (1) 3-Plex one lot - 7 units



415/417 Lovenia - Multifamily - 7 Units

7 Units - Lot Size - 50'x90' = 4,500 SF  
2 Parking Spaces on property

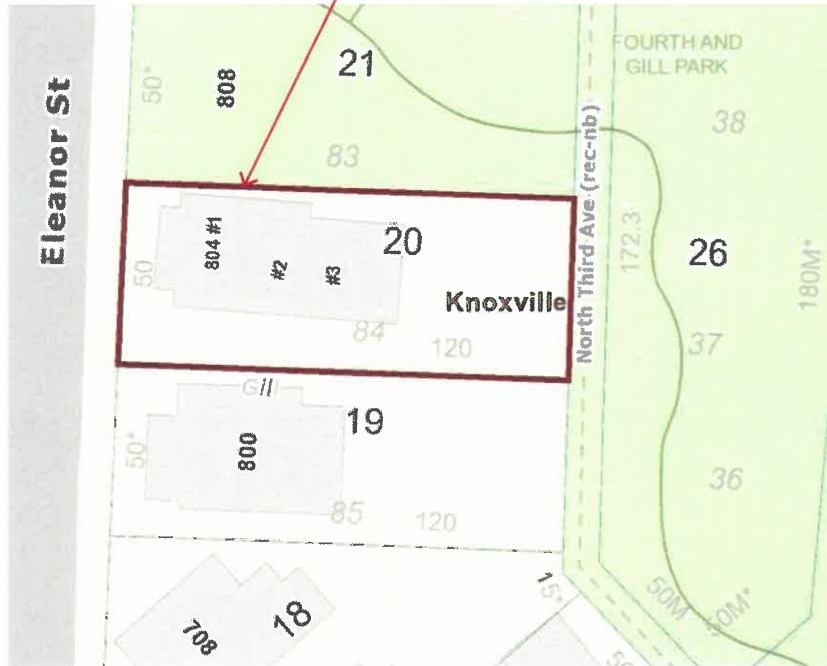


\*602 Caswell 4-plex proposed Lot Size - 5,500 S.F  
2 proposed off-site parking spots



# 804 Eleanor St - Tri-Plex

Zero Off-street parking for 3-plex



3 Units - Lot Size - 50'x120' = 6,000 SF



\*602 Caswell 4-plex proposed Lot Size - 5,500 S.F  
2 proposed off-site parking spots

# 821 Deery St - Tri-Plex - 3-Units



3 Units - Lot Size - 50'x103' = 5,150 SF

\*602 Caswell 4-plex proposed Lot Size - 5,500 S.F  
2 proposed off-site parking spots





# v - 4-Plex



4 Units - Lot Size - 50'x107' = 5,350 SF

\*602 Caswell 4-plex proposed Lot Size - 5,500 S.F  
2 proposed off-site parking spots



# 720 Morgan St - 3-Plex



4 Units - Lot Size - 30'x103' = 3,090 SF



\*602 Caswell 4-plex proposed Lot Size - 5,500 S.F  
2 proposed off-site parking spots