

File #

5-Y-21-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: R. Bentley Marlow	Owner <input checked="" type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address: 322 Douglas Avenue	Contractor <input checked="" type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip: Knoxville, Tennessee 37921-4813	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number: 865-607-4357	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Email: rbentleymarlow@gmail.com		Other: One house per lot <input checked="" 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 : 416 &amp; 418 E. Oldham Avenue

City, State, Zip: 37917

See KGIS.org for Parcel #: 081LA012

and Zoning District: RN-2

### VARIANCE REQUIREMENTS

#### City of Knoxville Zoning Ordinance Article 16.3

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.

Two separate single family homes exist on this single parcel. Each house has its own USPS mailing address; and each house has separate KUB connections. These houses have been separate single family homes since their construction, which based upon building materials and techniques I estimate to be approximately 1910. These two houses appear on the 1917 Sanborn Insurance Map.

I wish to divide this lot so as to yield one single family home per parcel.

Describe hardship conditions that apply to this variance.

Two single family homes on a single parcel. Need one single family home per parcel so I can sell/transfer the homes individually. This situation has existed for over 100 years.

### 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 13 April 2021

File # 5-Y-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. 416 W Oldham Avenue - Reduce the minimum required lot size for a single family dwelling in an RN-2 zoning district from 5,000 s.f. to 4,111 s.f. Per Article 4, Section 4.3. Table 4-1.
2. 418 W Oldham Avenue - Reduce the minimum required lot size for a single family dwelling in an RN-2 zoning district from 5,000 s.f. to 4,108 s.f. Per Article 4, Section 4.3. Table 4-1.

#### PROJECT INFORMATION

Date Filed 4-13-21

Fee Amount \$250.00

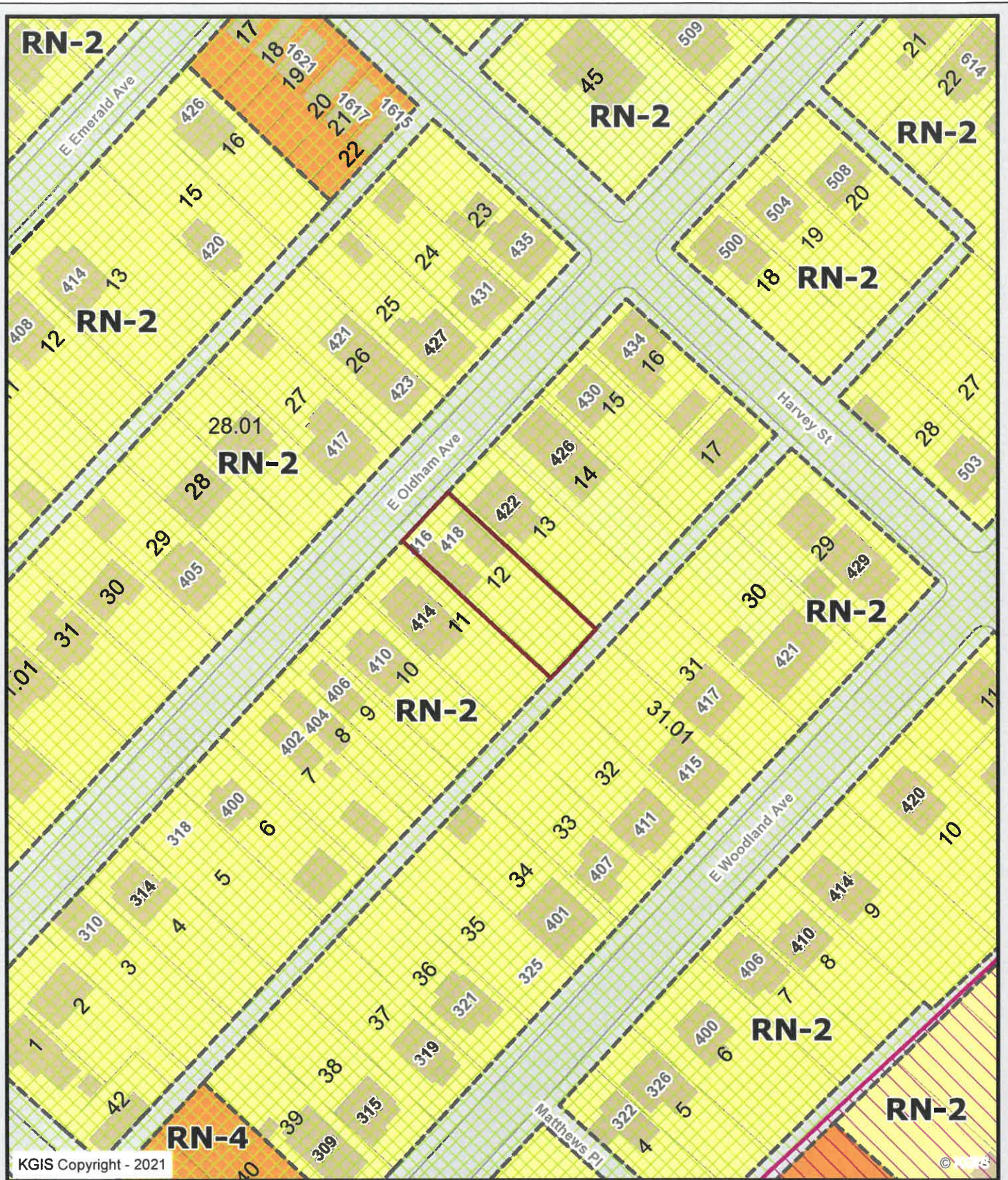
Council District 5th

BZA Meeting Date 5-18-21

PLANS REVIEWER Scott Elder

DATE 4-22-21





416 & 418 E. Oldham Ave.

5-Y-21-VA

R. Bentley Marlow

Knoxville - Knox County - KUB Geographic Information System

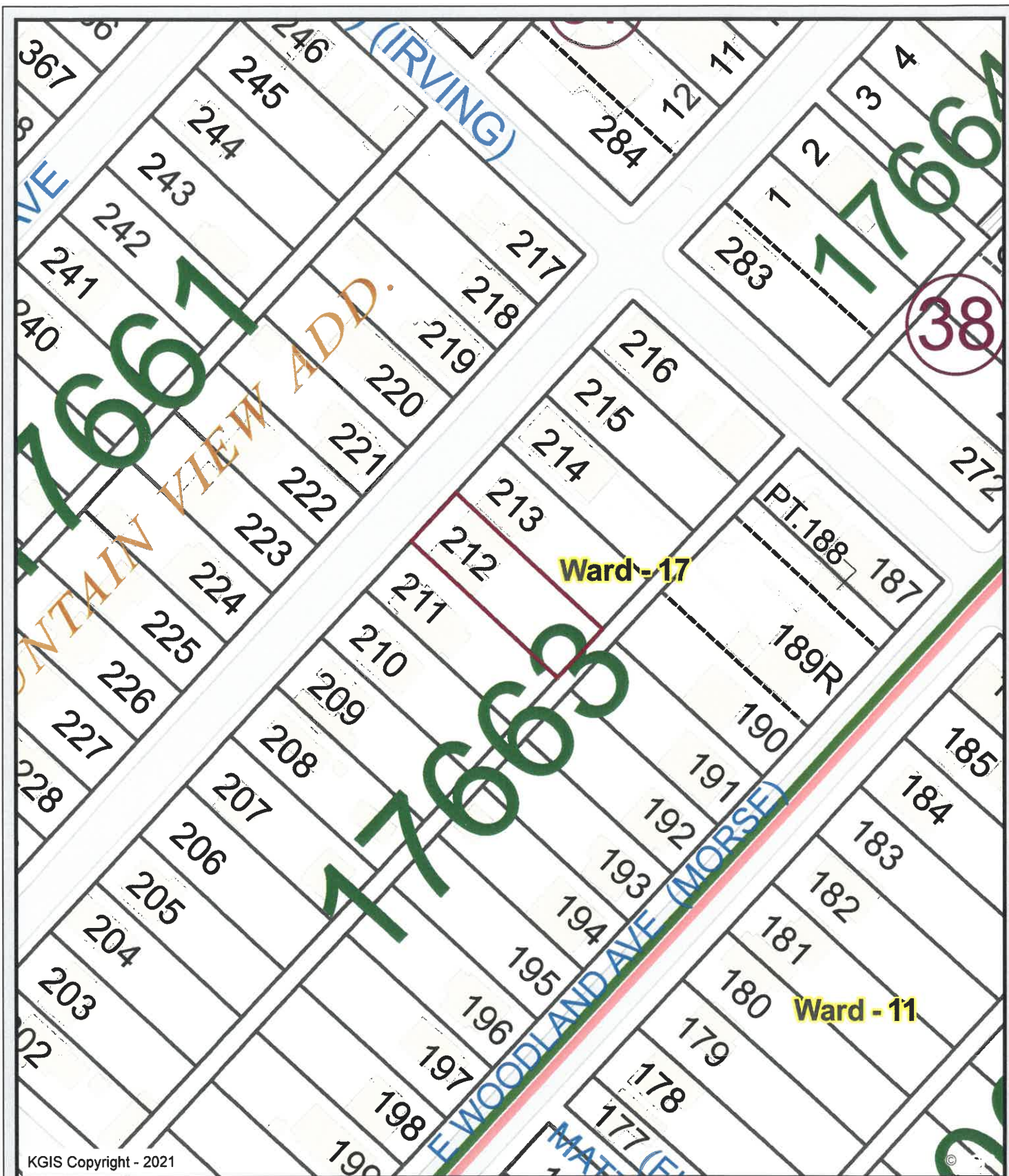


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416 & 418 E. Oldham Ave.

5-Y-21-VA

R. Bentley Marlow

Knoxville - Knox County - KUB Geographic Information System



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**416 & 418 E. Oldham Ave.**

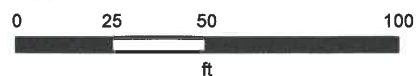
5-Y-21-VA

R. Bentley Marlow

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

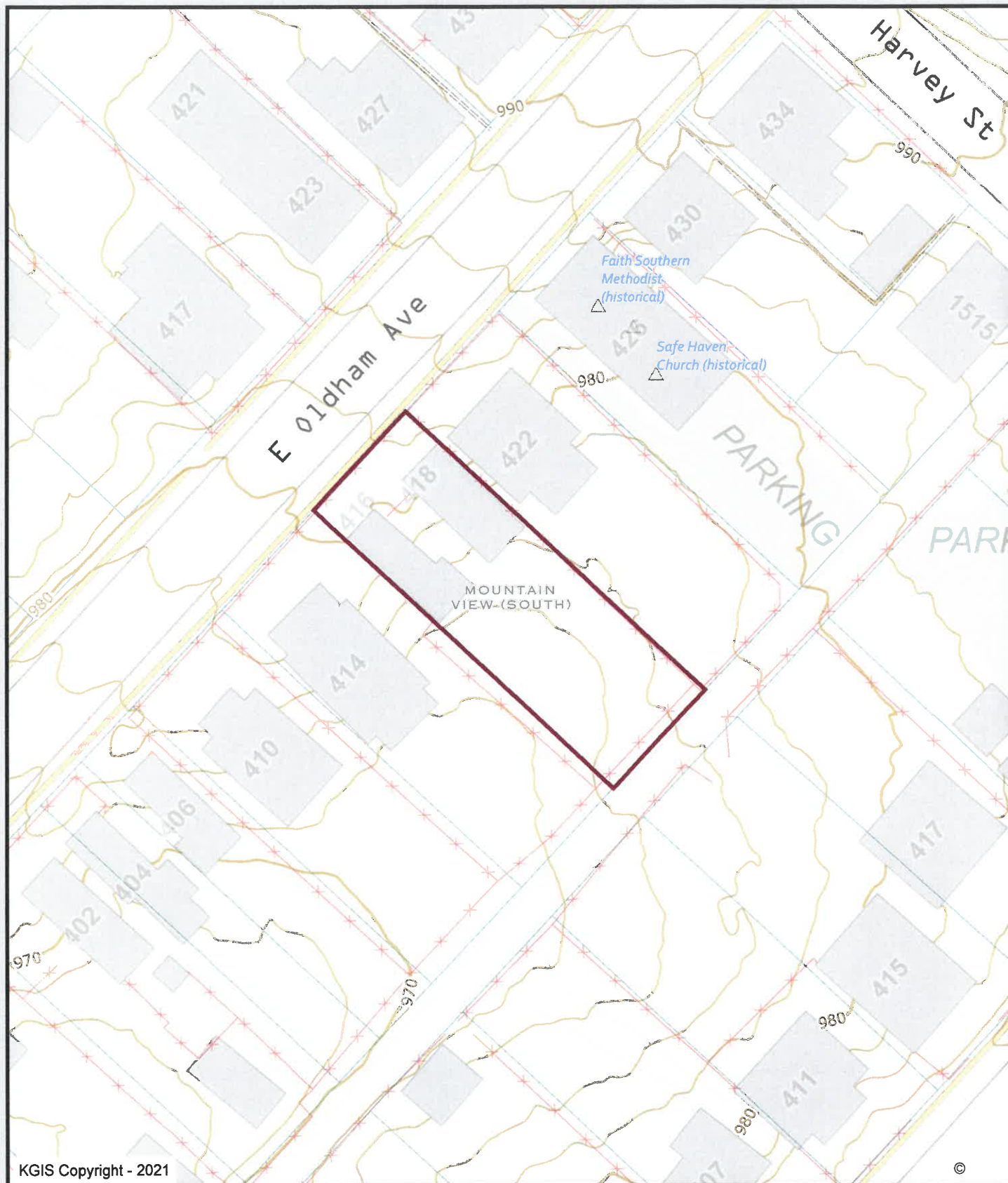


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**416 & 418 E. Oldham Ave.**

5-Y-21-VA

R. Bentley Marlow

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



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# Development Request

## DEVELOPMENT

- ☐ Development Plan  
☐ Planned Development  
☐ Use on Review / Special Use  
☐ Hillside Protection COA

## SUBDIVISION

- ☐ Concept Plan  
☒ Final Plat

## ZONING

- ☐ Plan Amendment  
☐ SP ☐ OYP  
☐ Rezoning

R. Bentley Marlow

Owner

Applicant Name

Affiliation

March 25, 2021

File Number(s)

Date Filed

Meeting Date (if applicable)

## CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☐ Applicant ☐ Owner ☐ Option Holder ☒ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Tracy Widner

TMW Land Surveying, Inc

Name

Company

P.O.Box 18358

Knoxville

TN

37928

Address

City

State

ZIP

865-689-4303

tmwlandsurveying@comcast.net

Phone

Email

## CURRENT PROPERTY INFO

416 & 418 Oldham, LLC

322 Douglas Avenue 37921

865-607-4357

Owner Name (if different)

Owner Address

Owner Phone

416 & 418 Oldham Ave.

0811"A"012.00

Property Address

Parcel ID

kub

kub

n

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

General Location

Tract Size

☐ City ☐ County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

December 2020



**DEVELOPMENT REQUEST**☐ Development Plan ☐ Use on Review / Special Use ☐ Hillside Protection COA☐ Residential ☐ Non-Residential

Home Occupation (specify) \_\_\_\_\_

Related City Permit Number(s)

Other (specify) \_\_\_\_\_

**SUBDIVISION REQUEST**

Subd. of lot 212 &amp; pt. of 213 Mountain View Addn to North Knoxville

Related Rezoning File Number

Proposed Subdivision Name

Unit / Phase Number ☐ Combine Parcels ☒ Divide Parcel

Total Number of Lots Created 2

☐ Other (specify) \_\_\_\_\_☐ Attachments / Additional Requirements**ZONING REQUEST**☐ Zoning Change

Proposed Zoning

Pending Plat File Number

☐ Plan Amendment Change

Proposed Plan Designation(s)

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify) \_\_\_\_\_**STAFF USE ONLY****PLAT TYPE**☐ Staff Review ☐ Planning Commission**ATTACHMENTS**☐ Property Owners / Option Holders ☐ Variance Request**ADDITIONAL REQUIREMENTS**☐ Design Plan Certification (Final Plat)☐ Use on Review / Special Use (Concept Plan)☐ Traffic Impact Study☐ COA Checklist (Hillside Protection)

Fee 1

Total

Fee 2

Fee 3

**AUTHORIZATION**

By signing below, I certify I am the property owner, applicant or the owners authorized representative.

Applicant Signature

R. Bentley Marlow

3-25-2021

Please Print

Date

865-689-4303

Phone Number

tmwlandsurveying@comcast.net

Email

Staff Signature

Please Print

Date



## DESIGN REVIEW REQUEST

- ☐ DOWNTOWN DESIGN (DK)  
☐ HISTORIC ZONING (H)  
☒ INFILL HOUSING (IH)

R. Bentley Marlow

Applicant

25 March 2021

21 April 2021

Date Filed

Meeting Date (if applicable)

File Number(s)

## CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

☒ Owner ☒ Contractor ☐ Engineer ☐ Architect/Landscape Architect

416 & 418 Oldham LLC

a subsidiary of Marlow Properties, LLC

Name

Company

R. Bentley Marlow

Marlow Properties, LLC / 1 Tennessee

37921

Address

City

State

Zip

(865) 607-4357

rbentleymarlow@gmail.com

Phone

Email

## CURRENT PROPERTY INFO

416 & 418 Oldham LLC

322 Douglas Avenue

(865) 607-4357

Owner Name (if different from applicant)

Owner Address

Owner Phone

416 E. Oldham Ave

081LA012

Property Address

Parcel ID

North Knoxville

RN-2

Neighborhood

Zoning

## AUTHORIZATION

Staff Signature

Please Print

Date

R. Bentley Marlow

25 March 2021

Applicant Signature

Please Print

Date



# REQUEST

STAFF USE ONLY	<b>DOWNTOWN DESIGN</b>	<p><b>Level 1:</b></p> <p><input type="checkbox"/> Signs    <input type="checkbox"/> Alteration of an existing building/structure</p> <p><b>Level 2:</b></p> <p><input type="checkbox"/> Addition to an existing building/structure</p> <p><b>Level 3:</b></p> <p><input type="checkbox"/> Construction of new building/structure    <input type="checkbox"/> Site design, parking, plazas, landscape</p> <p><i>See required Downtown Design attachment for more details.</i></p> <p><input type="checkbox"/> Brief description of work: _____</p>	
	<b>HISTORIC ZONING</b>	<p><b>Level 1:</b></p> <p><input type="checkbox"/> Signs    <input type="checkbox"/> Routine repair of siding, windows, roof, or other features, in-kind; Installation of gutters, storm windows/doors</p> <p><b>Level 2:</b></p> <p><input type="checkbox"/> Major repair, removal, or replacement of architectural elements or materials    <input type="checkbox"/> Additions and accessory structures</p> <p><b>Level 3:</b></p> <p><input type="checkbox"/> Construction of a new primary building</p> <p><b>Level 4:</b></p> <p><input type="checkbox"/> Relocation of a contributing structure    <input type="checkbox"/> Demolition of a contributing structure</p> <p><i>See required Historic Zoning attachment for more details.</i></p> <p><input type="checkbox"/> Brief description of work: _____</p>	
	<b>INFILL HOUSING</b>	<p><b>Level 1:</b></p> <p><input type="checkbox"/> Driveways, parking pads, access point, garages or similar facilities;    <input checked="" type="checkbox"/> Subdivisions</p> <p><b>Level 2:</b></p> <p><input type="checkbox"/> Additions visible from the primary street    <input type="checkbox"/> Changes to porches visible from the primary street</p> <p><b>Level 3:</b></p> <p><input type="checkbox"/> New primary structure</p> <p><input type="checkbox"/> Site-built    <input type="checkbox"/> Modular    <input type="checkbox"/> Multi-Sectional</p> <p><i>See required Infill Housing attachment for more details.</i></p> <p><input checked="" type="checkbox"/> Brief description of work: Lot has two single family homes; wish to divide lot in half so there is one single family home per parcel.</p>	
<p><b>ATTACHMENTS</b></p> <p><input type="checkbox"/> Downtown Design Checklist</p> <p><input type="checkbox"/> Historic Zoning Design Checklist</p> <p><input type="checkbox"/> Infill Housing Design Checklist</p> <p><b>ADDITIONAL REQUIREMENTS</b></p> <p><input type="checkbox"/> Property Owners / Option Holders</p> <p><b>Level 1: \$50 • Level 2: \$100 • Level 3: \$250 • Level 4: \$500</b></p>		<p><b>FEE 1:</b></p> <p><b>FEE 2:</b></p> <p><b>FEE 3:</b></p>	<p><b>TOTAL:</b></p>

**MARLOW PROPERTIES, LLC**

322 DOUGLAS AVENUE  
KNOXVILLE, TENNESSEE 37921-4813  
(865) 607-4357  
marlowpropertyllc@gmail.com

DATE	INVOICE	AMOUNT

3496

87-1  
640  
CHECK  
AMOUNT

PAY F.F. 9/2/12 DOLLARS

DATE	TO THE ORDER OF	DESCRIPTION	CHECK NO.
25 May 2012	KNOX PLANNING	40 E. OLHAM	3496

\$ 50

REGIONS  
REGIONS BANK

*[Signature]*  
AUTHORIZED SIGNATURE

MP

⑈003496⑈ ⑆064000017⑆ 0073805947⑈

**MARLOW PROPERTIES, LLC**

322 DOUGLAS AVENUE  
KNOXVILLE, TENNESSEE 37921-4813  
(865) 607-4357  
marlowpropertyllc@gmail.com

DATE	INVOICE	AMOUNT

3497

87-1  
640  
CHECK  
AMOUNT

PAY T. H. 9/2/12 DOLLARS

DATE	TO THE ORDER OF	DESCRIPTION	CHECK NO.
25 May 2012	KNOX PLANNING	40 E. OLHAM	3497

\$ 200

REGIONS  
REGIONS BANK

*[Signature]*  
AUTHORIZED SIGNATURE

MP

⑈003497⑈ ⑆064000017⑆ 0073805947⑈



INSURANCE MAPS  
of  
**Knoxville**

TENNESSEE

PUBLISHED BY THE

Sanborn

Map

Company

11 BROADWAY, NEW YORK

1917

Copyright 1917 by Geo. A. Jones & Co.



Population, 50,000

Population, 50,000

**KEY**

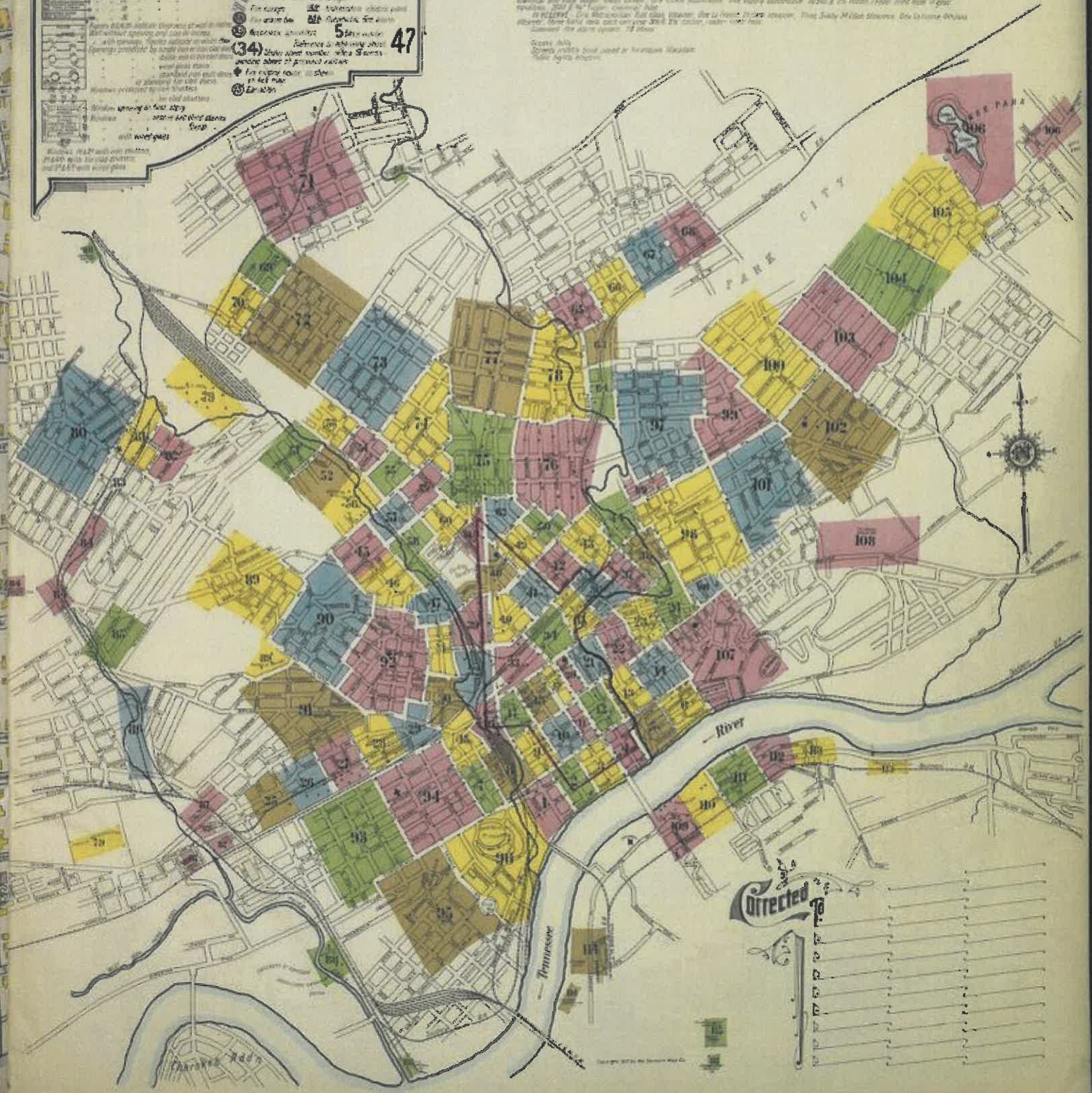
The plan of the city is shown in the accompanying map. The plan is divided into blocks, each of which is numbered and colored. The colors indicate the type of building or use of the block. The numbers indicate the block number. The plan is divided into blocks, each of which is numbered and colored. The colors indicate the type of building or use of the block. The numbers indicate the block number.

**Water Privileges**

The plan of the city is shown in the accompanying map. The plan is divided into blocks, each of which is numbered and colored. The colors indicate the type of building or use of the block. The numbers indicate the block number.

**Fire Department**

The plan of the city is shown in the accompanying map. The plan is divided into blocks, each of which is numbered and colored. The colors indicate the type of building or use of the block. The numbers indicate the block number.



Corrected



SCALE 100 FT. TO AN INCH

W. GLENWOOD AV.

LAURA

CORNELIA

N. CENTRAL AV.

Scale 100 Ft. to One Inch