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5-Y-21-VA

CITY OF KNOXVILLE BOARD C	F ZONING	APPEALS APPLICATIO	N			
Click on Meeting Schedule, Deadlines and Fees for information	on on submitting on	application to be heard at a monthly Boar	d meeting			
	APPLICANT IS:	THIS PROPOSAL PERTAINS				
APPLICANT INFORMATION	1		10:			
Name: R. Bentley Marlow		New Structure	1			
Street Address: 322 Douglas Avenue	Contractor 🗹	Modification of Existing Structure]			
City, State, Zip: Knoxville, Tennessee 37921-4813	Tenant \square	Off Street Parking) 1			
Phone Number: 865-607-4357	Other \square	Signage L. Other: One house per lot	3			
Email: rbentleymarlow@gmail.com	A REQUEST FOR	Other.	1			
Zoning Variance (Building Permit Denied)		: on of Non-Conforming Use/or Structure				
Appeal of Administrative Official's Decision		erpretation				
200	TY INFORMATIO	to the control of the	5.01100			
Street Address : 416 & 418 E. Oldham Avenue		City, State, Zip: 37917				
See KGIS.org for Parcel #: 081LA012		and Zoning District: RN-2				
	CE REQUIREMEN	The state of the s				
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 the control overcome some obstacle which is preventing an owner from using his property as the zoning ordinance intended.						
DESCRI	PTION OF APPEA					
Describe your project and why you need variances.		,	54.1			
Two seperate single family homes exist on this address; and each house has seperate KUB co family homes since their construction, which ba to be approximately 1910. These two houses a	nnections. The sed upon build	ese houses have been seperate ing materials and techniques I es	single			
I wish to divide this lot so as to yield one single	family home pe	er parcel.				
Describe hardship conditions that apply to this variance.						
Two single family homes on a single parcel. No sell/transfer the homes individually. This situation						
	The state of the s					
	NT AUTHORIZATI					
I hereby certify that I am the authorized applicant, represent this request and that all owners have been notified of						

APPLICANT'S SIGNATURE DATE 13 April 2021

Eile	. #	5-1	1-21	I_V/	Δ
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CITY	OF	KNOXVILLE
	J.	AL NA VINCENTAL V A MANUFACTURE

BOARD OF ZONING APPEALS APPLICATION

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

Is a plat required?	Yes	√ No		Small Lot of record?]
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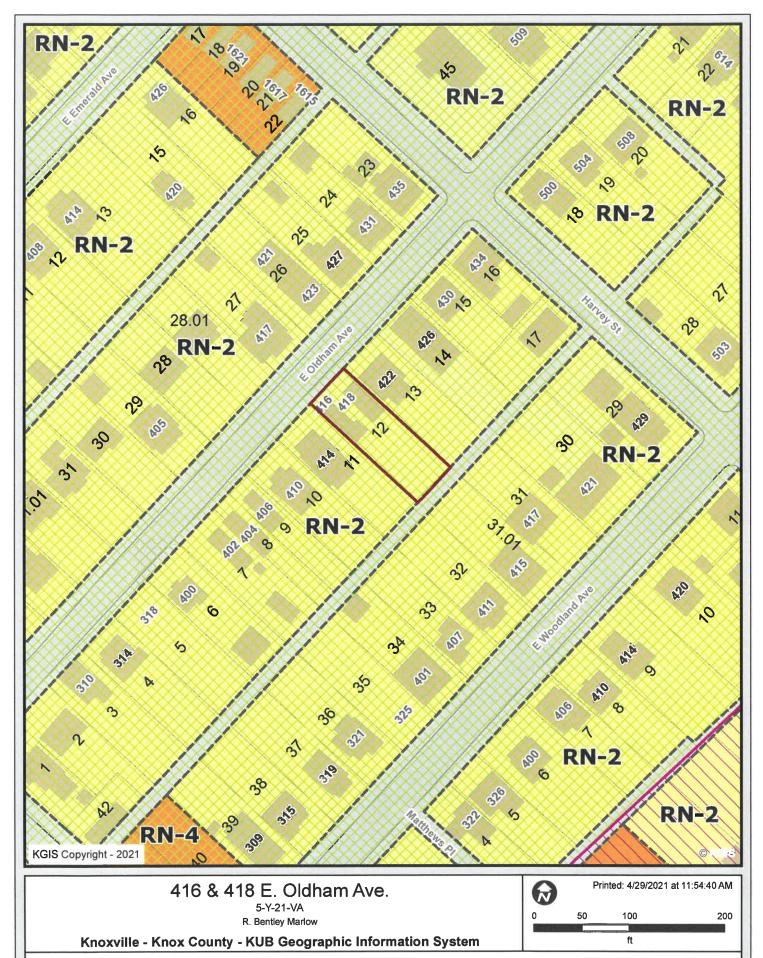
VARIANCE REQUEST(S) WITH ORDINANCE CITATION(S):

- 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.

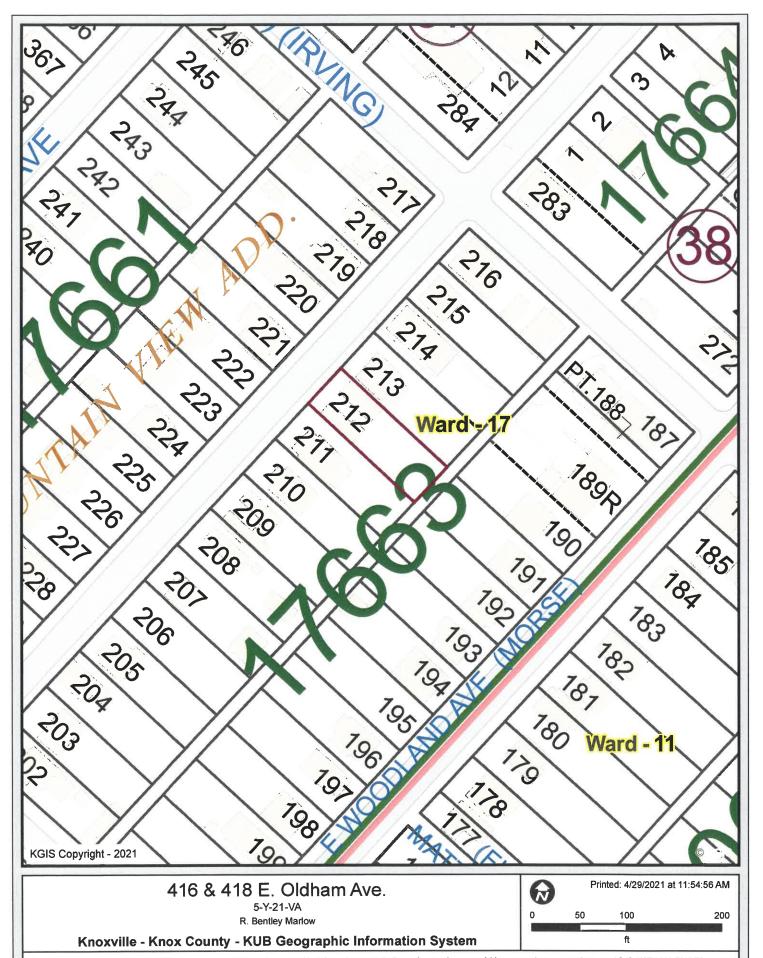
PROJECT INFORM	4	

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



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS ,WITH ALL FAULTS, and assumes all responsibility for the use thereof, and futher covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.



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416 & 418 E. Oldham Ave.

5-Y-21-VA R. Bentley Marlow

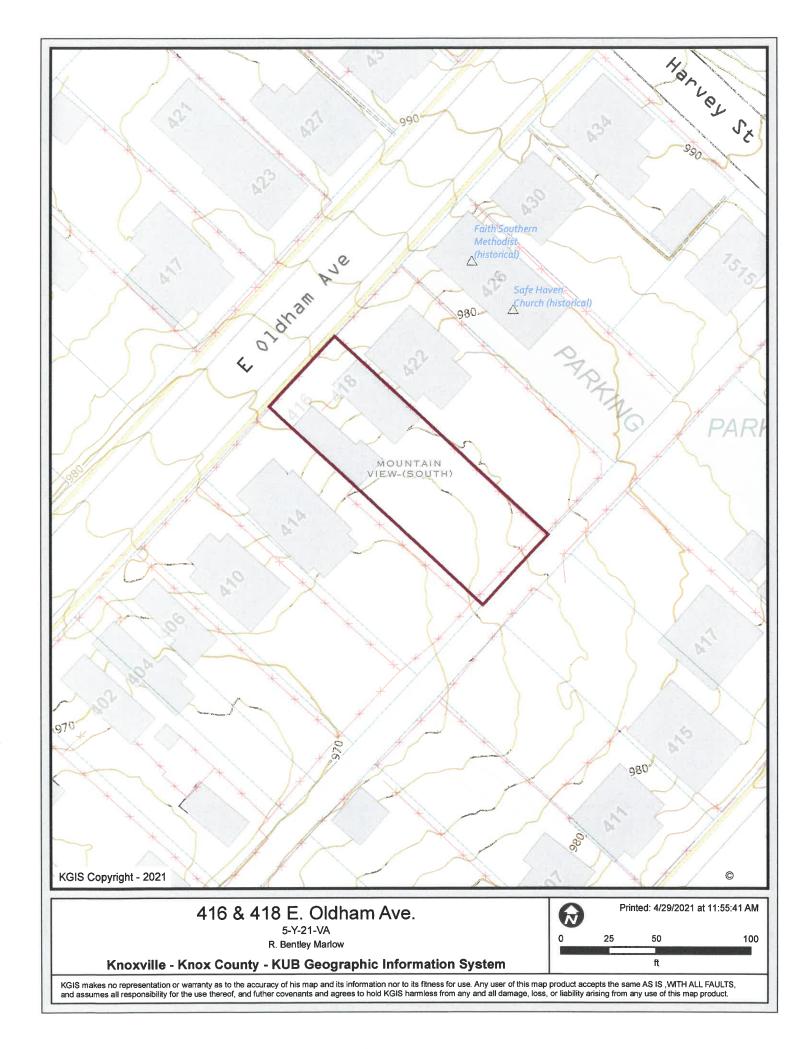
Knoxville - Knox County - KUB Geographic Information System

Printed: 4/29/2021 at 11:55:24 AM

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KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS ,WITH ALL FAULTS, and assumes all responsibility for the use thereof, and futher covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.



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SyetDMc	Solo	(212)	OWNER - R. BENTLEY MARLOW
These and dependence to The best careful year of properly trans and standardeds due on the property from bean paid.	(211)	(21z) 4 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	322 DOUGLAS AVENUE KNOXVILLE, TN 37921 PHONE:865-607-4357
Dy Yas Got-Styred.	NOTES: 1 SIR EST TO CASSIMENTS OF RECAT - OF-WAYS, OR ELAWS OF	Light Local Sept.	
Knockburdy Trades: Syrest Date	SUBJECT TO EASEMENTS OR RIGHT-OF-WAYS, OR ELAMS OF ENSEMBITS OR RIGHT-OF-WAYS, NOT SHOWN IN THE PUBLIC RECORDS.	eft gat 3	
Cartification of Approval of Public Scribby Servet System - Planor Subalifications	2. EXPLAY COCCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURRIEY IS NOTED HERSON, THESE MAY ENST OTHER DOCUMENTS OF RECORD THAY WOULD AFFECT THE PARCEL.		
This is no confly and the subcleaken stream horsen is approved subject to the installment of a confly and installm	3, PROPERTY ZONED RM-2. PROPERTY 5 SUBJECT TO ANY AND ALL RESTRICTIONS, CONSTRUCTOR SHARING TRANSPORTING DEGREE ATTOMS. 7 DAMAGE.		Knox County Property Assessor
It is the responsibility of the property owner to usefly which the URBay Provider the availability of continue towers in the starting of the botts) and to pay for the installation of the respected corrections.	OTHER DOCUMENTS OF RECIDED THAT WOULD HARE! THE HARE. 3. RECHERT OF SUBJECT THE ANY AND ALL RESTRICTIONS, ONE OTHER OF THE ANY AND ALL RESTRICTIONS, ONE OTHER OF THE OTHER OF THE OTHER		Planning Staff Certification of Approval for Recording — Final Plat
INDVALE UTILITIES BOARD URing Provider			This is to certify that the subdivision plat shown hereon has been found to comply with the
A shealed Signature for USUsy Date	S. 2 LITS CONTINUENCE 0.219 SQLPT, 0.186 AURES 6. REFORMET: DESID BATE 20117H TOOD GETST WILLITY AND DANAME DISCONERT SHALL BE TEN TO FEET WOTH INSOE ALL STERRAL OT HIMS ADDIANCE STEETS AND FRANKE TREATS — A-WAYS SHICLIDEN, SOUTH FREMWAND FESCH SHALL BETTEN TO FEET WHITH THE SHALL EPHRANCISE ALLAND BOTH SECONDERTS AND FIVE OF THE THE WHITH THE SHALL EPHRANCISE ALLAND BOTH SECONDERTS AND FIVE OF THE THE WHITH THE SHALL EPHRANCISE ALLAND BOTH SECONDERTS AND FIVE OF THE THE SHALL BETTEN THE CONTINUE TO THE SHALL BE SHALL BETTEN THE CONTINUE TO THE SHALL BETTEN THE SHALL BE TO THE SHALL BETTEN THE CONTINUE TO THE SHALL BETTEN THE SHALL BETTEN THE SHALL BE TO THE SHALL BETTEN THE SHALL BE THE SHALL BE THE SHALL BETTEN THE SHALL BE THE SHALL BETTEN THE SHALL BE THE SHALL BE THE SHALL BETTEN THE SHALL BE THE SHALL BETTEN THE SHALL BE THE	Properly Stundary Encodement Hole This survey indicates and an incorproperly boundary encounterments. It has not been addressed by place solveding agree cless. Owners a synosportable for excelled grouper by boundary out files.	Subdivision Regulations of Knoxville and Knox County and with existing official plans, with the exception of any variances and walvers noted on this plat, and that the record plat is hereby annoyed for recording in the office of the Knox County Redister of Deeds. Pursuant
Carelleason of Approval of Aubit: Mater System - Pietor Systematics This are contributed by the sudded constructive harvon is approved an abutic to the installation of a contribute resource, and all each placeful point part of the procure contributed for the contributed of a contribute resource, and all each placeful point part of the procure contributed for an activities and the superfect of the contributed for the contr	ONCLUDING JOINT PERMANENT EKSEMENTS, AND FIVE FIFT IN WIDTH SMALL BE PRAVIDED ALONG BOTH SOLES OF ALL MIREPORT LINE LINES AND ON MISSIDE OF ALL OTHER EXTERNING LIST LINES, BIOCEPT AS MODIFIED BY WAYNERS LISTED ON PLAT). 8. CATESIAN "I SAMEN, AND OF PROCESSEN TIOLOGO.		to Section 13-3-405 of Termessee 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
a place were repure, and pay has reasonable remains a reasonable and a second same on the engagines. But the respectability of the proposetry convers as welly with the URITY Provider the southerful release receives the best section by the best and to the department of the southerful release receives the best section to the section of the southerful release receives the section of the section of the southerful release receives the section of section of	8. CATEGORY "1" SURVEY; RATIO OF PRECISION 1:10,000.		Knowville or Knox County of the dedication of any street or other ground upon the plat.
ingulation rections. SACRAGUE STATIES BOARD USEs Production.	WAVER OF LITELTY AND DRAWN FROM PIVE FEET OM MORTHEAS	IGE EASEMENTS ON LOT 212R1 1 SIDE TO 2.8' AT EXISTING RESIDENCE	Signed: Date:
Authorited Signature For USRy 028			FINAL PLAT
David Francis Descriptoral of Englanders	Certification of No Recorded Easements This is to certify that there are no known recorded drainage or		SUBD. OF LOT 212 and PART OF 213
The Japundie Opposition of Dispinsoring hereby acquising displacements that	Initia to ceruly tital presedent of information decorated analyse of utility essements on (lot fine(s) being eliminated on this subdivision plat.	•	MOUNTAIN VIEW ADDITION TO NORTH KNOXVILLE
	Registered Land Surveyor 211 5		DISTRICT 7, KNOX CO., TN
Cryptography Stryctor	Tennessee License No. 2113 Date:		WARD 17, CITY OF KNOXVILLE, TN CITY WARD 17663
Curlication-dehaling—replacement renders, viscourrants and Downwards Ser	Certification of the Assarincy of Survey		TAX MAP 081L "A" 012
transprison year (self-calls) supposes careau response transport careau to present a service of the call of the ca	Europy-couracy deli meet the requirements of the comprisedation of the Rules of Terrelesses. Sales banked Contrivensor for and European - Standards of Pearlise 1 Investor personal post of this aux-dy-was proporate for comprised or with the convent exhaused of the Values of Terrelesses (Sales Board of Contrivensor for Land Oser-open-Zeadwide of Personal Pearlises of Terrelesses (Sales Board of Contrivensor for Land Oser-open-Zeadwide of Pearlises).	APP. 1 1 44 1	DATE: MARCH 23, 2021
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Betandled Spring	Registered Land Surveyor Temperature Morroe No. 23 15		↑ NON-HORIMENT POINT P.C. BOX STATE PRO 1183.5 P.C. BOX STATE PRO 118
Date 2115	Date:	1*=20'	© SEI RONPN
and the second s			DRAWING NO. 21-030

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R. Bentley Marlow

Applicant Name

Date Filed

March 25, 2021

CORRESPONDENCE

☐ Applicant ☐ Owner

Tracy Widner

P.O.Box 18358

865-689-4303

Owner Name (if different)

Property Address

Sewer Provider

STAFF USE ONLY

General Location

☐ City ☐ County

Planning Sector

kub

Name

Address

Phone

Devel	opm	ent	Rec	luest
DEVELOPMEN	T- Hilly Sign	200 5 2 4	SUBDIVISIO	ON Z

ZONING

DEVELOPMENT

☐ Concept Plan ☐ Development Plan ☐ Plan Amendment Final Plat ☐ Planned Development ☐ SP ☐ OYP ☐ Use on Review / Special Use ☐ Rezoning ☐ Hillside Protection COA Owner Affiliation File Number(s) Meeting Date (if applicable) All correspondence related to this application should be directed to the approved contact listed below. ☐ Option Holder Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect TMW Land Surveying, Inc Company Knoxville TN 37928 City State ZIP tmwlandsurveying@comcast.net Email **CURRENT PROPERTY INFO** 865-607-4357 322 Douglas Avenue 37921 416 & 418 Oldham, LLC Owner Phone **Owner Address** 081L"A"012.00 416 & 418 Oldham Ave. Parcel ID kub Water Provider Septic (Y/N) Tract Size District **Zoning District** Existing Land Use

Sector Plan Land Use Classification

December 2020

Growth Policy Plan Designation

☐ Development Plan ☐ Use on Review / ☐ Residential ☐ Non-Residential Home Occupation (specify)	related City	y Permit Number(s)		
Other (specify)				
SUBDIVISION REQUEST				
Subd. of lot 212 & pt. of 213 Mounta	in View Addn to North Kn	oxville	Related Re	zoning File Number
Proposed Subdivision Name		2		
Unit / Phase Number ☐ Combine Parce		umber of Lots Created		
Other (specify)	and a second principal second			
Attachments / Additional Requirements				
ZONING REQUEST				
ZOWING REQUEST				Plat File Number
Zöning Change Proposed Zoning			-	
Plan Amendment Change				
Proposed Pla	n Designation(s)		and the second second	:
Other (specify) STAFF USE ONLY		in E		
LAT TYPE	*	Fee 1		Total
Staff Review Planning Commission	n			
NTTACHMENTS Property Owners / Option Holders \(\bigcup \)	/ariance Request	Fee 2		
ADDITIONAL REQUIREMENTS				
Design Plan Certification (Final Plat)		Fee 3		
Use on Review / Special Use (Concept Pla	n) : " : " : " : " : " : " : " : " : " :	ree 3		
Traffic Impact Study COA Checklist (Hillside Protection)	\$			
	w, I certify I am the property own	ner, applicant or the ow	vners authorized	representative.
1	R. Bentley Marlow	<i>t</i>		5-2021
I Wind	www.		Date	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
ippicant Signature	Please Print		Date	
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DESIGN REVIEW REQUEST

☐ DOWNTOWN DESIGN (DK)

☐ HISTORIC ZONING (H)

KNOXVILLE I KNOX COUNTY	NFILL HOUSING (IH)		15 2
R. Bentley Marlow			
Applicant		NAME OF THE PARTY	***************************************
25 March 2021	21 April 2021		
Date Filed	Meeting Date (if applicable)	File Number	er(s)
CORRESPONDENCE All correspondence related to this application		contact listed below.	
Owner Contractor Engineer	•		
416 & 418 Oldham LLC		ary of Marlow Properties, LL	.C
Name	Company		
R. Bentley Marlow	Marlow I	Propeties, LLC / 1 Tennessee	37921
Address	City	State	Zip
(865) 607-4357	rbentleymarlow@gmail.com		
Phone	Email		and the state of t
CURRENT PROPERTY INFO			
416 & 418 Oldham LLC	322 Douglas Avenue	(8	365) 607-4357
Owner Name (if different from applicant)	Owner Address	0	wner Phone
416 E. Oldham Ave		081LA012	
Property Address		Parcel ID	
North Knoxville	!	RN-2	
Neighborhood	and the second s	Zoning	Dispirit ist introducingan reduktion on our one as one destace of the our of the order and the school of the design of
AUTHORIZATION			
Staff Signature	Please Print	D	ate
PRITO	R. Bentley Marlow	2	5 March 2021
Applicant Signature	Please Print		ate
Abusant signature f	ricase rillit	υ	are

REQUEST

	Level 1: ☐ Signs ☐ Alteration of an existing building/structure Level 2: ☐ Addition to an existing building/structure		
	Level 3: Construction of new building/structure. Site design, parking, plazas, la See required Downtown Design attachment for more details. Brief description of work:	indscape	
NG CONTRACTOR	Level 1: ☐ Signs ☐ Routine repair of siding, windows, roof, or other features, in-kin Level 2: ☐ Major repair, removal, or replacement of architectural elements or material		•
<u> IISTORICZONING</u>	Level 3: ☐ Construction of a new primary building Level 4: ☐ Relocation of a contributing structure ☐ Demolition of a contributing structure	ructure	
	See required Historic Zoning attachment for more details. Brief description of work:		
	Level 1: Driveways, parking pads, access point, garages or similar facilities:	idivisions	
TIL HOUSING	□ Additions visible from the primary street: □ Changes to porches visible fi Level 3: □ New primary structure □ Site built □ Modular □ Multi-Sectional	om the primary street	
	See required infili Housing attachment for more details. Brief description of work; Lot has two single family homes; wish to divide lo	en enganteration. Generalistic enganter	
±.636 ∑ Z	ATTACHMENTS Downtown Design Checklist	FEE 1:	TOTAL:
STAFF USE ONLY	☐ Historic Zoning Design Checklist ☐ Infill Housing Design Checklist ADDITIONAL REQUIREMENTS	FEE 2:	
TS.	Property Owners / Option Holders Level 1: \$50 • Level 2: \$100 • Level 3: \$250 • Level 4: \$500	FEE 3:	- Nac

MARLOW PROPERTIES, LLC
322 DOUGLAS AVENUE
KNOXVILLE, TENNESSEE 37921 4813
(865) 607-4357
manowpropertylic@gmail.com

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