



File #



**BOARD OF ZONING APPEALS APPLICATION**

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

Is a plat required? Yes  No

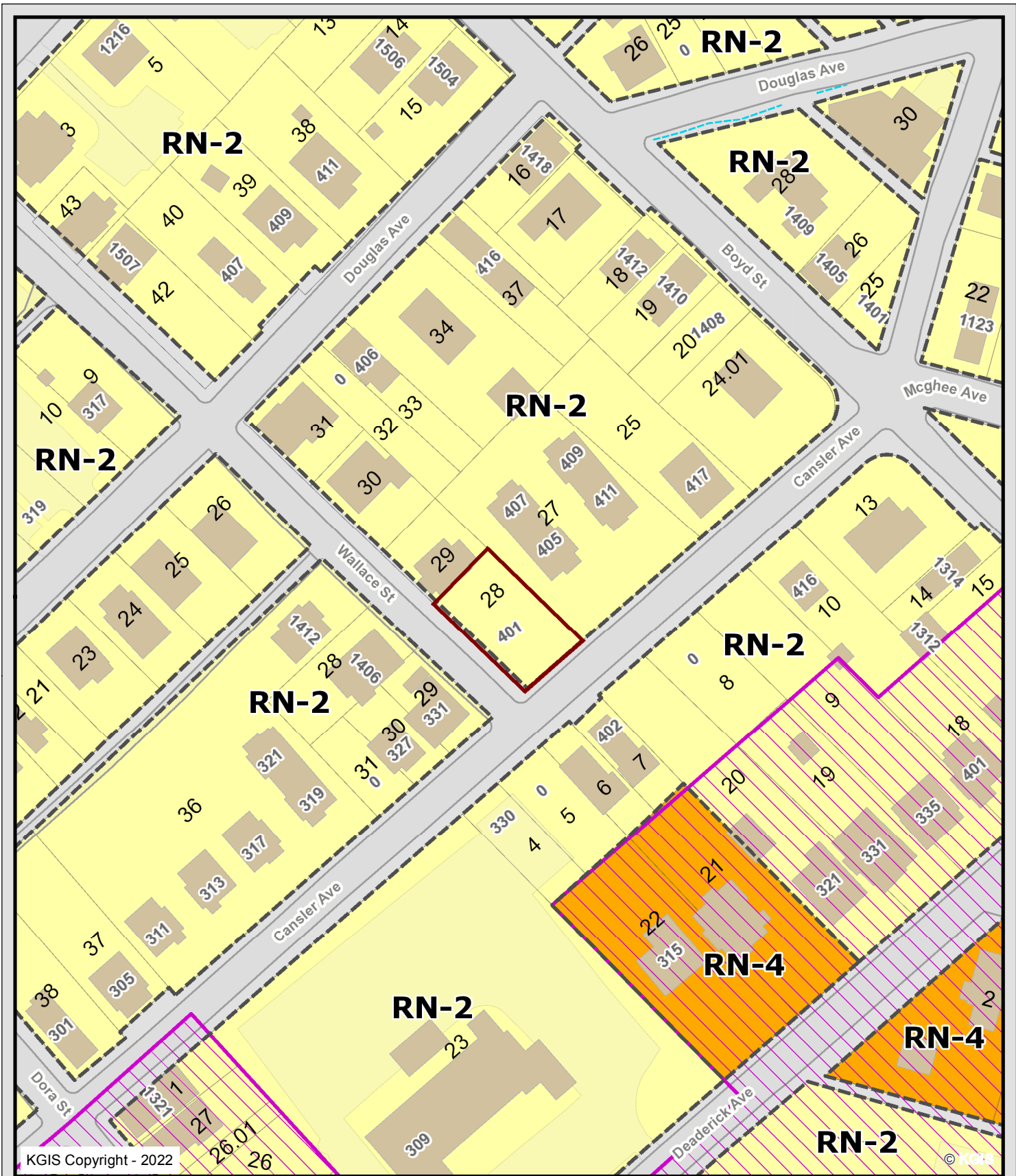
Small Lot of record?

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

Large empty rectangular area for providing variance request details and ordinance citations.

**PROJECT INFORMATION**

Date Filed	Fee Amount
Council District	BZA Meeting Date
<b>PLANS REVIEWER</b>	<b>DATE</b>



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## 401 CANSLER AVE

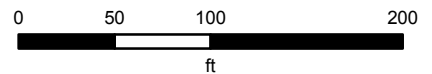
6-A-22-VA

R. BENTLEY MARLOW

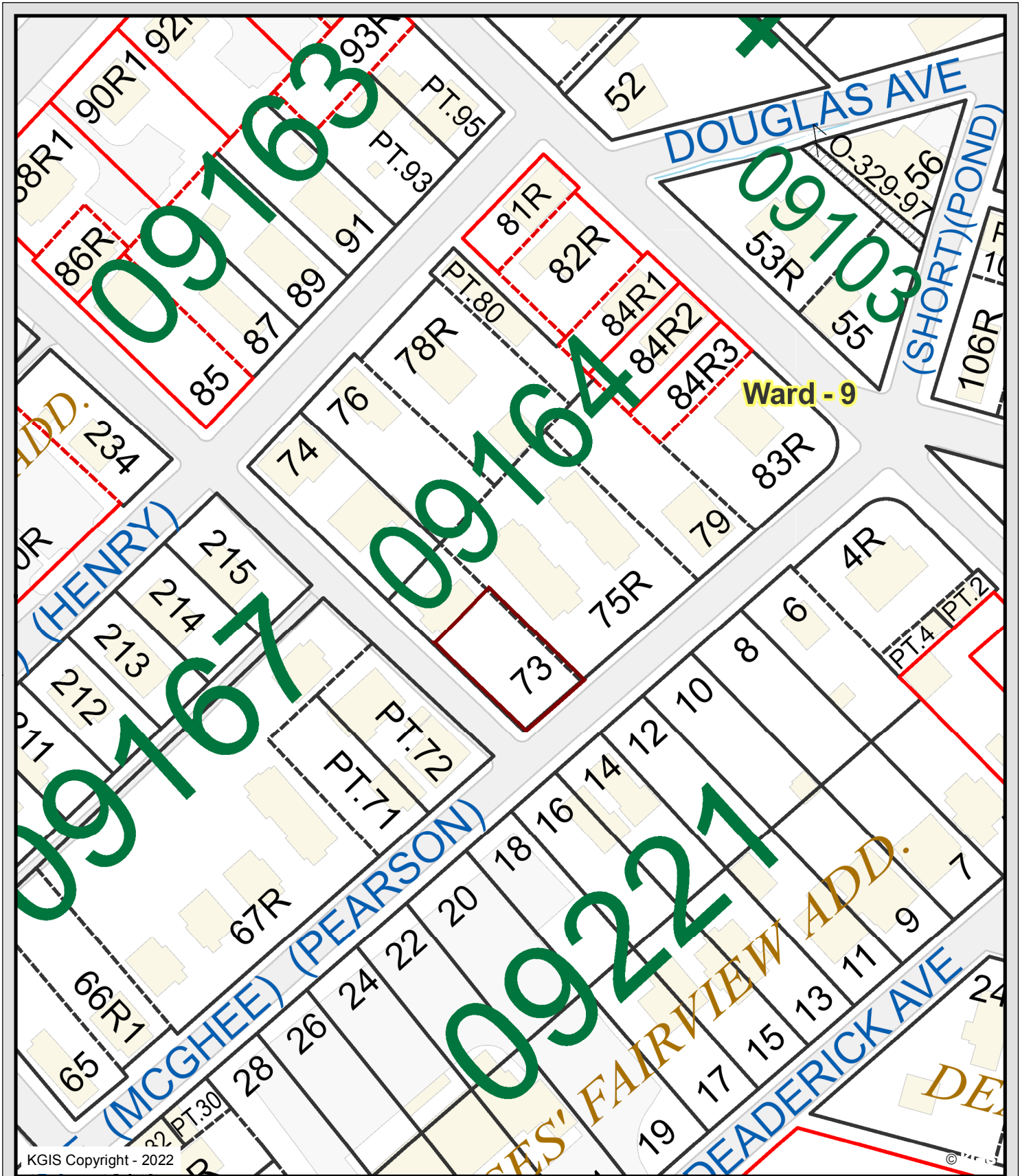
**Knoxville - Knox County - KUB Geographic Information System**



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401 CANSLER AVE

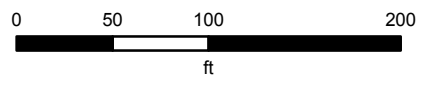
6-A-22-VA

R. BENTLEY MARLOW

Knoxville - Knox County - KUB Geographic Information System



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# 401 CANSLER AVE

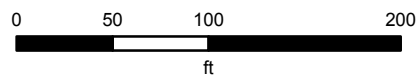
6-A-22-VA

R. BENTLEY MARLOW

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



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# NEW ADDRESS



**Knoxville - Knox County Planning**  
City County Building  
400 Main Street, Suite 403  
Knoxville, TN 37902

P: (865) 215-2507 F: (865) 215-2237  
Email: [addressing@knoxplanning.org](mailto:addressing@knoxplanning.org)  
Web: [www.knoxplanning.org/addressing](http://www.knoxplanning.org/addressing)

## APPLICANT INFORMATION


Applicant Name: <b>R. Bentley Marlow</b>	Company: <b>Marlow Properties LLC</b>
Primary Phone: <b>865.607.4357</b>	Fax:
Secondary Phone:	Email: <b>rbentleymarlow@gmail.com</b>

## SITE INFORMATION

ADDRESS INFORMATION					
Address					
Use Type: <b>DWELLING, SINGLE-FAMILY</b>			Site Name:		
PARCEL INFORMATION					
Map Number:	Parcel Insert:	Parcel Group:	Parcel:	Full Parcel ID:	Owner:
<b>94</b>	<b>F</b>	<b>P</b>	<b>28</b>	<b>094FP028</b>	<b>KNOXVILLE COMMUNITY DEV CORPORATION</b>
SUBDIVISION INFORMATION					
Subdivision Name: <b>FAIRVIEW PT 73</b>			Unit:	Phase:	
Block:	Lot:	Site Plan:	<b>Submitted</b>		

Comments:

## OFFICIAL ADDRESS

Address Number:	Street Name:	Subaddress:
<b>401</b>	<b>CANSLER AVE</b>	
Certified By: <b>Andrea Kupfer</b>	Phone: <b>(865) 215-3797</b>	Certificate Date: <b>4/1/2022 10:07:16 AM</b>
		Certificate Number: <b>78770</b>
<p><i>Planning reserves the right to modify an address as new information comes to our attention from E-911, site plan submissions, plat revisions, street name changes, field reviews, or other sources.</i></p> <p><i>New address assignments can be used immediately. Zip codes are assigned by the U.S. Postal Service. Planning cannot certify the zip code or mailing city for an address.</i></p> <p><i>Address numbers should be at least 4" in height and placed on both the structure and mailbox for emergency response and deliveries.</i></p> <p><i>Owner or tenant is responsible for notifying all relevant parties including utility providers, Knox County Property Assessor, Knox County Clerk, DMV, and financial institutions.</i></p>		
		 <i>Andrea Kupfer</i>

Certificate of Ownership and General Dedication

I, We, the undersigned owner(s) of the property shown herein, hereby advise 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 and the owner(s) in fee simple of the property, and as property owner(s) have an unrevoked right to dedicate right-of-way and/or grant easement as shown on this plat.

R. BENTLEY MARLOW
Owner(s) Printed Name:
Signature(s):
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.
Written:
My Commission expires \_\_\_\_\_

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.

R. BENTLEY MARLOW
Owner(s) Printed Name:
Signature(s):
Date:

RIGHT OF WAY ENCROACHMENT CERTIFICATION

I, We, the undersigned owner(s) of the property shown herein understand that the City of Knoxville is not approving the extension of any easements and any right of way or encroachment, and that it will accept full responsibility for any resulting consequences thereof.

R. BENTLEY MARLOW
Owner(s) Printed Name:
Signature(s):
Date:

Zoning
Zoning Shown on Official Map:
Date:
By:

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: \_\_\_\_\_

Taxes and Assessments

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

City Tax Clerk Signed: \_\_\_\_\_ Date: \_\_\_\_\_

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

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.

KNOXVILLE UTILITIES BOARD

Utility Provider:
Authorized Signature for Utility 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.

KNOXVILLE UTILITIES BOARD

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

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 No Recorded Easements

This is to certify that there are no known recorded drainage or utility easements on lot (re) being eliminated on this subdivision plat.

Registered Land Surveyor: \_\_\_\_\_
Tennessee License No. 2115 Date: \_\_\_\_\_

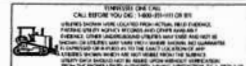
Certification of the Accuracy of Survey

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 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. 2115 Date: \_\_\_\_\_



CITY OF KNOXVILLE CONTROL MON. 0720
N 602,583.221
E 2,275,586.392
NAD 83(2011)

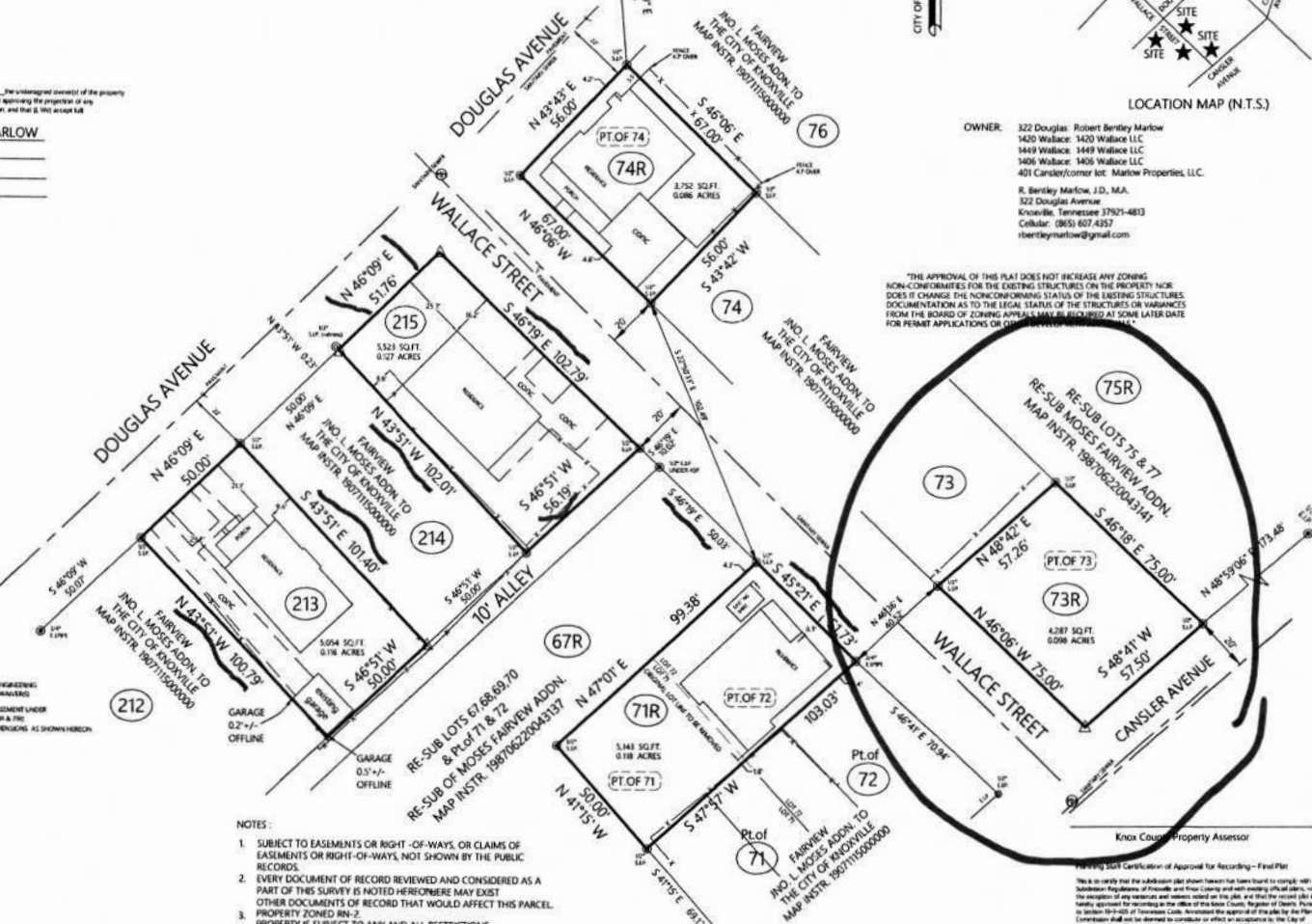


GPS Receiver connected to T107, Can. 10033
Horizontal Acc. 0.35 Vertical Acc. 0.58
POSITION: 36.40082353191 983.46
ELEVATION: 12.85226095
GEODETIC



OWNER: 322 Douglas - Robert Bentley Marlow
1420 Wallace - 1420 Wallace LLC
1449 Wallace - 1449 Wallace LLC
1406 Wallace - 1406 Wallace LLC
401 Candor/Corner lot - Marlow Properties, LLC.
R. Bentley Marlow, J.D., M.A.
322 Douglas Avenue
Knoxville, Tennessee 37921-4813
Cellular: (865) 607-4357
rbenbentymarlow@gmail.com

THE APPROVAL OF THIS PLAT DOES NOT INCREASE ANY ZONING NON-CONFORMITIES FOR THE EXISTING STRUCTURES ON THE PROPERTY NOR DOES IT CHANGE THE NON-CONFORMING STATUS OF THE EXISTING STRUCTURES. DOCUMENTATION AS TO THE LEGAL STATUS OF THE STRUCTURES OR VARIANTS FROM THE BOARD OF ZONING APPEALS MAY BE REQUIRED AT SOME LATER DATE FOR PERMIT APPLICATIONS OR CONSTRUCTION.



- NOTES:
1. SUBJECT TO EASEMENTS OR RIGHT-OF-WAYS, OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS, NOT SHOWN BY THE PUBLIC RECORDS.
2. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON WHERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
3. PROPERTY JOINED IN-2.
4. PROPERTY IS SUBJECT TO ANY AND ALL RESTRICTIONS, CONDITIONS, PLANNING COMMISSION REGULATIONS, ZONING ORDINANCES, RIGHTS-OF-WAY, EASEMENTS, AND BUILDING SETBACK REQUIREMENTS, IF ANY, AFFECTING SAID PROPERTY.
5. ONLY THOSE FEATURES CLEARLY EVIDENT UPON THE SURFACE OF THE GROUND AND/OR NOTED IN THE DEED REFERENCED HEREON ARE SHOWN.
6. UTILITY AND DRAINAGE EASEMENT SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAYS (INCLUDING JOINT PERMANENT EASEMENTS) AND FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LINE LINES AND ON INSIDE OF ALL OTHER EXTERIOR LOT LINES, (EXCEPT AS MODIFIED BY WAIVER).
7. SLOTS CONTAINING .23,759 SQ.FT. 0.545 ACRES.
8. CATEGORY '1' SURVEY, RATIO OF PRECISION 1:10,000.
9. ALL LOTS MEET THE REQUIREMENTS FOR EXCEPTIONS IN ARTICLE 5, SECTION 6E BEING DEEDED IN CURRENT FASHION AT OR PRIOR TO 1947.
10. IN ARTICLE 5, SECTION 6E
D.B.K. 277, PG. 80 - 094F N 026
D.B.K. 312, PG. 589 - 094F N 028
D.B.K. 250, PG. 405 - 094F N 031
D.B.K. 740, PG. 77 - 094F N 024
D.B.K. 336, PG. 70 - 094F P 028

FINAL PLAT
RESUBDIVISION OF
PART OF LOTS 74, 71, 72 & 73 & LOTS 213 and 215
FAIRVIEW JOHN L. MOSES ADDITION TO
THE CITY OF KNOXVILLE, TENN.
DISTRICT 1, CITY OF, TN
WARD 9, J. KNOX OF, TN
CITY BLOCK 09164 and 09167
TAX MAP 094F GROUP P, PARCELS 028 & 031
TAX MAP 094F GROUP N, PARCELS 024, 026 & 028
DATE: MARCH 31, 2022



T.M.W. LAND SURVEYING INC.
P.O. BOX 18358
KNOXVILLE, TN 37928
PHONE: 865-689-4303
tmwlandsurveying@comcast.net
DRAWING NO. 21-013



401 CANSLER AVE  
SITE PLAN

1 CM = 3'  
© 2022 Marlow Properties, LLC

WALLACE STREET  
75'  
SIDEWALK

6.5'  
WOOD  
PRIVATE  
FENCE  
→

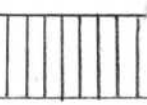
New  
Native  
Hardwood

New  
Native  
Hardwood

40'

COVERED DECK  
320 SQ FT

8'



CONCRETE  
PATIO

8'

17.5'

36'

38'

1069 SQ FT

CONCRETE  
DRIVEWAY  
& PATIO  
770 SQ FT

6'  
COVERED CONCRETE PORCH  
228 SQ FT

34'

48"  
SIDEWALK  
24 SQ FT

6'  
Set back

17.5'

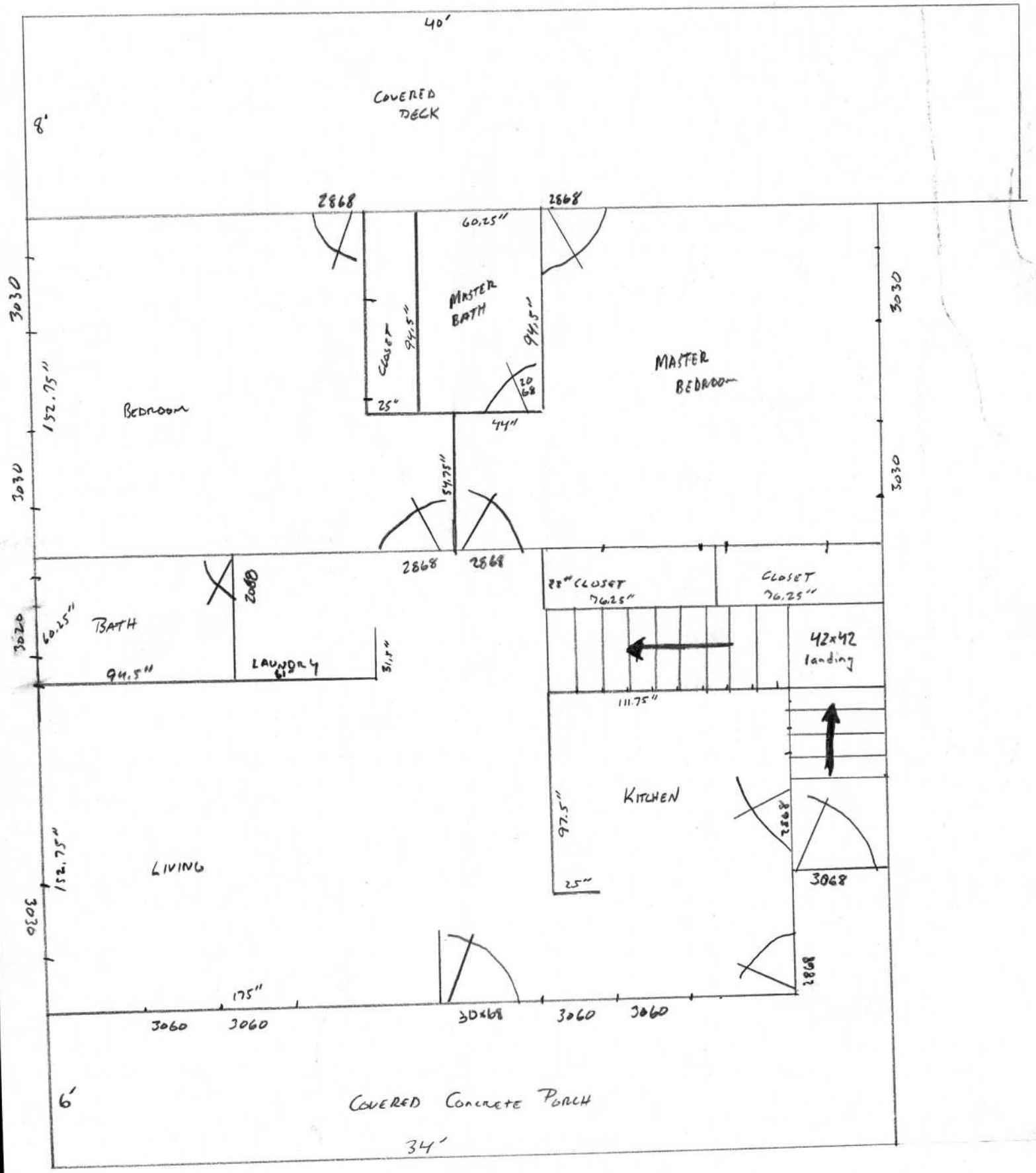
SIDEWALK

57.5'

401 CANSLER  
 1st FLOOR  
 PLAN  
 1069 SPT

1 cm = 2'

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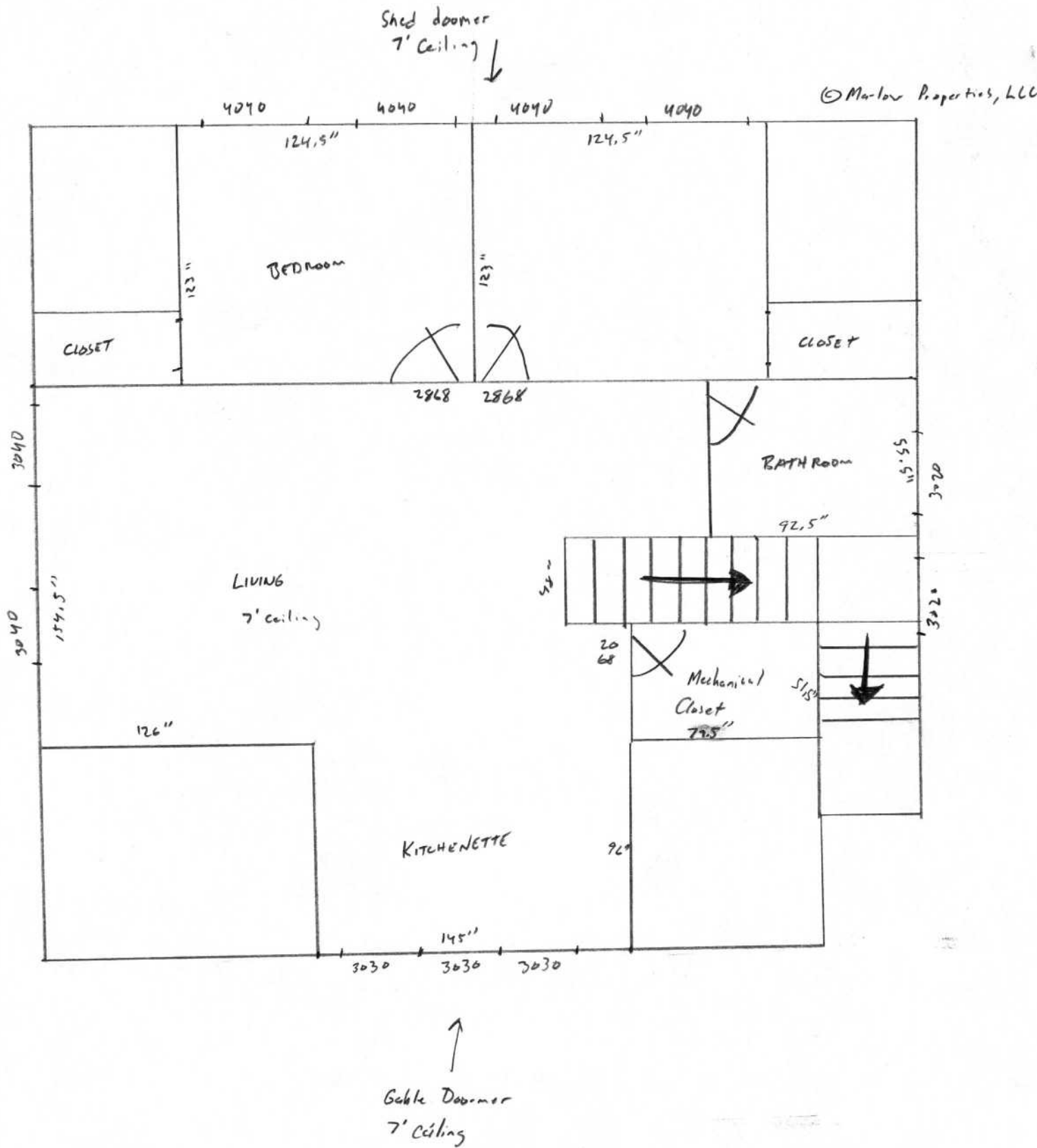
401 CANSLER

1 cm = 2'

2<sup>nd</sup> FLOOR

PLAN

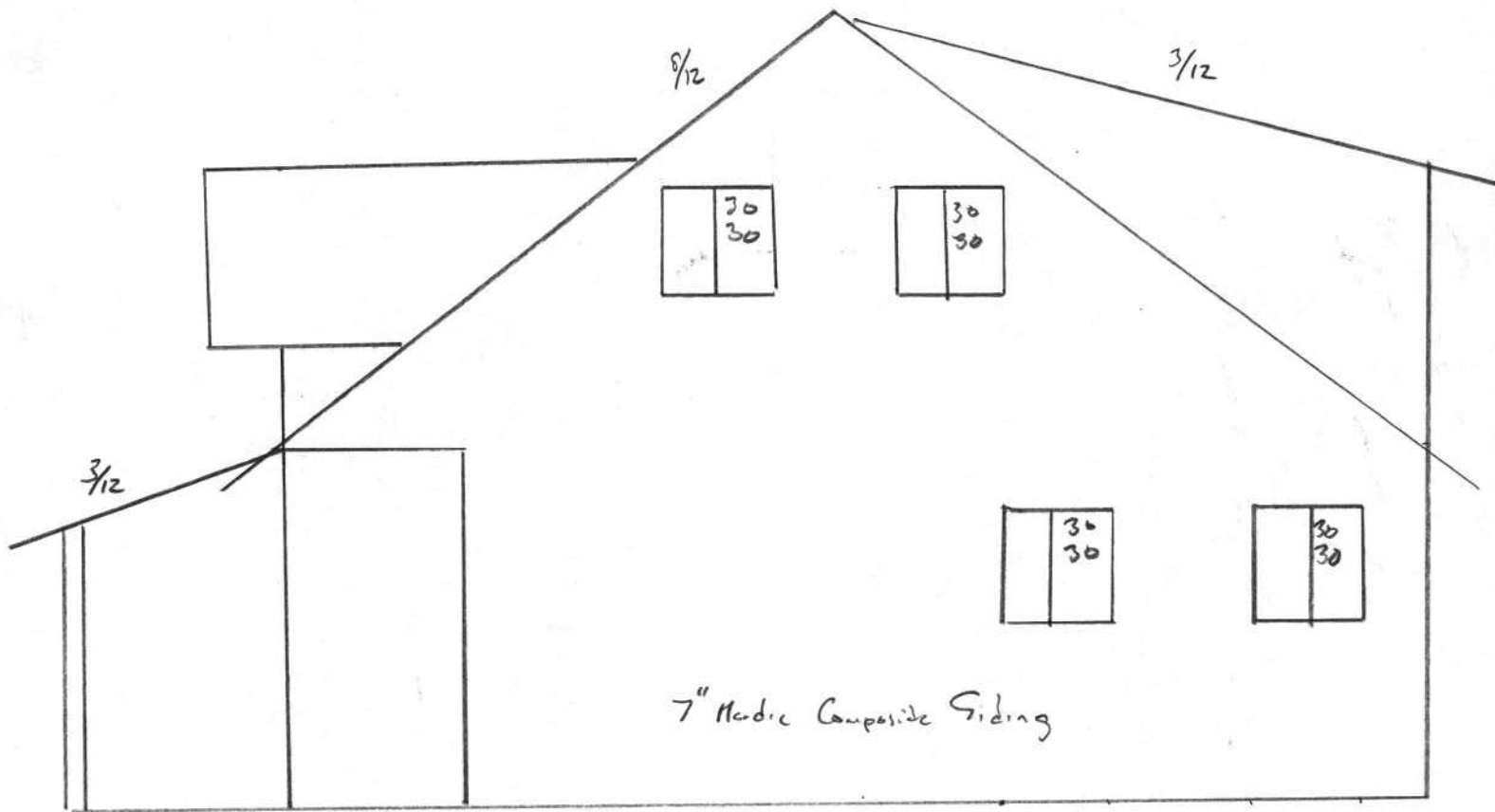
700 SQ FT





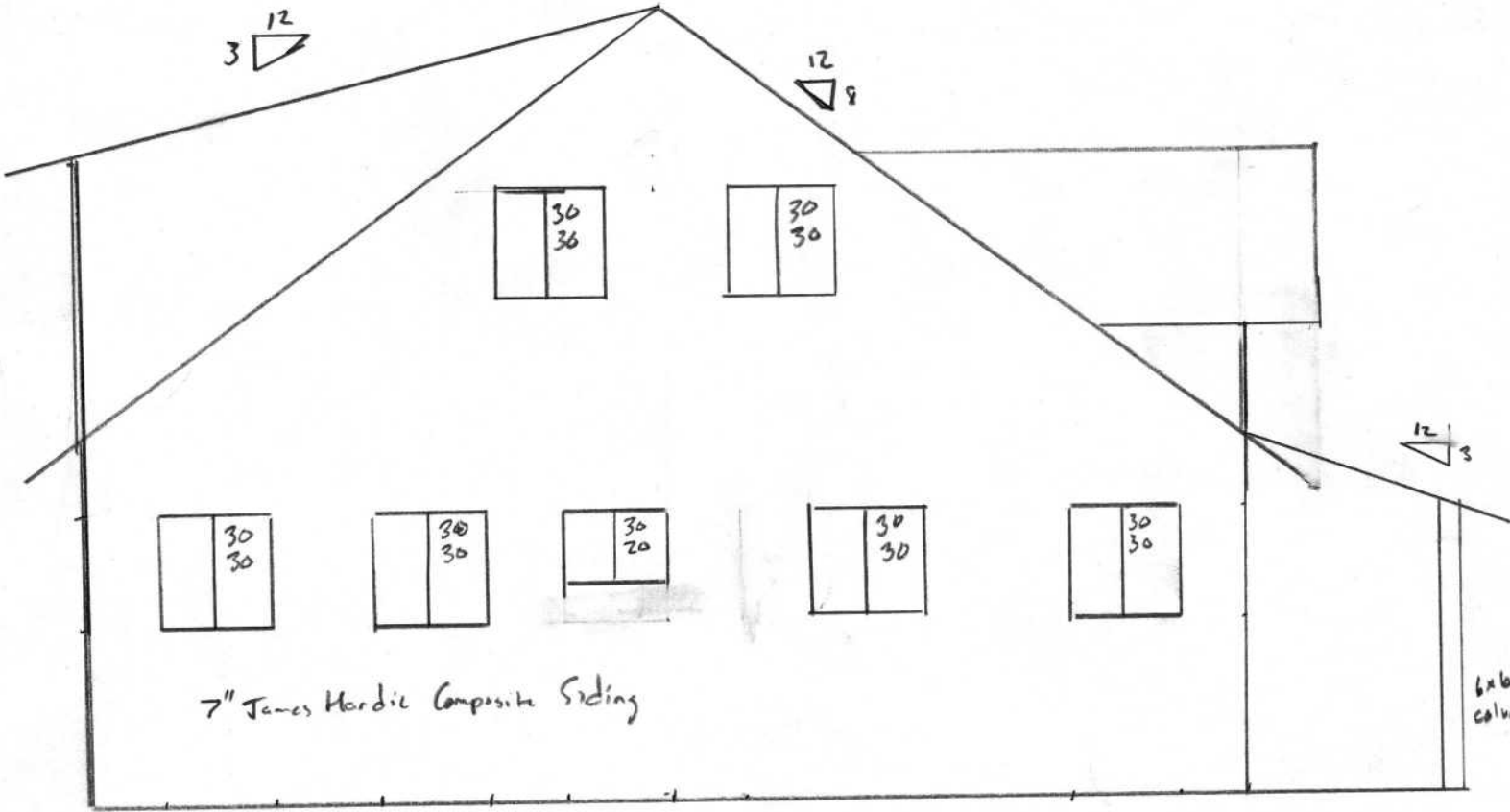


H01 CASLER  
East Elevation



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2022

401 CANSLER  
Wallace Street Elevation



©2022 Merlow Properties LLC



401 CANSLER

REAR ELEVATION

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