BOARD OF ZONING APPEALS

NAME OF APPLICANT Logan Higgins **FILE NO.** 9-F-18-VA

The applicant is: ☑ Owner ☐ Tenant ☐ Contractor ☐ Other _____

This is a request for:

☑ Zoning Variance (Building Permit Denied)
☐ Extension of Non-Conforming Use
☐ Appeal of Administrative Official's Decision
☐ Map Interpretation

PROPERTY INFORMATION

Street Address 605 Yarnell Ave	☐ Temporary ☐ Official
Zoning District R-1	Zoning Map Number 109
Ward and Block 26 26 / 26246	Lot/Parcel 109AE029

This proposal pertains to: ☑ New Structure ☐ Extension of Existing Structure ☐ Off-Street Parking
☐ Signage ☐ Other _____

Is a plat required? ☐ Yes ☑ No

DESCRIPTION OF PROPOSAL

Construction of a new single-family house on existing small lot of record.

Describe specific ways in which this proposal fails to meet the requirements of the City of Knoxville Zoning Ordinance (please reference Section/Article of the Ordinance): _____

1. Reduce the minimum required front yard setback on Yarnell Ave. from 25 ft. to 8 ft 11 inches per Article 4, Section 2.1.1.E.1.a.
2. Reduce the minimum required east side yard setback from 12 ft. to 3 ft. 2 inches per Article 4, Section 2.1.1.E.2.a.
3. Reduce the minimum required north rear yard setback from 25 ft. to 8ft. 8 inches per Article 4, Section 2.1.1.E.3.a.

REVISED

CITY OF KNOXVILLE BUILDING INSPECTOR Scott Elder **DATE** 9-5-18(Revised)

9-F-18-VA

APPLICANT'S HARDSHIP

Which special circumstance(s) of the property do not apply generally in the zoning district?

[X] Size [ ] Elevation [ ] Slope [ ] Shape [ ] Soil [ ] Subsurface [ ] Other _____

What legal hardship(s) prevents any reasonable use of your land under the terms of the Zoning Ordinance?

THE SIZE OF THE LOT DOES NOT ALLOW FOR A STRUCTURE TO FIT WITHIN ZONED SETBACKS.

I affirm that the hardship described above was not created by anyone having an ownership interest in the property since 1962. [X] Yes [ ] No If answering no, explain: _____

Are the conditions on your property the result of other man-made changes (such as the relocation of a road or highway)? [X] No [ ] Yes If answering yes, describe: _____

APPLICANT'S AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of options on same, as listed below.

Signature: _____

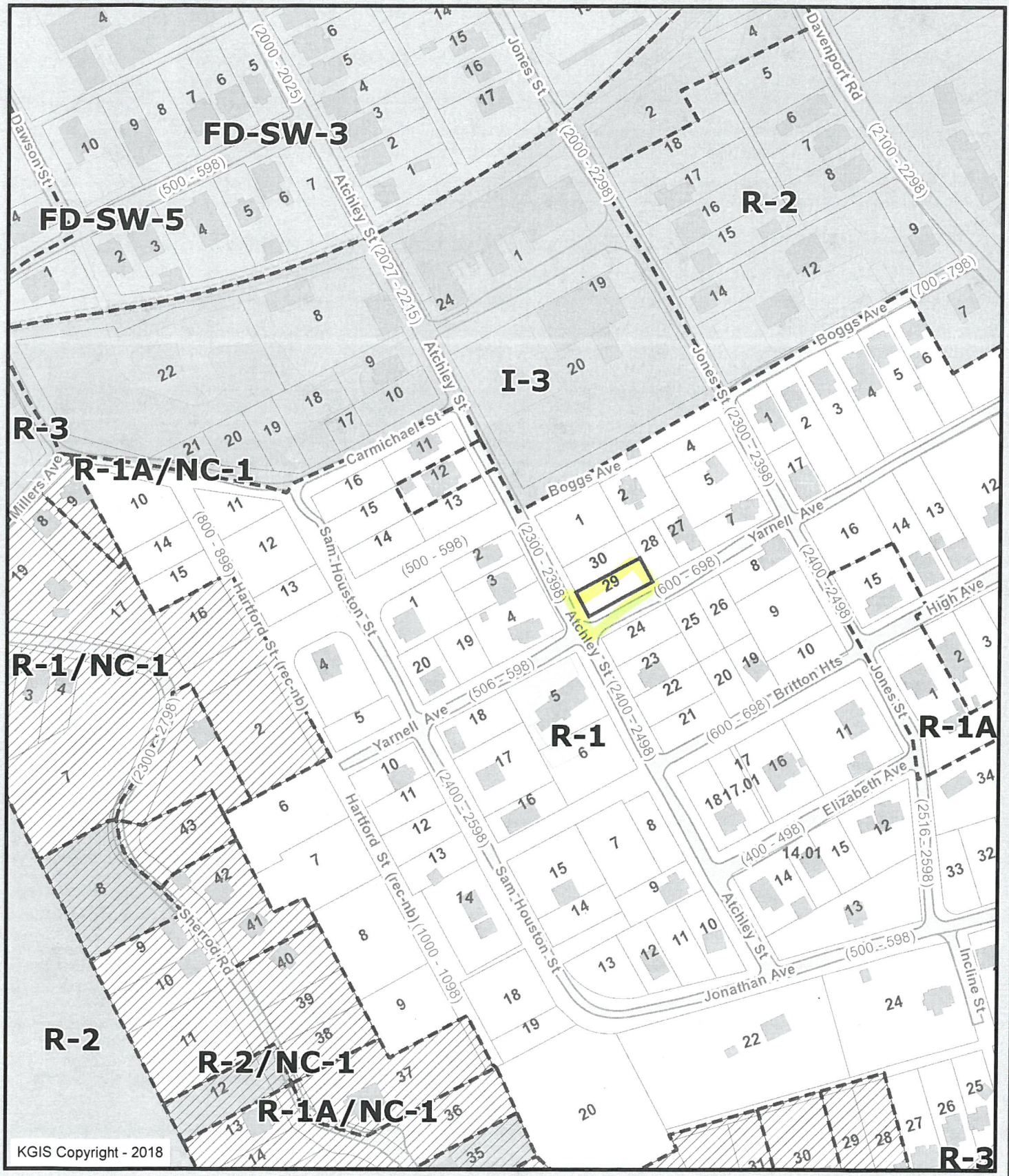
Address to which all correspondence should be mailed regarding this application:

Name (Print)	Street Address	City	State	Zip	Telephone
LOGAN HIGGINS	200 W. JACKSON AVENUE #408	KNOXVILLE	TN	37902	423-502-4210

Names of all property owners or holders of option on same must be listed here:

Name (Print)	Street Address	City	State	Zip	Telephone

Date Filed:	Fee Paid: $250 CC 8/20/18
Councilmanic District:	MPC Planning Sector:
General Location Description	
Size: Acres	Size: Sq. Ft.
METROPOLITAN PLANNING COMMISSION	**DATE**



Logan Higgins
605 Yarnell Ave.
9-F-18-VA

Knoxville - Knox County - KUB Geographic Information System

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0 100 200 400
ft

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Logan Higgins

605 Yarnell Ave.

9-F-18-VA

Knoxville - Knox County - KUB Geographic Information System

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ft

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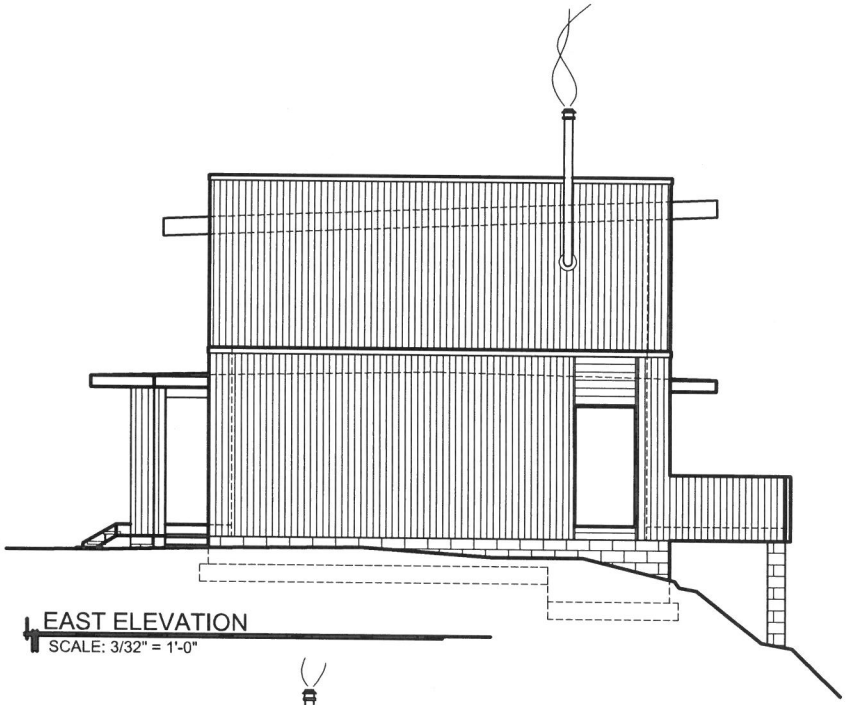
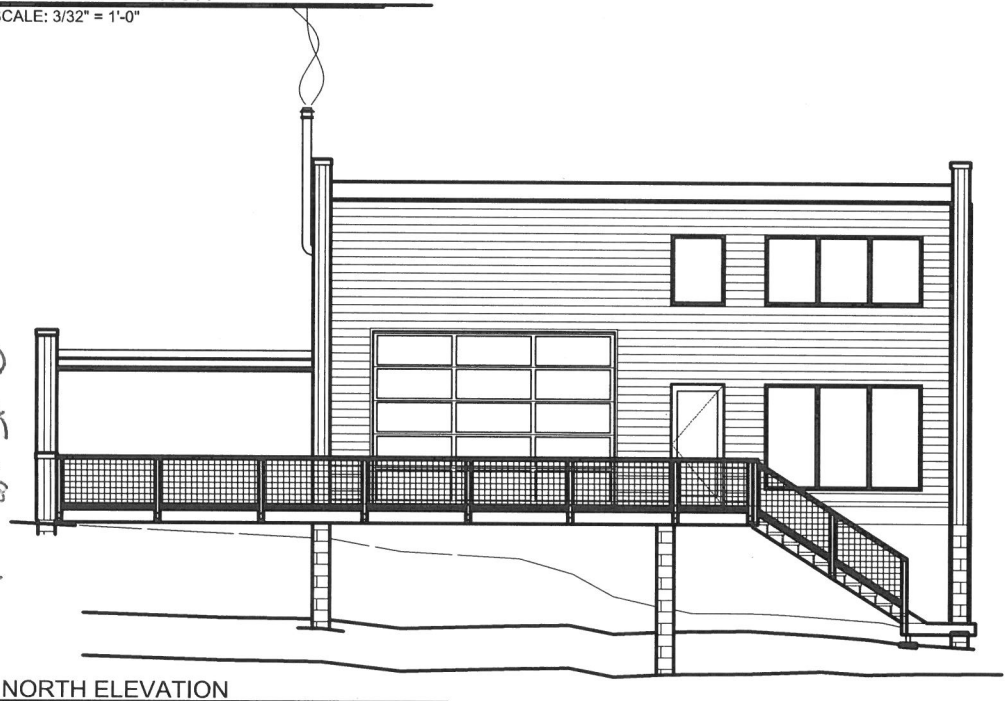
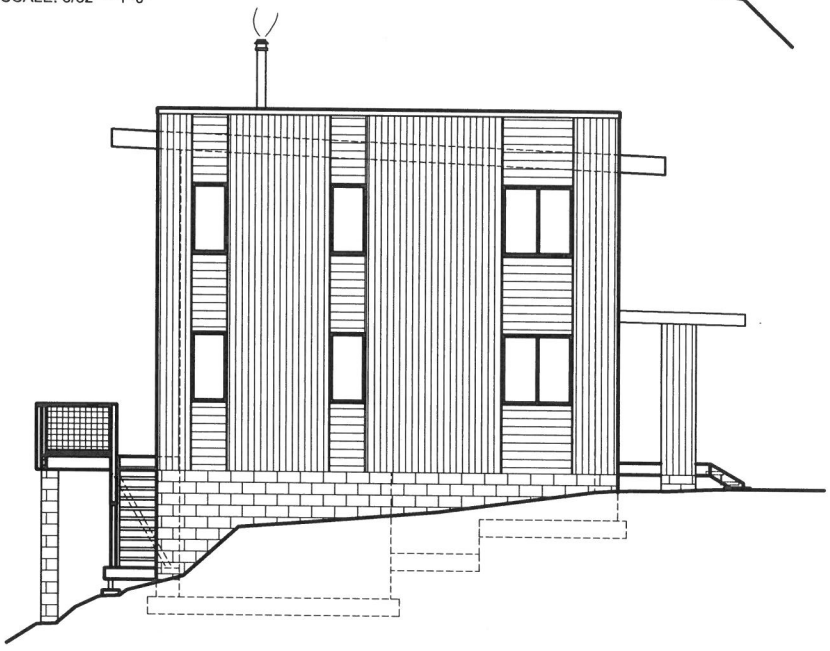
SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



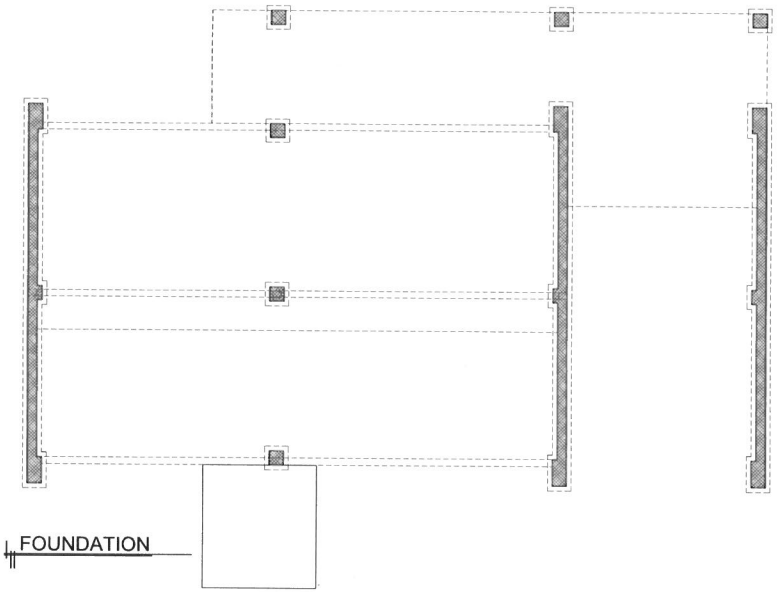
EAST ELEVATION
SCALE: 3/32" = 1'-0"



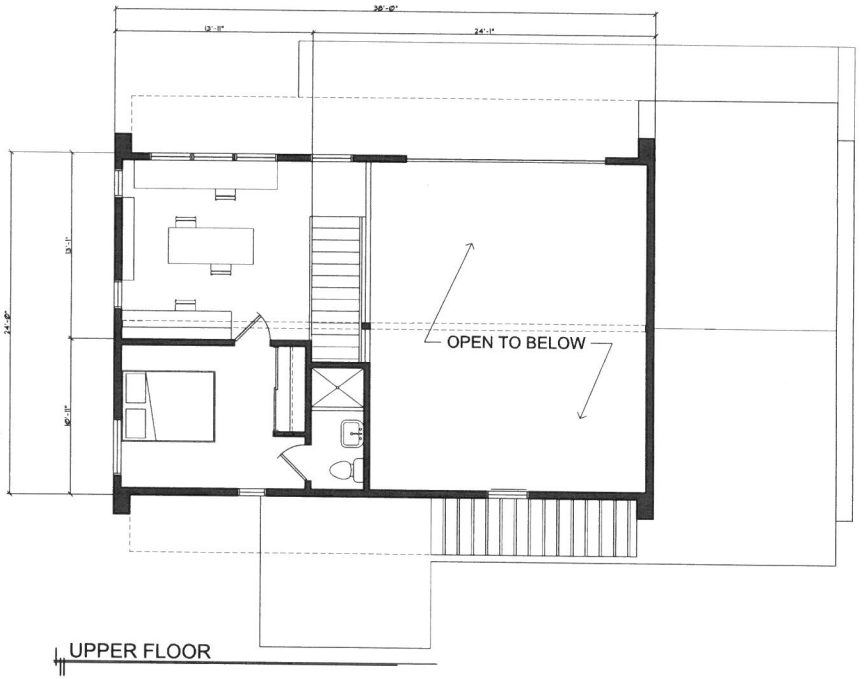
NORTH ELEVATION
SCALE: 3/32" = 1'-0"



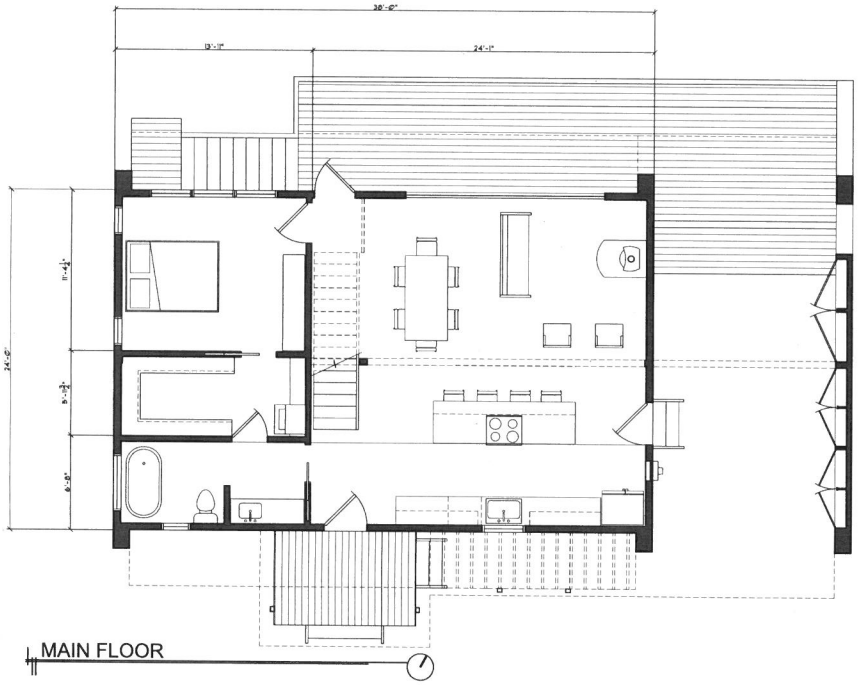
WEST ELEVATION
SCALE: 3/32" = 1'-0"



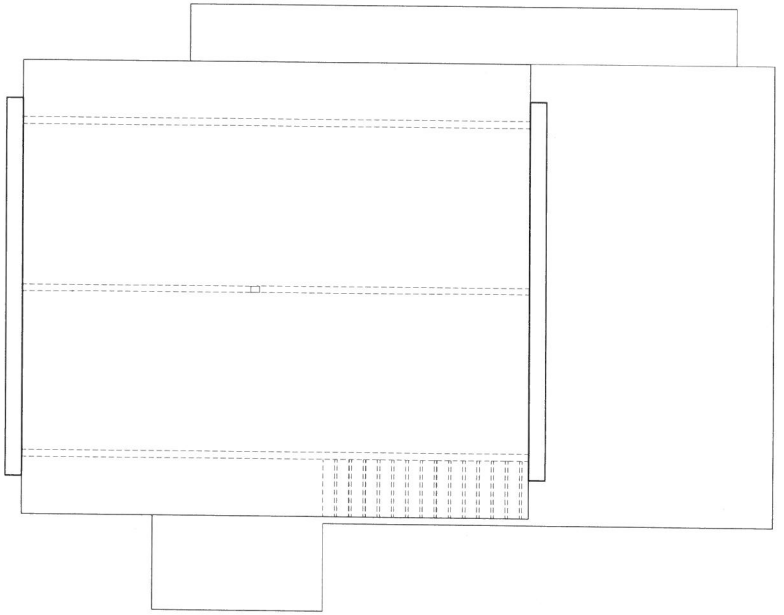
FOUNDATION



UPPER FLOOR



MAIN FLOOR



PROJECT :
HIGGINS HOUSE

BuildingUsonia.com

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All questions regarding construction should be directed to BuildingUsonia@gmail.com

BUILDING USONIA

Logan Higgins
BuildingUsonia@gmail.com
8.10.18
1/4" = 1'-0"

SHEET
A2
OF A7

9-F-18-VA

9-F-18-VA

Lot of Record

The lot of record #1027 zoned R-1 is addressed "605 Yarnell Avenue" but runs parrellel to Yarnell, causing confusion to which side is "Front" and which is "Side" property lines.

Need for variance

The following documents will show the difficulties of bulding a residential structure on this lot. Furthermore, the documents will reflect the historical context that creates a precedent for the proposed new house location. The variance needed for this new home will be for setback regulations, driveway access, and lot coverage.

Topo and Lot size

Regardless of which street front is actually "Front," The lot faces two problems with R-1 Zoning and general construction.

1. Lot is too small

According to R-1 Zoning, the lot must be min. 75 feet wide to build without a variance. Very few lots in this old neighborhood are that wide. If Yarnell is the front line for this lot, then it is not deep enough build without a variance.

2. Topography

The topography of this site, makes it difficult to build close to Atchley street - that is evident in the location of the previous house.

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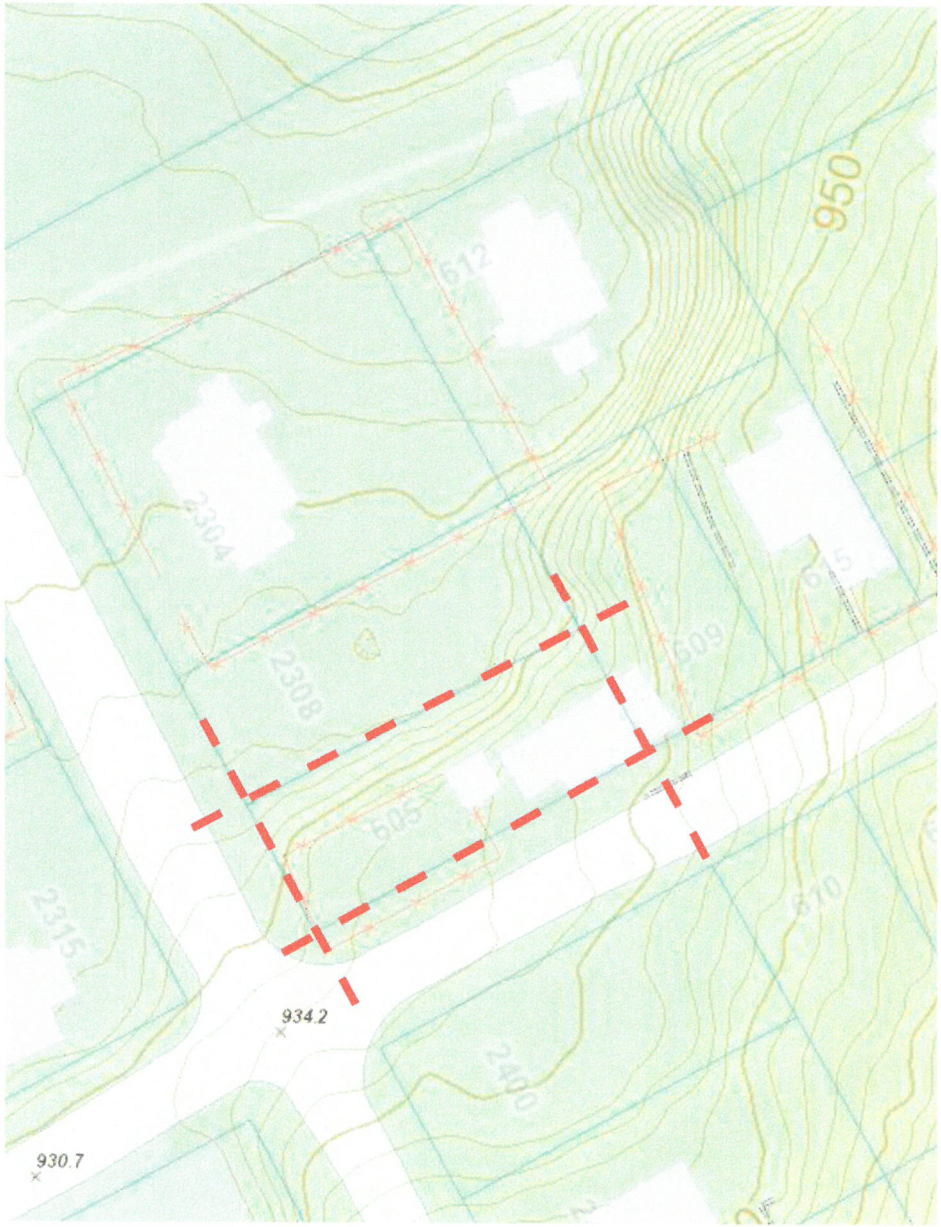

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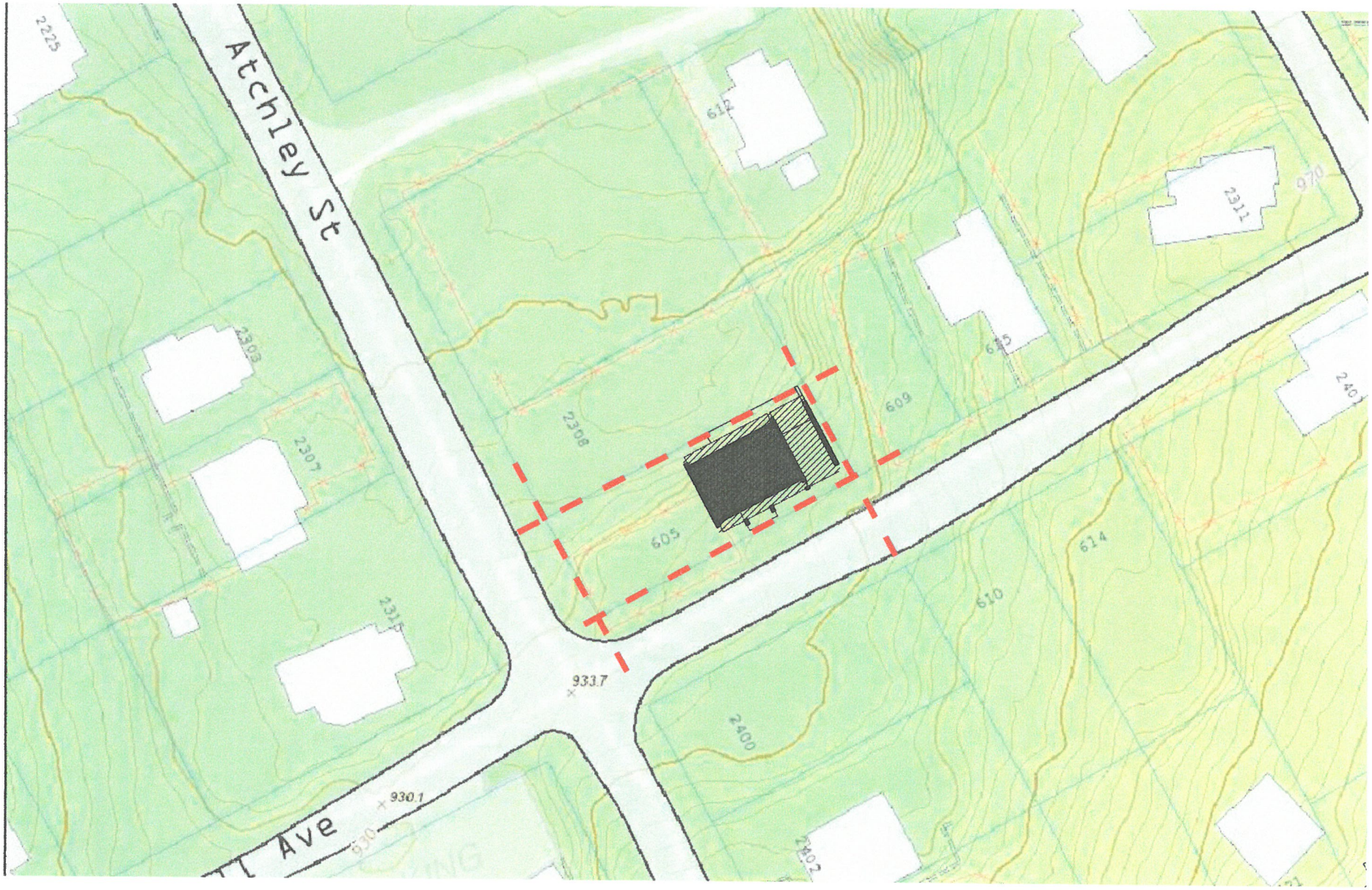
Previous House Location

This shows location of the previous dwelling.
This house considered Yarnell to be the front of the house and was placed in the south east corner of the property due to the condition of existing topography.

As a result, the previous house was placed on the front street property line, and over the right side property line.



Proposed Site Plan 1.0

The proposed new house would be placed close to where the previous house was. It will sit almost centered within the lot, set back from the N and S property lines, almost 9'-0" and 17'-2" from the E property line with the exception of the attached carport and driveway 3'-0" from E property Line.

Lot coverage

The house itself covers less than 25% of the lot's foot-print but with roof overhang, porches and a carport, the entire coverage from the structure is closer to 40%.

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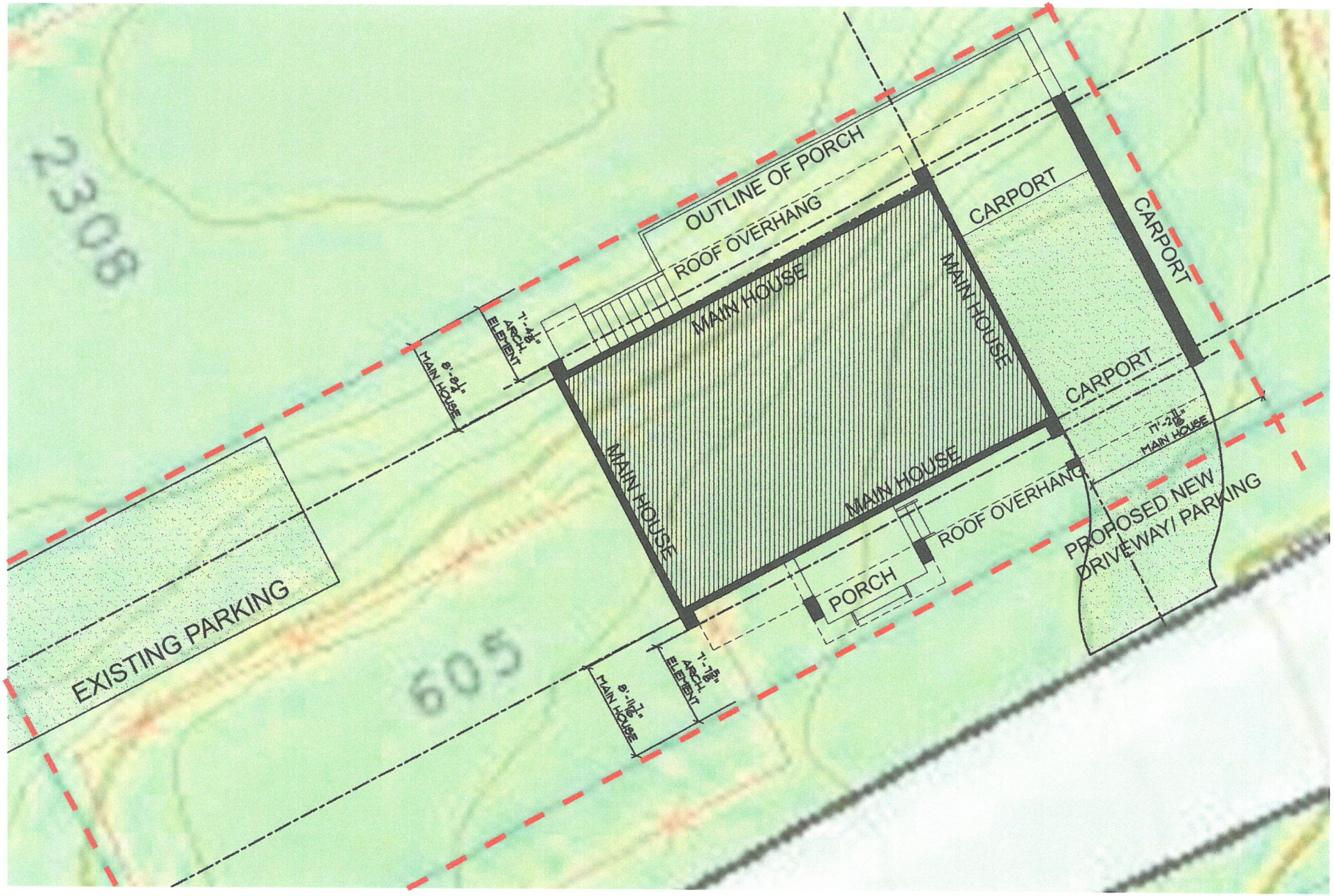

Proposed Site Plan

This shows location of the main house, set back from property lines, along with locations of front and back porches, carport, proposed driveway and roof overhang.

Conclusion

Given the size of this lot, nearly any house will sit within the boundaries of the property set backs. Given the topography and historical context of the previous house, there is only one feasible location to place a house and unlike the previous house, this one stays within the boundaries of the property line.

9-F-18-VM