

File #

12-F18-VA



CITY OF KNOXVILLE

BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION

Name Long Sisters, LLC/Chris Bush

Street Address P.O. Box 24013

City, State, Zip Knoxville, TN 37933

Phone Number 865-567-0947

Email chris@rootshomes.com

APPLICANT IS:

Owner ☒Contractor ☒Tenant ☐Other ☐

THIS PROPOSAL PERTAINS TO:

New Structure ☒Modification of Existing Structure ☐Off Street Parking ☐Signage ☐Other ☐

THIS IS A REQUEST FOR:

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

PROPERTY INFORMATION

Street Address 2806 Painter Avenue

City, State, Zip Knoxville, TN 37919

Parcel # (see KGIS.org) 108BE014

Zoning District (see KGIS.org) R-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.

Area is predominantly multi-family/condos for UT students. Existing house does not have proper foundation and prior rehab attempts are shoddy, at best. Existing house is a shell. Would like to build a 2 unit condo building. Building will be two stories, approximately 25' in height, with a footprint of 1000sf to 1500sf. Proposed project meets all zoning and small lot of record requirements except lot is approximately (see map) 1100 sf smaller than required by zoning regulation. The highest and best use for the lot is multifamily residential to help supply housing demand near UTK and the urban core.

Describe hardship conditions that apply to this variance.

Lot is 7870 sf, 1130 sf under the 9000 sq ft requirement for a 2 story building in the R-2 zoning.

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

File #

12F-18-VA



CITY OF KNOXVILLE

BOARD OF ZONING APPEALS APPLICATION

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

Is a plat required? Yes ☐ No ☒

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

Reduce minimum lot size required for duplex from 9000 square feet to ~~7870~~ square feet per Article 4, Section 2.1.6.D.5.b.

8575

PROJECT INFORMATION

Date Filed 11/16/2018

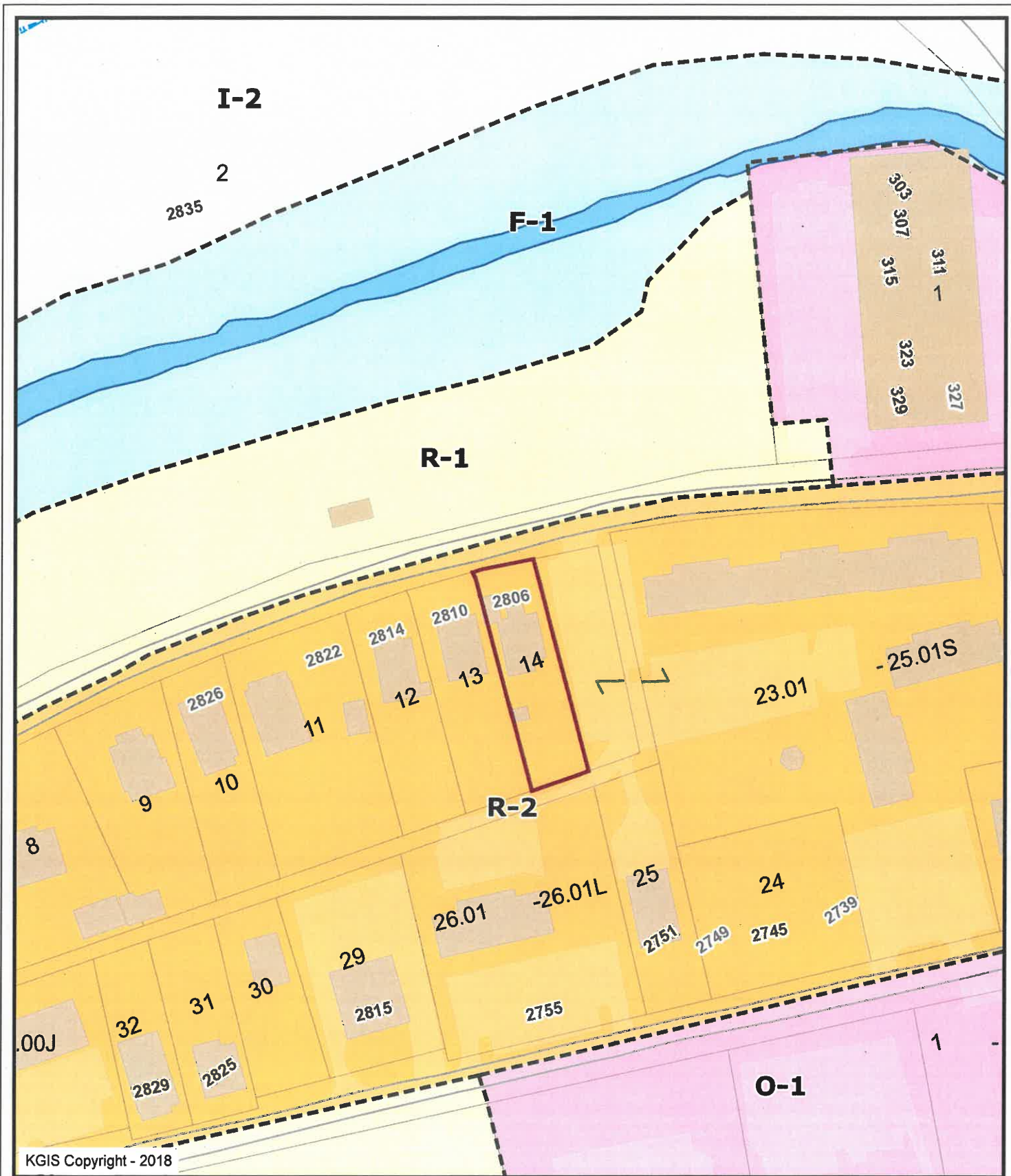
Fee Amount

Council District 2

BZA Meeting Date

PLANS REVIEWER Lori Hearl

DATE 11/16/2018



KGIS Copyright - 2018

2806 Painter Ave.

12-F-18-VA

Long Sisters, LLC/Chris Bush

Knoxville - Knox County - KUB Geographic Information System



Printed: 11/21/2018 at 9:31:28 AM



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2806 Painter Ave.

12-F-18-VA

Long Sisters, LLC/Chris Bush

Knoxville - Knox County - KUB Geographic Information System



Printed: 11/21/2018 at 9:30:47 AM

0 25 50 100
ft

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December 19, 2018

Mr. Scott Elder
Board of Zoning Appeals
Room 505, City-County Building
P. O. Box 1631
Knoxville, Tennessee 37901

Dear Mr. Elder:

Re: Variance Requests 12-A-18-VA, 12-B-18-VA, 12-C-18-VA, 12-E-18-VA, 12-F-18-VA, 12-G-18-VA, 12-H-18-VA, 12-I-18-VA, and 12-J-18-VA

We have reviewed our records and, as far as we have been able to determine, KUB has no existing utility facilities located within the variance areas and we have no objection to the requested variances. However, KUB does not release and hereby retains all easements and rights for existing facilities, whether or not identified in our research.

If you have any questions regarding this matter, please call me at (865) 558-2483.

Sincerely,



Christian G. Wiberley
Engineering

CGW

Juliana LeClair

From: Chris Bush <chris@rootshomes.com>
Sent: Monday, November 19, 2018 3:49 PM
To: Juliana LeClair
Subject: 2806 Painter Variance Filing Documents
Attachments: Painter Site Plan Proposal 2.png; Painter Site Plan Proposal 1.png; Painter Proposal 1 Renderings _Floorplan.pdf; Painter Proposal 2 Renderings_Floorplan.pdf; 2806 Painter Ave Area Development Map.jpg; 2806 Painter Ave Lot sf KGIS.png

Juliana.

Attached are the requested documents for 2806 Painter Ave. I have included the kgis map showing the lot square footage (it is more than I had originally estimated), a Google Earth map showing similar development in the immediate area, and renderings and site plans for two different building proposals. The buildings are very similar and both meet all zoning requirements. We haven't decided which building we will construct yet but it will be one of these two. Let me know if there is anything else you need from me.

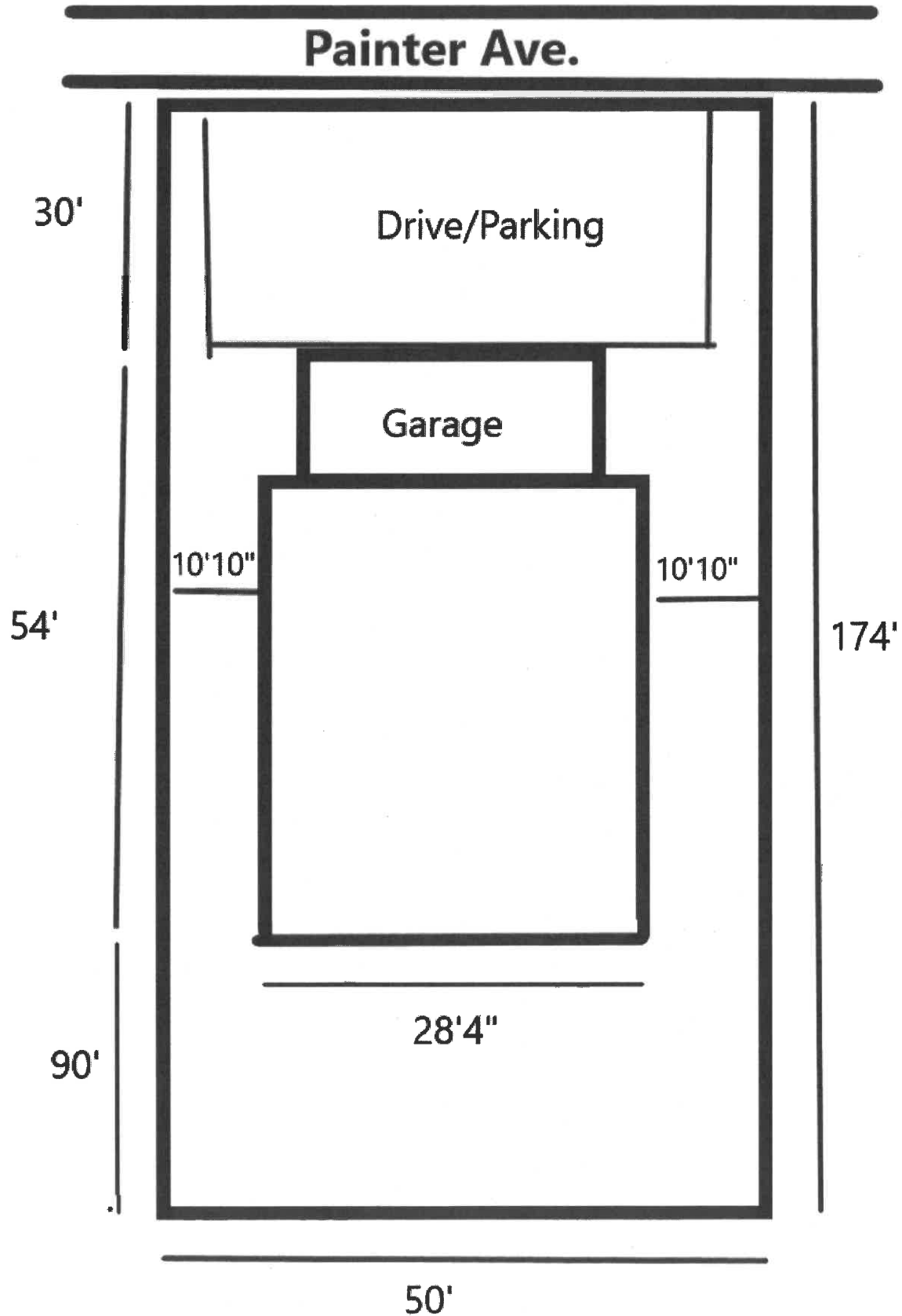
thanks,
Chris Bush
865-567-0947



2806 Painter Ave Variance Docs

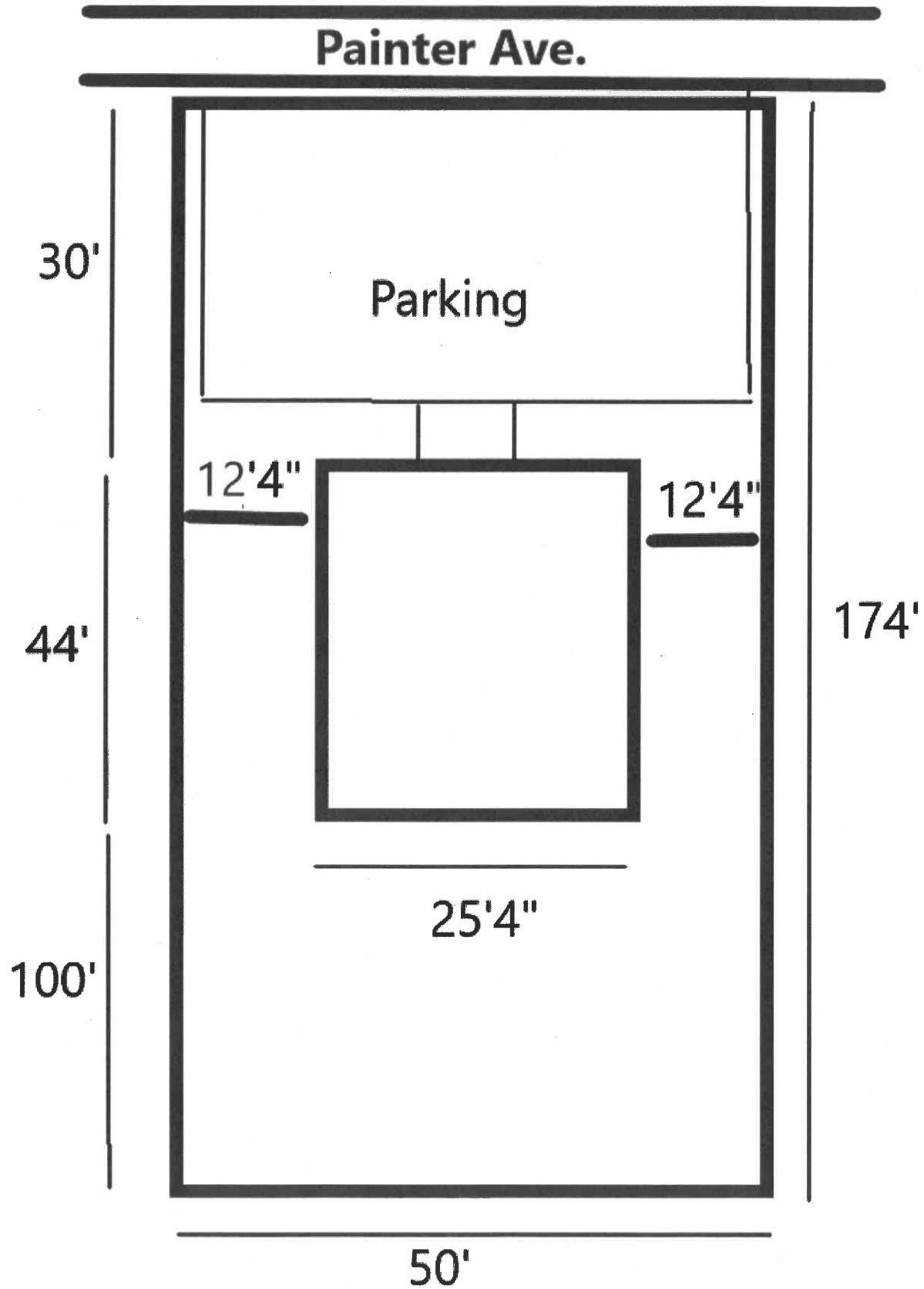
2806 Painter Ave.

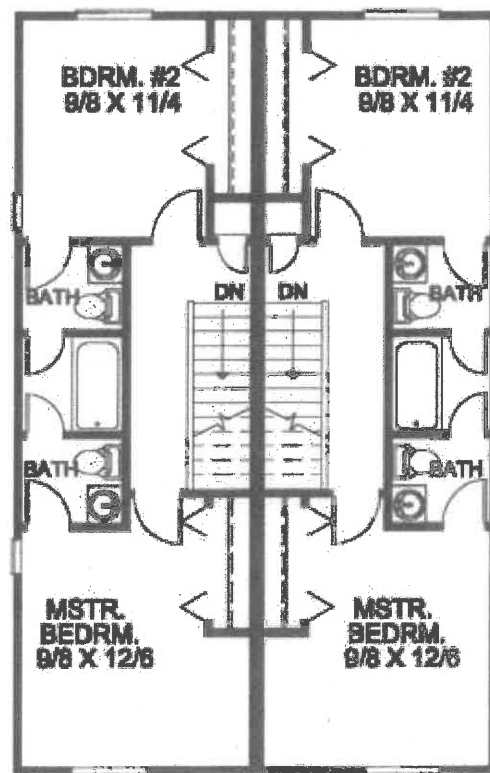
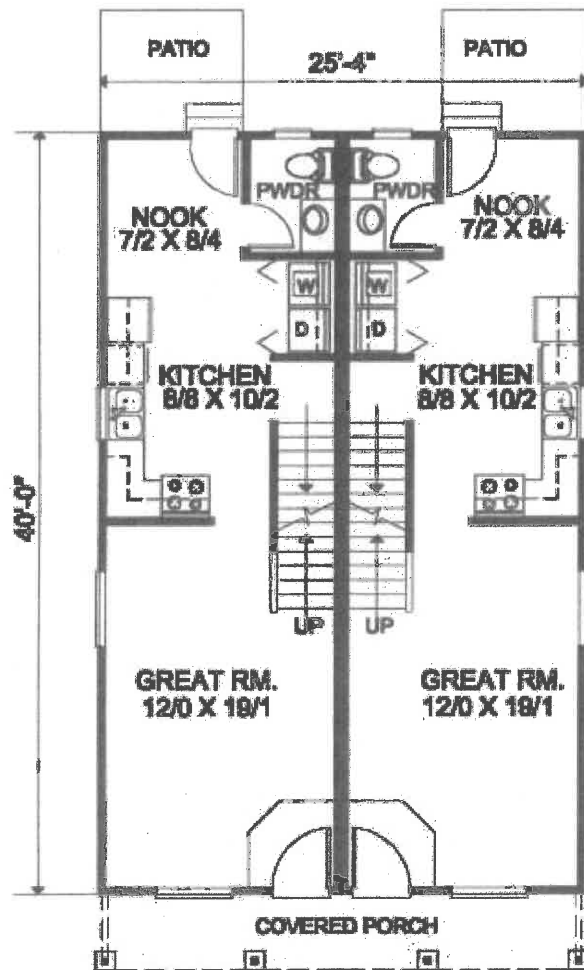
Proposal 1
2 980sf 2/2 Units



2806 Painter Ave.

Proposal 1
2 980sf 2/2 Units

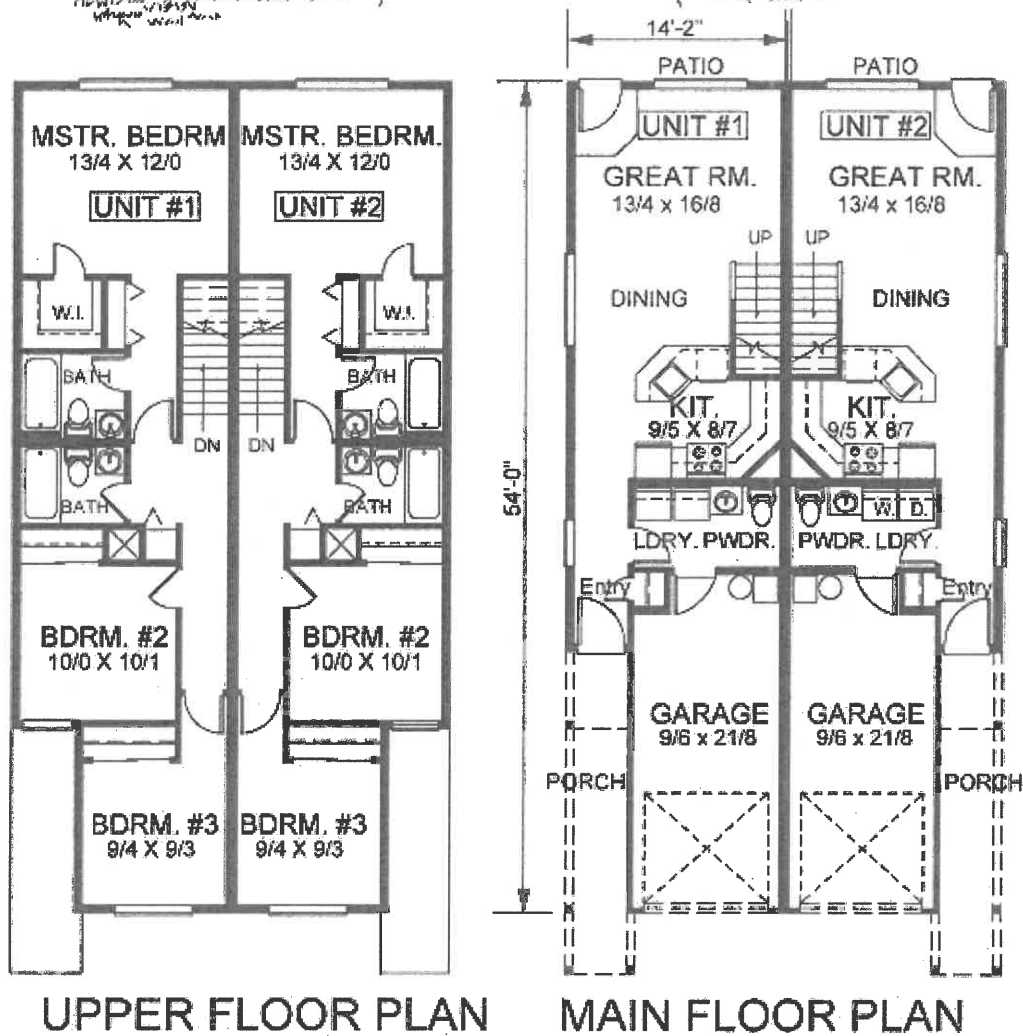




Width = 25'-4"
 Depth = 44'-0"
 (Inc. porch)
 Total Sq. Ft. = 980 / unit
 2 units shown

BUILDING DESIGNS BY STOCKTON
 RESIDENTIAL • MULTI-FAMILY • MARKETING
 TEL: 503-524-3118 FAX: 503-524-7381
 E-MAIL: stockton@wa-net.com
 Web Site: <http://www.stocktondesign.com>

2-2060



Bldg. Width = 28'-4"
 Depth = 54'-0"
 Unit Width = 14'-2"
 Total Sq. Ft. = 1,165 / unit
 2 units shown

Building Designs By Stockton
 residential • multi-family • marketing
 Toll Free Office # 1-800-368-0821
 E-MAIL: stockton@wa-net.com
 Web Site: <http://www.stocktondesign.com>

2-2190-4

Tim Stockton A.I.B.D.

2806 Painter Ave.

os/Multifamily near property

Legend

- 2806 Painter Ave.
- Bowles Orthodontic Specia
- Butler Vines & Babb PLLC
- Church
- Condos
- Painter Ave SW
- Tombras Group
- Tyson Family Tennis Center

Painter Ave SW
2806 Painter Ave.

2806 Painter Ave SW

Keystone Condos

Kingston Place

Kingston Place' Condos

New Townhouse Development

Sullins Ridge Condos

Kaelabrooke Courtyard Condos

gle Earth

ogle

600 ft

5 - Introduction

As GIS's latest web mapping tools make previous mapping solutions serve the user a much faster environment as well as a look at current data. It's browser has also been improved.

tion about this application can be found in the **Help** tab, including a short **Feed with KGIS Maps** tutorial. We encourage you to continue to look for ways to enhance the website, and we encourage you to leave your feedback and comments. info@kgis.org

in this website is derived from environmental departments within the Alle, Knox County and the Utilities Board (KUB), who together a centralized "geographic system": KGIS.

data made accessible in this subject to Disclaimer.



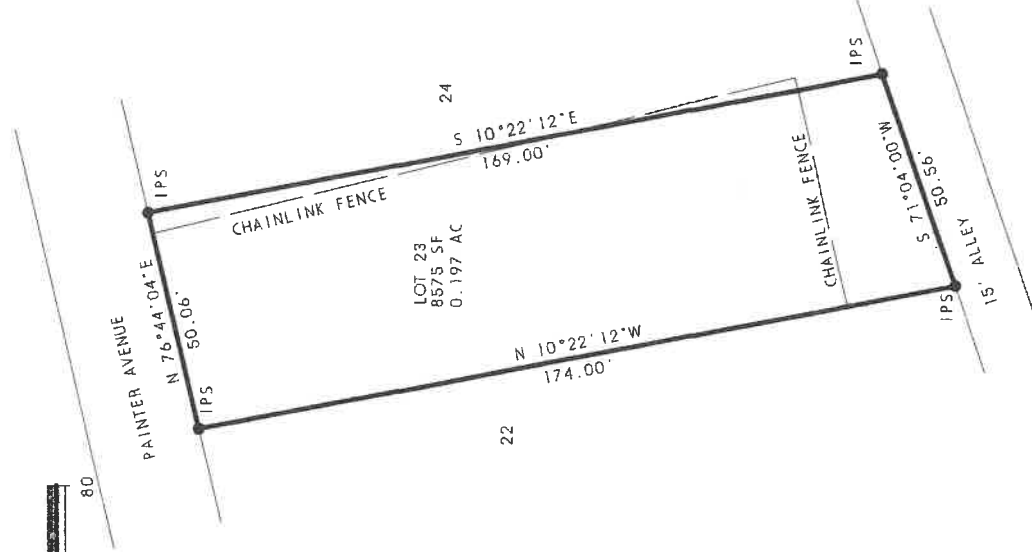
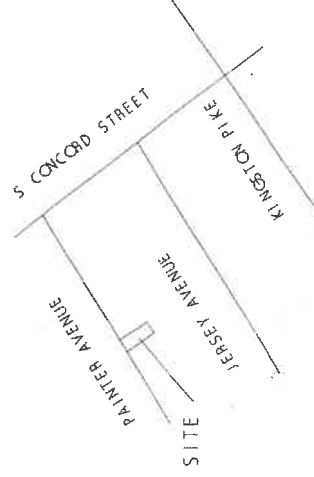
Disclaimer - © KGIS 2018 - E257



TENNESSEE GRID NORTH



LOCATION MAP (NTS)



LEGEND:

EIP = EXISTING IRON PIN
IPS = IRON PIN SET

NOTES:

1. IRON PINS AT ALL CORNERS.
2. REFERENCE TAX PARCEL 108BE014, PLAT CABINET A761-C, AND WDB 20180904 0014815 IN THE REGISTERS OFFICE FOR KNOX COUNTY, TN.
3. SURVEY MADE FROM LATEST RECORDED DEEDS.
4. THIS SURVEY DOES NOT WARRANT TITLE.

SURVEY OF

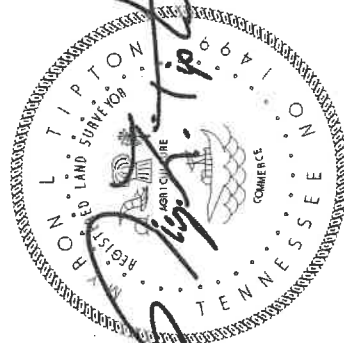
LOT 23, DOLL & MYNDERSE
8TH ADDITION TO KNOXVILLE
WARD 24
DISTRICT NO.8
KNOXVILLE, TN
KNOX COUNTY, TN

SCALE: 1" = 40' DATE: 12-16-18

PREPARED FOR: CHRIS BUSH

SURVEY BY: EAST TENNESSEE LAND SURVEYORS
805 STONECREST DRIVE
MARYVILLE, TN 37804
PH. 865-679-1134
mtipton57@gmail.com

PROJECT NO. 18-153 B



CERTIFICATION:
I HEREBY CERTIFY THAT THIS
IS A TN CATEGORY 1 SURVEY
WITH A CLOSURE OF 1:10,000 OR
BETTER AS SHOWN HEREON. ALSO
THAT THERE ARE NO ENCROACH-
MENTS OR PROJECTIONS OTHER
THAN THOSE SHOWN AND THAT THIS
SURVEY IS CORRECT TO THE BEST
OF MY KNOWLEDGE AND BELIEF.

Myron L. Tipton
MYRON L. TIPTON N ALS 1499

12-F-18-VA