

File #

9-I-19-VA



CITY OF KNOXVILLE

BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION	APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name Logan Higgins	Owner <input type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address 200 W Jackson Ave	Contractor <input type="checkbox"/>	Modification of Existing Structure <input checked="" type="checkbox"/>
City, State, Zip Knoxville, TN, 37917	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number 423.502.4210	Other <input checked="" type="checkbox"/>	Signage <input type="checkbox"/>
Email LoganAHiggins@gmail.com		Other <input type="checkbox"/>

THIS IS A REQUEST FOR:

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

PROPERTY INFORMATION

Street Address 610 Caswell Ave
 City, State, Zip Knoxville, TN, 37902
 Parcel # (see KGIS.org) 081MNO03
 Zoning District (see KGIS.org) 11

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.

This project is a small house addition in the Fourth and Gill neighborhood. It has undergone HZC approval and needs a variance on lot coverage. According to KGIS, the house itself has 1,394* SF of coverage, with the addition and new covered porch, it will have an additional 260 SF of coverage. According to KGIS, the lot is 3,990** SF. That makes the total lot coverage 41.4 or 42% for which we will need a variance.

There are also potential conflicts with the rear and side setbacks. It is our understanding that as long as the addition does not extend beyond the existing house on the sides, the side setbacks do not need a variance. It is also our understanding that the rear setback for this property is 25ft. The edge of the rear porch is 28ft from the rear (based on KGIS) the stairs continue beyond this point but it is also our understanding that stairs do not affect the setback of the house.

*our calculations show an area of 1,161 sf as existing

**each side of the property is a different length. This number was taken by the average of the lengths multiplied by the average of the widths.

Describe hardship conditions that apply to this variance.

The lot sizes in this neighborhood are much smaller than most others in the city. It is not uncommon for houses to be over the lot coverage percentage in this neighborhood.

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 Logan HigginsDATE 8/19/19

File # 9-I-19-VA



CITY OF KNOXVILLE

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):

Increase the maximum square footage allowed in a R-1A/H-1 zone from 1,197 square feet (30%) to 1,654 (42%) for an addition to a single family residence.

Per Article 4, Section 2.1.2.D.6.a.

PROJECT INFORMATION

Date Filed 8-19-19

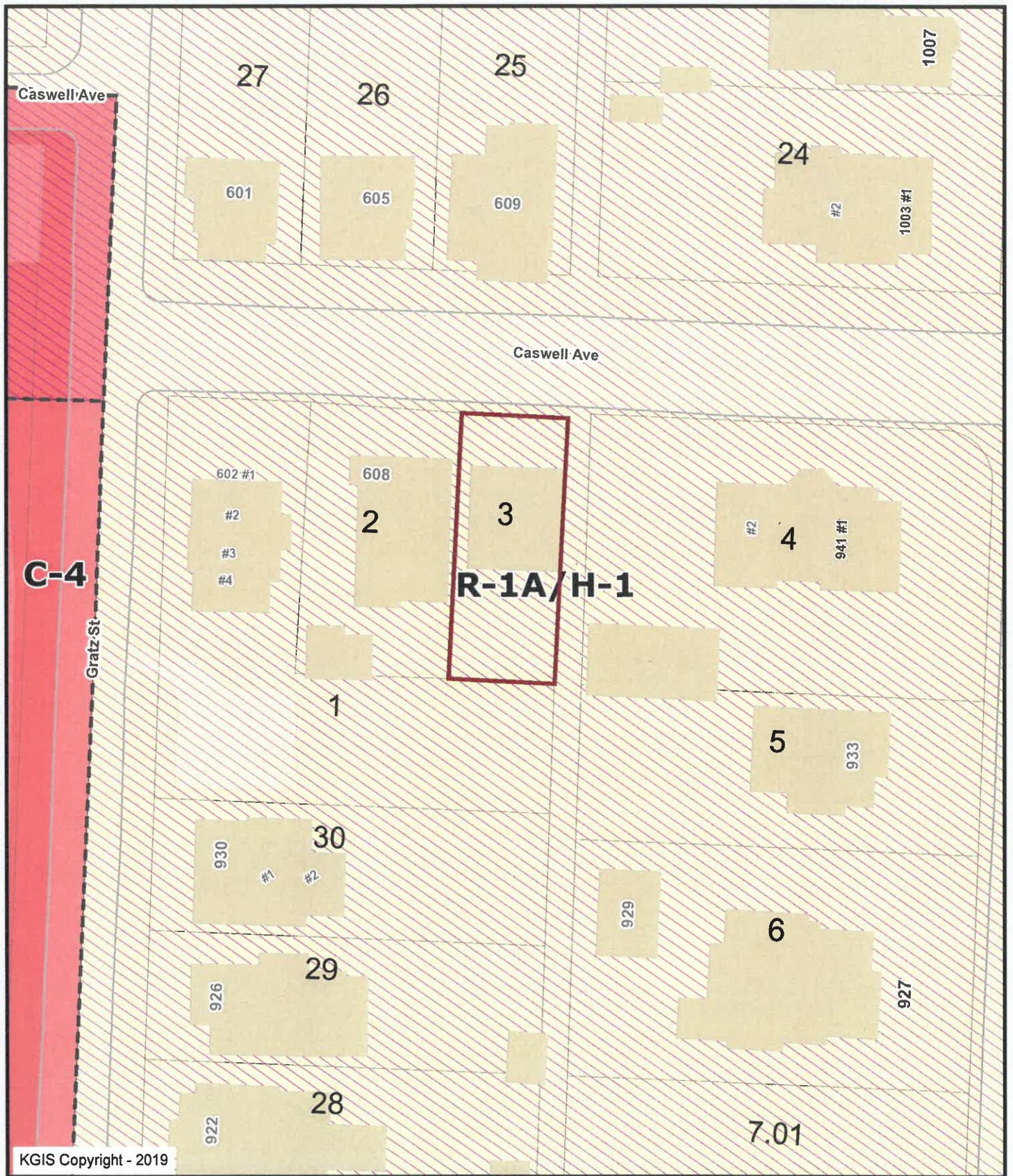
Fee Amount \$250

Council District 4

BZA Meeting Date 9-19-19

PLANS REVIEWER Rebecca Johnson

DATE 8-19-19



610 Caswell Ave.

9-I-19-VA

Logan Higgins

Knoxville - Knox County - KUB Geographic Information System



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171

156

172

155

PT. 173

PT. 174

Ward - 11

153R

175R

152

176

151

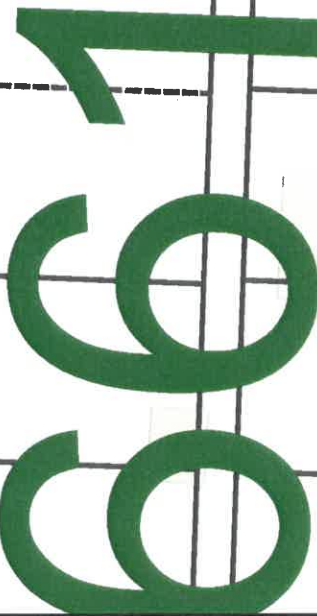
177

150

178

149

GRATZ ST



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610 Caswell Ave.

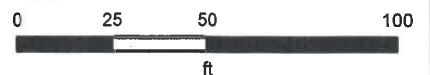
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610 Caswell Ave.

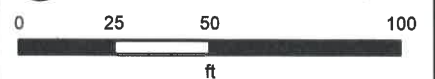
9-I-19-VA

Logan Higgins

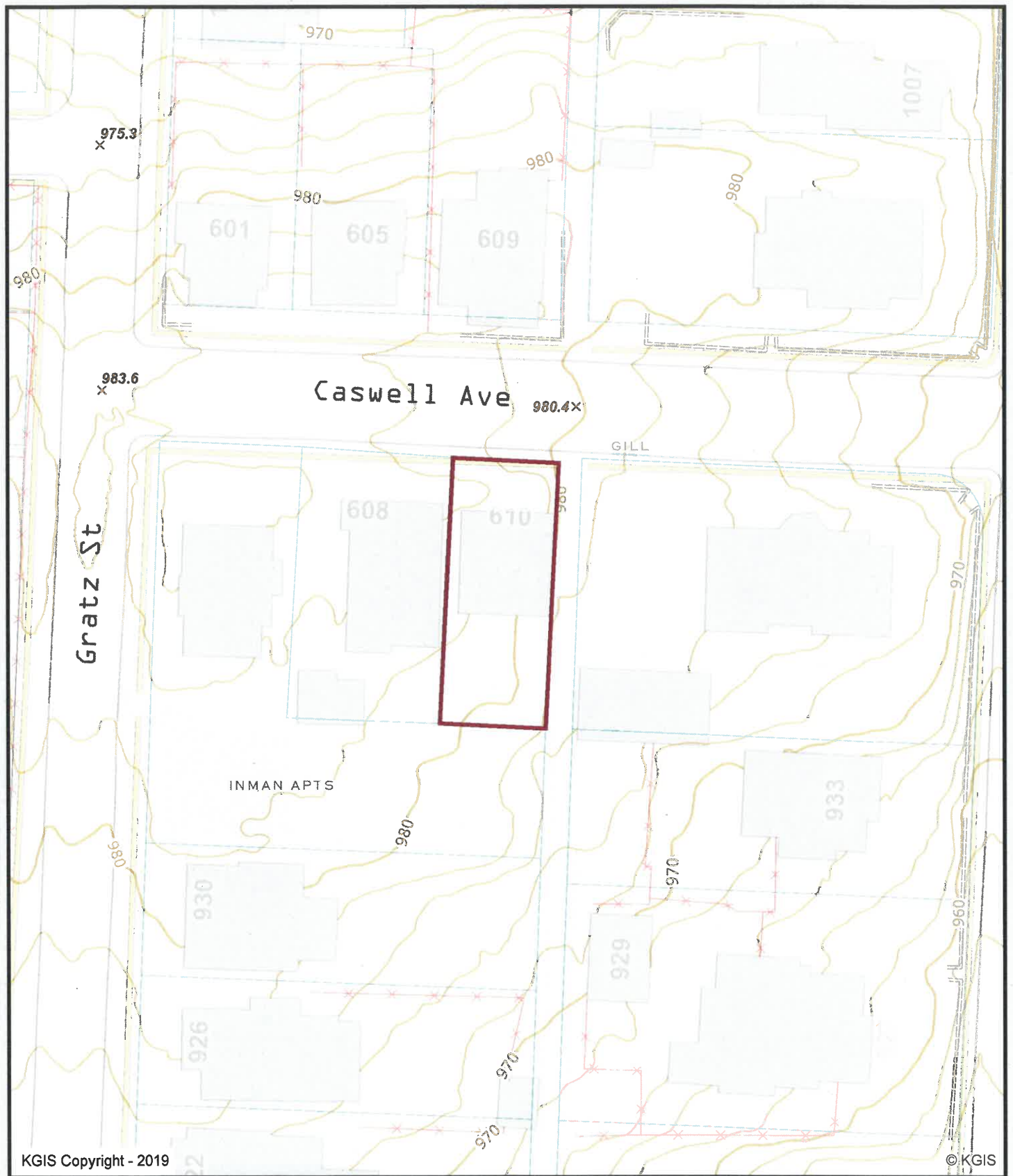
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610 Caswell Ave.

9-I-19-VA

Logan Higgins

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610 Caswell Avenue

design by aplos home

Proposed addition to rear of building

New additions may be necessary for some of the houses in the Fourth and Gill Historic District. They should duplicate the lot coverage and placement of adjacent historic buildings.

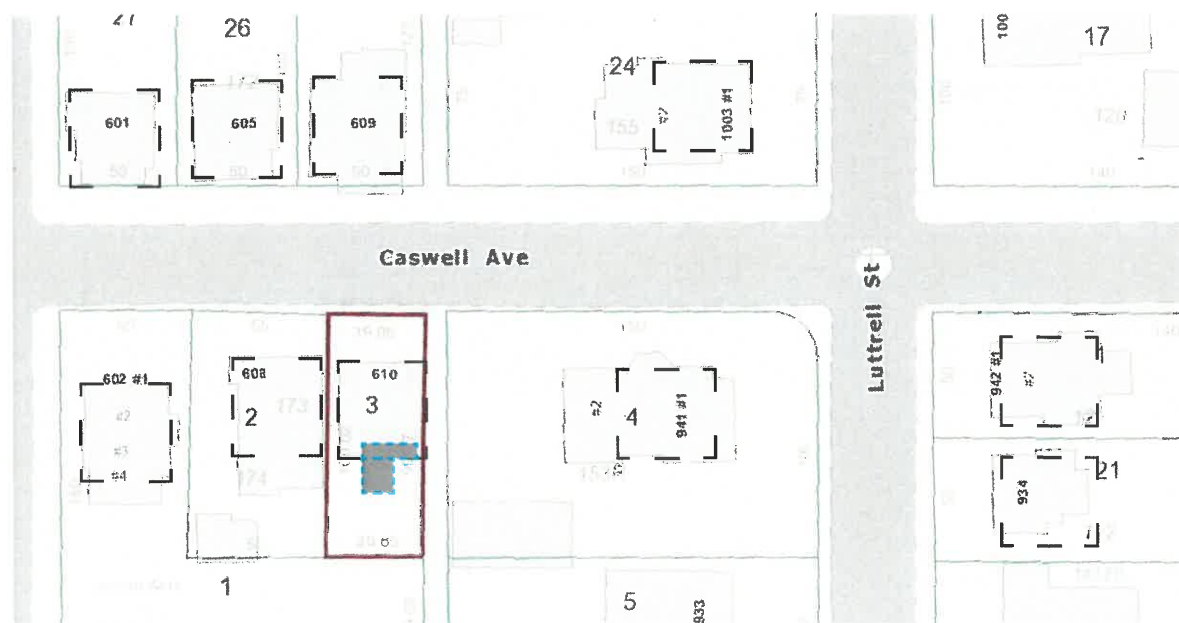
This proposed addition is to extend the kitchen, main bathroom, and part of a bedroom. The intention of the design is to follow Secretary of Interior Guidelines as well as the Fourth and Gill Neighborhood Design Guidelines to make the needed change with minimal impact to the historic form of the house. This addition will extrude an existing form with a small pop out and create a new covered porch.

Per the guidelines, we intend to:

1. Match scale and number of story's to existing and neighborhood context.
2. Locate entire addition onto rear of building in a location not highly visible from the street
3. Differentiate new from old in a way that preserves the historic integrity of the house.

1. Addition Footprint & Lot Coverage Comparison

The proposed addition is roughly 5' x 25'-0" along the back side. In total, this will only add around 125 SF to the house. In the diagram below, we show the scale of the addition compared to the existing house, along with the placement of the new back porch and compare the size to that of the neighbors.



2. Addition Location

Visibility

Proposed addition will have almost no visibility from the street due to location on the site, density of block, and existing greenery.



*Views with addition



2. Addition Location

Site Plan

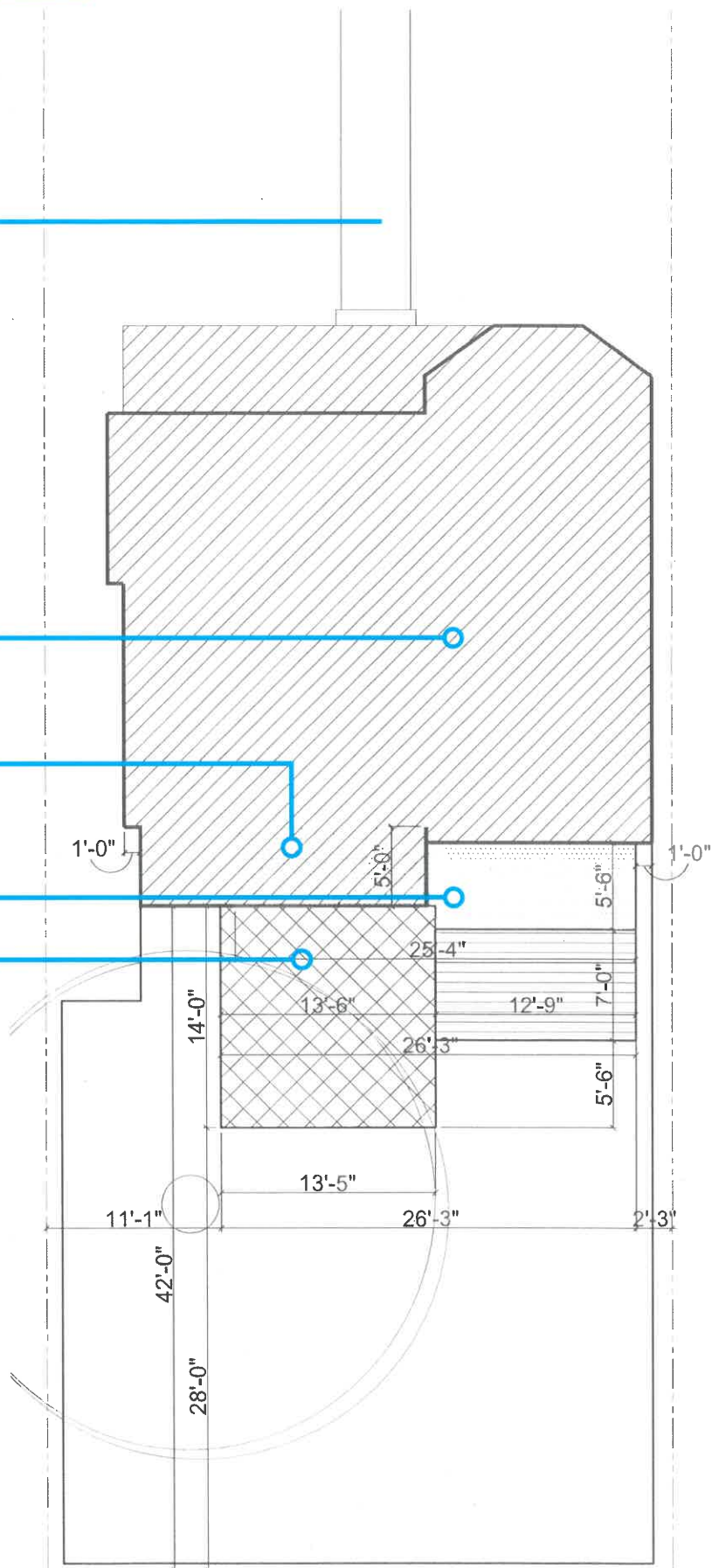
Caswell Avenue

Lot size 3,990 SF

Original footprint
1,394 SF or 34.9%
of lot coverage

New addition encloses
porch

Proposed addition and
proposed new porch to
be 260 SF of coverage
or 6.5% of lot size
Total coverage with
addition: 42%



*property line dimensions are based on KGIS maps and are subject to minor variances

9-I-19-VA

3. New v. Old

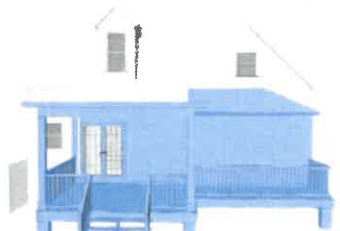
Views



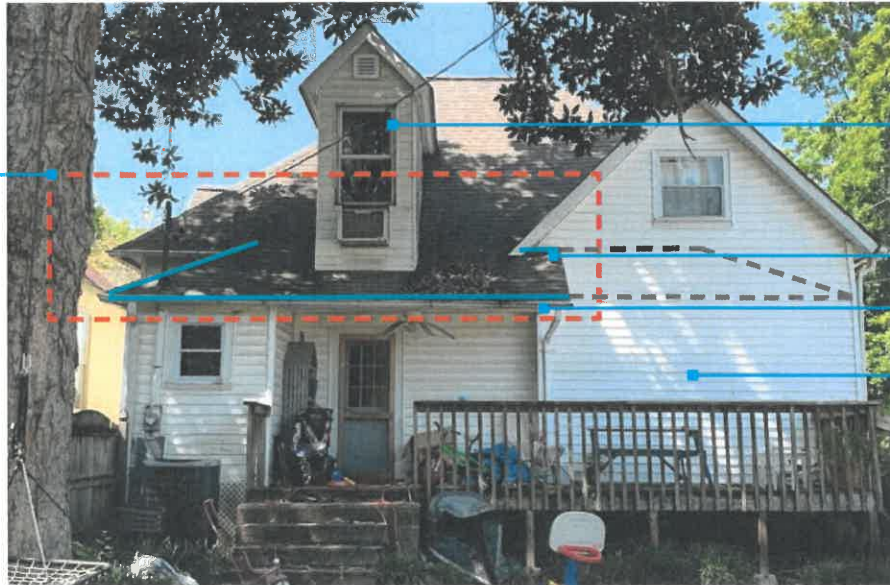
Existing



Addition - Extrusion of existing form



Addition - With porch



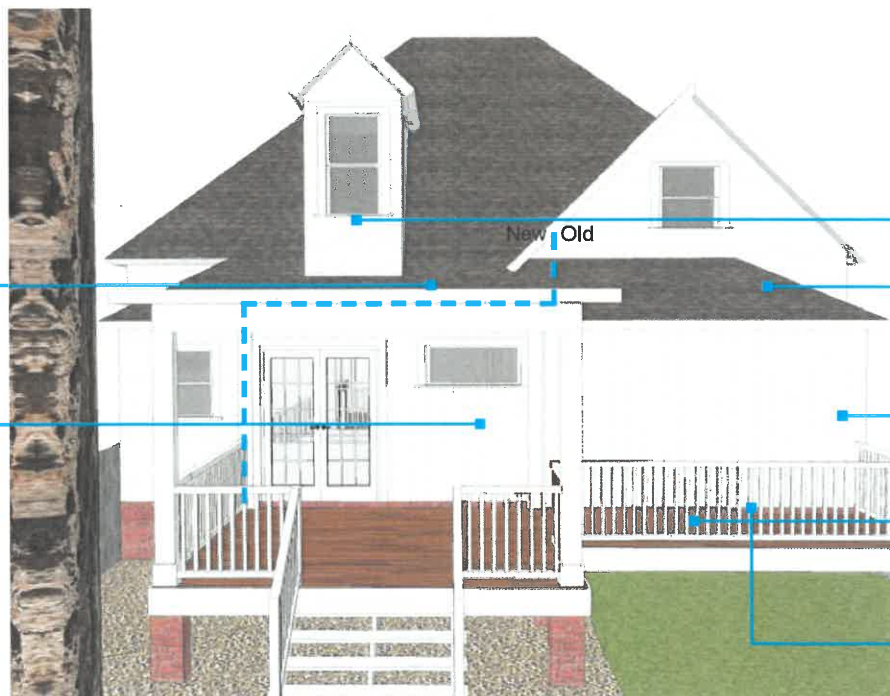
Existing roof to be extended with slight pitch change on new section, roof end to be replicated.

Current dormer looks disproportionate to rest of house and feels uncomfortably unsupported

New roof has slight change in pitch but ties in at same height

Current roof sags due to unsupported cantilever

Current house sheathed entirely with vinyl siding



Flat roof over porch, typical for neighborhood, low-impact, clearly differentiates from original and respects historic character of the house

Incremental improvements, board and batten to differentiate new from old and incrementally help the house restore to a more historic sheathing

New Old

Dormer feels less unsupported

New roof extrudes existing with slight change in pitch and replicates hip slope at end

Wall and roof continue existing wall and roof with minor change in depth and pitch

Uncovered deck not visible from street due to existing fence

Brick foundation to match original building

3. New v. Old

Elevations

The changes on this house reference and continue forms seen throughout the house, such as the front porch's roof. The addition of the back porch is very low impact and fitting to a historic neighborhood.

Front (Street) Elevation

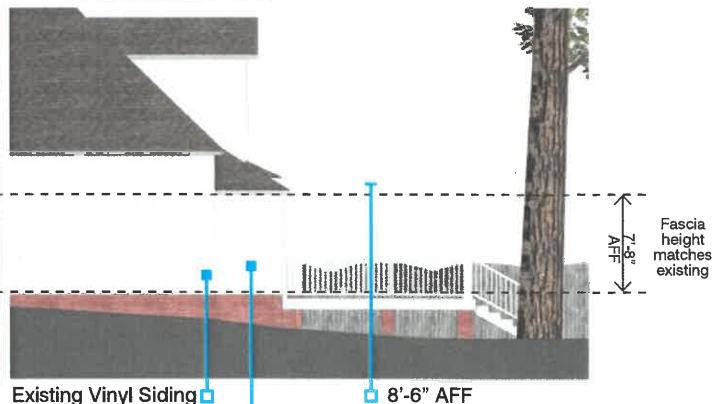


Fascia Hgt.

Finish Floor

No changes are visible in front elevation other than updating existing house and adding landscaping

Rear Elevation

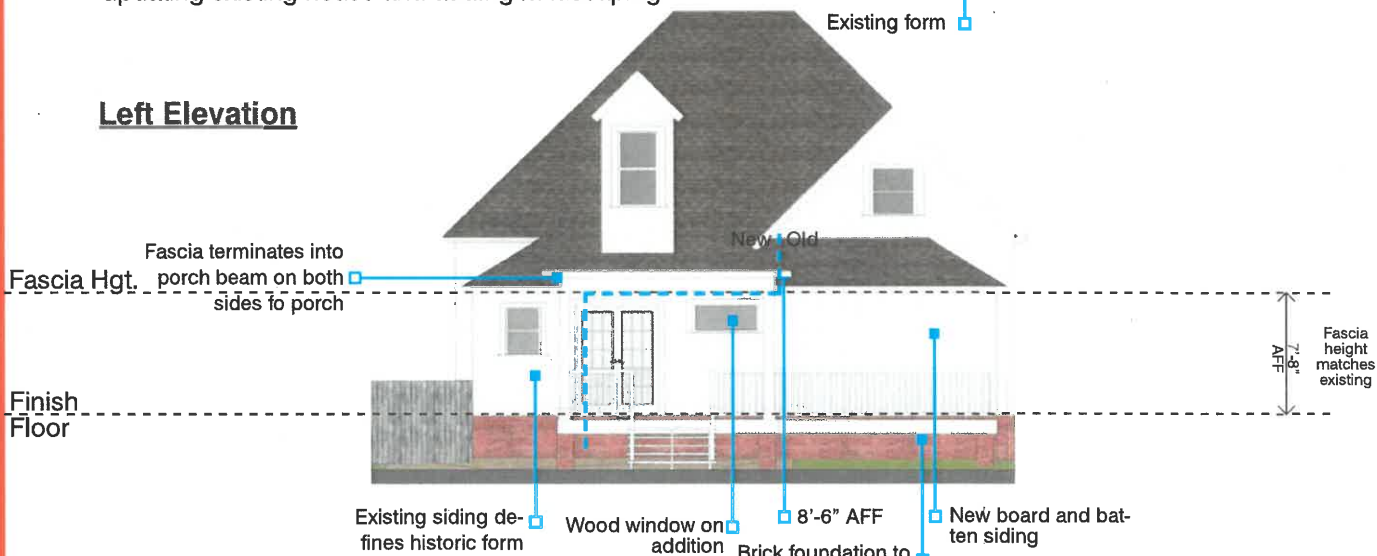


Existing Vinyl Siding

8'-6" AFF

Fascia height matches existing

Left Elevation



Fascia terminates into porch beam on both sides to porch

Finish Floor

Existing siding defines historic form

Wood window on addition

8'-6" AFF

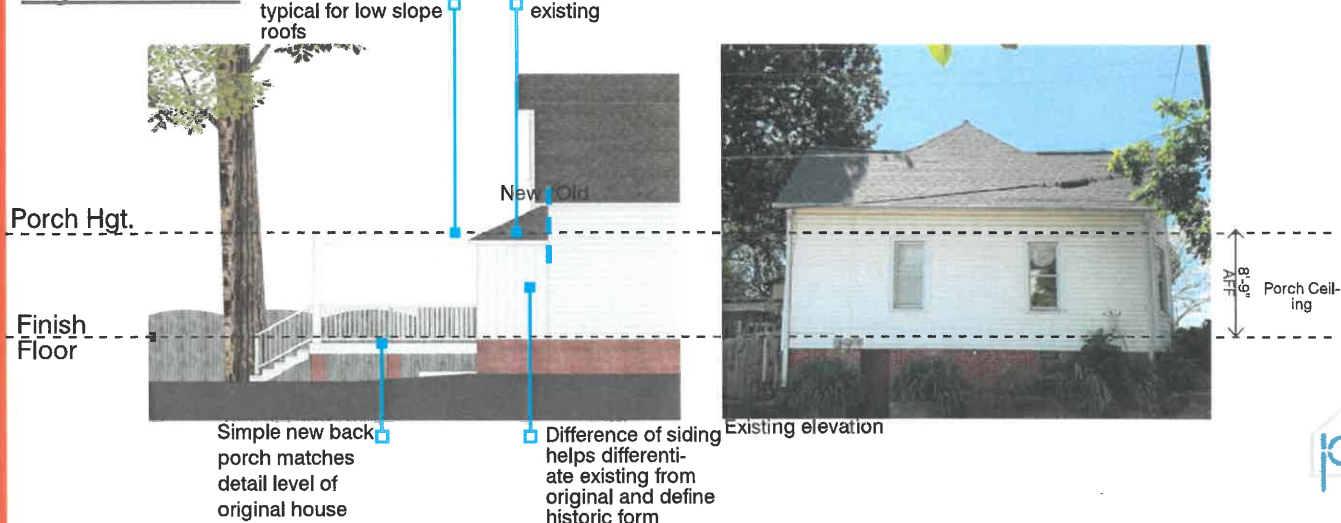
New board and batten siding

New Old

Brick foundation to match original

Fascia height matches existing

Right Elevation



Porch Hgt.

Finish Floor

Black rubber roof, typical for low slope roofs

New Roof match existing

New Old

Simple new back porch matches detail level of original house

Difference of siding helps differentiate existing from original and define historic form

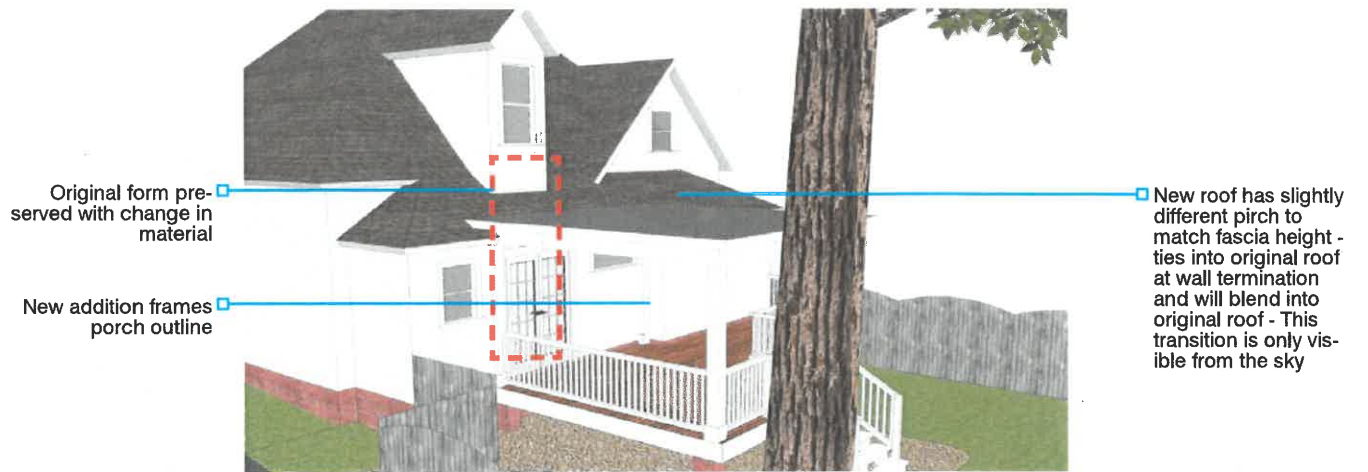


Existing elevation

Porch Ceiling

3. New v. Old

Views



081MN-003

OWNER/RESPONSIBLE TAXPAYER:

Nina D. Howell

610 Caswell Avenue
Knoxville TN 37917
Map 081M, Group N, Parcel 003

THIS INSTRUMENT PREPARED BY:

Tennessee Valley Title Insurance Co.

800 S. Gay Street, Suite 1700

Knoxville, TN 37929

File No. 191277 (CWM)

Nick McBride
Register of Deeds
Knox County

WARRANTY DEED

THIS INDENTURE made as of the 31st day of July, 2019, between
TIMOTHY D. HEWITT and wife, MARY CATHERINE HEWITT, First Parties, and
NINA D. HOWELL, Second Party:

WITNESSETH

THAT SAID FIRST PARTIES, for and in consideration of the sum of TEN
NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, to them in hand
paid by said Second Party, the receipt of which is hereby acknowledged, have granted,
bargained, sold and conveyed, and do by these presents grant, bargain, sell and convey
unto Second Party, the real property described as follows:

SITUATED in District Three (3) of Knox County, Tennessee, and within the 11th
Ward of the City of Knoxville, Tennessee, and being known and designated as the
eastern 40 feet of Lots 173 and 174, Gill's Addition, as shown on the map of
record in Map Cabinet A, Slide 22-B, in the Knox County Register's Office, and
being more particularly bounded and described as follows:

BEGINNING at an iron pin in the south line of Caswell Avenue, said iron pin
being located 110 feet easterly from the intersection of the south line of Caswell
Avenue with the eastern line of Gratz Street; thence along the south line of
Caswell Avenue, South 86 deg. 16 min. East, 39.96 feet to an iron pin in the west
line of an alley; thence with the west line of the alley, South 04 deg. 04 min.
West, 99.77 feet to an iron pin; thence North 86 deg. 20 min. West, 39.85 feet to
an iron pin; thence North 04 deg. 00 min. East, 100.02 feet to an iron pin in the
south line of Caswell Avenue, the point of BEGINNING, and according to the
survey of Stanley E. Hinds, Surveyor, dated July 14, 1998, Job No. 9807036.

BEING the same property conveyed to Timothy D. Hewitt and wife, Mary
Catherine Hewitt by Warranty Deed from Peter Kuntz and wife, Celeste K.
Carruthers, dated June 30, 2014, and recorded as Instrument No.
201407010000135, in the Knox County Register's Office.

THIS CONVEYANCE is made subject to any and all applicable restrictions,
agreements, easements and building setback lines as are shown in the records of
the Knox County Register's Office, and further to any matter and/or condition
which would be disclosed by a current, accurate survey or inspection of the
property herein described.



Knox County Page: 1 of 3
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RECORD FEE: \$18.00
M. TAX: \$0.00 T. TAX: \$860.25
201908020008329

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein, including homestead. **TO HAVE AND TO HOLD** the same unto the Second Party, her heirs, successors and assigns forever.

AND said First Parties, for themselves and their heirs, successors and assigns, do hereby covenant with said Second Party, her heirs, successors and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever; provided, however, this conveyance is made subject to the matters set forth herein and 2019 taxes which shall be prorated as of the date of closing and which Second Party assumes and agrees to pay.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, or the masculine, feminine or neuter gender, as the case may demand.

IN WITNESS WHEREOF, the said First Parties hereunder have executed this instrument as of the day and year first above written.



Timothy D. Hewitt



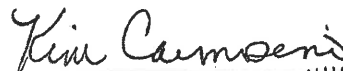
Mary Catherine Hewitt

STATE OF Tennessee

COUNTY OF Knox

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, between TIMOTHY D. HEWITT and wife, MARY CATHERINE HEWITT, the within named bargainors, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of July, 2019.



Notary Public

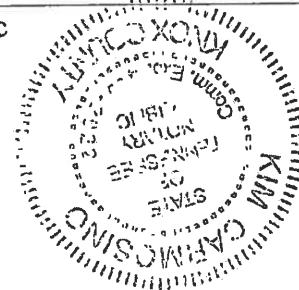
My Commission expires:

4/4/22

COUNTERSIGNED
KNOX COUNTY PROPERTY ASSESSOR

AUG 02 REC'D

BY JOHN R. WHITEHEAD



I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is \$ 232,500.00.

[Signature]
Affiant

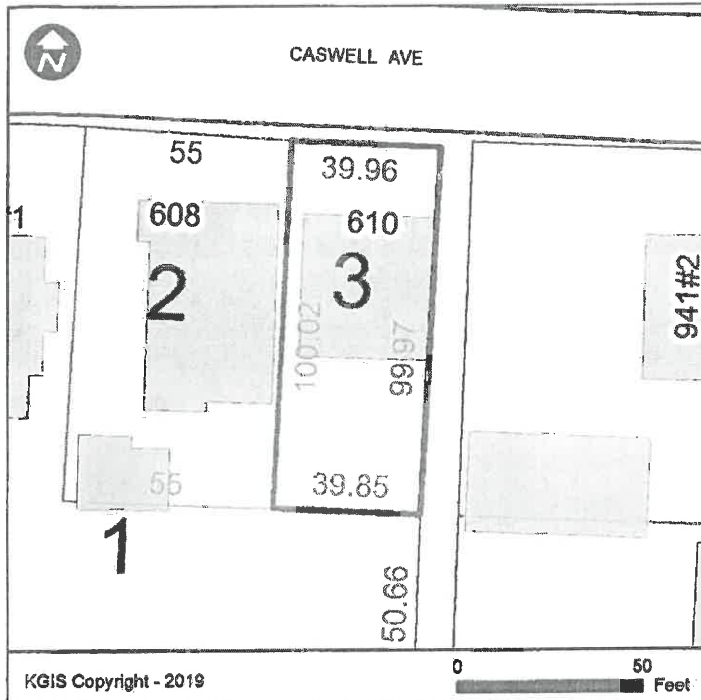
Subscribed and sworn to before me this 31st day of July, 2019.

[Signature]
Notary Public

My Commission Expires: 4/4/22



Page: 3 OF 3
201908020008329

610 CASWELL AVE - Property Map and Details Report**Property Information**

Parcel ID: 081MN003
 Location Address: 610 CASWELL AVE
 CLT Map: 81
 Insert: M
 Group: N
 Condo Letter:
 Parcel: 3
 Parcel Type:
 District: 11
 Ward:
 City Block: 11661
 Subdivision: GILLS ADD PTS
 173,174
 Rec. Acreage: 0
 Calc. Acreage: 0
 Recorded Plat: 5 - 303
 Recorded Deed: 20190802 - 0008329
 Deed Type: Deed:Full Coven
 Deed Date: 8/2/2019

Address Information

Site Address: 610 CASWELL AVE
 KNOXVILLE - 37917
 Address Type: RESIDENTIAL
 Site Name:

Owner Information

HOWELL NINA D
 610 CASWELL AVE
 KNOXVILLE, TN 37917

The owner information shown in this section does not necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

Jurisdiction Information

County: KNOX COUNTY
 City / Township: Knoxville

MPC Information

Census Tract: 66
 Planning Sector: Central City

Please contact Knox County Metropolitan Planning Commission (MPC) at (865) 215-2500 if you have questions.

Political Districts

Voting Precinct: 11
 Voting Location: Central United Methodist Church
 201 THIRD AVE
 TN State House: 13 Gloria Johnson
 TN State Senate: 7 Richard Briggs
 County Commission: 2 Michele Carringer
 City Council: 4 Lauren Rider
 School Board: 2 Jennifer Owen
 Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

School Zones

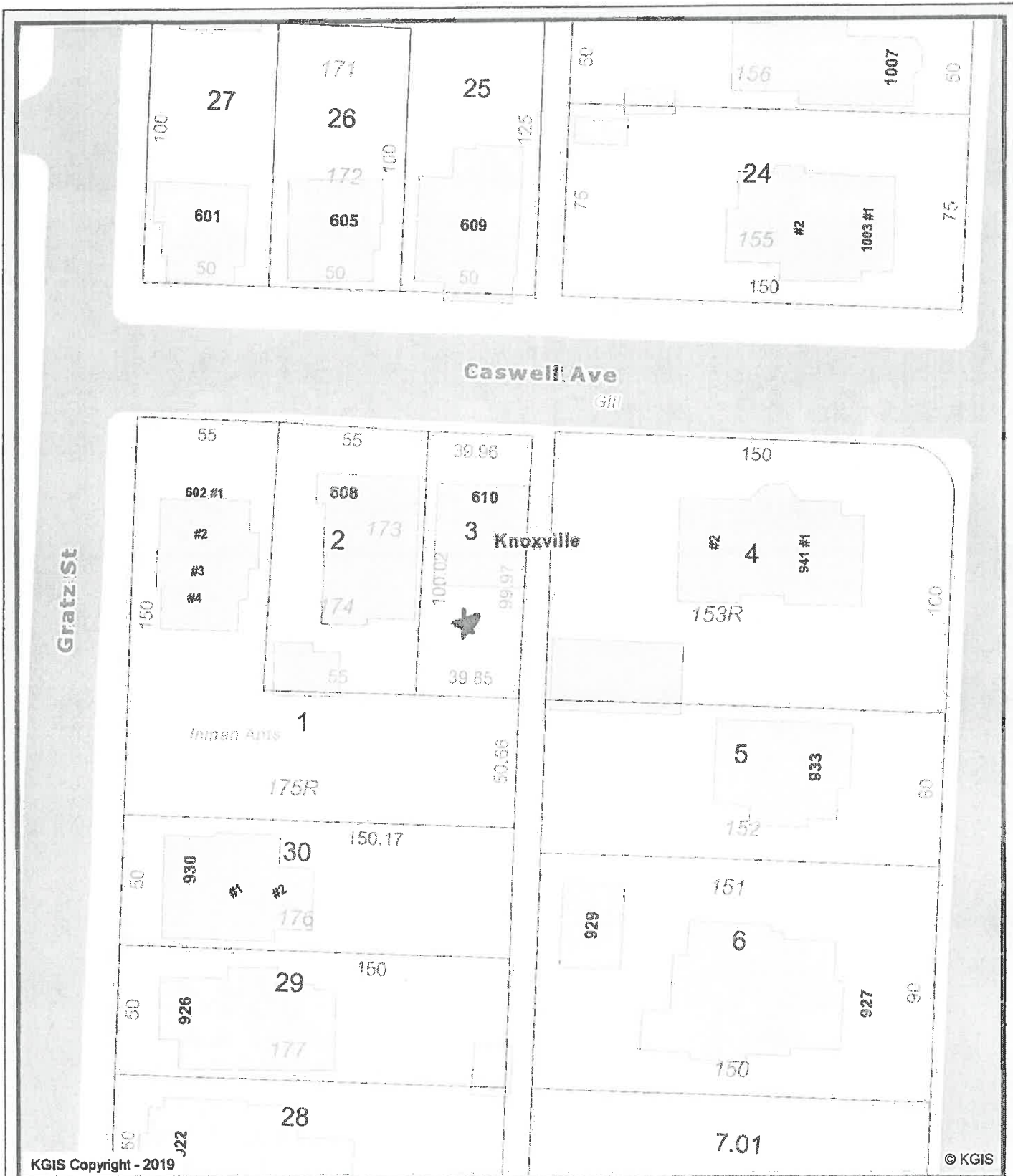
Elementary: BEAUMONT ELEMENTARY MAGNET
 Intermediate:
 Middle: VINE MIDDLE MAGNET
 High: FULTON HIGH

Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

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9-I-19-VA



9-I-19-VA

KNOXVILLE HISTORIC ZONING COMMISSION

CERTIFICATE OF APPROPRIATENESS



File Number: 8-N-19-HZ

Property Address: 610 Caswell Ave. / Parcel ID 81 M N 003
Level of Work: Level II
District: Fourth and Gill H-1
Owner: Nina Howell, Knoxville, TN 37917
Applicant: Logan Higgins Aplos Home, Knoxville, TN 37902

Work Items: Additions, Doors, Porch Elements

Description of Work:

Applicant is proposing a rectangular rear addition, measuring approximately 25'-4" wide by 5' deep (5'-6" deep on the right side), offset from the house's right side by 1', with a flat-roof porch projecting from the rear addition. Existing rear wood deck will be removed.

The addition's roofline will extend from the existing one-story hipped massing on the left side, which currently includes an enclosed pantry and a recessed rear entry stoop. The existing hipped roof, currently truncated abruptly in the middle of the rear elevation, will extend across the elevation and intersect the existing rear gable, replicating the roof's existing hip, eaves, and materials. The addition's roof slope is 5/12.

Addition to rest on continuous brick foundation to match the existing brick, and be clad in board-and-batten siding, to distinguish the addition from the original house, which is currently clad in vinyl siding. One rectangular, single-light, wood casement window to be installed on rear elevation of addition. Access to the porch will be provided by multi-light double doors.

Proposed porch will be L-shaped and project from the rear addition, with the flat-roof covered section measuring 13'-6" wide by 14' long. An uncovered deck will extend 12'-9" to the right, with an ending aligning with the addition, and will be 7'-0" deep. Porch foundation will be brick piers, with square wood posts supporting a flat, black rubber roof. Porch roof will be 8'-6" above the porch floor. Porch to be located approximately 11'-1" from left side of property line, and 2'-3" from the right. Porch balustrade, handrails, and steps to meet codes.

This certificate expires on 8/18/2022 (three years from the date of issue).

Approved By: Lindsay Crockett

Date Certified: 8/19/2019

KNOXVILLE HISTORIC ZONING COMMISSION

CERTIFICATE OF APPROPRIATENESS



Please note:

To obtain a building permit for Level II projects, drawings stamped as approved by the Historic Zoning Commission (HZC) staff must be submitted along with this Certificate of Appropriateness to the City of Knoxville Plans Review and Inspections Department or the Knox County Codes Administration Department, as appropriate. Any deviation from the drawings and written conditions approved by the HZC will require subsequent review and approval by the HZC or its staff.

THIS CERTIFICATE IS NOT A BUILDING PERMIT

Contact the appropriate building inspections office for permit requirements:

City of Knoxville Plans Review and Inspections Division: 865-215-2992 or 865-215-2991

Knox County Building Codes Administration: 865-215-2325