



BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION

Name Long Sisters, LLC.
 Street Address PO 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) ☐ Extension of Non-Conforming Use/or Structure
☐ Appeal of Administrative Official's Decision ☐ Map Interpretation

PROPERTY INFORMATION

Street Address 2804 / 2806 Painter Ave.

City, State, Zip Knoxville, TN 37909

Parcel # (see KGIS.org) 14

Zoning District (see KGIS.org) R-2 (Rezone R-4)

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.

Two family, townhouse style condo dwelling. Current zoning mandates parking to go behind the structure. Due to the topography of the lot, a 20' increase in elevation from front to back of lot, it is impractical to place parking behind the structure. Proposing to install two concrete parking pads, one for each unit, in front of the structure as outlined in the attached site plans. Multiple properties in the area, with one property directly adjacent to this property that was built in 2018, provide precedent for the alternative parking arrangement proposed as they have identical parking set-ups.

REVISED

Describe hardship conditions that apply to this variance.

Topography of lot, 20' increase in elevation from front to rear of lot, will require substantial grading with retaining walls and additional drainage to install parking behind the structure. Narrow, 50' lot results in side setbacks of 12'4", while technically wide enough for cars to pass by the structure on each side, this creates a narrow passage.

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 Chris Bush

DATE 6/18/19

File #7-A-19-VA



BOARD OF ZONING APPEALS APPLICATION

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

Is a plat required? Yes ☐ No ☒ Small lot of record/substandard lot ☐

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

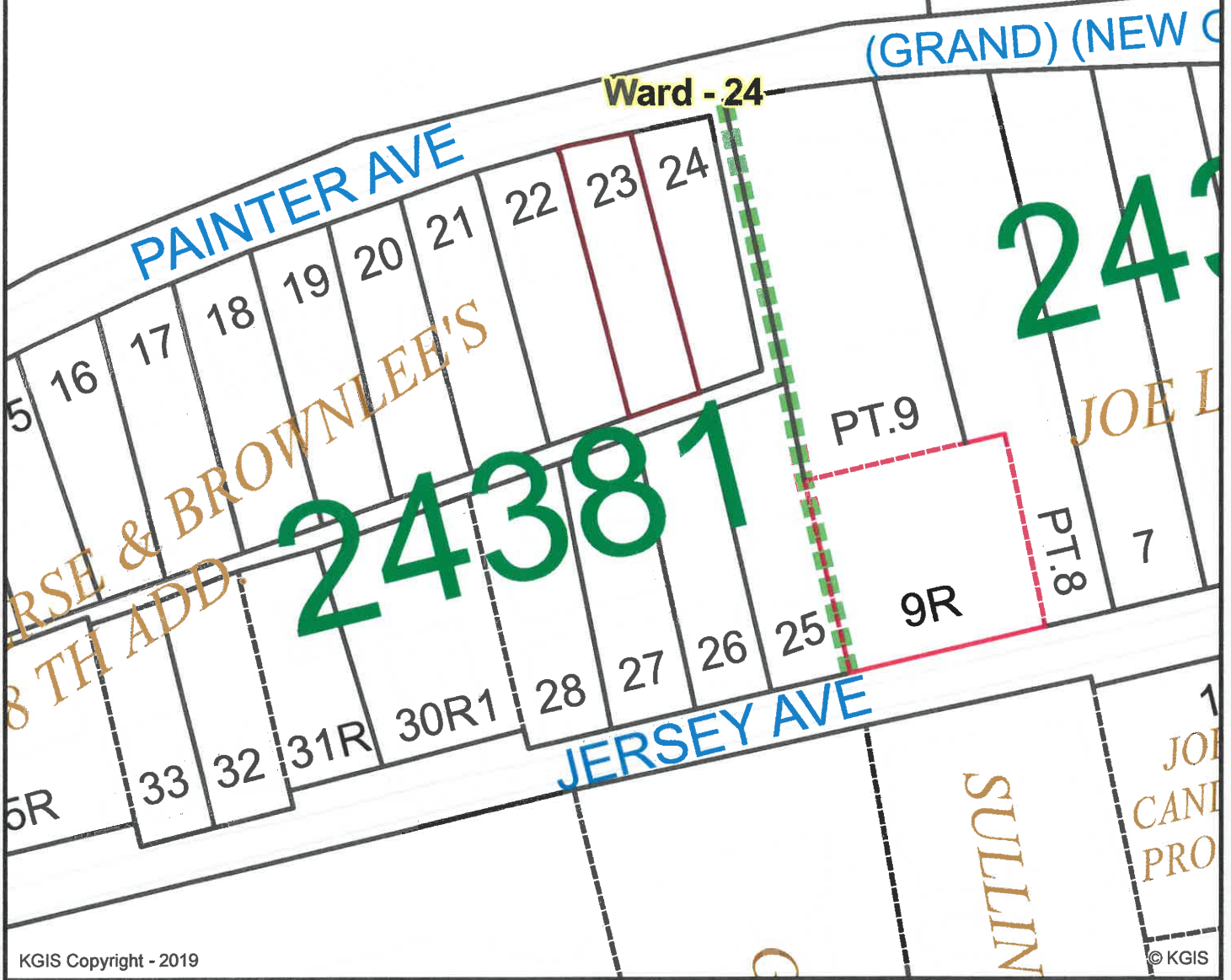
1. Increase the maximum number of driveways for a duplex with less than 150 feet of frontage from 1 driveway to 2 driveways (Article V Section 7.H.1.a. Table 4).

REVISED

PROJECT INFORMATION

| | | | |
|--------------------------------|--------|---------------------------|----------------------|
| Date Filed | 6/5/19 | Fee Amount | \$250 ccpd 6/5/19 gh |
| Council District | 2 | BZA Meeting Date | 7/10/19 |
| PLANS REVIEWER Joshua Frerichs | | DATE Revised (2019-07-25) | |

60



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2804 Painter Ave.

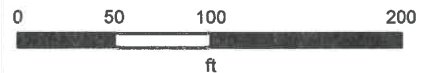
7-A-19-VA

Long Sisters, LLC.

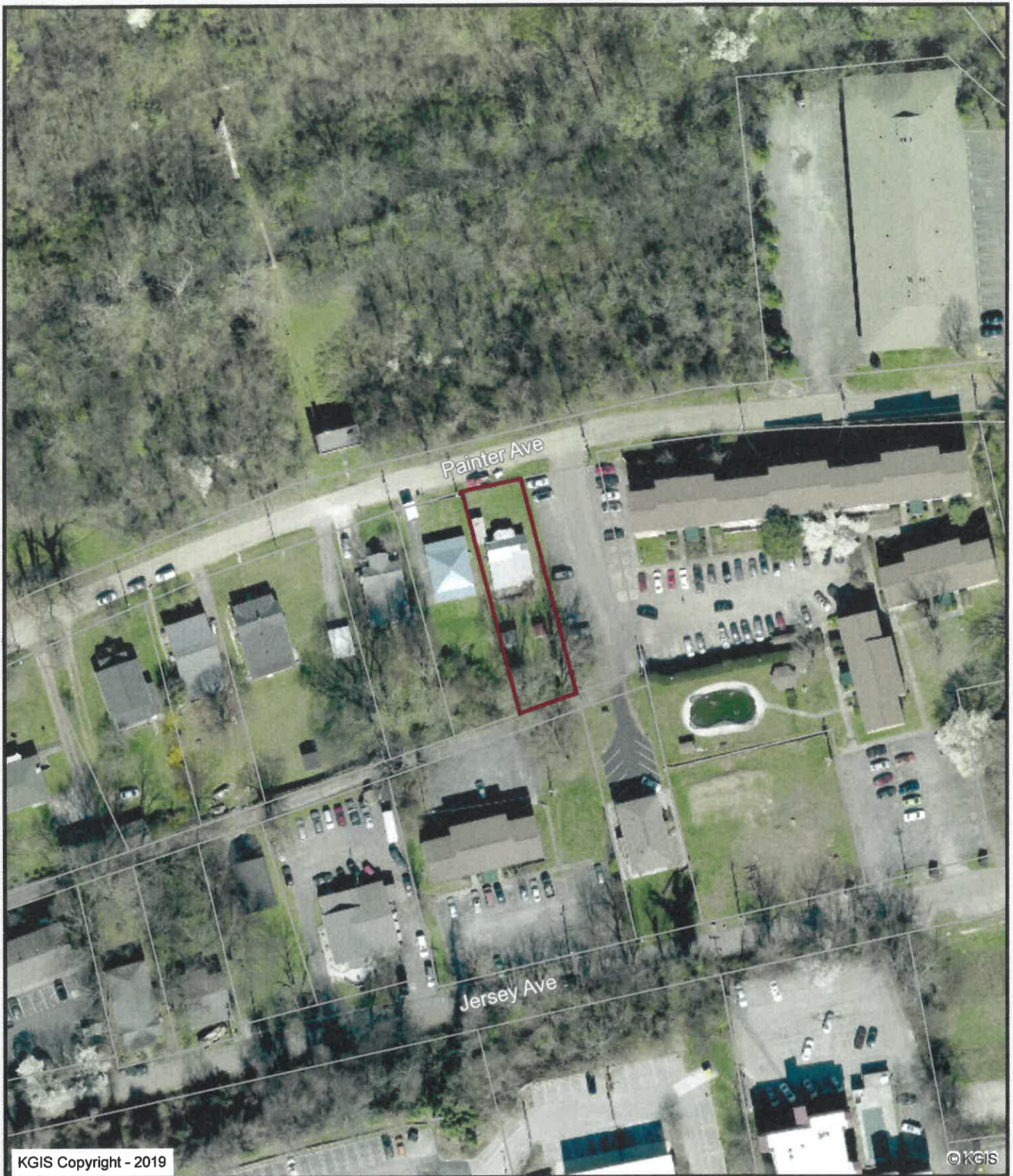
Knoxville - Knox County - KUB Geographic Information System



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2804 Painter Ave.

7-A-19-VA

Long Sisters, LLC.

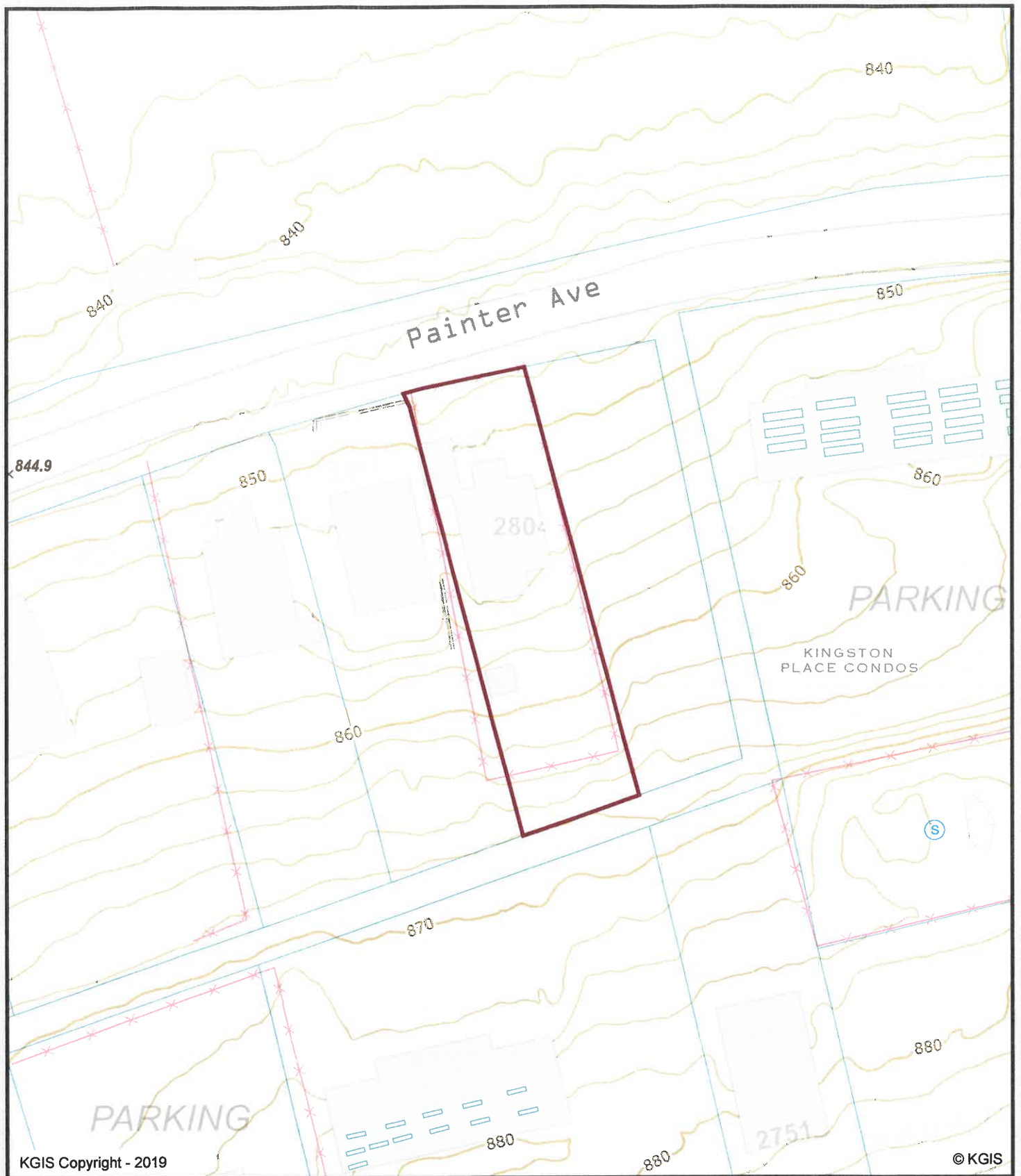
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0 50 100 200
ft

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2804 Painter Ave.

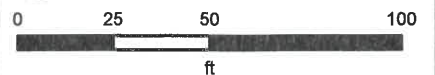
7-A-19-VA

Long Sisters, LLC.

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July 5, 2019

Mr. Scott Elder
Board of Zoning Appeals
Room 475, City-County Building
P. O. Box 1631
Knoxville, Tennessee 37901

Dear Mr. Elder:

Re: Variance Requests 7-A-19-VA, 7-B-19-VA, 7-C-19-VA, 7-E-19-VA, and 7-F-19-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, PE
Engineering

CGW

Please see the responses from District 18 Operations below to this month's BZA applications:

7A19VA: No comment

7B19VA: No comment

7C19VA: No comment

7E19VA: No comment

7F19VA: No comment



Steven M. Borden, P.E. | Director/Assistant Chief Engineer

TDOT – Region 1

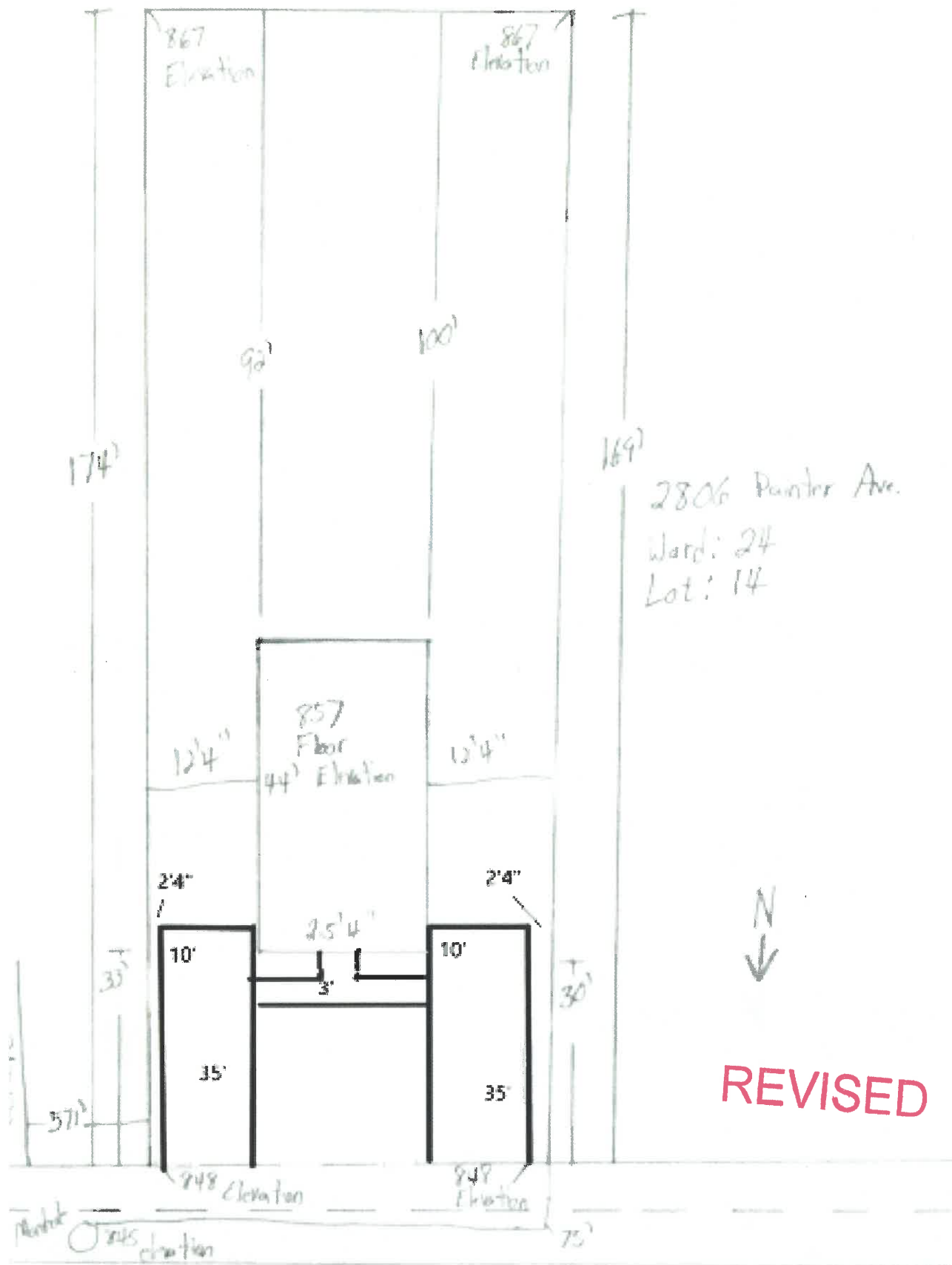
7345 Region Lane

Knoxville, TN 37914

(865) 594-2400

Steve.Borden@tn.gov

tn.gov/tdot



7-A19-VA



7-A-19-VA



W Way

2804/2806
Painter Ave.

(2700 - 2998)

Painter Ave

S Concord St

Painter Ave

Jersey Ave

Jersey Ave (2726 - 2998)

Lindsay Pl

Sullins St

Terry Vance
(1974-1980)

200

Feet

7-A-19-VA

Topography Map

Painter Ave

9

2822

850

2814

2810

2806

7A-19-VA

2301 E 5th Foundation Reference

~~Exterior siding~~

~~Furring strip for
ventilation cavity~~

~~Weather barrier~~

~~Sheathing~~

Ground slopes away
from wall at 5%
(6 in. per 10 ft.)

Sealant

1/2-in. anchor bolts
per code

Pressure-treated
sill plate

Sill gasket above and
below termite shield

Rigid insulation 2" thick

R10

Concrete masonry foundation

12 x 8 x 16 CMU
below grade

8x8x16 CMU above
grade

Concrete footing

18" w X 8" d

4-in. gravel
drainage layer

~~Rigid insulation (optional)~~
no foam under slab
Vapor retarder

4 in. concrete slab with
optional w.w. mesh

Reinforcing per code

3pcs #4 Rebar

7A19-VA