

File #

12-L-20-VA



BOARD OF ZONING APPEALS APPLICATION

Click on Meeting Schedule, Deadlines and Fees for information on submitting an application to be heard at a monthly Board meeting.

APPLICANT INFORMATION	APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name: R. Bentley Marlow	Owner <input type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address: 322 Douglas Avenue	Contractor <input checked="" type="checkbox"/>	Modification of Existing Structure <input checked="" type="checkbox"/>
City, State, Zip: Knoxville, Tennessee 37921-4813	Tenant <input type="checkbox"/>	Off Street Parking <input checked="" type="checkbox"/>
Phone Number: (865) 607-4357	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Email: rbentleymarlow@gmail.com		Other: Lot & Impervious % <input checked="" 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 : 1802 BOYD STREET City, State, Zip: 37921
 See KGIS.org for Parcel #: 094FB014 and Zoning District: RN2

VARIANCE REQUIREMENTS

City of Knoxville Zoning Ordinance Article 16.3

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.

1. Reduce front setback from 20' to 8.5' (converting existing covered porch into conditioned space);
2. Reduce side setback from 5' to 0' along southeast interior lot line (to allow for a 8'x35.1' concrete porch to extend from side of house to south lot/property line);
3. Reduce side setback combined minimum from 15' to 5' (4.6'x19.5' addition on rear northwest side of house to come within 5' of northwest lot/property line);
4. Increase building coverage from 30% to 39.5% to permit increasing house size to 868 SF + 211 SF (35.1x6') covered porch southeast side of house = 1,079 SF / 2,729 total lot SF, (existing 670 SF House + 93 SF covered porches = 763 SF / 2,729 = 28%);
5. Increase impervious coverage from 40% to 44.5% to allow for concrete porch (8x35.1') and 21.69' x 3' sidewalk across rear of lot to adjacent off street parking lot. 1,214 SF / 2,729 (Existing impervious is approx. 909 SF or 33.3%);
6. Eliminate off street parking requirement.

Describe hardship conditions that apply to this variance.

Small lot of record; 38.46' x 72.37'; Lot grade 4' higher than sidewalk; As-is no parking.
 Enlarging house to total 868 SF; 2 bed/1 bath; energy efficient; relocating building entrance to southeast side; concrete sidewalk to off street parking located at 094FB018 accessed by alley.

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 20 November 2020

File #

12-L-20-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):

1. Decrease the minimum front setback from 20 feet to 8.5 feet to enclose an existing front porch of a single family residence in an RN-2 district (Article 4.3.A, Table 4-1).
2. Decrease the minimum interior side setback from 5 feet to 0 feet for a porch addition to the southeastern side of a single family residence in an RN-2 district (Article 4.3.A, Table 4-1).
3. Decrease the minimum interior side setbacks from 15 feet combined to 5 feet combined for a single family residence in an RN-2 district (Article 4.3.A, Table 4-1).
4. Increase the maximum building coverage from 30% to 42% for a single family residence in an RN-2 district (Article 4.3.A, Table 4-1).
5. Increase the maximum impervious coverage from 40% to 44% for a single family residence in an RN-2 district (Article 4.3.A, Table 4-1).

PROJECT INFORMATION

Date Filed 11/20/2020

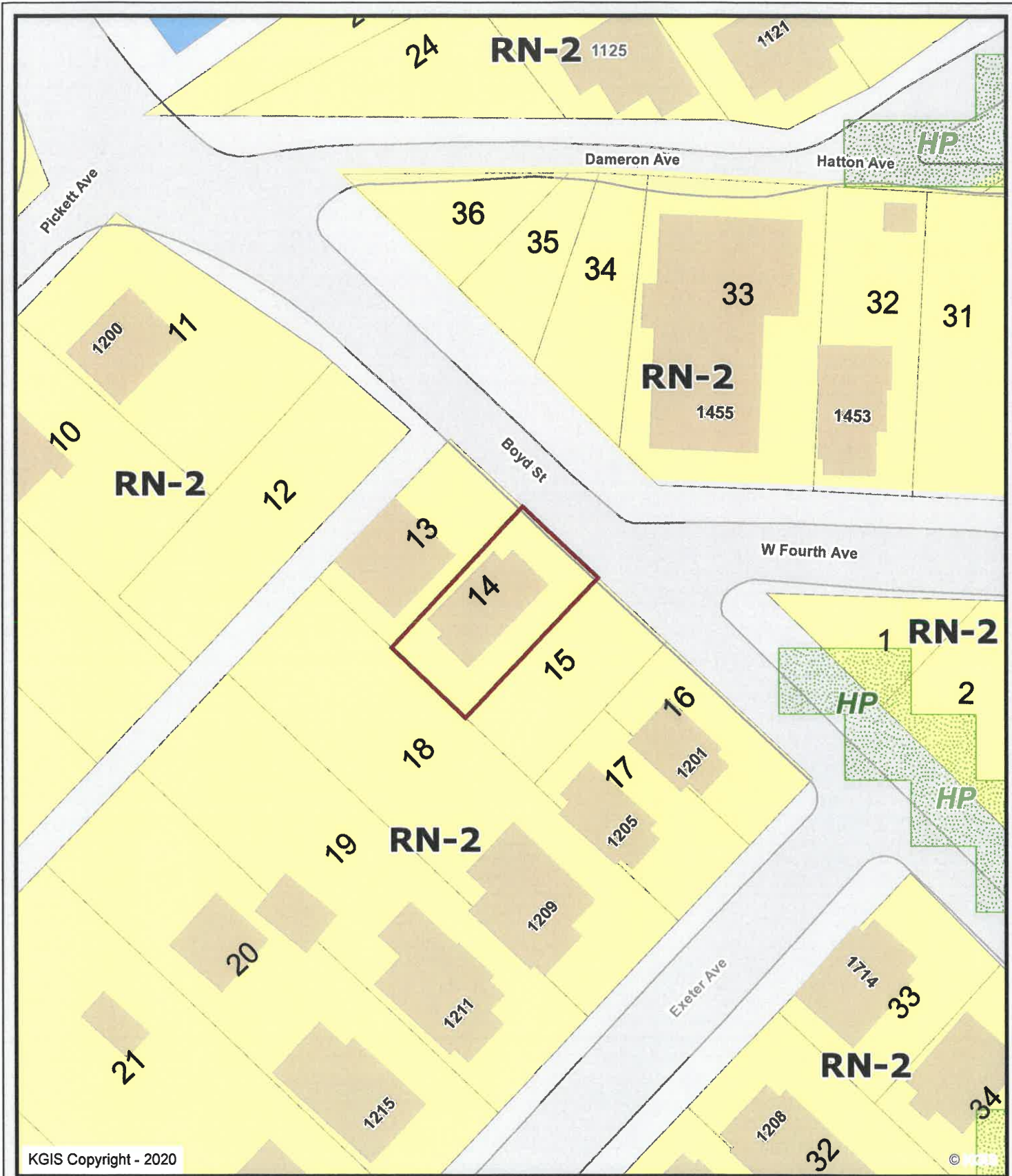
Fee Amount \$500

Council District 6

BZA Meeting Date 12/17/2020

PLANS REVIEWER J Van Horn

DATE 11/23/2020



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1802 Boyd St.

12-L-20-VA

R. Bentley Marlow

Knoxville - Knox County - KUB Geographic Information System



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Ward - 20

46

45

LELA

44

43

42

306

5

4

Ward - 21

3

2

15

293

287

PT.292

280

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1802 Boyd St.
12-L-20-VA
R. Bentley Marlow

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1802 Boyd St.

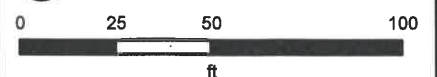
12-L-20-VA

R. Bentley Marlow

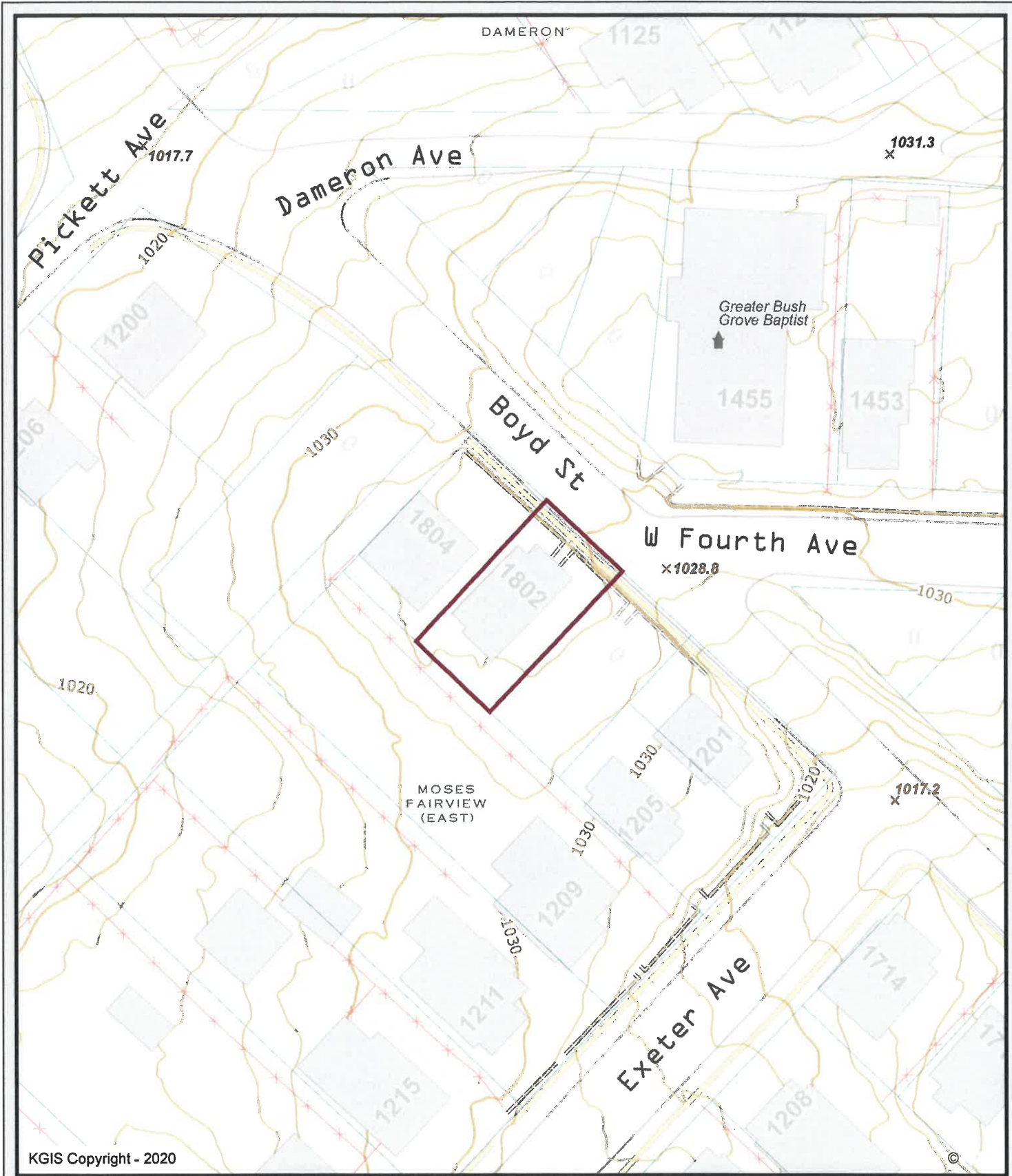
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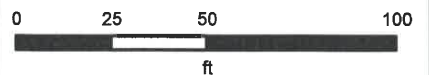
12-L-20-VA

R. Bentley Marlow

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Google Maps 1805 Boyd St



Image capture: Dec 2015 © 2020 Google

Knoxville, Tennessee



Street View

Google Maps 1802 Boyd St

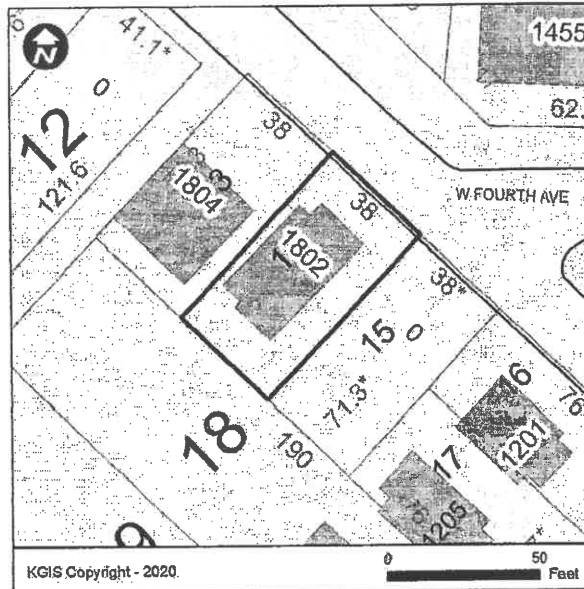


Image capture: Dec 2015 © 2020 Google

Knoxville, Tennessee



Street View

Parcel 094FB014 - Property Map and Details Report**Property Information**

Parcel ID: 094FB014
 Location Address: 1802 BOYD ST
 CLT Map: 94
 Insert: F
 Group: B
 Condo Letter:
 Parcel: 14
 Parcel Type: NORMAL
 District:
 Ward: 21
 City Block: 21202
 Subdivision: REAGAN & WRIGHT
 1ST SUB OF JOHN L
 MOSES FAIRVIEW
 Rec. Acreage: 0
 Calc. Acreage: 0
 Recorded Plat: 8 - 13
 Recorded Deed: 20181001 - 0021078
 Deed Type: Deed: Gift Deed
 Deed Date: 10/1/2018

Address Information

Site Address: 1802 BOYD ST
 KNOXVILLE - 37921
 Address Type: DWELLING, SINGLE-FAMILY
 Site Name:
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

Jurisdiction Information

County: KNOX COUNTY
 City / Township: Knoxville

Political Districts

Voting Precinct: 09
 Voting Location: Eternal Life Harvest Center
 1801 WESTERN AVE
 TN State House: 15 Rick Staples
 TN State Senate: 7 Richard Briggs
 County Commission: 1 Dasha Lundy
 (at large seat 10) Larsen Jay
 (at large seat 11) Justin Biggs
 City Council: 6 Gwen McKenzie
 (at large seat A) Lynne Fugate
 (at large seat B) Janet Testerman
 (at large seat C) Amelia Parker
 School Board: 1 Evetty Satterfield
 Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

Owner Information

UPHILL PROPERTIES LLC
 PO BOX 27246
 KNOXVILLE, TN 37927

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 Knoxville-Knox County Planning at (865) 215-2365.

Knoxville-Knox Co. Planning Information

Census Tract: 70
 Planning Sector: Central City
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

School Zones

Elementary: MAYNARD ELEMENTARY
 Intermediate:
 Middle: BEARDEN MIDDLE
 High: FULTON HIGH

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

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John Whitehead - Assessor
Knox County, Tennessee

Property Detail	
UPHILL PROPERTIES LLC PO BOX 27246 KNOXVILLE, TN 37927	Property ID 094FB014 Alternate ID 107640 Address 1802 BOYD ST Property Class 001 1-FAMILY Neighborhood 355 MECHANICSVILLE RES 55 Deeded Acres 0.0000

Value History	
Year	2017
Reason	Reappraisal - Countywide
Land Val	2300
Imp Val	36600
Total Appr	38900
Land Use	0
Imp Assd	36600

Sales History									
Book	Page	Date	Owner	Grantee	Type	Deed	Validity	Vacant Land	Sale Price
20181001	0021078	9/26/2018	Multiple Owners	UPHILL PROPERTIES LLC	M	GI	P - Mu	No	0
20180815	0010260	8/13/2018	NEXUS PARTNERS LLC	STONE STREET GROUP LLC	S	Fu	A - Ac	No	20000
20180803	0007750	7/31/2018	STEPHENS LILLIAN	NEXUS PARTNERS LLC	S	Fu	J - Es	No	9800
20031117	0054070	11/14/2003 12:00:20 AM	STEPHENS LILLIAN	STEPHENS LILLIAN		QC	A - Ac	No	0
00001536	0000678	7/24/1974 12:00:10 AM	STEPHENS LILLIAN	STEPHENS LILLIAN		WD	A - Ac	No	0

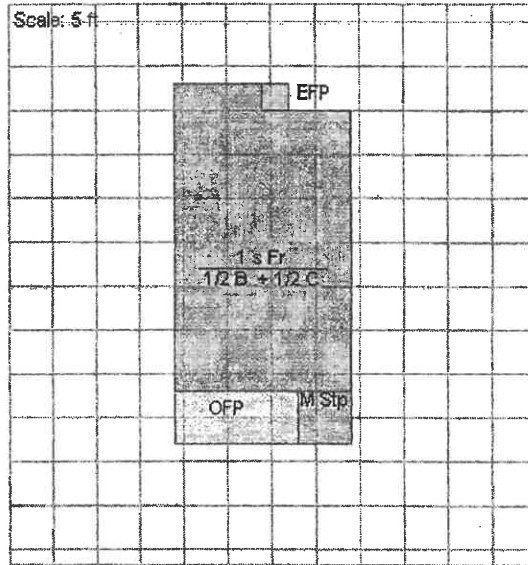
Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Appr Value
		0.0000	38.00	71.00	\$2,300

Legal Description	
Line	Description
1	SubdivisionName REAGAN & WRIGHT 1ST SUB OF JOHN L MOSES FAIRVIEW MapPlatB 8 MapP
2	latP 13 Dimensions 38 X 71.3

R01 - Extension Details

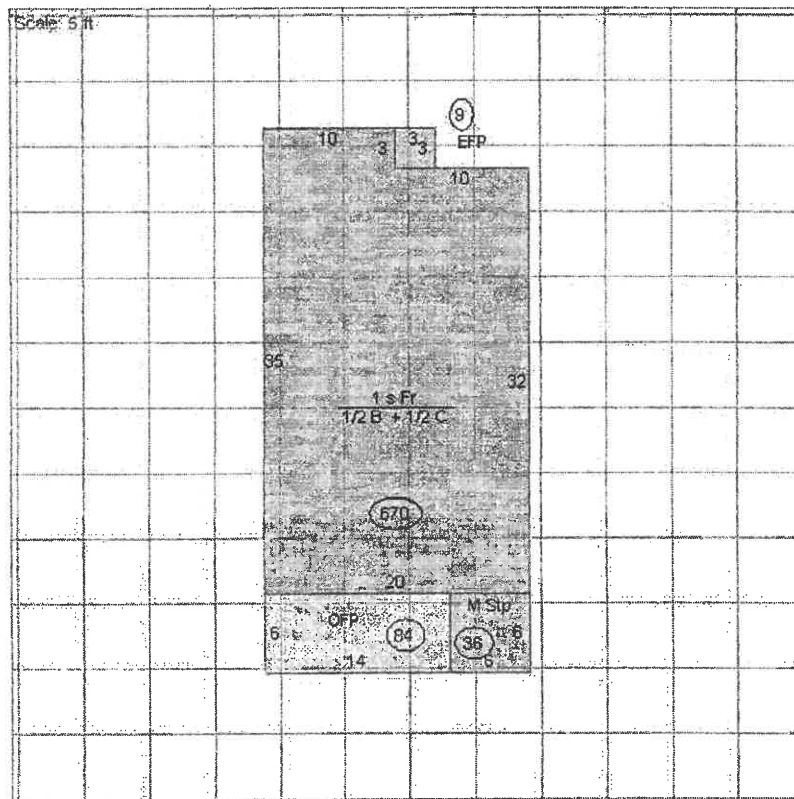
Address 1802 BOYD ST
Type 19 OLD-STYLE
Grade Avg
Year Built 1920
Value \$36,600

Scale: 5 ft



Attribute

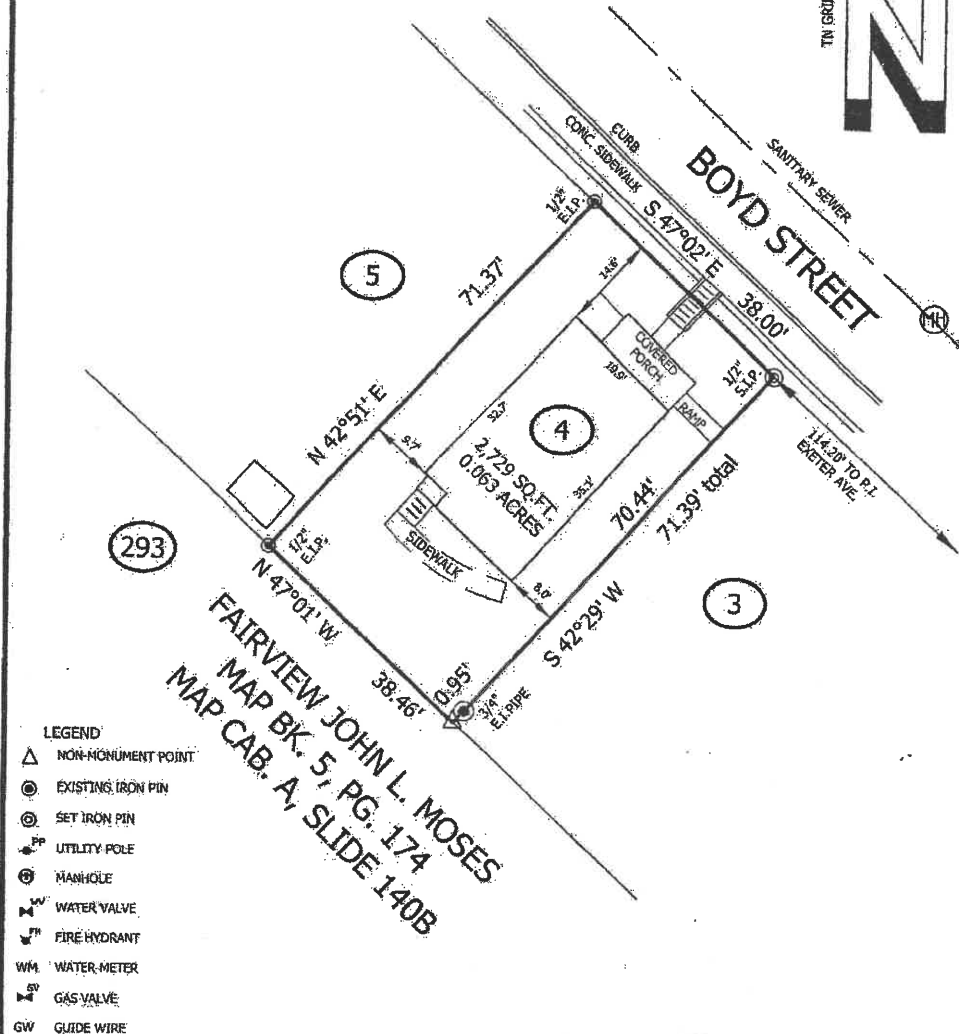
Story	Attribute	Detail
	Type	19 OLD-STYLE
	Occupancy	Single family
	Roof Structure	Gable
	Roof Cover	Asphalt shingles
	Heating	Heat pump
	A/C	Central air
	Stories	1.0
	Bedrooms	2
	Bathrooms	1
	Feature	Masonry fireplace
1	Exterior Wall	Vinyl siding
1	Interior Flooring	Base Allowance

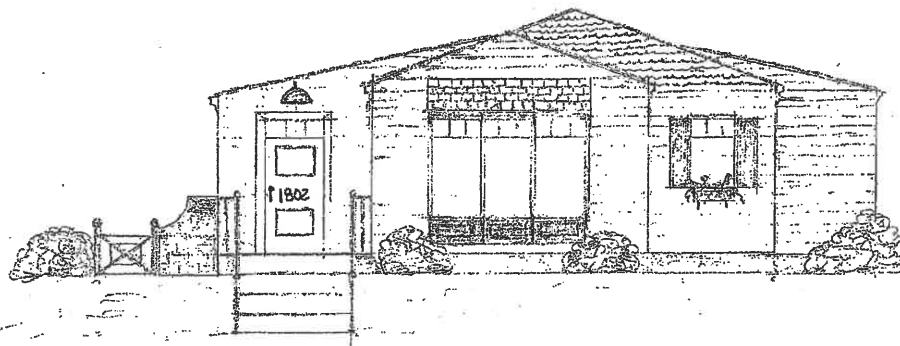


TEMPERATURE ONE CALL
CALL BEFORE YOU DIG: 1-800-351-1111 OR 811
UTILITIES SHOWN WERE LOCATED FROM ACTUAL FIELD SURVEY,
EXISTING UTILITY AGENCY RECORDS AND OTHER AVAILABLE
EVIDENCE. OTHER UNDERGROUND UTILITIES MAY EXIST AND NOT BE
SHOWN ON UTILITIES MAY VARY FROM WHERE SHOWN AND GUARANTEED
IS PROVIDED. CALL UPON AS TO THE EXACT LOCATION OF ANY
UTILITIES SHOWN WHICH ARE NOT VISIBLE FROM THE SURFACE.
UTILITY DATA SHOULD NOT BE RELIED UPON WITHOUT VERIFICATION
FROM THE PROPER UTILITY AGENCY HAVING JURISDICTION. T.C.R. 0825-5-48

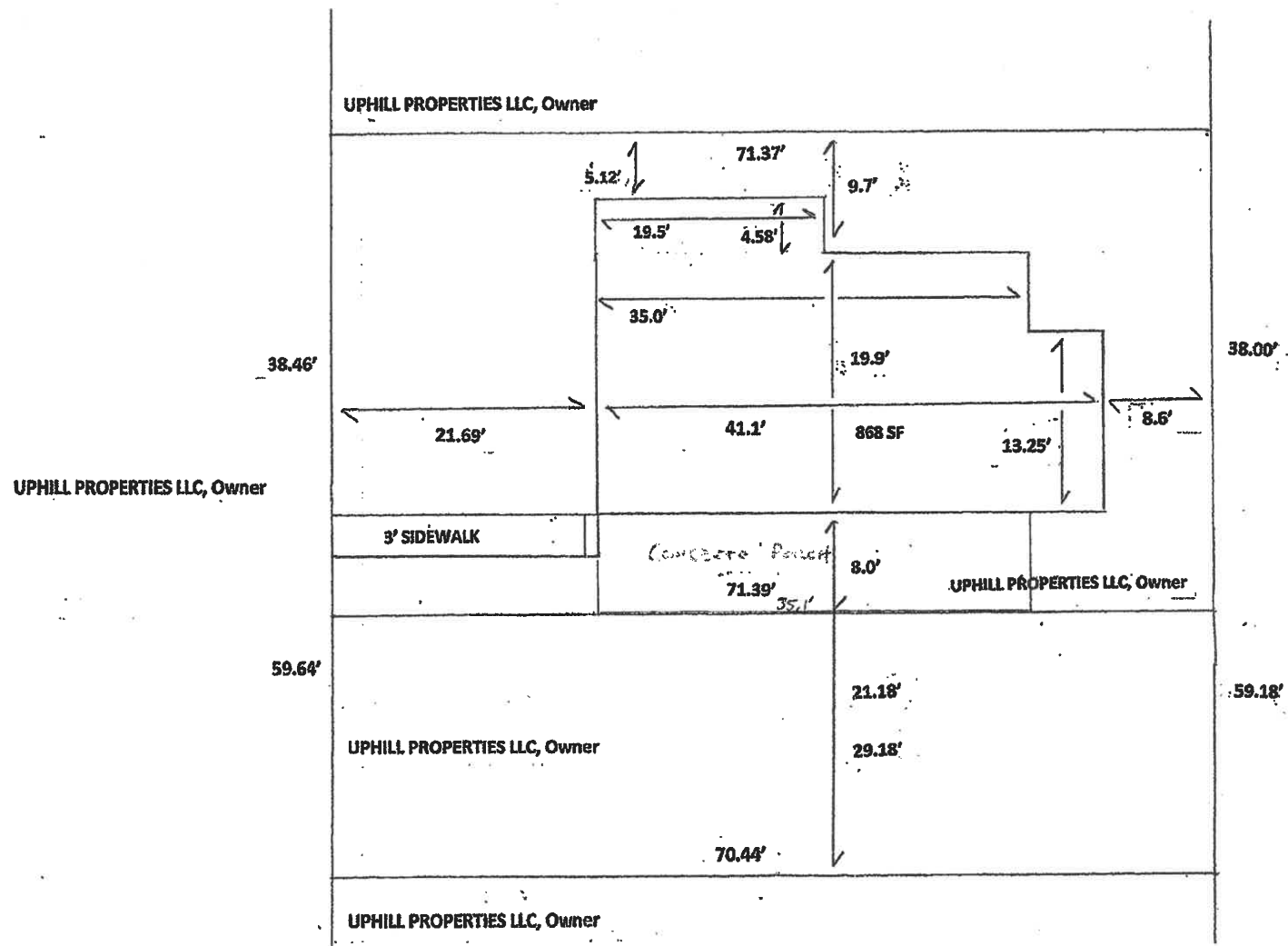


TOPCON HIPER SR USED DURING THIS SURVEY
CONNECTED TO TDOT CORS BASE TN15:
LAT 36 00 08.23511(N) LONG 083 46 13.85236(W)
NAD83(2011) NO ADJUSTMENT APPLIED
GEIOD 2012AU0 EPOCH HT 271.469(M)
HORIZONTAL POSITION 0.05'





Location: 1802 Boyd Street	Date: October 22, 2020
Owner: Uphill Properties LLC	Scale: 1/8" = 1'
Designer: Donna Prendergast	Field Verify All Dimensions, Do Not Scale



Location: 1802 Boyd Street	Date: October 22, 2020
Owner: Uphill Properties LLC	Scale: 1/8" = 1'
Designer: Donna Prendergast	Field Verify All Dimensions, Do Not Scale

NOTES:

1. Stair treads and risers:
Riser height will be 7 3/4" and Tread will be 12"
2. 7/16" OSB roof decking with clips
3. Hardies or vinyl soffits
4. Drip Edge
5. Gutters
6. Synthetic Felt at 18" overlay
7. Metal roof or dimensional shingles

LEGEND:

Smoke Detector

SD

Bedrooms, Kitchen, Living Room, Bathroom (4)

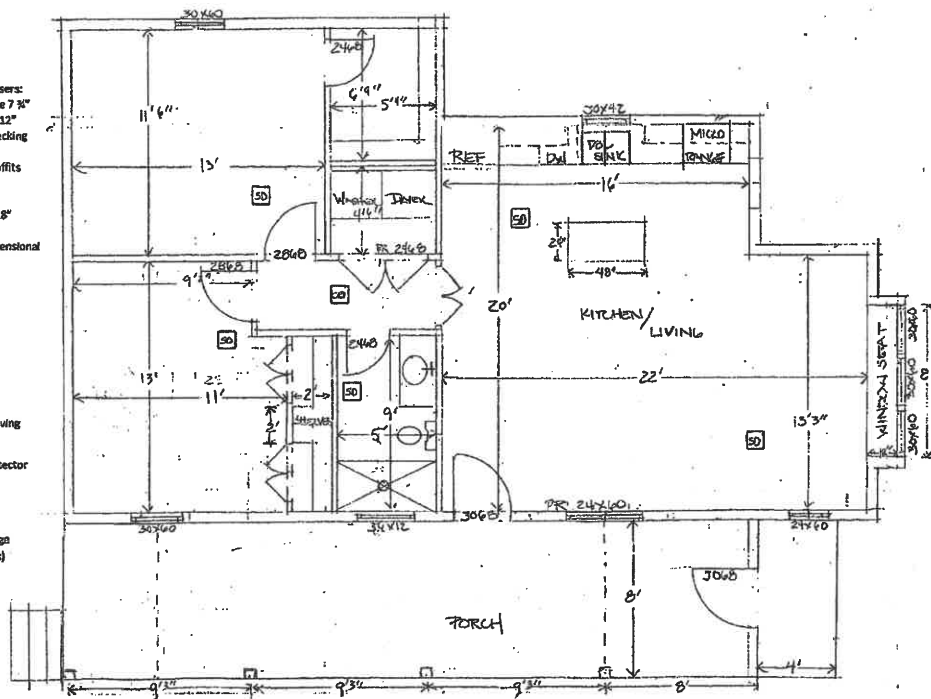
Carbon Monoxide Detector

CO

Hallway (1)

NOTE:

- No attached garage
- No gas appliances



NOTES:

1. All dimensions must be field verified
2. Smoke detectors located as noted, including crawl space and attic
3. Carbon monoxide detector located as noted
4. Crawl space/attic to have lights and GFI receptacle
5. Existing crawl space access to remain with new door
6. New electrical, plumbing and HVAC system. Programmable thermostat
7. All open cavities to be filled with insulation
 - R-19 in crawl space and new exterior walls
 - R-13 in existing exterior walls
 - R-49 in attic
8. Egress windows in bedrooms
 - Windows to meet U32 or less
 - Windows to meet ASH/GC
9. All 1/2" hot water lines to be insulated to R-3
10. All water lines outside enveloped to be insulated and hose bibs to be frost proof

Location: 1802 Boyd Street

Owner: Uphill Properties LLC

Designer: Donna Prendergast

Date: October 22, 2020

Scale: 3/8" = 1'

Field Verify All Dimensions, Do Not Scale