BOARD OF ZONING APPEALS

NAME OF APPLICANT  Logan Higgins  FILE NO.  9-F-10-YA

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  2626 / 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 8 ft. 8 inches
   per Article 4, Section 2.1.1.E.3.a.

CITY OF KNOXVILLE BUILDING INSPECTOR  Scott Elder  DATE  9-5-18(Revised)
APPLICANT'S HARDSHIP

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

- [ ] 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 agriculture 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.  [ ] 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)?  [ ] 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):  LOGAN HILLIS
Street Address:  200 N. JACOBS AVENUE
City:  KNOXVILLE
State:  TN
Zip:  37902
Telephone:  (413) 502-420

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

Date Filed:  8/20/10

Councilmanic District:  MPC Planning Sector:

General Location Description

Size: Acres  Size: Sq. Ft.

METROPOLITAN PLANNING COMMISSION  DATE
Lot of Record
The lot of record #1027 zoned R-1 is addressed "605 Yarnell Avenue" but runs parallel 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 building 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.
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 footprint but with roof overhang, porches and a carport, the entire coverage from the structure is closer to 40%.
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.