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/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
<table>
<thead>
<tr>
<th>PROJECT INFORMATION</th>
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<tr>
<td>Date Filed</td>
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<td>Council District 2</td>
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<td>PLANS REVIEWER</td>
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<td>DATE</td>
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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.
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:


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,

[Signature]

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.
Proposal 1
2 980sf 2/2 Units

Drive/Parking

Garage

30'
54'
10'10"
10'10"
28'4"
50'
174'
90'
2806 Painter Ave.
Proposal 1
2 980sf 2/2 Units
UPPER FLOOR PLAN

MSTR. BEDRM
13'4" x 12'0"
UNIT #1

BDRM. #2
10'0" x 10'1"

UNIT #2

BDRM. #3
9'4" x 9'3"

Main FLOOR PLAN

GREAT RM.
13'4" x 16'0"

UNIT #1

UNIT #2

GREAT RM.
13'4" x 16'0"

DINING

KIT.
9'5" x 8'7"

Porch

Garage
9'6" x 21'8"

Entry

Entry

LDRY. PWD. PWD. LDRY.

Tim Stockton A.I.B.D.
s - Introduction

KGIS’s latest web mapping solution provides a much faster and more user-friendly interface as well as a look at the latest data. It’s browser compatible and has also been improved.

Information about this application can be found at the Help tab, including a short tutorial on how to use KGIS Maps. Tutorial instructions continue to look for ways to enhance the website, and we welcome feedback and comments. jls@kgis.org

This website is derived from data maintained by the Knox County and the Knox County Water Board (KWB), who together manage the “geographic information system”: KGIS.

Data made accessible in this report is subject to Disclaimer.
NOTES:
1. IRON PINS AT ALL CORNERS
2. REFERENCE TAX PARCEL 200704, PLAT CABINET B/661-C, AND WDB 2018/04/0414815 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
KNOX COUNTY, TN
DISTRICT NO. B
SCALE: 1"=40'
DATE: 12-16-18
PREPARED FOR: CHRIS BUSH
SURVEY BY: EAST TENNESSEE LAND SURVEYORS
805 STONECREST DRIVE
MARTIINVILLE, TN 37804
PHONE: 865-570-1134
MTIPTON57@gmail.com
PROJECT NO. 18-153 E

12-F-18-VA