

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 EXISTING CONDITION WHEN PURCHASED, LOT WAS NOT PLATTED PRIOR TO PURCHASE

What legal hardship(s) prevents any reasonable use of your land under the terms of the Zoning Ordinance?
CURRENT LOT OF RECORD HAS ORIGINAL HOUSE WHICH DID NOT MEET REAR SETBACK. ADDITIONAL PROPERTY NOT AVAILABLE.

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: PREVIOUS OWNER ADDED APPROX. 2' TO BACK OF HOUSE APPROX. 2016

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: J. Perry Childress

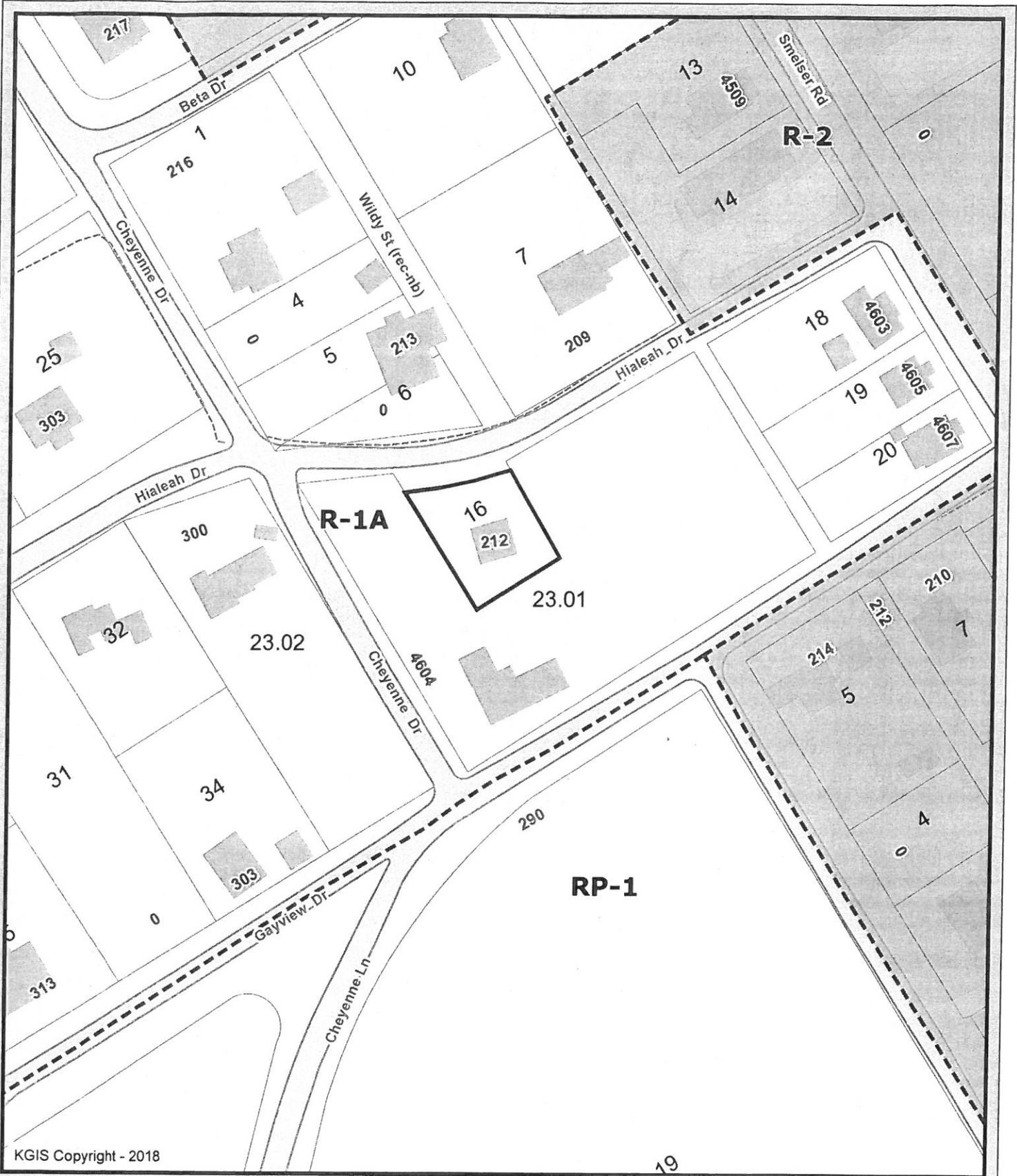
Address to which all correspondence should be mailed regarding this application:

Name (Print)	Street Address	City	State	Zip	Telephone
J. PERRY CHILDRESS	1821 MARYVILLE PK	KNOX	TN	37920	(865) 803-2545

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

Name (Print)	Street Address	City	State	Zip	Telephone

Date Filed:	Fee Paid: <u>\$250.00 #842 8/7/18 JS</u>
Councilmanic District:	MPC Planning Sector:
General Location Description	
Size: Acres	Size: Sq. Ft.
METROPOLITAN PLANNING COMMISSION	DATE <u>8/7/18</u>



KGIS Copyright - 2018

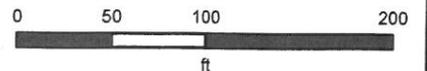
Perry Childress

212 Hialeah Dr.
9-A-18-VA

Knoxville - Knox County - KUB Geographic Information System



Printed: 8/21/2018 at 9:18:32 AM



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and futher covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

4

LDY ST

1388

27136

27137

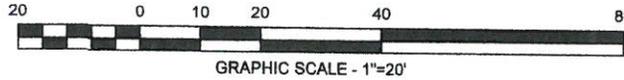
H. JORDON

MARGARET CHILDRESS PROPERTY

0-535-91

9-A18-VA

Ward - 27



212 HIALEAH DRIVE

Tax Map: 123B Group: F
Parcel: 016.00 Ward: 27

Property ID: 123BF016
Zoning: R-1A

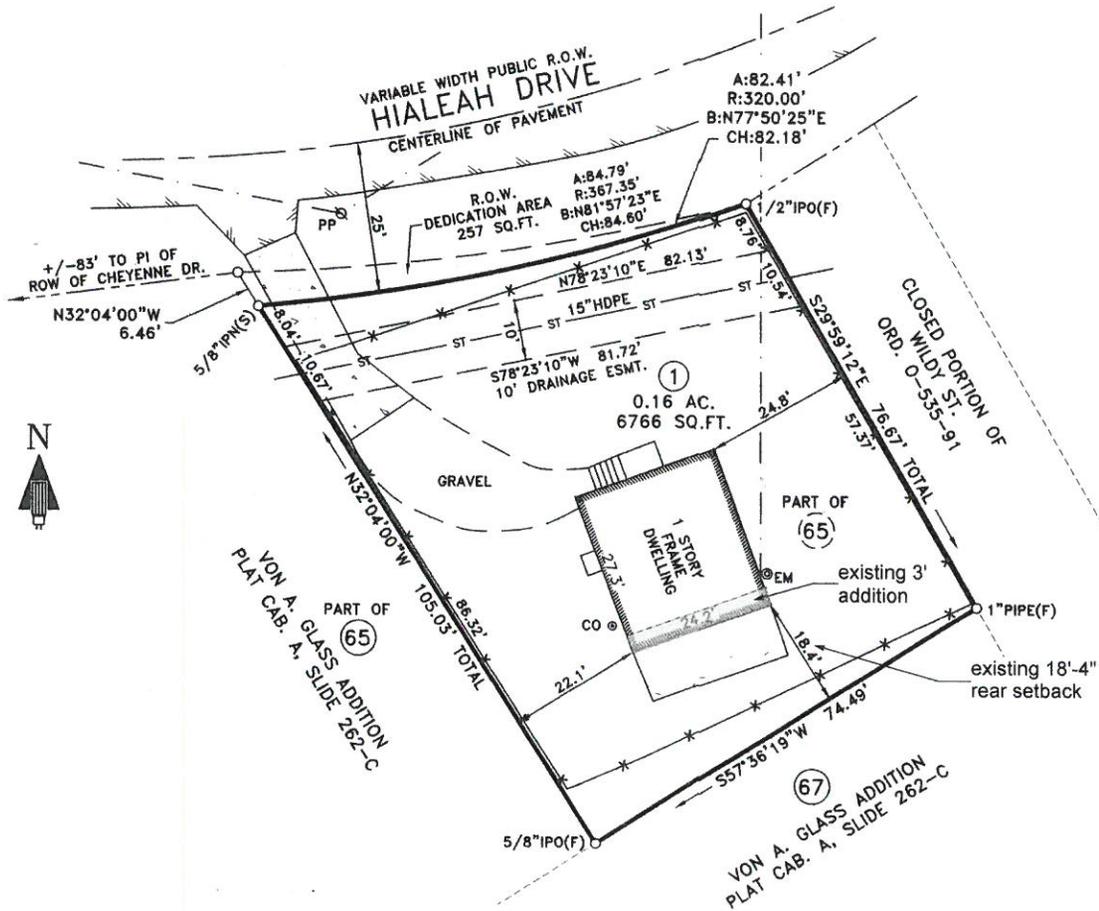
VARIANCE REQUEST:

Reduce minimum rear setback from 25'-0" to 18'-4"

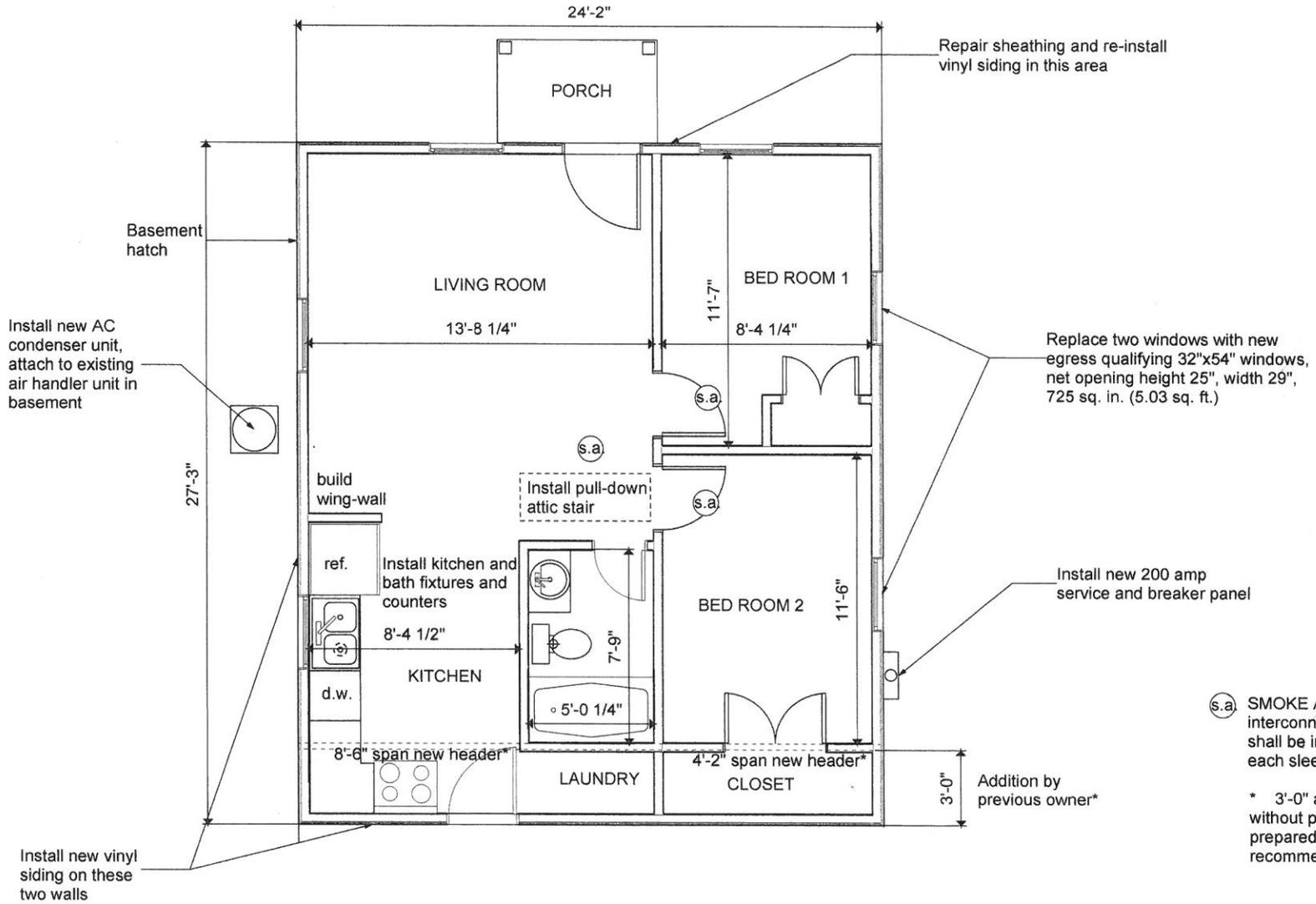
NARRATIVE:

This house was built prior to setback enforcement with a 21'-4" rear setback. The previous owner began renovation of the property under a repair permit but went beyond the scope of the permit by putting a 3'-0" addition on the back of the house. This was the condition when the current owner purchased the house. The property had never been properly platted on the City Ward Map and the current owner had it surveyed and added to the Ward Map.

Additional land is not available to the rear of the lot due to an existing residence in that location and removal of the addition is not practical due to the structure of the addition. The original floor system was removed and a continuous cantilevered joist system was used tying the addition to the original house as one unit. These hardships make a variance necessary for the continued existence of the house and it's feasibility for completing the renovation.



9-A-18-VH



NOTES:

- Install automatic sump pump in basement
- Install water heater in basement, elevate 16" above floor
- Existing interior wiring rough-in already inspected and "green-tagged" under previous owner
- Install new electrical devices and fixtures on already approved wiring rough-in
- Rough-in all plumbing supply and drain connections to existing service connections
- Insulate walls (R-13), ceiling (R-38), and floor (R-19)
- Drywall interior walls and ceiling, paint finish
- Install finished flooring throughout, type to be determined

(s.a.) SMOKE ALARMS: 110V, hardwired, interconnected battery back-up smoke detectors shall be installed in each sleeping room, outside each sleeping room in the immediate vicinity

* 3'-0" addition built by previous owner without permit. Engineers report being prepared to certify structure or recommend remedial actions.

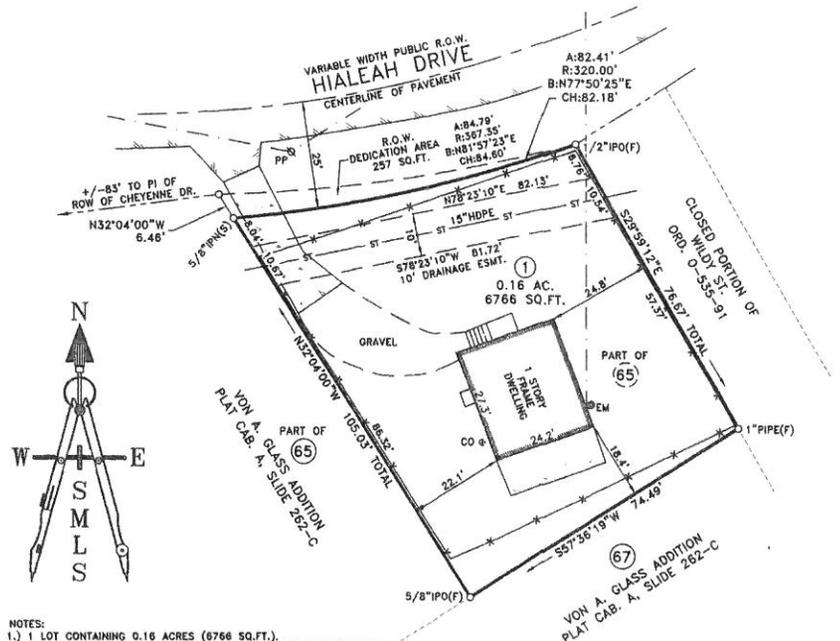
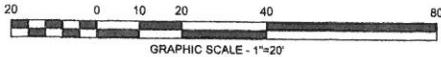
 FLOOR PLAN
Scale 1/4" = 1'-0"

9-A-18-VA

27137-A

0-A-18-M

NOTE:
 1.) THE UNDERGROUND UTILITIES SHOWN, IF ANY, HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
 THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. VERIFY EXACT SIZE AND LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES WITH THE PROPER LOCAL AUTHORITIES BEFORE EXCAVATION OR CONSTRUCTION.



- NOTES:**
- 1.) LOT CONTAINING 0.16 ACRES (6766 SQ.FT.).
 - UTILITY AND DRAINAGE EASEMENTS OF 5 FEET ON EACH SIDE OF ALL INTERIOR LOT LINES, AND 3 FEET ALONG EXTERIOR BOUNDARY LINES, AND 10 FEET ALONG ALL LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY (INCLUDING JOINT PERMANENT EASEMENTS).
 - PROPERTY IS ZONED: "R-1A". PROPERTY IS SUBJECT TO ANY AND ALL RESTRICTIONS, CONDITIONS, PLANNING COMMISSION REGULATIONS, ZONING ORDINANCES, RIGHTS-OF-WAY, EASEMENTS, AND BUILDING SETBACK REQUIREMENTS, IF ANY, AFFECTING SAID PROPERTY.
 - SUBJECT TO EASEMENTS OR RIGHTS-OF-WAYS, OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS, NOT SHOWN BY THE PUBLIC RECORDS.
 - EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON, NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
 - THIS SURVEY WAS PREPARED USING A COMBINATION OF TOTAL STATION AND R.T.K. G.P.S. DATA COLLECTION. G.P.S. RECEIVER INFO: SPECTRA SP80 - S/N 5425900072 G.P.S. DATA COLLECTED HAD A SOFTWARE GENERATED R.M.S. OF LESS THAN 0.1 FEET.
 - GRID NORTH IS BASED ON THE TDOT GNSS REFERENCE NETWORK.
 - PER CITY OF KNOXVILLE ZONING ORDINANCE ARTICLE 5 SECTION 8 IN ANY RESIDENTIAL DISTRICT, A HOUSE MAY BE CONSTRUCTED BY DEED PROVIDED THE LOT IS LOCATED IN THE AREA WITHIN THE CITY BOUNDARY RESULTING FROM ANNEXATION IN 1917; IS DESCRIBED BY A DEED RECORDED PRIOR TO FEBRUARY 3, 1947; AND HAS REMAINED INTACT WITH THE SAME BOUNDARY CONFIGURATION SINCE THE RECORDED DATE.
 -SUBJECT PORTION OF LOT 65 HAS BEEN TRANSFERRED IN THIS CONFIGURATION SINCE AT LEAST NOVEMBER OF 1952 AS EVIDENCED IN DEED BK. 908, PAGE 141.

LEGEND OF SYMBOLS

- WH ○ SANITARY MANHOLE
- CH ○ CLEAN OUT
- PP ○ POWER POLE
- EM ○ ELECTRIC METER
- OVERHEAD UTILITY LINES
- CONCRETE
- PAVEMENT
- IPO(F) IRON PIN - OLD (FOUND)
- IP(S) IRON PIN - NEW (SET)
- PROPERTY LINE
- N90°00'00"E 10.00' SURVEYED BEARING AND DISTANCE
- FENCE
- ST — STORM DRAIN PIPE

COUNTY SIGNED
 MAY 15 2018
 BY JOHN H. WHITEHEAD

THE APPROVAL OF THIS PLAT DOES NOT INCREASE ANY ZONING NON-CONFORMITIES FOR THE EXISTING STRUCTURE ON THE PROPERTY NOR DOES IT CHANGE THE NONCONFORMING STATUS OF THE EXISTING STRUCTURES. DOCUMENTATION AS TO THE LEGAL STATUS OF THE STRUCTURES OR VARIANCES FROM THE BOARD OF ZONING APPEALS MAY BE REQUIRED AT SOME LATER DATE FOR PERMIT APPLICATIONS OR OTHER DEVELOPMENT APPROVALS.

Addressing Department Certification
 I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville/Knox County Street Naming and Addressing Ordinance, the Administrative Rules of the Planning Commission, and these regulations.

Signed: [Signature] Date: 5/15/18

Certificate of Approval for Recording - Administrative Plat
 This is to certify that the subdivision plat shown has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, and this plat is hereby approved for recording in the office of the Knox County Register of Deeds.

Signed: [Signature] Date: 5/15/18

This is to certify that all property taxes and assessments due on this property have been paid.

Knox County Trustee: Signed: [Signature] Date: 5-15-18
 City Tax Clerk: Signed: [Signature] Date: 5-15-18

City of Knoxville Department of Engineering
 The Knoxville Department of Engineering hereby approves this plat on this the 15th day of May, 2018.

[Signature]
 Engineering Director

Certification of Final Plat-All Indicated Markers, Monuments and Benchmarks Set

I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I further certify that this plat and accompanying drawings, documents, and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville/Knox County Subdivision Regulations except as has been itemized, described and justified in a report filed with the Metropolitan Planning Commission, or for variances which have been approved as identified on the final plat. The indicated permanent reference markers and monuments, benchmarks and property monuments were in place on the 15 day of 5, 2018.

Registered Land Surveyor: [Signature] Date: 5-11-18
 Matthew J. Dawson, RLS 3050

Certification of Category and Accuracy of Survey

I hereby certify that this is a Category 1 survey and the ratio of precision of the unadjusted survey is not less than 1:10,000 as shown hereon and that said survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.

Registered Land Surveyor: [Signature] Date: 5-11-18
 Matthew J. Dawson, RLS 3050

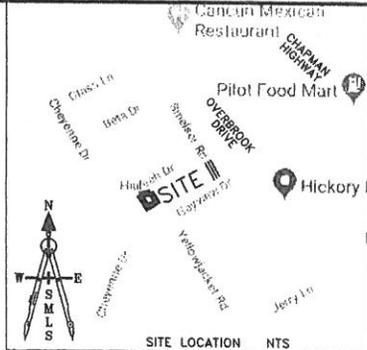
SHERRY WITT
 REGISTER OF DEEDS
 KNOX COUNTY

MPC FILE# 3-R-18

REC'D FOR REC 05/15/2018 10:30 AM
 RECORD FEE: \$0.00
 M. TRK. \$0.00 T. TAX: \$0.00
 201805150067275



THIS IS TO CERTIFY THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR THE STATE OF TENNESSEE.



Certificate of Ownership and Dedication
 I, We, the undersigned owner(s) of the property shown herein, hereby adopt this as (my, our) plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that I (am, we are) the owner(s) in fee simple of the property, and as property owner(s) have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat.

Owner(s)
 Printed Name: Margaret Childers Signature: [Signature]
[Signature]
 Date: 5-11-18

Notary Certification
 State of Tennessee County of Knox
 On this 11th day of May, 2018

Before me personally appeared Margaret Childers and [Signature] known to me to be the persons described in, and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.
 Witness my hand and notarial seal, this 11th day and year above.
 Written: [Signature] Notary
 My Commission expires My Commission Expires March 3, 2021



This is to certify that the subdivision shown hereon is approved subject to the installation of sanitary sewers and treatment facilities, and that such installation shall be in accordance with state and local regulations.

Knox County Health Department: [Signature] Date: 5-15-18

Zoning district(s) in which the land being subdivided is located shall be indicated as shown on the zoning map by the Planning Commission as follows:

Zoning Shown of Official Map: R-1A
 By: [Signature] Date: 5/15/18

OWNER:
 PERRY & MARGARET CHILDERS
 1821 MARYVILLE PIKE
 KNOXVILLE, TN 37920
 PH: (865)-803-2545

(RESUB. OF PART OF LOT 65, VON A. GLASS ADDITION)
FINAL PLAT OF THE PERRY & MARGARET CHILDERS PROPERTY

SURVEY FOR DISTRICT 9 COUNTY KNOX CITY KNOXVILLE WARD 27 STATE TN
 LOT NO. P.O. 65 BLOCK — IN VON A. GLASS ADDITION
 ADDRESS HIALEAH DR.
 PLAT REFERENCE CAB. A. SLIDE 262-C
 DEED REFERENCE 201710090022371
 TAX MAP 123B GROUP F PARCEL 016.00
 CITY BLOCK NO. 27137 SCALE 1"=20'
 DATE 03/18/2018 REVISION DATE —
 CENSUS TRACT NO. 34 DRAWN BY MJD
 BEARING BASE GRID NORTH

SMOKY MOUNTAIN LAND SURVEYING CO., INC.
 MATTHEW J. DAWSON
 R.L.S. #3050
 P.O. BOX 9891
 KNOXVILLE, TN 37940
 PH: (865) 879-4078
 FAX: (865) 333-5788
 WWW.SMLSURVEY.COM
 SMLS DWG NO. 180018



9-A-18-V

Google