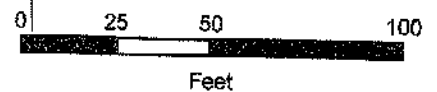
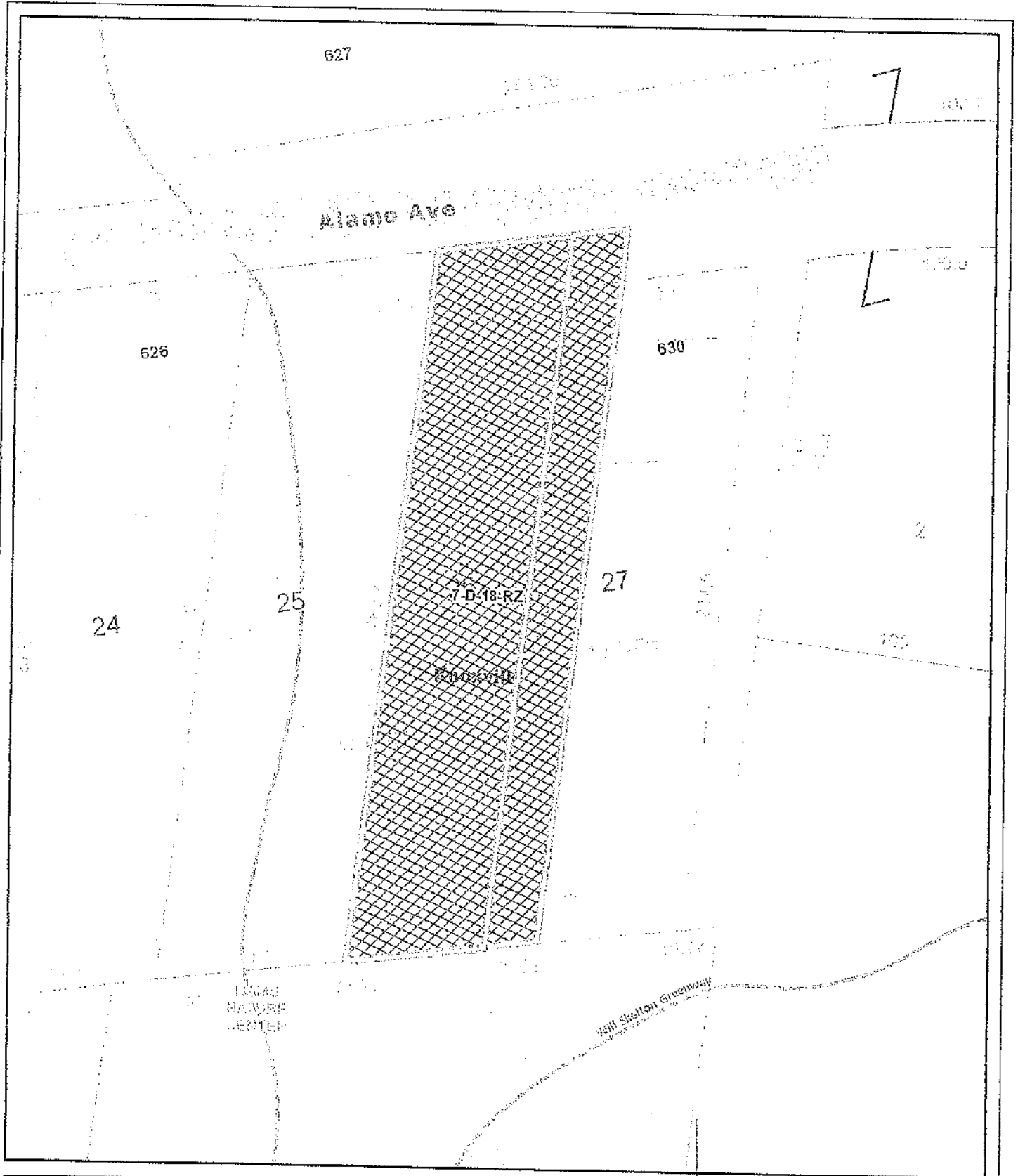


7-12-18

Item 35

7-D-18-RZ



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Printed: 7/19/2018 1:33:44 PM

► FILE #: 7-D-18-RZ

AGENDA ITEM #: 35

AGENDA DATE: 7/12/2018

► APPLICANT: LOGAN WENTWORTH

OWNER(S): Logan Wentworth

TAX ID NUMBER: 95 M D 026

JURISDICTION: City Council District 1

STREET ADDRESS:

► LOCATION: South side Alamo Ave., east of Home St.

► APPX. SIZE OF TRACT: 0.3 acres

SECTOR PLAN: South City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Alamo Ave., a local street with 16' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

* Sewer Source: Knoxville Utilities Board *RUB CONFIRMED*

WATERSHED: Tennessee River *NO SEWER AVAILABLE UP TO ISLAND AVE ROAD.* *(14)*

► PRESENT ZONING: R-1 (Low Density Residential)

► ZONING REQUESTED: R-1E (Low Density Exclusive Residential)

► EXISTING LAND USE: Vacant lot

► PROPOSED USE: Detached residence

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: House / R-1 (Low Density Residential)

South: Vacant land / OS-1 (Open Space Preservation)

East: House / R-1 (Low Density Residential)

West: Vacant land, house / OS-1 (Open Space Preservation) & R-1 (Low Density Residential)

NEIGHBORHOOD CONTEXT: This area is developed with low density residential uses under R-1 zoning. Ijams Nature Center and the Tennessee School for the Deaf are located in the area, zoned R-1 and OS-1.

STAFF RECOMMENDATION:

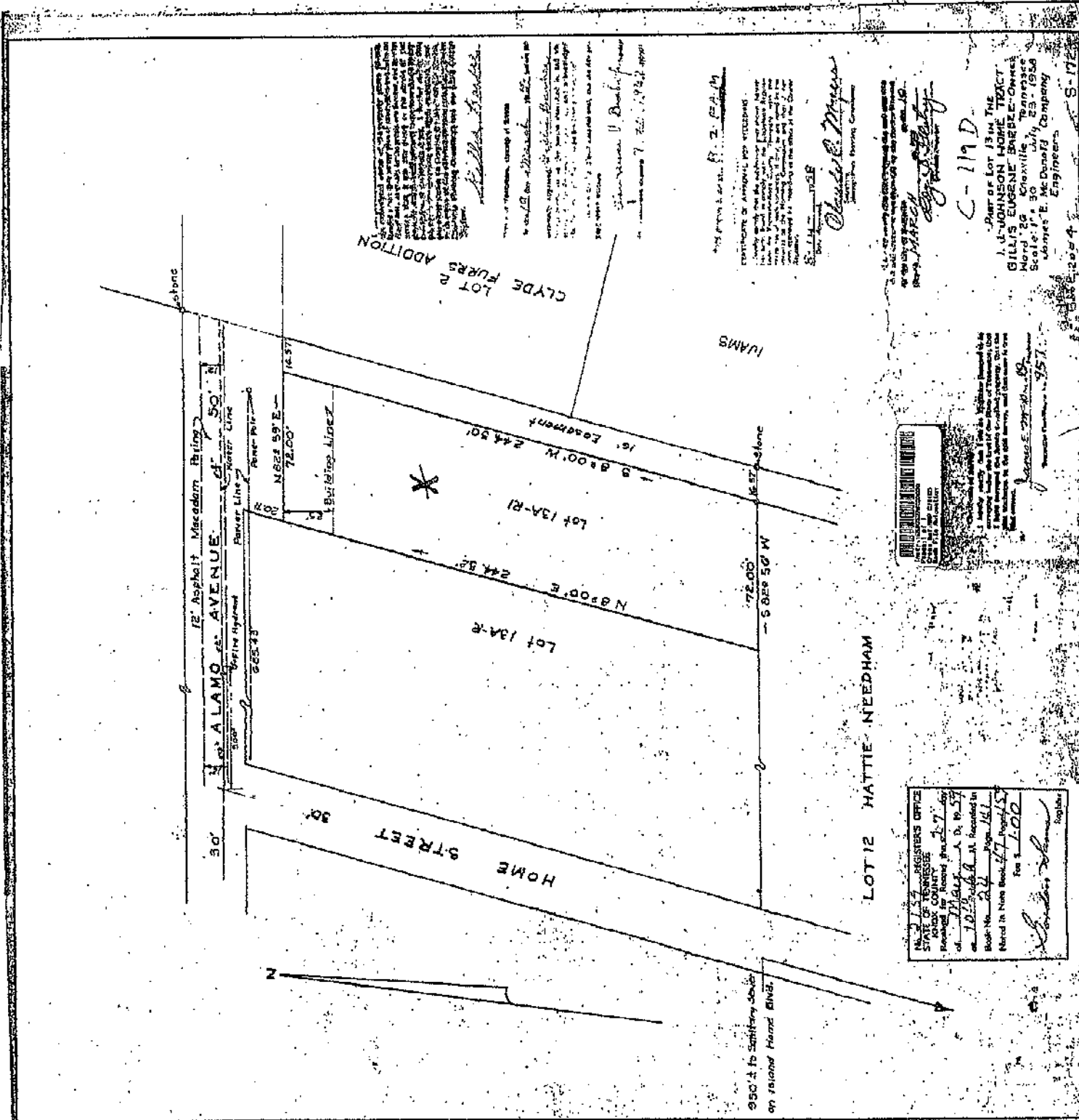
► RECOMMEND that City Council APPROVE R-1E (Low Density Exclusive Residential) zoning.

R-1E zoning is consistent with the sector plan and One Year Plan proposals for the property. The requested zoning will allow the existing lot to be recorded in consistency with the zoning requirements. The property does not meet the minimum lot width at the front building line required under R-1 zoning. The R-1E zone does not have a minimum lot width requirement, so it would allow the lot to be platted and recorded, in accordance with the zoning regulations. Once the lot is legally recorded, then a building permit may be issued for the construction of a dwelling.

COMMENTS: DOES SETBACK STILL EXIST FOR 630 ALAMO AVE. 17

Map Cab C / 119 D (Map Bk 24 / 141)

B-3188-D



RECORDERS OFFICE	
STATE OF TENNESSEE	
KNOX COUNTY	
Book No.	Page
100	141
Filed in New Book 100 Page 141	
For \$ 1.00	
[Signature]	

Part of Lot 13 in The
J. J. JOHNSON HOME TRACT
GILL'S EUGENE BARBER-OWENS
Map 26 Knoxville, Tennessee
Scale 1" = 30' McDonald Company
Surveyors & Engineers
S-172

ESTIMATE OF APPROXIMATE COST OF WORK
[illegible text]
[Signature]
[illegible text]

CLYDE FUERS ADDITION
[illegible text]
[Signature]
[illegible text]

THIS INDENTURE, made this 30 day of June, A. D., 19 71,
between

Robert Joseph Haws and Wife, Dorcas Inez Haws

of Knox County, Tennessee, First Parties, and

Ray Sweeden and Wife, Gwynn Sweeden

of Knox County, Tennessee, Second Parties, 226-6390-000002.58 CA

WITNESSETH: that said First Parties, for and in consideration of the sum of One-Dollar
and other good and valuable considerations Dollars (\$ 1.00)

to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

I certify that the consideration tax
on the above deed has been paid
to the State of Tennessee.

State Tax

208

Clerk Fee

50

June 30 1971

Notar

Notar

2.58

REGISTER'S OFFICE, KNOX COUNTY, TENNESSEE

State Tax

208

Recorded At

2:45

Clock

P.M.

In Note Book No

65

On the

21

Day of

June

Recording fee:

Edward A. Sharp

226-6390 000004.00 CA

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey

unto the said Second Parties the following described premises, to wit: Situated in District
No. 3 of Knox County, Tennessee, and within the Twenty-sixth Ward of the
City of Knoxville, Tennessee, said premises lying near what is known as
Island Home Park Addition, and being part of Lot #13 in the subdivision
of the I. J. Johnson Home Tract, said property lying and being situated
on the southern side of Alamo (formerly River Street) Avenue and having
a frontage of 72 feet thereon, and being more particularly bounded and
described as follows, to-wit:

BEGINNING at a pin in the southern line of Alamo Avenue 470.4 feet more
or less from the point of intersection of the Southern line of Alamo
Avenue with the eastern line of Home Street; thence South 8 deg. 0 min.
West 265.6 feet to a pin; thence North 82 deg. 56 min. East a distance
of 72 feet to a pin; thence North 8 deg. 0 min. East a distance of
265.7 feet to the southern line of Alamo Avenue and a pin; thence South
82 deg. 59 min. West along the southern line of Alamo Avenue a distance
of 72 feet to the point of Beginning, as shown by survey of Wayne L.
Smith and Associates, Inc., Engineers, Knoxville, Tennessee bearing date
of April 24, 1964.

Being a portion of the same property (Subdivision) conveyed to Edward
Montgomery and wife Mary Estella Montgomery by J. E. Montgomery (single)
by warranty deed dated the 6th day of July 1927, of record in Book of
Deeds 520 page 207 of the Register's Office of Knox County, Tennessee
and also being a portion of the same property conveyed to Claude C. Haws,
Sr., and wife, Olive Smith Haws, by Edward Montgomery and wife, Mary
Estella Montgomery, by warranty deed dated the 11th day of March, 1947,
of record in Book of Deeds 737; page 175 of the Register's Office of
Knox County, Tennessee. Also being the same property conveyed to Robert
Joseph Haws and Wife, Dorcas Inez Howard Haws, by Claude C. Haws, Sr.
and wife, Olive Smith Haws, by warranty deed dated the 15th day of May,
1964 of record in Book of Deeds, 1253, page 974 of the Register's Office
of Knox County, Tennessee, to which deeds specific reference is hereby
made.

THIS INDENTURE, made this 9th day of July, A. D., 19 71,
between

Olive Smith Haws (widow)

226F6389 A00002.58

of Knox County, Tennessee, First Parties, and

Ray Sweeden and wife, Gwynn Sweeden

of Knox County, Tennessee, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of One Dollar
and other good and valuable considerations Dollars (\$ 1.00)

to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

I certify that the consideration for
on the within Deed has been paid
before my hand this

2.08

Clerk Fee 50

Total

2.58

REGISTER'S OFFICE, KNOX COUNTY, TENNESSEE

State Tax 2.08 Recorded At 2:40 Clock P.M.

In Note Book No. 65 On the 27 Day of Nov 1971

Recording fee:

Durward O. Sharp

Register

NOV 26 1971
Durward O. Sharp
Register

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey

unto the said Second Parties the following described premises, to wit: Situated in District
No. Three (3) of Knox County, Tennessee and within the Twenty-Sixth
Ward of the City of Knoxville, lying and being situated on the Souther
side of Alamo Avenue (formerly River Street) and being more particular
described as follows:

BEGINNING at a point in the south side of Alamo Avenue, said point
being 542.4 feet, more or less, east of the intersection of Alamo
Avenue and Home Street, also being a corner with Robert J. Haws;
thence going South 8 deg. 00 min. West with the line of Haws a distanc
of 265.60 feet to an iron pin; thence going North 82 degs. 56 min.
East a distance of 71 feet to an iron pin; thence going North 8 deg.
East a distance of 265.55 feet to a point in the south side of Alamo
Avenue; thence going South 82 degs. 59 min. East with the South side
of Alamo Avenue a distance of 71 feet to the point of beginning.

Being a part of Lot 13, I. J. Johnson addition for Claude C. Haws,
as surveyed by McDonald and McDonald, Civil Engineers by date of
February 11, 1947.

Being a portion of the same property (Subdivision) conveyed to Edward
Montgomery and wife Mary Estella Montgomery by J. E. Montgomery (singl
by warranty deed dated the 6th day of July 1927, of record in Book of
Deeds page 207 of the Registers Office of Knox County, Tennessee and
also being a portion of the same property conveyed to Claude C. Haws,
Sr., and wife, Olive Smith Haws, by Edward Montgomery and wife, Mary
Estella Montgomery, by warranty deed dated the 11th day of March, 1947
of record in Book of Deeds 737, page 175 of the Register's Office of
Knox County, Tennessee, to which deeds specific reference is herdy mad



1423 Coker Avenue
Knoxville, TN. 37917
865-546-1933

July 9, 2018

Logan Wentworth
517 Woodlawn Pike
Knoxville, TN 37920

Re: Property South side Alamo Ave, east of Home St

Dear Mr. Wentworth:

Please be advised that I need your assistance regarding the property you own at the above address. I am in fear of the unkept trees that lie on the property. It has several dead/dying trees and dead branches. I am also worried about the erosion and drainage if too many trees are removed. A tree specialist or arborist needs to advise you.

We already had a tree fall and do damage on June 22, 2018. We can no longer in good faith wait to see if another tree from your property will fall onto our house. The trees hang ominously over my rental home at 630 Alamo Avenue. I have been instructed by my insurance agent to send this letter and let you know that if more damage is sustained to my building from these trees that I may not be liable due to negligent of the owners. I had made the request to Realtor, Ed Browning, over the phone since he was handling the recent sell. Please feel free to contact me with any questions or concerns especially for an update on future planned maintenance.

Sincerely,

A handwritten signature in black ink, appearing to read "Mara L. Harvey".

Mara L. Harvey
CFO, Harvestor Group, LLC
Neighbor at 630 Alamo Ave

Enclosures
Cc The Assurance Ctr