

File #

9-D-20-VA



BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION	APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name Amy Sherrill	Owner <input type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address 516 Union Avenue	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip Knoxville, TN 37917	Tenant <input type="checkbox"/>	Off Street Parking <input checked="" type="checkbox"/>
Phone Number 865-637-7009	Other <input checked="" type="checkbox"/>	Signage <input type="checkbox"/>
Email asherrill@benefieldrichters.com		Other <input type="checkbox"/>

THIS IS A REQUEST FOR:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Zoning Variance (Building Permit Denied) | <input type="checkbox"/> Extension of Non-Conforming Use/or Structure |
| <input type="checkbox"/> Appeal of Administrative Official's Decision | <input type="checkbox"/> Map Interpretation |

PROPERTY INFORMATION

Street Address 1324 N Central Street

City, State, Zip Knoxville, TN 37917

Parcel # (see KGIS.org) 081NG00101

Zoning District (see KGIS.org) C-G-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.

The building was converted to commercial use several decades ago but the change was never recorded with the City. The building is under contract to be sold and requires approval through the City to obtain a CO. The existing configuration of the lot does not meet the current parking requirement of the zone and space does not allow for reconfiguration to meet the parking standards -- cannot back onto local street from commercial property and even with use of the joint property easement there is insufficient space for perpendicular parking at the rear.

Option A attached will not provide enough spaces and requires backing into the local road which is not permitted. Option B attached will not provide enough spaces and does not meet required aisle width of 26' for perpendicular parking.

Parking Required by Zone: 5 spaces
Requested Variance: 0 spaces

Describe hardship conditions that apply to this variance.

Existing configuration of the site does not allow for reconfiguration to meet current parking standards.

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 Amy Sherrill

Digitally signed by Amy Sherrill
Date: 2020.08.17 09:25:46 -04'00'

DATE

8-17-2020

**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):**

Reduce number of required parking spaces for an Office use from a minimum of 4 spaces down to zero (Article 11.4.1 Table 11-2).

The following shows how the number of required parking spaces is calculated.

- Building is 1,581 square feet x minimum required parking at 3 per 1,000 GFA = 4.74 or 5 spaces (Article 11.4.1 Table 11-2).
- Off-street parking requirements can be reduced up to 30% in any district if development is within 1/4 mile of transit route. 5 spaces x 30% = 3.5 or 4 spaces (Article 11.4.B.3).

PROJECT INFORMATION

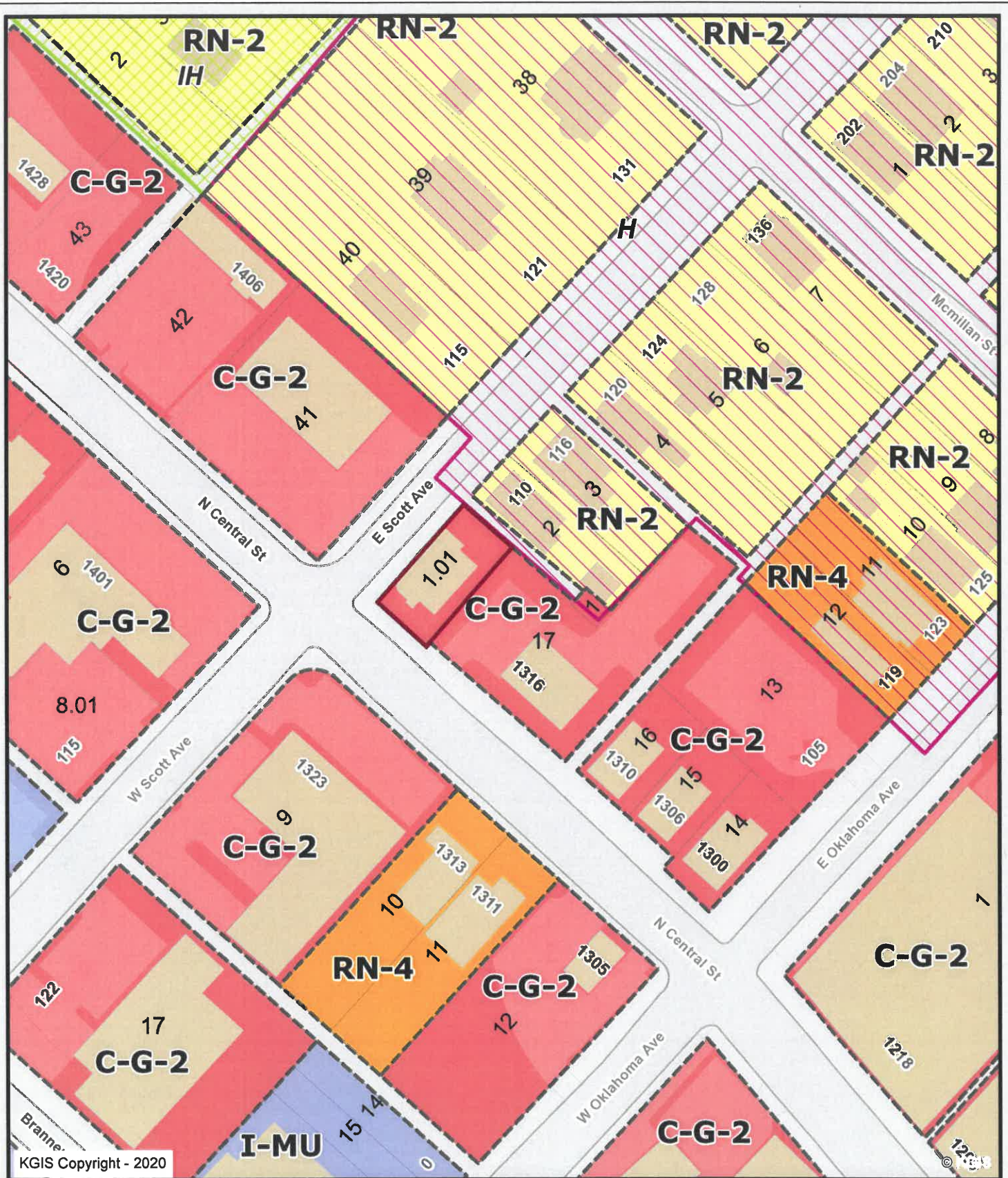
Date Filed 8-17-2020

Fee Amount \$250

Council District 4

BZA Meeting Date 9-17-2020

PLANS REVIEWER Bryan Berry**DATE** 8-19-2020



1324 N. Central St.

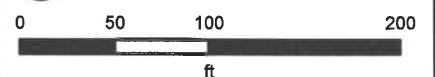
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Amy Sherrill

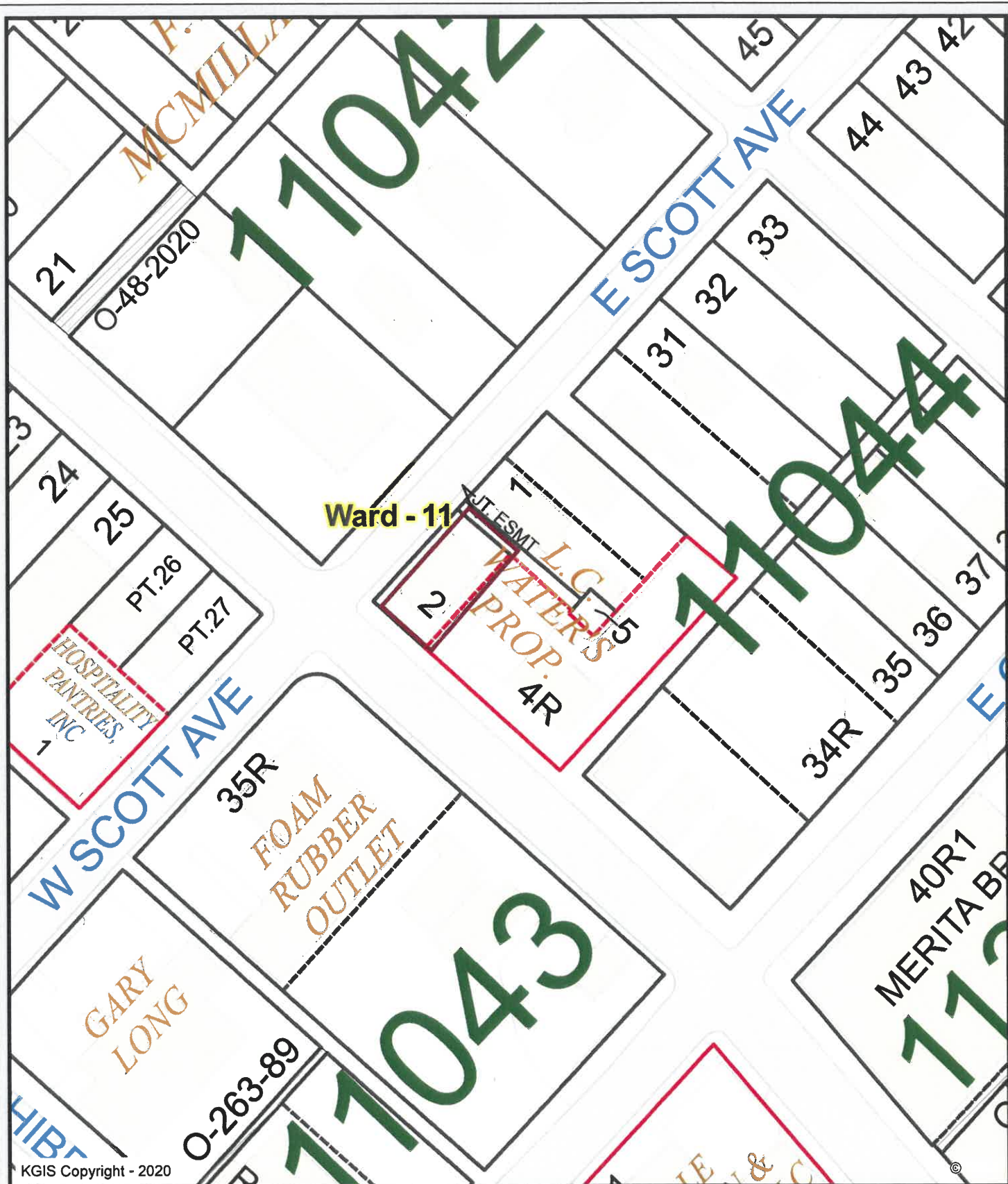
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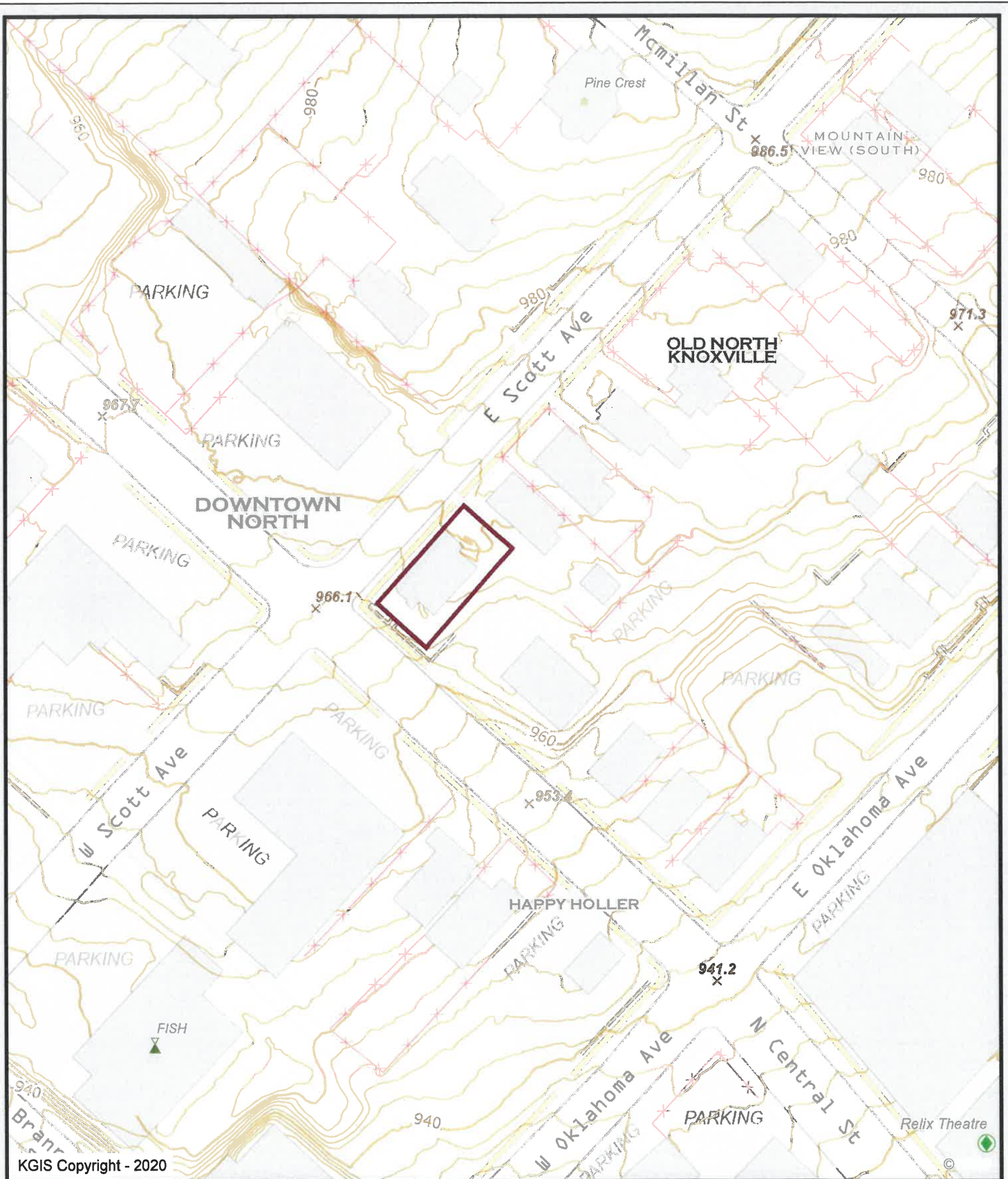
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ft

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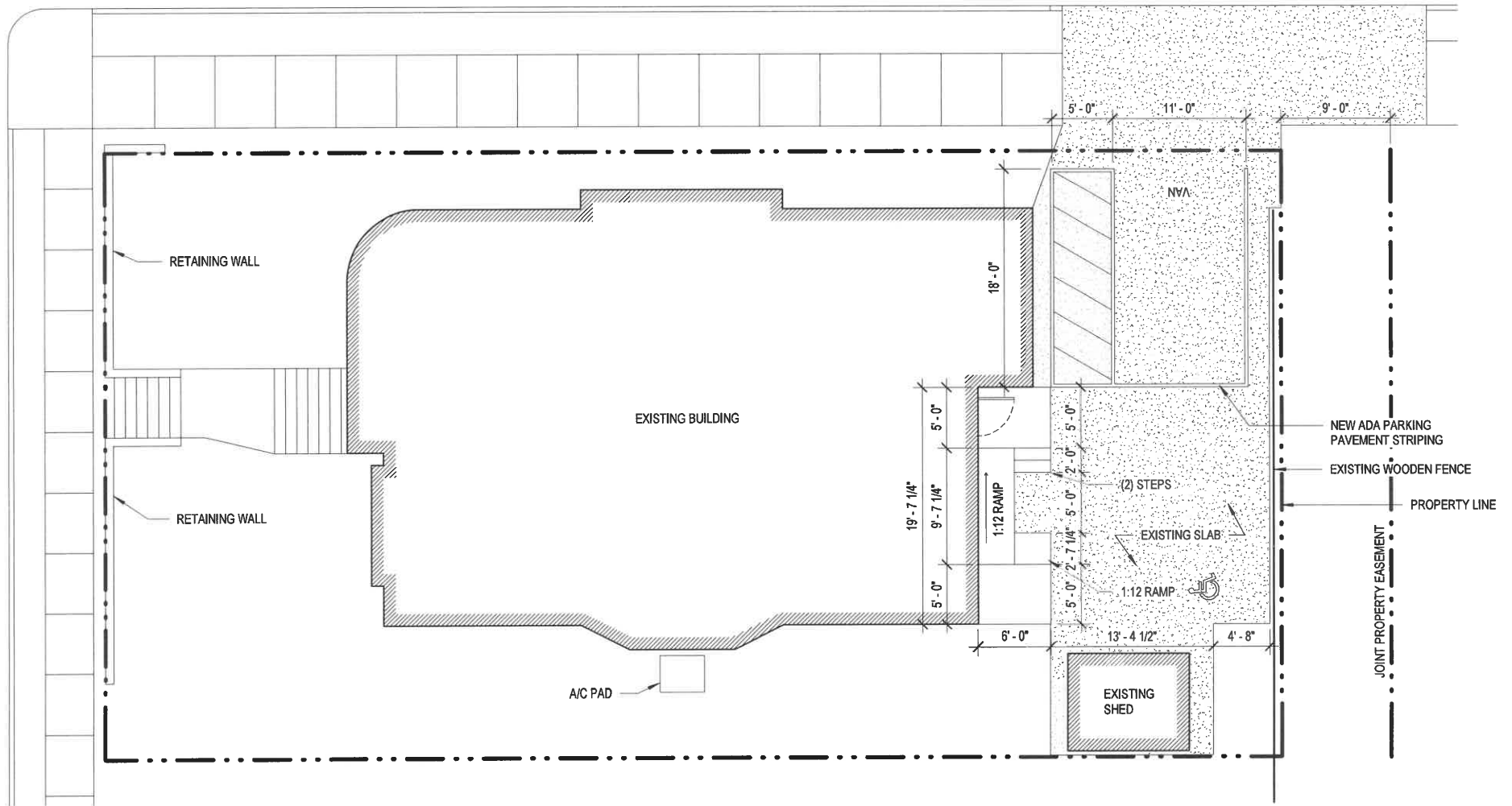


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N CENTRAL ST.



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