

File #

10-B-19-VA



# BOARD OF ZONING APPEALS APPLICATION

## APPLICANT INFORMATION

Name Raising a Voice  
 Street Address 1209 E Magnolia Ave  
 City, State, Zip Knoxville, TN 37917  
 Phone Number 865-771-9161  
 Email info@raisingavoice.org

## 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) ☐ Extension of Non-Conforming Use/or Structure  
☐ Appeal of Administrative Official's Decision ☐ Map Interpretation

## PROPERTY INFORMATION

Street Address 1209 E Magnolia Ave  
 City, State, Zip Knoxville, TN 37917  
 Parcel # (see KGIS.org) 095AC019  
 Zoning District (see KGIS.org) C-3

## 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.

We are opening a coffeshop on the bottom floor and office space for our nonprofit on the top floor. The building is over 100 years old and was once a home, but is now commercially zoned on the Magnolia corridor. Currently there is no legal parking on the lot. We are applying for a variance to have five spots in the back. There is a required 21 spots, but only five will fit in our current lot with the existing building. The parking layout provided is saving two 100-plus year old oak trees, under recommendation by our landscaper and the city's Urban Forester. There would not be any additional spots available by removing the trees.

### Describe hardship conditions that apply to this variance.

Existing structure on the lot is staying as-is and prevents any additional spots due to space  
 Originally a residential building, now commercial  
 Cannot have back-out parking onto Magnolia, so lot has to be in the back

## 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.

Katie Boggs

APPLICANT'S SIGNATURE

DATE 9-16-19

File # 10-B-19-VA



CITY OF KNOXVILLE

**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):**

1. Reduce the required parking for mixed use occupancy from 10 to 0  
(Article V, Section 7.D.1. Table 1).

REVISED

**PROJECT INFORMATION**

Date Filed 9-16-19

Fee Amount \$250 pd cc \$250 9/16/19 JL

Council District 6

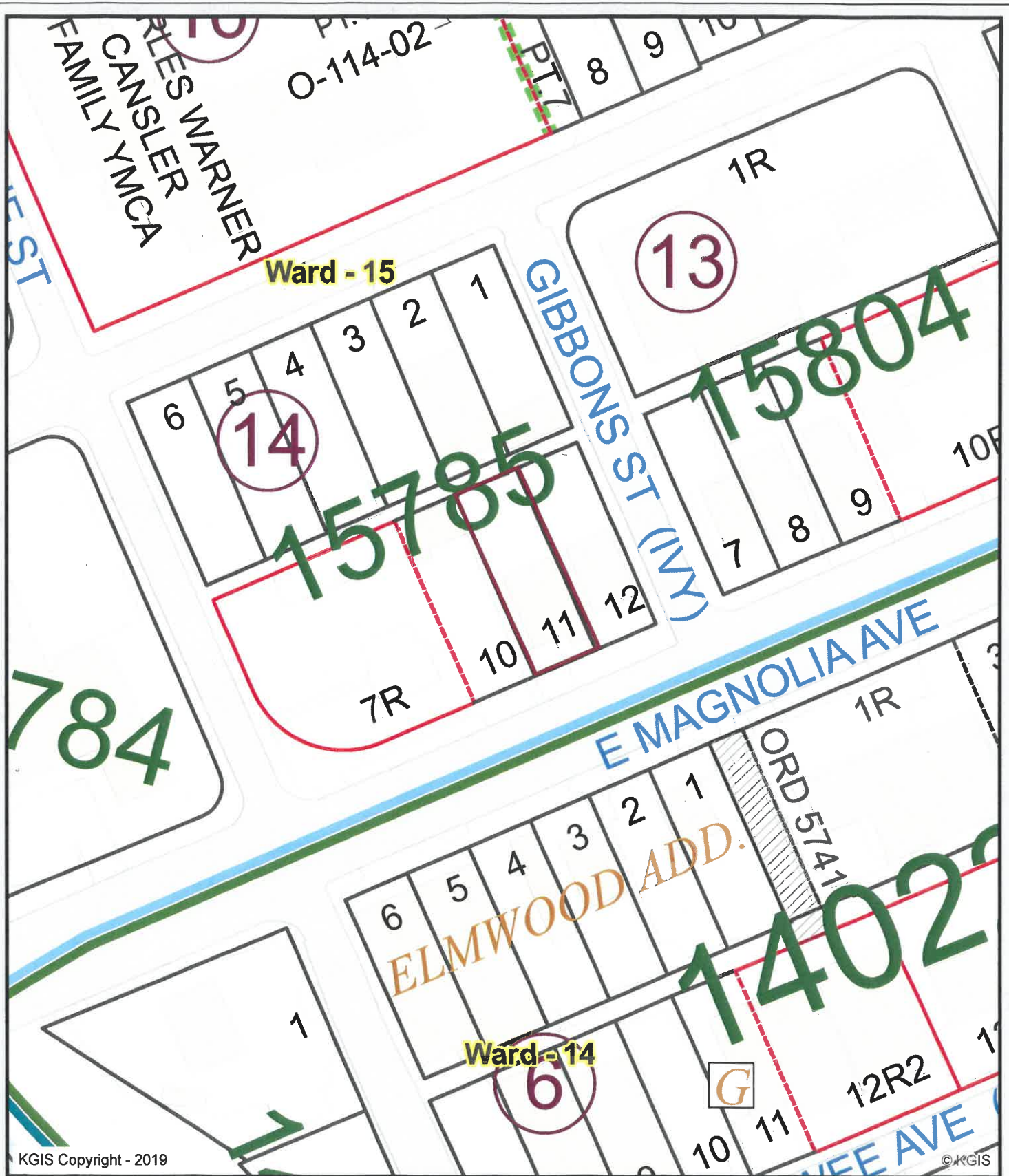
BZA Meeting Date 10-17-19

PLANS REVIEWER Rebecca Johnson / Joshua Frerichs

DATE Revised 2019-09-24







1209 E. Magnolia Ave.

10-B-19-VA  
Raising a Voice

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**1209 E. Magnolia Ave.**

10-B-19-VA  
Raising a Voice

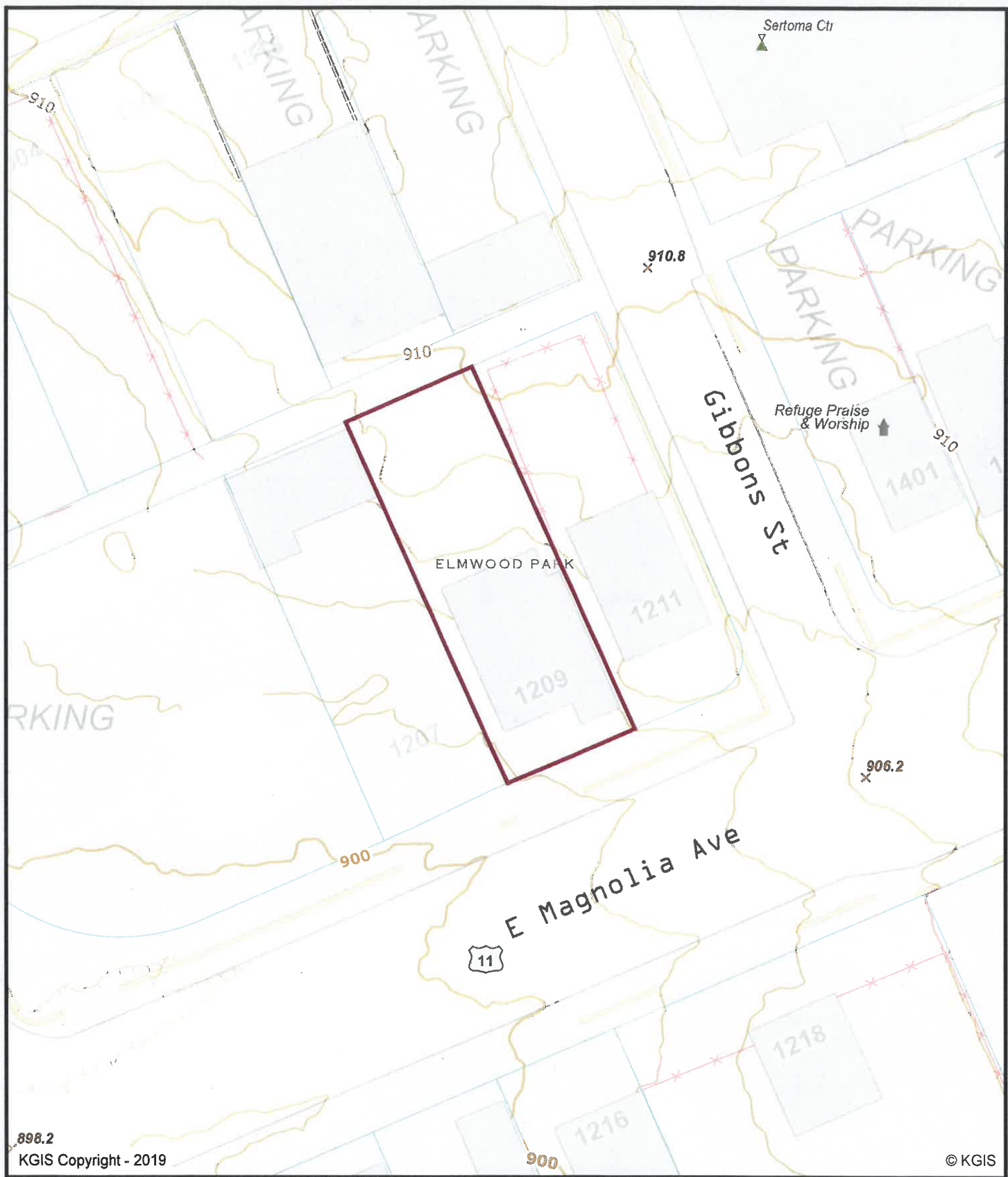
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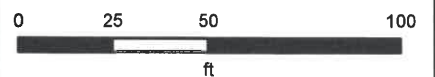
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10-B-19-VA  
Raising a Voice

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1290 E Magnolia Ave  
Circle Represents Critical Root Zone



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