

File # 1-C-21-VA



BOARD OF ZONING APPEALS APPLICATION

Click on Meeting Schedule, Deadlines and Fees for information on submitting an application to be heard at a monthly Board meeting.

APPLICANT INFORMATION	APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name: Dan Brittain (Architect)	Owner <input type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address: 6700 Baum Drive Suite 23	Contractor <input type="checkbox"/>	Modification of Existing Structure <input checked="" type="checkbox"/>
City, State, Zip: Knoxville, TN 37919	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number: 865-342-7505	Other <input checked="" type="checkbox"/>	Signage <input type="checkbox"/>
Email: dan@tac-45.com		Other: Zoning use <input checked="" type="checkbox"/>

THIS IS A REQUEST FOR:

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

PROPERTY INFORMATION

Street Address : 6217 Kingston Pike	City, State, Zip: Knoxville, TN 37919
See KGIS.org for Parcel #: 121AA023	and Zoning District: C-G-1

VARIANCE REQUIREMENTS

City of Knoxville Zoning Ordinance Article 16.3
 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 owner wishes to lease this space as a high end vehicle gallery/retailer. The cars sold are all to be exotic super cars and or classics. It was previously a furniture store and the wide open space will be excellent for this use. This will not be a typical car dealership as it will not have any outside vehicle storage. The volume of cars displayed is very low compared to a typical dealership and all the cars will be displayed inside, out of the weather. All existing parking in the front of the building will be reserved for customer parking. We feel the zoning definition of a "car dealership" does not apply to this project. It is a retailer, or even an art gallery, and should not be considered a change in use.

Zoning currently allows the following uses in C-G-1: car washes, car repair buildings, car rental buildings, parking lots and structures. Even food truck parks are allowed. All of these uses will have more visible vehicles than this proposed project.

Describe hardship conditions that apply to this variance.

Zoning does not allow vehicle dealerships in C-G-1 but the definition of this use does not accurately reflect the purpose of this project.

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 Dan Brittain

Digitally signed by Dan Brittain
Date: 2020.12.16 10:32:13 -05'00'

DATE _____

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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):

Appeal of the Zoning Administrator's interpretation of the proposed use as "vehicle dealership" to "retail goods establishment" as defined in the zoning ordinance (Article 14.4.C).

REVISED

PROJECT INFORMATION

Date Filed 12-16-2020

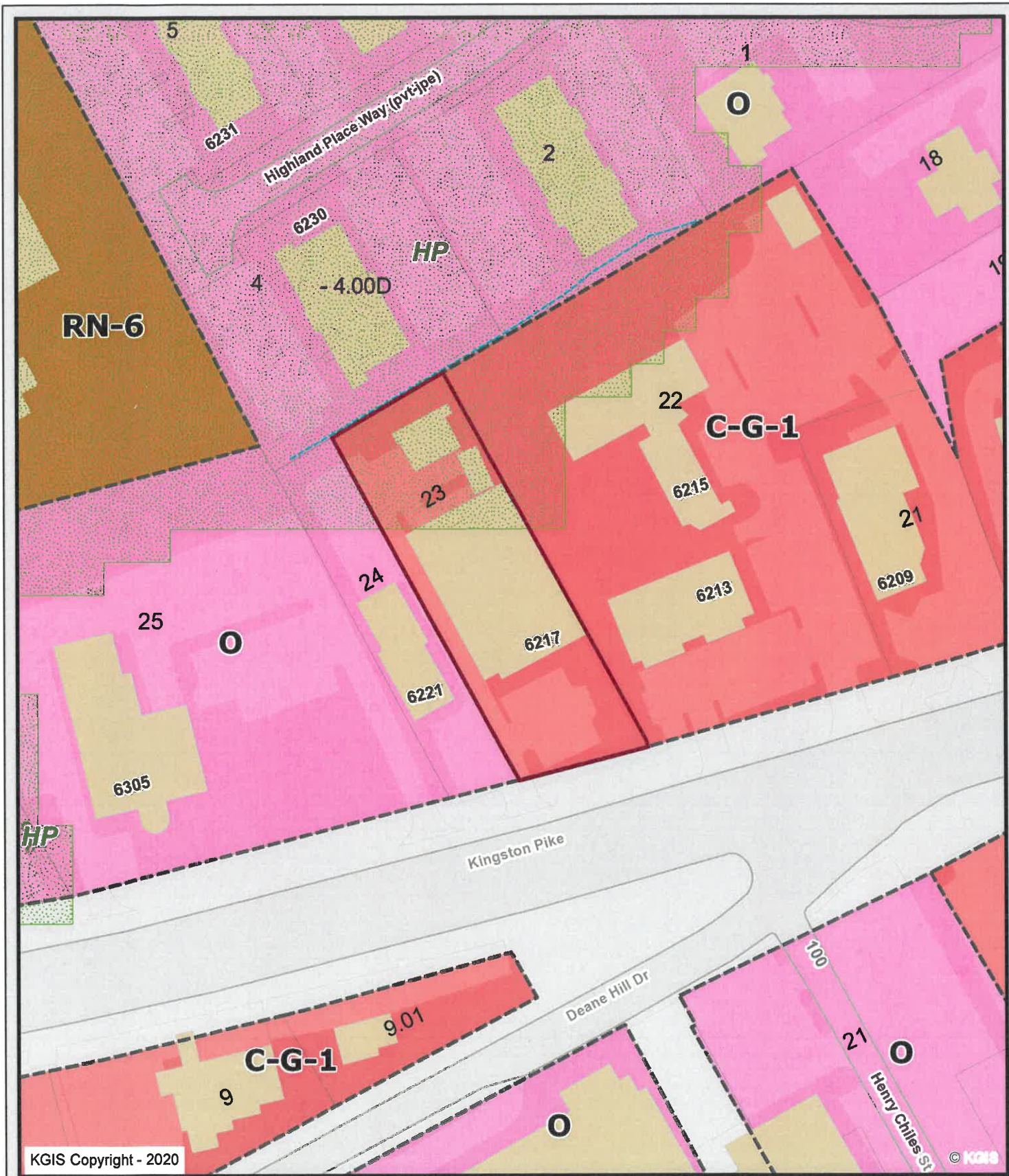
Fee Amount \$250.00

Council District 2nd

BZA Meeting Date 1-21-2021

PLANS REVIEWER B. Berry / S. Elder

DATE 1-6-20201 - (Revised)



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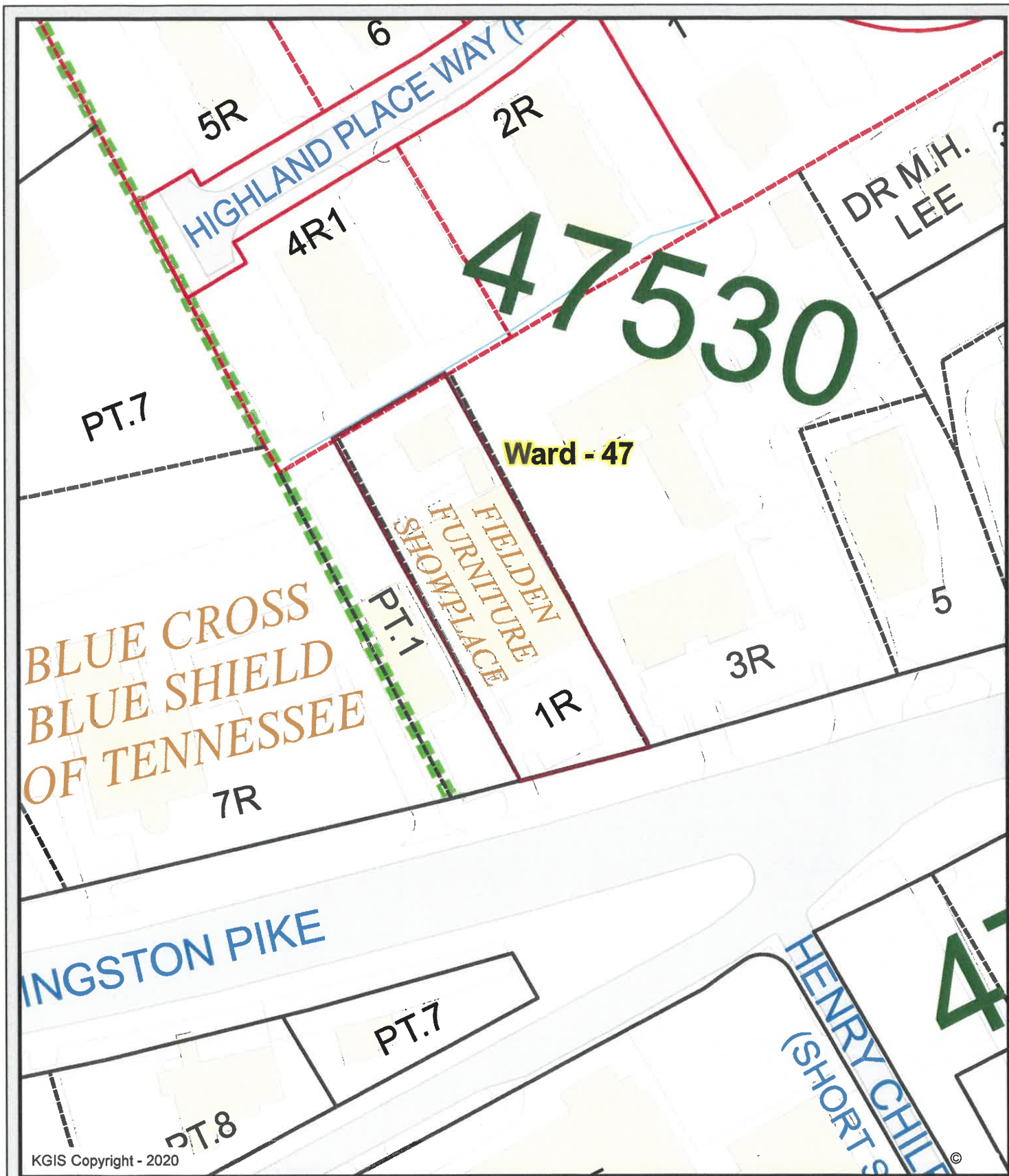
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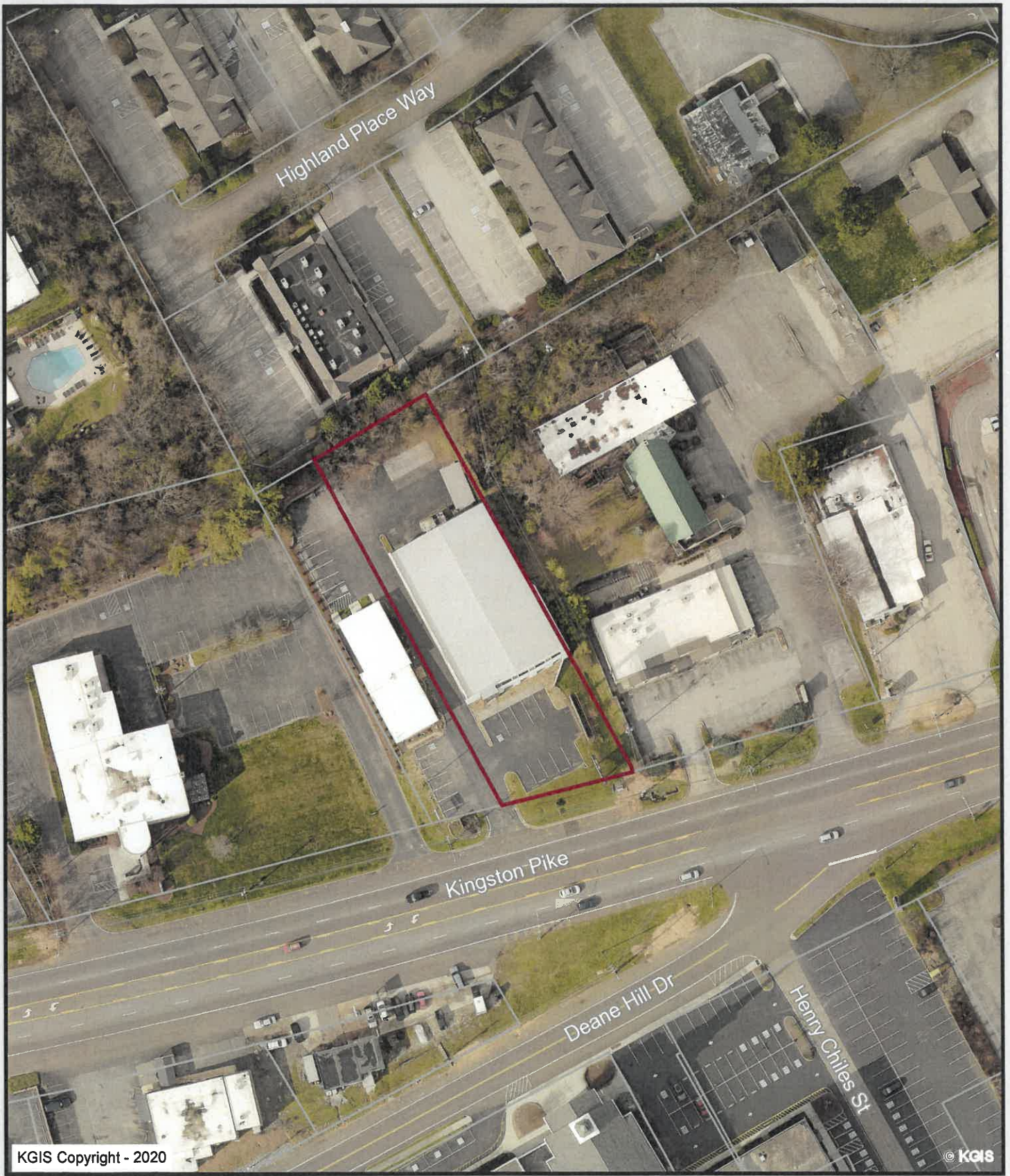
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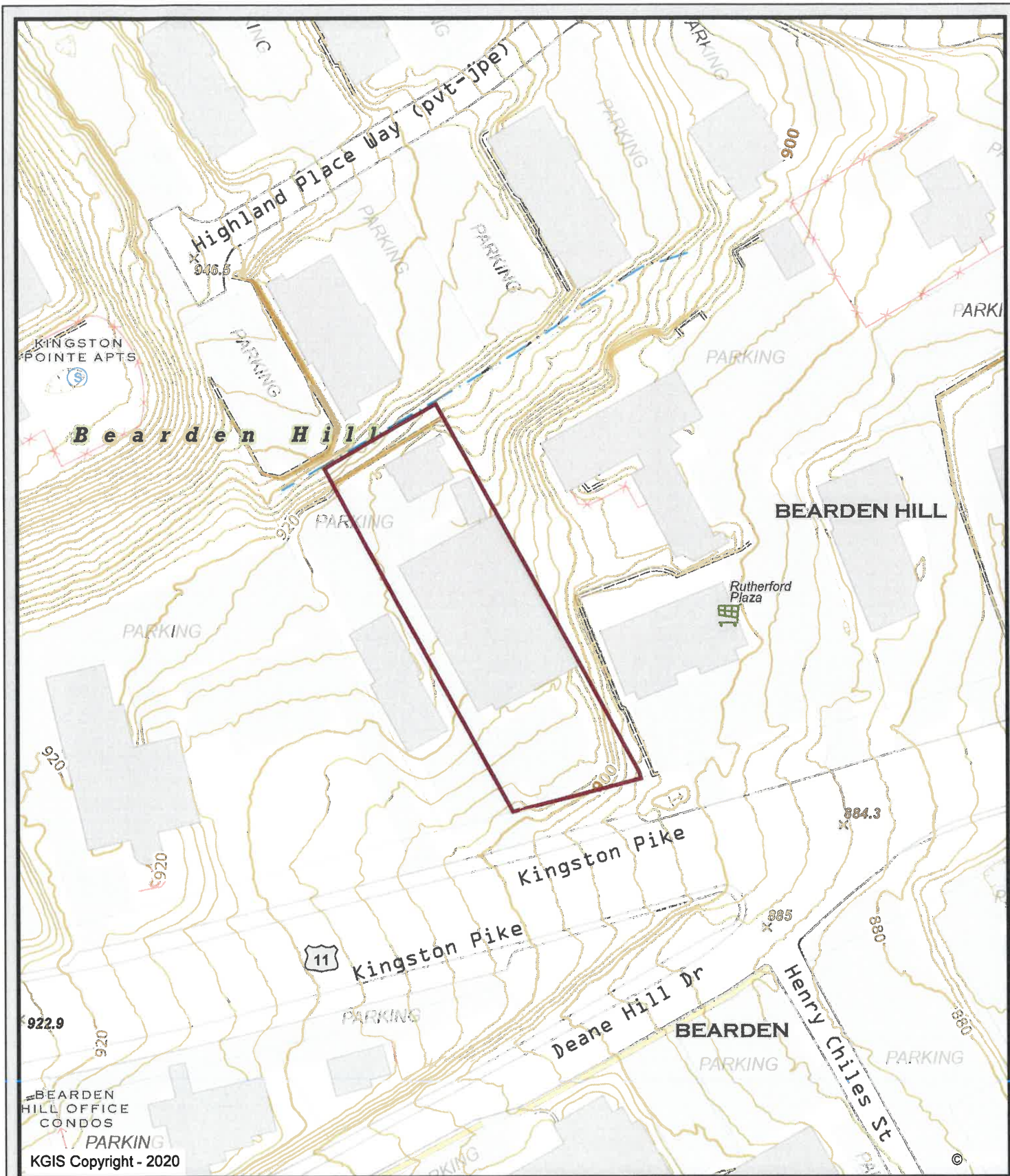
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