

File #

5-I-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 Ruby Cochran	Owner <input checked="" type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address 5916 Windtrace Lane	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip Knoxville, TN 37914	Tenant <input type="checkbox"/>	Off Street Parking <input checked="" type="checkbox"/>
Phone Number 865-385-4577	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Email cohran@att.net		Other <input type="checkbox"/>

THIS IS A REQUEST FOR:

- Zoning Variance (Building Permit Denied)
- Appeal of Administrative Official's Decision
- Extension of Non-Conforming Use/or Structure
- Map Interpretation

PROPERTY INFORMATION

Street Address 3010 E Magnolia Ave City, State, Zip Knoxville, TN 37914
 See KGIS.org for Parcel # 082FE002 and Zoning District 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 existing residence was originally built in 1930 and is participating in the Facade Grant Program. The occupancy of the first floor space is proposed to change from Residential to Business. A change to a Business occupancy requires 3 additional parking spaces, including one accessible parking space.

The front lot is not deep or wide enough to facilitate any of the new parking requirements. Also, the grade of the rear yard drops down about 10' from the front yard. If a person with a disability parked in the rear yard, it would be very difficult for them to travel up to the front entry.

We request that the existing driveway and existing curbcut to remain as-is, in order to provide one parking space in close proximity to the front entry for the owner.

Describe hardship conditions that apply to this variance.

same as above

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

Ruby Cochran

DATE

4/8/2021

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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):

Reduce the minimum number of required parking spaces for a ground floor office use from 2 spaces to 0 spaces. Per Article 11, Section 11.4. Table 11-2.

PROJECT INFORMATION

Date Filed 4-7-21

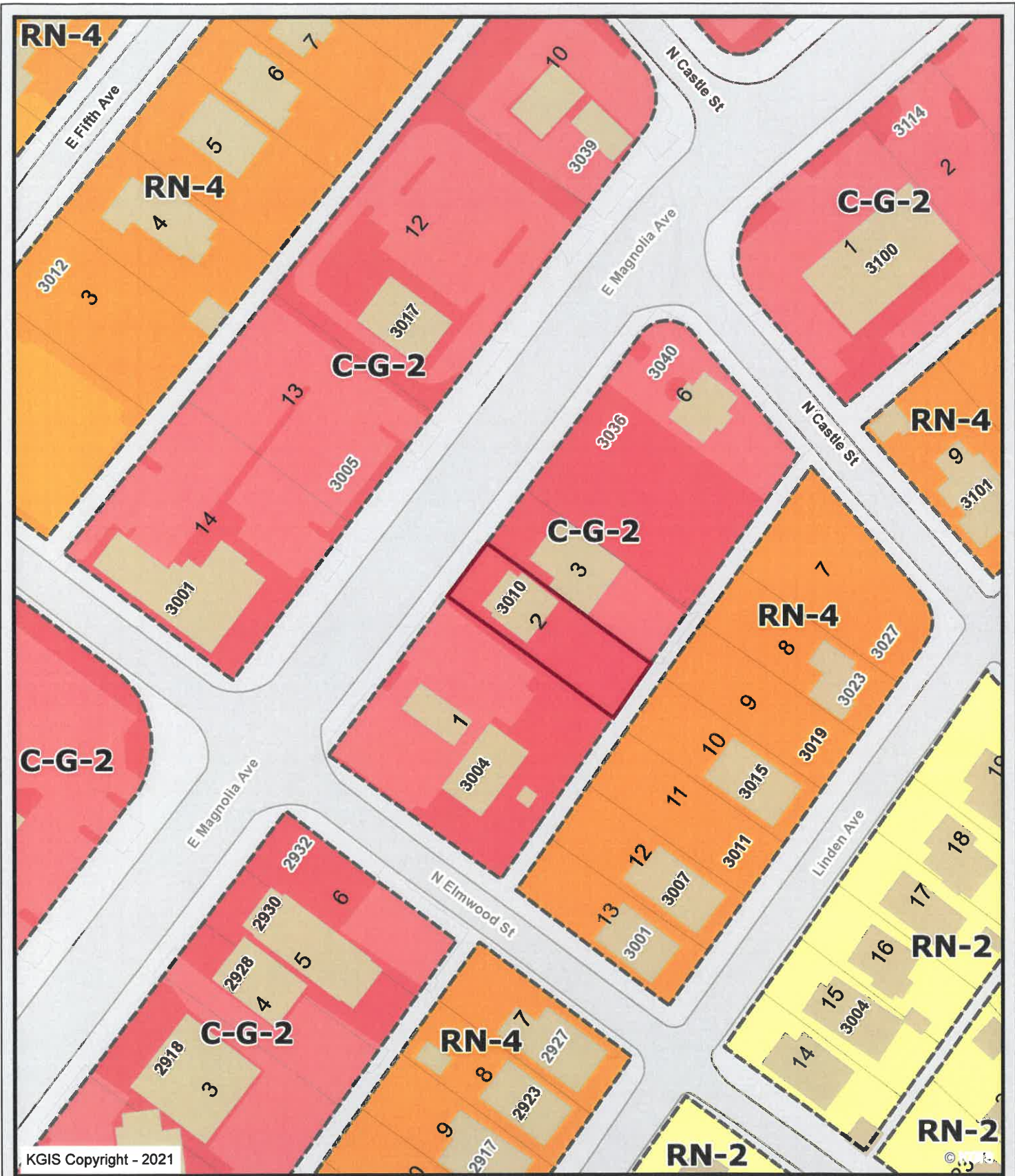
Fee Amount \$250.00

Council District 6

BZA Meeting Date 5-18-2

PLANS REVIEWER Scott Elder

DATE 4-7-21



3010 E. Magnolia Ave.

5-I-21-VA
Ruby Cochran

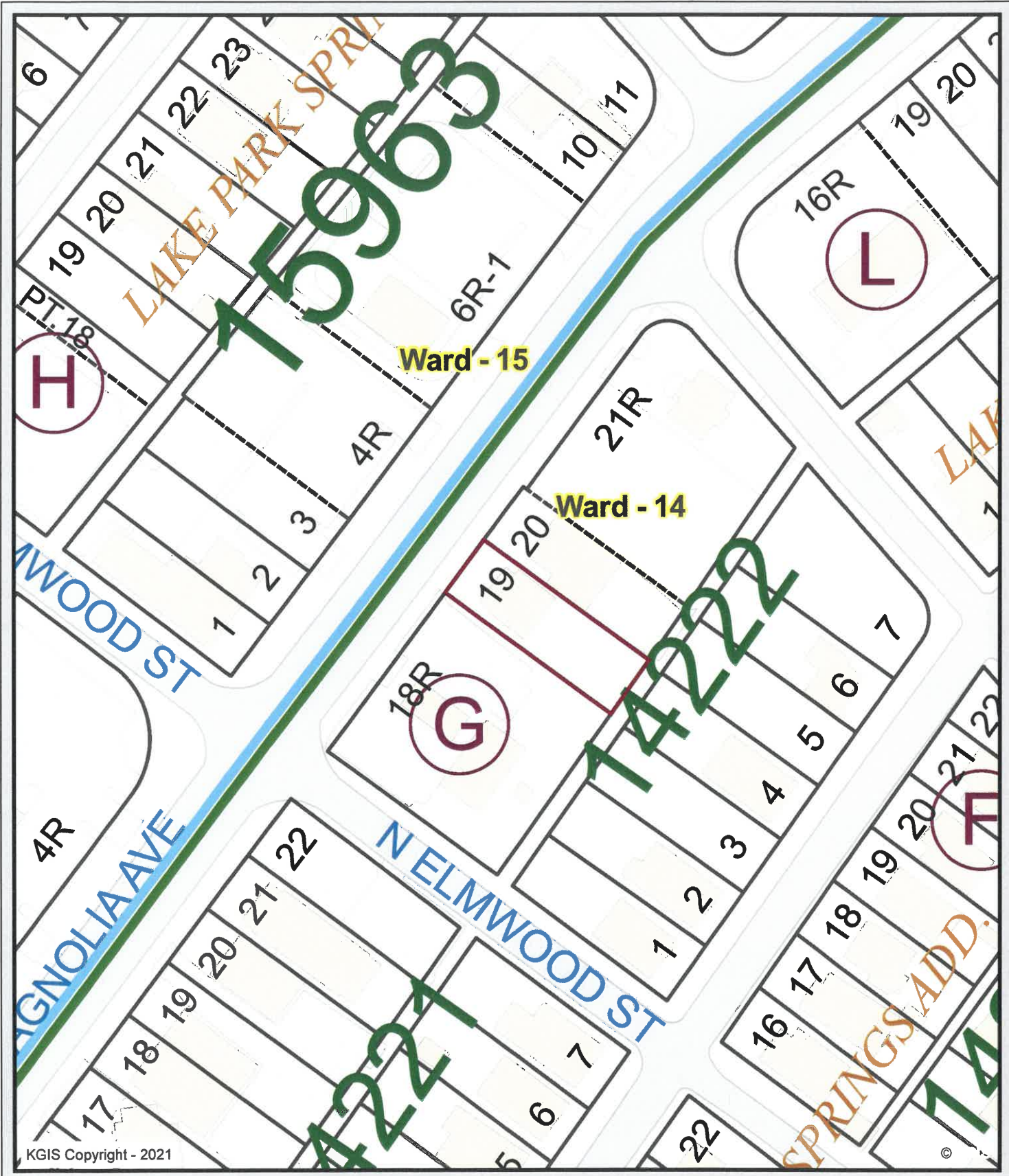
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3010 E. Magnolia Ave.

5-I-21-VA

Ruby Cochran

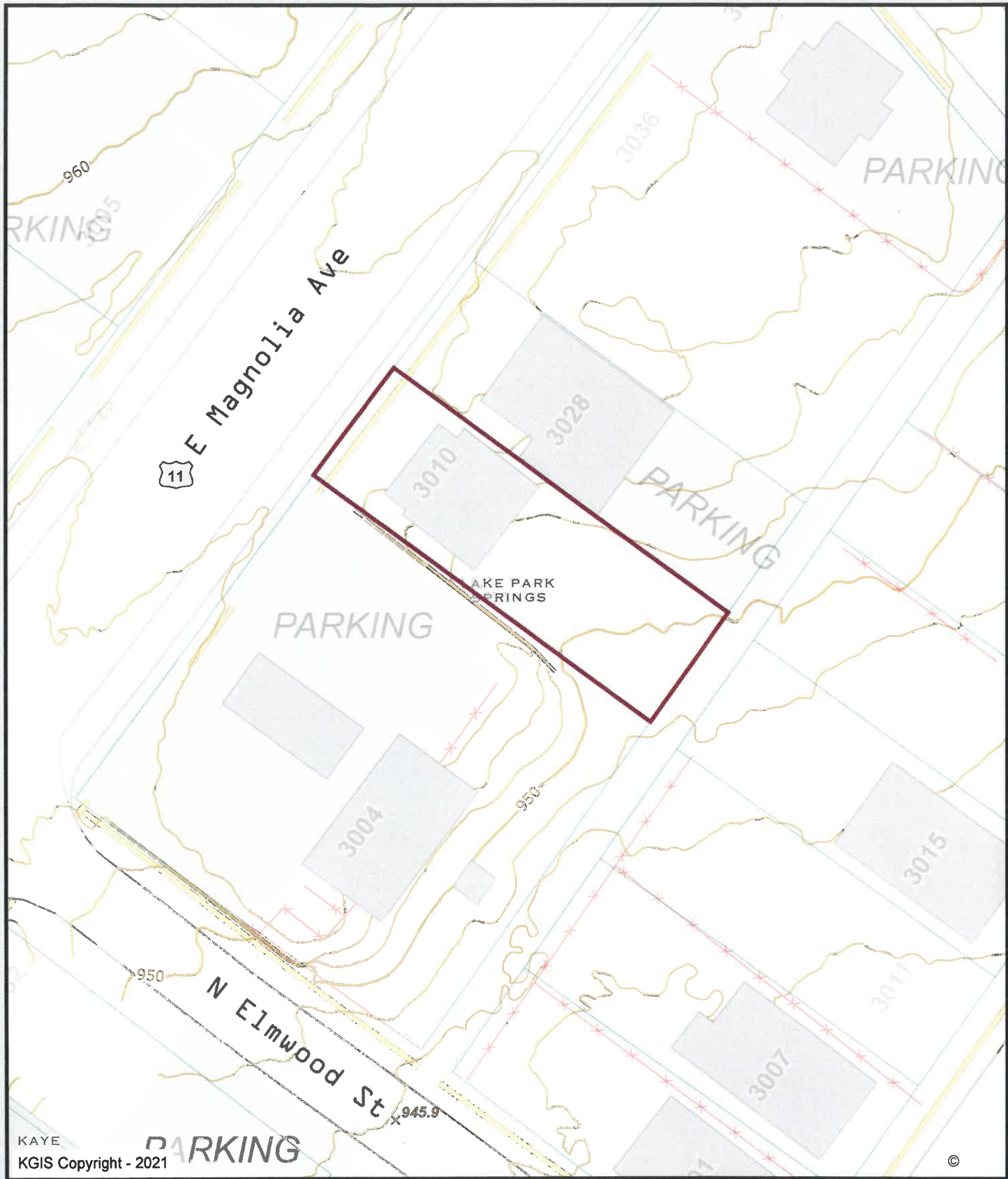
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KAYE
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3010 E. Magnolia Ave.

5-I-21-VA
 Ruby Cochran

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R21-0064

Jennifer "Jim" McDaniel
Designer
740 Radford Pl.
Knoxville, TN 37917
314.651.9538
April 07, 2021

City of Knoxville
Plans Review & Inspections Division
P.O. Box 1631
Knoxville, TN 37901-1631

Re: Plans Review No.: R21-0064
3010 E Magnolia Ave.
Knoxville, TN 37914

The following are our responses to Plans Review comments, dated 01.21.2021:

CON 0288134: The extent of currently proposed work is shown on the plans.

CON 0288161: Approved As Noted

CON 0288162: See sheet C-101 for site plan.

CON 0288163: Owner is applying for a variance for the required parking.

CON 0288164: See sheet C-101. Parking for 4 bicycles has been added.

CON0288165: Owner is applying for a variance for the required parking, and for existing curb cut to remain in place.

CON 0288166: noted

CON 0288238: Approved As Noted

CON 0288328: Owner is applying for a variance for the required parking.

CON 0288338:

- Future use of space intended to serve as a Business occupancy (50 PSF – IBC Table 1607.1), not meeting or assembly (100 PSF).
- Existing first floor joists are most likely designed to meet 50 PSF (originally constructed in 1930, Southern Pine No.1 assumed, 2" x 10" nominal size of joists spaced 16" O.C., span lengths are no greater than 13'-0").

CON 0288329: See Floor Plan detail (1/A-101) and Handrail Detail (2/A-101) for new handrail location and details.

PR-12.G014: No gas work shown on plans.

PR-12.M01: No mechanical work shown on plans.

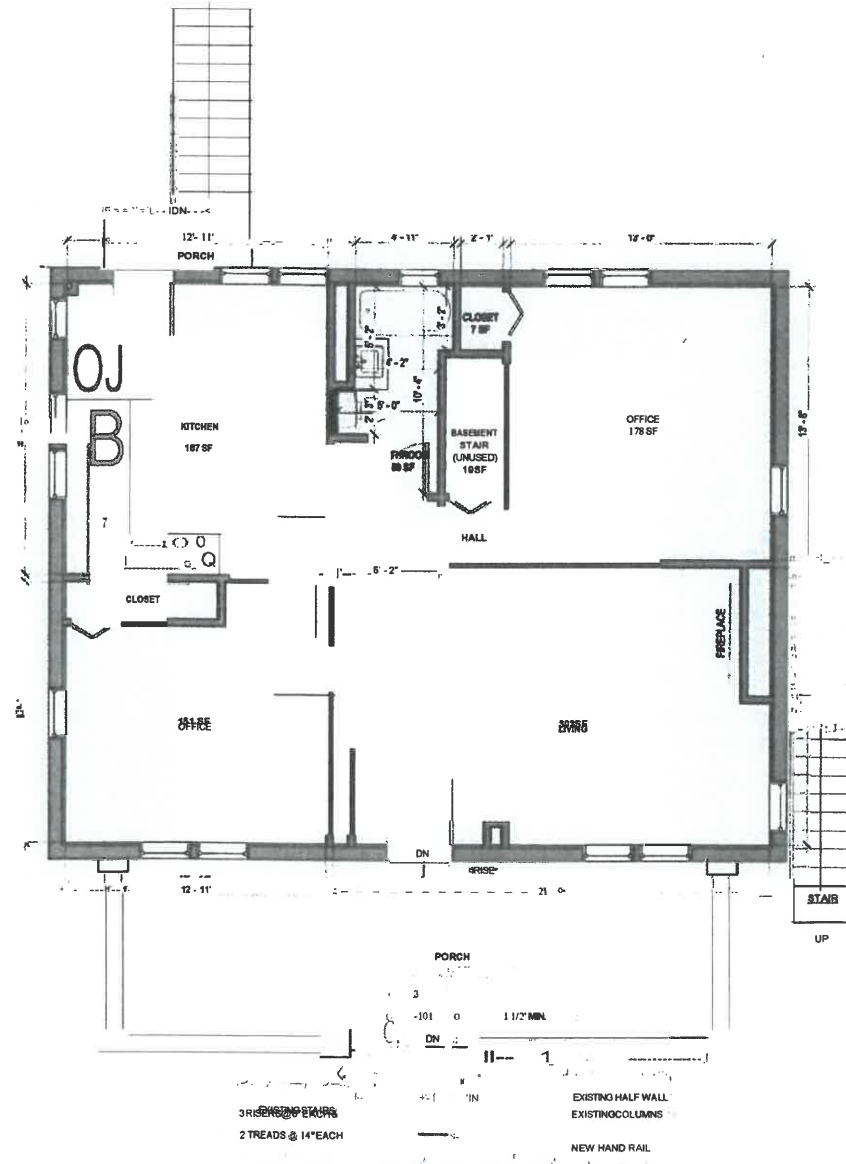
PR-12.P017: No plumbing work shown on plans.

Sincerely,

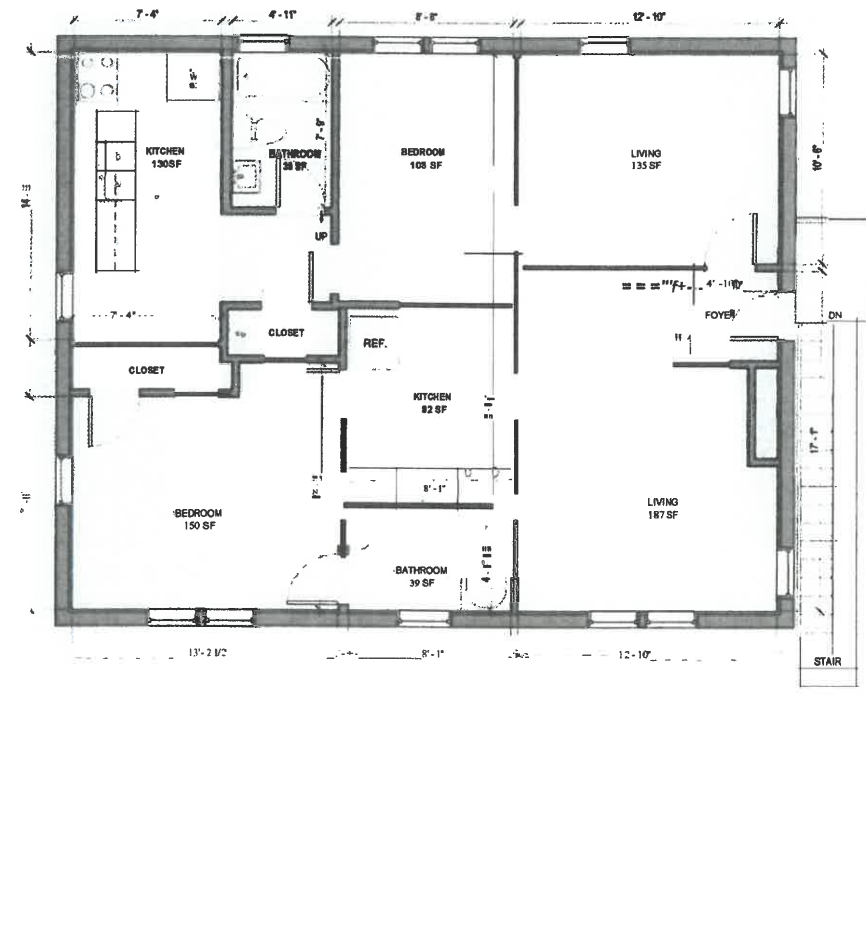
Jennifer "Jim" McDaniel

GENERAL FLOOR PLAN NOTES:

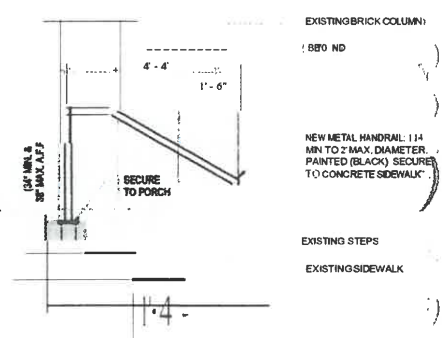
1. FIELD VERIFY DIMENSIONS AND REPORT DISCREPANCIES TO ARCHITECT/DESIGNER.
2. DIMENSIONS ARE FROM FACE OF WALL TO FACE OF WALL UNLESS NOTED OTHERWISE. MASONRY DIMENSIONS ARE FROM OUTSIDE EDGE TO OUTSIDE EDGE UNLESS NOTED OTHERWISE.



1 FIRST FLOOR PLAN - EXISTING CONDITIONS
 -101 1/4" = 1'-0"

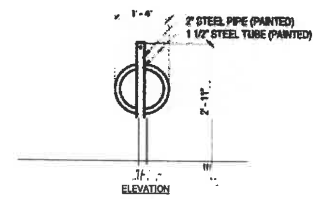
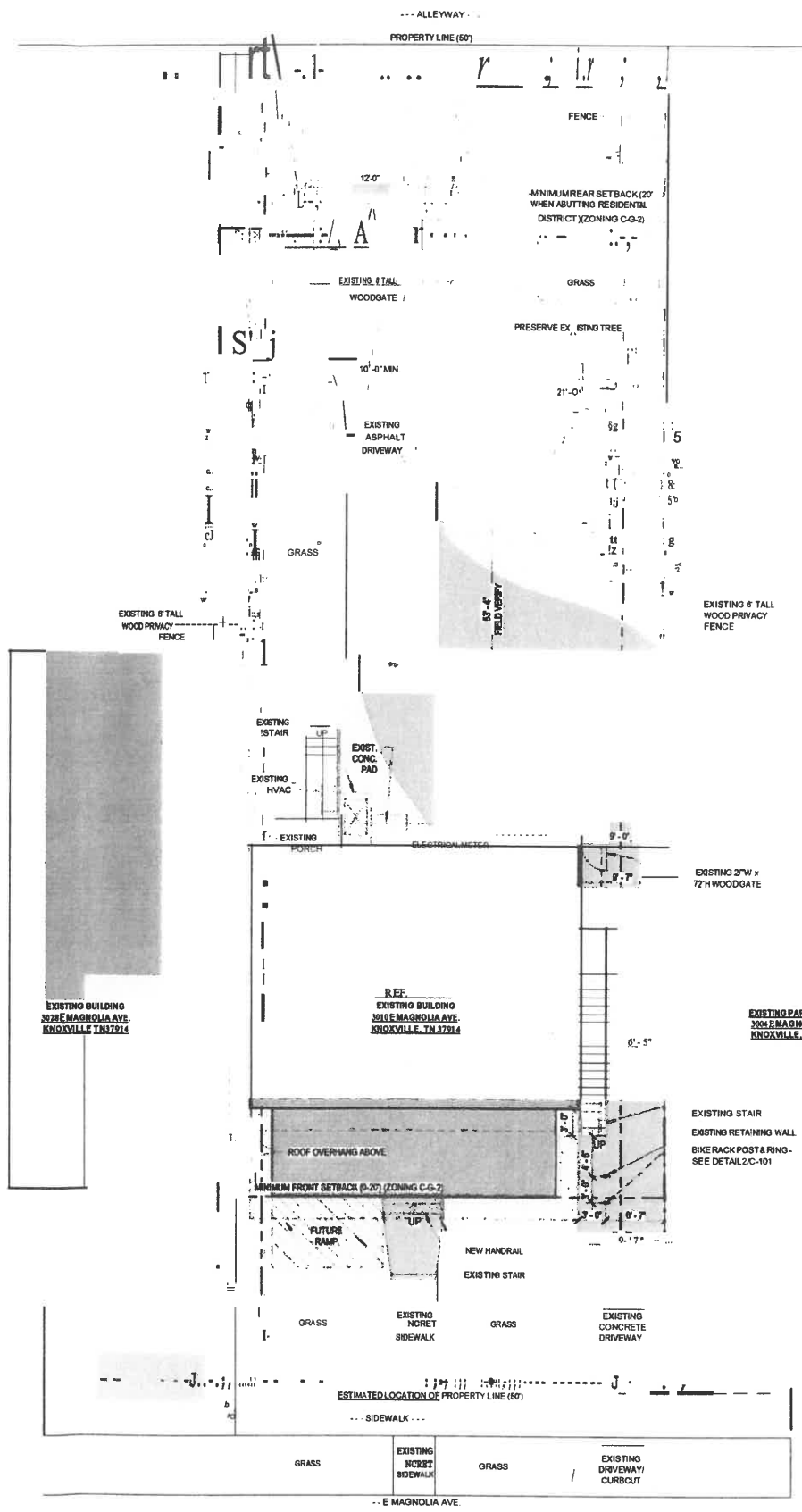


2 SECOND FLOOR PLAN - EXISTING CONDITIONS
 -101 1/4" = 1'-0"



3 HANDRAIL DETAIL
 A-101 1/2" = 1'-0"

NO.	REVISION	DATE
1	EXISTING CONDITIONS	01.10.2021



2 BICYCLE RACK DETAIL
 C-101 1/8" = 1'-0"

10.380 SITE PLAN
 1/8" = 1'-0"

EXISTING CONDITIONS 01.19.2021
 REVISION 1 11.07.2021