

File # 5-F-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 Kim Firkins	Owner <input type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address 414 Clinch Avenue	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip Knoxville, TN 37902	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number 865-523-5001 ext #233	Other <input checked="" type="checkbox"/>	Signage <input type="checkbox"/>
Email kfirkins@s4dinc.com		Other Zero Parking <input checked="" 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 941 North Broadway	City, State, Zip Knoxville, TN 37917
See KGIS.org for Parcel # 081MS003	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.

Our client's building located at 941 N. Broadway is next to a building, 949 N. Broadway, which is pursuing TDOT and City approval for the attached proposed parking and driveway. They have just enough parking for their establishment assuming that the building at 941 N. Broadway would be a business occupancy. Both establishments are proposed to be eating/drinking establishments and our client will not have any place to put parking for their own business. We are pursuing a variance to provide zero parking spaces.

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

The property at 941 N. Broadway is not conducive to provide required parking for a proposed eating/drinking establishment.

### 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 Kim Firkins

Digitally signed by Kim Firkins  
Date: 2021.04.08 08:38:20 -04'00'

DATE \_\_\_\_\_

File # 5-F-21-VA



**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 required number of parking spaces for an eating and drinking establishment from 36 spaces to 0 spaces. Per Article 11, Section 11.4. Table 11-2.

**PROJECT INFORMATION**

Date Filed 4-8-21

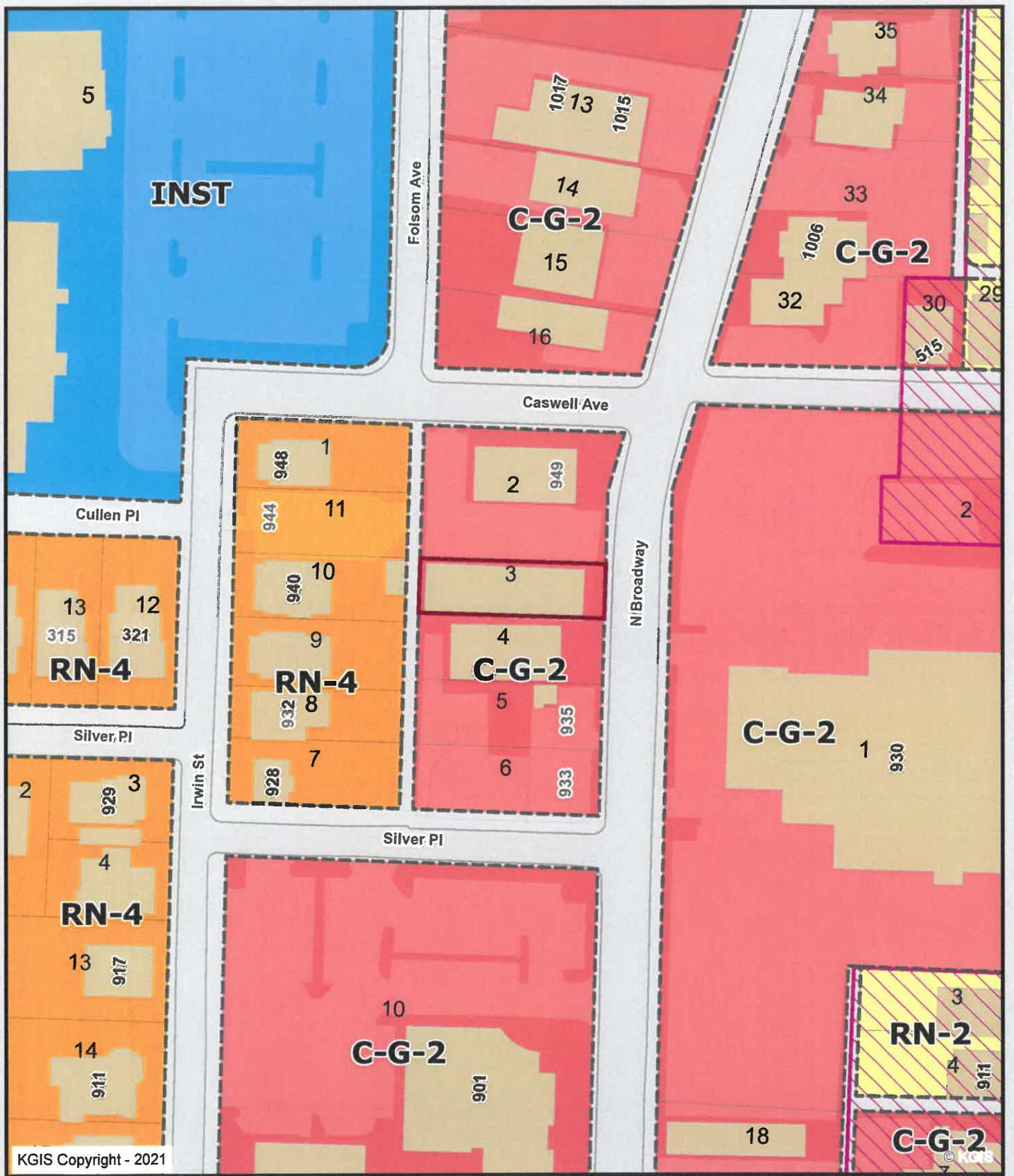
Fee Amount \$250.00

Council District 4th

BZA Meeting Date 5-18-21

**PLANS REVIEWER** Scott Elder

**DATE** 4-20-21



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941 N. Broadway

5-F-21-VA  
Kim Firkins

Knoxville - Knox County - KUB Geographic Information System



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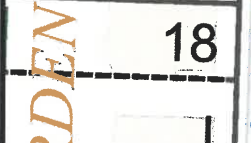


CASWELL AVE

LEN PL



R PL



Ward - 11

N BROADWAY

CULLEN ADD.

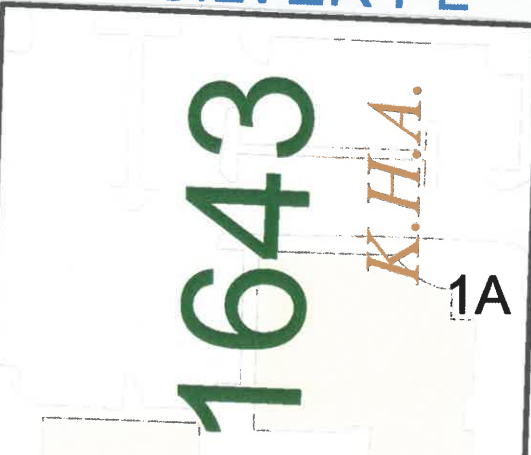
11642

GRATZ HOMEPLACE

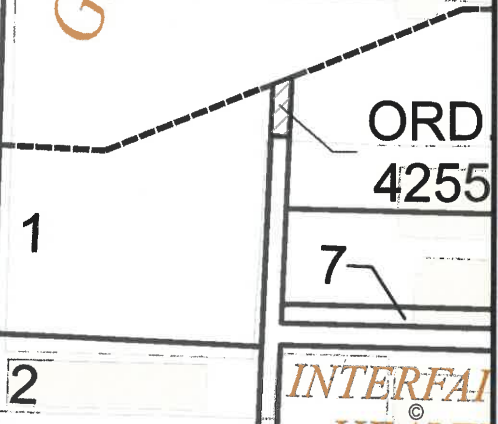
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SILVER PL

RWIN ST (KENTUCKY)



K.H.A.



ORD  
4255

INTERFAI  
HEALTH

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941 N. Broadway

5-F-21-VA  
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941 N. Broadway

5-F-21-VA

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**941 N. Broadway**

5-F-21-VA  
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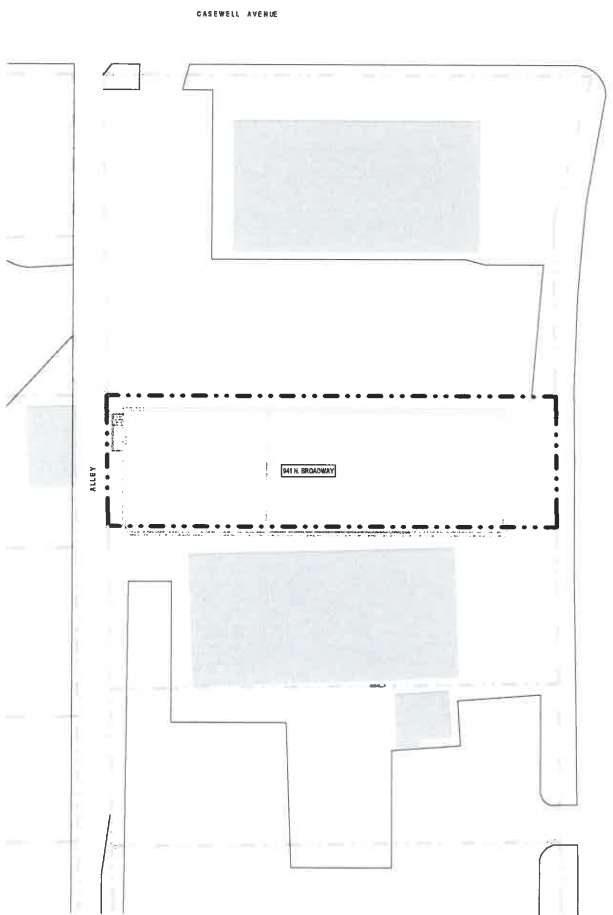


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Location Plan

941 N. BROADWAY



**PARKING CALCULATIONS**

GROSS FLOOR AREA: 6,565  
 EATING AND DRINKING EST.:  
 8 SPACES / 1,000 SF

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52 SPACES  
 (per Table 11-2)

TRANSIT ROUTE REDUCTION: 30%  
 (per Section 11.4-B.3)

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36 REQUIRED SPACES  
 (per Table 11-2)

**ACCESSIBLE PARKING:**  
 26-50 REQ. SPACES = 1 VAN  
 1 CAR  
 (per Table 11-3)

**BICYCLE PARKING:**  
 LESS THAN 50 VEHICLE SPACES = 4 BICYCLE SPACES  
 (per Table 11-7)

Site Plan

941 N. BROADWAY