

File # 6-G-21-VA



BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION		APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name	Benefield Richters, Amy Sherrill	Owner <input type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address	902 N Central St	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 6377009	Other <input checked="" type="checkbox"/>	Signage <input type="checkbox"/>
Email	asherrill@benefieldrichters.com	architect	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 718 E. Depot Ave
 City, State, Zip Knoxville, TN 37917
 Parcel # (see KGIS.org) 095AL014
 Zoning District (see KGIS.org) 1-MU

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.
 Renovation of existing building for office and future comm. kitchen (catering).
 Site does not have adequate space for parking — existing building on side and rear property lines. front depth not adequate to meet design requirements.
 parking required = $3/1000sf \times 3400sf = 10.2 = 11$ spaces
 public transit reduction - 30% = 8 spaces
 variance requested = 0 spaces

Describe hardship conditions that apply to this variance.
 existing building. inadequate space on site to accommodate parking. existing parking does not comply w/ design 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 *[Signature]*

DATE 5/11/2021

File #



BOARD OF ZONING APPEALS APPLICATION

*******OFFICE USE ONLY*******

Is a plat required? Yes No

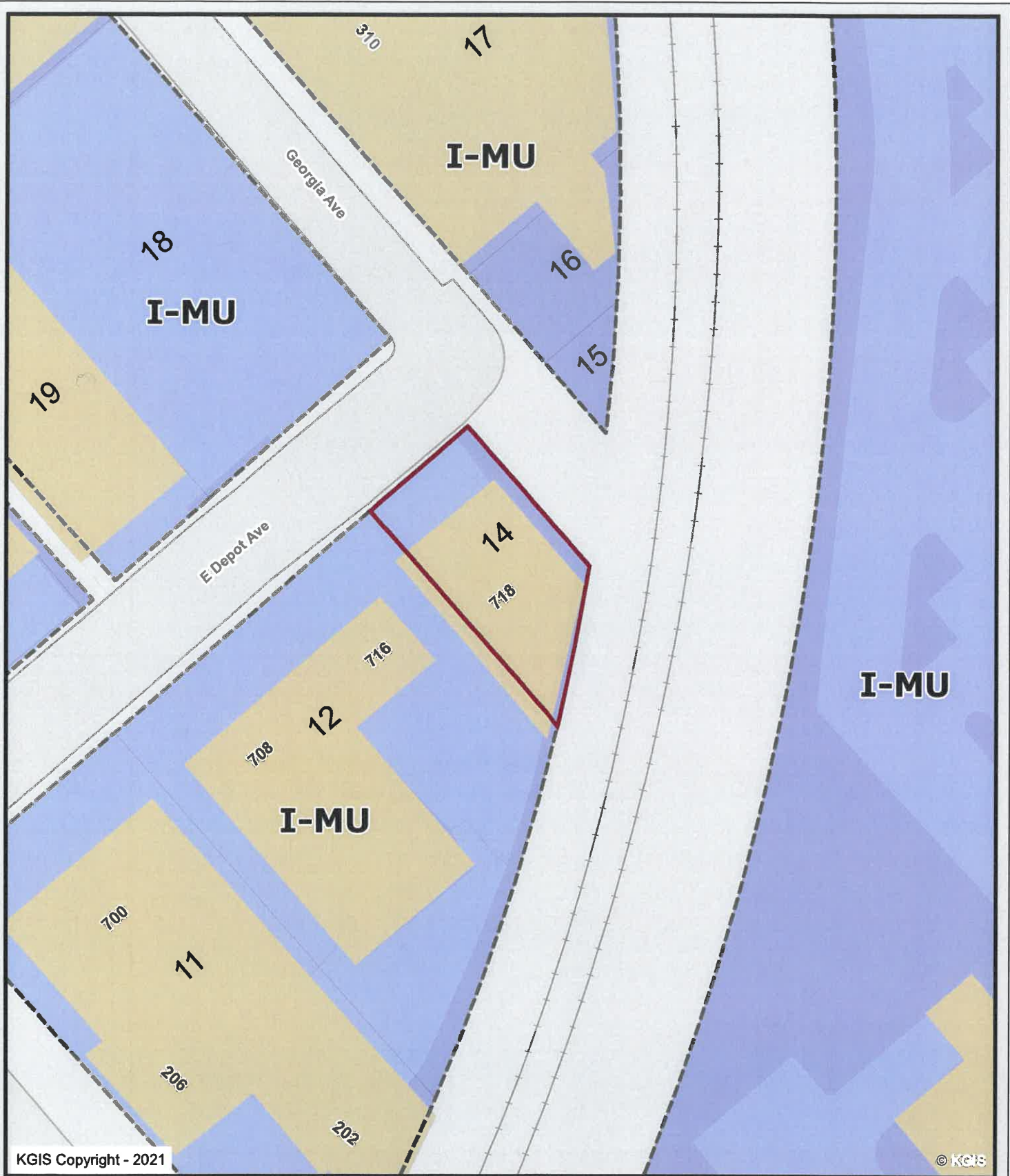
Small Lot of record?

VARIANCE REQUEST(S) WITH ORDINANCE CITATION(S):

(This area is intentionally left blank for the applicant to provide variance request details and ordinance citations.)

PROJECT INFORMATION

Date Filed	Fee Amount
Council District	BZA Meeting Date
PLANS REVIEWER	DATE



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718 E Depot Ave

6-G-21-VA

Amy Sherrill, Benefield Richters

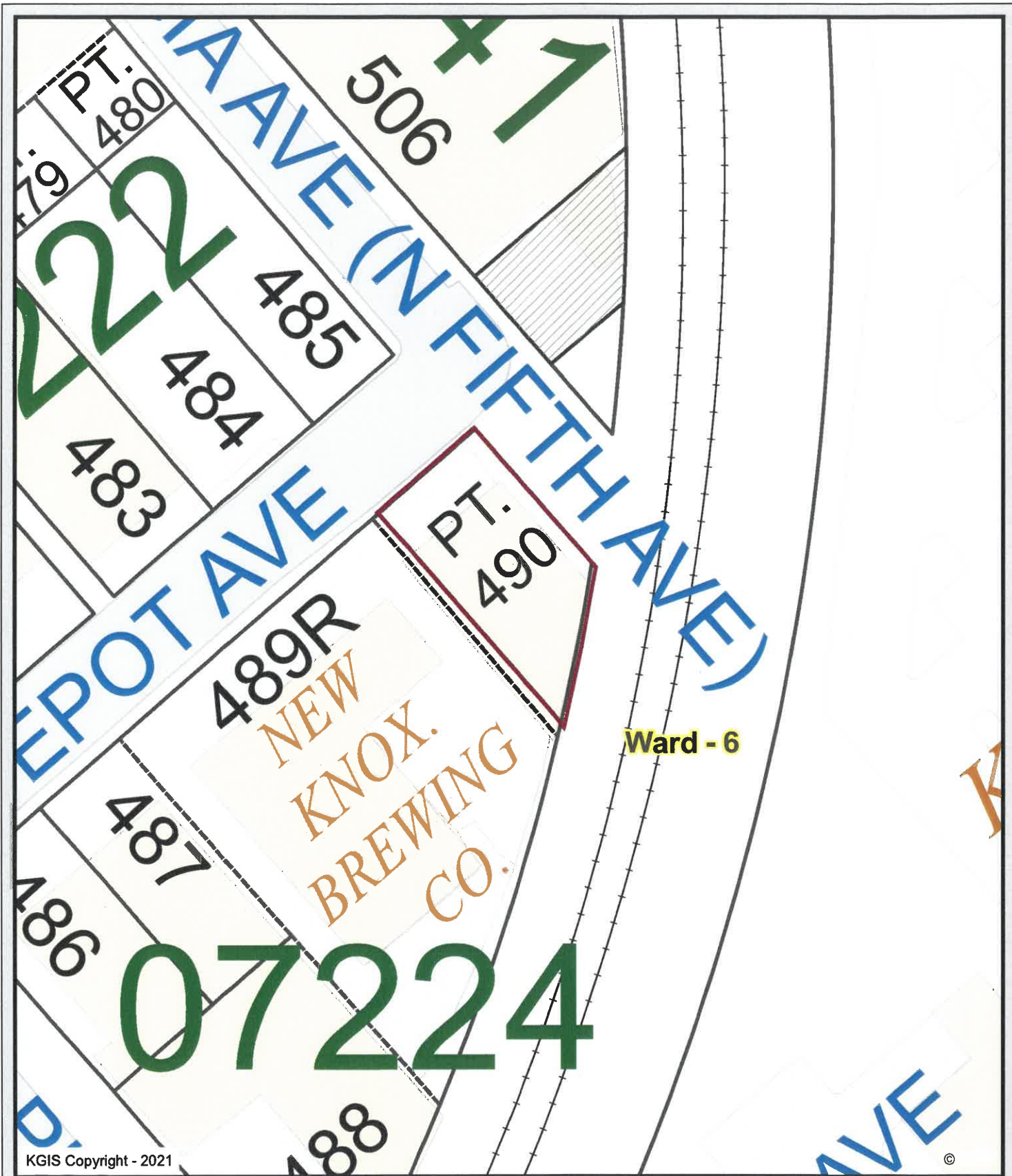
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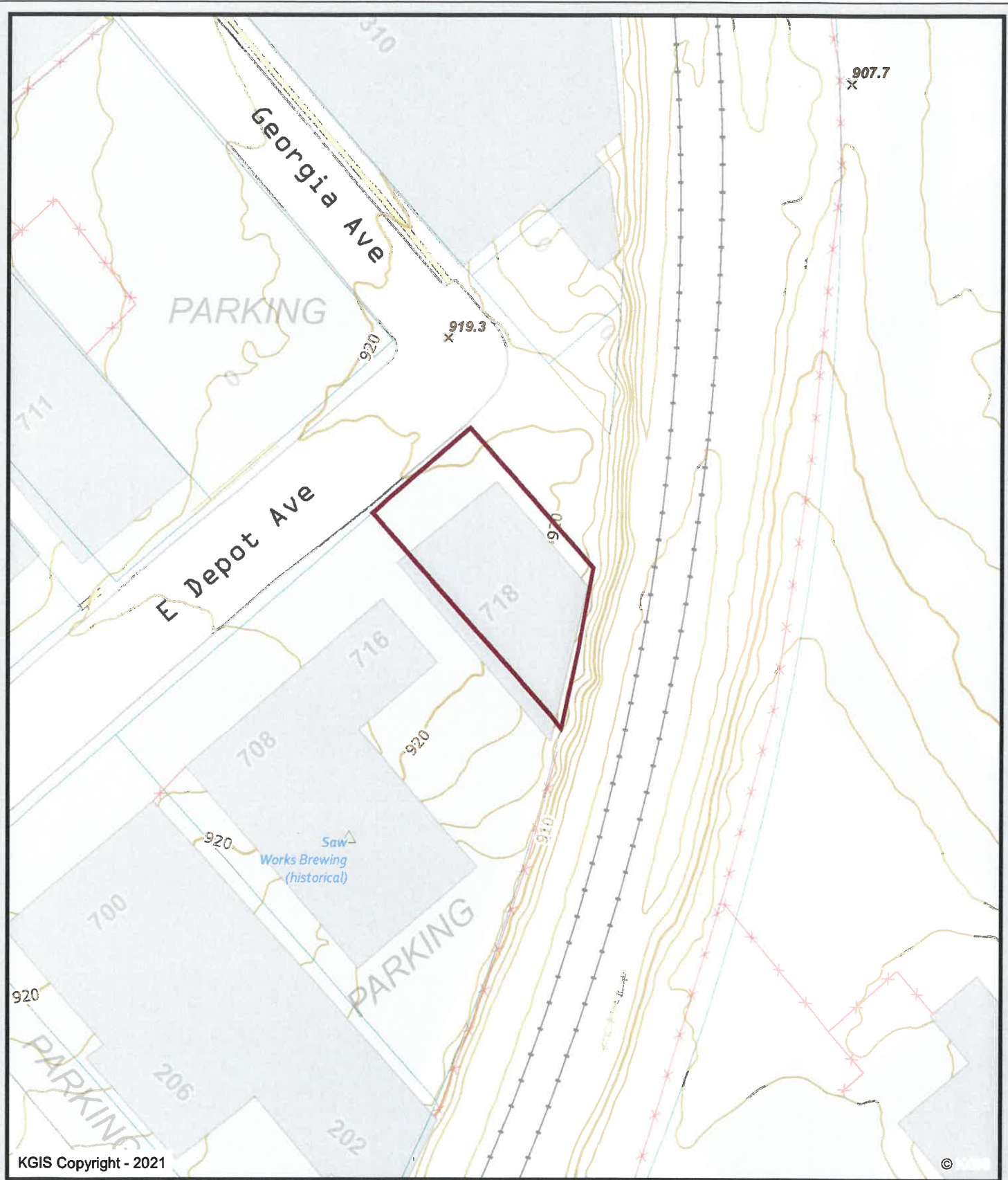
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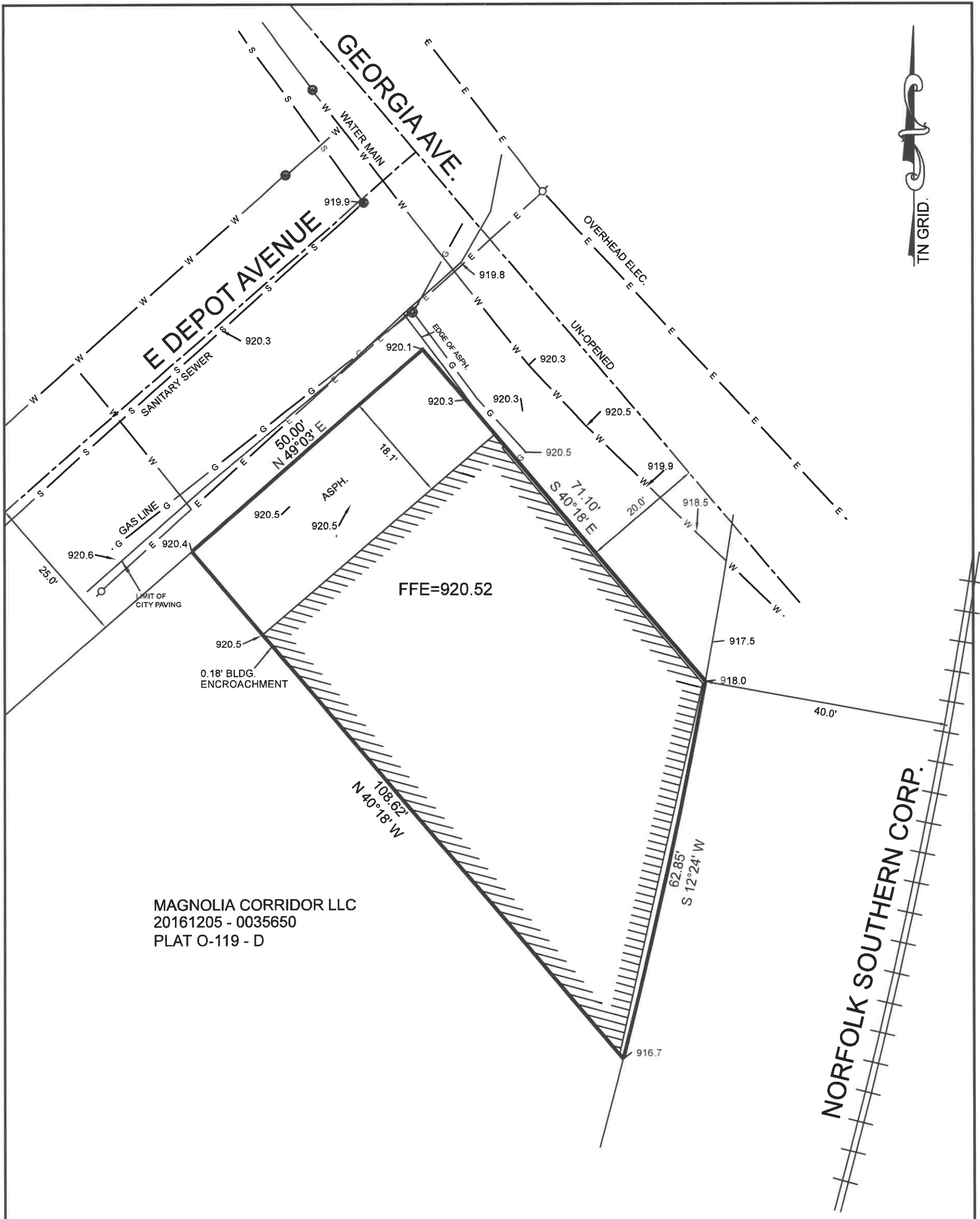
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MAGNOLIA CORRIDOR LLC
 20161205 - 0035650
 PLAT O-119 - D

NORFOLK SOUTHERN CORP.

CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY

I HEREBY CERTIFY THAT THIS CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON
 SURVEYOR: STANLEY E. HINDS TENN. REG. NO. 967

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE USING THE LATEST RECORDED DEED AND OTHER DOCUMENTS FURNISHED BY THE ATTORNEY, THAT THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN THOSE SHOWN AND THAT THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

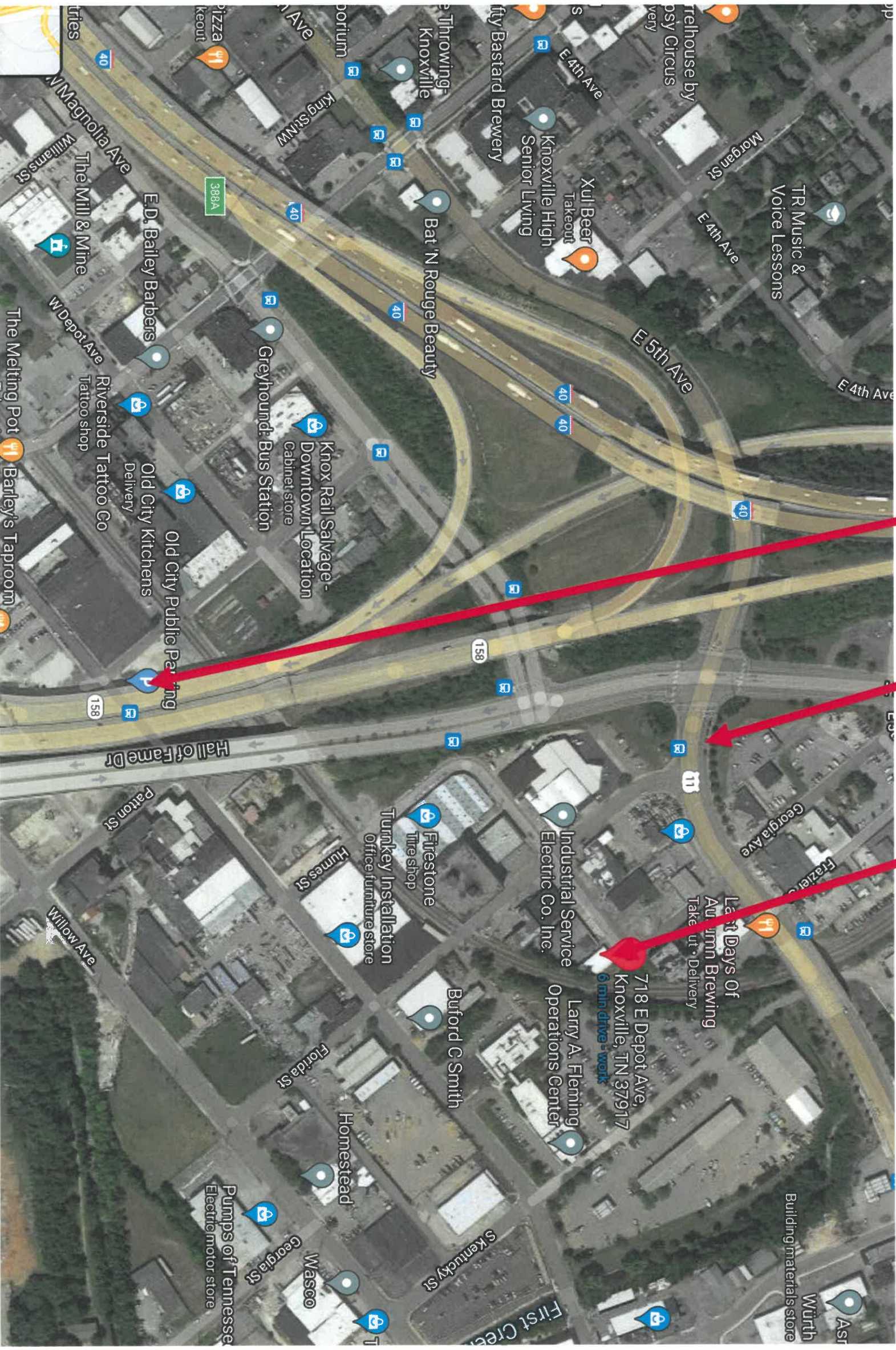
SURVEY FOR MATT WANTLAND & JESSE HASEK
 DIST. 2 WARD 6 CITY OF KNOXVILLE COUNTY KNOX
 ADDRESS 718 E DEPOT AVE.
 LOT NO. EASTERN 50' OF LOT 490 UNIT _____
 S/D STAUB, VANGILDER AND HENDERSON ADD.
 INSTR. 1605100068536 SCALE 1" = 20' DATE 2-26 2018
 JOB NO. 1802008 ORDERED BY: INDEP.



HINDS SURVEYING CO.

3555 WINDY J FARMS DR. LOUISVILLE, TN 37777
 PH. 588-9799 FAX. 233-3393
 WWW.HINDSSURVEYING.COM

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Approx .3 mile to Public Parking

Less than .25 mile to Transit

Site Location