

File #

**1-F-22-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: Tiffany Gentry	Owner <input type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address: 2575 Willow Point Way, Ste #105	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip: Knoxville, TN, 37931	Tenant <input type="checkbox"/>	Off Street Parking <input checked="" type="checkbox"/>
Phone Number: 865-769-8075	Other <input checked="" type="checkbox"/>	Signage <input type="checkbox"/>
Email: tgentry@r2rstudio.com		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 : 1201 N Central Street City, State, Zip: Knoxville, TN 37917  
 See KGIS.org for Parcel #: 081NH012 and Zoning District: C-G-2

### 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.

This project consists of a interior and exterior renovation of an existing historic building located at 1201 N Central St. The scope of the project includes the new interior construction for ten (10) apartments and ground level retail. The exterior scope includes elongating the existing windows to provide more interior natural light to the new residences as well as widening the existing ground level windows. The project's new occupancy requires the addition of 19 parking spaces, reduced to 13 spaces by Article 11 Section 11.4.B.3. The existing corner site is currently 49'-6 3/4" wide, which is too shallow to allow for a 26' two-way drive aisle with a single row of 18' deep 90 degree parking. Angled parking likewise will not fit within the front area of the existing building.

Describe hardship conditions that apply to this variance.

The requested variance pertains to the on-site parking requirements by the City of Knoxville Code of Ordinance. In order to maintain the existing structure at the corner site at N Central St & W Anderson Ave, the remaining site would not allow for the addition of the 13 required parking spaces. We request the parking be reduced from 13 spaces to 0.

### 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

DATE

12/15/21

File #



**BOARD OF ZONING APPEALS APPLICATION**

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

Is a plat required? Yes  No

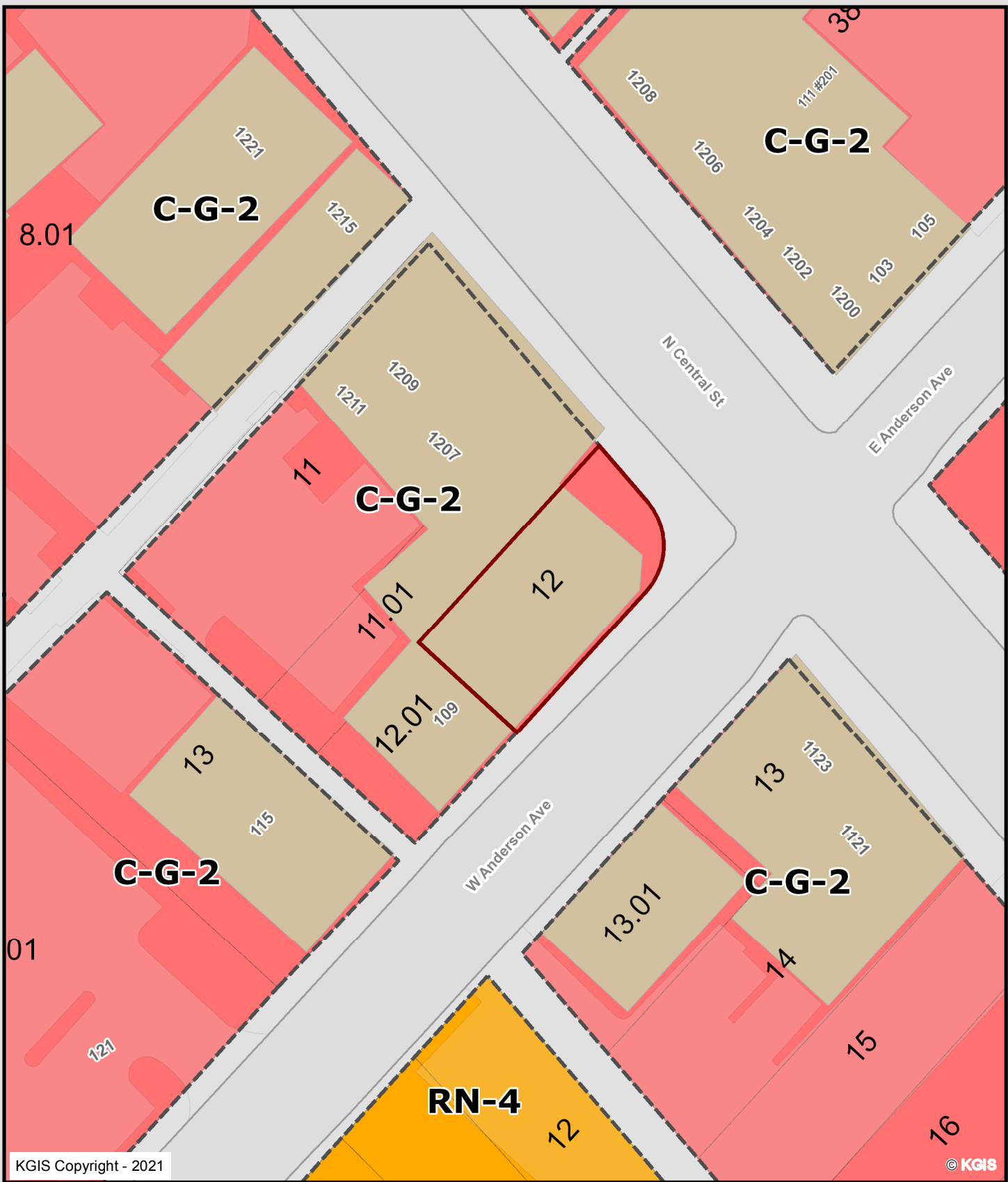
Small Lot of record?

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

Large empty rectangular area for providing variance request details and ordinance citations.

**PROJECT INFORMATION**

Date Filed	Fee Amount
Council District	BZA Meeting Date
<b>PLANS REVIEWER</b>	<b>DATE</b>



KGIS Copyright - 2021

© KGIS

1201 N Central St

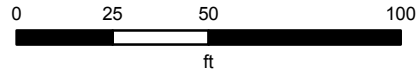
1-F-22-VA

Tiffany Gentry

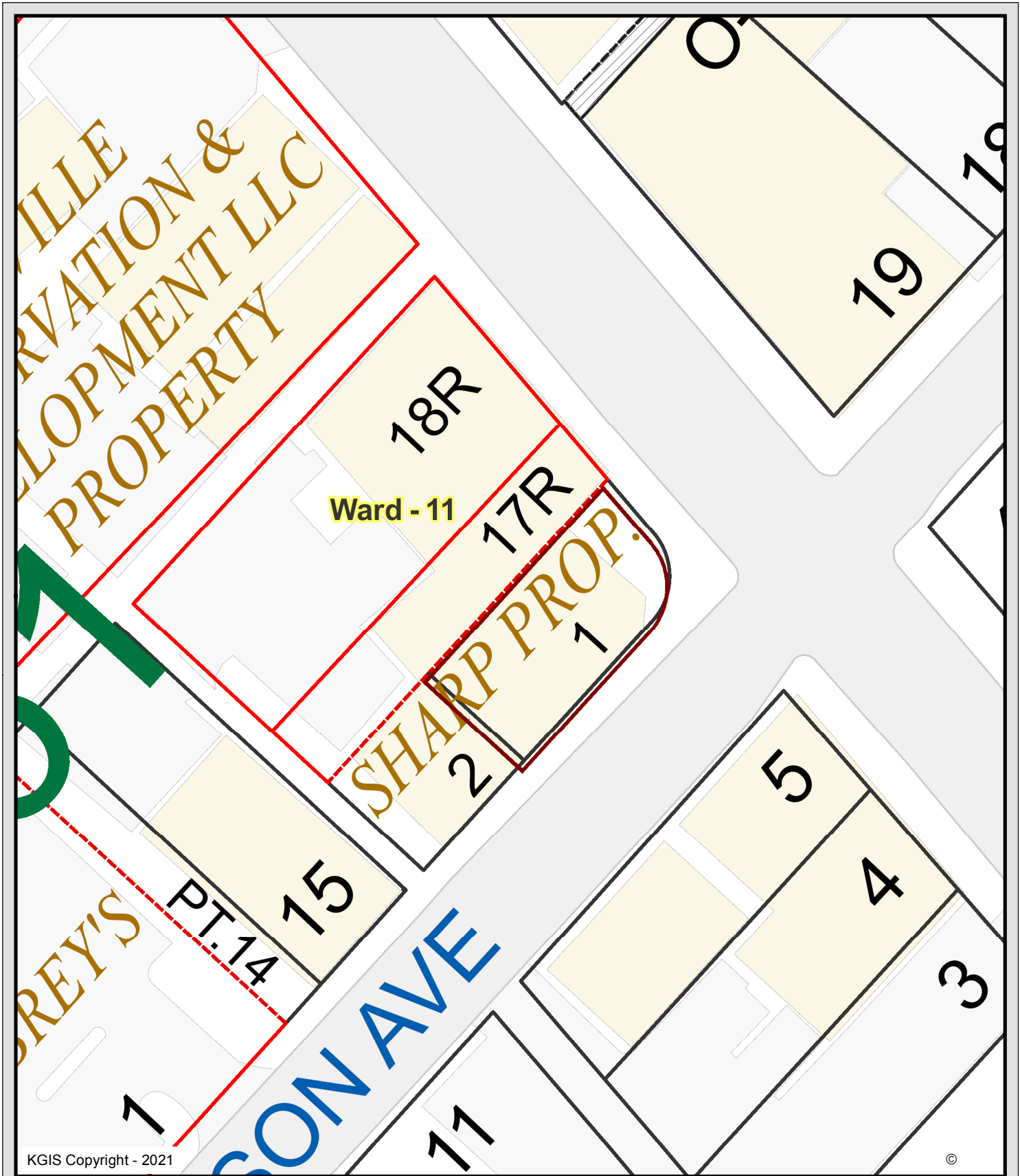
Knoxville - Knox County - KUB Geographic Information System



Printed: 12/15/2021 at 9:06:54 AM



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS ,WITH ALL FAULTS, and assumes all responsibility for the use thereof, and futher covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.



KGIS Copyright - 2021

©

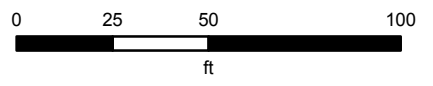
1201 N Central St

1-F-22-VA  
Tiffany Gentry

**Knoxville - Knox County - KUB Geographic Information System**



Printed: 12/15/2021 at 9:07:24 AM



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS ,WITH ALL FAULTS, and assumes all responsibility for the use thereof, and futher covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.



KGIS Copyright - 2021

© KGIS

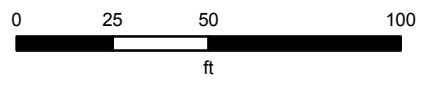
# 1201 N Central St

1-F-22-VA  
Tiffany Gentry

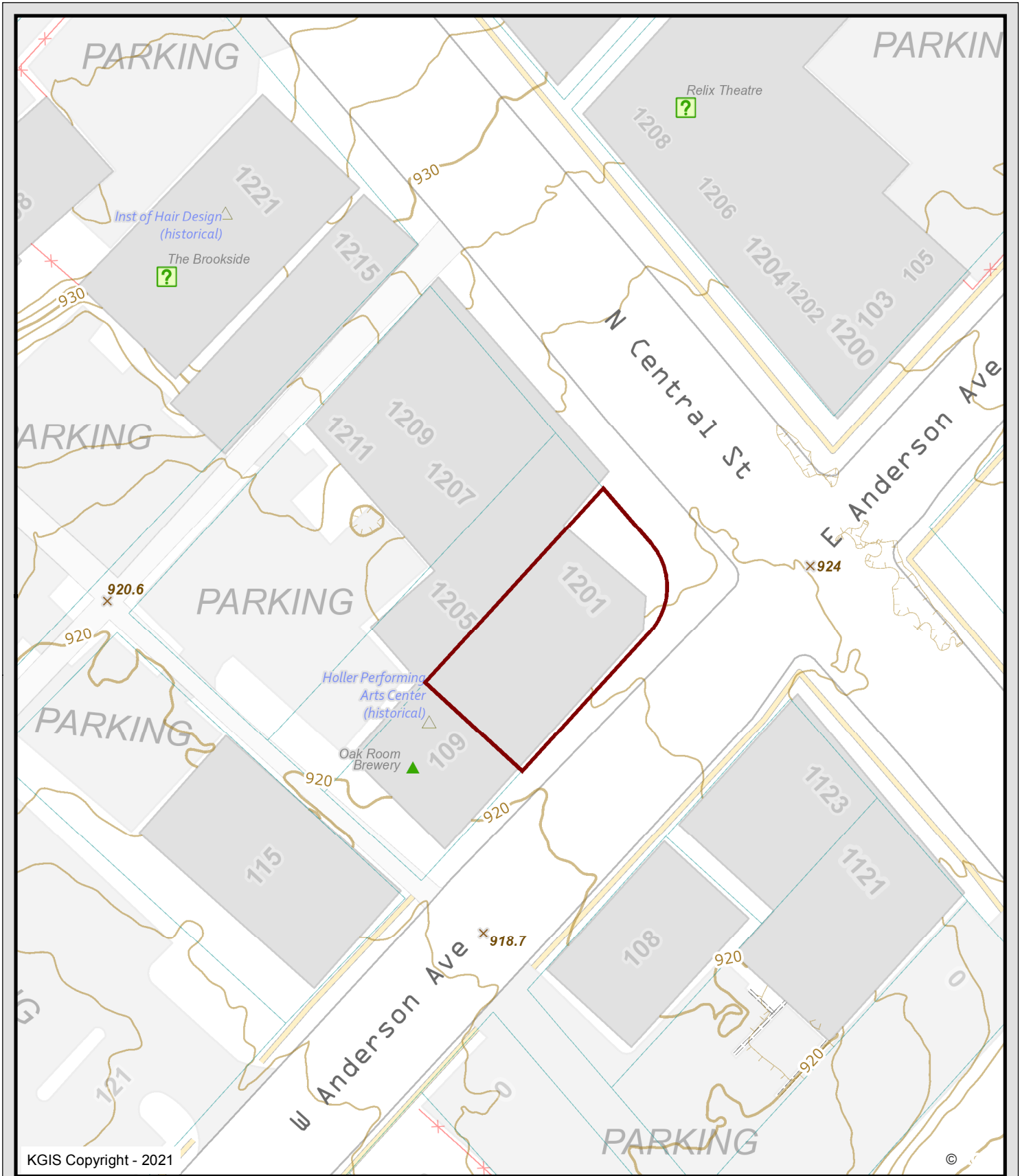
## Knoxville - Knox County - KUB Geographic Information System



Printed: 12/15/2021 at 9:07:45 AM



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS ,WITH ALL FAULTS, and assumes all responsibility for the use thereof, and futher covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.



**1201 N Central St**

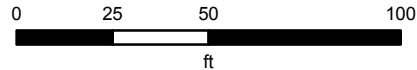
1-F-22-VA

Tiffany Gentry

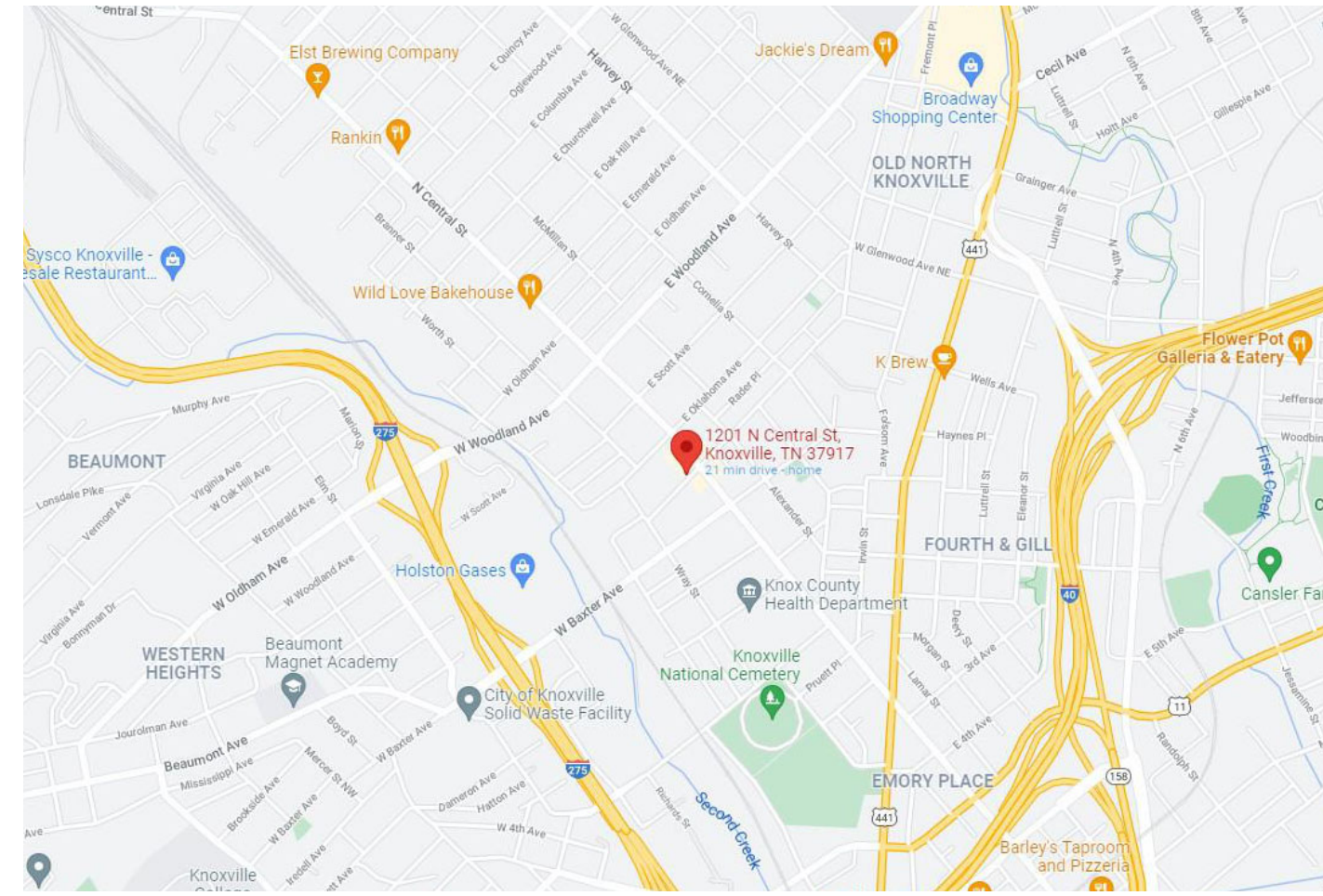
**Knoxville - Knox County - KUB Geographic Information System**



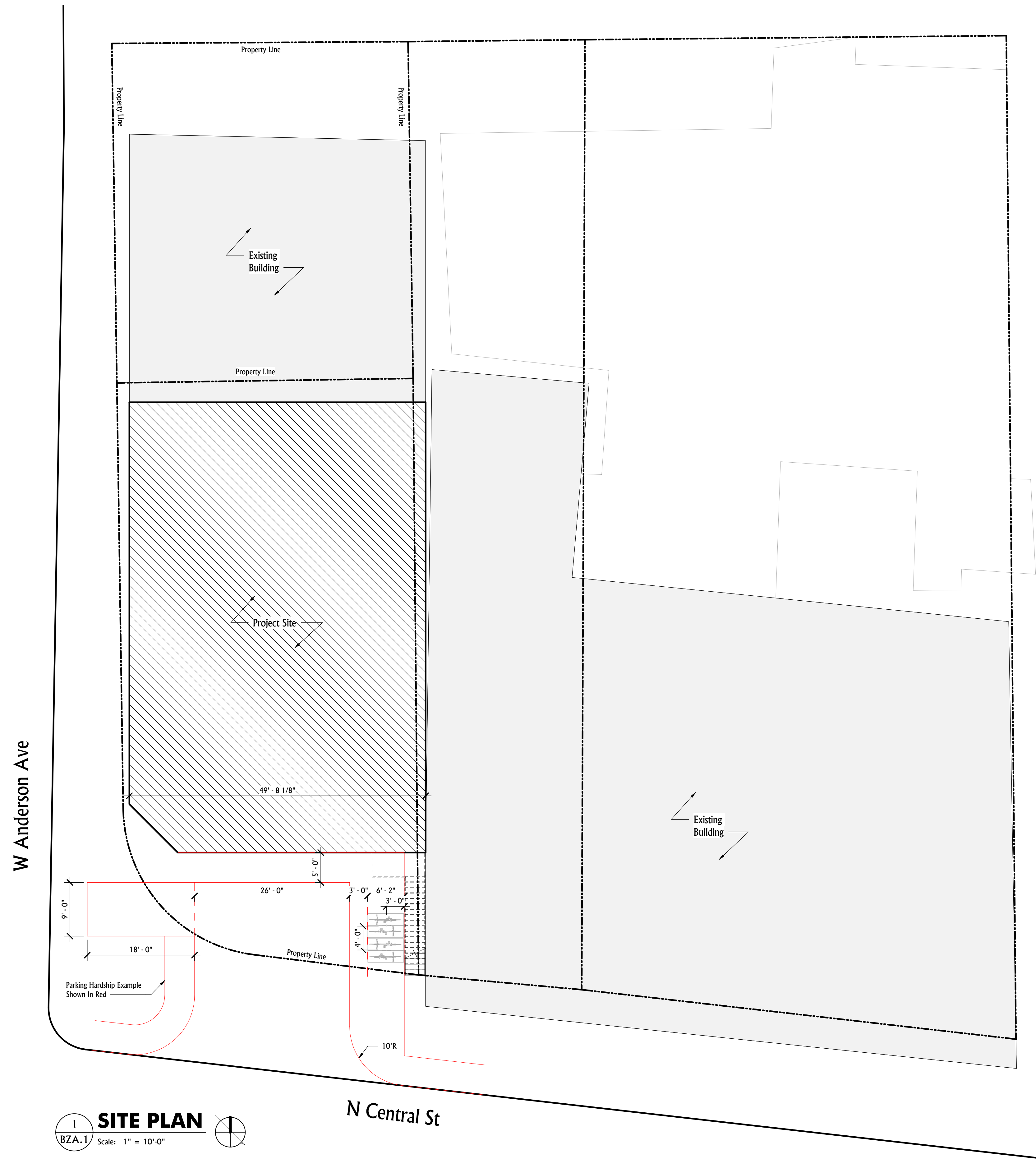
Printed: 12/15/2021 at 9:08:02 AM



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS ,WITH ALL FAULTS, and assumes all responsibility for the use thereof, and futher covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.



Parking Calculation	
City Of Knoxville - Code of Ordinances	
<b>Article 11 - Off-Street Parking</b> <b>Table 11-2: Required Off-Street Parking</b>	<b>Article 11 - Off-Street Parking</b> <b>Table 11-7: Required Bicycle Parking</b>
<b>Dwelling - Multi-Family Requirements</b> <ul style="list-style-type: none"> <li>0 to 1 Bedroom: 1 per DU + Guest Parking</li> <li>2 Bedrooms: 1.25 per DU + Guest Parking</li> </ul>	<b>Retail Goods Establishment</b> <ul style="list-style-type: none"> <li>Minimum: 3 per 1,000 SF GFA</li> <li>Maximum: 6 per 1,000 SF GFA</li> </ul>
<b>New Dwelling Parking Requirements</b> Basement Level: 1 Bedroom (x3 Apartments) = 1 per DU + Guest Parking = 3 + 0.6 = 3.6 Spaces Ground Level: 2 Bedroom (x2 Apartments) = 1.25 per DU + Guest Parking = 2.5 + 0.4 = 2.9 Spaces Upper Level: 1 Bedroom (x1 Apartments) = 1 per DU + Guest Parking = 1 + 0.2 = 1.2 Spaces 2 Bedroom (x4 Apartments) = 1.25 per DU + Guest Parking = 5 + 0.8 = 5.8 Spaces Total Residential Parking = 13.5 *Spaces Required: 14 Spaces Total Parking Spaces Required: 14 + 5 Spaces = 19 Parking Spaces Required	<b>New Retail Parking Requirements</b> Ground Level: 1,593 SF = 3 per 1,000 SF GFA = 4,779 Spaces Total Retail Parking = 4,779 *Spaces Required: 5 Spaces
<b>Article 11 - Off-Street Parking</b> Section 11.4.B.3	<b>Land Use Category: Non-Residential</b> Total Required Motor Vehicle Parking Spaces (Min.): Less Than 50 Required Number Of Bicycle Parking Spaces: 4 <b>4 Bicycle Parking Spaces Provided</b>
<b>Off-Street Parking May Be Reduced Up To 30% From The Minimum Requirements In Table 11-2, Provided The Development Is Located Within One-fourth Of A Mile Of A Transit Route.</b>	
<p>Project Site KAT Knoxville Area Transit Route Proximity: 21'-6" &lt; 1/4 Mile</p> <p>30% Reduction Calculation: 30% Of 19 Spaces = 5.7 19 - 5.7 = 13.3 Spaces <b>= 13 Total Spaces Required</b></p>	



1 SITE PLAN  
BZA.1 Scale: 1" = 10'-0"

1201 N Central St.  
BZA Parking Diagram  
12.15.2021

