



# 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 James Ryan	Owner <input checked="" type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address 2240 Sutherland Avenue, Suite 105	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 checked="" type="checkbox"/>
Phone Number 865-671-9060	Other <input checked="" type="checkbox"/>	Signage <input type="checkbox"/>
Email jryan@jainc.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 2018 Davenport Rd. City, State, Zip Knoxville, TN 37920

See KGIS.org for Parcel # 095PE031 City Council District 1 and Zoning District SW-3

**VARIANCE REQUIREMENTS**

**City of Knoxville Zoning Ordinance Article 16, Section 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.**

Johnson Architecture intends to renovate an existing 10,350 SF building into our new headquarters. At 3 maximum parking spaces per 1,000 SF the existing structure would allow 31 parking spaces. Approximately 4,445 SF of the back portion of the building has been fire-damaged, leaving a collapsed roof and structure that's infeasible to save. We plan to demolish this portion of the building and retain the area for future expansion, using it as an enclosed outdoor courtyard in the interim. After adding 765 SF to the front of the building our total square footage will be 6,670 SF. At 3 maximum parking spaces per 1,000 SF this would allow us 20 spaces, which will not adequately park our employees and guests.

Variance Request: Increase the maximum permitted parking spaces for 6,670 SF from 20 spaces to 31 spaces.

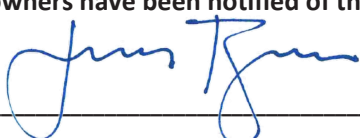
Notes: 1) Existing impervious pavement at front parking area is 8,801 SF. When accounting for required 65% pervious paving, the proposed 31 space parking lot has a total of 4,070 SF impervious pavement (4,731 SF less than currently)  
 2) For office use outside of the South Waterfront, City of Knoxville off-street requirements are a minimum of 3 / 1,000 SF (which is the same as the maximum for SW-3) and a maximum of 8 / 1,000 SF - which would be 53 spaces for 6,670 SF. The proposed 31 spaces are within this standard required / allowable range.

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

SW-3 maximum allowable business parking counts do not allow adequate parking counts to support business square footages. The IBC 2018 business occupancy load for 6,670 sf is 44 people, which is more than double the allowed parking. Neighborhood public parking areas are sparse and businesses needing parking have already imposed on Sevier Ave residential residents.

**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 5/11/2022

File #



**BOARD OF ZONING APPEALS APPLICATION**

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

Is a plat required?    Yes     No

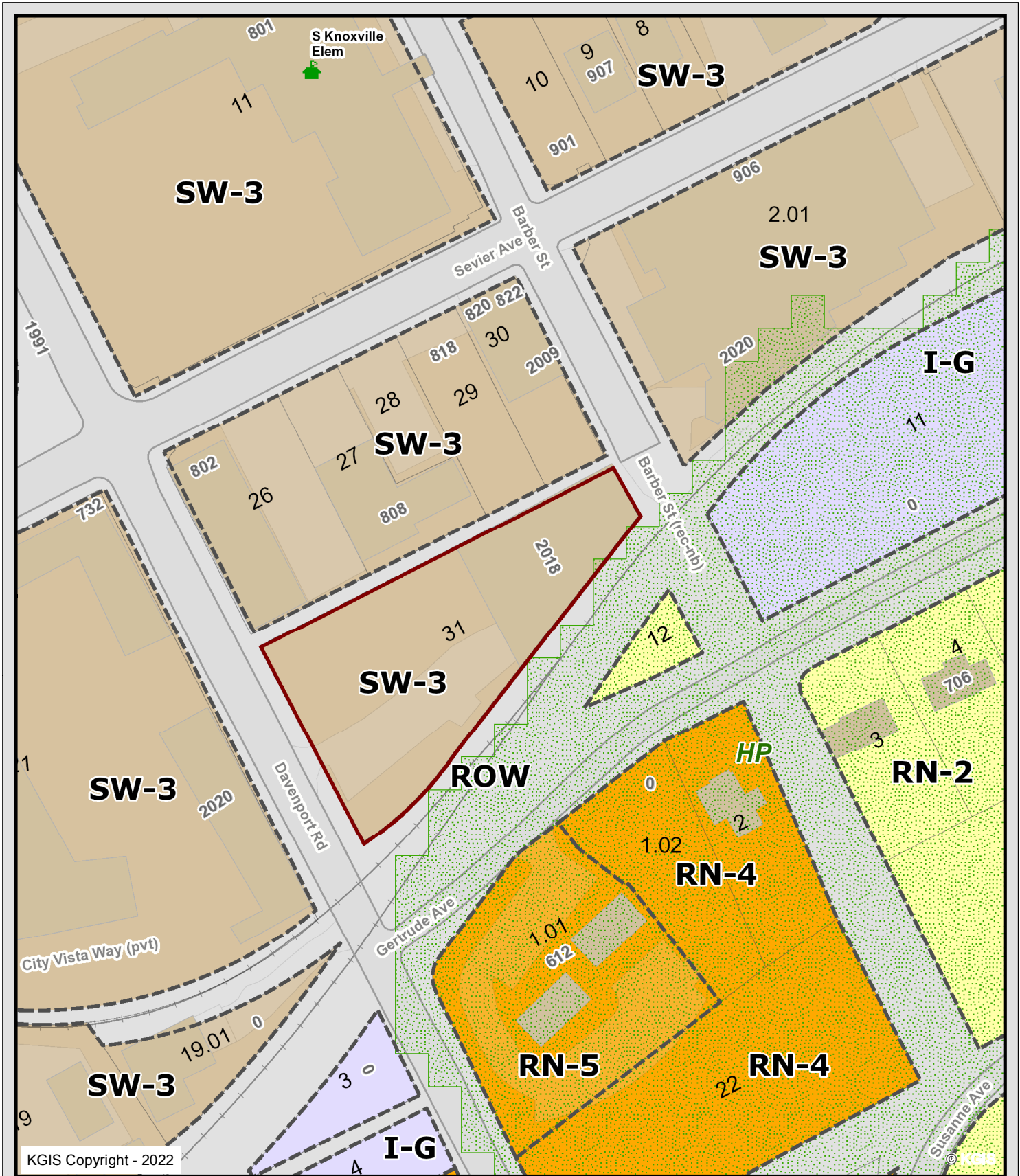
Small Lot of record?

**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>



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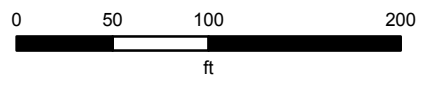
### 2018 DAVENPORT RD

6-C-22-VA  
JAMES RYAN

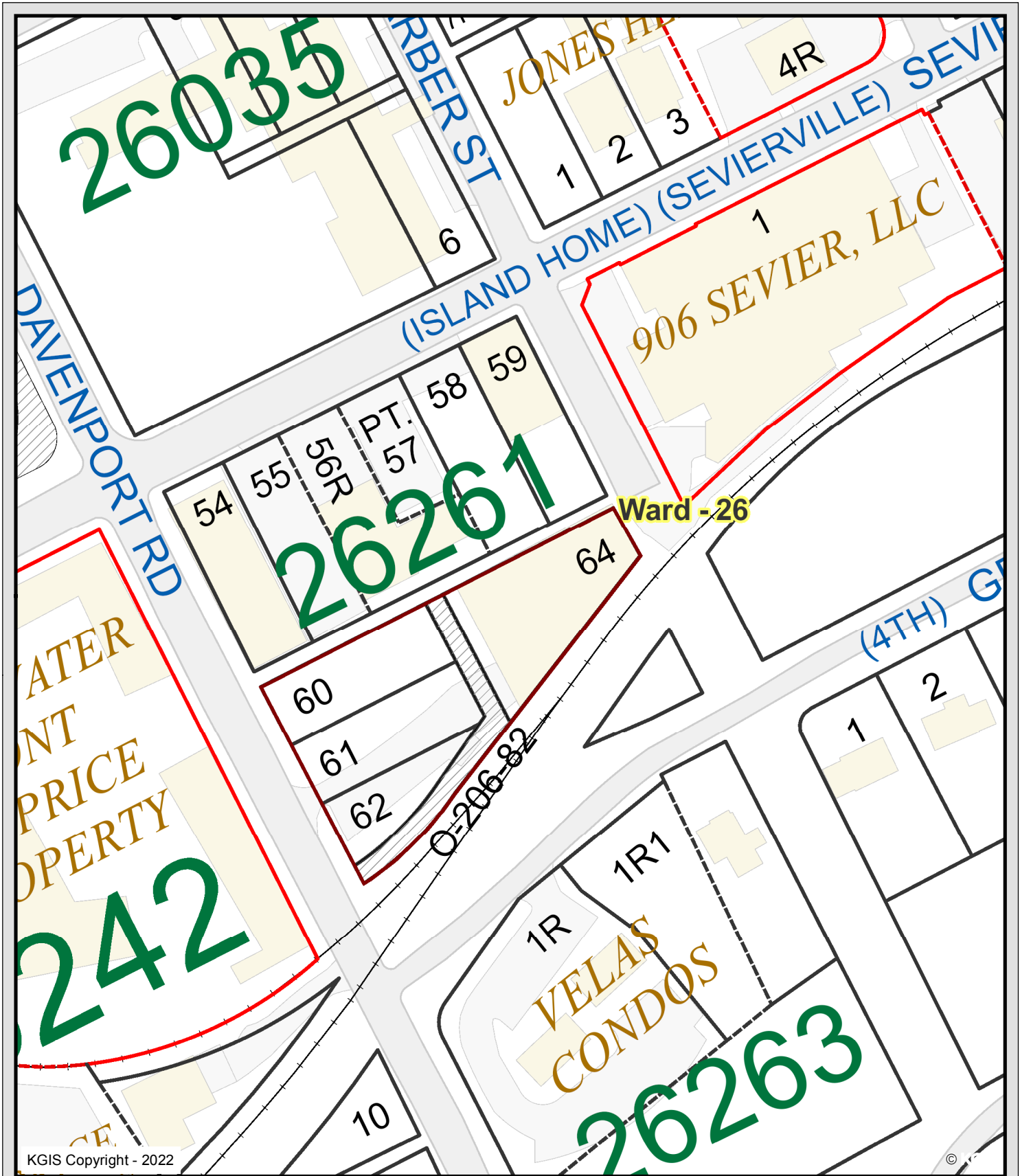
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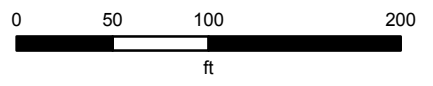
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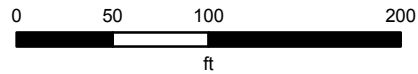
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JAMES RYAN

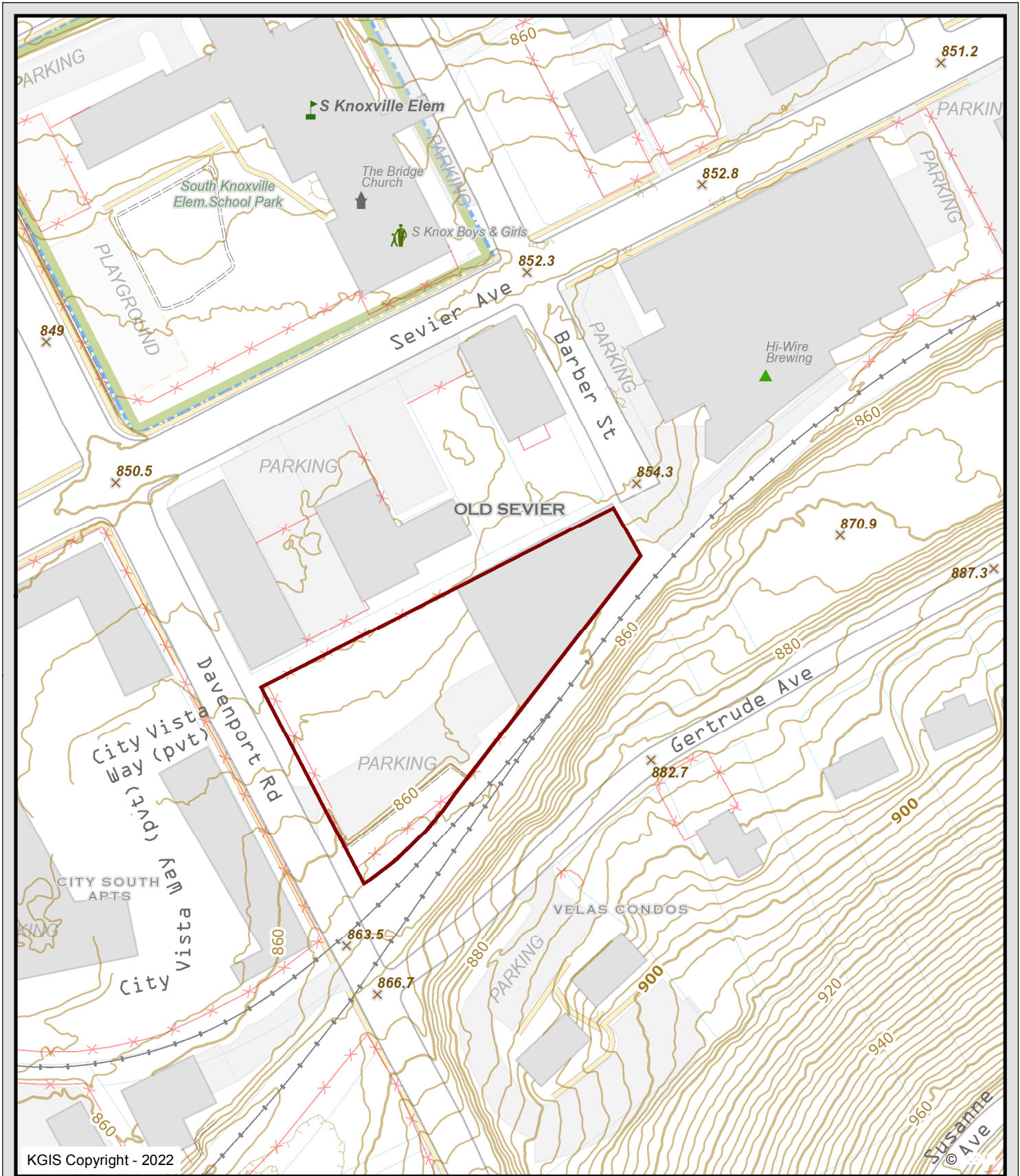
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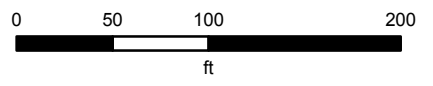
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JAMES RYAN

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Johnson  
Architecture

2240 Sutherland Ave., Suite 105  
Knoxville, Tennessee 37919  
865.671.9060  
jainc.com

ARCHITECTURAL SITE PLAN NOTES	
1.	SEE CIVIL DRAWINGS FOR SITE LAYOUT INCLUDING BUILDING LOCATION
2.	SEE CIVIL DRAWINGS FOR PARKING CALCULATIONS, PARKING AND SIDEWALK LAYOUT
3.	SEE LANDSCAPE PLANS FOR LANDSCAPE LAYOUT
4.	SEE CIVIL DRAWINGS FOR SITE UTILITIES
5.	SEE SITE ELECTRICAL DRAWINGS FOR EXTERIOR LIGHTING LOCATIONS

PRELIMINARY  
NOT FOR  
CONSTRUCTION

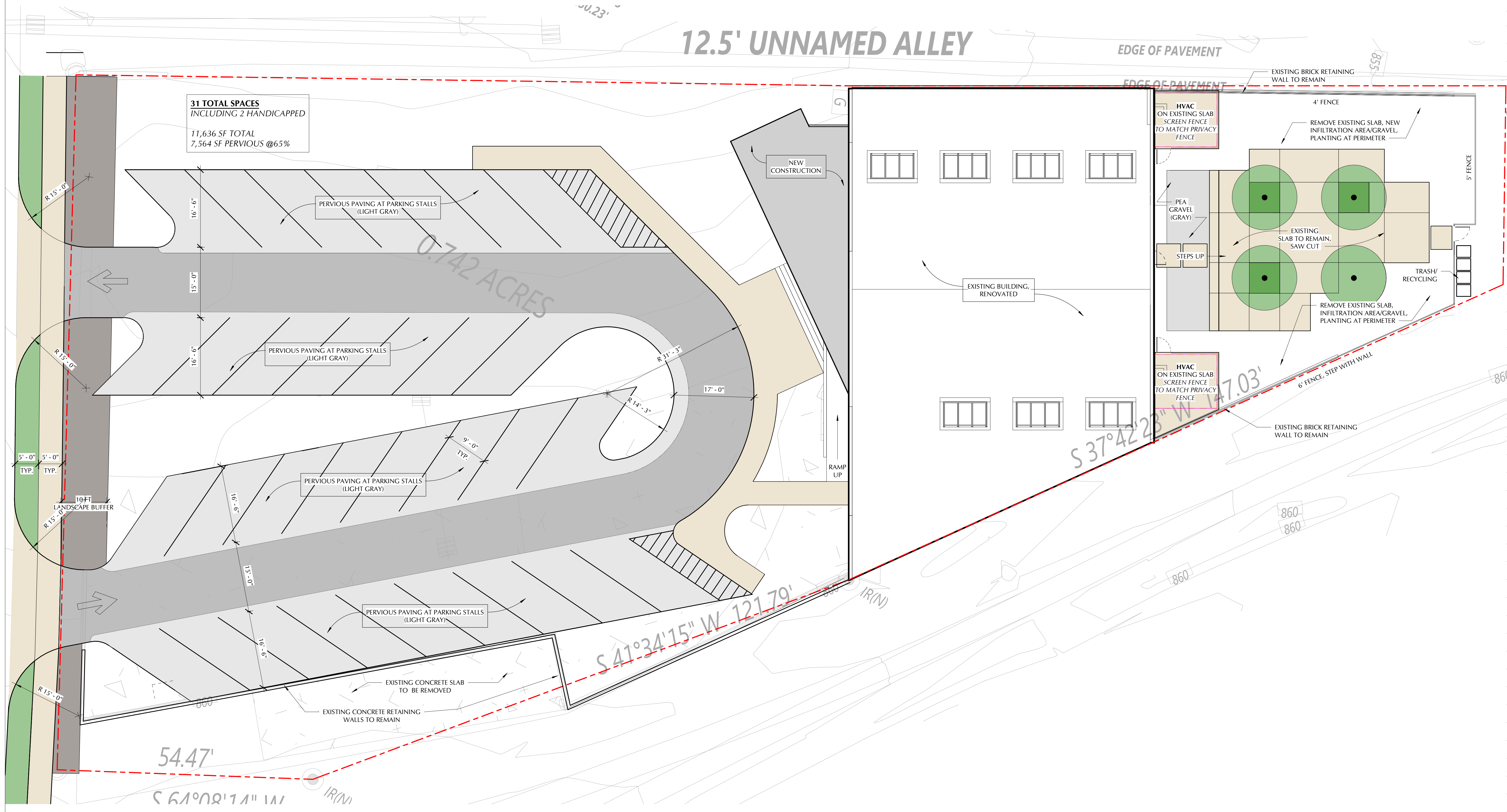
AN OFFICE ADAPTIVE REUSE AT:  
**2018 DAVENPORT**  
2018 DAVENPORT RD.  
KNOXVILLE, TN 37920

SITE PLAN

REVISIONS		
Revision #	Description	Date

DATE: 05/11/2022  
PROJECT NO:

AS1.1



12.5' UNNAMED ALLEY

31 TOTAL SPACES  
INCLUDING 2 HANDICAPPED  
11,636 SF TOTAL  
7,564 SF PERVIOUS @65%

0.742 ACRES

1 SITE PLAN  
AS1.1 1" = 10'-0"