

File #

2-F-19-XA



CITY OF KNOXVILLE

BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION

APPLICANT IS:

THIS PROPOSAL PERTAINS TO:

Name Dover Development Corporation

Owner

☒

New Structure

☐

Street Address 4921 Homberg Drive B2

Contractor

☐

Modification of Existing Structure

☐

City, State, Zip Knoxville, TN 37919

Tenant

☐

Off Street Parking

☒

Phone Number 865-924-0791

Other

☐

Signage

☐

Email rick@doverdevelopment.net

Other

☐

THIS IS A REQUEST FOR:

☒ Zoning Variance (Building Permit Denied)

☐ Extension of Non-Conforming Use/or Structure

☐ Appeal of Administrative Official's Decision

☐ Map Interpretation

PROPERTY INFORMATION

Street Address 101 East Fifth Avenue

City, State, Zip Knoxville, TN 37917

Parcel # (see KGIS.org) 094DH005

Zoning District (see KGIS.org) C-2/H-1

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 owner redeveloped a historic high school into a senior living facility which opened approximately 1 year ago. Unit rentals have been hampered by the lack of onsite parking. The owner has used all measures at his disposal to address this perceived problem including leasing parking, offering shuttle service, and offering free uber transportation. For the viability of the development the owner needs to construct additional parking on the site. Per ordinance Section 7 H 2 a setback of 100 feet from the curb line of East Fifth Avenue is required. A variance reducing this setback to 55.7 feet is requested.

Describe hardship conditions that apply to this variance.

The property takes up a city block and therefore has 4 front yards and 4 city street corners. With the existing historic structure and a historic monument in front of it there is no ordinance compliant location to construct a parking lot access point for a parking lot in front (E Fifth Avenue side) of the building.

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

1-14-19

File #

2-F19-VA



CITY OF KNOXVILLE

BOARD OF ZONING APPEALS APPLICATION

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

Is a plat required?

Yes

☐

No

☒

Small lot of record/substandard lot

☐

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

1) Decrease the minimum distance, on a corner lot, between a driveway and the intersecting street from 100 feet to 56 feet. (Article V Section 7.H.2.a Table 5)

PROJECT INFORMATION

Date Filed

1/23/19

Fee Amount

\$250 paid CK 1/23/19

Council District

4th

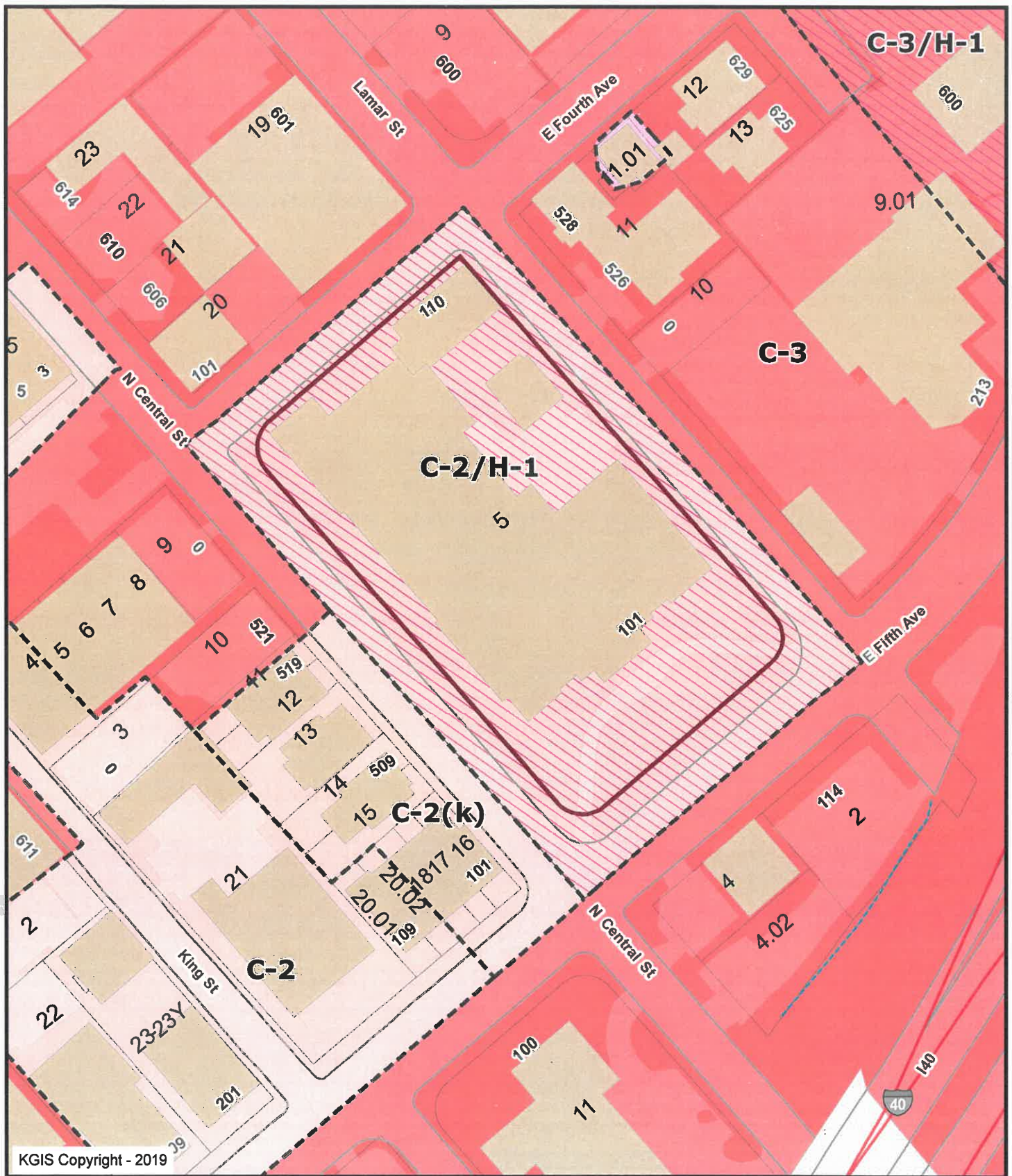
BZA Meeting Date

2/21/19

PLANS REVIEWER Joshua L Jenkins

DATE

1/23/19



2-F-19-VA

101 E. Fifth Ave.
Dover Development Corp.

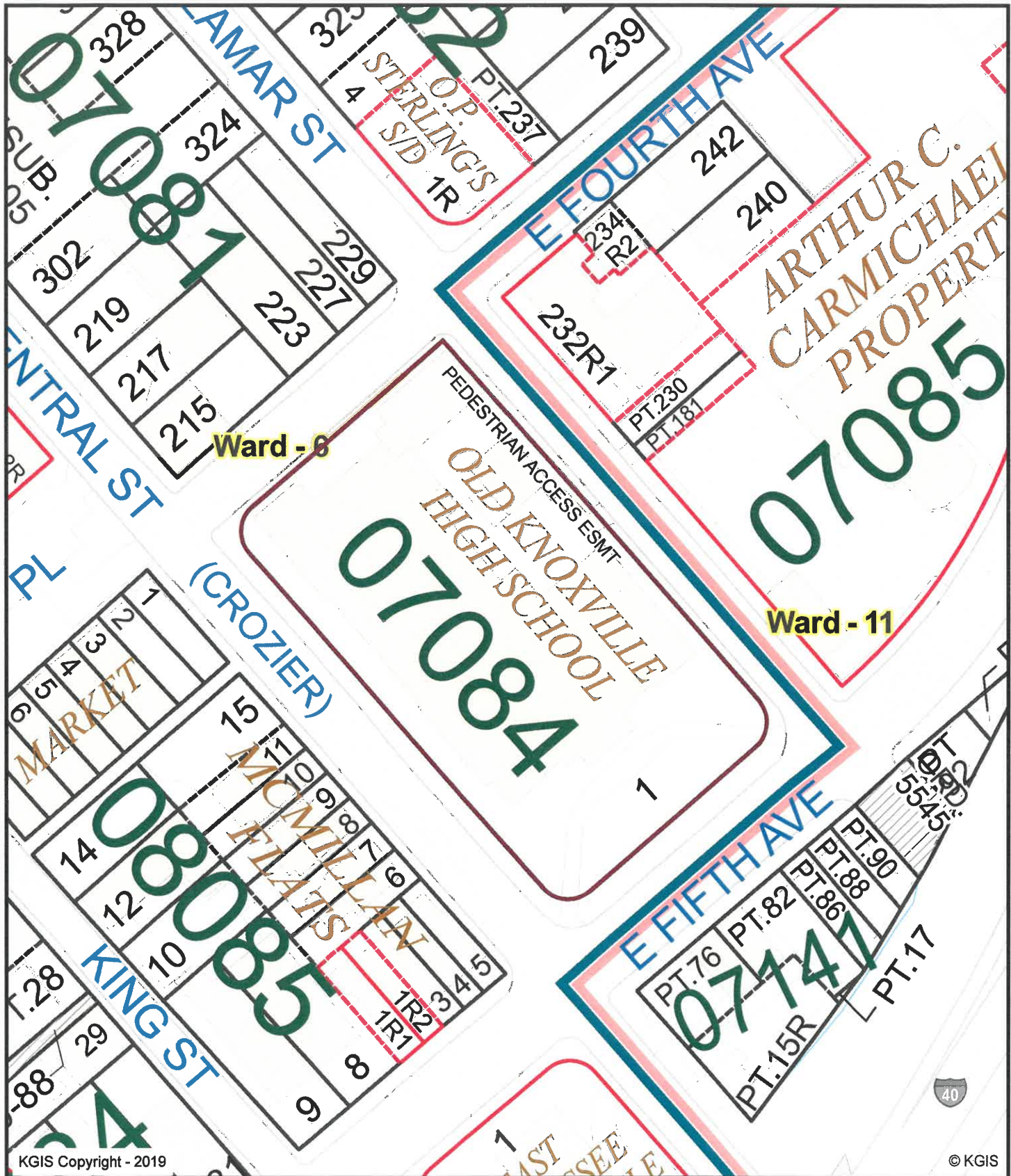
Knoxville - Knox County - KUB Geographic Information System



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2-F-19-VA

101 E. Fifth Ave.
Dover Development Corp.

Knoxville - Knox County - KUB Geographic Information System



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2-F-19-VA

101 E. Fifth Ave.

Dover Development Corp.

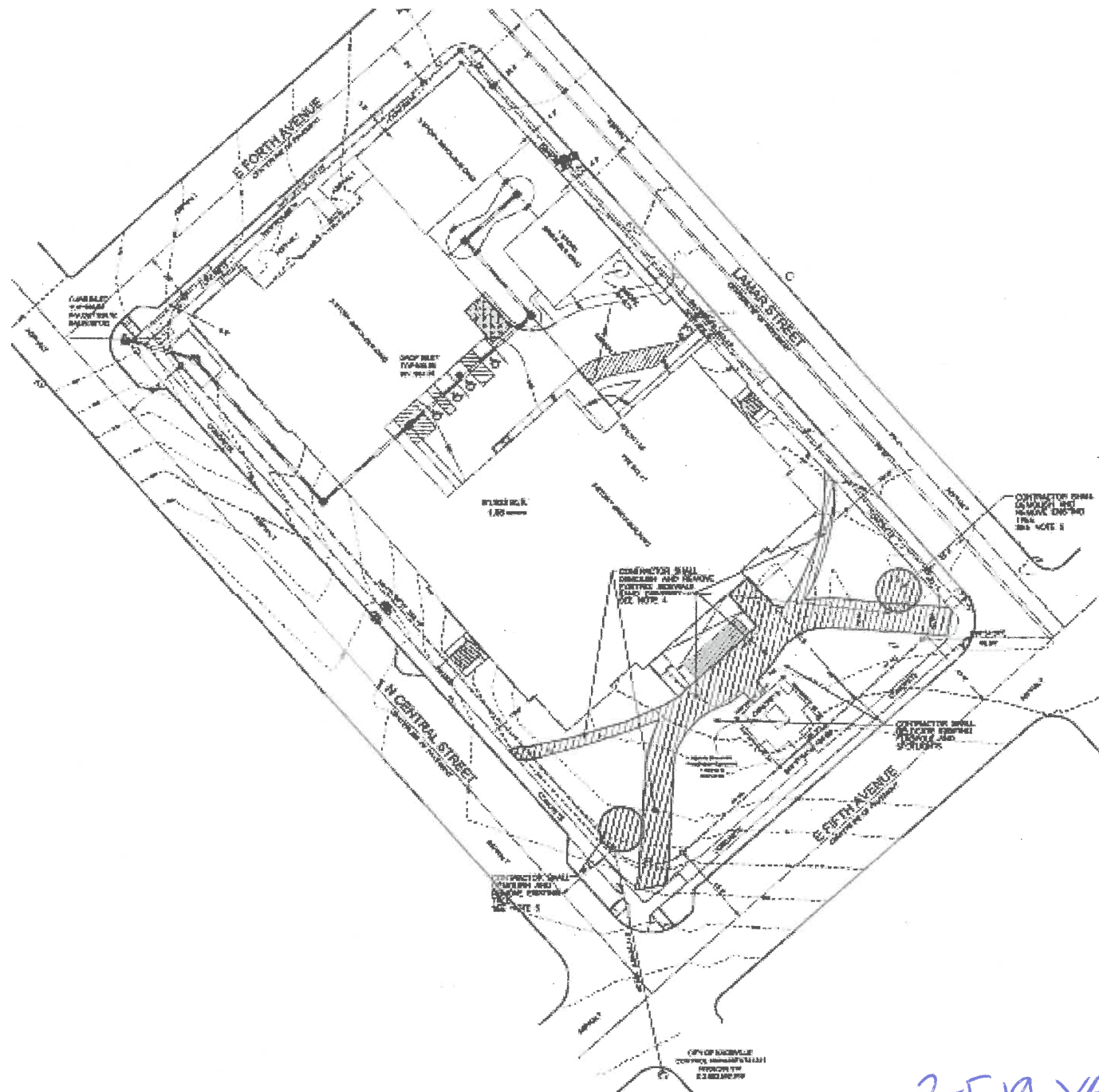
Knoxville - Knox County - KUB Geographic Information System



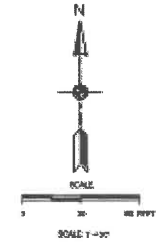
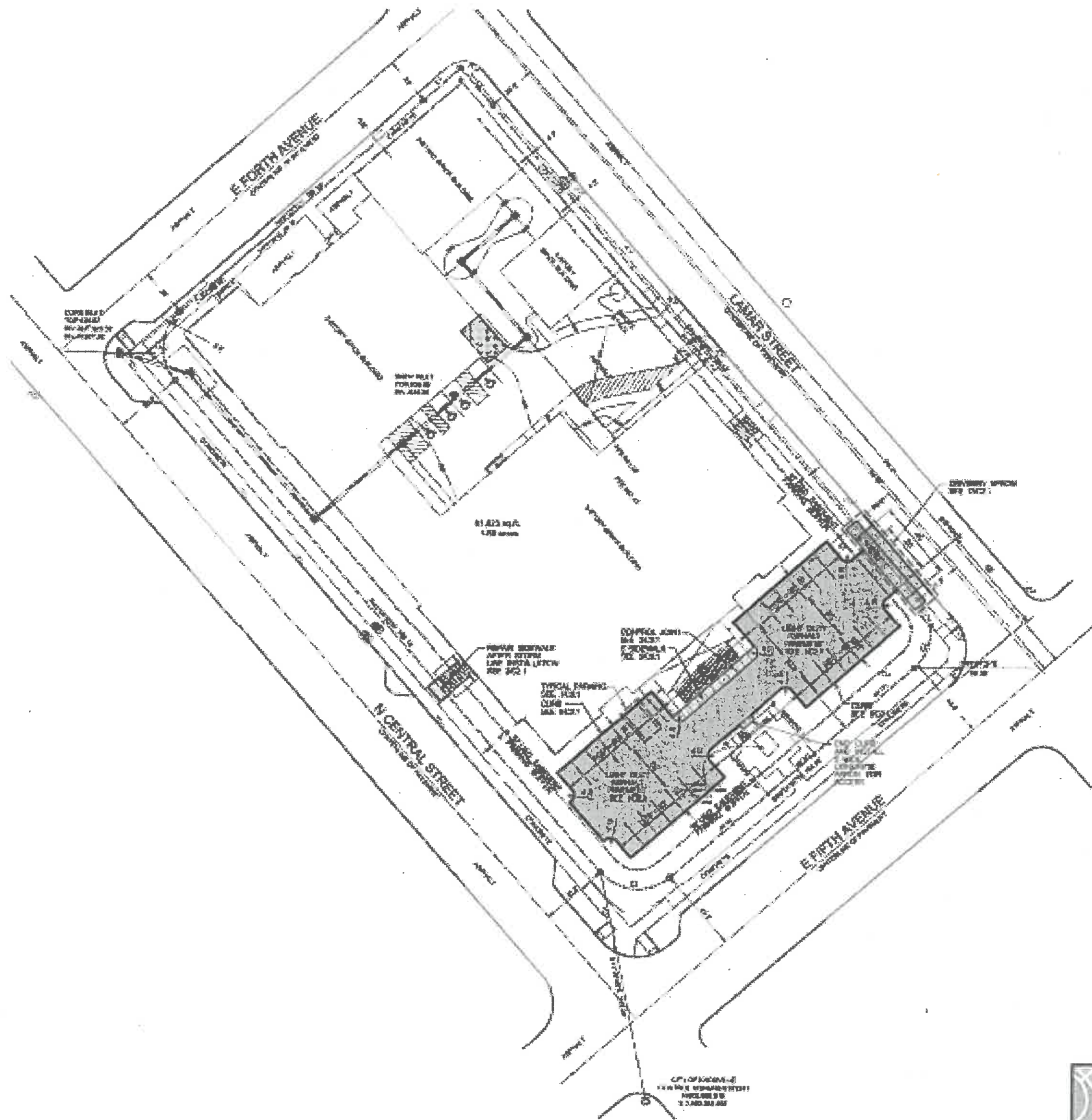
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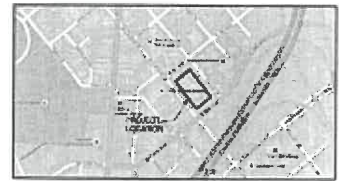
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2-F-19-VA C1.1

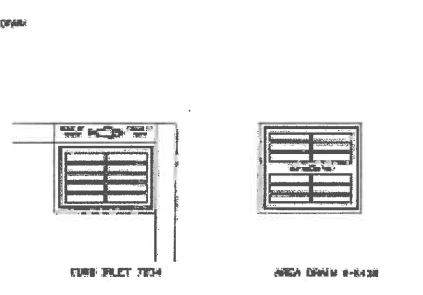
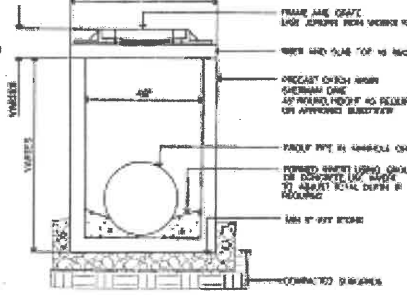
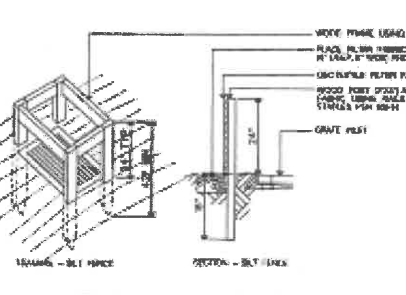
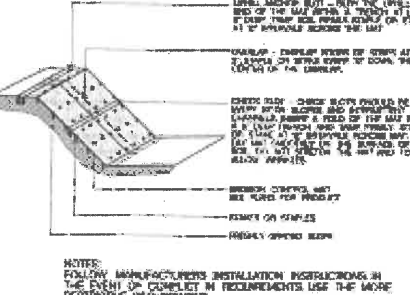
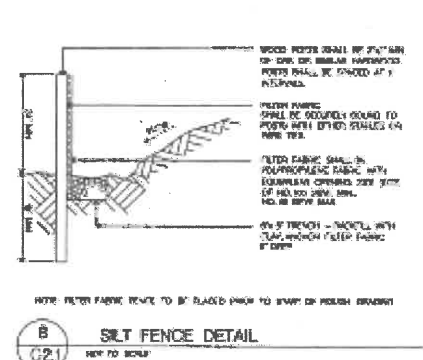
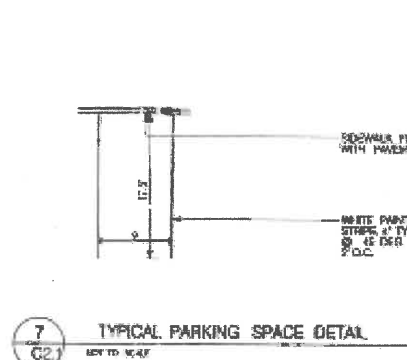
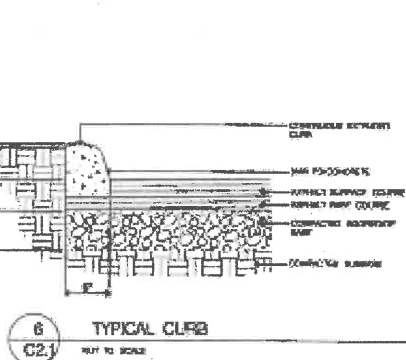
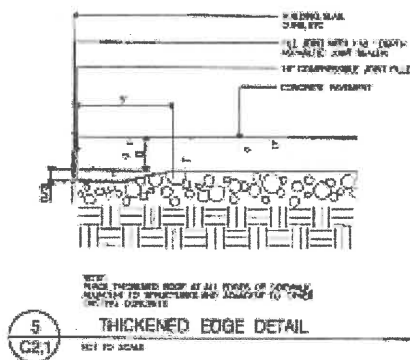
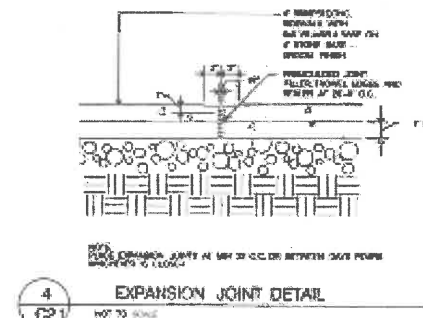
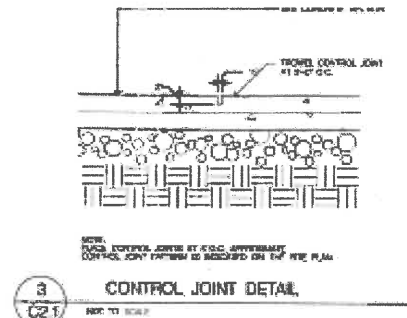
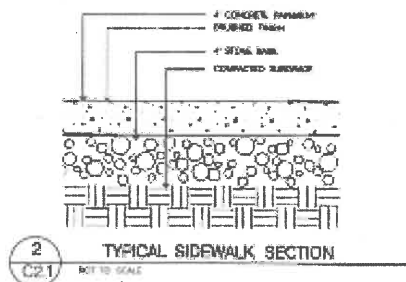
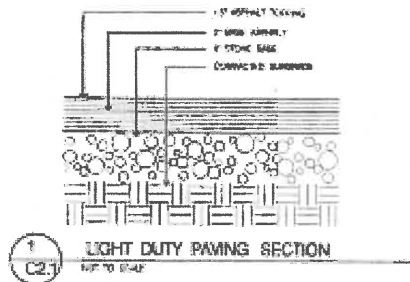


DESIGN
 DESIGN DEVELOPMENT
 AND CONSTRUCTION
 PHASES TO BE DETERMINED
 BY THE OWNER
 CONTRACTOR TO BE DETERMINED
 BY THE OWNER



PROJECT LOCATION MAP - NOT TO SCALE

2-F19-VA C1.2



2-F-19-VA C2.1