

File #

1-I-20-YA



BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION

Name ROBERT COX

Street Address 26 N 2ND STREET

City, State, Zip MEMPHIS, TN 38103

Phone Number 901-482-9266

Email rcox@gwtclaw.com

APPLICANT IS:

Owner ☒Contractor ☐Tenant ☐Other ☐

THIS PROPOSAL PERTAINS TO:

New Structure ☐Modification of Existing Structure ☐Off Street Parking ☒Signage ☐Other Driveway Setbacks ☒

THIS IS A REQUEST FOR:

☒ Zoning Variance (Building Permit Denied)☐ Appeal of Administrative Official's Decision☐ Extension of Non-Conforming Use/or Structure☐ Map Interpretation

PROPERTY INFORMATION

Street Address 710 N. CHERRY STREET

City, State, Zip KNOXVILLE, TN 37914

Parcel # (see KGIS.org) 082GG005

Zoning District (see KGIS.org) C-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 subject parcel, zoned C-1, is located at the southern corner of the intersection of N. Cherry Street and Washington Avenue. An existing office building is located on the parcel with parking and access from N. Cherry Street and Washington Avenue. This building and driveway have been in existence for thirty years. N Cherry Street is a boulevard section with no median cut at the parcel which limits access from N. Cherry Street to vehicles traveling northwest. Vehicles traveling southeast on N. Cherry Street cannot access the site from N. Cherry Street and vehicles exiting onto N. Cherry Street from the parcel cannot travel southeast. A signalized intersection at N. Cherry Street and Washington Avenue allows all vehicles to safely access the site via an existing curb cut on Washington Avenue and a two-way driveway leading to parking. Because the parcel abuts a residential district, a 25' setback is required to any driveway/parking area per COK Zoning Ordinance Sec. 7(C)(2). The existing driveway overlaps this 25' setback requirement.

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Describe hardship conditions that apply to this variance.

Due to the unique location of the C-1 parcel along a boulevard with no median cut, proximity to a residential district establishing a 25' setback for driveway/parking areas and an existing building on site, a hardship for continued use and further development of the site exists.

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 Robert Cox

Digitally signed by Robert Cox
Date: 2019.12.31 12:03:12 -06'00'

DATE 12/31/2019

File # 1-I-20-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. Reduce the required number of parking spaces from 15 to 6 (Article V Section 7.D.1 Table 1).
2. Reduce the minimum parking setback for parking lots with a common frontage on the same block with residentially zoned property from 25 feet to 0.75 feet (Article V Section 7.C.2).

REVISED

PROJECT INFORMATION

Date Filed 12/17/19

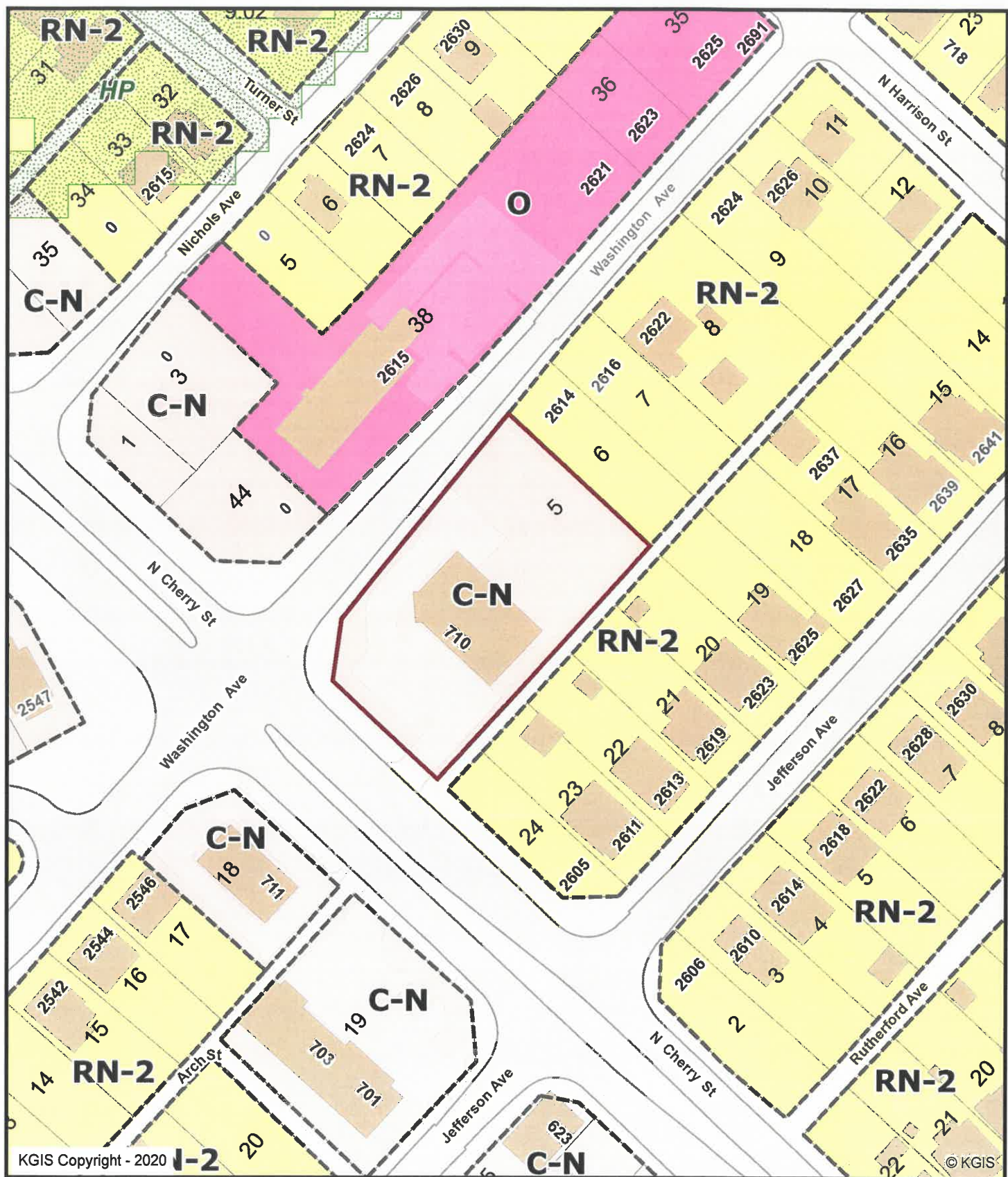
Fee Amount \$500 paid 12/17/19 of 2

Council District

BZA Meeting Date 1-16-20

PLANS REVIEWER Joshua Frerichs

DATE Revised 12/26/2019 JL



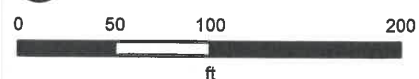
710 N. Cherry St.

1-I-20-VA
Robert Cox

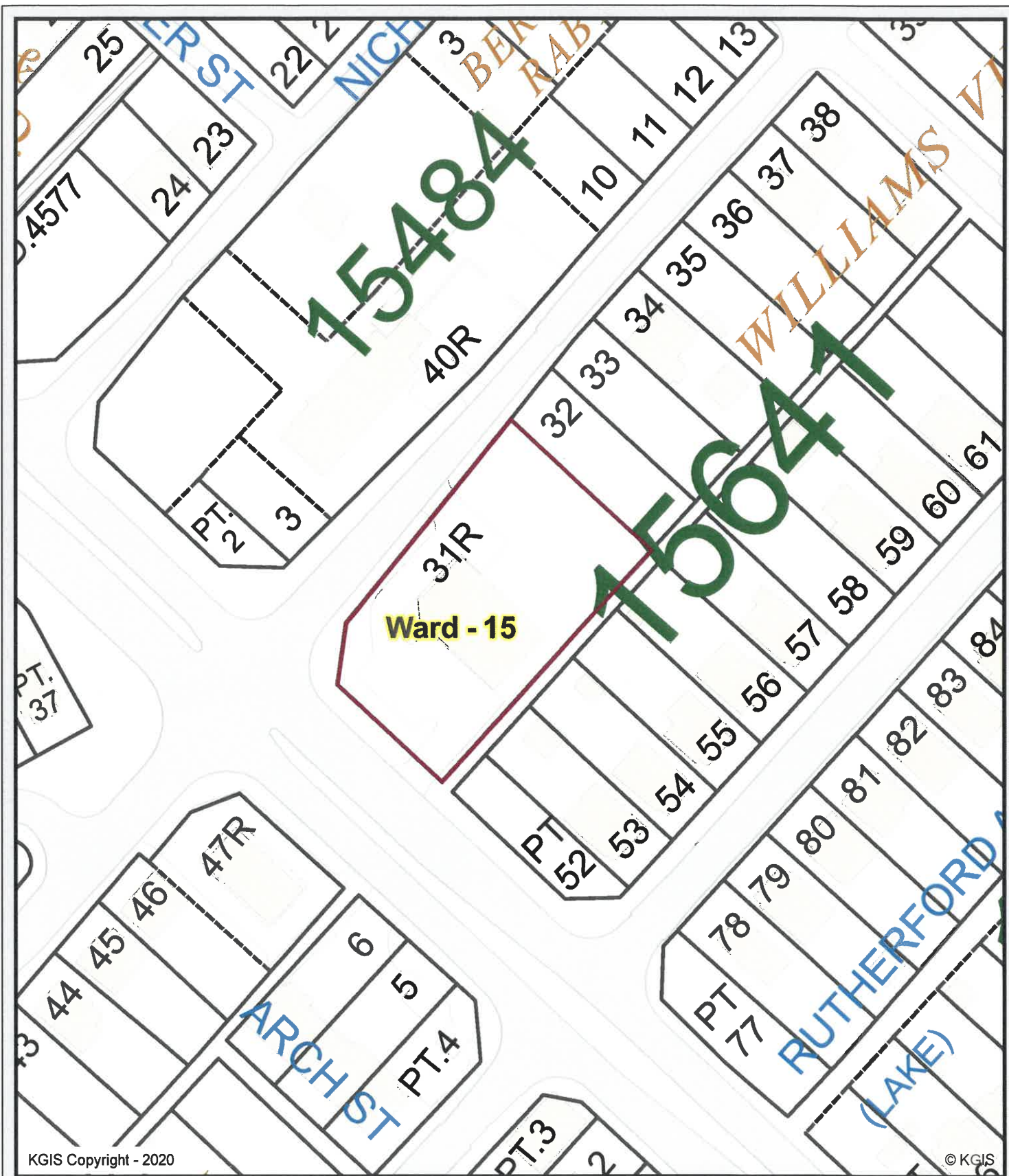
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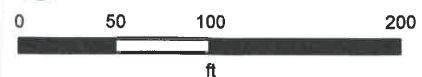
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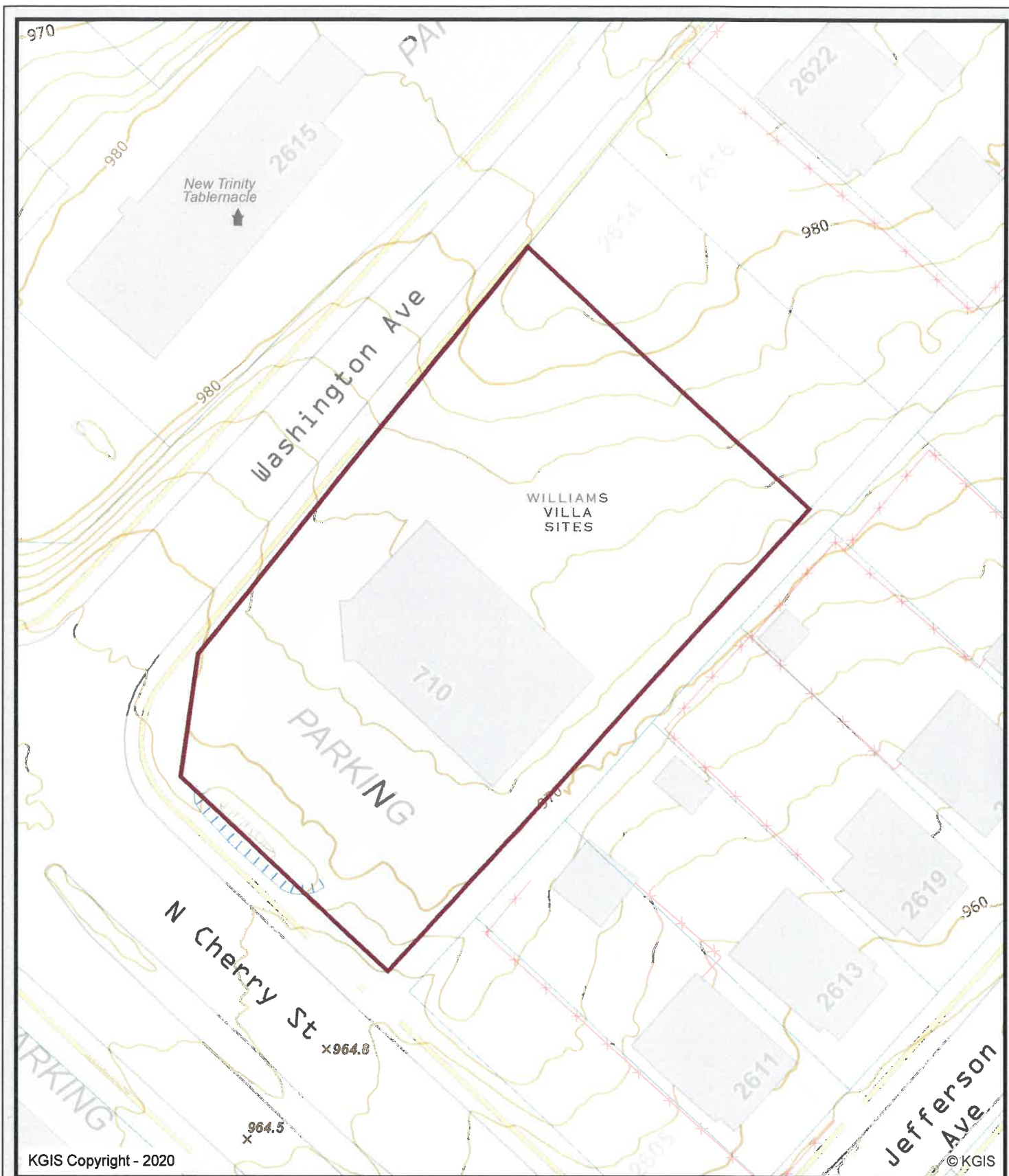
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710 N. Cherry St.

1-I-20-VA

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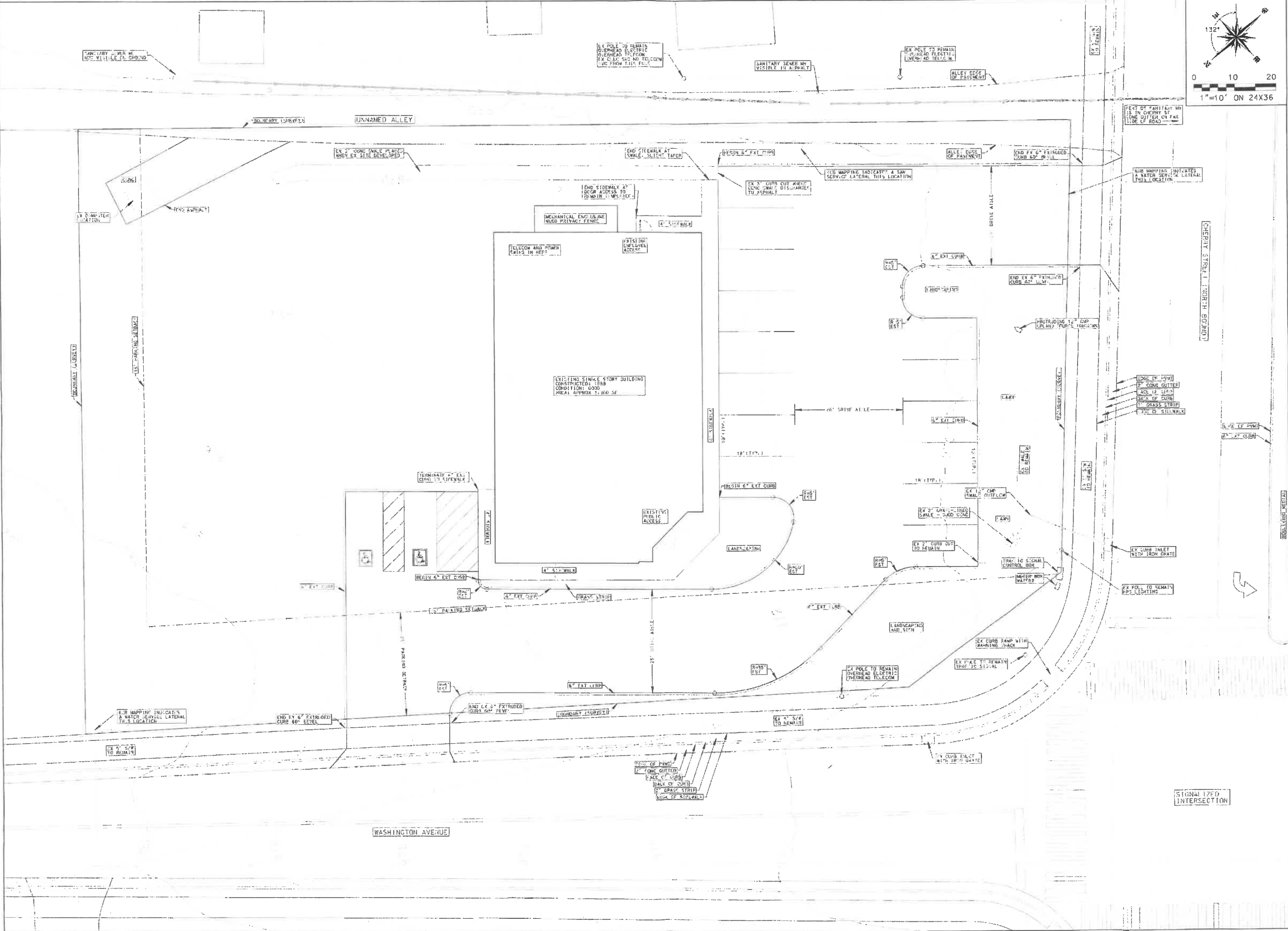
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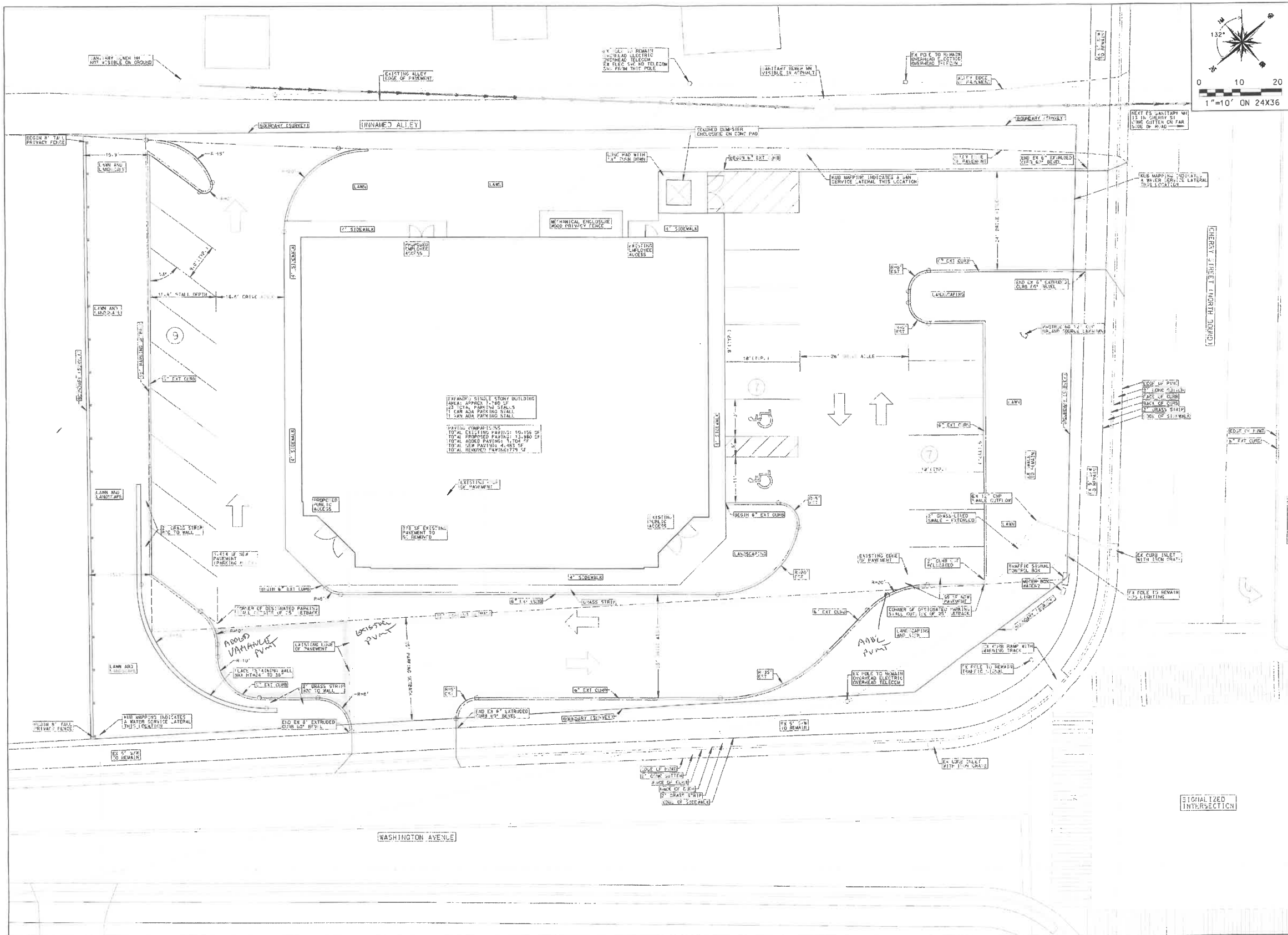


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DATE	
REV	DATE
REVISIONS	
NO.	
PROJECT: MEDICAL OFFICE EXPANSION	
713 CHERRY STREET, KNOXVILLE, TN 37914	
PARCEL: 10-082-00000 MAPS: 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100	
PROJECT: brg3s	
396 N. CLEVELAND STREET KNOXVILLE, TN 37914 301-260-9920	
ENGINEER: SEC	
NATHAN SILVER P.R. 1818 NANTUCKET ROAD KNOXVILLE, TN 37922 865-414-0534	
DRAFT	
DATE: 12-05-2019	
SHEET: C2.1	
EXISTING LAYOUT AND APPROXIMATE UTILITIES	

1-5-20-14



PROJECT: Medical Office Expansion 396 N. CLEVELAND STREET ME 301.260.9220		DATE: 12-16-2019
DESIGNER: SEC NATHAN SILVER P.E. 1815 HANTASKET ROAD KNOXVILLE, TN 37921 615.414.0534		BY: [Signature]
DRAFT: NOT FOR CONSTRUCTION		NO.: [Blank]
REVISIONS: [Blank]		DATE: [Blank]

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1-120-VA