

File #

3-D-19-VA

**BOARD OF ZONING APPEALS APPLICATION**

APPLICANT INFORMATION	APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name Design Innovation Architects	Owner <input type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address 402 S. Gay Street, Suite #201	Contractor <input type="checkbox"/>	Modification of Existing Structure <input checked="" type="checkbox"/>
City, State, Zip Knoxville, TN 37902	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number 865-637-8540	Other <input checked="" type="checkbox"/>	Signage <input type="checkbox"/>
Email awright@dia-arch.com / feid@dia-arch.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 835 N. Central Street
City, State, Zip Knoxville, TN 37917
Parcel # (see KGIS.org) 094DQ032
Zoning District (see KGIS.org) C-3

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 existing conditions already exceed the maximum coverage percentage allowed. We are making it better, and we are encouraging the full use of the property with minimal impact to the non-conforming existing maximum lot coverage.

Describe hardship conditions that apply to this variance.

The existing building already exceeds the maximum 75% lot coverage.

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

2019/02/18

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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):

Increase the maximum permitted lot coverage from 75% to 86.5% as per submitted plans to construct a covered balcony on an existing building.
Per Article 4, Section 2.2.6.E.4.

REVISED

PROJECT INFORMATION

Date Filed 2-18-19

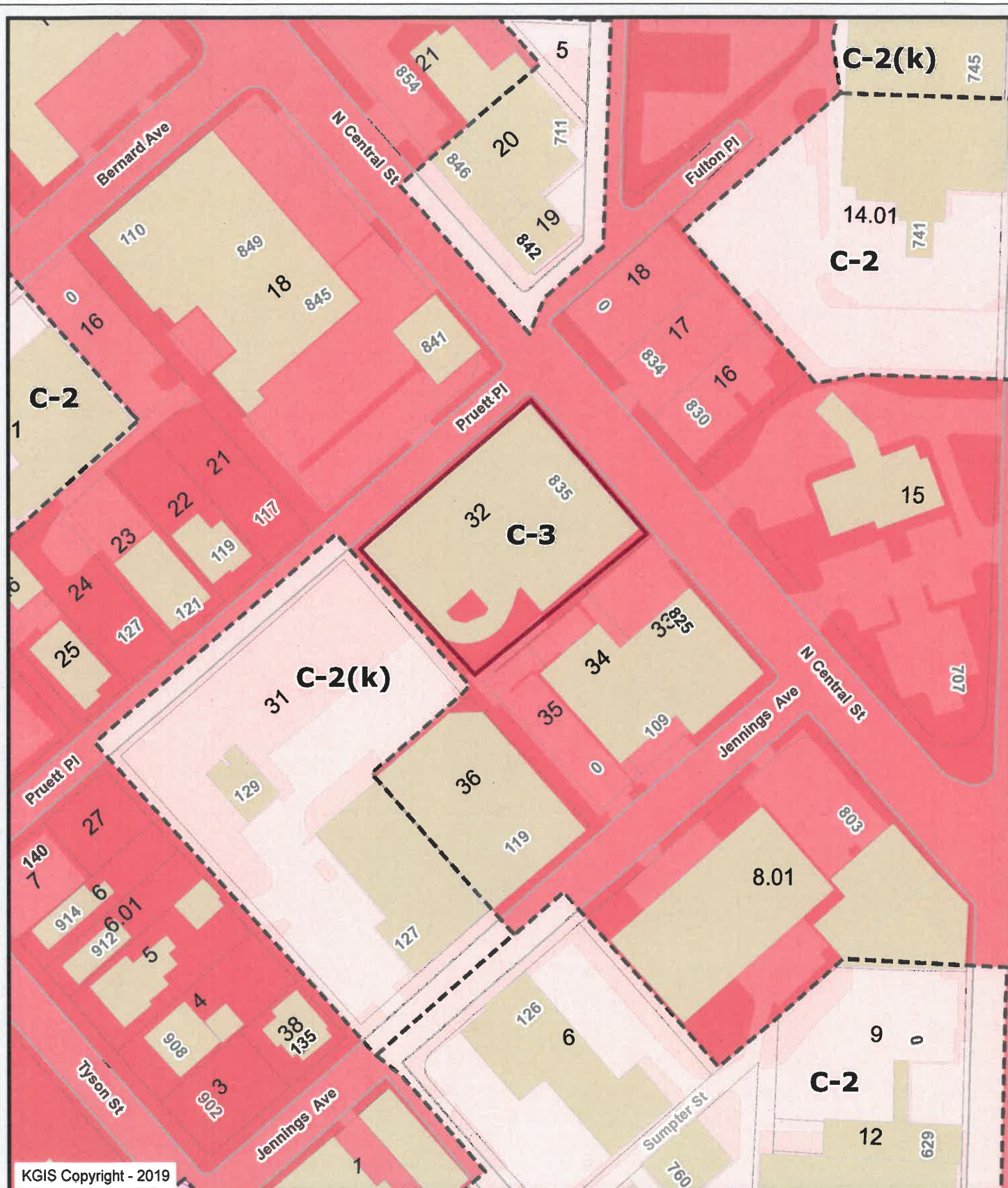
Fee Amount \$250.00

Council District 4th

BZA Meeting Date 3-21-19

PLANS REVIEWER Lori Hearl - (Revised Scott Elder 2-28-19)

DATE 2-18-19



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835 N. Central St.

Design Innovation Architects

3-D-19-VA

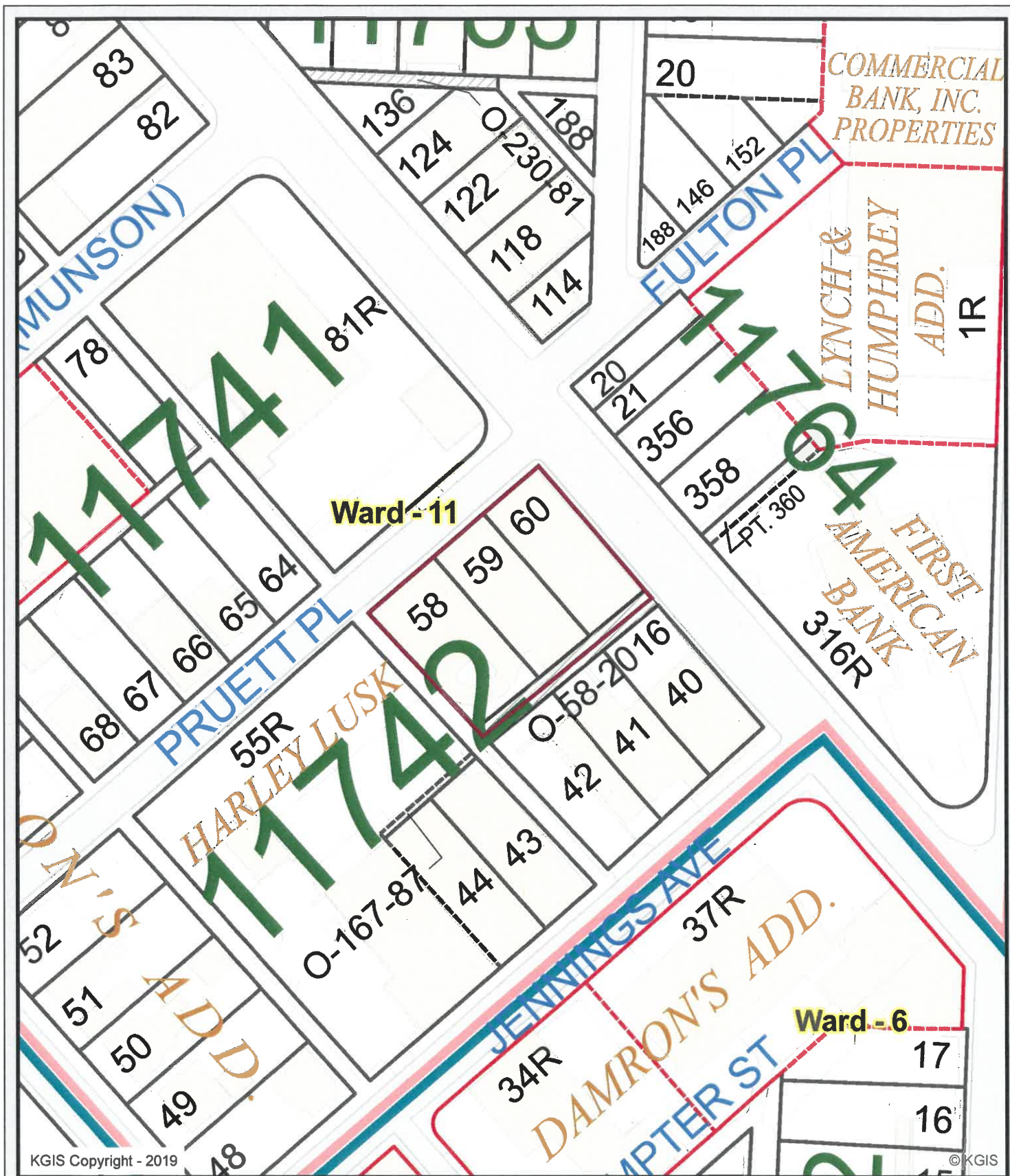
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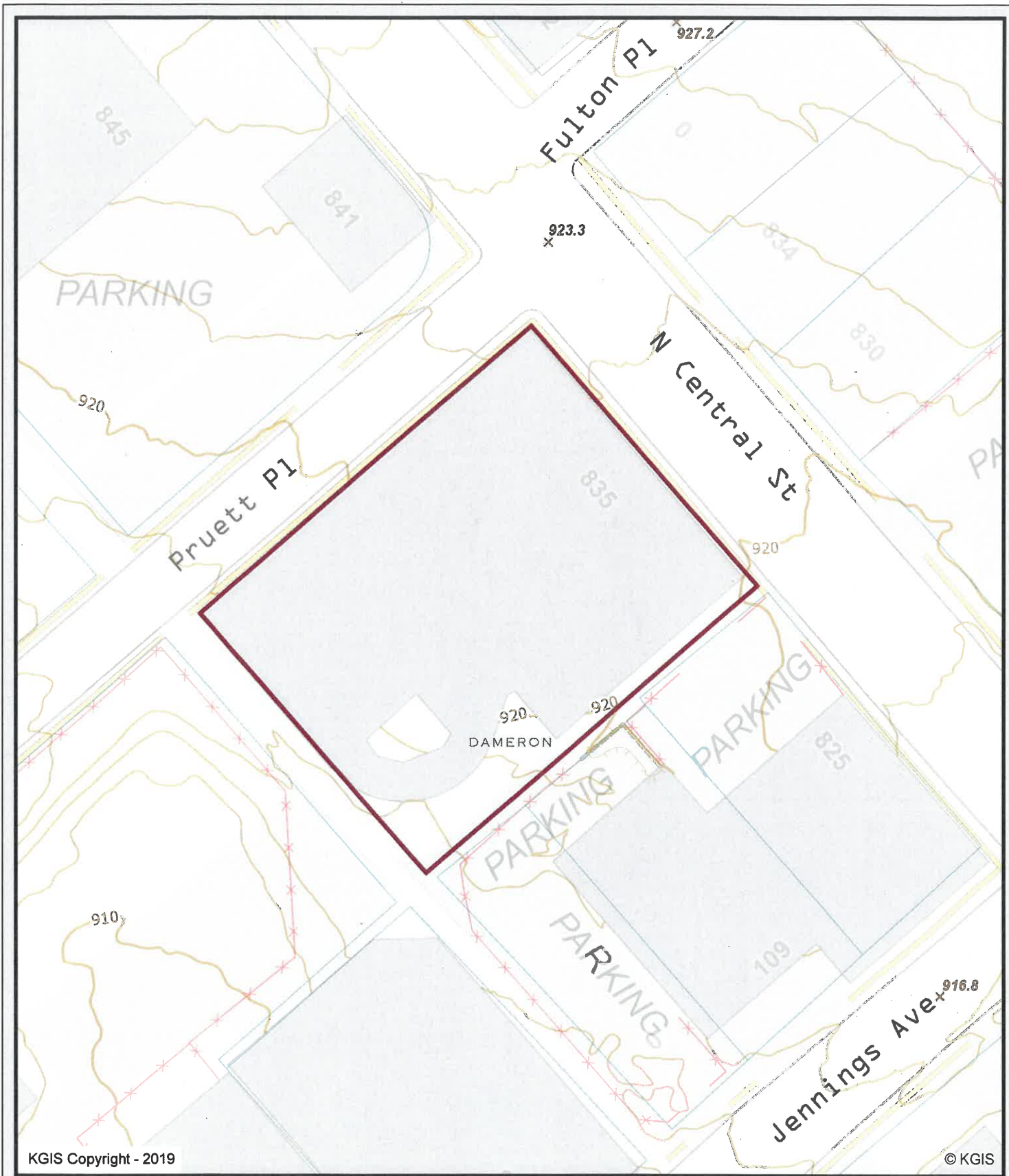
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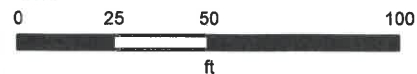
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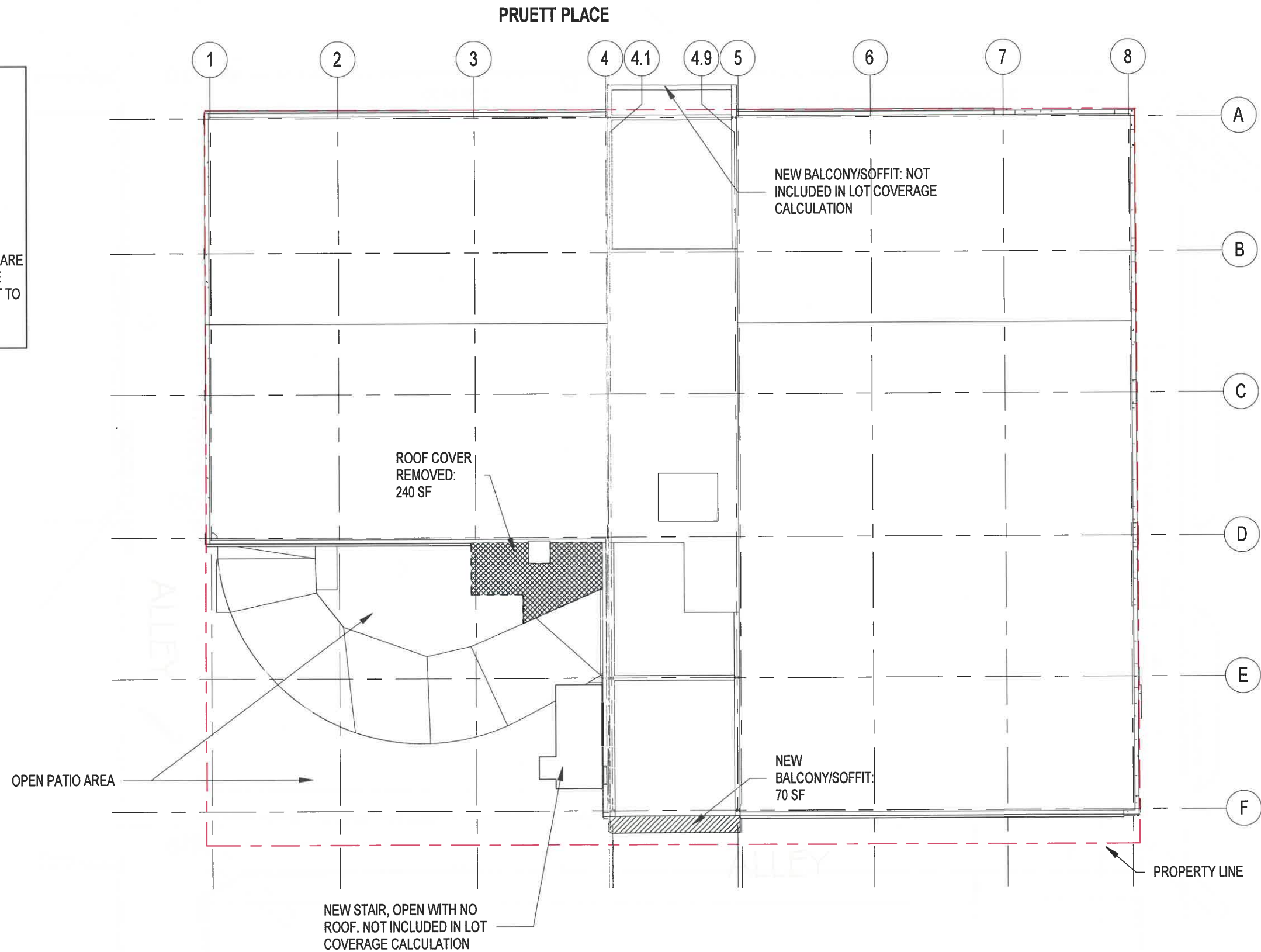
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BZA VARIANCE GENERAL NOTES:

1. LOT SIZE: 21,765 SF
CURRENT LOT COVERAGE: 19,008 SF; 87.3%
2. PROPOSED MODIFIED PLAN LOT: 18,838 SF
PROPOSED MODIFIED LOT COVERAGE: 86.5%
3. THE EXISTING CONDITIONS ALREADY EXCEED THE MAXIMUM COVERAGE PERCENTAGE ALLOWED. WE ARE MAKING IT BETTER, AND WE ARE ENCOURAGING THE FULL USE OF THE PROPERTY WITH MINIMAL IMPACT TO THE NON-CONFORMING EXISTING MAXIMUM LOT COVERAGE.



1

LOT COVERAGE PLAN

1" = 20'-0"



PROJECT #: 18030
DATE: 02/18/2019
SHEET #: P4
REFERENCE: **BZA VARIANCE**

RENOVATION AND ADDITION FOR:

BLUEPRINT GROUP, LLC. / AXLE LOGISTICS

HISTORIC MORTON MCRARY BUILDING
835 N. CENTRAL STREET, KNOXVILLE, TN 37917

3-D-19-VA

DIA
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