

File #

12-E-20-VA



CITY OF KNOXVILLE

## BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION	APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name Amy Sherrill   Benefield Richters	Owner <input type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address 516 Union Avenue	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip Knoxville, TN 37902	Tenant <input type="checkbox"/>	Off Street Parking <input checked="" type="checkbox"/>
Phone Number 865-637-7009	Other <input checked="" type="checkbox"/>	Signage <input type="checkbox"/>
Email asherrill@benefieldrichters.com		Other <input type="checkbox"/>

## 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 611 E Depot ~~Street~~ Ave.

City, State, Zip Knoxville, TN 37917

Parcel # (see KGIS.org) 095AM008

Zoning District (see KGIS.org) I-MU

## 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.

Existing 4,200 SF Building Currently Occupied as Warehouse. Pursuing parking variance for future redevelopment of existing building as restaurant. Current site layout accommodates approximately 10 spaces that back onto Depot Street which we understand will not be acceptable when the building changes use.

## Required:

Warehouse (current): .5/1000sf min = 2 spaces

Restaurant (future): 8/1000sf min = 34 spaces - 10 (30% Transit Reduction) = 24 spaces

Public Parking on Jackson Avenue under Hall of Fame is .3 miles from site

Transit Bus Stop is .1 miles from site

Variance Requested: Reduce off-street parking requirement to 7 parking spaces.

REVISED

## Describe hardship conditions that apply to this variance.

The existing building and site configuration severely limit ability to provide required number of parking spaces that meet design guidelines of City Engineering. The attached plan illustrates we are able to provide 7 spaces (1 accessible).

## 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 Amy SherrillDATE 11.13.2020



CITY OF KNOXVILLE

**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):**

1. Increase the maximum number of driveways for a lot frontage less than 150 feet from one to two (Article 11.7.A.1; Table 11-7).
2. Decrease the minimum number of required parking spaces for an eating and drinking establishment from 24 to 7 (Article 11.4.A.4; Table 11-2).
3. Decrease the minimum distance between a driveway and intersecting street from 50 feet to 29 feet (Article 11.7.B; Table 11-8).

**REVISED****PROJECT INFORMATION**

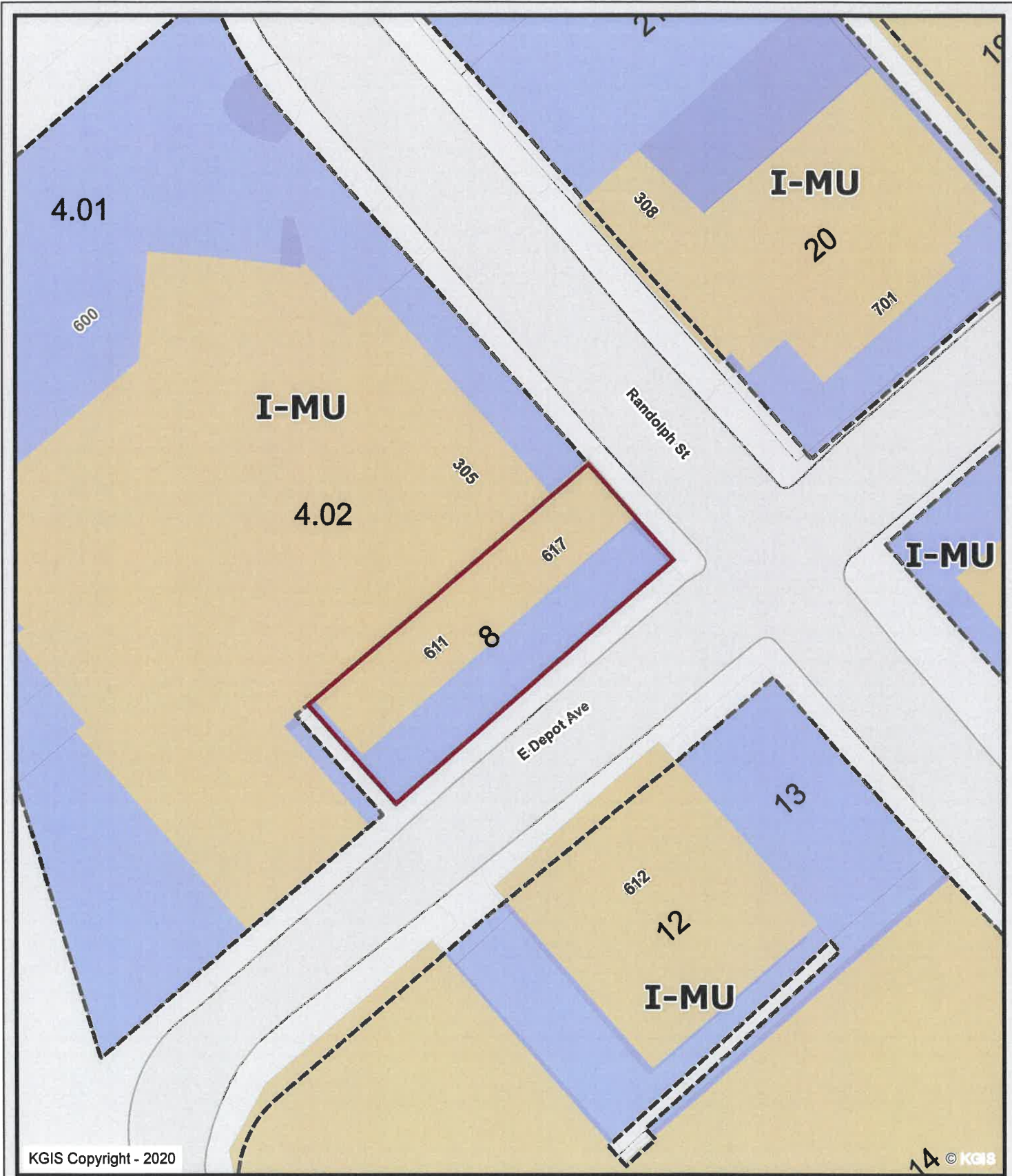
Date Filed 11-16-2020

Fee Amount \$250

Council District 6

BZA Meeting Date 12-17-2020

**PLANS REVIEWER** Bryan Berry**DATE** 11-16-2020



611 E. Depot Ave.

12-E-20-VA  
Benefited Richters

Knoxville - Knox County - KUB Geographic Information System



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Ward - 11

Ward - 6

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611 E. Depot Ave.  
12-E-20-VA  
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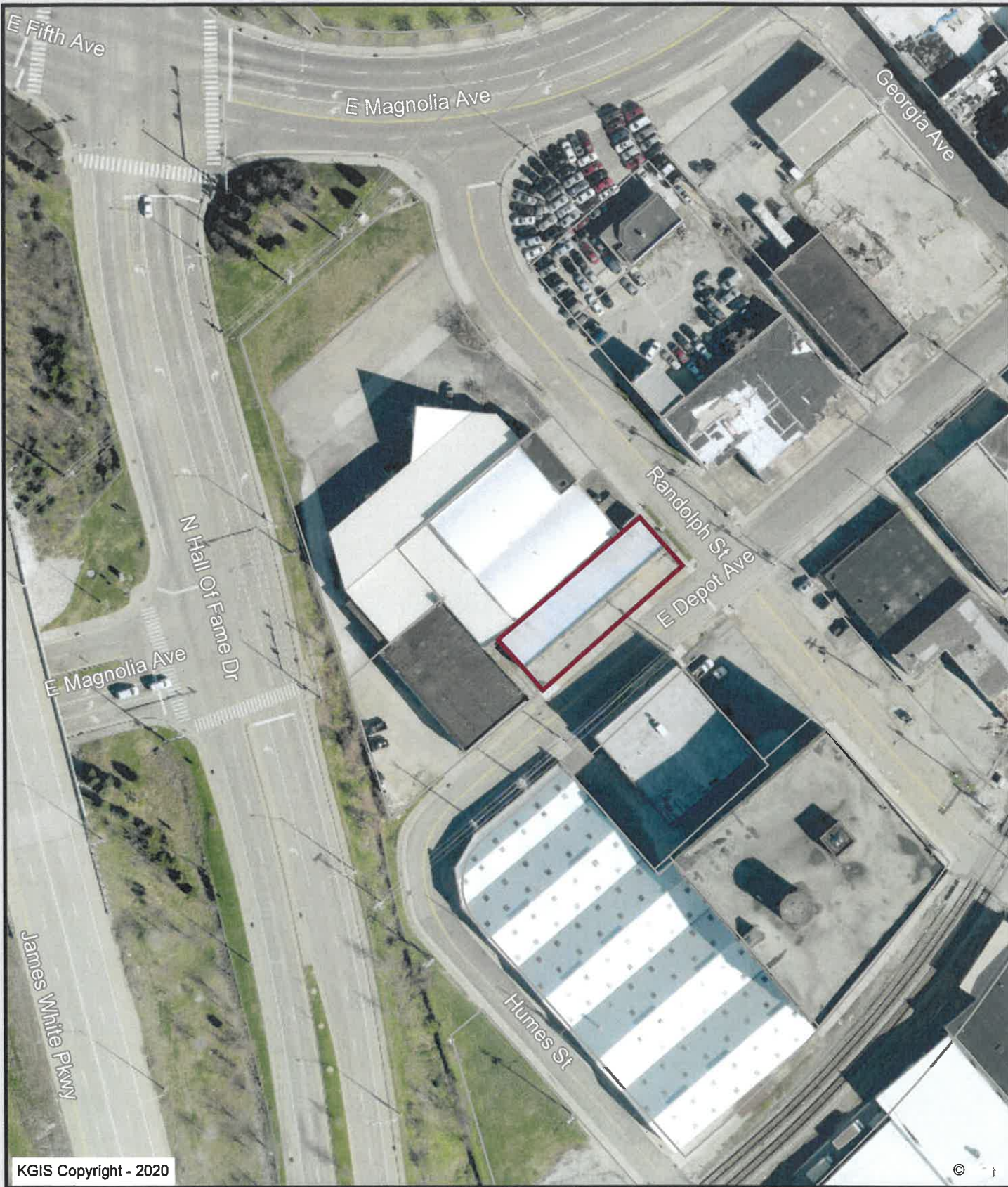


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611 E. Depot Ave.

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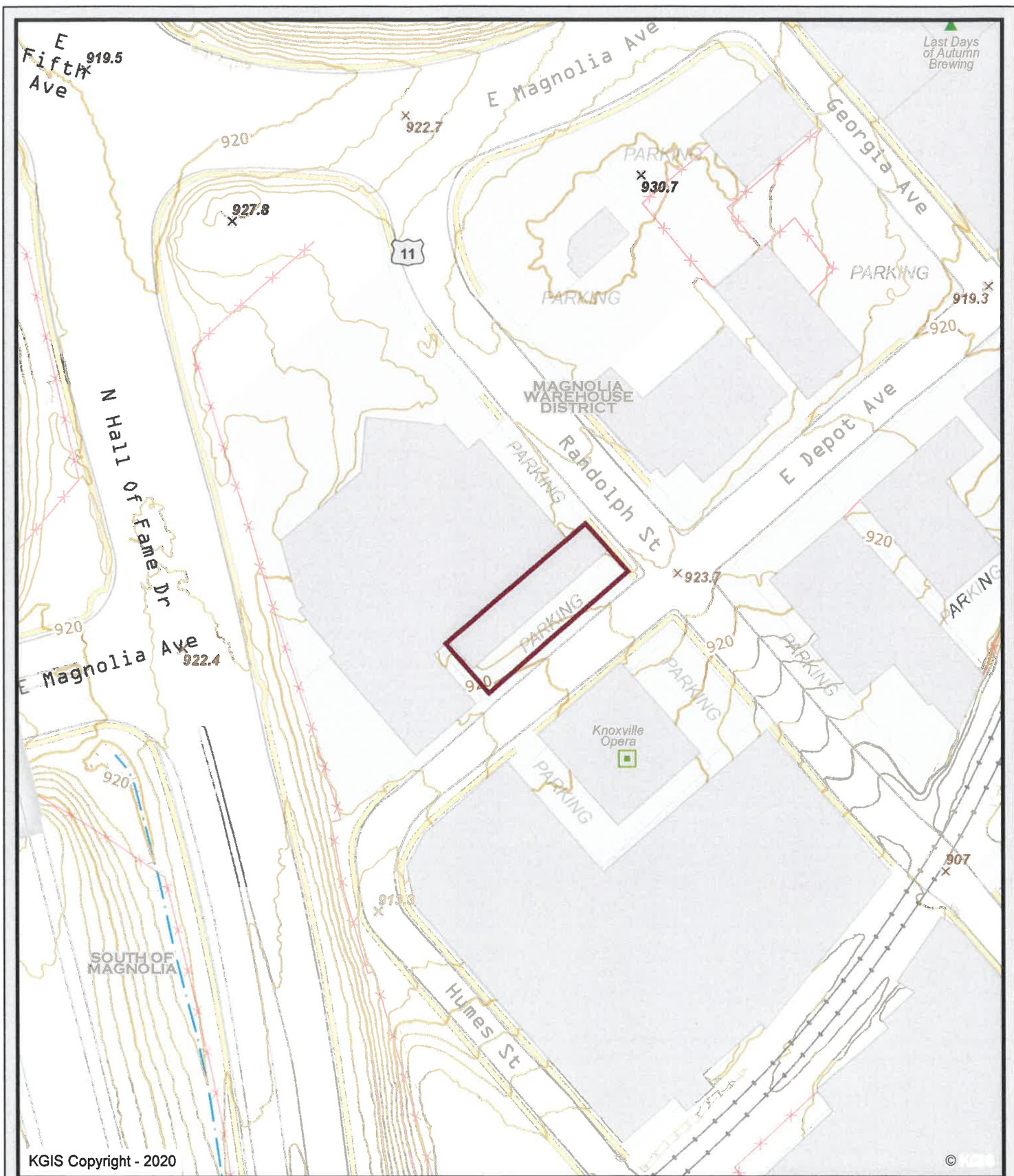


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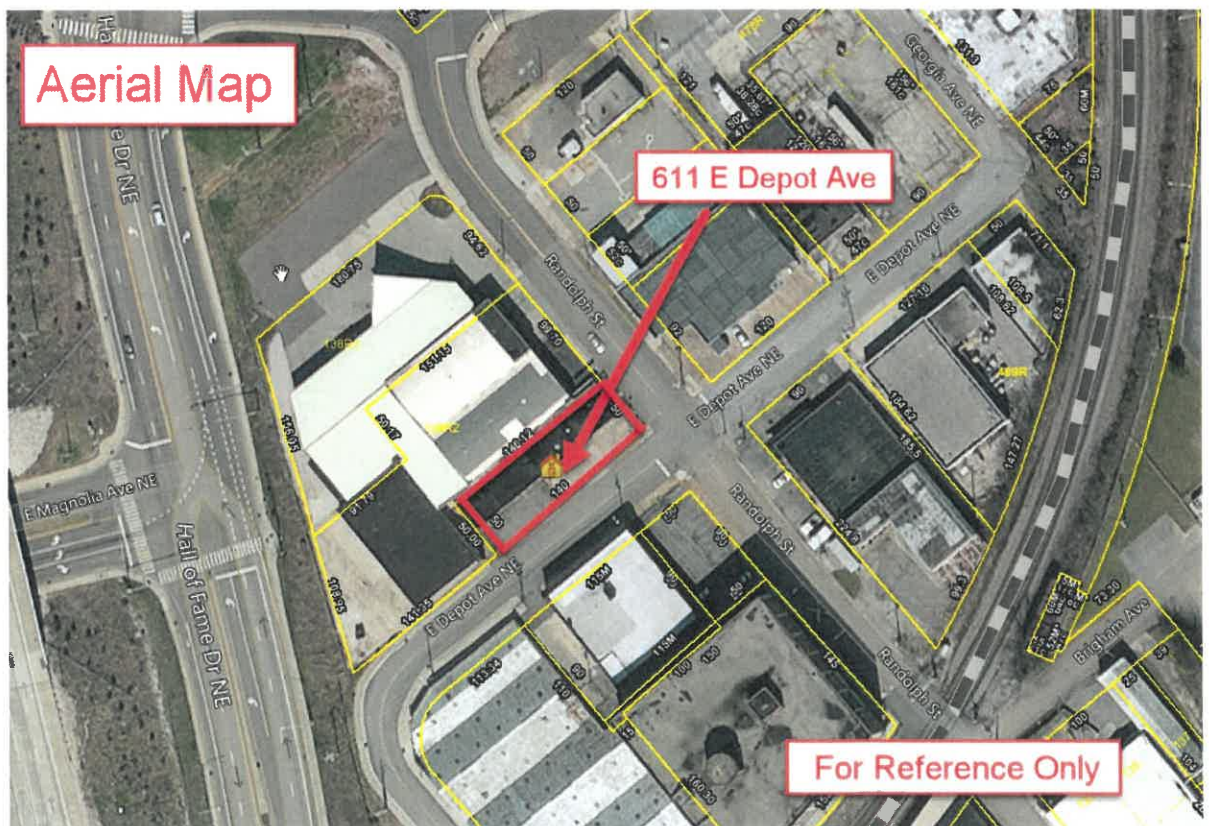
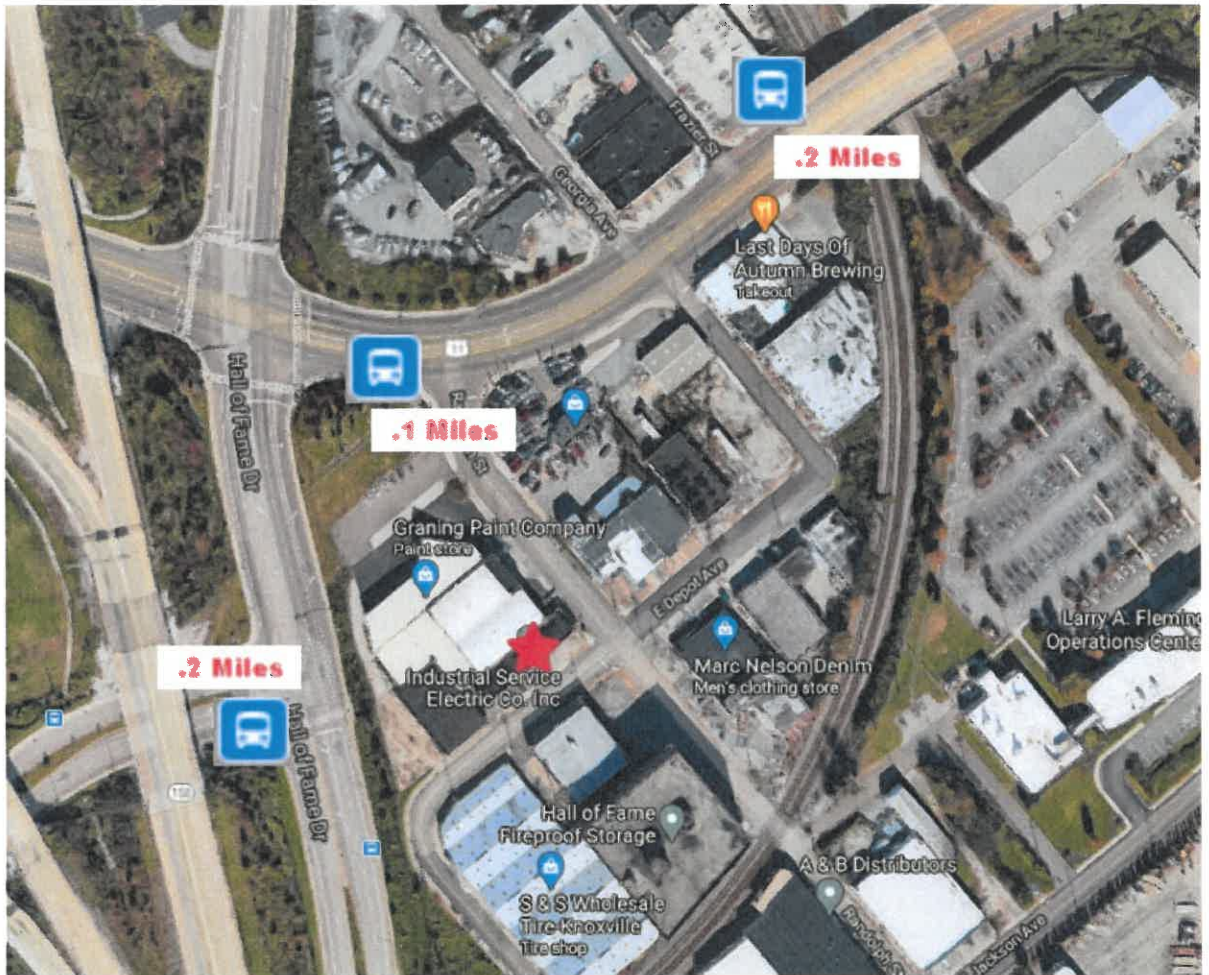


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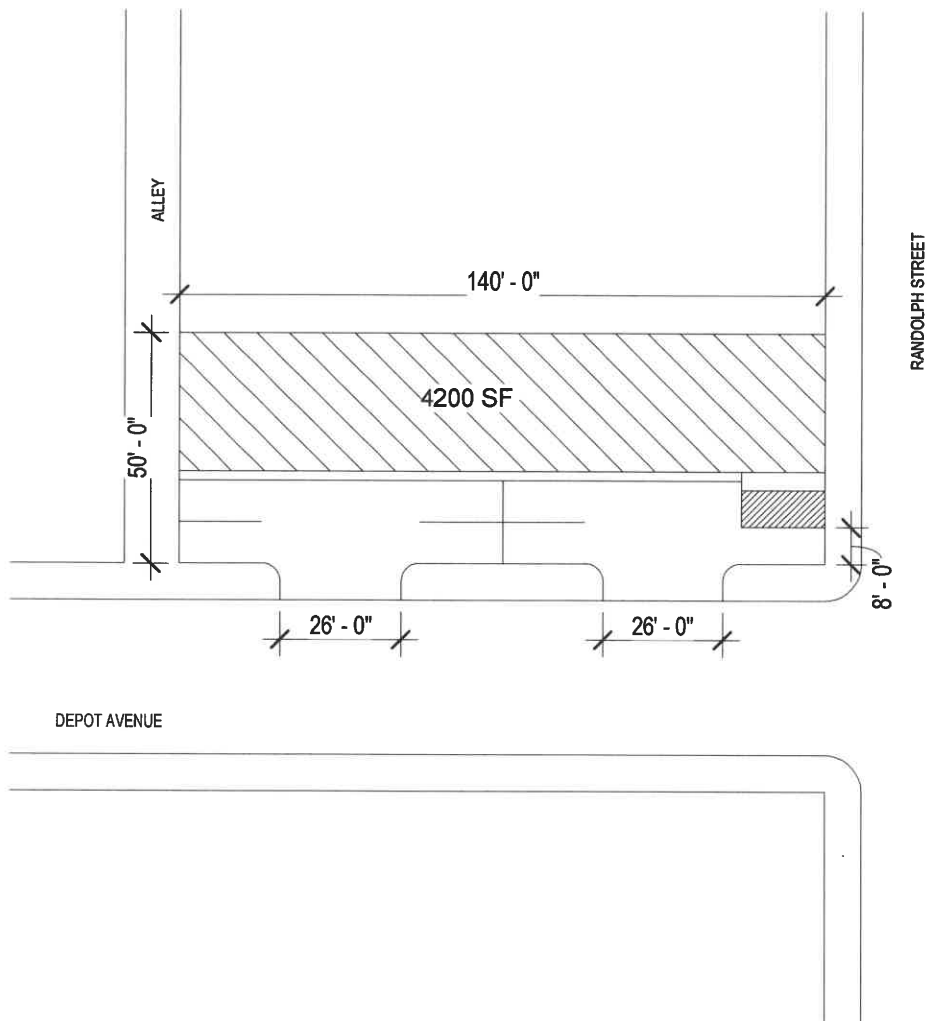












1 SITE PLAN  
C-101 1" = 40'-0"

REVISED

12-E-20-VA

hktklrj&winzxy

architecture + planning

611 E DEPOT AVE  
SITE PLAN

PROJECT NO: XXXXX

ISSUE DATE: 11/13/2020

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C-101