

File # 6-I-20-VA



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: Brian Ewers <u>Benefield Richters</u>	Owner <input type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address: 411 East Jackson Ave. - Suite 101	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip: Knoxville, TN 37915	Tenant <input type="checkbox"/>	Off Street Parking <input checked="" type="checkbox"/>
Phone Number: 865-540-9374 <u>see enclosed doc.</u>	Other <input checked="" type="checkbox"/>	Signage <input type="checkbox"/>
Email: bewers@dollar-ewers.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 : 2401 North Central Street	City, State, Zip: Knoxville, TN 37917
See KGIS.org for Parcel #: 081KA008	and Zoning District: C-G-2

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.

Mixed-Use Redevelopment of an existing 1910 2 story building. 5,600 SF Main Level to be developed into leasable tenant suites for offices, art studios and personal service studios and the 2,200 SF Upper Level to be developed into (2) 2 Bedroom residential condominiums.

Variance is requested for the current zoning parking requirements. Requesting the off street parking spaces required be reduced to zero.

Describe hardship conditions that apply to this variance.

Existing property has no available space to accommodate off street parking. Existing building extends from property line to property line, zero lot lines. Current zoning requirements for off street parking render the property unusable.

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 Brian Ewers

Digitally signed by Brian Ewers
Date: 2020.05.22 12:44:00 -04'00'

DATE May 22, 2020



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) Reduce the minimum number of required parking spaces for an Arts and Fitness Studio use from 15 spaces to zero (Article 11.4 Table 11-2).

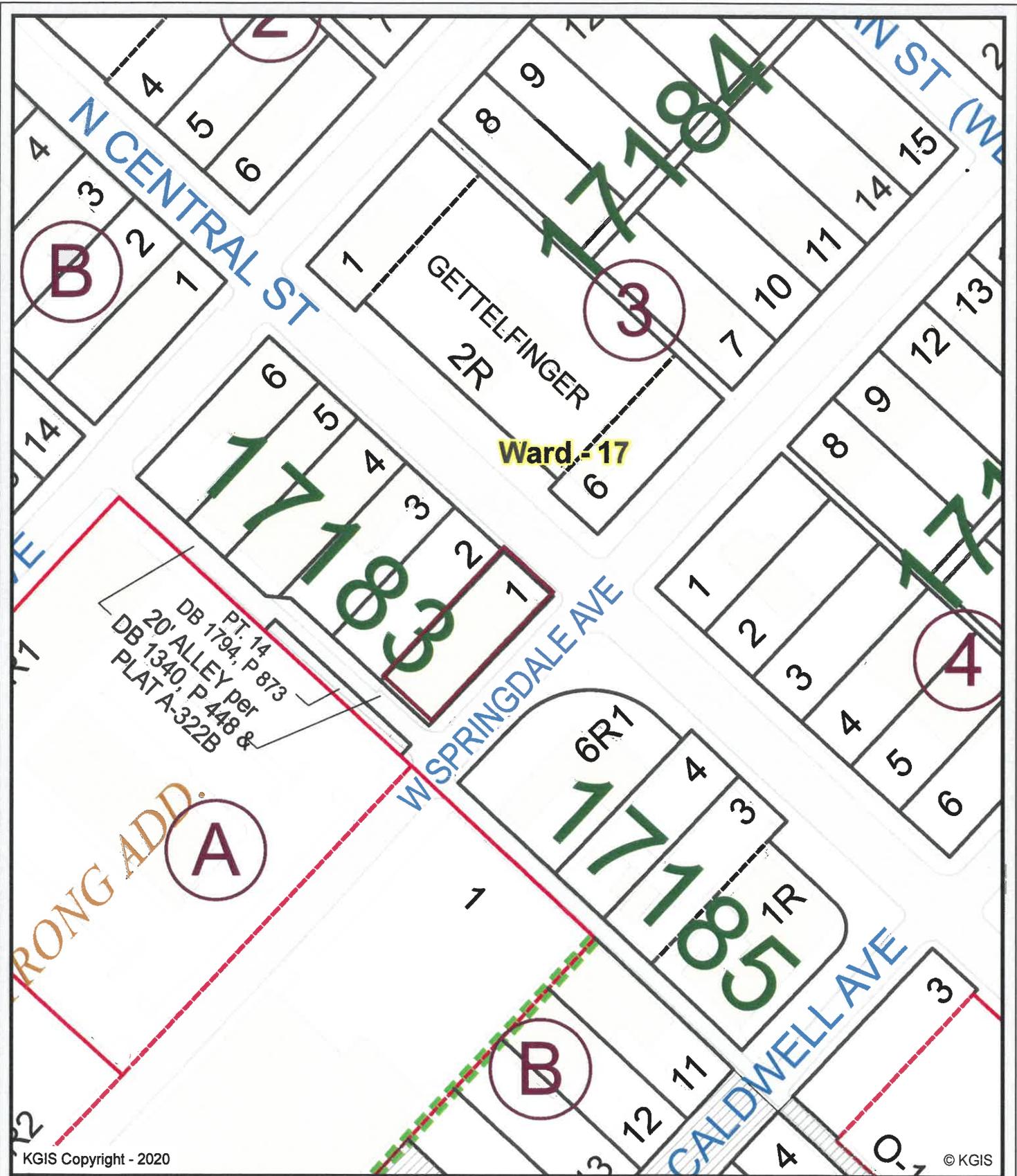
2) Reduce the minimum number of required parking spaces for an Above the Ground Floor Dwelling with (2) 2 bedroom units from 2 parking spaces to zero (Article 11.4 Table 11-2).

The following shows how the number of required parking spaces is derived.

- Main level of building is 5,600 square feet x minimum required parking for an Arts and Fitness Studio use at 4 per 1,000 GFA = 22.4 or 22 spaces (Article 11.4 Table 11-2).
- Upper level of building is 2,200 square feet x minimum required parking for an Above the Ground Floor Dwelling use for 2 bedrooms at 1.25 per du + guest parking at 0.2 per du = 2.9 or 3 spaces (Article 11.4 Table 11-2).
- Off-street parking requirements can be reduced up to 30% in any district if development is within 1/4 mile of a transit route. $22 \times 30\% = 15.4$ or 15 spaces and $3 \times 30\% = 2.1$ or 2 spaces.

PROJECT INFORMATION

Date Filed 5/22/2020	Fee Amount \$500
Council District 5	BZA Meeting Date 6/18/2020
PLANS REVIEWER Bryan Berry	DATE 5/26/2020



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2401 N. Central St.

6-I-20-VA

Brian Ewers

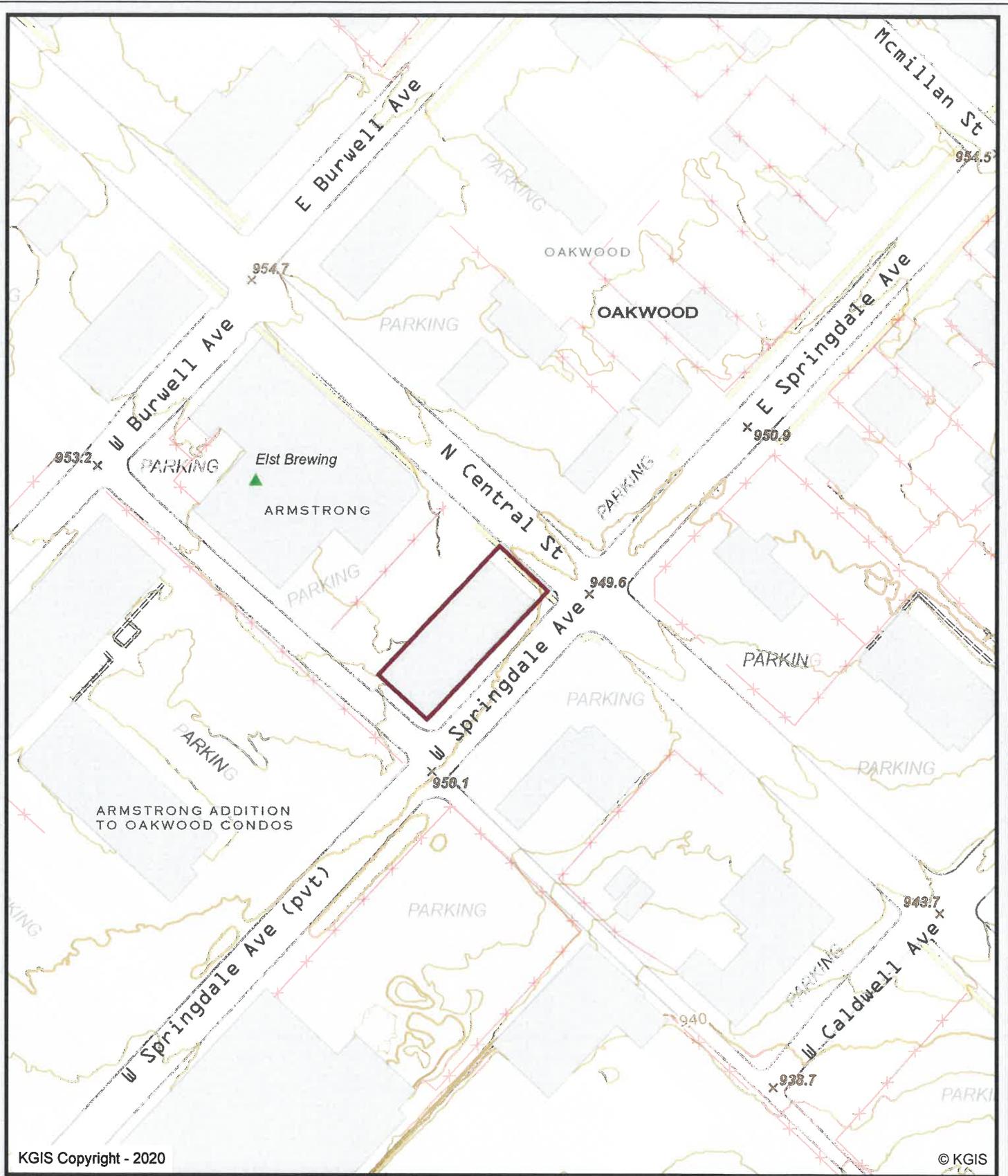
Knoxville - Knox County - KUB Geographic Information System



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2401 N. Central St.

6-I-20-VA
 Brian Ewers

Knoxville - Knox County - KUB Geographic Information System



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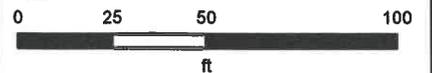


Letter Portrait
6-I-20-VA

Knoxville - Knox County - KUB Geographic Information System



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Juliana LeClair

From: Steve Borden <Steve.Borden@tn.gov>
Sent: Monday, June 15, 2020 10:11 AM
To: Juliana LeClair
Subject: RE: BZA June Applications

Please see the comments below:

6A20VA: No Comment
6B20VA: No Comment
6C20VA: No Comment
6D20VA: No Comment
6F20VA: No Comment
6G20VA: No Comment
6H20VA: No Comment
6I20VA: No Comment
6J20VA: No Comment

Steve



Steven M. Borden, P.E. | Director/Assistant Chief Engineer
TDOT – Region 1
7345 Region Lane
Knoxville, TN 37914
(865) 594-2400
Steve.Borden@tn.gov
tn.gov/tdot

Hello,

Please see the attached BZA June applications for your team to review. Please respond by Monday, 6/15/2020.

June 15, 2020

Mr. Scott Elder
Board of Zoning Appeals
Room 475, City-County Building
P. O. Box 1631
Knoxville, Tennessee 37901

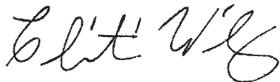
Dear Mr. Elder:

Re: Variance Requests 6-A-20-VA through 6-D-20-VA and 6-F-20-VA through 6-J-20-VA

We have reviewed our records and, as far as we have been able to determine, KUB has no existing utility facilities located within the variance areas and we have no objection to the requested variances. However, KUB does not release and hereby retains all easements and rights for existing facilities, whether or not identified in our research.

If you have any questions regarding this matter, please call me at (865) 558-2483.

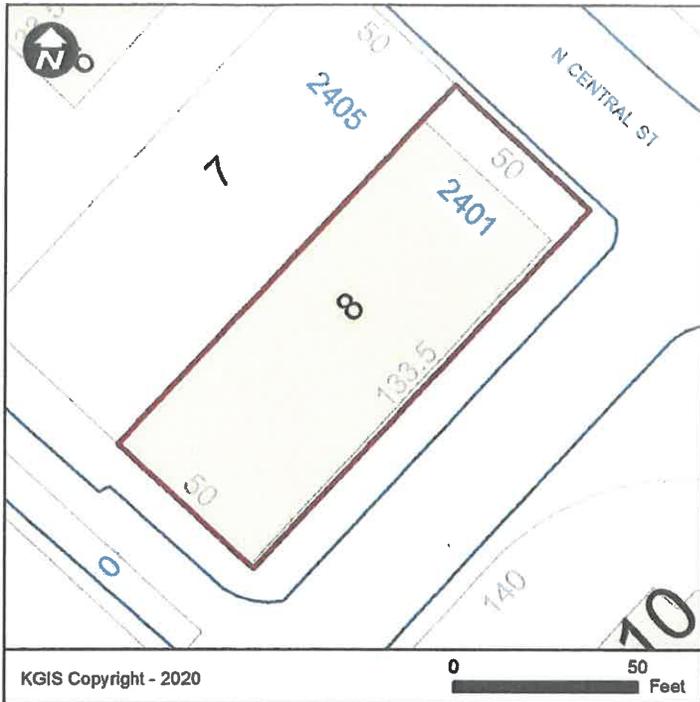
Sincerely,



Christian Wiberley, P.E.
Engineering

CGW

Parcel 081KA008 - Property Map and Details Report



Property Information

Parcel ID: 081KA008
 Location Address: 2401 N CENTRAL ST
 CLT Map: 81
 Insert: K
 Group: A
 Condo Letter:
 Parcel: 8
 Parcel Type:
 District:
 Ward: 17
 City Block: 17183
 Subdivision: ARMSTRONG ADD
 Rec. Acreage: 0
 Calc. Acreage: 0
 Recorded Plat: 10 - 30
 Recorded Deed: 20151217 - 0036746
 Deed Type: Deed: Gift Deed
 Deed Date: 12/17/2015

Address Information

Site Address: 2401 N CENTRAL ST
 KNOXVILLE - 37917
 Address Type: DWELLING, SINGLE-FAMILY
 Site Name:

Owner Information

LAWSON GREGORY M
 2401 N CENTRAL ST
 KNOXVILLE, TN 37917

The owner information shown in this section does **not** necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

Jurisdiction Information

County: KNOX COUNTY
 City / Township: Knoxville

MPC Information

Census Tract: 15
 Planning Sector: Central City

Please contact Knox County Metropolitan Planning Commission (MPC) at (865) 215-2500 if you have questions.

Political Districts

Voting Precinct: 17
 Voting Location: Christenberry Community Center
 931 OGLEWOOD AVE
 TN State House: 13 Gloria Johnson
 TN State Senate: 7 Richard Briggs
 County Commission: 2 Michele Carringer
 (at large seat 10) Larsen Jay
 (at large seat 11) Justin Biggs
 City Council: 5 Charles Thomas
 (at large seat A) Lynne Fugate
 (at large seat B) Janet Testerman
 (at large seat C) Amelia Parker
 School Board: 2 Jennifer Owen

Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

School Zones

Elementary: CHRISTENBERRY ELEMENTARY
 Intermediate:
 Middle: WHITTLE SPRINGS MIDDLE
 High: FULTON HIGH

Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

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0-I-20-VA

6-I-20-VA

Juliana LeClair

From: Scott Elder
Sent: Friday, June 12, 2020 3:57 PM
To: Bryan Berry; Juliana LeClair
Subject: Fwd: June 18th BZA File# 6-I-20-VA Applicant Brian Ewers

Bryan,

Here is the letter from Helen-Ross McNabb stating their concerns about the parking reduction/elimination variance for 6-I-20-VA.

Let me know if you have any questions.

Thanks,

Scott E.

Sent from my iPhone

Begin forwarded message:

From: Houston Smelcer <houston.smelcer@mcnabb.org>
Date: June 12, 2020 at 11:36:40 AM EDT
To: Scott Elder <selder@knoxvilletn.gov>
Subject: June 18th BZA File# 6-I-20-VA Applicant Brian Ewers

Good Friday morning Scott. Thank you for the opportunity to speak with you this morning. I am sorry to hear the computer hacking situation has effected your department. This email is just a formal note of our support for the concept being developed at 2405 N. Central but also to express our concerns about it moving forward with zero dedicated parking spots. The business model, customers and residential tenants in our estimation will create at least temporary spikes in parking demand and we anticipate those folks will likely flow into the McNabb Center's parking lot. We would like to be a great neighbor to this new development and not one that is constantly having to call a tow truck. We also think constantly towing cars would be detrimental to this new business which would not be our desire either. We have discussed with Candace Watson the developer the prospect of leasing our adjacent lot to meet her parking needs. One of the other adjacent business owners has also expressed a willingness to lease existing parking nearby.

Again, we are 100% in support of this project but would like to make efforts now to prevent what we see as a very real problem down the road with regard to parking needs.

Houston Smelcer, MBA CFP
Vice President, Development and Government Relations

Helen Ross McNabb Center
201 W. Springdale Avenue
Knoxville, TN 37917

6-I-20-VA

Juliana LeClair

From: Bryan Berry
Sent: Monday, August 24, 2020 11:18 AM
To: Juliana LeClair
Subject: FW: BZA File# 6-I-20-VA

Juliana,

Can the email below be provided to the BZA members?

Thank you.

Bryan

From: Scott Elder <selder@knoxvilletn.gov>
Sent: Wednesday, August 19, 2020 10:24 AM
To: Bryan Berry <BBerry@knoxvilletn.gov>
Subject: Fw: BZA File# 6-I-20-VA

Bryan,

I received this email (below) from Houston at Helen Ross McNabb this morning. I'm not sure if this addresses the full BZA needs or not.?

Scott Elder

Zoning Chief - City of Knoxville
865 215 4473 office
selder@knoxvilletn.gov
www.knoxvilletn.gov

From: Houston Smelcer <houston.smelcer@mcnabb.org>
Sent: Wednesday, August 19, 2020 9:57 AM
To: Scott Elder <selder@knoxvilletn.gov>
Cc: Candace Watson <cwatson@gprknoxville.com>
Subject: BZA File# 6-I-20-VA

Good Wednesday morning Scott. I am writing to let the BZA staff know that we have come to a verbal agreement with Candace Watson, the owner of 2401 N. Central, and await a formal written lease agreement. We assume that this will be finalized prior to the rescheduled BZA meeting on September 3rd and our concerns will have been satisfactorily addressed.

Houston Smelcer, MBA CFP
Vice President, Development and Government Relations

Helen Ross McNabb Center
201 W. Springdale Avenue
Knoxville, TN 37917