



# 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 Sanders Pace Architecture	Owner <input type="checkbox"/>	New Structure <input checked="" type="checkbox"/>
Street Address 514 West Jackson Ave	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 865 329 0316	Other <input checked="" type="checkbox"/>	Signage <input type="checkbox"/>
Email jsanders@sanderspace.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 2126 Forest Ave City, State, Zip Knoxville TN 37916  
 See KGIS.org for Parcel # 094NR013 and Zoning District C-N

## VARIANCE REQUIREMENTS

### City of Knoxville Zoning Ordinance Article 16, Section 16.3

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 project at 2126 Forest Avenue is planned to be a Mixed Use Development. The ground level will be commercial space and the upper levels (Level 02 and Level 03) will be residential. In order to meet building set backs the remaining site cannot accommodate the required off-street parking. The proposed development also intends to add new on-street parking as part of the project. The intent is for these new spaces, along with 5 new off-street spaces, to offset the potential parking burden on the neighborhood. The project will pursue a rezoning from C-N to I-MU concurrently with these variances.

### Variances Requested:

1. Reduce the minimum required amount of parking spaces from 19 spaces to 5 spaces. Per Article 11, Section 11.4. Table 11-2.
2. Reduce the minimum required interior side yard setback for a parking lot from 20 feet to 14 feet. Per Article 11, Section 11.3.C.2.
3. Reduce the required corner-side yard setback from 15 feet to 11 feet 6 inches. Per Article 5, Section 5.3. Table 5-1.

### Describe hardship conditions that apply to this variance.

The narrow lot size coupled with the existing topography limits off street parking options.

## APPLICANT AUTHORIZATION

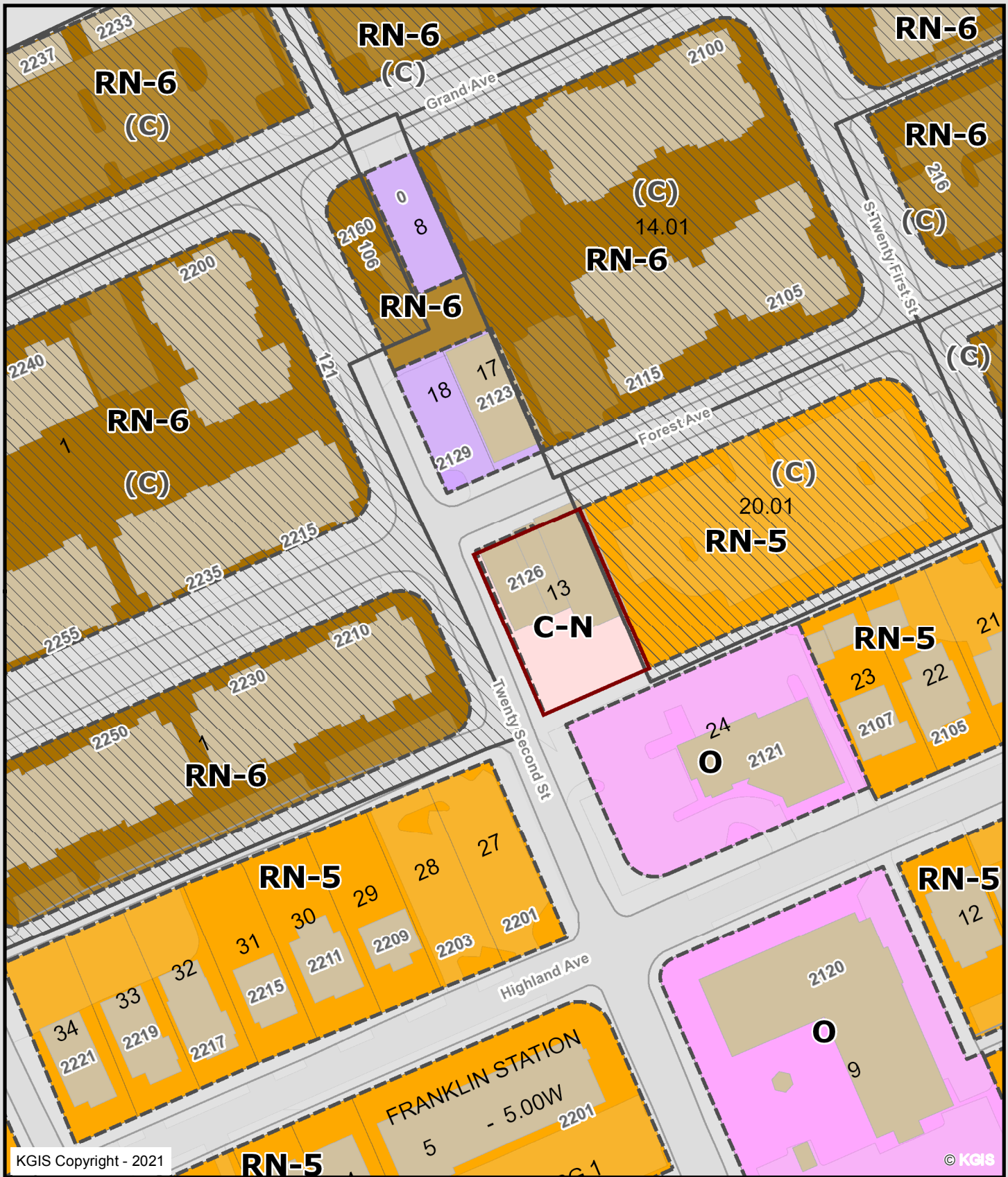
I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request and that all owners have been notified of this request in writing.

APPLICANT'S SIGNATURE

DATE

10/29/2021





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2126 Forest Ave

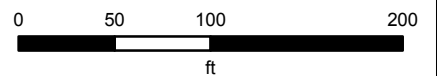
12-C-21-VA

Sanders Pace Architecture

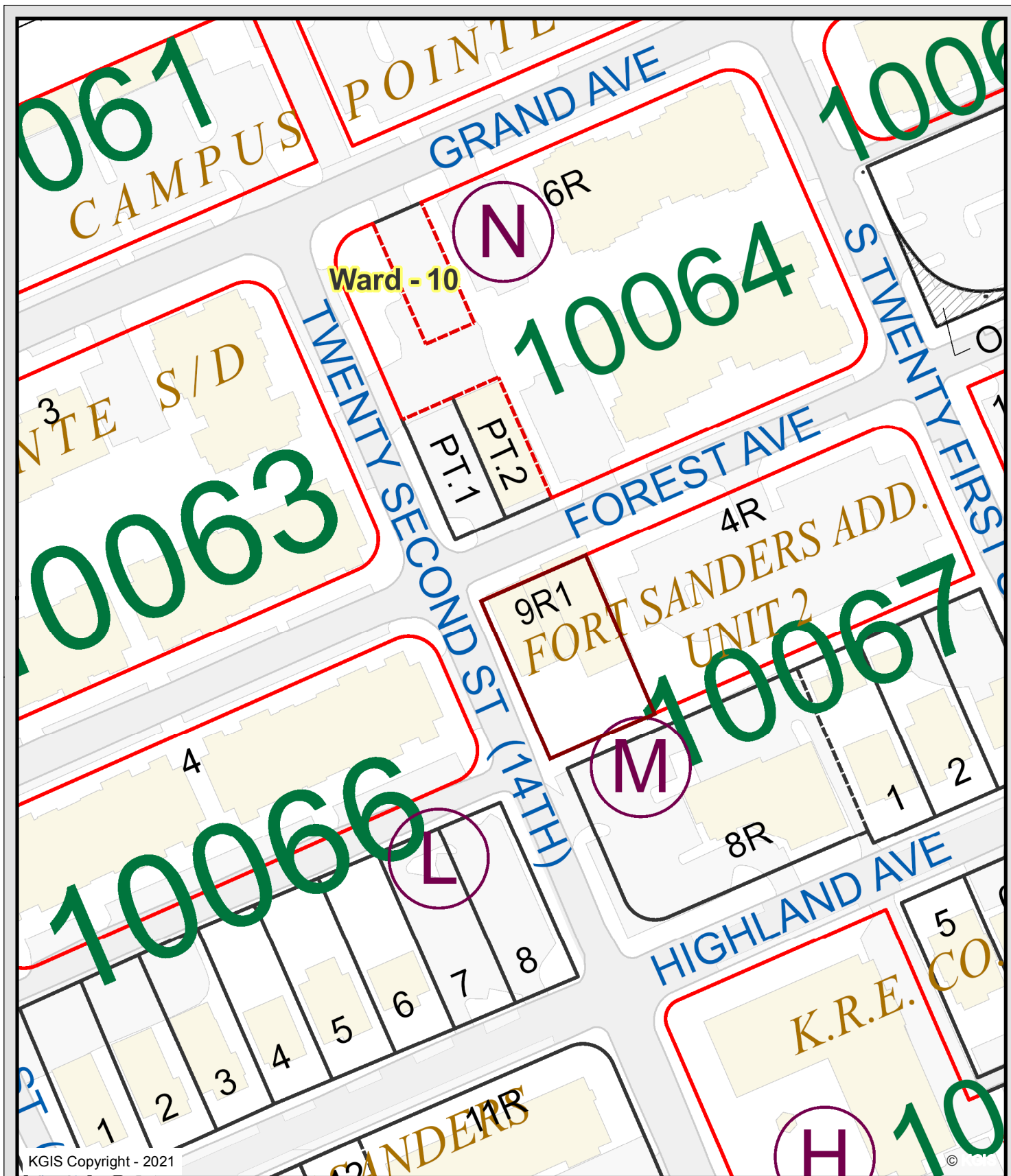
Knoxville - Knox County - KUB Geographic Information System



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2126 Forest Ave

12-C-21-VA

Sanders Pace Architecture

Knoxville - Knox County - KUB Geographic Information System



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2126 Forest Ave

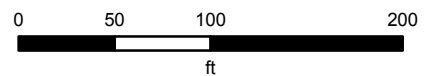
12-C-21-VA

Sanders Pace Architecture

**Knoxville - Knox County - KUB Geographic Information System**

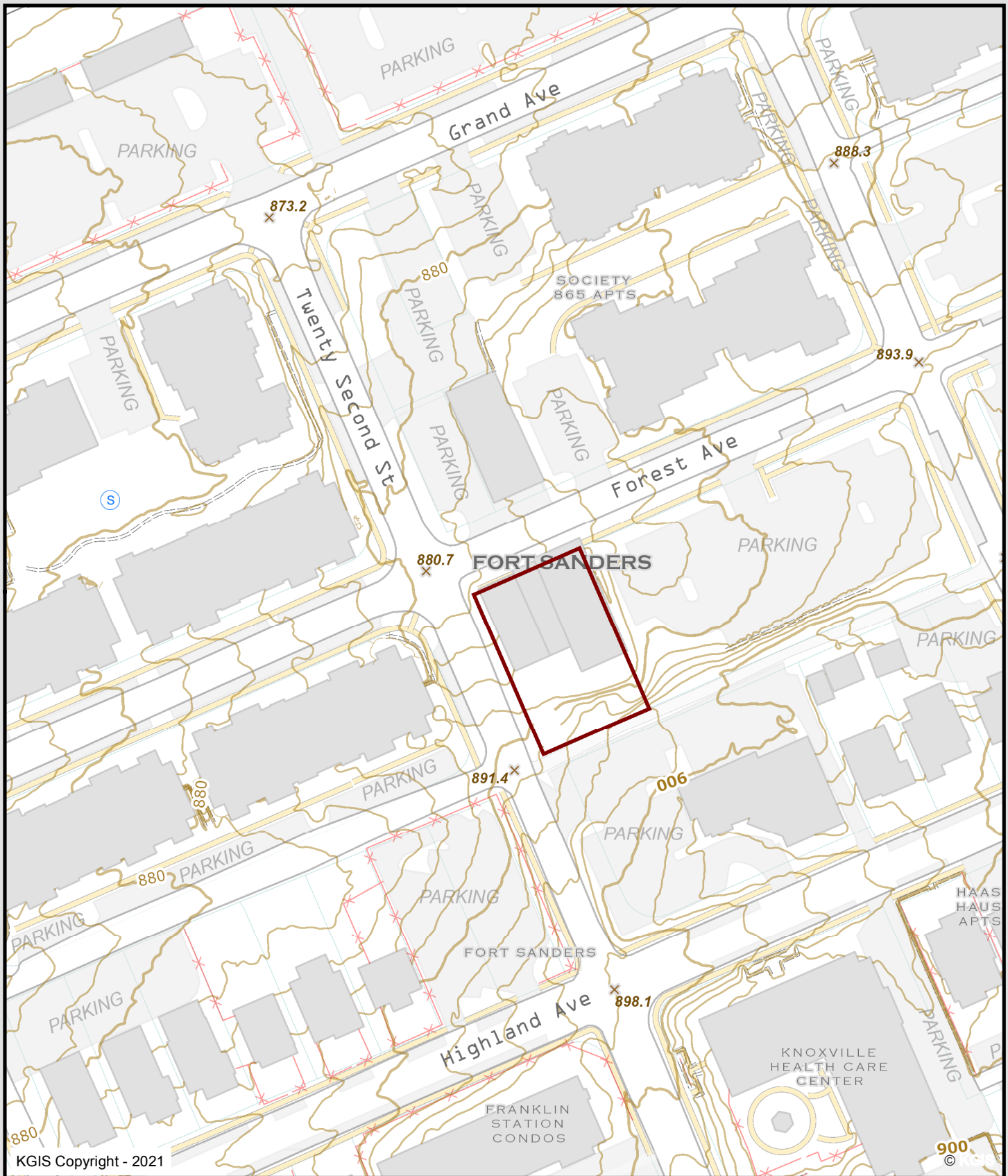


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2126 Forest Ave

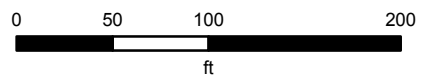
12-C-21-VA

Sanders Pace Arcitecture

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December 13, 2021

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

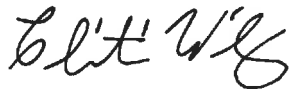
Dear Mr. Elder:

**Re: Variance Requests 11-A-21-VA, 12-A-21-VA, 12-C-21-VA, 12-D-21-VA, and 12-E-21-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

## RE: BZA December applications

Steve Borden <Steve.Borden@tn.gov>

Wed 12/15/2021 9:16 AM

To: Cheri Burke <cmburke@knoxvilletn.gov>

Responses from District 18 Operations are as follows:

[12-A-21-VA: 222 Radford Pl \[PDF\]](#) – Operations has No Comment - Request for change to setbacks and parking not near ROW or affecting TDOT drainage

[12-C-21-VA: 2126 Forest Ave \[PDF\]](#) – Operations has No Comment - Request for change to parking requirements and setbacks not near ROW or affecting TDOT drainage

[12-D-21-VA: 7201 Kingston Pk \[PDF\]](#) – Operations has No Comment - Request for change to sign setback and height variance on replacement of current sign. Behind curb outside of ROW.

[12-E-21-VA: 5121 Camelia Rd \[PDF\]](#) – Operations has No Comment – Request a variety of changes not near ROW or affecting TDOT drainage.



**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](mailto:Steve.Borden@tn.gov)

[tn.gov/tdot](http://tn.gov/tdot)

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**From:** Cheri Burke <cmburke@knoxvilletn.gov>

**Sent:** Monday, December 6, 2021 9:52 AM

**To:** Steve Borden <Steve.Borden@tn.gov>

**Subject:** [EXTERNAL] BZA December applications

**\*\*\* This is an EXTERNAL email. Please exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email - STS-Security. \*\*\***

Good morning Steve,

Please have your staff review the following applications (located [at this link](#)) and provide your response by 12/13/21.

11-A-21-VA: 710 Forest Heights Rd

12-A-21-VA: 222 Radford Pl

12-C-21-VA: 2126 Forest Ave

12-D-21-VA: 7201 Kingston Pk

12-E-21-VA: 5121 Camelia Rd



Thank you,

Cheri Burke

Administrative Specialist

Neighborhood Codes Enforcement

City of Knoxville

865-215-2867

865-215-2119