



BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION	APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name Glenn Richters	Owner <input type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address 902 N. Central St	Contractor <input type="checkbox"/>	Modification of Existing Structure <input checked="" type="checkbox"/>
City, State, Zip Knoxville, TN 37917	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number 865-637-7009	Other <input checked="" type="checkbox"/>	Signage <input type="checkbox"/>
Email grichters@benefieldrichters.com		Other <input type="checkbox"/>

THIS IS A REQUEST FOR:

<input type="checkbox"/> Zoning Variance (Building Permit Denied)	<input checked="" 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 701 N Cherry St

City, State, Zip Knoxville, TN 37914

Parcel # (see KGIS.org) 082JF019

Zoning District (see KGIS.org) C-N (Neighborhood Commercial)

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.

Request for a variance to increase the allowed side set-back encroachment for the patio area, at the east side of the building, from 5' to 15'.

Describe hardship conditions that apply to this variance.

Building the patio space within compliance does not provide a space large enough to be useful as a seating area.

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 11.16-22

File #



BOARD OF ZONING APPEALS APPLICATION

*******OFFICE USE ONLY*******

Is a plat required? Yes No

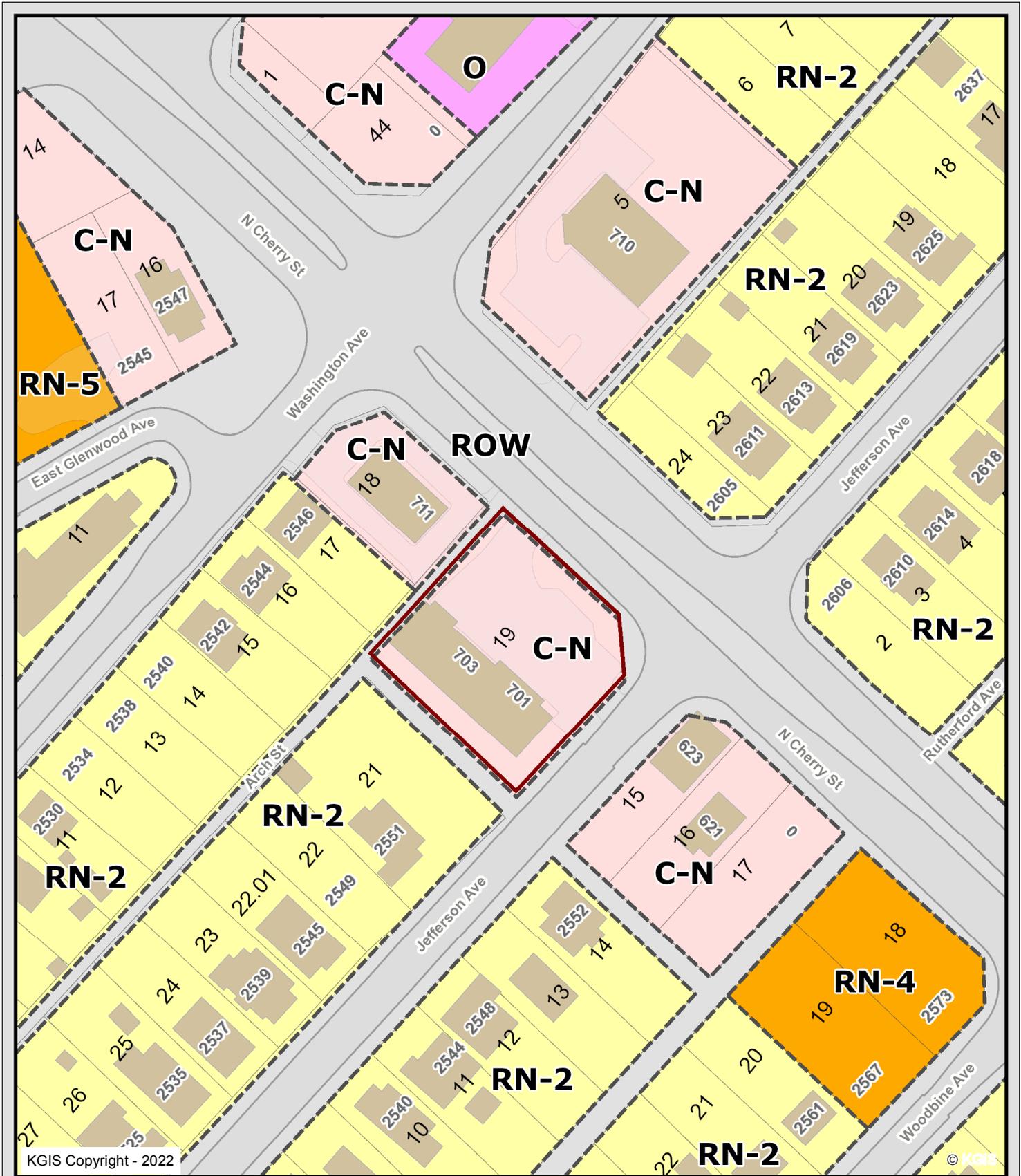
Small Lot of record?

VARIANCE REQUEST(S) WITH ORDINANCE CITATION(S):

(This area is currently blank for the variance request details.)

PROJECT INFORMATION

Date Filed	Fee Amount
Council District	BZA Meeting Date
PLANS REVIEWER	DATE



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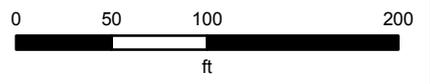
701 N. CHERRY ST

12-D-22-VA
GLENN RICHTERS

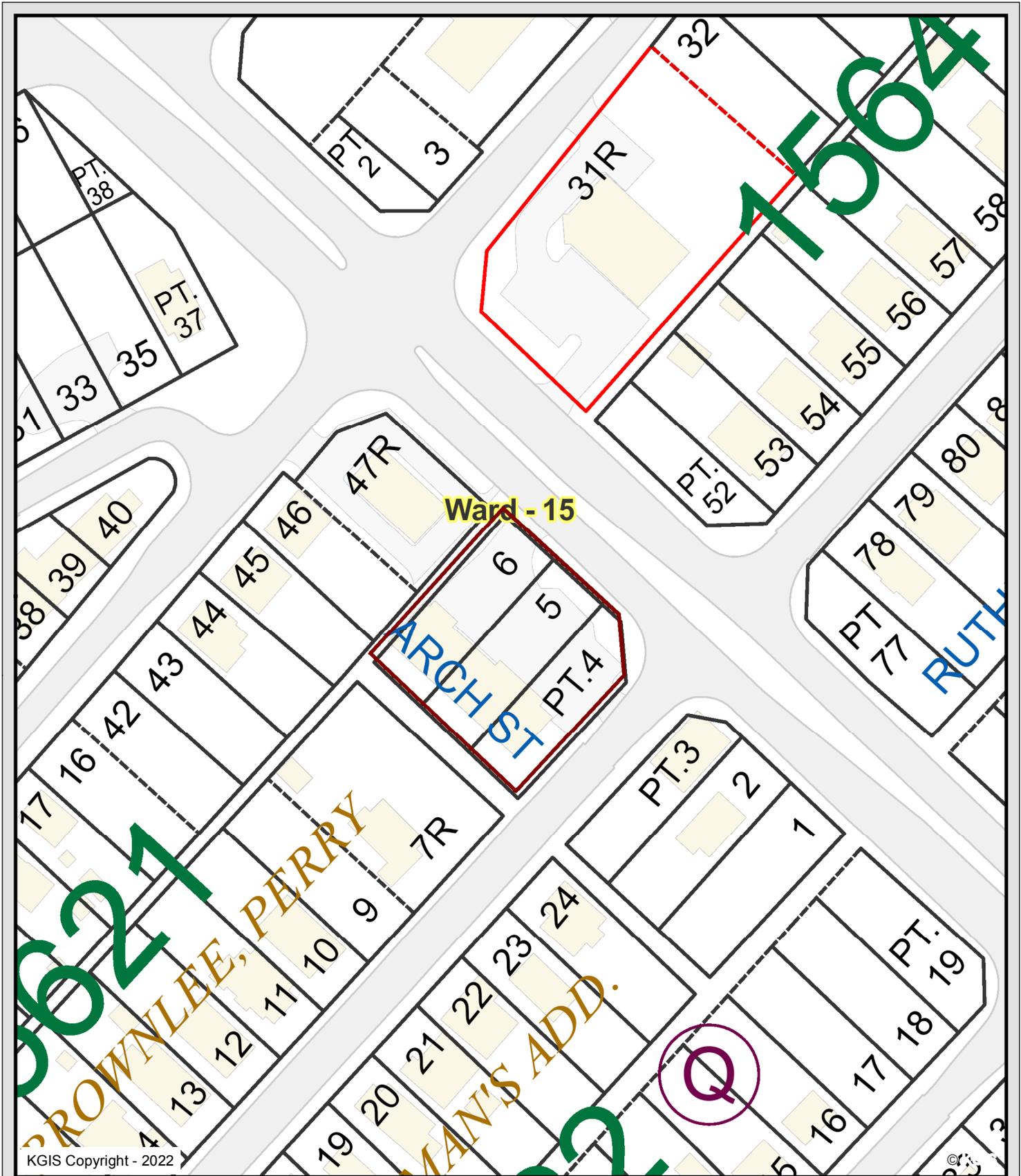
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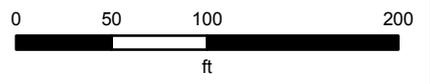
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GLENN RICHTERS

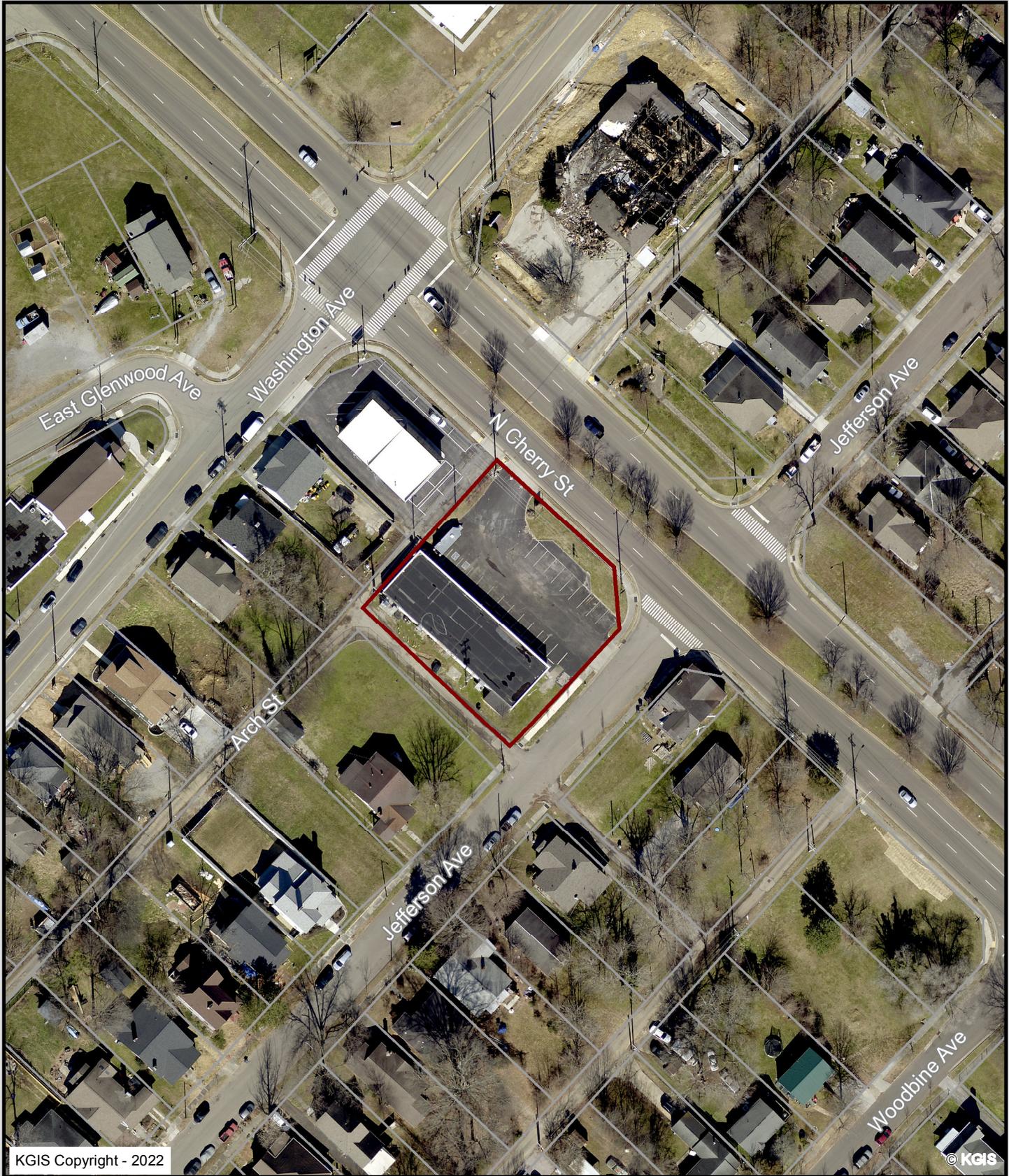
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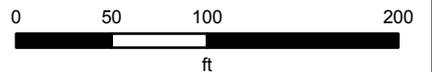
12-D-22-VA

GLENN RICHTERS

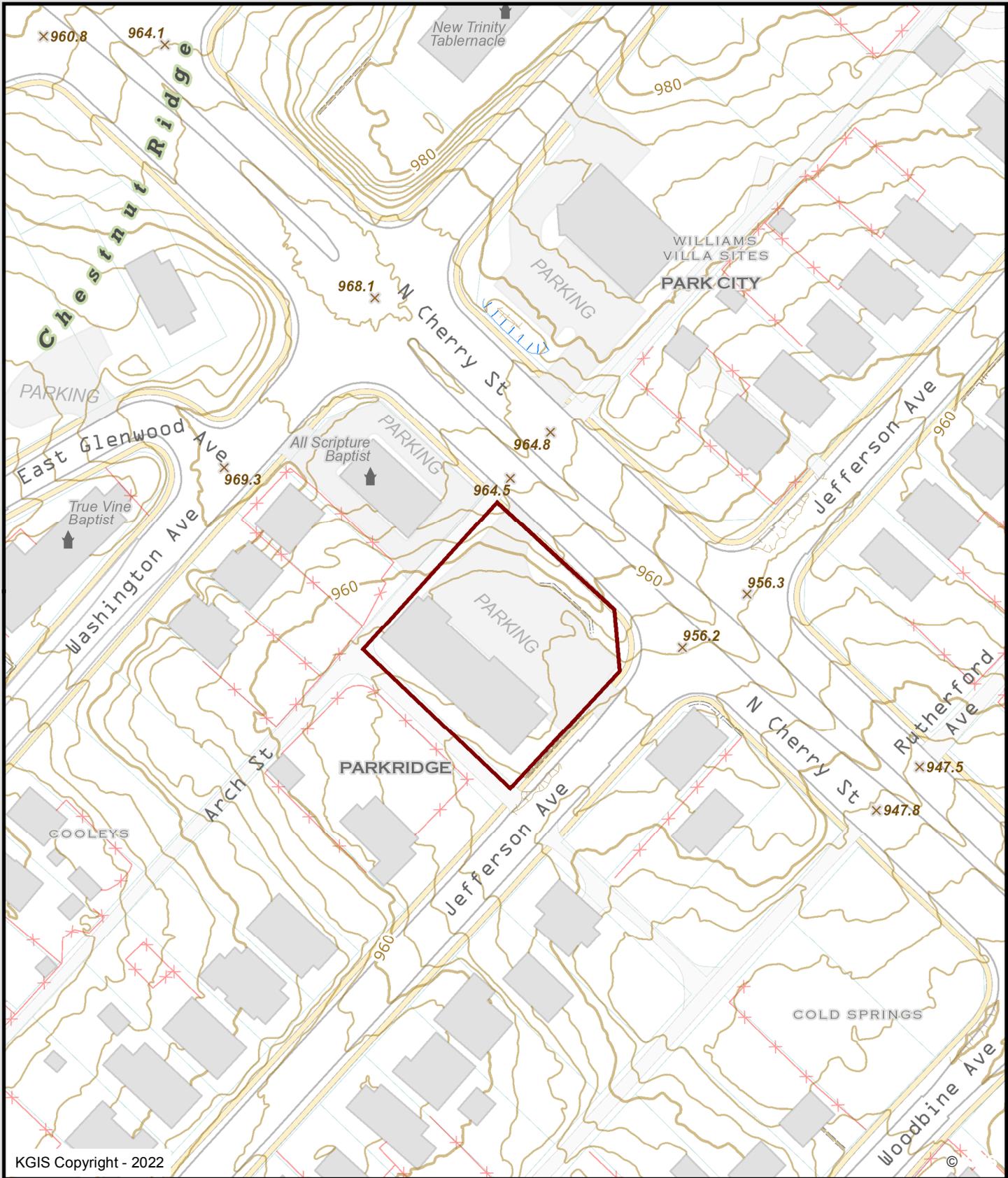
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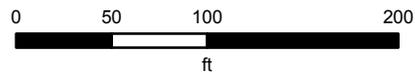
12-D-22-VA

GLENN RICHTERS

Knoxville - Knox County - KUB Geographic Information System



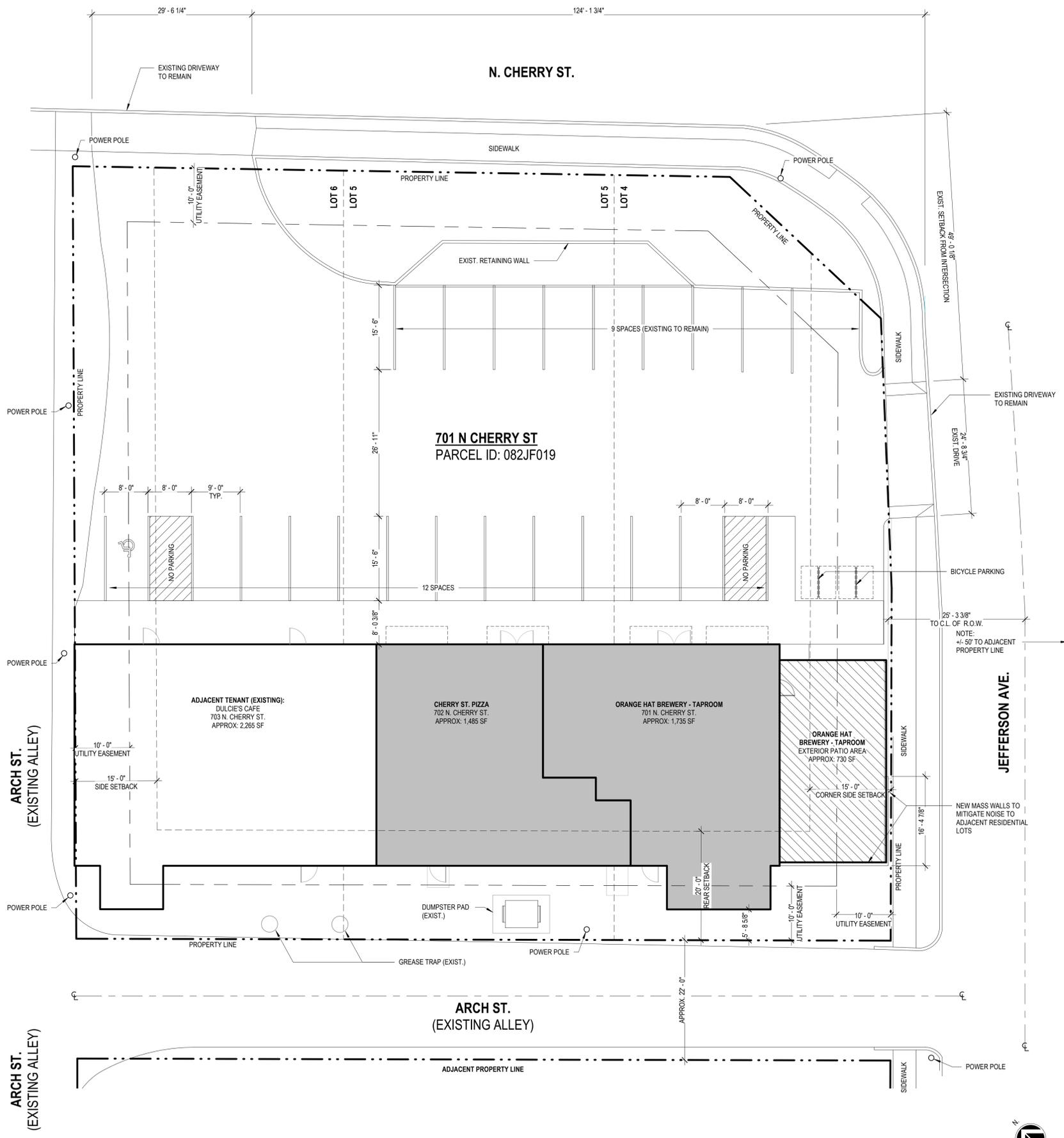
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ZONING INFORMATION

PROJECT:	CHERRY STREET PIZZA 700 N CHERRY STREET KNOXVILLE, TN
JURISDICTION:	CITY OF KNOXVILLE, TENNESSEE
PARCEL NUMBER:	082JF019
BLOCK / LOT NUMBER:	
ZONING:	C-N (NEIGHBORHOOD COMMERCIAL)
SPECIAL DISTRICTS:	N/A
FLOOD PLAIN:	NO
LOCAL HISTORIC DISTRICT:	NO
NATIONAL HISTORIC DISTRICT:	NO

PARKING CALCULATIONS:

TOTAL BUILDING AREA:	6,215 SF GROSS
REQ'D PARKING:	
MIXED USE / MULTI-TENANT STRUCTURE	3 PER 1,000 SF
MIN. PARKING REQ'D:	19 SPACES MINUS 40% REDUCTION FOR C-N ZONING 11 SPACES REQUIRED
MIN. REQ'D VAN ACCESS SPACES:	1 SPACE
SPACES PROVIDED:	21 SPACES W/ 2 VAN ACCESSIBLE SPACES
MIN. BICYCLE PARKING REQ'D:	4 SPACES
BICYCLE SPACE PROVIDED:	4 SPACES

benefield · richters

planning
architecture

902 North Central Street
Knoxville, TN 37917
(865) 637-7009

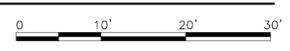
CHERRY STREET PIZZA

**701 N CHERRY STREET,
KNOXVILLE, TN 37914**

SITE PLAN

Issue	Issued by	Drawn by	Date

L6 SITE PLAN
C-101 1" = 10'-0"



sheet **C-101**



December 2, 2022

Mr. Bryan Berry, Deputy Director
Board of Zoning Appeals
Room 475, City-County Building
P. O. Box 1631
Knoxville, Tennessee 37901

Dear Mr. Berry:

**Re: Variance Requests 9-C-22-VA, 11-E-22-VA, 12-A-22-VA, 12-B-22-VA, 12-C-22-VA,
12-D-22-VA, 12-E-22-VA, and 12-F-22-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,

A handwritten signature in black ink, appearing to read "C. Wiberley".

Christian Wiberley, P.E.
Engineering

CGW

From: [Steve Borden](#)
To: [Jennifer Scobee](#)
Subject: RE: Board of Zoning Appeals - December applications
Date: Thursday, December 8, 2022 3:27:10 PM
Attachments: [image002.png](#)

Jennifer,

Please see the responses below.

[9-C-22-VA](#) [7727 Kingston Pk \(PDF\)](#)- Operations has No Comment
[11-E-22-VA](#) [1700 Merchant Dr \(PDF\)](#)- Operations has No Comment
[12-A-22-VA](#) [3940 Seahorn Ave \(PDF\)](#)- Operations has No Comment
[12-B-22-VA](#) [1915 Forest Ave \(PDF\)](#)- Operations has No Comment
[12-C-22-VA](#) [4103 Chapman Hwy \(PDF\)](#)- Operations has No Comment
[12-D-22-VA](#) [701 N. Cherry St \(PDF\)](#)- Operations has No Comment
[12-E-22-VA](#) [1100 University Ave \(PDF\)](#)- Operations has No Comment
[12-F-22-VA](#) [400 Neyland DR \(PDF\)](#)- Operations has No Comment

Thank you,



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

From: Jennifer Scobee <jscobee@knoxvilletn.gov>
Sent: Wednesday, November 30, 2022 9:24 AM
To: Steve Borden <Steve.Borden@tn.gov>; Christian.Wiberley@kub.org
Subject: [EXTERNAL] Board of Zoning Appeals - 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!

Please have your staff review the following applications and provide your responses by Monday, December 12, 2022. You may access the applications [here](#)

LIST APPLICATIONS BY FILE # AND ADDRESS