File #1-C-23-VA 1-C-23-VA

CITY OF KNOXVILLE

BOARD OF ZONING APPEALS APPLICATION

Please reach out to a City of Knoxville Zoning Examiner about your project before submitting a variance application.

APPLICANT INFORMATION	APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name (Individual not company) Juliana Terra	Owner ☐	New Structure ☐
Street Address 351 Ogden St, Unit 301	Contractor ☑	Modification of Existing Structure ☐
City, State, Zip Knoxville, TN, 37917	Tenant ☐	Off Street Parking ☑
Phone Number 917 822 2442	Other ☐	Signage ☐
Applicant Email juliana@urbano-group.com		Other _____ ☐

THIS IS A REQUEST FOR:

☑ Zoning Variance (Building Permit Denied)
☐ Appeal of Administrative Official's Decision
☐ Extension of Non-Conforming Use/or Structure
☐ Map Interpretation

PROPERTY INFORMATION

Street Address 828 N Broadway, Suite 201 City, State, Zip Knoxville, TN, 37917

See KGIS.org for Parcel #081MP013 City Council District # 4 and Zoning District C-G-2

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.

Renovation of Suite 201 (972 sf total), to house a Eating and Drinking Establishment plus office. Because of the change of use for the building and it is considered mixed-use, multi-tenant, there should be off-street parking provided with accessible parking provided as well. I am requesting a variance for parking requirements (parking and accessible parking) be reduced to zero because there is no space in the property for those.

Describe hardship conditions that apply to this variance.

There are no space for legally complying with parking spaces on the property.

Site plans and any other relevant information associated with the hardship must accompany this application.

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** 12/06/2022

INCOMPLETE APPLICATIONS WILL BE RETURNED FOR RESUBMISSION. ALL INFORMATION IS REQUIRED. rev 8/2022

File # 1-C-23-VA

CITY OF KNOXVILLE

BOARD OF ZONING APPEALS APPLICATION

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

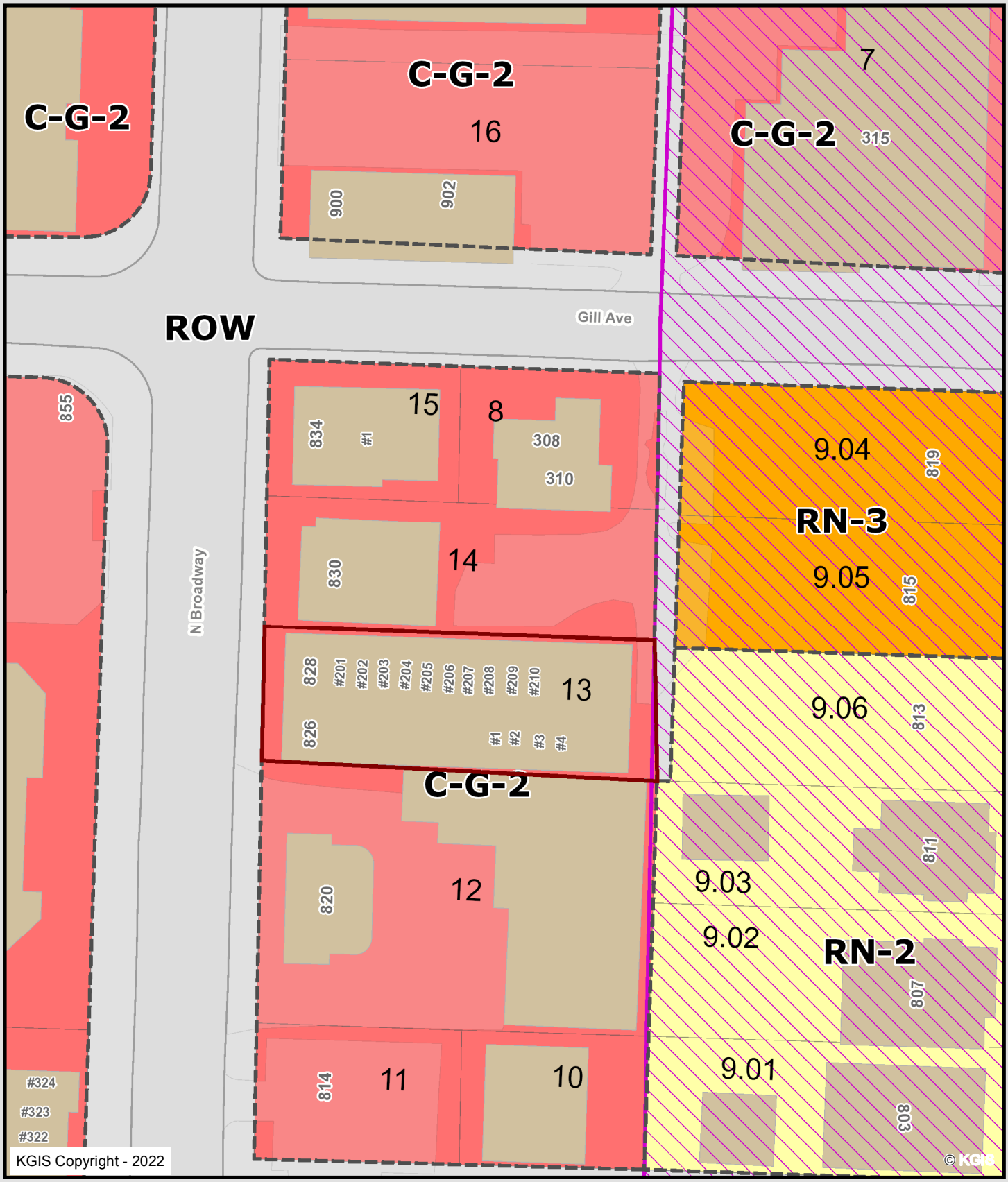
Is a plat required? **Yes** ☐ **No** ☑ **Small Lot of record?** ☐

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

Decrease the minimum required number of parking spaces for a mixed-use multi-tenant structure from 3 per 1,000 square feet of gross floor area to 0 spaces. Per Article 11.4.C.1.

PROJECT INFORMATION

Date Filed 12/6/2022	Fee Amount $250
Council District 4	BZA Meeting Date 1/17/2023
PLANS REVIEWER Bryan Berry	**DATE** 12/13/2022



828 N. BROADWAY, SUITE 201

1-C-23-VA

JULIANA TERRA

Knoxville - Knox County - KUB Geographic Information System

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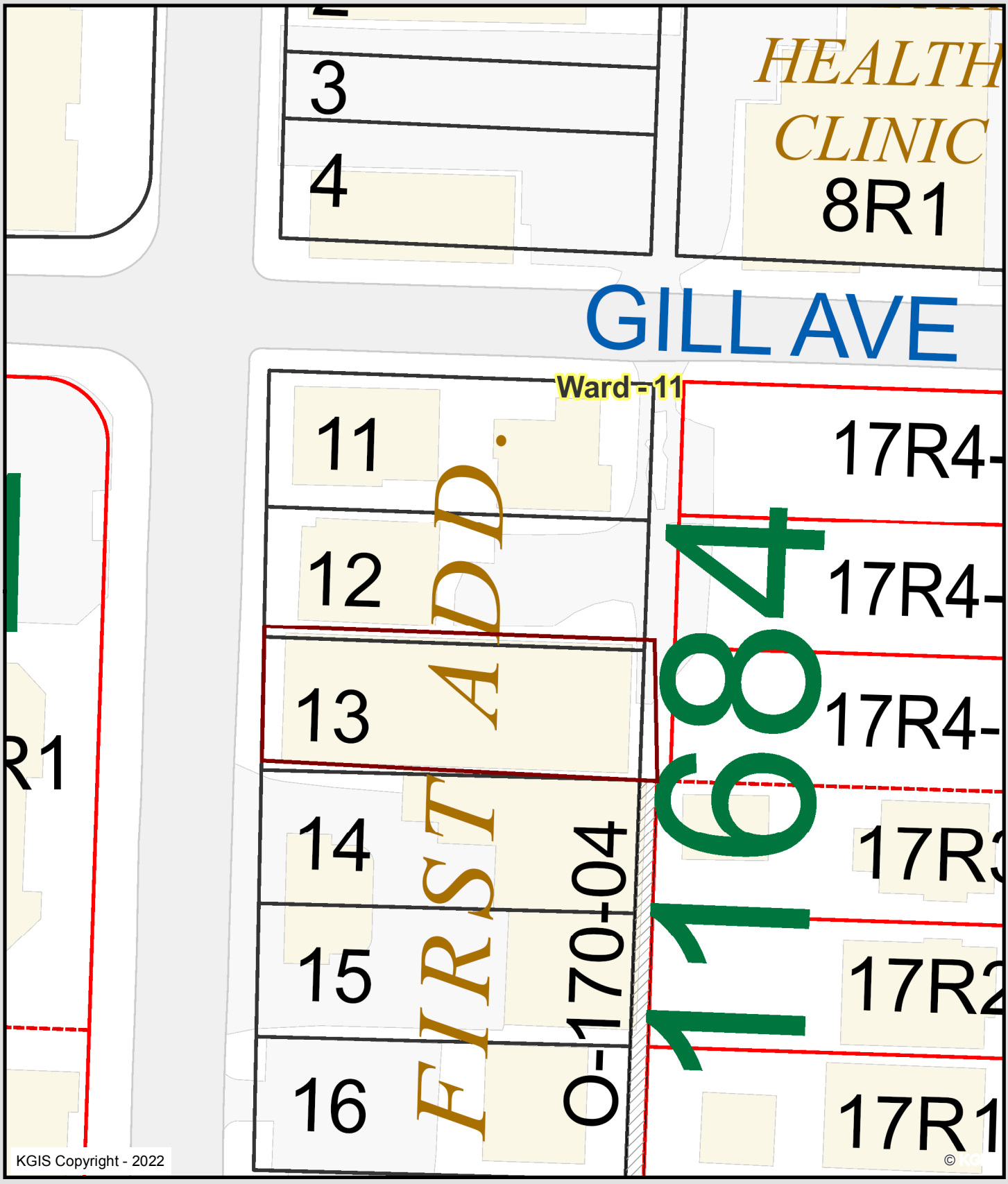
0 25 50 100

ft

KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS ,WITH ALL FAULTS, and assumes all responsibility for the use thereof, and futher covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.



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1-C-23-VA

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828 N. BROADWAY, SUITE 201

1-C-23-VA

JULIANA TERRA

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ft

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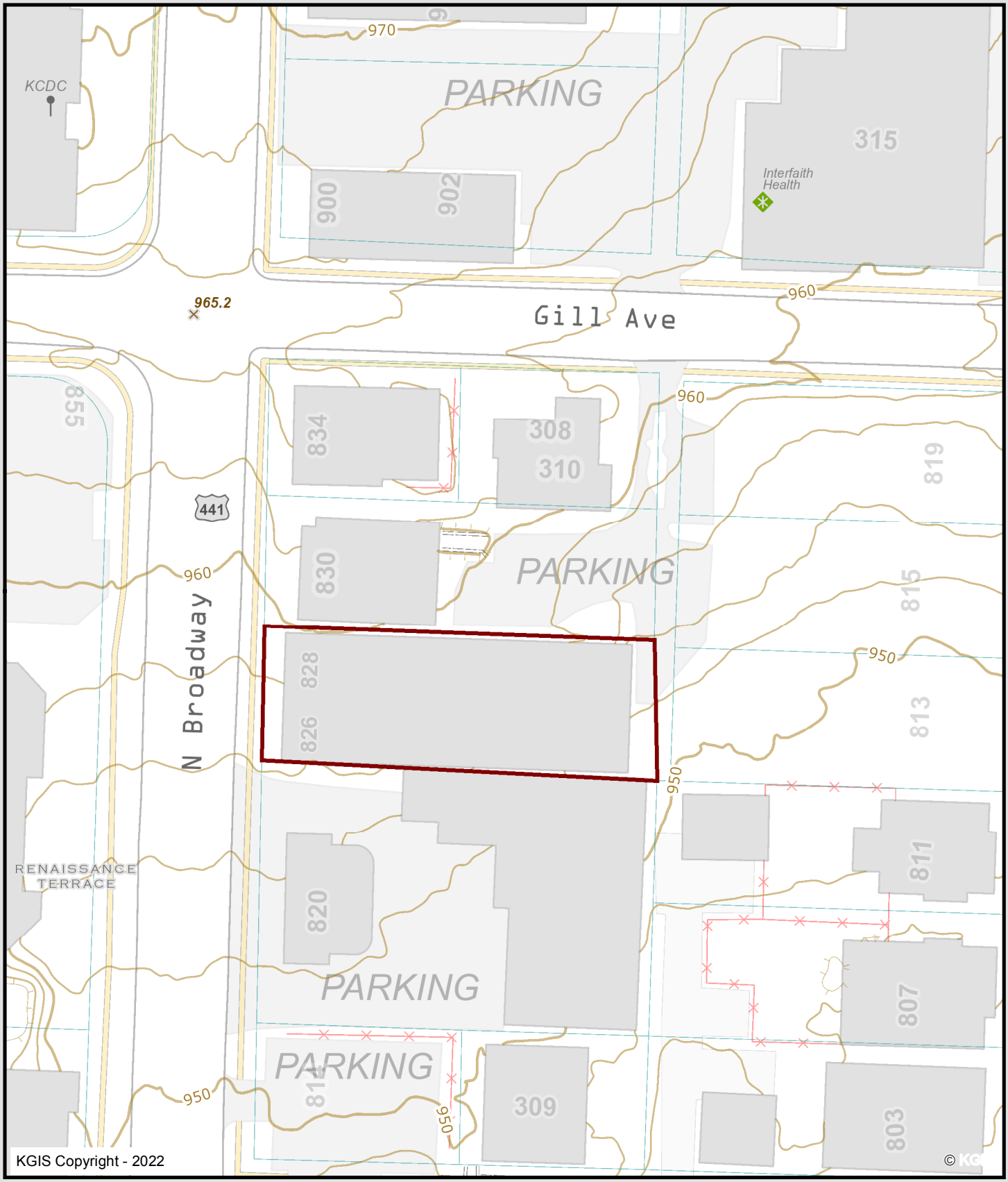

828 N. BROADWAY, SUITE 201

1-C-23-VA

JULIANA TERRA

Knoxville - Knox County - KUB Geographic Information System

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ft

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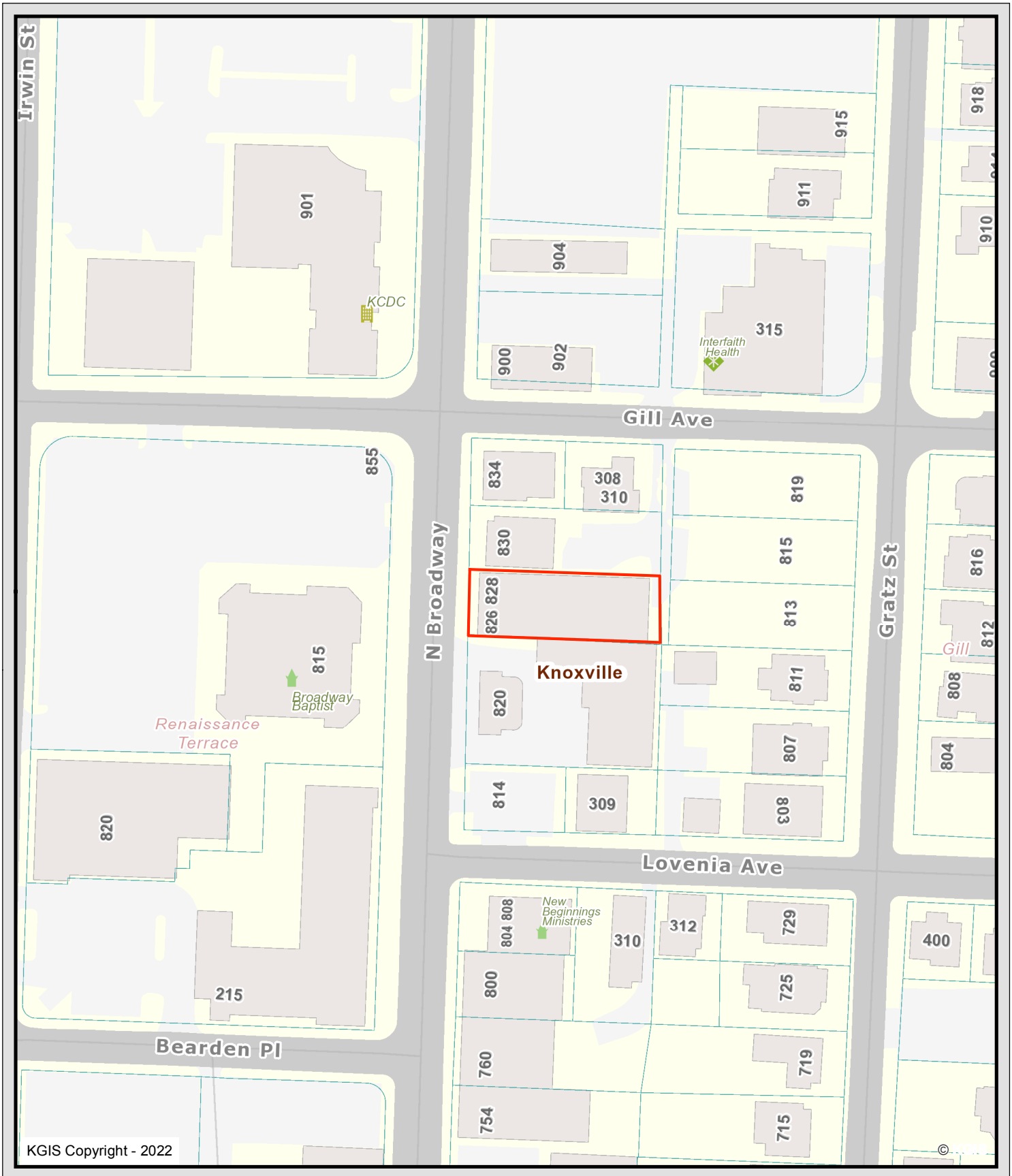

828 N Broadway

Knoxville - Knox County - KUB Geographic Information System

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0 50 100 200

ft

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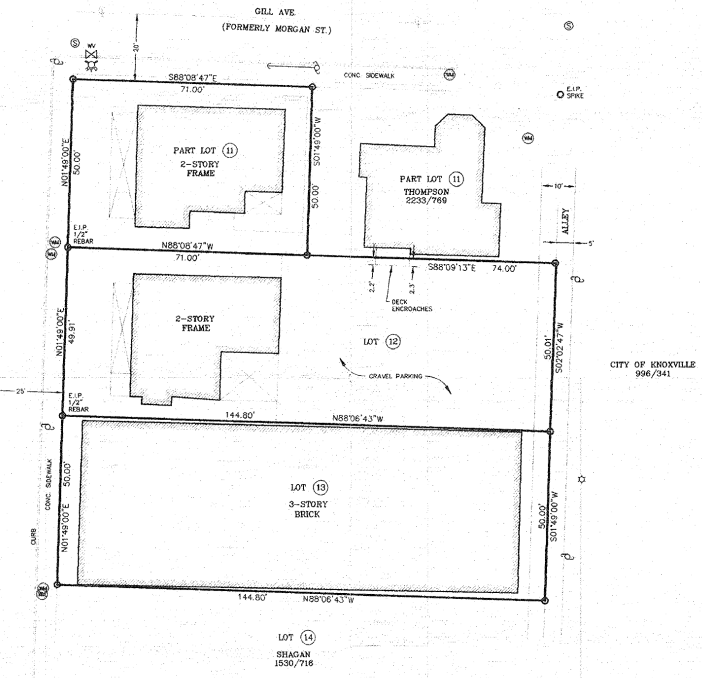
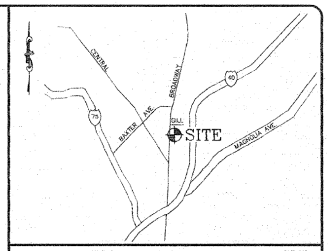
TN LAMBERT GRID

TOTAL AREA=
0.413 ACRES





LOCATION MAP NO SCALE

LEGEND

- IRON PIN FOUND (SIZE & TYPE)
- GUY WIRE
- UTILITY POLE
- LIGHT POLE
- CLEAN OUT
- SEWER MANHOLE
- FIRE HYDRANT
- GAS METER
- WATER METER
- SIGN
- CATCH BASIN
- 6" SS — SANITARY SEWER (SIZE)
- OE — OVERHEAD ELECTRIC
- 12"W-DI — WATER LINE (SIZE & TYPE)
- 6"G-ST — GAS LINE (SIZE & TYPE)

NOTES:

1. IRON PINS SET AT ALL CORNERS THAT WERE NOT RECOVERED.
2. DEED REFERENCES PARCEL 13 D.B. 2014 PG. 620, PARCEL 14 & 15 D.B. 2219 PG. 1124.
3. CLT TAX MAP No.81M "P" PARCELS 13, 14 & 15.
4. TN LAMBERT GRID ESTABLISHED FROM C.O.K. MONUMENTS 130 &131.
5. CITY BLOCK No.11684.

This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Map, and found that the above described is not located in a special flood hazard area.

Date: 9-09-1998

Signature: R. Richard Lynch

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft

BEFORE YOU DIG
STOP
CALL
1-800-351-1111
TENNESSEE ONE CALL
IT'S THE LAW

Certification of Class and Accuracy of Survey.

I hereby certify that this is a category I survey and the ratio of precision of the unadjusted survey is 1:10,000 as shown hereon.

Surveyor

Tenn. Reg. No. 1443

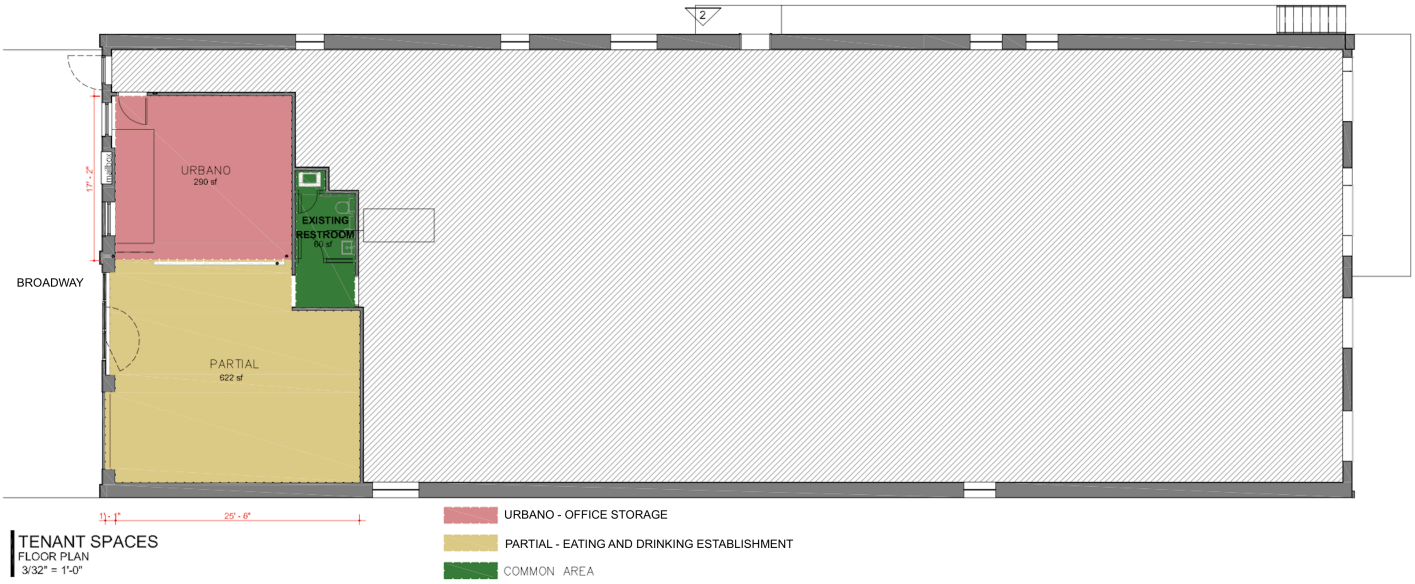
R. RICHARD S. LYNCH
REGISTERED LAND SURVEYOR
No. 1443
STATE OF TENNESSEE
COMMERCIAL
9-09-1998
TENNESSEE NO.

FOR:

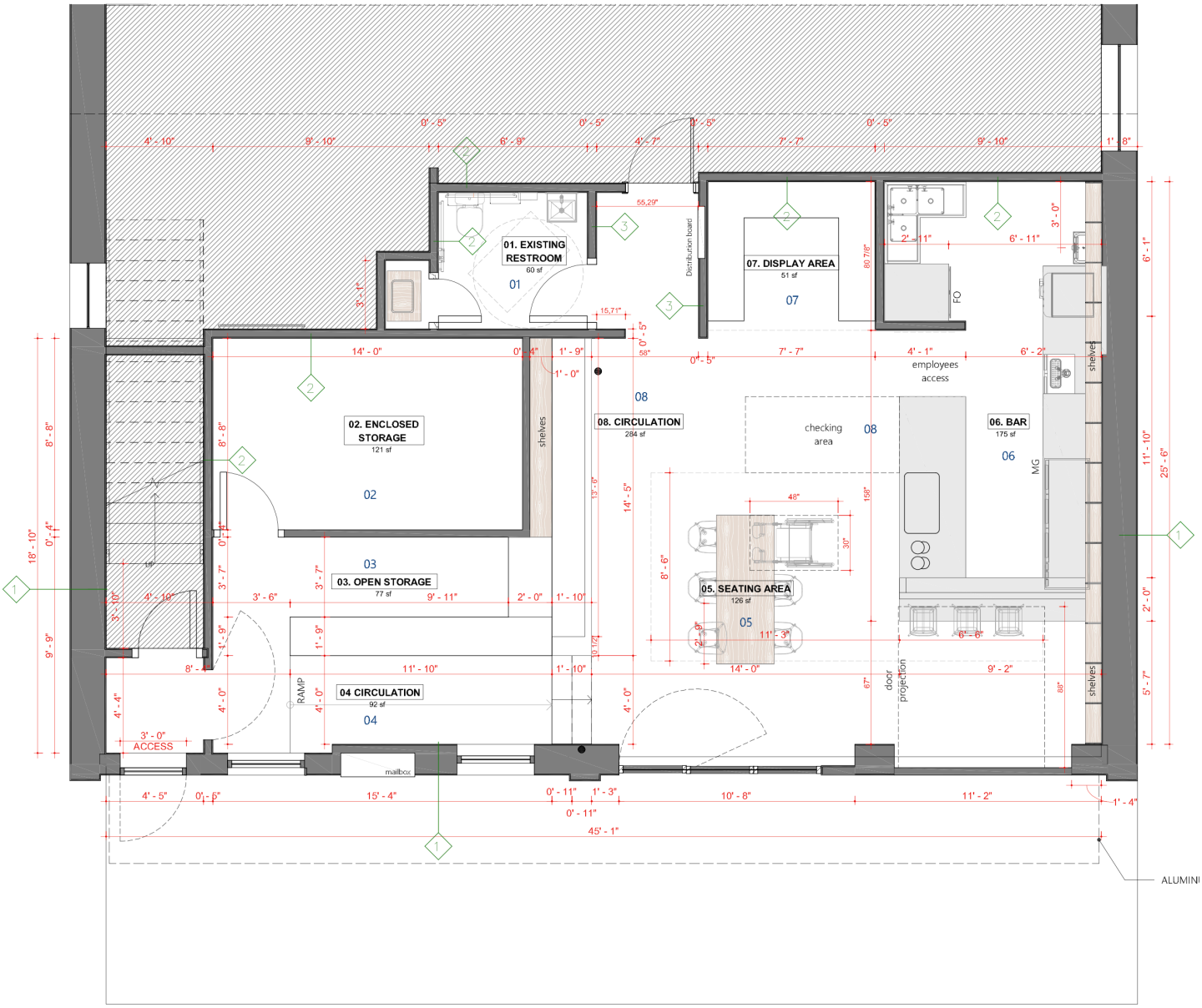
BOUNDARY SURVEY OF:
PART OF LOT 12, LOT 13 & LOT 14
GRATZ FIRST ADDITION

PROJECT NO.

SIZEMORE LYNCH SURVEYORS SUBDIVISIONS AS-BUILTS SITE DESIGN 1714 LONAS RD. KNOXVILLE, TENN. 37909 423-584-2630 FAX: 423-584-2801	DRAWN BY: K. WOOD CHECKED BY: R.S.L. APPROVED BY: R.S.L. SCALE: 1" = 20' DATE: 9-09-98	REVISIONS 1 2 3 4 5 6
Andrew Granoff 390 HWY 113 White Pine, Tennessee 37890 (423) 674-2060	824, 828 & 834 N. Broadway District 3, Knox County Ward 11, Knoxville, Tennessee	2640



TENANT SPACES
FLOOR PLAN
3/32" = 1'-0"



TENANT SPACE - BUILD OUT
FLOOR PLAN
1/4" = 1'-0"

Jennifer Scobee

From: Steve Borden <Steve.Borden@tn.gov>
Sent: Friday, January 6, 2023 3:56 PM
To: Jennifer Scobee
Subject: RE: update: 1/17/23 Board of Zoning Appeals applications

Jennifer,

Please find Operation's responses to the January BZA applications:

1-B-23-VA 1401 Forest Ave: *Operations has no comment*
1-C-23-VA 828 N. Broadway: *The request is for reduction of multi-tenant use parking to zero spaces. The Department would like to emphasize that on-street parking in this section of Broadway Avenue (US 441, SR 71) is prohibited and public parking in the immediate vicinity of this structure appears very limited.*
1-D-23-VA 7601 Bennington Dr: *Operations has no comment*
1-E-23-VA 1315 Forest Ave: *Operations has no comment*
1-F-23-VA 809 Emerald Ave: *Operations has no comment*
1-G-23-VA 1905, 1909, 1911, 1915 Lake Ave: *Operations has no comment*

Thank you,

TN TDOT Department of Transportation

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

KUB
KNOXVILLE
UTILITIES BOARD

January 9, 2023

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 1-B-23-VA, 1-C-23-VA, 1-D-23-VA, 1-E-23-VA, 1-F-23-VA, and 1-G-23-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