



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)	Alec Persch, Assoc. AIA	Owner <input type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address	514 W. Jackson Ave: STE 102	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 type="checkbox"/>
Phone Number	(615) 337-3313	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Applicant Email	apersch@sanderspace.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 200 W. Fifth Ave. City, State, Zip Knoxville, TN 37917

See KGIS.org for Parcel # 094ED007 City Council District # District: 6 and Zoning District DK-E

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.

MAC on Fifth is a new mixed use facility located at 200 W. Fifth Avenue. This project is located on the site of an existing structure with an existing sign that is proposed to be saved and re-purposed on the new structure. There is a public desire to retain and re-purpose the existing design of the sign as it has been part of the neighborhood's identity for over half a century.

Describe hardship conditions that apply to this variance.

CoK Ordinance 13.5.B.1 presents a hardship to re-use the existing sign on the new structure. The existing sign is 15' - 4" wide. 13.5.B.1 limits the maximum projection of a sign to 10' - 0" from a building. In order to re-use the existing sign in a location similar to its previous position while preserving the size, shape, and profile of the sign. We request a 7' - 0" variance to extend the maximum projection of the sign to 17' - 0".

Please see drawings for further explanation.

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 Alec Persch DATE 6-6-23

File #

7-H-23-VA



BOARD OF ZONING APPEALS APPLICATION

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

Is a plat required? Yes No

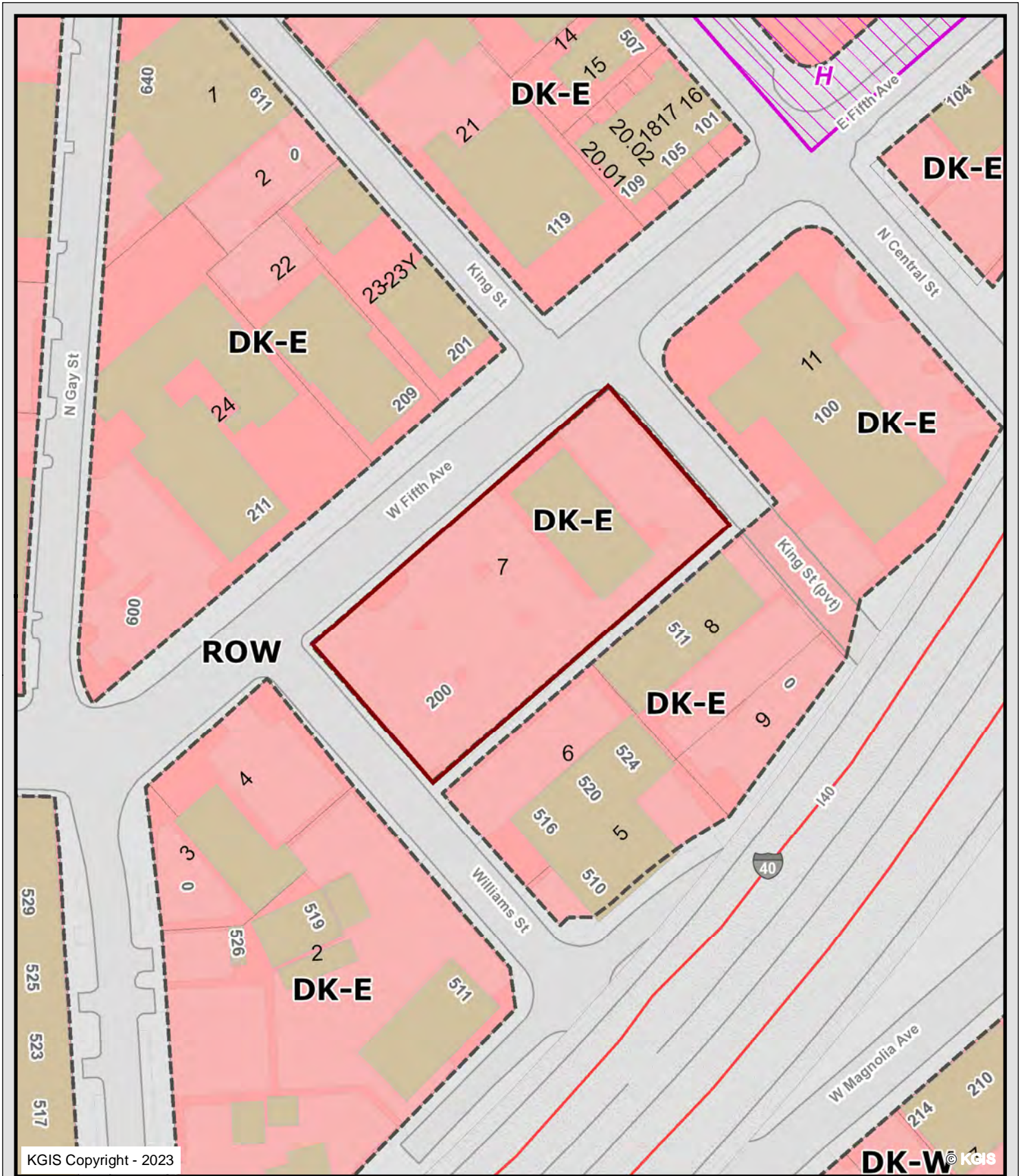
Small Lot of record?

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

Large empty rectangular area for providing variance request details and ordinance citations.

PROJECT INFORMATION

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



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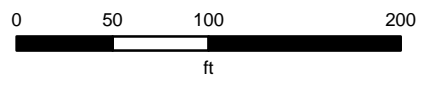
200 W. FIFTH AVE

7-H-23-VA
ALEC PERSCH

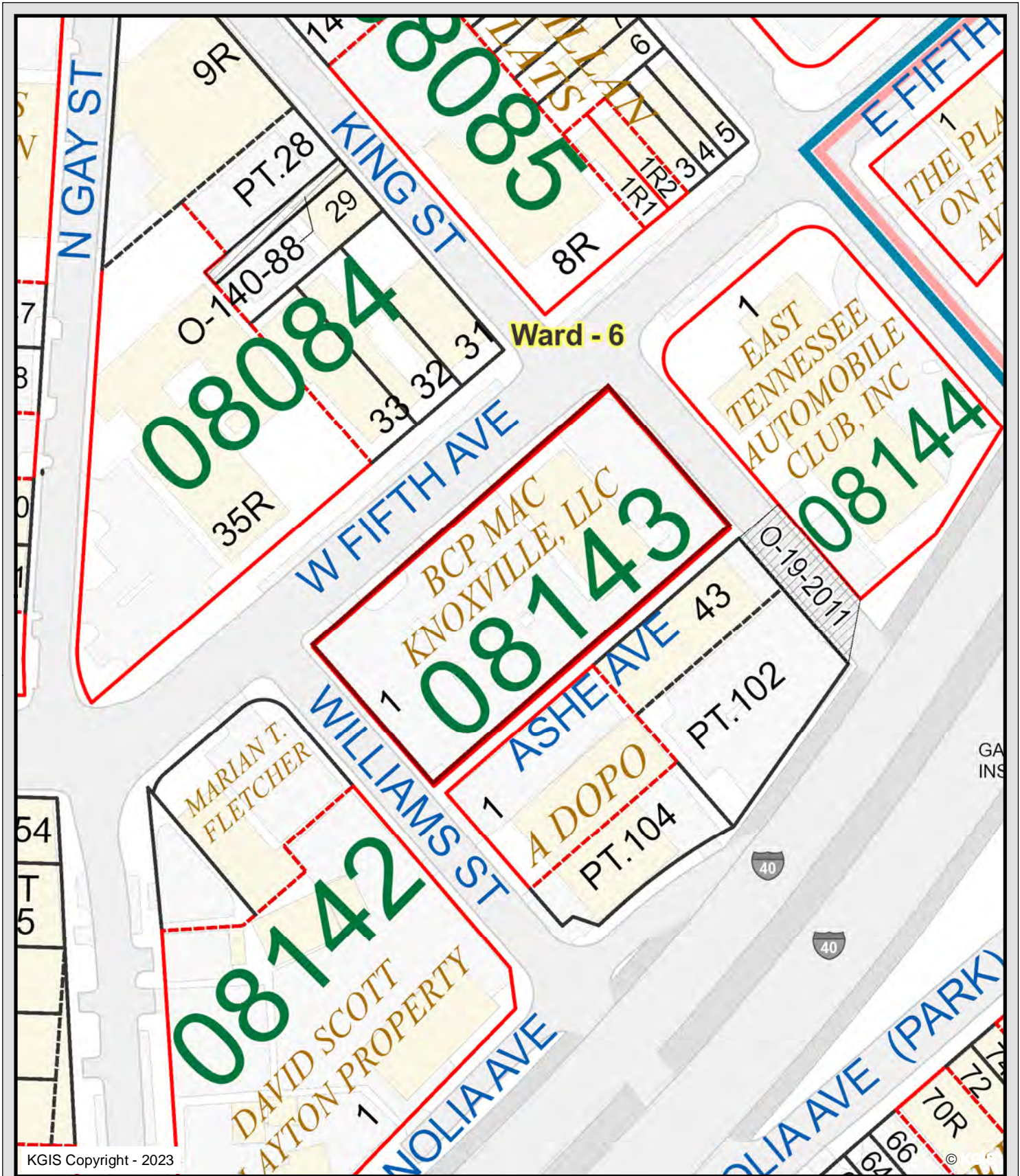
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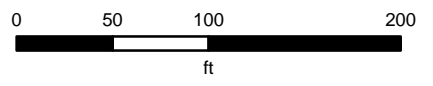
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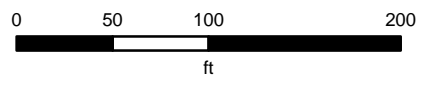
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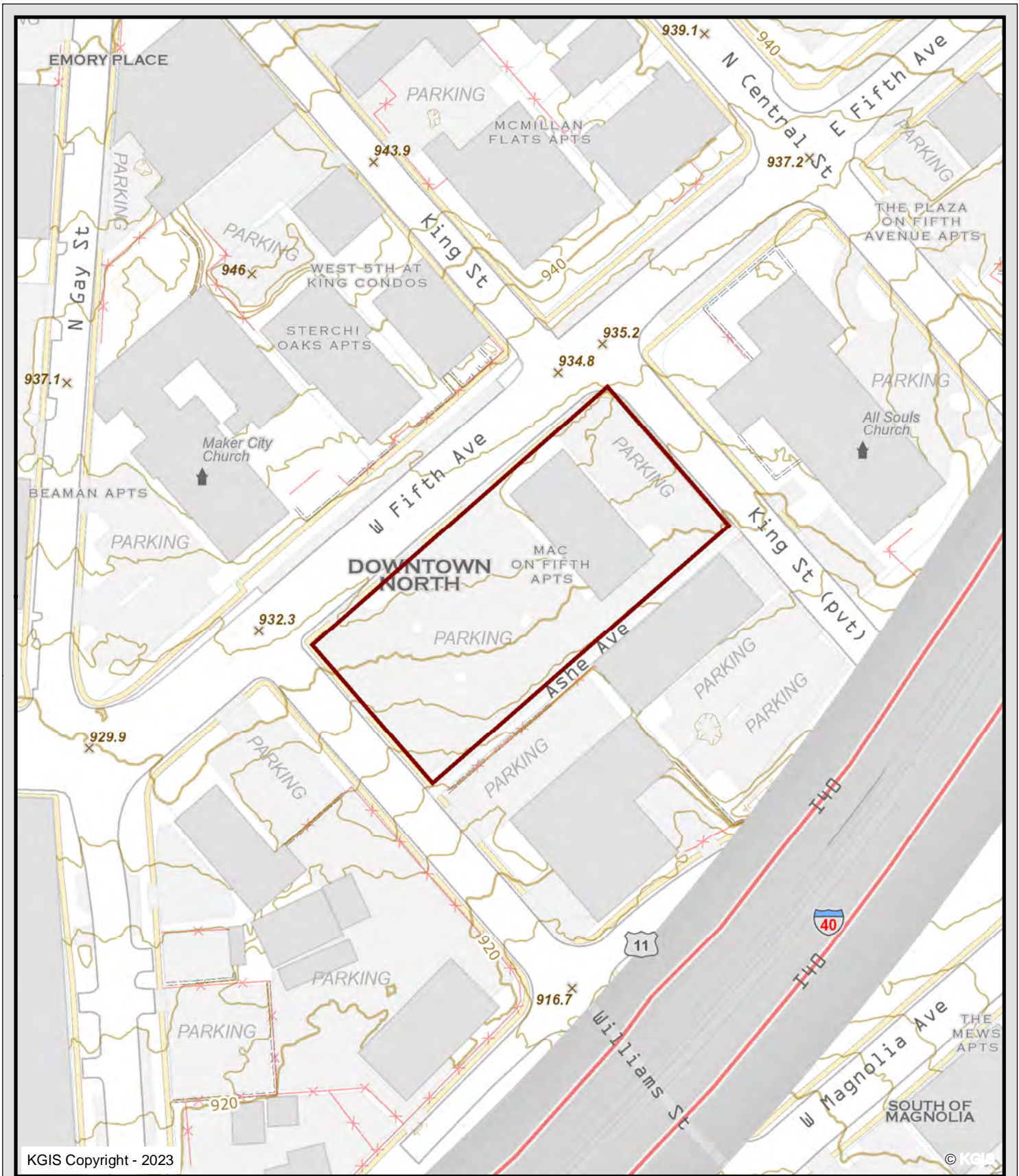
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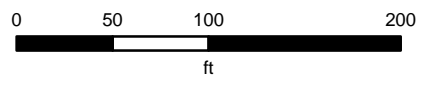
200 W. FIFTH AVE

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ALEC PERSCH

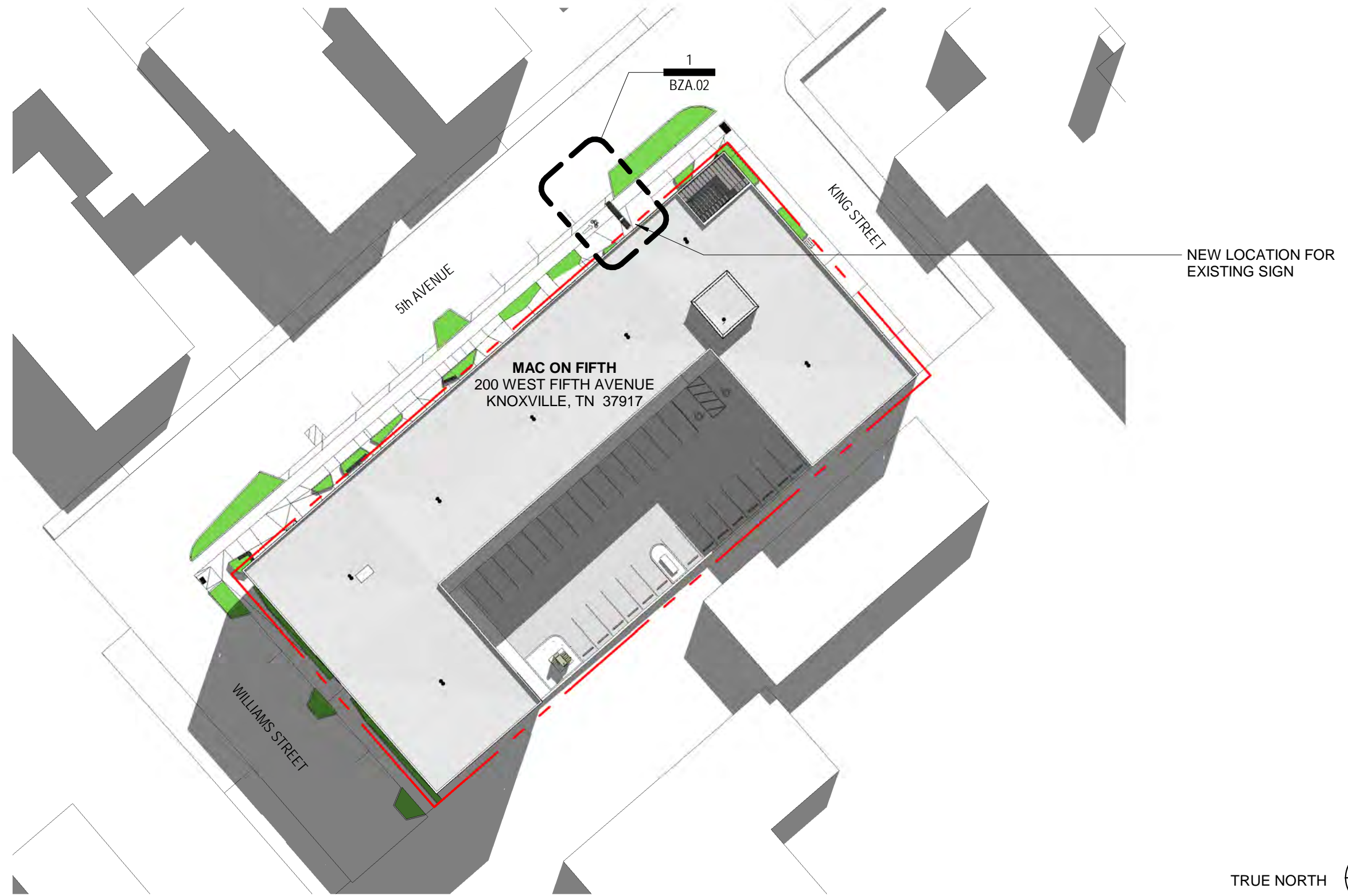
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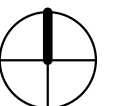
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MAC ON FIFTH
200 WEST FIFTH AVENUE
KNOXVILLE, TN 37917

NEW LOCATION FOR
EXISTING SIGN

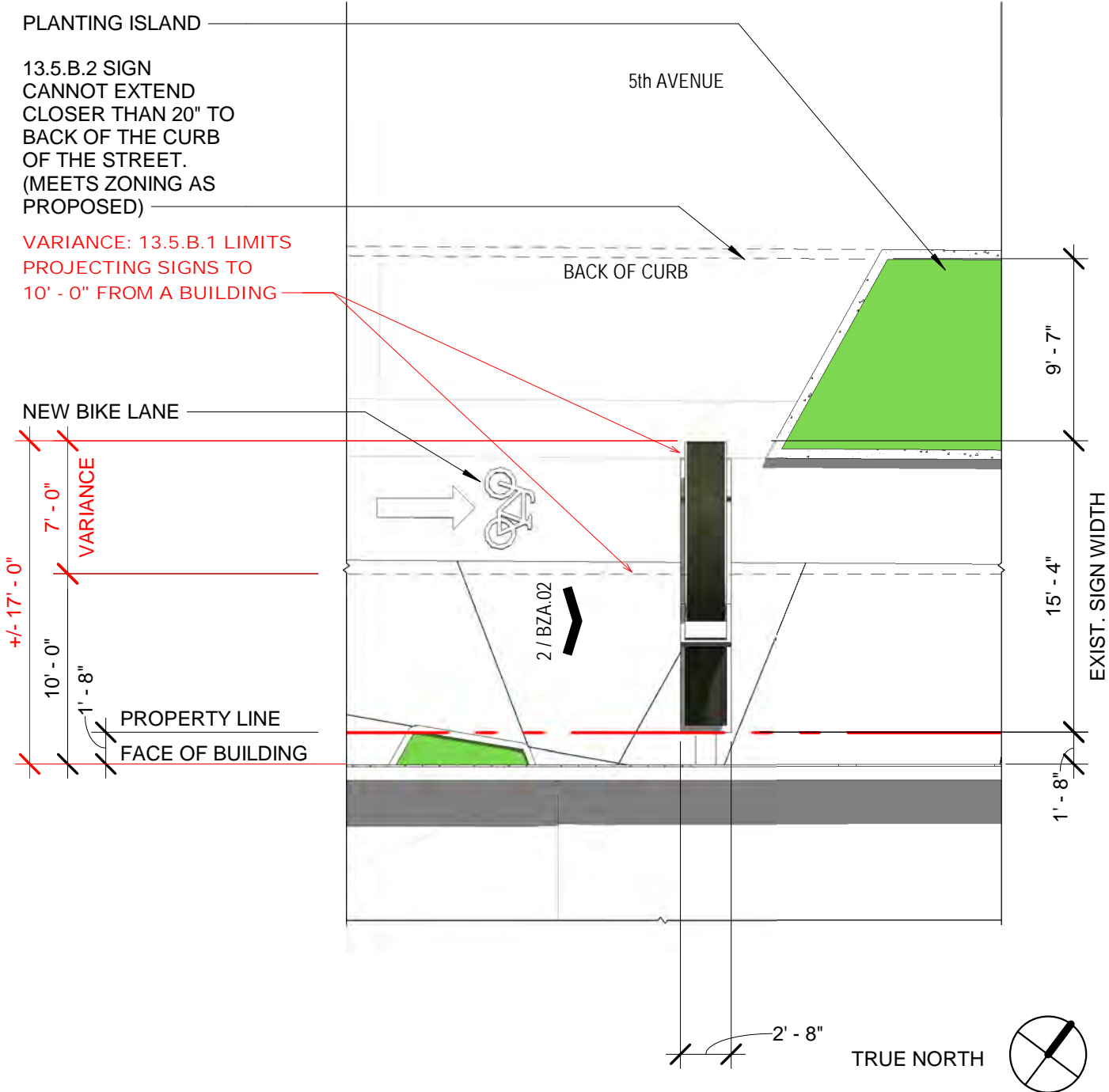
TRUE NORTH



#2079 - MAC ON FIFTH | MIXED USE DEVELOPMENT
BZA HEARING
18 JULY 2023

BZA.01 - SITE PLAN
SCALE: 1" = 50'-0"

1 BZA 02 - ENLARGED PLAN
SCALE [1/8" = 1'-0"]



2 BZA 02 - ENLARGED ELEVATION
SCALE [1/8" = 1'-0"]

