BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION

Name          Aaron Pennington c/o Sanders Pace Architecture
Street Address 514 W Jackson Ave, Suite 102
City, State, Zip Knoxville, TN 37902
Phone Number  865-329-0316
Email          apennington@anderspace.com

APPLICANT IS:                      THIS PROPOSAL PERTAINS TO:
Owner  [ ] New Structure
Contractor [ ] Modification of Existing Structure
Tenant  [ ] Off Street Parking
Other   [✓] Signage
Other   [✓] driveway / parking access

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 4450 Candora Ave
City, State, Zip Knoxville, TN 37920
Parcel # (see KGIS.org) 123AA00301
Zoning District (see KGIS.org) I-MU / H (overlay)

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.

This proposal consists of the restoration of the property listed above and the associated renovation of an existing parking lot to serve the building.

(1) Reduce driveway width from 20'-0" required to 14'-0" provided (Article 11 Table 11-9)

Describe hardship conditions that apply to this variance.

The existing drive is lined with several historic trees on each side, preventing it from being widened.

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 02/17/2020
1. Reduce the minimum driveway width from 20 feet to 14 feet (Article 11.7.C. Table 11-9).