

File # 12-E-18-VA



# BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION	APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name Benson Brackins Property/Jarrett Benson	Owner <input checked="" type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address 1905 S. Hills Dr.	Contractor <input type="checkbox"/>	Modification of Existing Structure <input checked="" type="checkbox"/>
City, State, Zip Knoxville, TN 37920	Tenant <input type="checkbox"/>	Off Street Parking <input checked="" type="checkbox"/>
Phone Number 865-809-3439	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Email jarrett.b.benson@gmail.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 1531 N. Central
City, State, Zip Knoxville, TN 37917
Parcel # (see KGIS.org) 081NC019
Zoning District (see KGIS.org) C-3/IH-1

### 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.

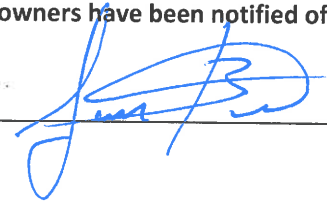
### DESCRIPTION OF APPEAL

**Describe your project and why you need variances.**  
 We are renovating a very old building and have a lease signed with a tenant that wants to open a barbershop. Our property has zero lot lines therefore we have no way to provide parking.

**Describe hardship conditions that apply to this variance.**  
 We have zero lot lines and have no way to provide the required on site parking.

### 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 11.19.18

File # 12-E-18-YA



**BOARD OF ZONING APPEALS APPLICATION**

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

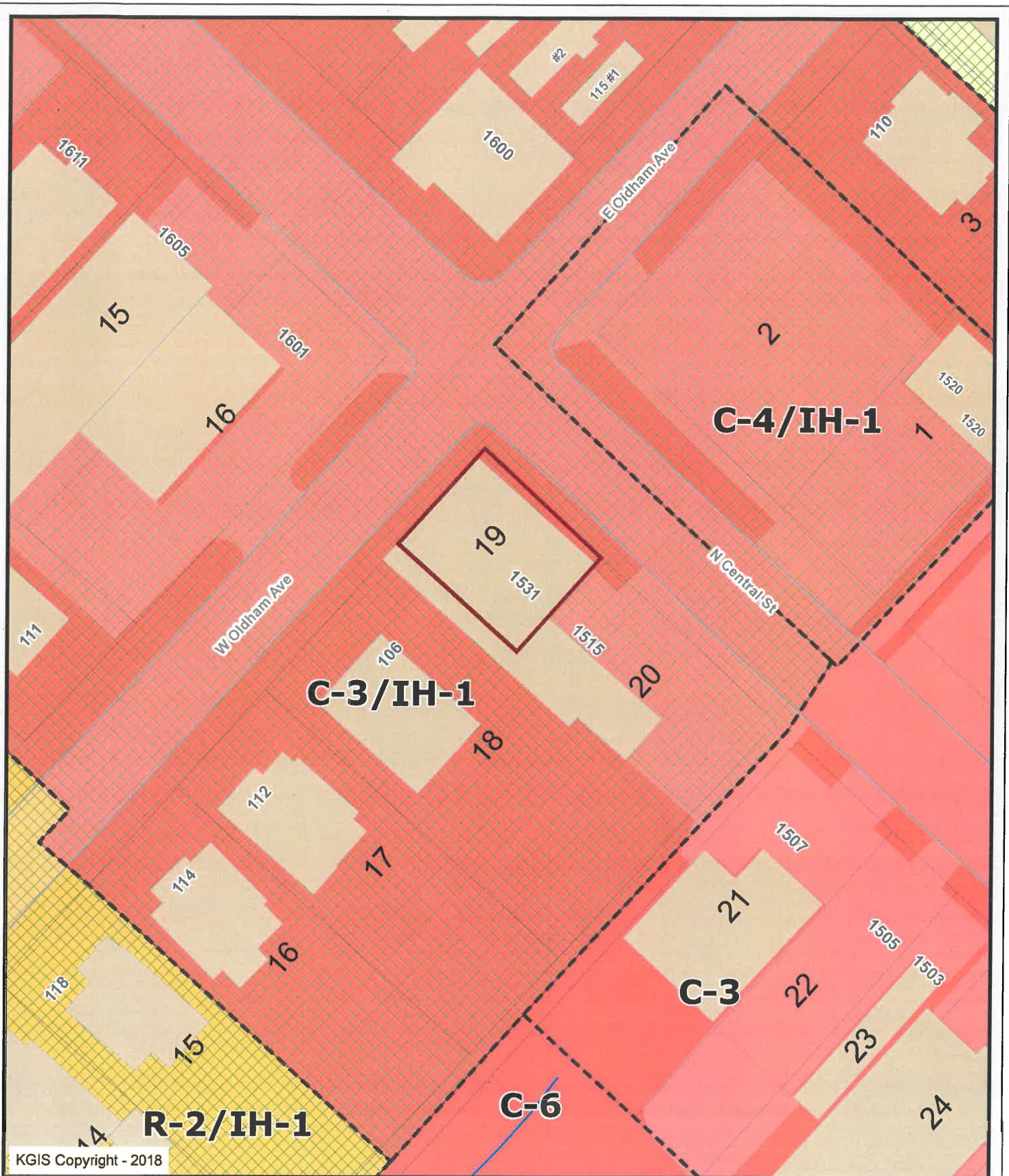
Is a plat required? Yes  No

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

Reduce the minimum number of required parking spaces from eleven (11) spaces to zero (0) spaces per Article 5, Section 7, Table 1.

**PROJECT INFORMATION**

Date Filed 11/16/2018	Fee Amount \$750 pd 11/19/18 vsa js
Council District 5	BZA Meeting Date 12/20/18 js
PLANS REVIEWER Lori Hearl <i>Lori Hearl</i>	DATE 11.19.18



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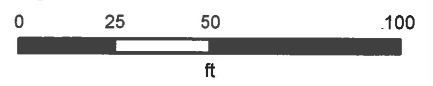
1531 N. Central St.  
12-E-18-VA

Benson Brackins Property/Jarrett Benson

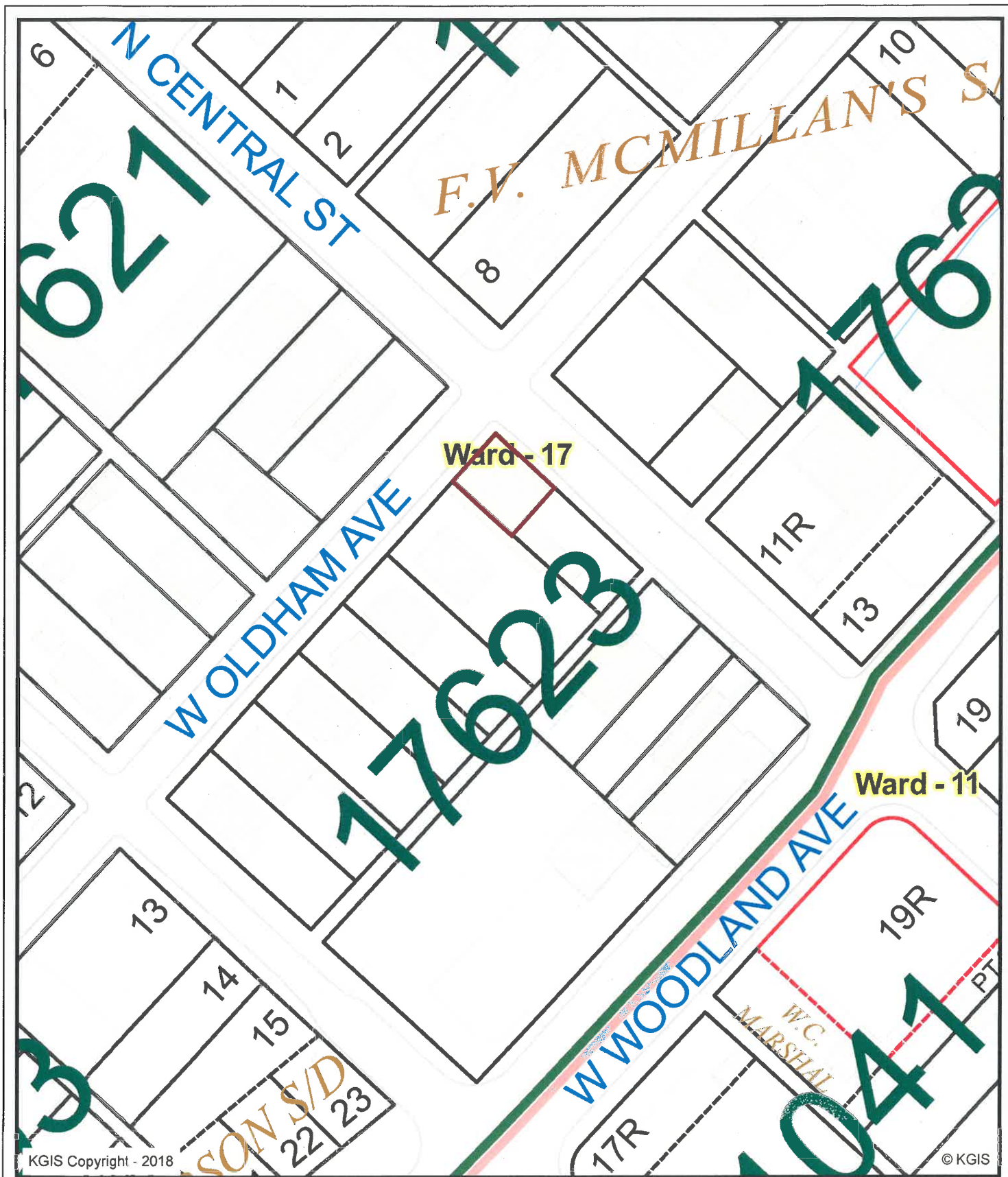
Knoxville - Knox County - KUB Geographic Information System



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1531 N. Central St.

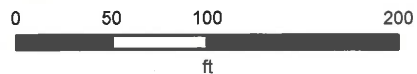
12-E-18-VA

Benson Brackins Property/Jarrett Benson

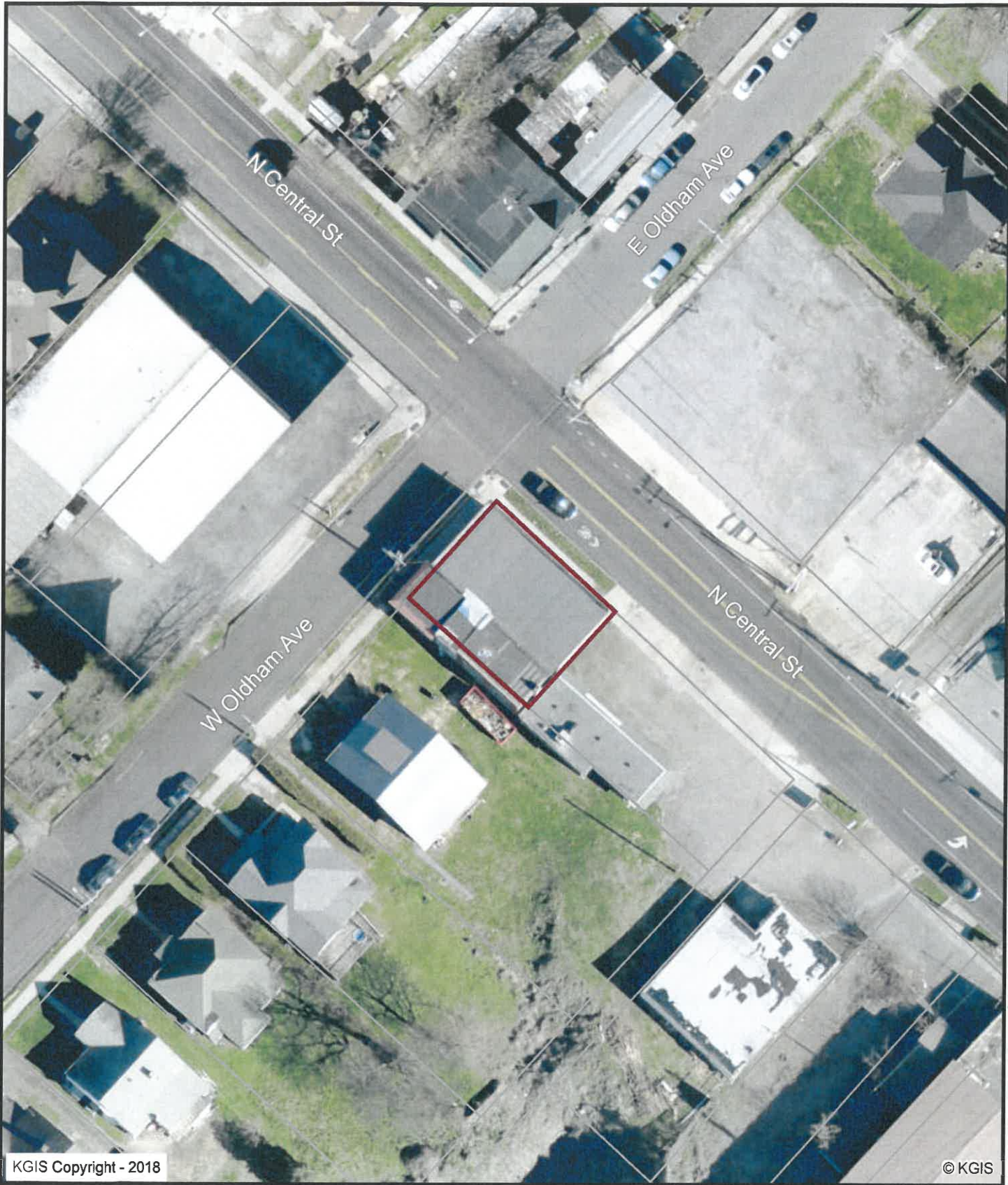
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1531 N. Central St.

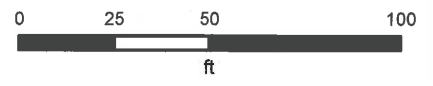
12-E-18-VA

Benson Brackins Property/Jarrett Benson

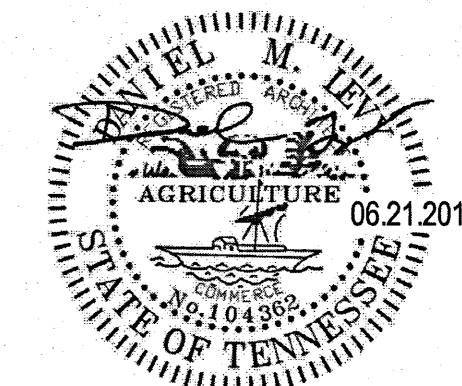
**Knoxville - Knox County - KUB Geographic Information System**



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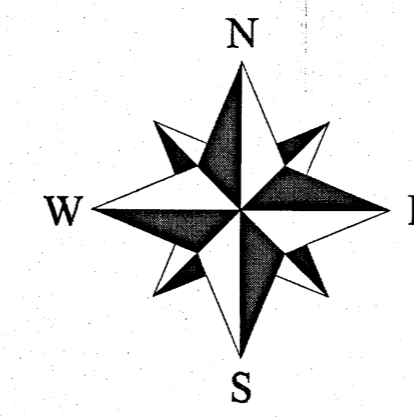


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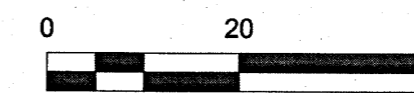


Seal  
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GRID NORTH IS BASED ON A BEARING OF N 53°05'34" W FROM CITY CONTROL MONUMENT NO. 0246. HORIZONTAL DATUM NAD83(2011). DISTANCES HAVE NOT BEEN REDUCED TO GRID.



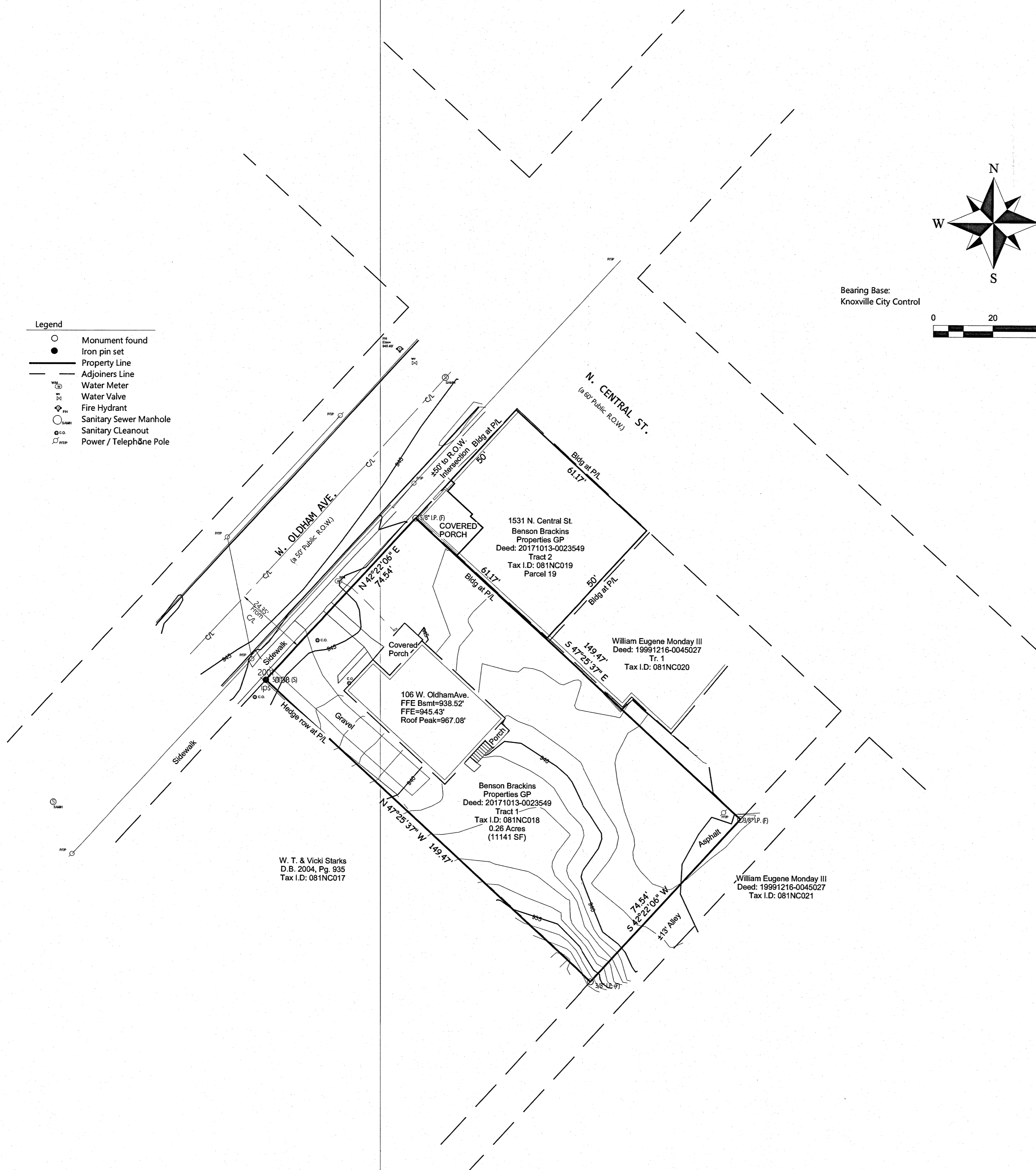
Bearing Base:  
Knoxville City Control



- Legend**
- Monument found
  - Iron pin set
  - Property Line
  - - - Adjoiners Line
  - ⊕ Water Meter
  - ⊕ Water Valve
  - ⊕ Fire Hydrant
  - ⊕ Sanitary Sewer Manhole
  - ⊕ Sanitary Cleanout
  - ⊕ Power / Telephone Pole

**1531 N. CENTRAL STREET**  
ZONE: C-3 / IH-1  
CLT MAP: 81  
PARCEL: 19  
PARCEL ID: 081NC019  
DISTRICT: 17  
WARD: 17  
CITY BLOCK: 17623

- NOTES**
1. Tax I.D.: 081NC019
  2. The property is Zoned C-3/IH-1.
  3. Consult Knoxville MPC regarding building setback requirements @ 865-215-2500.
  4. Parcel numbers pertain to Knox County tax maps.
  5. Monumentation is noted on drawing.
  6. Subject property is not located in a special flood hazard zone. Property is in Zone X, per the National Flood Insurance Program Flood Rate Map Community Panel No. 47093C0281G, effective date August 5, 2013.
  7. Property is subject to any and all applicable easements, setbacks, notations, restrictions, covenants, rights-of-ways, zoning ordinances, subdivision regulations and lease agreements as may be recorded in the Knox Register of Deeds.
  8. This survey did not have the benefit of a Title Examination.
  9. All bearings run in a clockwise direction.
  10. Survey requested by: Mark V. Graham, Engineering Consultants, LLC, markvgraham@gmail.com, 865-712-9210.



W. T. & Vicki Slarks  
D.B. 2004, Pg. 935  
Tax I.D.: 081NC017

William Eugene Monday III  
Deed: 19991216-0045027  
Tr. 1  
Tax I.D.: 081NC021

Benson Brackins  
Properties GP  
Deed: 20171013-0023549  
Tract 1  
Tax I.D.: 081NC018  
0.26 Acres  
(11141 SF)

William Eugene Monday III  
Deed: 19991216-0045027  
Tr. 1  
Tax I.D.: 081NC020

1531 N. Central St.  
Benson Brackins  
Properties GP  
Deed: 20171013-0023549  
Tract 2  
Tax I.D.: 081NC019  
Parcel 19

Project Information	
1531 N. CENTRAL	
1531 N. CENTRAL KNOXVILLE, TN	
Code Information	
OCCUPANCY: M-MERCANTILE; B-BUSINESS	
TYPE VB, UNPROTECTED; UNSPRINKLERED	

**FOR PERMIT**

Drawing Information		
Revisions		
No.	Description	Date
2	Revision 2 - RETAIL	11/15/18
Project Number 18036		
Issue Date 06.21.2018		
Drawn By Author		
Checked By DML		
Scale 1" = 20'-0"		
SITE PLAN		

**C101**