



# BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION	APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name Bob Alcorn Architect	Owner <input type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address 1545 Western Ave, Suite 110	Contractor <input type="checkbox"/>	Modification of Existing Structure <input checked="" type="checkbox"/>
City, State, Zip Knoxville, Tn 37921	Tenant <input type="checkbox"/>	Off Street Parking <input checked="" type="checkbox"/>
Phone Number 865-659-0729	Other <input checked="" type="checkbox"/>	Signage <input type="checkbox"/>
Email balcornarchitect@yahoo.com		Other <input type="checkbox"/>

## THIS IS A REQUEST FOR:

- |   |   |
|---|---|
| <input type="checkbox"/> Zoning Variance (Building Permit Denied)     | <input 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 2126 & 2128 Forest Ave.
City, State, Zip Knoxville, Tn 37916
Parcel # (see KGIS.org) 094NR013 and 094NR014
Zoning District (see KGIS.org)

## 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 is a neighborhood Convenience Market to be located in an existing structure that is to be extensively remodeled.

Variance #1 Reduce the Forest Ave front yard setback from 25' to 5' because that is the existing location of the 70+ year old building.

Variance #2 Reduce the Twenty Second St front yard setback for the parking lot from 6' to 0. Note that even at 0', there is 13' to 11' at the most narrow of grass or landscaping between the property line and the street.

Variance #3 Reduce the alley back-out space for parking from 26' to 24'.

Variance #4 Reduce the required setback from the alley to the parking from 6' to 4'. This would only be at one small point because of the 45 degree parking. Other points would be up to 17'.

Variance #5 Reduce the required # of parking from 12 spaces to 11 spaces. Because of topography we need this variance. If we can get 12 spaces after demolition of the two buildings and grading, then we will install 12 spaces.

Variance #6 Reduce the East side yard parking lot setback from 15' to 5'.

### Describe hardship conditions that apply to this variance.

This is a blighted property, covered in weeds and graffiti, that has not been occupied in years. There is even a truck refrigeration trailer on site. We need parking as there is none, so the proposal is to remove 2 of the buildings to get at least 11 spaces. Parking barely works, even with the requested variances and the removal of 2 of the unsightly buildings.

## 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

*Bob Alcorn*

DATE Oct 21, 2019

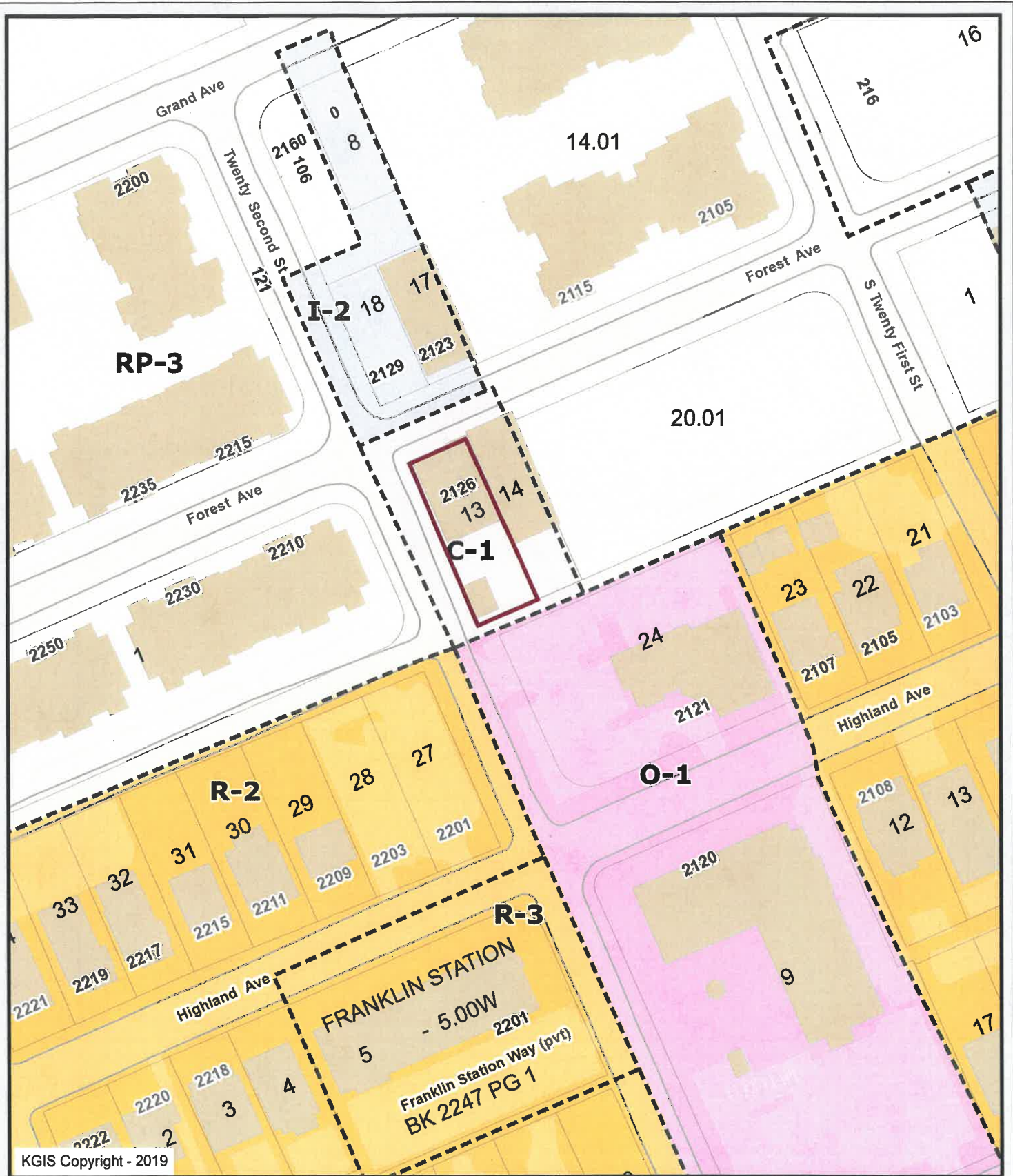
**BOARD OF ZONING APPEALS APPLICATION****\*\*\*\*\*OFFICE USE ONLY\*\*\*\*\***Is a plat required? Yes ☒ No ☐Small lot of record/substandard lot ☐**VARIANCE REQUEST(S) WITH ORDINANCE CITATION(S):**

1. Reduce the minimum depth of the setback between the parking lot and Forest Ave from 25 feet to 19 feet (Article V, Section 7.C.2).
2. Reduce the minimum depth of the setback between the parking lot and Twenty Second St from 6 feet to 2 feet (Article V, Section 7.C.3).
3. Reduce the minimum depth of the setback between the parking lot and the alley from 6 feet to 4 feet (Article V, Section 7.C.3).
4. Reduce the minimum depth of the setback between the parking lot and the neighboring property from 15 feet to 5 feet (Article V, Section 7.C.4.b).

REVISED 11/6/19

**PROJECT INFORMATION**

Date Filed	Fee Amount pd \$150 CK 10/10/19 JL
Council District	BZA Meeting Date
<b>PLANS REVIEWER</b> Joshua Frerichs	<b>DATE REVISED (2019-11-01)</b>



KGIS Copyright - 2019

2126 & 2128 Forest Ave.

11-B-19-VA

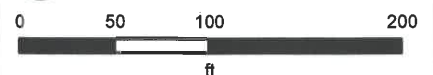
Bob AlcornArchitect

Knoxville - Knox County - KUB Geographic Information System

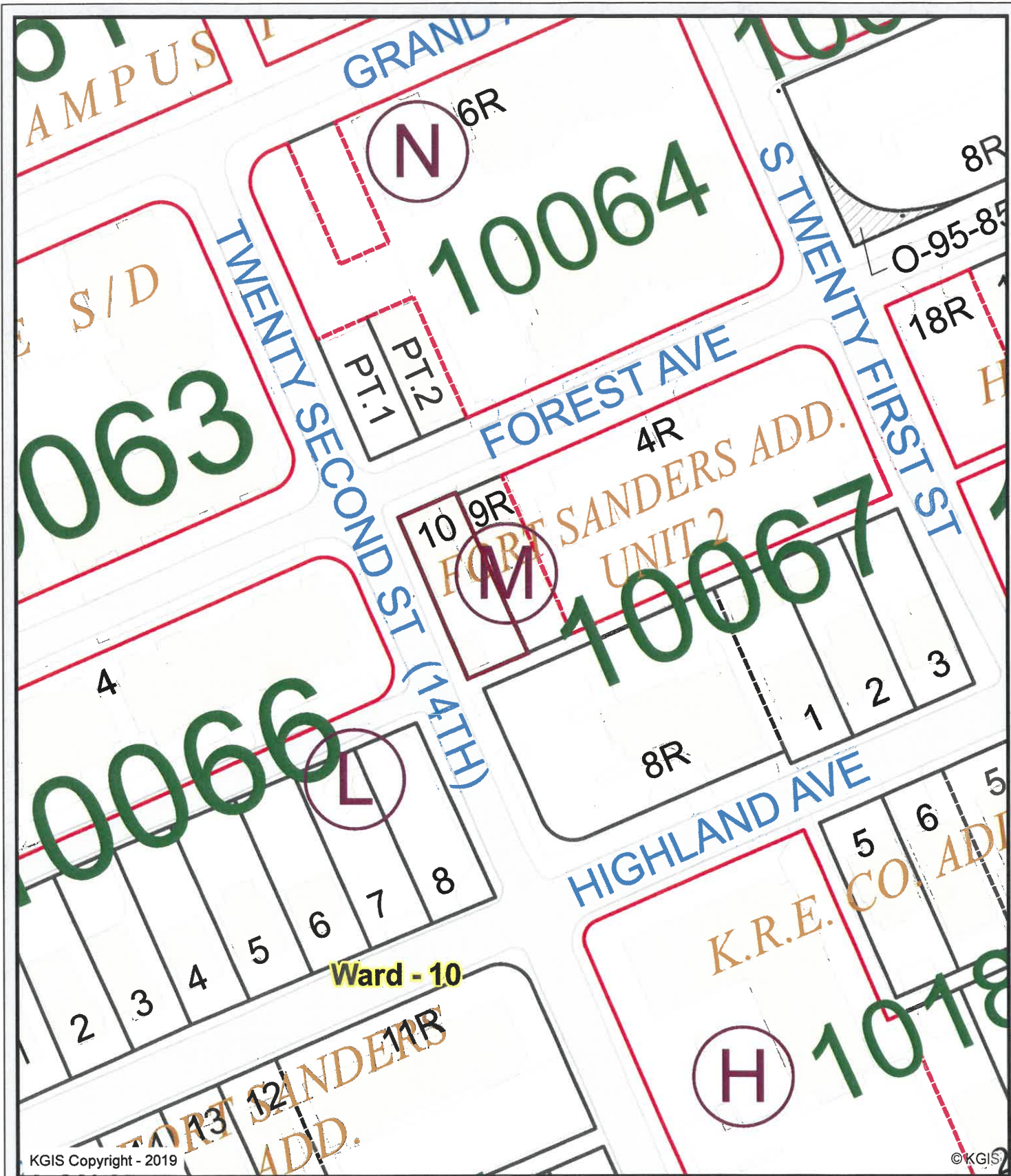
KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from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



Printed: 10/21/2019 at 9:13:21 AM







2126 & 2128 Forest Ave.

11-B-19-VA

Bob AlcornArchitect

Knoxville - Knox County - KUB Geographic Information System



Printed: 10/21/2019 at 9:17:23 AM



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.





KGIS Copyright - 2019

©KGIS

**2126 & 2128 Forest Ave.**

11-B-19-VA

Bob AlcornArchitect

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

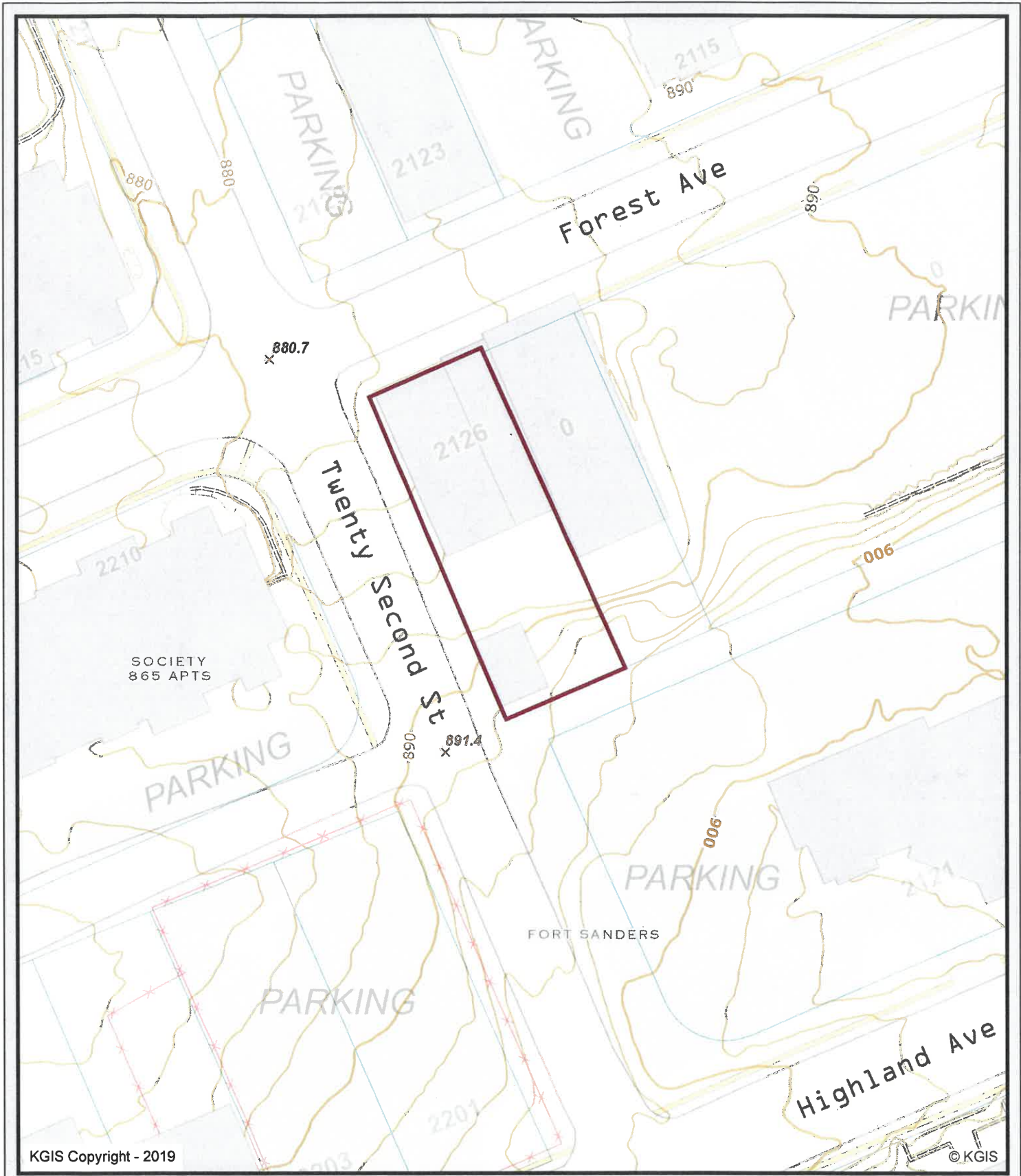


Printed: 10/21/2019 at 9:14:11 AM



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.





**2126 & 2128 Forest Ave.**

11-B-19-VA  
Bob AlcornArchitect

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



Printed: 10/21/2019 at 9:14:44 AM



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.





Bob Alcorn, R.A.

1545 Western Avenue, Suite 110  
Knoxville, TN 37921  
865.659.0729  
balcornarchitect@yahoo.com  
www.bobalcornarchitect.com

PARCEL ID: 094NR020.01  
ACC OP (UNIVERSITY WALK TN) LLC  
DEED INSTRUMENT NO. 201409190016697  
MAP INSTRUMENT NO. 201501160038359

#### NOTES

- 1) PROPERTY IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE WORK FURNISHED TO SURVEYOR PRIOR TO SURVEY.
- 2) UTILITIES SHOWN WERE LOCATED FROM ACTUAL FIELD EVIDENCE, EXISTING UTILITY AGENCY RECORDS AND ANY OTHER AVAILABLE EVIDENCE. OTHER UTILITIES MAY EXIST AND NOT BE SHOWN OR VARY FROM WHERE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE ACTUAL LOCATION OF ANY UTILITIES SHOWN, WHICH ARE NOT VISIBLE FROM THE SURFACE.
- 3) IRON PIN CORNER MARKERS AT ALL LOT CORNERS, UNLESS DESIGNATED OTHERWISE.
- 4) RECORD NORTH REFERENCES THE TENNESSEE STATE PLANE GRID.
- 5) PROPERTY IS CURRENTLY ZONED "I-2".
- 6) LOT 9R IS SUBJECT TO UTILITY & DRAINAGE EASEMENT OF 5' INSIDE INTERIOR LOT LINES; 10' INSIDE EXTERIOR LOT LINES AND ROAD, EXCEPT AS MODIFIED BY THE SUBDIVISION VARIANCE OF SEPT. 9 1993 TO EXCLUDE THE EXISTING COMMON WALL FROM UTILITY AND DRAINAGE EASEMENT (PLAT CAB N, SLIDE 43-B).

#### FIGURA LAND SURVEYING

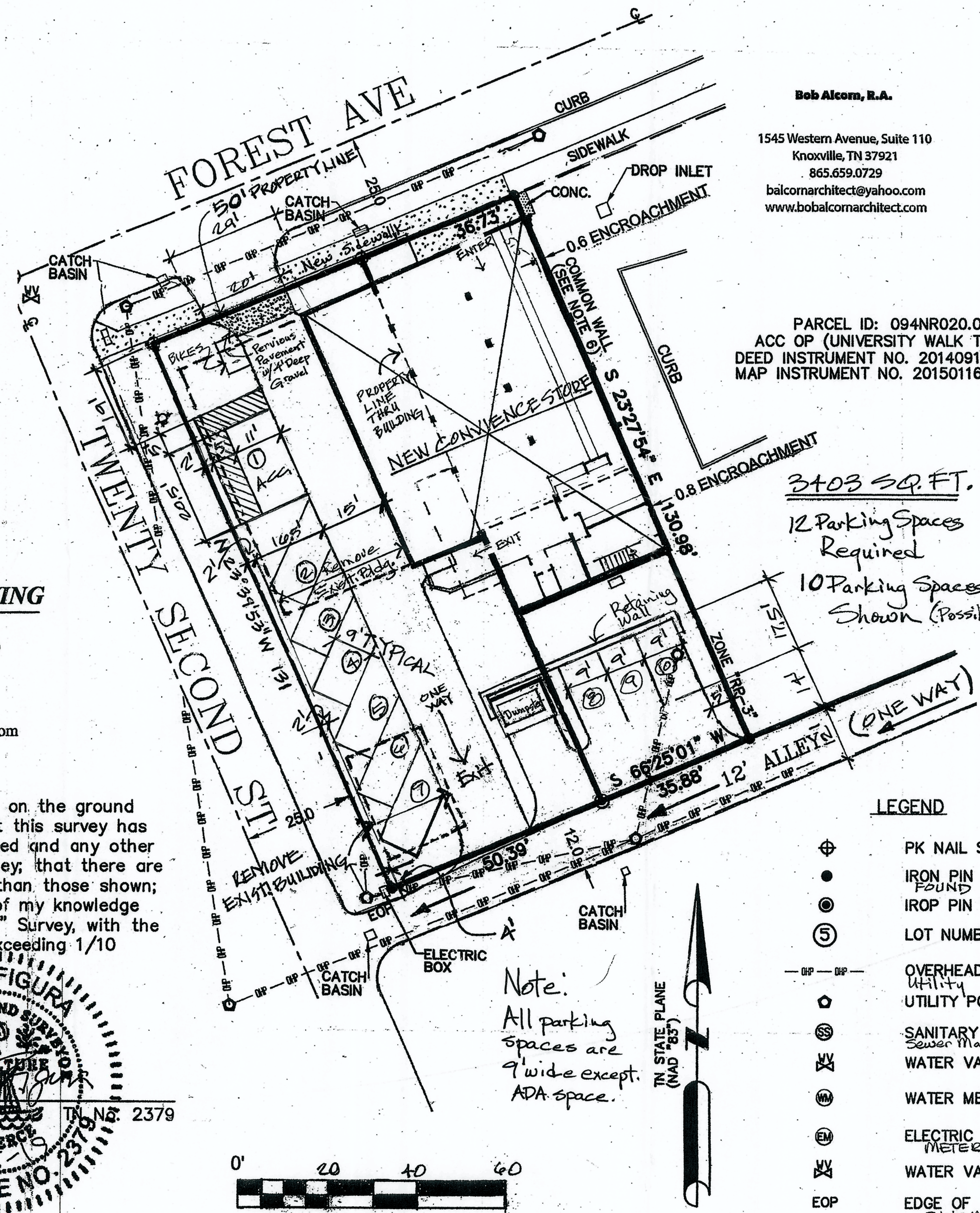
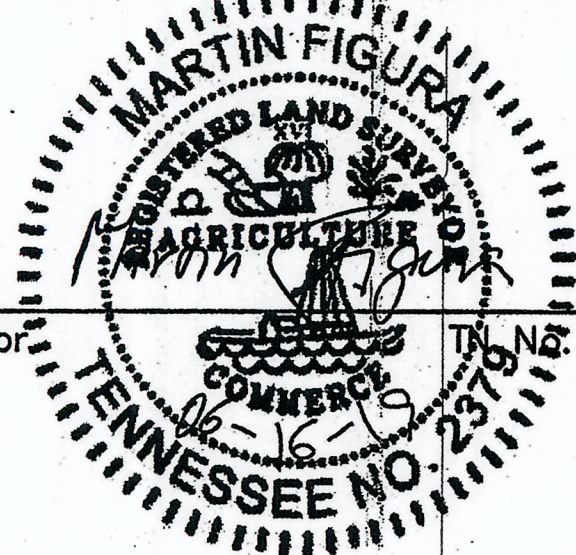
MARTIN FIGURA R.L.S. # 2379  
1300 Collier Ridge Ln  
Powell, TN 37849  
Ph: (865) 765-7599  
e-mail: mfigura@figuralandsurvey.com

#### CERTIFICATION

I hereby certify that this is an accurate on the ground survey, made under my supervision; that this survey has been made using the latest recorded deed and any other information furnished by the Title Attorney; that there are no encroachments or projections other than those shown; that the survey is correct to the best of my knowledge and belief; & that this is a Category "1" Survey, with the positional accuracy at any corner not exceeding 1/10 of a foot.

Registered Land Surveyor

TN No. 2379



#### LEGEND

- PK NAIL SET
- IRON PIN FOUND
- IRON PIN NEW
- LOT NUMBER
- OVERHEAD UTILITY POLE
- SANITARY Sewer Manhole
- WATER VALVE
- WATER METER
- ELECTRIC METER
- WATER VALVE
- EDGE OF PAVEMENT

3403 SQ. FT. OF BUILDING 4352 SQ. FT. OF PARKING (12 SPACES)

12 Parking Spaces Required  
10 Parking Spaces Shown (Possibly 12 Spaces)

#### GENERAL PROPERTY SURVEY

Esquire Management LLC & SRI Investments LLC  
310 13th Street, Knoxville, TN 37916-2121

OWNER

LOCATION

2126 & 2128 FOREST AVE, KNOXVILLE, TN 37916

4TH CIVIL DISTRICT OF KNOX COUNTY, TENNESSEE

10TH WARD, BLOCK 10067, CITY OF KNOXVILLE, TENNESSEE

SUBDIVISION FORT SANDERS ADDITION, UNIT 2

LOT NUMBER 9R AND 10, BLOCK M SCALE 1" = 20'

FLS-NUMBER 19024 DATE 16 JUNE, 2019

RECORD CLT MAP 094, INSERT "N", GROUP "R", PARCEL 013.00 (LOT 10)

CLT MAP 094, INSERT "N", GROUP "R", PARCEL 014.00 (LOT 9R)

DEED - DEED BK. 1827, PG. 414 (LOT 10)

DEED - DEED BK. 2118, PG. 695 (LOT 9R)

PLAT - MAP BOOK 13, PAGE 130 (LOT 10)

PLAT - MAP CABINET N, SLIDE 43-B (LOT 9R)

FOREST AVENUE MARKET

2126 FOREST AVE KNOXVILLE, TN.

Revised Nov 1, 2019  
Revised Oct 24, 2019  
Oct 9, 2019

REVISED

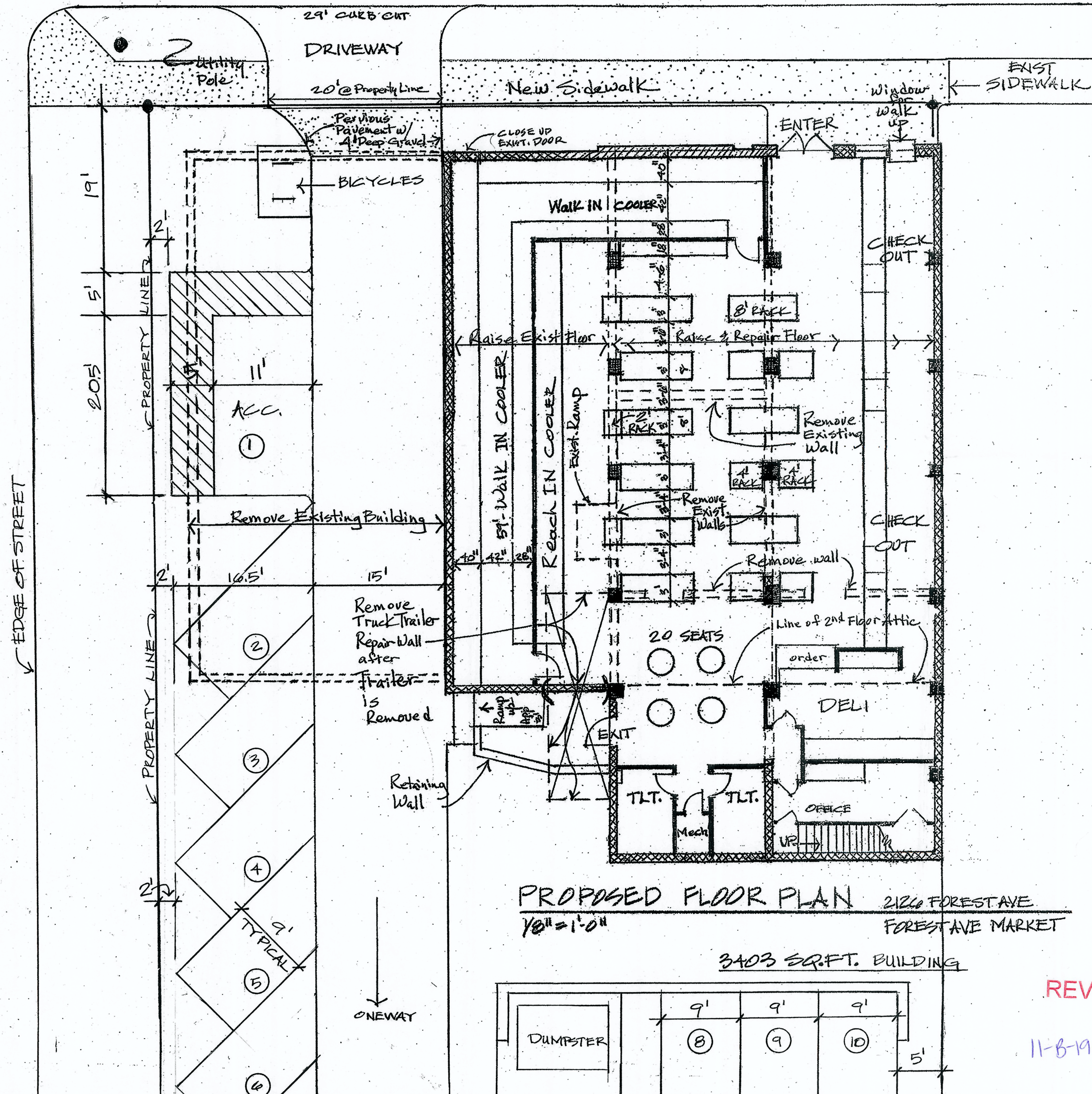
SHEET 1 of 2

11-B-19-VA



4 FOREST AVENUE

22ND STREET



Bob Alcorn, R.A.  
1545 Western Avenue, Suite 2108  
Knoxville, TN 37921  
865.659.0729  
865.523.0266 fax  
bob@bobalcornarchitects.com  
bobalcornarchitects.com

Forest Ave. Market  
2126/2126 Forest Ave, Knoxville, TN

Date:  
Oct. 9, 2019  
Revised 10/19/19  
Revised 11/1/19

Sheet 2 of 2