BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION

Name: SPACEBOX KNOXVILLE, LLC
Street Address: 201 RANKIN ST
City, State, Zip: KNOXVILLE, TN 37917
Phone Number: (865) 467-8500
Email: 

APPLICANT IS:

Owner  □   Contractor  □   Tenant  □   Other  □

THIS PROPOSAL PERTAINS TO:

New Structure  □   Modification of Existing Structure  □   Off Street Parking  □   Signage  □   Parking  □

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: 201 RANKIN ST
City, State, Zip: KNOXVILLE, TN
Parcel # (see KGIS.org): 
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 variance(s) being requested.

REQUEST VARIANCE FOR 25 FT. PARKING SPACE FROM 15 FT. TO 25 FT. ACCOUNT 12/12/18

Reduce minimum drive aisle width (in parking garage) from 26.0 ft. to 16 ft. 1 in. (14.06 ft)
ACCOUNT 1/12/18

Describe hardship conditions that apply to this variance.

EXISTING STORAGE FACILITY BEING PARTIALLY CONVERTED TO EVENTS FACILITY AND INDOOR ASSEMBLY.

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: [Signature]
DATE: 10/15/18
VARIANCE REQUEST(S) WITH ORDINANCE CITATION(S):

Reduce required parking spaces from 157 to 38. Art. 10/24/18

For Article 5, Section 7, D, 1 Table 1

- Reduce minimum drive aisle width (in parking garage) from 26.0 ft. to 16 ft. 1 in. (14.08 ft.). Per Article 5, Section 7, E, 1, d Table 3. Art. 10/24/18

PROJECT INFORMATION

Date Filed
Fee Amount $750 pd. 10/15/18
Council District BZA Meeting Date 11/15/18

PLANS REVIEWER Rebecca Johnson DATE 10/15/18
Parking Calculations

601 Self Storage Units = 12 + 5 = 17 required

291 SF Office = 1 required

28,885 SF Light (Craft) Industrial = 26 required

450 Seat Indoor Assembly = 113 required

TOTAL REQUIRED = 157

TOTAL PROVIDED = 31 + City Public Parking Lot less than .25 mile away

Note: Indoor assembly occurring after hours and weekends mostly.

Note: Self storage is a very light parking use. Nashville requires 4 spaces TOTAL. Plus loading zone, which we are providing inside off of Randolph.