The applicant is: ☑ Tenant

This is a request for:

☑ Zoning Variance (Building Permit Denied)

☐ Extension of Non-Conforming Use

☐ Appeal of Administrative Official's Decision

☐ Map Interpretation

PROPERTY INFORMATION

Street Address: 3415 N Broadway

Zoning District: C-3, C-4, O-1, IH-1, and F-1

Ward and Block: 18 / 18602

Zoning Map Number: 069

Lot/Parcel: 20, 21, 22, and 23 / 069ML051 and 069ML053

This proposal pertains to: ☑ New Structure

☑ Extension of Existing Structure

☑ Off-Street Parking

☐ Signage

☐ Other

Is a plat required? ☑ Yes

☐ No

DESCRIPTION OF PROPOSAL

This proposal consists of the development of a parking lot to the rear the proposed renovated residential building.

The renovated building will have a total of 10 residential units and the proposed parking lot will have 15 parking spaces. (UOR #7-M-18-UR)

Describe specific ways in which this proposal fails to meet the requirements of the City of Knoxville Zoning Ordinance (please reference Section/Article of the Ordinance):

1. Reduce the minimum depth for a parking setback from 15 feet to 3 feet (Article V, Section 7.C.4)
Which special circumstance(s) of the property do not apply generally in the zoning district?

- Size
- Elevation
- Slope
- Shape
- Soil
- Subsurface
- Other

Topography and scale of the site limits the ability to provide a dimensionally correct parking lot within site constraint.

What legal hardship(s) prevents any reasonable use of your land under the terms of the Zoning Ordinance?

I affirm that the hardship described above was not created by anyone having an ownership interest in the property since 1962. [ ] Yes [ ] No If answering no, explain:

Are the conditions on your property the result of other man-made changes (such as the relocation of a road or highway)? [ ] No [ ] Yes If answering yes, describe:

Authorized applicant, representing ALL property owners involved in this request or holders of options on same, as listed below.

Signature: [ ]

Address to which all correspondence should be mailed regarding this application:

Name (Print) Street Address City State Zip Telephone

John Lynch Sanders 514 W. Jackson Ave. Knoxville TN 37902 (865) 329-0319

Names of all property owners or holders of option on same must be listed here:

Name (Print) Street Address City State Zip Telephone

Joe Fox 109 S. Northshore Dr. Knoxville TN 37919 (865) 621-9493

Jay McNabb 4612 Island Home Pike Knoxville TN 37920

Date Filed: [ ]

Councilmanic District: [ ] MPC Planning Sector: [ ]

General Location Description:

Size: Acres [ ] Size: Sq. Ft. [ ]