City of Knoxville

BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION

Name: Land Development Solutions
Street Address: 310-K Simmons Rd
City, State, Zip: Knoxville, TN 37922
Phone Number: 865-671-2281
Email:

APPLICANT IS:
Owner ☐
Contractor ☑
Tenant ☐
Other ☐

THIS PROPOSAL PERTAINS TO:
New Structure ☑
Modification of Existing Structure ☐
Off Street Parking ☐
Signage ☐
Other ☐

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: 2124 Clinch Ave
City, State, Zip: Knoxville, TN 37916
Parcel #: (see KGis.org) 108CB011, 108CB029
Zoning District (see KGis.org): INST

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.

1. Variance Proposed - Reduction of the minimum lot size in the INST zone from 20,000 square feet to 15,700 square feet.

ETCH wishes to keep the proposed Chiller Plant lot separate from the main lot on this block and the square footage is less than the required square footage in the INST zone. All lots on this block are already zoned INST so there is no real impact of this variance request.

Describe hardship conditions that apply to this variance.
Size of the proposed lot is limited due to the existing adjacent facilities.

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: 5/21/2020
Reduce the minimum required lot area from 20,000 s.f. to 15,700 s.f. per Article 8, Section 8.2.C/Table 8-2.