Click on Meeting Schedule, Deadlines and Fees for information on submitting an application to be heard at a monthly Board meeting.

**APPLICANT INFORMATION**

**APPLICANT IS:**

- Owner ☐
- New Structure ☑
- Contractor ☐
- Modification of Existing Structure ☐
- Tenant ☐
- Off Street Parking ☐
- Other ☑
- 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: 710 Irwin St.
- City, State, Zip: Knoxville, TN 37917
- See KGIS.org for Parcel #: 094DC006
- and Zoning District: C-G-2

**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 proposed development consists of a new eating and drinking establishment to include a new patio, covered bar with adjacent restroom/storage and live performance venue (secondary use). The property is zoned C-G-2 with a requirement for off-street parking. Please see attached site plan with calculations for required parking, utilizing reductions offered for KAT bus access. This proposal meets the current minimum parking requirement but would not meet the "Build-To Zone" requirement. We are requesting a variance to the BTZ requirement in order to achieve the minimum number of required parking spaces.

The hardship for this site results from the irregular shape created by Fulton Place and Irwin Street at the south. The parking is shown at the north side of the property in order to efficiently provide the required number of spaces in the widest area of the parcel. By locating the parking to the north, the proposed building would be set back further than the required Build To Zone on the north (61'-0")

The proposal would meet the BTZ requirements on the western side at the primary elevation facing Irwin Street. The stage structure would be located as close to the corner of Fulton Place and Irwin Street as possible, within the south and west BTZs. Landscaping is propose to meet Alternative Landscape Design provisions.

Describe hardship conditions that apply to this variance.

Irregular shape of site.

**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** 4-7-21
Increase the maximum permitted corner-side yard, build-to-zone from 10 feet to 20 feet, to 10 feet to 61 feet, along Bearden Place. Per Article 5, Section 5.3. Table 5-1.
KGIS Copyright - 2021

710 Irwin St.
5-D-21-VA
Meagan Grohol, R2R Studio, LLC

Knoxville - Knox County - KUB Geographic Information System

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5-D-21-VA
Meagan Grohol, R2R Studio, LLC
Knoxville - Knox County - KUB Geographic Information System

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Parking Calculation Notes:

Site Zoning: C-G-2

Knoxville, TN Code of Ordinances
Appendix B - Zoning Code
Article 11 - Off-Street Parking

TBL 11-2: Required Off-Street Parking
Use: Eating & Drinking Establishment
Min: No Drive-Thru, 8 per 1,000 SF GFA
Max: No Drive-Thru, 16 per 1,000 SF GFA

Total Covered SF (potential for enclosures): 4,300 SF (Calcs Rounded Down Per 11.4-A.2)
Min: 4,300 SF / 1,000 SF = 4.3 x 8 = 34.4 = 34
Max: 4,300 SF / 1,000 SF = 4.3 x 16 = 68.8 = 69

Section 11.4-B-3:
Off-Street Parking Required in Any District May Be Reduced up to 30% From The Minimum Requirements in Table 11-2, Provided The Development is Located Within One-Fourth of a Mile of a Transit Route. A Knoxville Area Transit Approved Shelter May Be Required on or Within One-Fourth of a Mile of The Development Site.

KAT Stop: Broadway St. at Central St.
808.6' From Site < 1,320' (1/4 Milks)
30% x 34 Parking Spaces = 10.2
= 10 Reduced Spaces
34 Min. Spaces + 10 Reduced Spaces
= 24 Total Spaces Required

TBL 11-3: Required Accessible Parking Spaces
0 to 25 = 1 Total (Van + Car)
1 Van & 1 Car HC Space Provided

Proposed Bicycle Parking Space for (4) Bicycles
New Bar/Restroom/Storage Structure: 3,028 SF Covered
Outdoor Bar To Be Completed As Part Of Phase 2 (Spring 2022)
New Stage/Green Room/Equipment Room Structure: 1,272 SF Covered

Existing Bearden Pl. Carb Cut
Existing Covered Outdoor Patio
Existing Elkmont Restaurant

Project Site
Route 22: Broadway
KAT Stop: Broadway St. at Central St. - 808.6' From Site

Yee-Haw Brewing Co.
710 Irwin St.
Knoxville, Tennessee 37917
2.2.2.D. ALTERNATE LANDSCAPE PLAN

PER 12.7.B. FOUNDATION PLANTINGS CANNOT MEET THE REQUIREMENT DUE TO LIMITED GREEN SPACE. THESE REQUIRED 20 SHRUBS, AND 2 ORNAMENTAL TREES HAVE BEEN RELOCATED TO THE PARKING PERIMETER ON NORTH AND WEST SIDES.

PLANT SCHEDULE

<table>
<thead>
<tr>
<th>#</th>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>SIZE</th>
<th>TYPE</th>
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<tr>
<td>T</td>
<td>YC 1 PRUNUS X YEDIGERMA</td>
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<td>25&quot; CAL. 8 FT MIN. HT.</td>
<td>DECIDUOUS TREE</td>
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<td>ASHER MAPLE</td>
<td>25&quot; CAL. 8 FT MIN. HT.</td>
<td>DECIDUOUS TREE</td>
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<tr>
<td>T</td>
<td>SK 3 ACER PALMATUM TANGO-KAKU</td>
<td>JAPANESE MAPLE</td>
<td>25&quot; CAL. 8 FT MIN. HT.</td>
<td>DECIDUOUS TREE</td>
</tr>
<tr>
<td>T</td>
<td>MG 2 MAGNOLIA LUTEA</td>
<td>MAGNOLIA</td>
<td>25&quot; CAL. 8 FT MIN. HT.</td>
<td>DECIDUOUS TREE</td>
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| S | LO 15 LOROPETALUM CHINENSE | LOROPETALUM | 8 FT HEIGHT | EVERGREEN SHRUB |
| S | OL 7 PRUNUS LAURUSCENSUS | UTTO LUPINUS LAUREL | 24" HEIGHT | EVERGREEN SHRUB |
| S | S 6 PRUNUS LAURUSCENSUS | UTTO LUPINUS LAUREL | 24" HEIGHT | EVERGREEN SHRUB |
| S | A 15 AZALEA X SIPPO PINK | AZALEA AZALEA | 24" HEIGHT | EVERGREEN SHRUB |
| S | RO 7 ROSA SP | KNOCKOUT ROSE | 8 FT HEIGHT | DECIDUOUS SHRUB |
| S | H 13 ERYCA X DARLEYANUM | EUROPEAN HEATHER | 24" HEIGHT | EVERGREEN SHRUB |
| S | AB 6 AUBUJA X CHINENSIS | ROSE CREEP ABUBA | 15 FT HEIGHT | EVERGREEN SHRUB |
| S | ND 4 NAJINA DORSETICA | GULF STREET NAJINA | 8 FT HEIGHT | EVERGREEN SHRUB |
| S | VB 6 VEINIA X IMAGINE | PRAGUE VEINIA | 8 FT HEIGHT | EVERGREEN SHRUB |
| S | D 12 DAIMTUS GRACIOSISSIMUS | FREIGHT DAIMTUS | 1 GALLON | HERBACEOUS PER. |