The existing residence was originally built in 1930 and is participating in the Facade Grant Program. The occupancy of the first floor space is proposed to change from Residential to Business. A change to a Business occupancy requires 3 additional parking spaces, including one accessible parking space.

The front lot is not deep or wide enough to facilitate any of the new parking requirements. Also, the grade of the rear yard drops down about 10' from the front yard. If a person with a disability parked in the rear yard, it would be very difficult for them to travel up to the front entry.

We request that the existing driveway and existing curbcut to remain as-is, in order to provide one parking space in close proximity to the front entry for the owner.

Describe hardship conditions that apply to this variance.

same as above

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.
Reduce the minimum number of required parking spaces for a ground floor office use from 2 spaces to 0 spaces. Per Article 11, Section 11.4. Table 11-2.
City of Knoxville
Plans Review & Inspections Division
P.O. Box 1631
Knoxville, TN 37901-1631

Re: Plans Review No.: R21-0064
   3010 E Magnolia Ave.
   Knoxville, TN 37914

The following are our responses to Plans Review comments, dated 01.21.2021:

CON 0288134: The extent of currently proposed work is shown on the plans.

CON 0288161: Approved As Noted

CON 0288162: See sheet C-101 for site plan.

CON 0288163: Owner is applying for a variance for the required parking.

CON 0288164: See sheet C-101. Parking for 4 bicycles has been added.

CON0288165: Owner is applying for a variance for the required parking, and for existing curb cut to remain in place.

CON 0288166: noted

CON 0288238: Approved As Noted

CON 0288328: Owner is applying for a variance for the required parking.

CON 0288338:
   • Future use of space intended to serve as a Business occupancy (50 PSF – IBC Table 1607.1), not meeting or assembly (100 PSF).
   • Existing first floor joists are most likely designed to meet 50 PSF (originally constructed in 1930, Southern Pine No.1 assumed, 2" x 10" nominal size of joists spaced 16" O.C., span lengths are no greater than 13'-0").
CON 0288329: See Floor Plan detail (1/A-101) and Handrail Detail (2/A-101) for new handrail location and details.

PR-12.G014: No gas work shown on plans.

PR-12.M01: No mechanical work shown on plans.

PR-12.P017: No plumbing work shown on plans.

Sincerely,

Jennifer “Jim” McDaniel