# BOARD OF ZONING APPEALS APPLICATION

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

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<tr>
<th>APPLICANT INFORMATION</th>
<th>APPLICANT IS:</th>
<th>THIS PROPOSAL PERTAINS TO:</th>
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<tr>
<td>Name</td>
<td>Owner</td>
<td>New Structure</td>
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<td></td>
<td>Contractor</td>
<td>Modification of Existing Structure</td>
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<td></td>
<td>Tenant</td>
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<td>Other</td>
<td>Signage</td>
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<td>Other</td>
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**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**: 800 N. Broadway
- **City, State, Zip**: Knoxville, TN 37917

See KGIS.org for Parcel # 09400014 and Zoning District C-G-2

## VARIANCE REQUIREMENTS

The 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.

**WE ARE DOING A NEW TENANT FINISH OUT FOR THE BUILDING AT THE ADDRESS ABOVE, IN THE OLD "KYBRA" SPACE. THE USE OF THE BUILDING WILL BE OFFICE (1,785 SQ FT) AND INDUSTRIAL CRAFT (1,752 SQ FT) AND UNFINISHED ATTIC (1,238 SQ FT). THERE IS A BUS STOP ONE BLOCK AWAY AND WE CALCULATED THE NEED FOR 7 PARKING SPACES, INCLUDING ONE HC PARKING SPACE. THERE IS NO AREA FOR PARKING AVAILABLE ON THIS LOT. THERE IS PLENTY OF STREET PARKING AVAILABLE ON ADJACENT STREETS. OUR REQUEST IS TO REDUCE THE REQUIRED PARKING TO ZERO.**

Describe hardship conditions that apply to this variance.

**THE PARCEL THAT THIS BUSINESS WILL BE USING HAS NO VACANT SPACE THAT CAN BE USED FOR PARKING. THE BUILDING OCCUPIES 3,537 SQ FT ON A 4,499 SQ FT LOT.**

## 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**: 04-13-21
Reduce the minimum required number of parking spaces for a craft industrial use from 7 spaces to 0 spaces. Per Article 11, Section 11.4. Table 11-2.