

BOARD OF ZONING APPEALS

NAME OF APPLICANT Brian Ewers - Dollar & Ewers Architecture **FILE NO.** 9-E-18-VA

The applicant is: Owner Tenant Contractor Other Architect

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 4683 Old Broadway		<input type="checkbox"/> Temporary <input checked="" type="checkbox"/> Official
Zoning District C-3	Zoning Map Number 69	
Ward and Block 37 / 37850	Lot/Parcel 006 / 069DA006	

This proposal pertains to: New Structure Extension of Existing Structure Off-Street Parking
 Signage Other Remodel

Is a plat required? Yes No

DESCRIPTION OF PROPOSAL

An existing building is being remodeled to become "Broadway Auto Storage". Because the building will meet redevelopment (substantial improvement) it is required to be elevated or floodproofed to 1 foot above the 500-yr flood elevation (964.0'). The owner intends to flood-proof all of the building except the electrical receptacles and a utility meter.

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. Allow one utility meter (provided and installed in accordance with local utility company requirements) and 29 receptacles to be installed at minimum of 48 inches above the finished floor elevation (Chapter 12. Article III, Section 12-52.2).

REVISED

CITY OF KNOXVILLE BUILDING INSPECTOR Joshua Frerichs **DATE** 09-18-2018 - Revised

9-E-18-VA

APPLICANT'S HARDSHIP

Which special circumstance(s) of the property do not apply generally in the zoning district?

Size Elevation Slope Shape Soil Subsurface Other _____

FEMA flood protection requirements

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

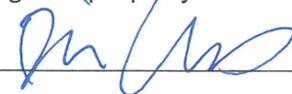
The building is currently under design in accordance with flood protection requirements. However, electrical outlets & switches cannot be located above the required height(Base Flood Elevation + 1'-0"), without making the building impossible to use. Our documents propose a safe solution, while meeting all other FEMA Requirements.

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: _____

APPLICANT'S AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of options on same, as listed below.

Signature: 

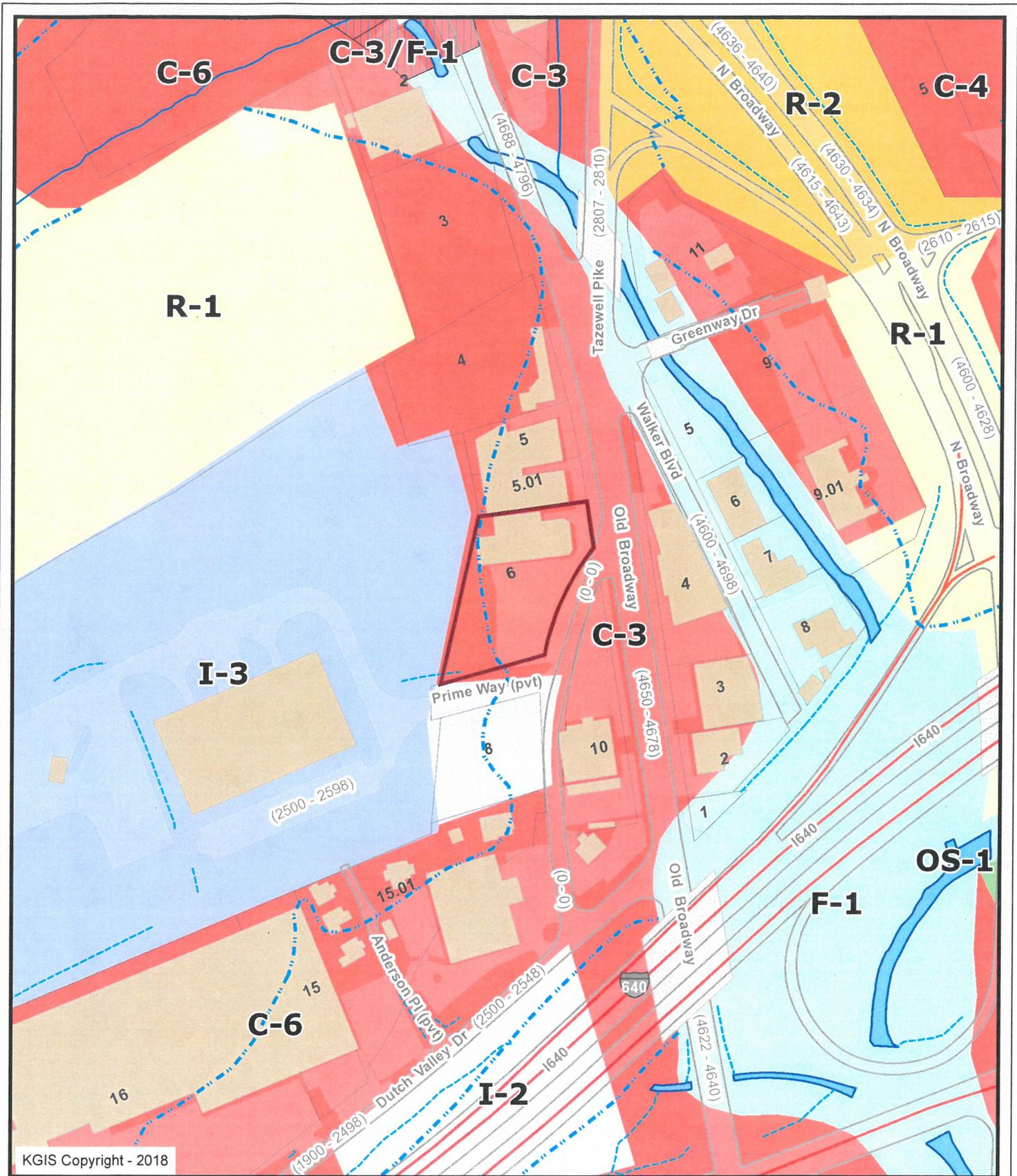
Address to which all correspondence should be mailed regarding this application:

Name (Print)	Street Address	City	State	Zip	Telephone
Brian Ewers	111 E. Jackson Ave	Knoxville	TN	37915	(865) 546-9374

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

Name (Print)	Street Address	City	State	Zip	Telephone
Dorothy Hall (deceased)	4683 N. Broadway	Knoxville	TN	37918	(865) 740-5500

Date Filed:	Fee Paid: \$250 OK # 12532 8/17/18 
Councilmanic District:	MPC Planning Sector:
General Location Description	
Size: Acres	Size: Sq. Ft.
METROPOLITAN PLANNING COMMISSION	DATE



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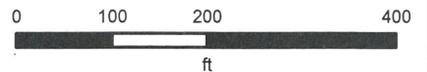
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4683 Old Broadway
9-E-18-VA

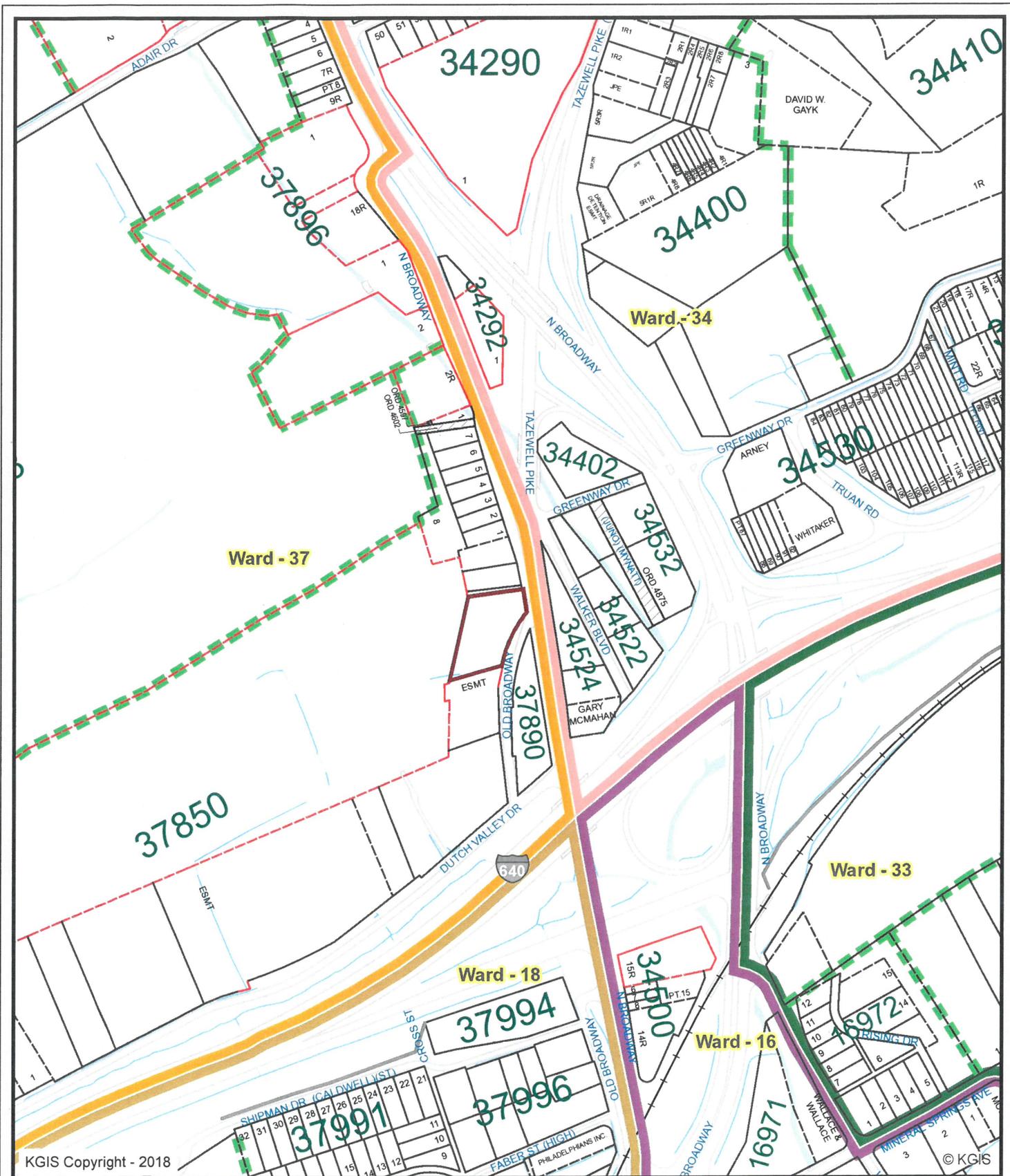
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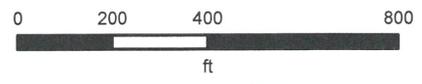
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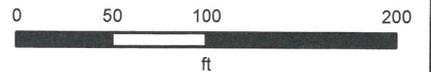
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September 18, 2018

Mr. Scott Elder
Board of Zoning Appeals
Room 505, City-County Building
P. O. Box 1631
Knoxville, Tennessee 37901

Dear Mr. Elder:

Re: Variance Requests 9-A-18-VA through 9-H-18-VA

We have reviewed our records and, as far as we have been able to determine, KUB has no existing utility facilities located within the variance areas and we have no objection to the requested variances. However, KUB does not release and hereby retains all easements and rights for existing facilities, whether or not identified in our research.

If you have any questions regarding this matter, please call me at (865) 558-2483.

Sincerely,



Christian G. Wiberley
Engineering

CGW

