BOARD OF ZONING APPEALS

NAME OF APPLICANT: Land Development Solutions

FILE NO.: 10-B-18-VA

The applicant is: [ ] Owner [ ] Tenant [ ] Contractor [ ] Other

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: 4101 Clinton Hwy

Zoning District: C-4

Zoning Map Number: 81

Ward and Block: 41 / 41550

Lot/Parcel: 081AA001

This proposal pertains to: [ ] New Structure [ ] Extension of Existing Structure [ ] Off-Street Parking

[ ] Signage [ ] Other

Is a plat required? [ ] Yes [ ] No

DESCRIPTION OF PROPOSAL
This project consists of constructing a new vehicle display on the property of Lance Cunningham Ford. The proposed display will be located within the property boundary adjacent to TDOT ROW and the I-640 ramp. The vehicle display will consist of a 39’ tower that will contain four vehicles.

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):

Decrease the required front yard setback from 50 ft. to 12 ft. as per submitted site plan.
Reference: Article 4, Section 2.2.7.F.2.a.

REVISED

CITY OF KNOXVILLE BUILDING INSPECTOR: Scott Elder

DATE: 10-1-2018
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

Interstate frontage resulting in the property having a front yard setback on 3 sides of the property.

What legal hardship(s) prevents any reasonable use of your land under the terms of the Zoning Ordinance? See attachment. The multiple front yard setbacks reduce the ability to fully utilize the site.

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.

Name (Print)  Address  City  State  Zip  Telephone

E.J. Baks Jr.  310 Simmons Rd.  Knoxville  TN  37932  865-671-2283

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

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

Name (Print)  Address  City  State  Zip  Telephone

Lance Cunningham Ford/TT of Knoxville, Inc.  505 S. Flagler Dr. Suite 700  West Palm Beach  FL  33401  855-687-2100  561-655-8900

Date Filed:  Fee Paid: $250

Councilmanic District:  MPC Planning Sector:

General Location Description

Size: Acres  Size: Sq. Ft.

METROPOLITAN PLANNING COMMISSION  DATE  9/19/18
October 11, 2018

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

Dear Mr. Elder:


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