**BOARD OF ZONING APPEALS**

**NAME OF APPLICANT:** Land Development Solutions

**FILE NO.:** 6-H-18-VA

**The applicant is:**  
- [ ] Owner  
- [ ] Tenant  
- [x] Contractor  
- [ ] Other

**This is a request for:**  
- [x] Zoning Variance (Building Permit Denied)  
- [ ] Extension of Non-Conforming Use  
- [ ] Appeal of Administrative Official's Decision  
- [ ] Map Interpretation

### PROPERTY INFORMATION

- **Street Address:** 8529 Kingston Pike
- **Zoning District:** C-4  
- **Zoning Map Number:** 120  
- **Ward and Block:** 47/46102  
- **Lot/Parcel:** 120/A013

- [ ] Temporary  
- [x] Official

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

**is a plat required?**  
- [x] Yes  
- [ ] No

### DESCRIPTION OF PROPOSAL

This project consists of constructing a new car wash facility at the corner of Kingston Pike and Walker Springs Road.

Contractor wants to decrease the setback off Kingston Pike from 50' to 25' and to decrease the setback from Walker Springs Road from 50' to 25'.

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. Decrease the front yard setback from Kingston Pike from 50' to 25' as per City of Knoxville Zoning Ordinance Article 4, Section 2.2.7.E.2.a.

2. Decrease the front yard setback from Walker Springs Rd from 50' to 25' as per City of Knoxville Zoning Ordinance Article 4, Section 2.2.7.E.2.a.

**CITY OF KNOXVILLE BUILDING INSPECTOR**  
Brandon L.  
**DATE:** 06/29/18 - REVISED
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

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

See attachment. The city of Knoxville requires a particular stacking space for cars entering the tunnel carwash. To achieve this required space, this lot will need a variance for the...

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: [Signature]

Address to which all correspondence should be mailed regarding this application:
Name (Print)  Street Address  City  State  Zip  Telephone
Chad Brown  310 Simmons Rd  Ste 1  Knoxville  TN  37922  865-671-7251

Names of all property owners or holders of option on same must be listed here:
Name (Print)  Street Address  City  State  Zip  Telephone
Jim Rooney  Rooney Land Development  3303 Alcoa Hwy  Alcoa  TN  37701  865-585-8807

Date Filed: 5/2/18  Fee Paid: $250

CounciUmanic District: 2nd  MPC Planning Sector: West City

General Location Description: N side Kingsport Pike, E side Walker Springs Rd.


METROPOLITAN PLANNING COMMISSION  Baisseu  DATE  5/2/18
Building canopy along Walke Springs Rd. and for
the vacuum stations along Kingston Pike. The actual
Building will be set back beyond the 50' set back on
both sides.
June 11, 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 Request 6-H-18-VA

We have reviewed our records and find that we have existing utility facilities located on or near the above referenced property. The approximate location of these facilities is indicated on the enclosed print. However, KUB does not release and hereby retains all easements and rights for existing facilities, whether or not shown on these prints.

Should the variance be granted, KUB will require the following permanent utility easements for its facilities.

- Electric – 10 feet on each side of the centerline of the electric line, 20 feet total width

So long as these conditions are met, KUB has no objection to the granting of this variance. If you have any questions regarding this matter, please call me at (865) 558-2483.

Sincerely,

\[Signature\]

Christian G. Wiberley  
Engineering  

CGW