BOARD OF ZONING APPEALS

NAME OF APPLICANT  Michael Brady, Inc

The applicant is: ☐ Owner  ☐ Tenant  ☐ Contractor  ☑ Other  Engineer

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  901 E Summit Hill Dr  ☑ Temporary  ☑ Official

Zoning District  C-3  Zoning Map Number

Ward and Block  06 and 07341  Lot/Parcel  5R1 / 095H00801

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

Is a plat required?  ☑ Yes  ☐ No

DESCRIPTION OF PROPOSAL

A new data center is being built on Summit Hill Dr. The existing building will be used for an office.

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. Increase the allowable curb cut width for the Patton St driveway from 60 feet to 108.81 feet

(Article V Section 7.H.3.c Table 7)

CITY OF KNOXVILLE BUILDING INSPECTOR  Joshua Frerichs

DATE  06-22-18
**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
- *Existing Conditions*

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

Topography of site is extreme from road to rear line. Shape of lot restricts expansion to side areas. Existing building and utilities are to remain and limit expansion areas.

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)**: Alicia McAuley
- **Street Address**: 299 N. Weisgarber Rd
- **City**: Knoxville
- **State**: TN
- **Zip**: 37919
- **Telephone**: 865-584-0999

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

- **Name (Print)**: SH Enterprises, LLC
- **Street Address**: 901 E Summit Hill Dr
- **City**: Knoxville
- **State**: TN
- **Zip**: 37915
- **Telephone**: 864-706-9618

**METROPOLITAN PLANNING COMMISSION**

- **Date Filed**: 6-28-18
- **Size: Acres**: 6.41
- **Fee Paid**: N/A (Per PA)
- **MPC Planning Sector**: Central City
- **General Location Description**: West of Hall of Fame Dr., East of E. Hill Ave
- **Size: Sq. Ft.**

Signature: [Signature]

**DATE**: 6-28-18
July 9, 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 for 901 E Summit Hill Dr. (J-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 area and we have no objection to the requested variance. 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