BOARD OF ZONING APPEALS

NAME OF APPLICANT: George E. McAllister

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

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

PROPERTY INFORMATION

Street Address: 1107, 1113 Phillips Ave
Zoning District: FD-SW-4: F-1
Ward and Block: 26 / 26051

☑ Official  ☐ Temporary
Zoning Map Number: 095
Lot/Parcel: 012 / 095 08012

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

Is a plat required?
☐ Yes  ☑ No

DESCRIPTION OF PROPOSAL

Proposed renovations to upgrade facility as outdoors equipment retail sales and paddle craft rental/demo.

Applicant is requesting to reduce the minimum floor elevation from 1 foot above the 500-year flood elevation to 1 foot above the 100-year flood elevation.

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. Reduce the minimum floor elevation from 830 to 823.5 (Chapter 12, Article III, Section 12-52.2).

CITY OF KNOXVILLE BUILDING INSPECTOR: Joshua Frerichs

DATE: 06/28/18 - 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?
At the time the structure was constructed, minimum Finish Flood Elevation was required to be above the 100-Year Event. The structure will continue to be greater than 1-Foot above the 100-Year Event. The property fronts the TN River/Ft. Loudoun Reservoir whose flood waters are controlled by TVA via Ft. Loudoun Dam. Also, due (Cont. Below)

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)? Yes No If answering yes, describe:

(Cont. Hardship) to the control structure, there is a high probability that the 500-Year Event levels will not be encountered because of TVA's flood management plan. Variance is required to allow for permit being issued to construct improvements greater than 50% of its current value so as to create outdoor equipment retail space, as well as paddle craft rentals/demo. No residence will be located in either structure.

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) Cannon & Cannon, Inc.
Street Address 8550 Kingston Pike
City Knoxville
State TN
Zip 37919
Telephone 865-670-8555

Names of all property owners or holders of option on same must be listed here:
Name (Print) George E. McAlister
Street Address 2918 Sutherland Ave.
City Knoxville
State TN
Zip 37919
Telephone

Date Filed: 2/14/16
Fee Paid: $250.00 CHK 6/14/16
Councilmanic District: MPC Planning Sector:
General Location Description
Size: Acres
Size: Sq. Ft.

METROPOLITAN PLANNING COMMISSION DATE
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:


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,

[Signature]

Christian G. Wiberley
Engineering

CGW