This is a variance for the setbacks of existing buildings. The front yard setback on W. Oklahoma Avenue is 1' for the restaurant and 1'-10" for the banquet hall. A new parking lot layout will also need a variance to reduce the corner clearance from 100' to 46'-7".

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. To decrease front yard set back of restaurant bldg on Central Street from 5' to 1' as per Article 4, Section 2.25.E.1.
2. To decrease front yard set back of banquet hall on Central Street from 5' to 1'-10" as per Article 4, Section 2.25.E.1.
3. Decrease required corner clearance from 100' to 46'-7" as per Article 5, Section 7.H.2.a.Table 5.
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?

EXISTING BUILDINGS AND PARKING AREAS ARE CONFLICTING.

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.

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

Name (Print) Street Address City State Zip Telephone

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

Name (Print) Street Address City State Zip Telephone

Date Filed: 6/15/18 Fee Paid: $250.00

Councilmanic District: 1 MPC Planning Sector: Central City

General Location Description

Size: Acres Size: Sq. Ft.
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