BOARD OF ZONING APPEALS

NAME OF APPLICANT: Ryan Estabrooks  FILE NO.: 7-H-18-VA

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: 3501 Middlebrook Pike

[ ] Temporary  [✓] Official

Zoning District: I-3  Zoning Map Number: 093

Ward and Block: 23/23424  Lot/Parcel: 093LG023

This proposal pertains to: [ ] New Structure  [ ] Extension of Existing Structure  [ ] Off-Street Parking
[ ] Signage  [✓] Other  Extension of existing off-street parking

Is a plat required?  [ ] Yes  [✓] No

DESCRIPTION OF PROPOSAL
Extension of an existing parking lot along existing grades:

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 required maximum grade in a parking lot from 10% to 16% (Article V Section 7.6.2).

CITY OF KNOXVILLE BUILDING INSPECTOR: Adam Kohntopp  DATE:  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?
The existing topography of the land.

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
Ryan Estabrooks  10215 Technology Dr.  Knoxville  TN  37932  865-777-4167

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

Name (Print)      Street Address      City      State      Zip      Telephone
Scott Eddy       3501 Middlebrook Pike  Knoxville  TN  37921  270-402-9334

Date Filed: 6/18/18  Fee Paid: $500.00  City:
Councilmanic District: 3  MPC Planning Sector: Central City
General Location Description
Size: Acres  Size: Sq. Ft.
City of Knoxville  
Board of Zoning Appeals  

June 12, 2018  

RE: Parcel 093LG023  

This letter is to request a variance for the following items.  

- To allow a commercial parking lot to exceed the maximum allowable slope of 10% to be 16%.  
  - The owner wishes to add approximately 60ft to their existing parking lot. The existing parking lot averages a 16% slope and they wish to maintain the existing characteristics of the parking lot and the land.  

Sincerely,  

SITE, Incorporated  

Ryan M. Estabrooks, P.E.  
Engineer of Record
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