An existing building is being remodeled to become "Broadway Auto Storage". Because the building will meet redevelopment (substantial improvement) it is required to be elevated or floodproofed to 1 foot above the 500-yr flood elevation (964.0'). The owner intends to flood-proof all of the building except the electrical receptacles and a utility meter.

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. Allow one utility meter (provided and installed in accordance with local utility company requirements) and 29 receptacles to be installed at minimum of 48 inches above the finished floor elevation (Chapter 12, Article III, Section 12-52.2).
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 __________________________________________

FEMA flood protection requirements

What legal hardship(s) prevents any reasonable use of your land under the terms of the Zoning Ordinance? The building is currently under design in accordance with flood protection requirements. However, electrical outlets & switches cannot be located above the required height (Base Flood Elevation + 1'-0''), without making the building impossible to use. Our documents propose a safe solution, while meeting all other FEMA Requirements.

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: __________________

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

Name (Print)  Street Address  City  State  Zip  Telephone

Brian Ewers  111 E. Jackson Ave  Knoxville  TN  37915  (865) 546-9374

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

Name (Print)  Street Address  City  State  Zip  Telephone

Dorothy Hall (deceased)  4683 N. Broadway  Knoxville  TN  37918  (865) 740-5500

Date Filed: __________________ Fee Paid: $250 4/3/19 17532 01/17/18

Councilmanic District: MPC Planning Sector:

General Location Description

Size: Acres  Size: Sq. Ft.

METROPOLITAN PLANNING COMMISSION  DATE
September 18, 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,

Christian G. Wiberley  
Engineering  
CGW