**BOARD OF ZONING APPEALS APPLICATION**

Click on Meeting Schedule, Deadlines and Fees for information on submitting an application to be heard at a monthly Board meeting.

<table>
<thead>
<tr>
<th>APPLICANT INFORMATION</th>
<th>APPLICANT IS:</th>
<th>THIS PROPOSAL PERTAINS TO:</th>
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</thead>
<tbody>
<tr>
<td>Name</td>
<td>Owner</td>
<td>New Structure</td>
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<tr>
<td></td>
<td>Contractor</td>
<td>Modification of Existing Structure</td>
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<td></td>
<td>Tenant</td>
<td>Off Street Parking</td>
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<tr>
<td></td>
<td>Other</td>
<td>Signage</td>
</tr>
<tr>
<td></td>
<td>Other</td>
<td></td>
</tr>
</tbody>
</table>

**Property Information**

- Street Address: 7128 Kingston Pike
- City, State, Zip: Knoxville, TN 37919

See KGIS.org for Parcel # 120EA00101 and Zoning District

**Variance Requirements**

City of Knoxville Zoning Ordinance Article 7, Section 2

The City of Knoxville Board of Zoning Appeals shall have the power and authority to grant variances from terms of this ordinance according to the procedure and under the restrictions set out in this section.

The purpose of the variance is to modify the strict application of the specific requirements of this ordinance in the case of exceptionally irregular, narrow, shallow or steep lots, or other exceptional physical conditions, whereby such strict application would result in practical difficulty or unnecessary hardship which would deprive an owner of the reasonable use of his land. The variance shall be used only where necessary to overcome some obstacle which is preventing an owner from using his property as the zoning ordinance intended.

**Description of Appeal**

Renovation of the existing building with an addition of a cooler. The side of the building we are looking to add the cooler has a setback of 12'. The building sits 15' off the property line. The cooler would extend into the setback requirement approximately 5' for a total cooler depth of 8' - 0". We have looked in the zoning code and have determined the cooler could act as an accessory building which has a setback requirement of 5' but would require one to exit the building to then enter the cooler. This is one of the hardships we have stated below.

We are applying for this variance because this is the most appropriate location for the cooler addition and would be in the same location if we constructed it as an accessory building. There are also several hardships in the following provided documents in addition to below which assist in our case.

**Applicant Authorization**

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request and that all owners have been notified of this request in writing.

**Applicant’s Signature**

[Signature]

**Date**

[Date: 2/15/2021]
1. Reduce the minimum required interior side setback from 10 feet to 7.3 feet, to construct an addition to an existing building. (Article 5, Section 5.3. Table 5-1)
Parcel 120EA00101 - Property Map and Details Report

Property Information

- Parcel ID: 120EA00101
- Location Address: 7128 KINGSTON PIKE
- CLT Map: 120
- Insert: E
- Group: A
- Condo Letter: Parcel: 1.01
- Parcel Type: NORMAL
- District:
  - Ward: 47
  - City Block: 47704
  - Subdivision: RESUB OF LOT 2 SUMMIT MEDICAL GROUP
  - Rec. Acreage: 0
  - Calc. Acreage: 0
  - Recorded Plat: 20000829 - 0014435
  - Recorded Deed: 20020730 - 0008360
  - Deed Type: Deed:Special Wa
  - Deed Date: 7/30/2002

Address Information

- Site Address: 7128 KINGSTON PIKE
  - KNOXVILLE - 37919
- Address Type: BUSINESS
- Site Name: IHOP RESTAURANT

Jurisdiction Information

- County: KNOX COUNTY
- City / Township: Knoxville

Political Districts

- Voting Precinct: 47
- Voting Location: Bearden High School
  - 8352 KINGSTON PIKE
- TN State House: 18
  - Martin Daniel
- TN State Senate: 7
  - Richard Briggs
- County Commission: 4
  - Kyle Ward
  - (at large seat 10)
  - Larsen Jay
  - (at large seat 11)
  - Justin Biggs
- City Council: 2
  - Andrew Roberto
  - (at large seat A)
  - Lynne Fugate
  - (at large seat B)
  - Janet Testerman
  - (at large seat C)
  - Amelia Parker
- School Board: 4
  - Virginia Babb

Owner Information

- CLAMORE LLC
  - 7128 KINGSTON PIKE
  - KNOXVILLE, TN 37919

Knoxville-Knox Co. Planning Information

- Census Tract: 44.04
- Planning Sector: West City

School Zones

- Elementary: BEARDEN ELEMENTARY
- Intermediate: BEARDEN MIDDLE
- High: WEST HIGH

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