

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		<input type="checkbox"/> Temporary <input checked="" type="checkbox"/> 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.G.2).

CITY OF KNOXVILLE BUILDING INSPECTOR

Adam Kohntopp

DATE

Revised 4/22/18

7H-18-VA

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: _____

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: \$250.00

Councilmanic District: 3

MPC Planning Sector: Central City

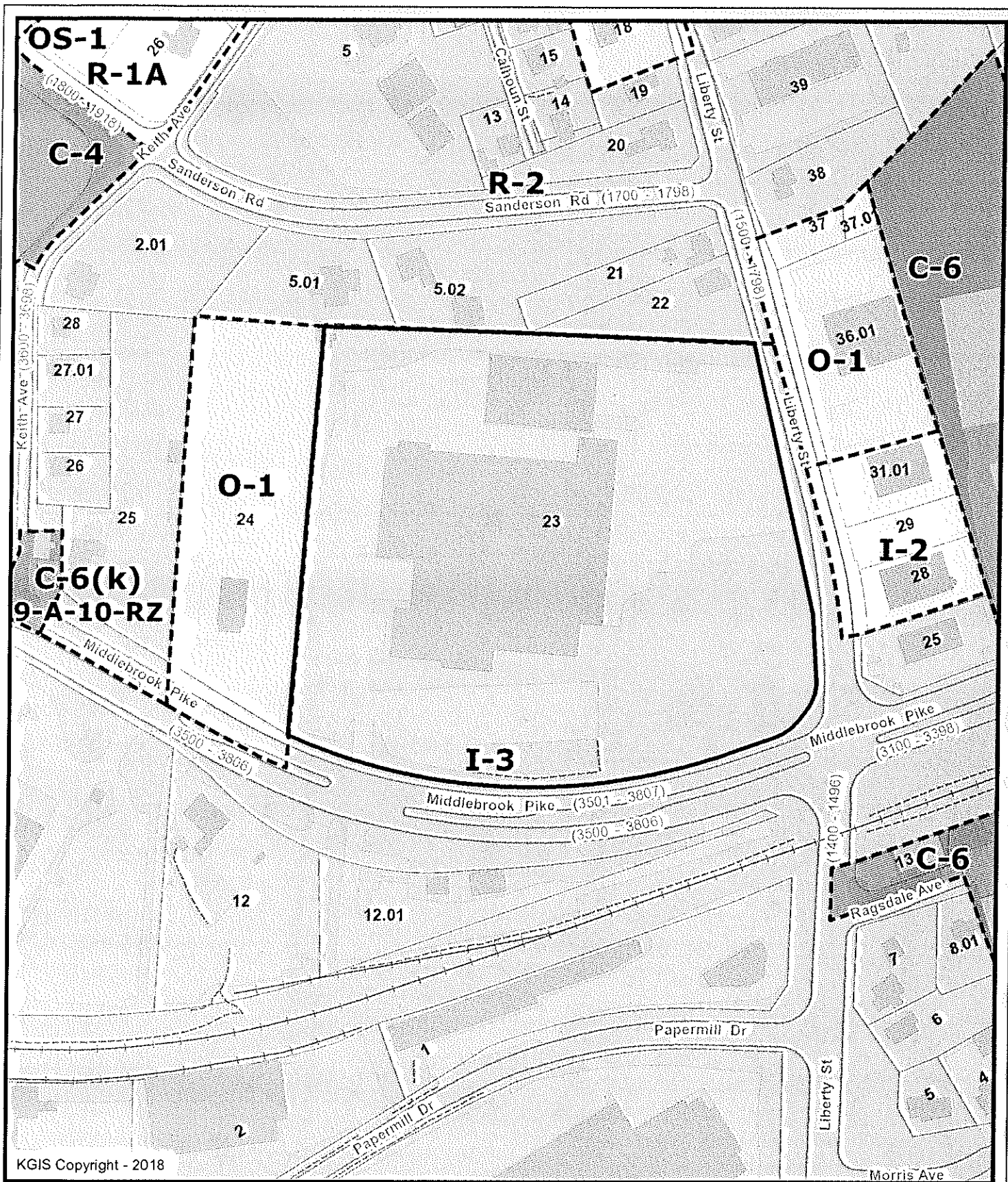
General Location Description

Size: Acres

Size: Sq. Ft.

METROPOLITAN PLANNING COMMISSION

DATE



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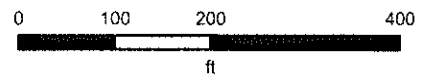
RYAN ESTABROOKS

3501 MIDDLEBROOK PIKE
7-H-18-VA

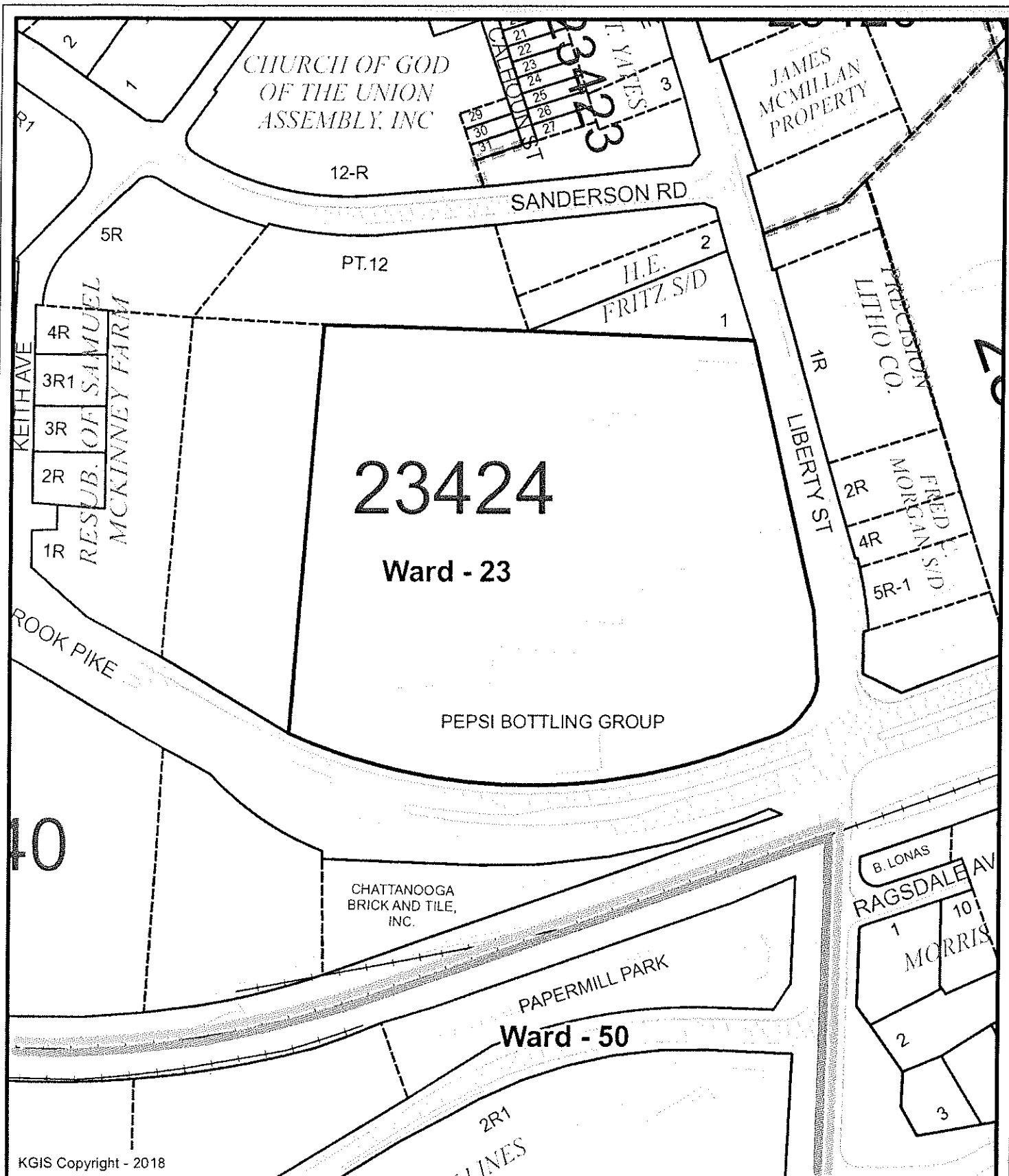
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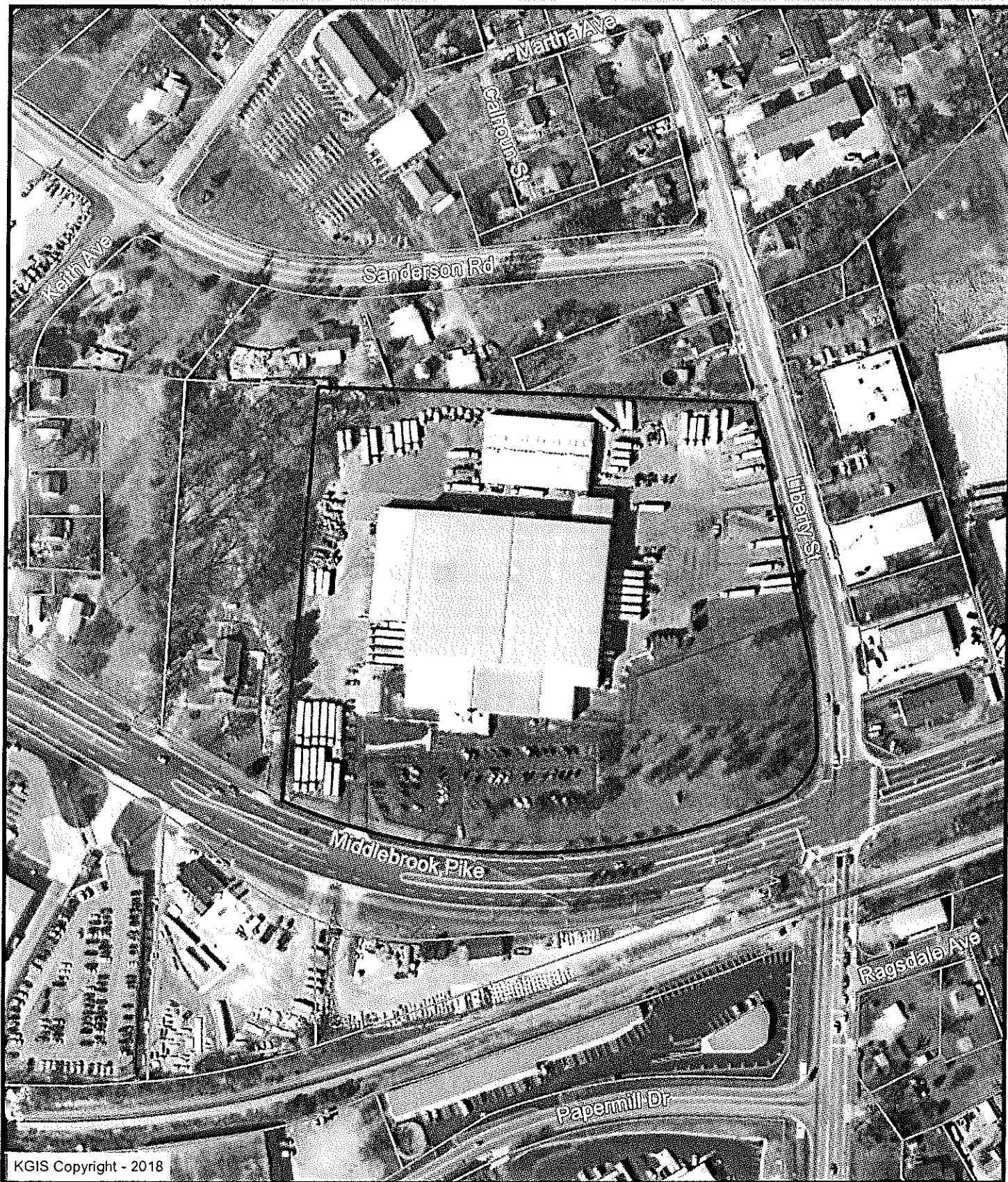
RYAN ESTABROOKS
3501 MIDDLEBROOK PIKE
7-H-18-VA

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ft

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3501 MIDDLEBROOK PIKE
7-H-18-VA

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EX

DRAWN BY: RME		DATE: 06/13/18
CHECKED BY: GCB		FILE: 1965 BZA Exhibit
REVISIONS		
NO.	DATE	COMMENTS

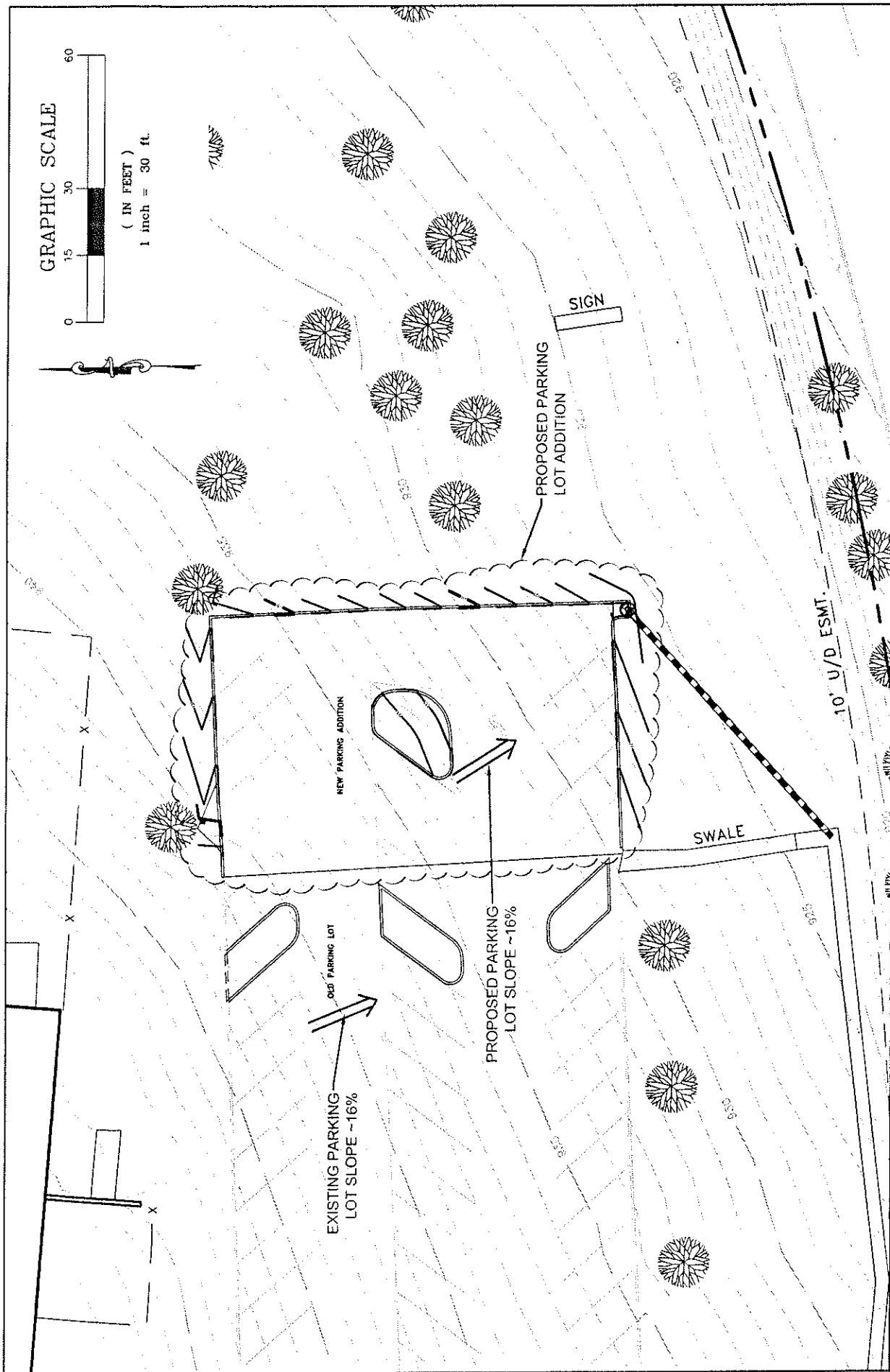
BZA Exhibit

Pepsi Bottling Group - Parking Addition

3501 Middlebrook Pike
Knoxville, Tennessee



SITTE
INCORPORATED
Civil Engineers & Surveyors
10215 Technology Drive, Suite 03
Knoxville, TN 37931
Phone: (606) 777-4165
www.sitteincorporated.com



7-H-18-VA



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:

Re: Variance Requests 7-A-18-VA, 7-B-18-VA, 7-C-18-VA, 7-D-18-VA, 7-E-18-VA, 7-F-18-VA, 7-G-18-VA, 7-H-18-VA, 7-J-18-VA, 7-K-18-VA, 7-L-18-VA, and 7-M-18-VA

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