

BOARD OF ZONING APPEALS

NAME OF APPLICANT Land Development Solutions

FILE NO. 6-H-18-VA

The applicant is: ☐ Owner ☐ Tenant ☒ Contractor ☐ Other _____

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 8529 Kingston Pike

☐ Temporary ☒ Official

Zoning District C-4

Zoning Map Number 120

Ward and Block 47/46102

Lot/Parcel 120IA013

This proposal pertains to: ☒ New Structure ☐ Extension of Existing Structure ☒ Off-Street Parking
☐ Signage ☐ Other _____

Is a plat required? ☒ Yes ☐ No

DESCRIPTION OF PROPOSAL

This project consists of constructing a new car wash facility at the corner of Kingston Pike and Walker Springs Road.

Contractor wants to decrease the setback off Kingston Pike from 50' to 25' and to decrease the setback from Walker Springs Road from 50' to 25'.

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. Decrease the front yard setback from Kingston Pike from 50' to 25' as per City of Knoxville Zoning Ordinance

Article 4, Section 2.2.7.E.2.a.

2. Decrease the front yard setback from Walker Springs Rd from 50' to 25' as per City of Knoxville Zoning Ordinance

Article 4, Section 2.2.7.E.2.a.

CITY OF KNOXVILLE BUILDING INSPECTOR

Brandon L.

DATE

06/29/18 - REVISED

6-H-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?

See attachment.

The city of Knoxville requires a particular stacking space for cars entering the tunnel car wash. To achieve this required space this lot will need a variance for the →

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 |
|--------------|----------------|--------|-----------|----------|--------------|
| Chad Brown | 310 Simmons Rd | Ste 11 | Knoxville | TN 37922 | 865-671-2281 |

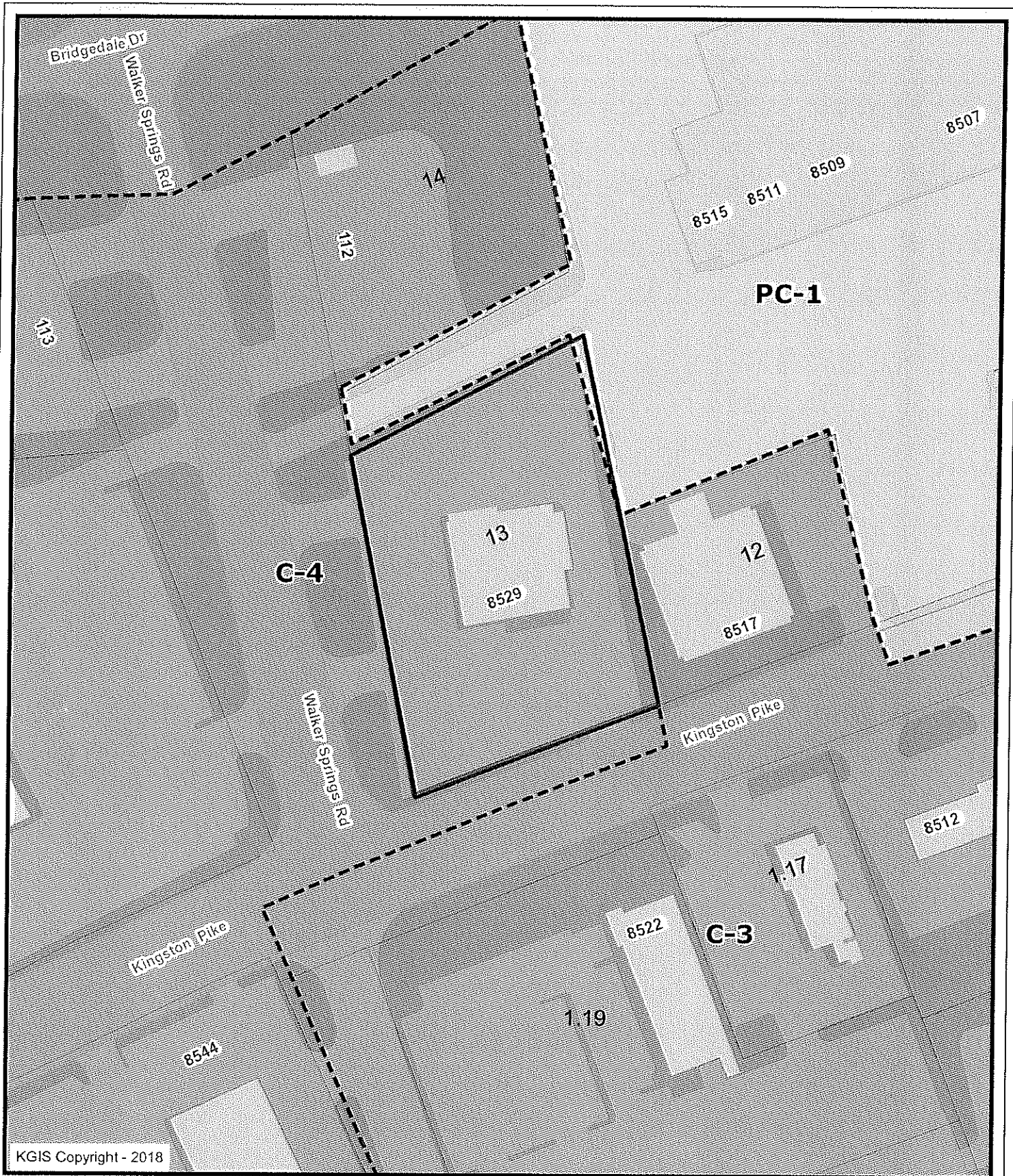
Names of all property owners or holders of option on same must be listed here:

| Name (Print) | Street Address | City | State | Zip | Telephone |
|--------------|-------------------------|------|-----------|-------|--------------|
| Jim Rooney | Rooney Land Development | 3303 | Alcoa Hwy | Alcoa | TN 37701 |
| | | | | | 865-385-8807 |

| | |
|---|--------------------------------|
| Date Filed: 5/21/18 | Fee Paid: \$250 |
| Councilmanic District: 2nd | MPC Planning Sector: West City |
| General Location Description: N side Kingston Pike, E side Walker Springs Rd. | |
| Size: Acres 1.2 acres | Size: Sq. Ft. |
| METROPOLITAN PLANNING COMMISSION | DATE 5/21/18 |

Bussan

Building canopy along Walke Springs Rd. and for
the vacuum stations along Kingston Pike. The actual
Building will be set back beyond the 50' set back on
both sides.



Land Development Solutions

8529 Kingston Pike
6-H-18-VA

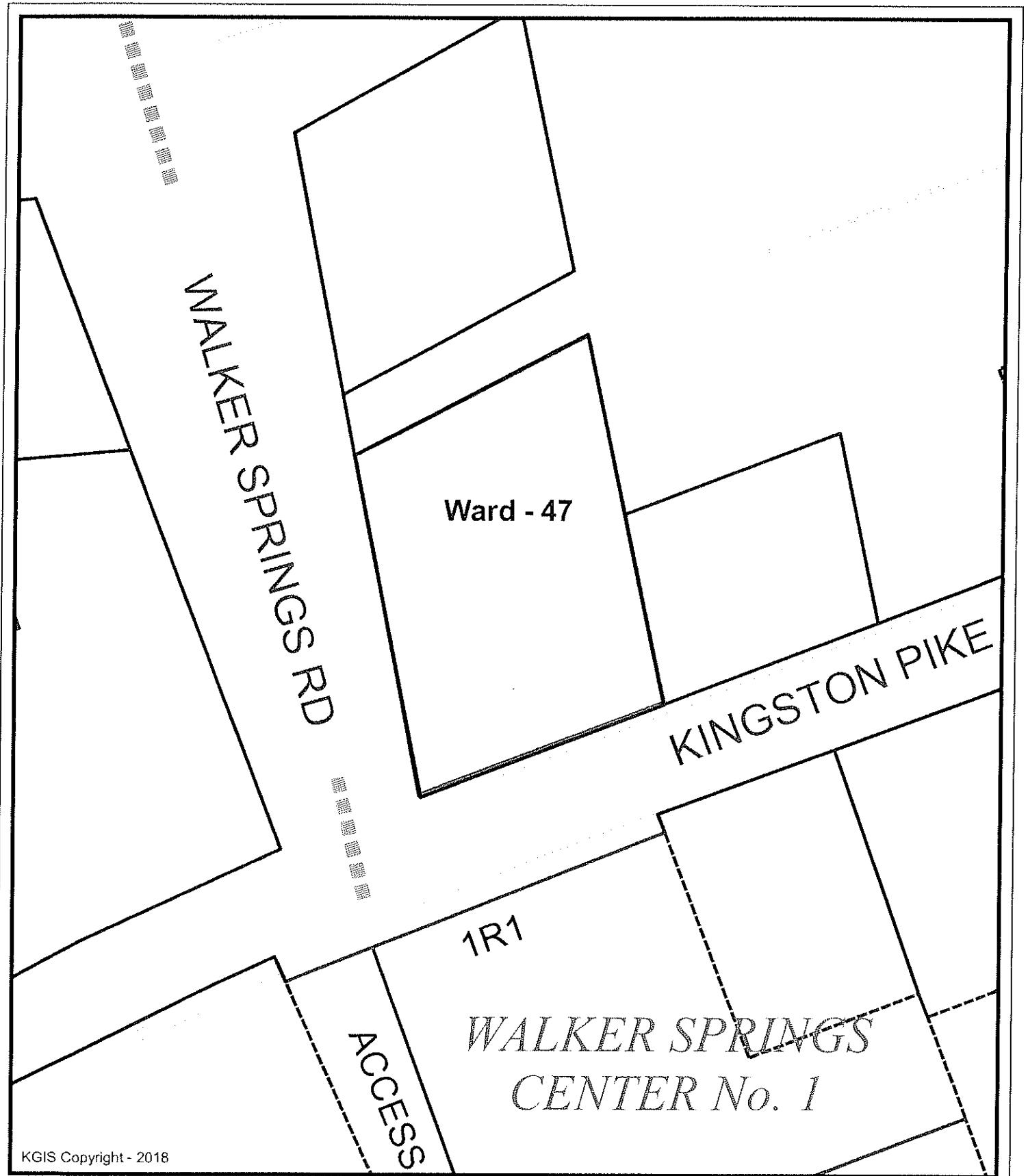
Knoxville - Knox County - KUB Geographic Information System



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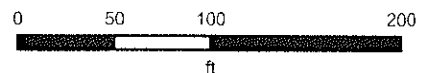
Land Development Solutions

8529 Kingston Pike
6-H-18-VA

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Land Development Solutions

8529 Kingston Pike
6-H-18-VA

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June 11, 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 Request 6-H-18-VA


We have reviewed our records and find that we have existing utility facilities located on or near the above referenced property. The approximate location of these facilities is indicated on the enclosed print. However, KUB does not release and hereby retains all easements and rights for existing facilities, whether or not shown on these prints.

Should the variance be granted, KUB will require the following permanent utility easements for its facilities.

Electric – 10 feet on each side of the centerline of the electric line, 20 feet total width

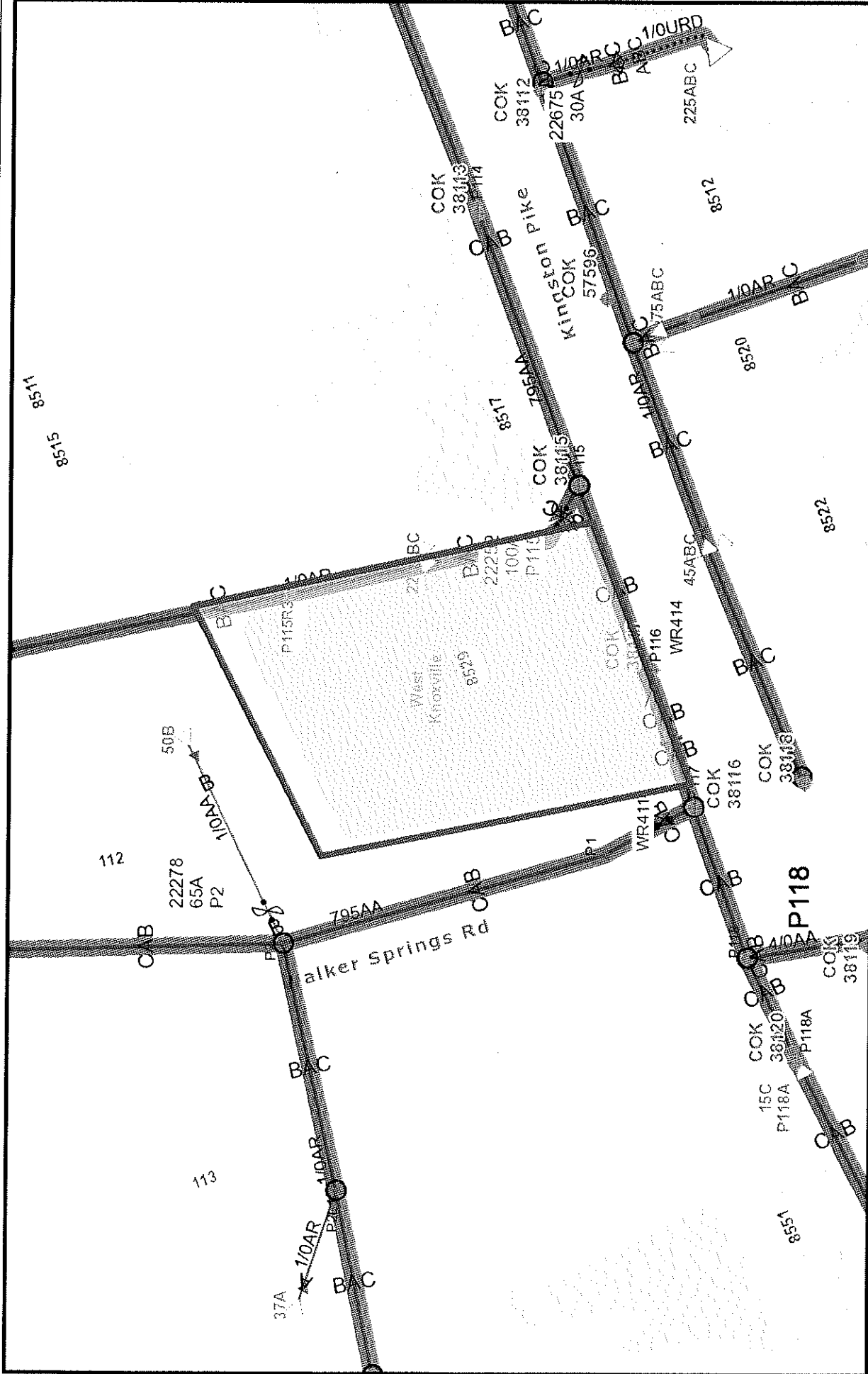
So long as these conditions are met, KUB has no objection to the granting of this variance. If you have any questions regarding this matter, please call me at (865) 558-2483.

Sincerely,



Christian G. Wiberley
Engineering

CGW



File No. 6-H-18-VA 8529 Kingston Pike (Electric)

City Block 46102 CLT Map 120 Parcel 13

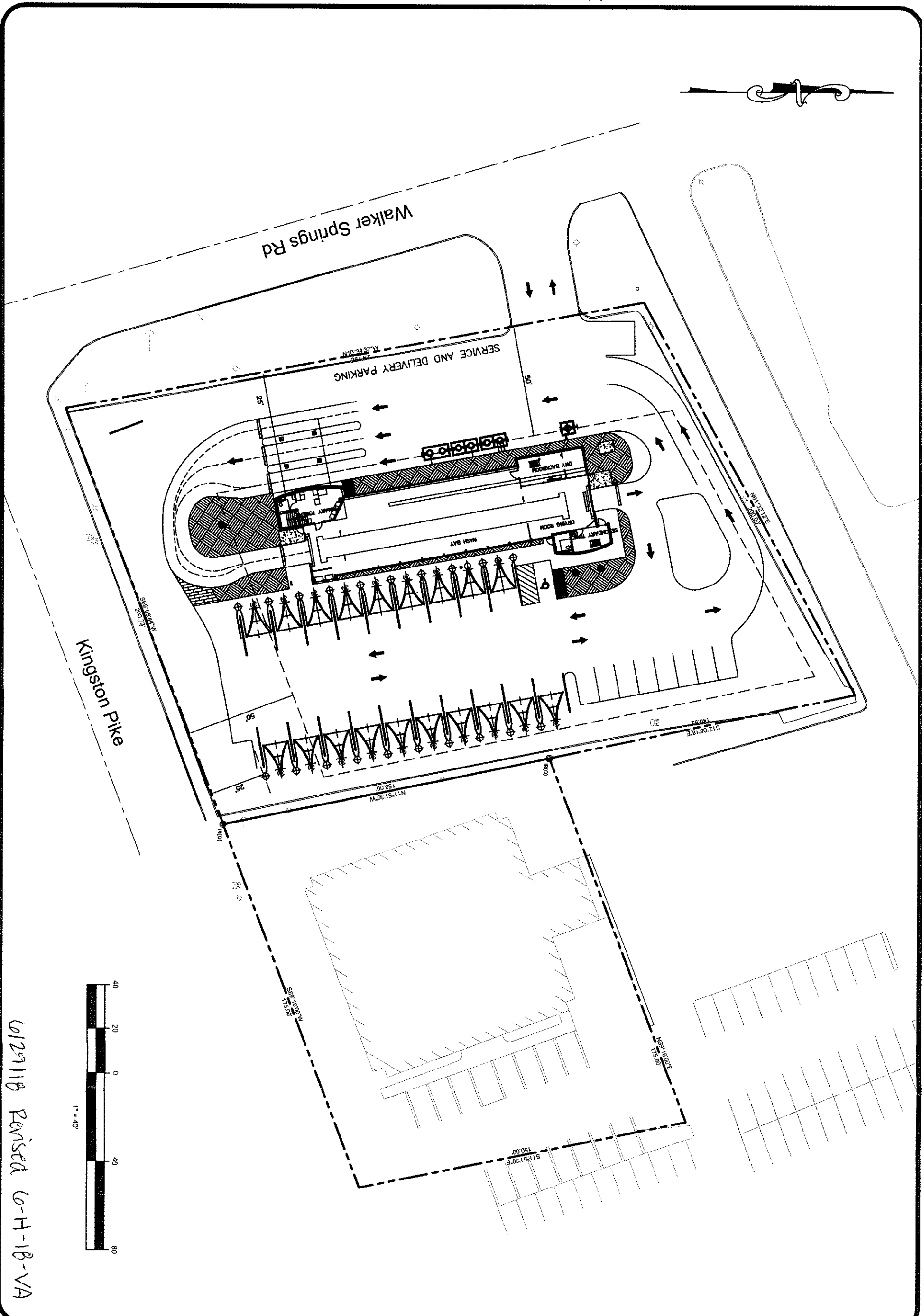


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Knoxville Utilities Board

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6/29/18 Revised C-H-18-VA

NOT FOR CONSTRUCTION

Drawn By
Checked
Approved

Job No.
Date


1"=40'
Scale

C101
Sheet No.

| No. | Date | Revision |
|-----|------|----------|
| | | |
| | | |
| | | |
| | | |
| | | |

Drawing Description:

Site Layout Plan



LAND DEVELOPMENT SOLUTIONS
310 SIMMONS RD., SUITE K • KNOXVILLE, TENNESSEE 37922
PH. 865-671-2281

Project:
Pure Magic Car Wash
Jim Rooney
Knoxville, Tennessee