

# BOARD OF ZONING APPEALS

**NAME OF APPLICANT**

Daniel Schuh - Knoxville Preservation &amp; Development, LLC

**FILE NO.**

7-E-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 108 W. Oklahoma Ave

☐ Temporary ☒ Official

Zoning District C2

Zoning Map Number 81

Ward and Block 11/11361

Lot/Parcel 081NH00801

**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 is a variance for the setbacks of existing buildings. The front yard setback on W. Oklahoma Avenue is 1' for the restaurant and 1'-10" for the banquet hall. A new parking lot layout will also need a variance to reduce the corner clearance from 100' to 46'-7".

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. To decrease front yard set back of restaurant bldg on Central Street from 5' to 1' as per Article 4, Section 2.2.5.E.1.

2. To decrease front yard set back of banquet hall on Central Street from 5' to 1'-10" as per Article 4, Section 2.2.5.E.1.

3. Decrease required corner clearance from 100' to 46'-7" as per Article 5, Section 7.H.2.a.Table 5.

**CITY OF KNOXVILLE BUILDING INSPECTOR**

Brandon L.

**DATE**

06/28/18 - REVISED

**APPLICANT'S HARDSHIP**

7-E18-VA

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?

EXISTING BUILDINGS AND PARKING AREA ARE NON-  
CONFORMING.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
DANIEL SCHULTZ	111 E. ANDERSON AVE.	KNOXVILLE	TN	37917	865-898-0066

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

Name (Print)	Street Address	City	State	Zip	Telephone
KNOXVILLE PRODUCTIONS + DEVELOPMENTS, LLC	111 E. ANDERSON AVE.	KNOXVILLE	TN	37917	

Date Filed:

6/15/18

Fee Paid:

\$250.00

KCT

Councilmanic District:

4

MPC Planning Sector:

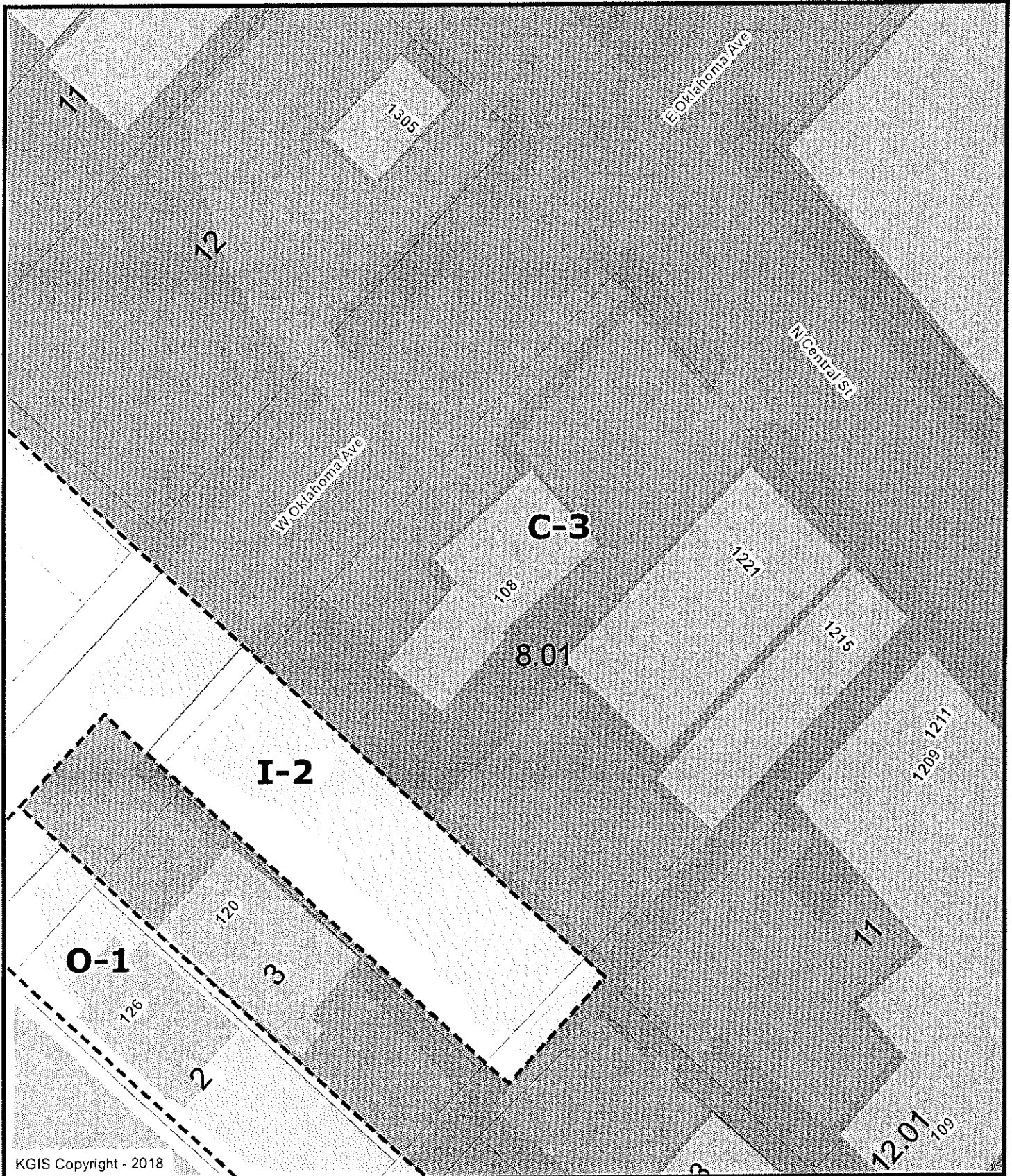
Central City

General Location Description

Size: Acres

Size: Sq. Ft.

**METROPOLITAN PLANNING COMMISSION****DATE**



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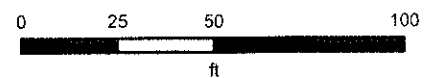
**DANIEL SCHUH**

108 W OKLAHOMA AVE

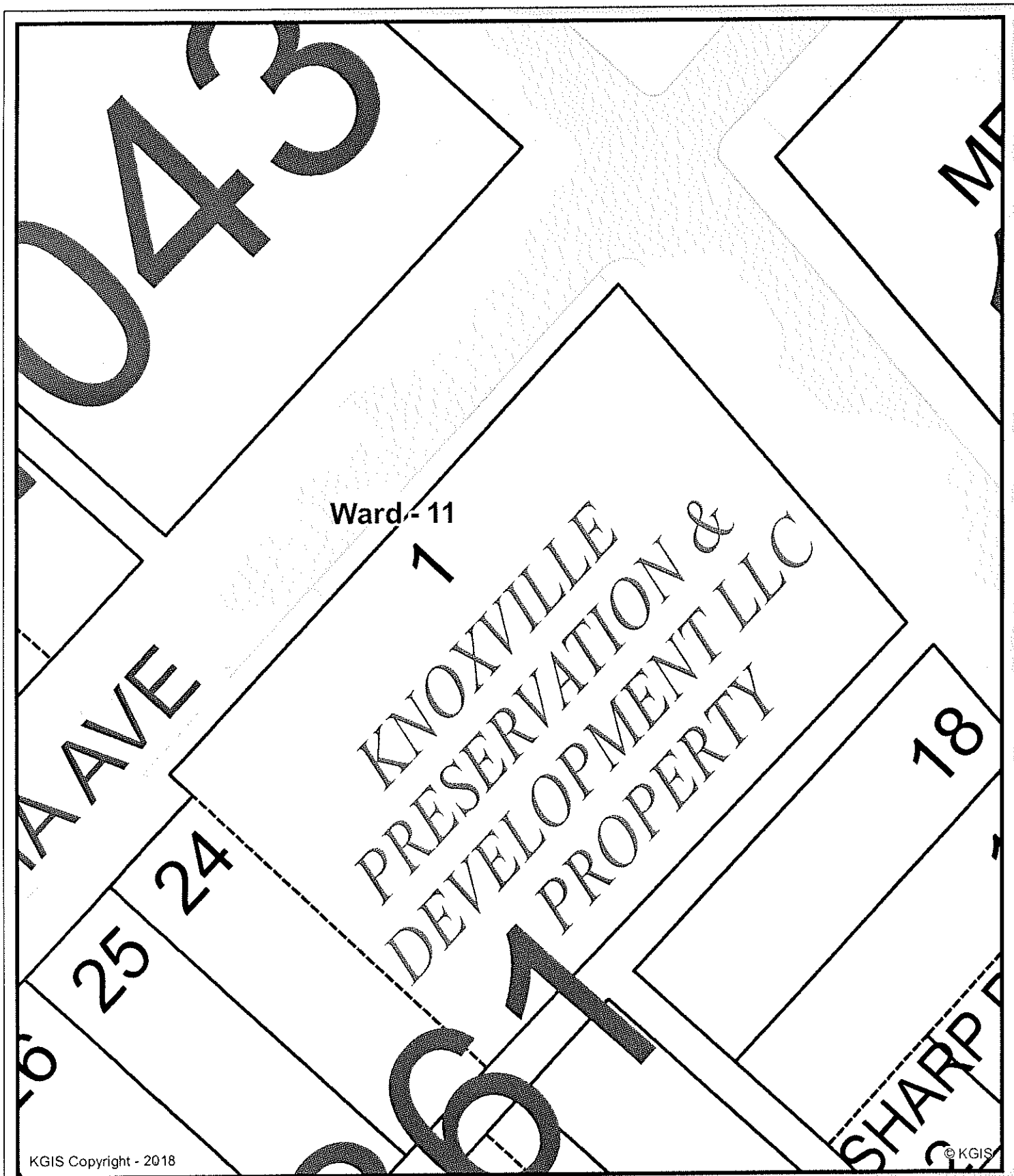
7-E-18-VA

**Knoxville - Knox County - KUB Geographic Information System**

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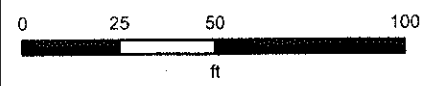


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DANIEL SCHUH  
108 W OKLAHOMA AVE  
7-E-18-VA

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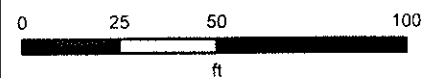
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**DANIEL SCHUH**

108 W OKLAHOMA AVE

7-E-18-VA

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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

NOTE:  
ALL PAVED AREAS ARE EXISTING.  
PROJECT INVOLVES RE-STRIPING TO  
INCREASE NUMBER OF PARKING SPOTS.

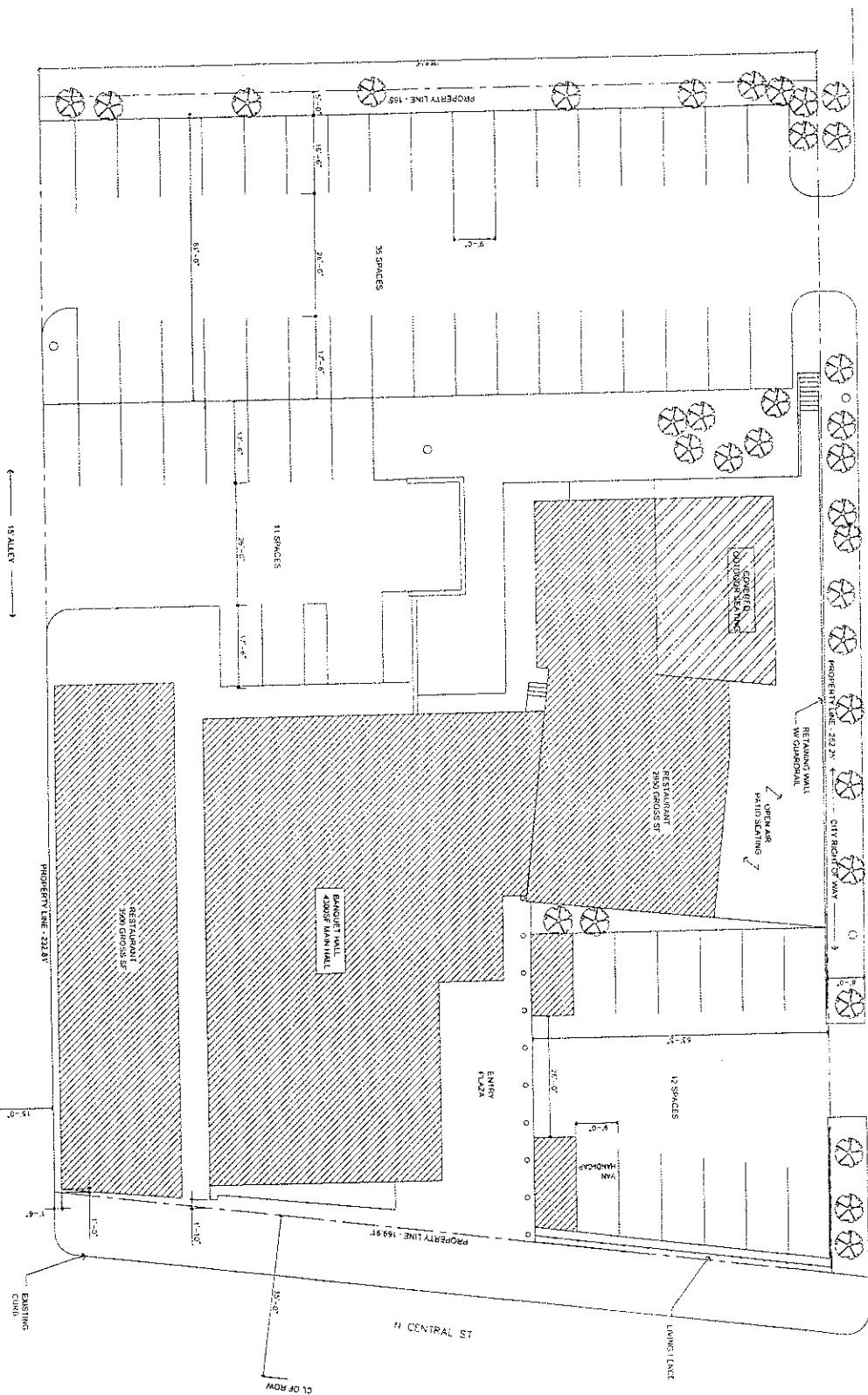


12' ALLEY

18' ALLEY

BUILDING	LEVEL	AREA
1215 N CENTRAL	GROUNDFLOOR	1200 GROSS SF
1215 N CENTRAL	FIRST FLOOR	2600 GROSS SF
1221 N CENTRAL	FIRST FLOOR	4300 NET SF
1221 N CENTRAL	FIRST FLOOR	2900 GROSS SF
108 W OKLAHOMA	FIRST FLOOR	2900 GROSS SF
108 W OKLAHOMA	FIRST FLOOR	2900 GROSS SF

SITE DATA  
TOTAL AREA = 40,465 SF  
BUILDING FOOTPRINT = 11,809 SF  
LOT COVERAGE = 29%



T-E-18-VA

V1

SITE PLAN

HAPPY HOLLER  
COMMERCIAL CENTER  
1215 AND 1221 N CENTRAL AVE  
108 E OKLAHOMA AVE  
KNOXVILLE, TN

KNOXVILLE PRESERVATION  
AND DEVELOPMENT, LLC

111 E ANDERSON AVE  
KNOXVILLE, TN 37917 865-898-0068