

# BOARD OF ZONING APPEALS

**NAME OF APPLICANT** Tyler Slack - Creative Structures **FILE NO.** 7-F-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 2012 N Broadway <input type="checkbox"/> Temporary <input type="checkbox"/> Official	
Zoning District C3	Zoning Map Number 82
Ward and Block 16/16114	Lot/Parcel 21/082HA021

**This proposal pertains to:**  New Structure  Extension of Existing Structure  Off-Street Parking  
 Signage  Other \_\_\_\_\_

**Is a plat required?**  Yes  No

**DESCRIPTION OF PROPOSAL**

New multi tenant building has been developed. The tenant originally came in with a variance for the driveway width. Because of safety concerns, the parking was shifted to the opposite side of the drive aisle. With this change, the driveway width will be corrected. However, the number of spaces will be reduced and there will no longer be room for the parking spaces and drive aisle. The number of spaces was previously varied from 35 to 21 (12-K-16-VA).

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. Reduce the minimum drive aisle width from 26 feet to 24 feet (Article V Section 7.E.1.d Table 3)
2. Reduce the minimum parking space depth for 90 degree parking spaces from 17.5 feet to 15 feet (Article V Section 7.E.1.d Table 3).
3. Reduce the required number of parking spaces from 35 to 17 (Prior Ordinance - Article V Section 7.A.3.a Table)

REVISED

**CITY OF KNOXVILLE BUILDING INSPECTOR** Joshua Frerichs **DATE** 07/31/2018 (Revised)

**APPLICANT'S HARDSHIP**

7-F-18-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?

*The project is already complete and ~~start~~ making the entrance shorter will prevent trucks to enter & drop off supplies.*

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: \_\_\_\_\_

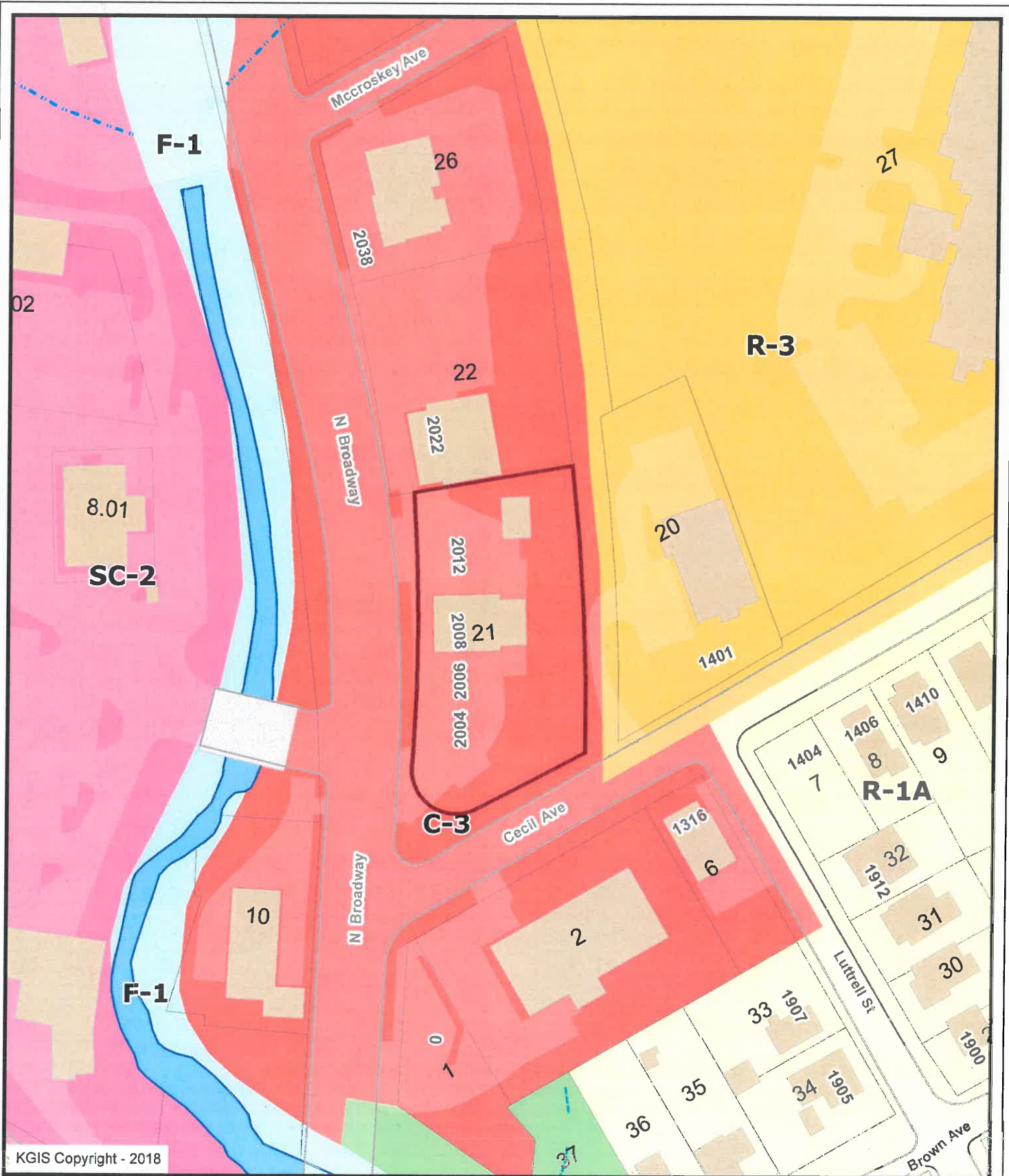
Address to which all correspondence should be mailed regarding this application:

Name (Print)	Street Address	City	State	Zip	Telephone
Tyler Slack	3208 Tazewell Pike	Knoxville	TN	37918	865-688-1335

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

Name (Print)	Street Address	City	State	Zip	Telephone
Charlie Mubarak	7226 Hall Brook Road	Knoxville	TN	37918	865-922-3354

Date Filed: <i>6/15/18</i>	Fee Paid: <i>\$250.00</i>
Councilmanic District: <i>4</i>	MPC Planning Sector: <i>Central City</i>
General Location Description	
Size: Acres	Size: Sq. Ft.
<b>METROPOLITAN PLANNING COMMISSION</b>	<b>DATE</b>



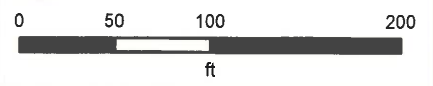
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**Tyler Slack**  
 2012 N Broadway  
 7-F-18-VA

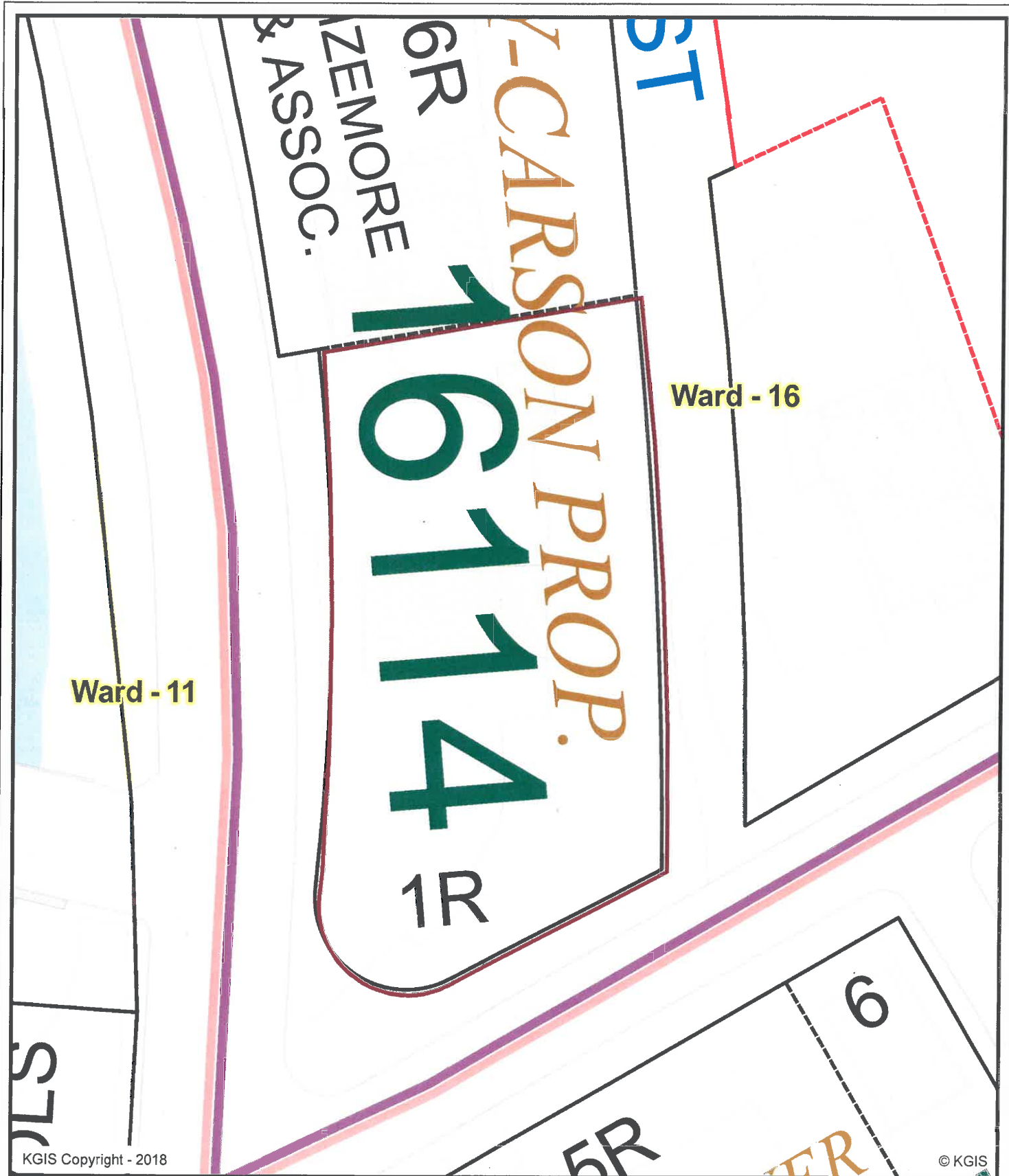
**Knoxville - Knox County - KUB Geographic Information System**



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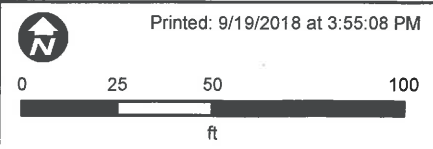
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Tyler Slack  
 2012 N Broadway  
 7-F-18-VA



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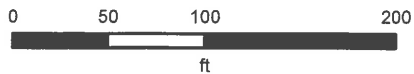


Tyler Slack  
2012 N Broadway  
7-F-18-VA

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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.

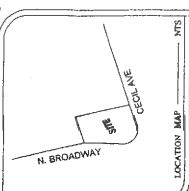
Sincerely,



Christian G. Wiberley  
Engineering

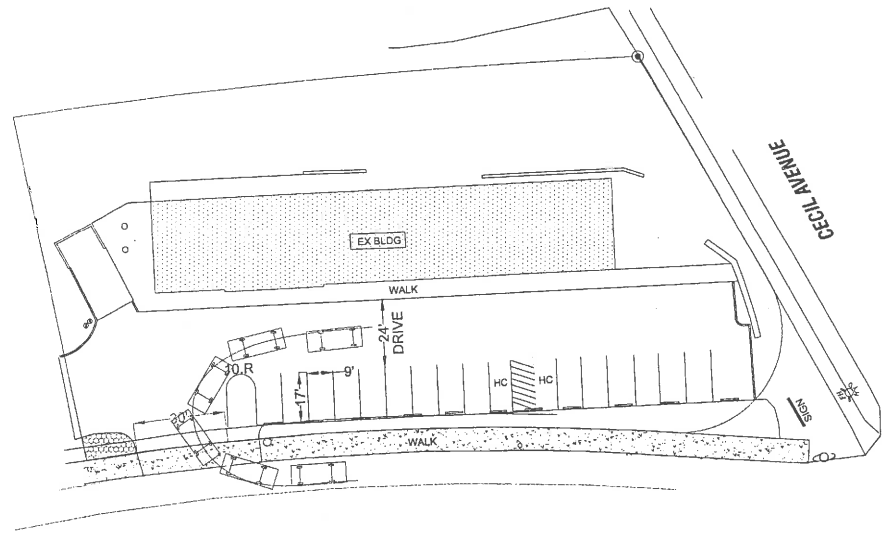
CGW

7-F-18-V4  
6/15/18



HARD BB  
MON HAS ELEY 921.98  
81193.78  
2,583,456.945

LEGEND  
 1. EXISTING LOT (SOLID)  
 2. NEW LOT (DOTTED)  
 3. NEW LOT (HATCHED)



N. BROADWAY

REVISIONED PARKING LAYOUT

SHEET 1 OF 2

**MUBARAK SHOPPING CENTER**

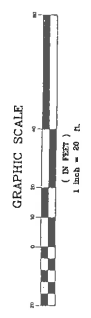
DISTRICT 2 • WARD 16 • CITY BLOCK 1614  
CITY OF KNOXVILLE • TENNESSEE

PREPARED BY: REL  
 APPROVED BY: REL  
 DATE REVISION: 06-09-2018  
 DATE: 11-2017  
 DRAWING NUMBER: 5584

PH: 865-671-0183 FAX: 865-671-0213  
 10816 KINGSTON PIKE  
 KNOXVILLE, TENNESSEE 37922

**LeMay AND ASSOCIATES**  
 CONSULTING ENGINEERS

OWNER  
 MUBARAK SALWA A  
 MUBARAK SALWA A  
 KHALEK  
 KNOXVILLE, TN 37910  
 865-522-2781



NOTE:  
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

SITE NOTES  
 1. CONNET MONUMENT AS SHOWN HEREON  
 2. VERIFY EXISTING DEPTH AND LOCATION OF ALL UNDERGROUND  
 3. VERIFY EXISTING DEPTH AND LOCATION OF ALL UNDERGROUND  
 4. VERIFY EXISTING DEPTH AND LOCATION OF ALL UNDERGROUND  
 5. VERIFY EXISTING DEPTH AND LOCATION OF ALL UNDERGROUND  
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