

7-B-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?

At the time the structure was constructed, minimum Finish Flood Elevation was required to be above the 100-Year Event. The structure will continue to be greater than 1-Foot above the 100-Year Event. The property fronts the TN River/Ft. Loudoun Reservoir whose flood waters are controlled by TVA via Ft. Loudoun Dam. Also, due (Cont. Below)

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: _____

(Cont. Hardship) to the control structure, there is a high probability that the 500-Year Event levels will not be encountered because of TVA's flood management plan. Variance is required to allow for permit being issued to construct improvements greater than 50% of its current value so as to create outdoor equipment retail space., as well as paddle craft rentals/demo. No residence will be located in either structure.

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: _____

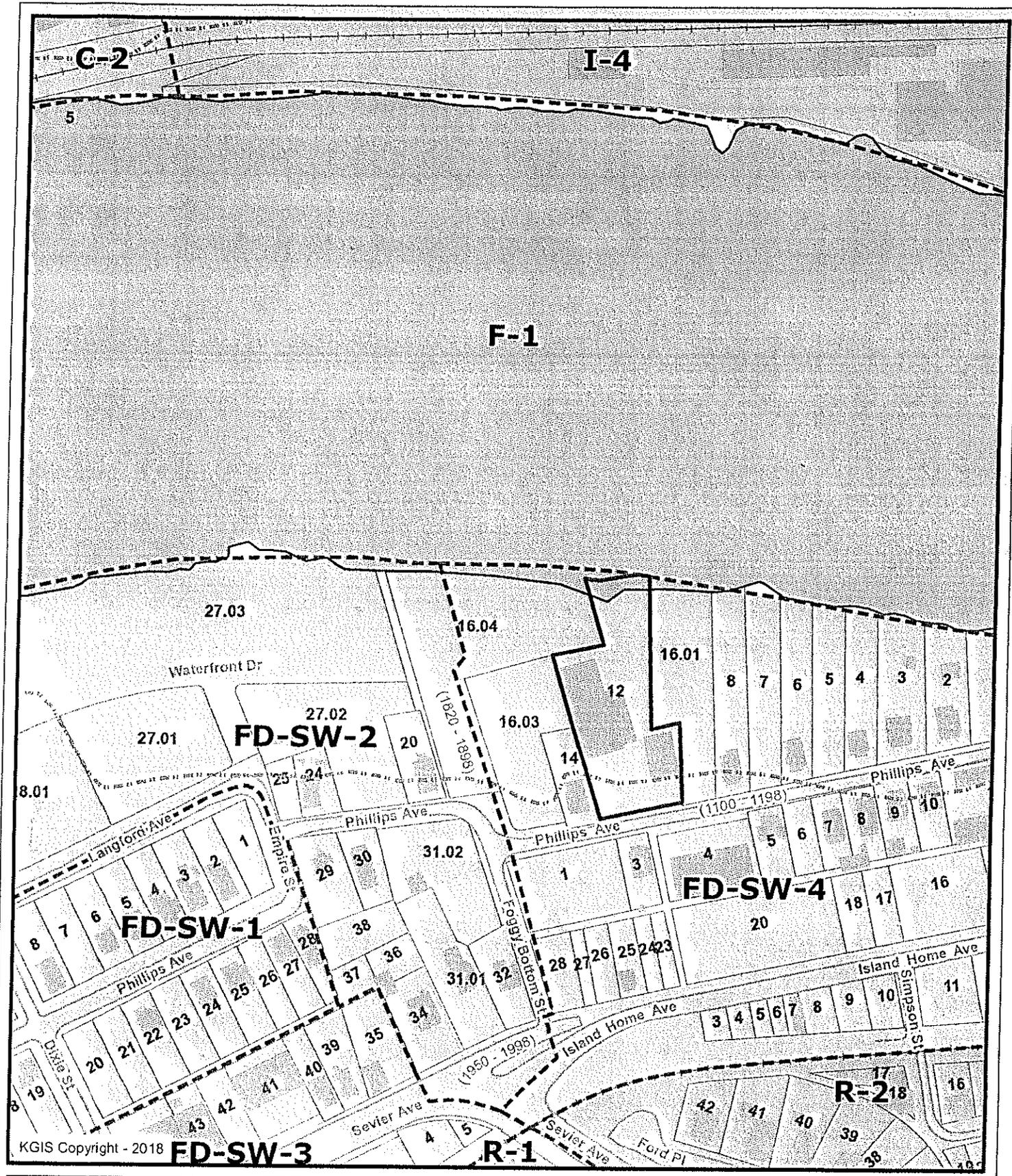
Address to which all correspondence should be mailed regarding this application:

Name (Print)	Street Address	City	State	Zip	Telephone
Cannon & Cannon, Inc.	8550 Kingston Pike	Knoxville	TN	37919	865-670-8555

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

Name (Print)	Street Address	City	State	Zip	Telephone
George E. McAlister	2918 Sutherland Ave.	Knoxville	TN	37919	

Date Filed: 10/14/18	Fee Paid: \$250.00 CHK 6/14/18
Councilmanic District:	MPC Planning Sector:
General Location Description	
Size: Acres	Size: Sq. Ft.
METROPOLITAN PLANNING COMMISSION	DATE



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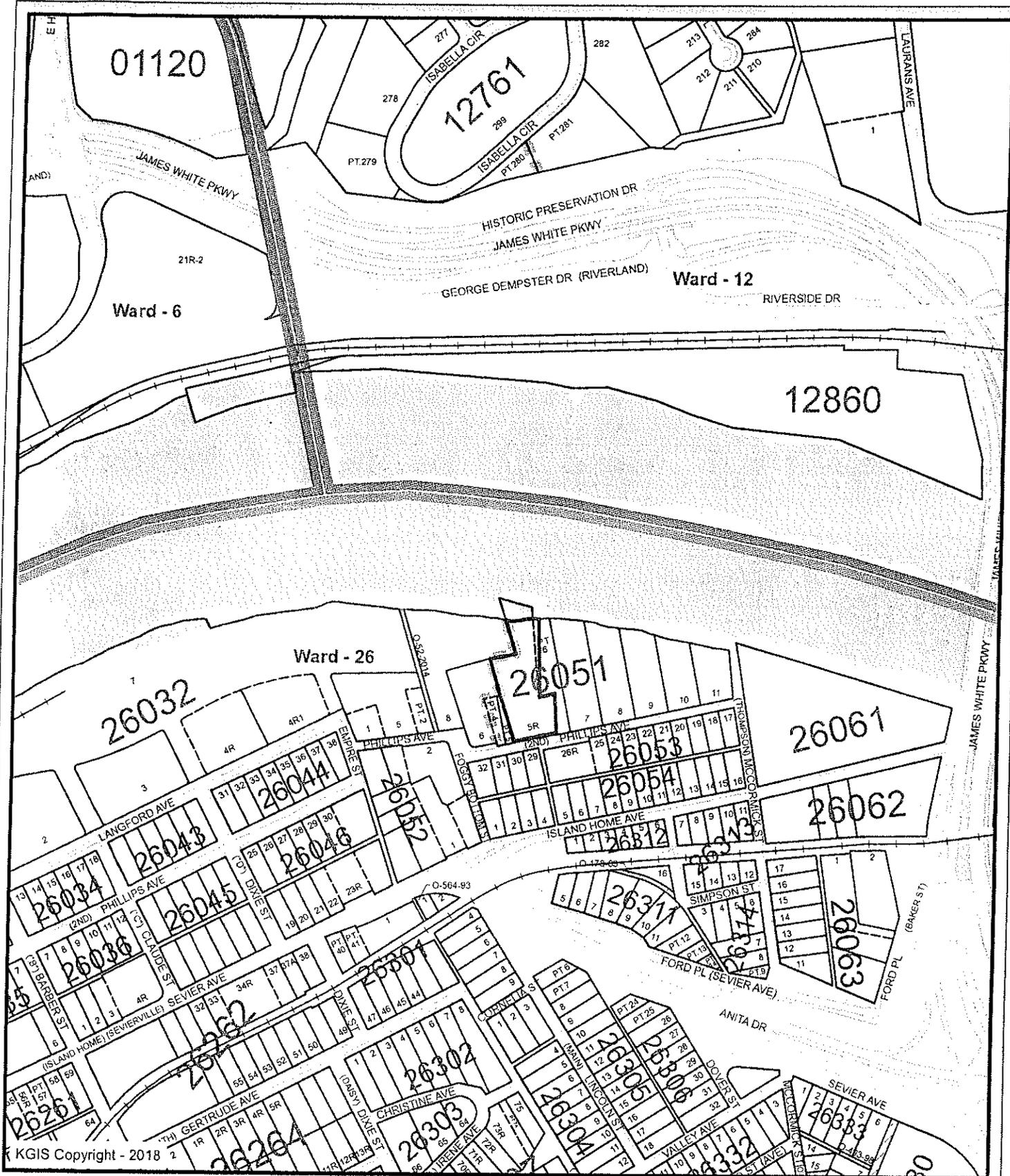
George E. McAlister
 1107 Phillips Ave
 7-B-18-VA

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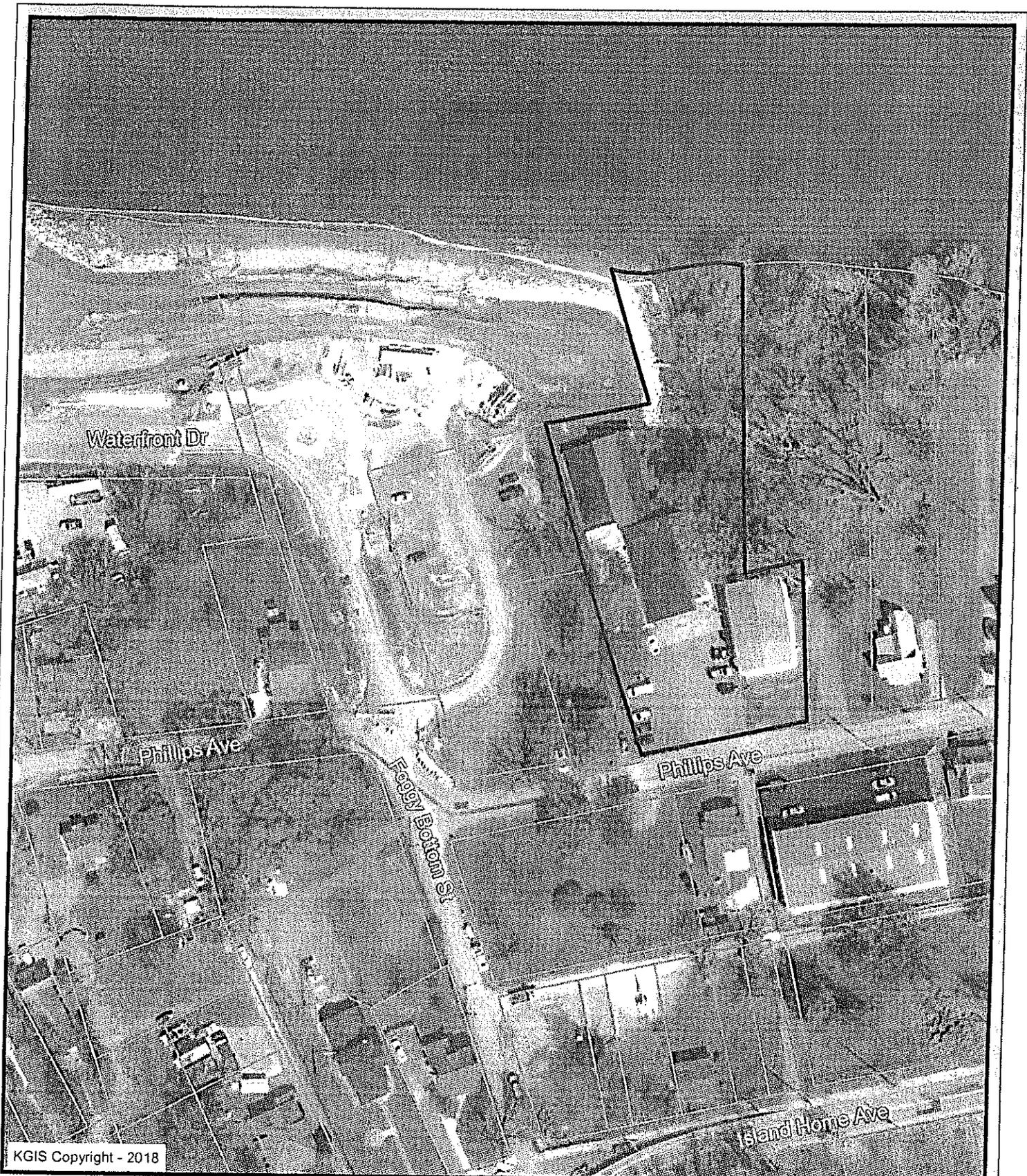


George E. McAlister
 1107 Phillips Ave
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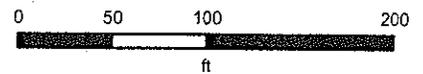
George E. McAlister

1107 Phillips Ave

7-B-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

