

## Background Information for University Tower Condominiums Pertaining to Utilities Variance Case 3-SB-22-F

- University Tower is Located at 1700 Clinch Avenue
- The building was originally constructed as a hotel in 1966
- The last major change of ownership occurred in 1983 (University Tower Homeowner Association)
- The Variance Case 3-SB-22-F significantly affects our Garage Unit

### Particulars of Garage Unit:

The word "Garage" means a Unit that shall be used primarily for the parking of vehicles and shall be located on the Real Estate as specified on Exhibit B attached hereto and made a part hereof by reference. (The surface parking lot on Tract 2 is part of the Garage Unit.)

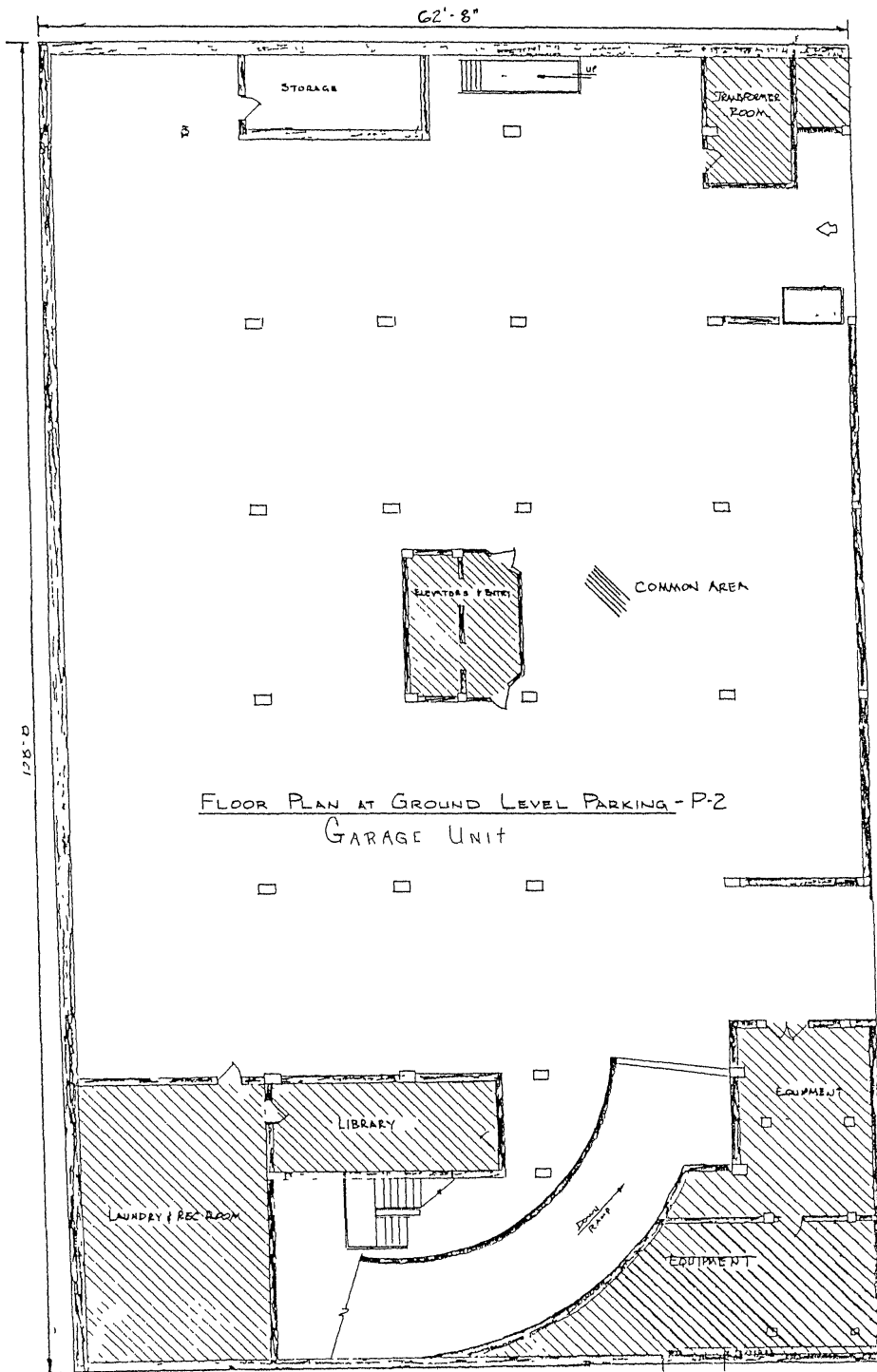
### NOTES:

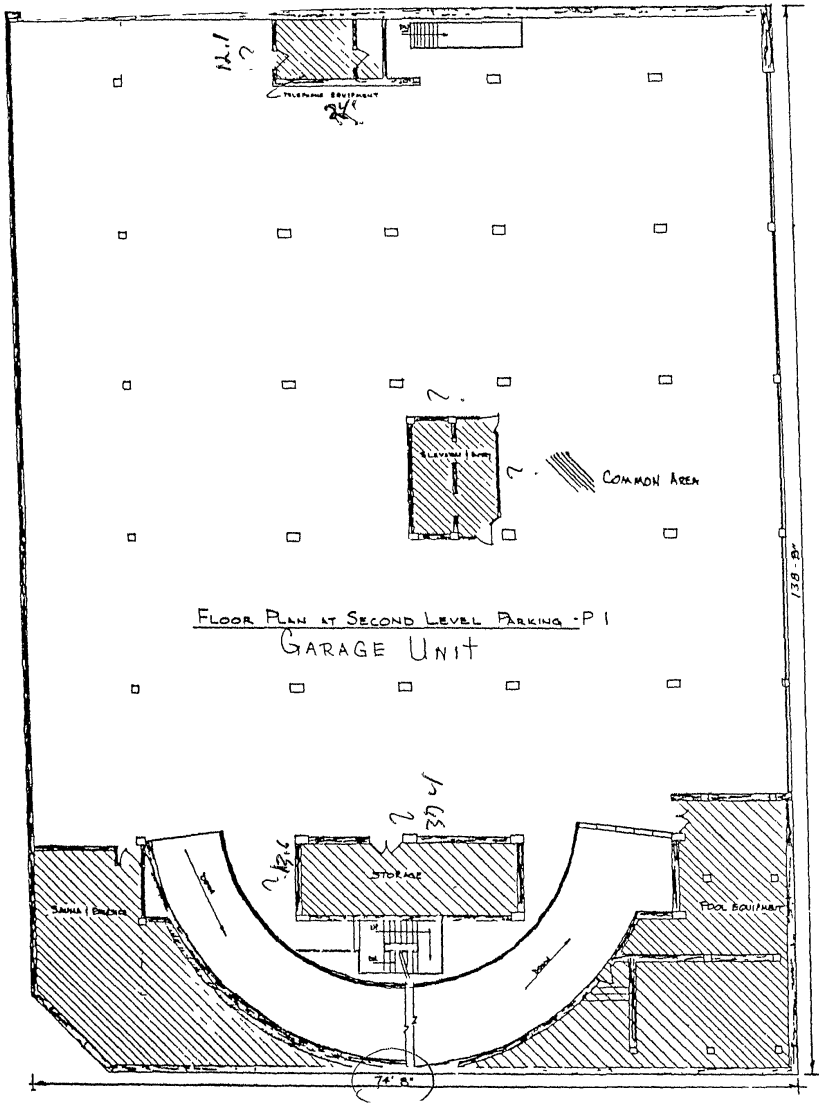
1. Our property, Tract 2, on which the surface parking lot exists, is owned by University Tower Homeowner Association and our Association maintains grass easements surrounding the asphalt lot. Also, the two-level Garage has elements that are managed by the Garage Unit owner, Landmark Corporation, also owner of The Standard on White Avenue and 17<sup>th</sup> Street. Comingled within the parking garage are common elements such as a laundry room, conference room, transformer room, and multiple equipment rooms.
2. Floor space for dumpsters is allocated for trash collection. These dumpsters are located at the west side of the ground parking garage level (Referred to as the P-2 level). A trash chute extends from all residential floors and terminates above the dumpsters. As part of our water and sewer account, the City of Knoxville Sanitation Department empties the dumpsters daily and requires unimpeded access to them via the alleyway entrance to the P-2 level.
3. The way the hotel was originally constructed in 1966, the P-2 level **in** and **out** lanes of the parking garage need to be clear full-time as well. This is because all garage traffic exits via the alleyway. Moreover, the garage is fed by spiral, one-way ramps beginning at the Clinch Avenue level. With 104+ residents and guests of University Tower plus additional overflow parking for The Standard on White Avenue, it would not be possible to close down the alley for any reason.

Per the variance sought from the developer of property located at 1717 White Avenue to effectively eliminate currently located utilities, the key reasons for our opposition are:

1. There is no room to move the utilities to our side of the alley as our building is against the property line. Our power transformer room is also located at the alley property line.
2. There is no ability for us to add a utility easement due to location of our building.
3. There are existing utilities within the currently recognized easements without another place to locate them.







FLOOR PLAN AT SECOND LEVEL PARKING - P 1  
 GARAGE UNIT