



# BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION	APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name Donna Cantrell with Cantrell Eng. & Surveying LLC	Owner <input type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address 835 Bell Rd	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip Gatlinburg, TN 37738	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number 865-228-1554	Other <input checked="" type="checkbox"/>	Signage <input type="checkbox"/>
Email dcantrellces@gmail.com		Other Variance request 25' to 10' <input checked="" type="checkbox"/>

## THIS IS A REQUEST FOR:

- |   |   |
|---|---|
| <input type="checkbox"/> Zoning Variance (Building Permit Denied)     | <input type="checkbox"/> Extension of Non-Conforming Use/or Structure |
| <input type="checkbox"/> Appeal of Administrative Official's Decision | <input type="checkbox"/> Map Interpretation                           |

## PROPERTY INFORMATION

Street Address 405 Black Oak Drive  
 City, State, Zip Knoxville, TN 37912  
 Parcel # (see KGIS.org) 068FA021  
 Zoning District (see KGIS.org) R-1

## VARIANCE REQUIREMENTS

### City of Knoxville Zoning Ordinance Article 7, Section 2

The City of Knoxville Board of Zoning Appeals shall have the power and authority to grant variances from terms of this ordinance according to the procedure and under the restrictions set out in this section.

The purpose of the variance is to modify the strict application of the specific requirements of this ordinance in the case of exceptionally irregular, narrow, shallow or steep lots, or other exceptional physical conditions, whereby such strict application would result in practical difficulty or unnecessary hardship which would deprive an owner of the reasonable use of his land. The variance shall be used only where necessary to overcome some obstacle which is preventing an owner from using his property as the zoning ordinance intended.

## DESCRIPTION OF APPEAL

### Describe your project and why you need variances.

This property is a Church with approximately 328 existing parking spaces. A plat has been submitted to MPC under # 10-EE-18 to formerly combine all acreage owned into 6.46 acres. On the smallest new area of property acquisition (0.45 acres - formerly parcel 068FA020), the Church was proposing to add up to 50 parking spaces. Approximately 8 of the existing parking spaces will be eliminated to add the new parking area, as proposed. The current regulation requires a 25 foot parking setback off the ROW property line in an R-1 Zone. The Church is requesting a 10 foot R.O.W. property line setback to maximize the much needed parking spaces. Some changes that will be added to this plan is first flush and the expansion of the detention area, as well as added landscaping. The total number of spaces proposed would not exceed 370 spaces, 213 is the minimum required with 425 the maximum allowable parking spaces for the Church which seats 850. A 25 foot setback would eliminate up to 16 or more of the proposed parking spaces and thus the reason for the Variance on the parking setback from 25' to 10'. Additionally the 370 proposed total parking spaces is not close to exceeding the maximum number allowed of 425 spaces. Also, we feel like added the first flush will be of great environmental benefit to the area with cleaner storm water leaving the proposed expanded site, as well as the enhanced landscaping proposed (additional trees and shrubs).

### Describe hardship conditions that apply to this variance.

## APPLICANT AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request and that all owners have been notified of this request in writing.

APPLICANT'S SIGNATURE Donna A. Cantrell, PE, RLS Digitally signed by Donna A. Cantrell, PE, RLS  
 Date: 2018.12.26 08:09:24 -05'00'

DATE 12/26/2018

File #

1-8-19-VA



CITY OF KNOXVILLE

## BOARD OF ZONING APPEALS APPLICATION

\*\*\*\*\*OFFICE USE ONLY\*\*\*\*\*

Is a plat required? Yes ☒ No ☐Small Lot of record? ☐

## VARIANCE REQUEST(S) WITH ORDINANCE CITATION(S):

1. Reduce the minimum required front yard setback for a parking lot with common frontage in the same block with residentially zoned property from 25 feet to 10 feet per Article 5, Section 7.C.2.

## PROJECT INFORMATION

Date Filed 12-24-18

Fee Amount \$500.00

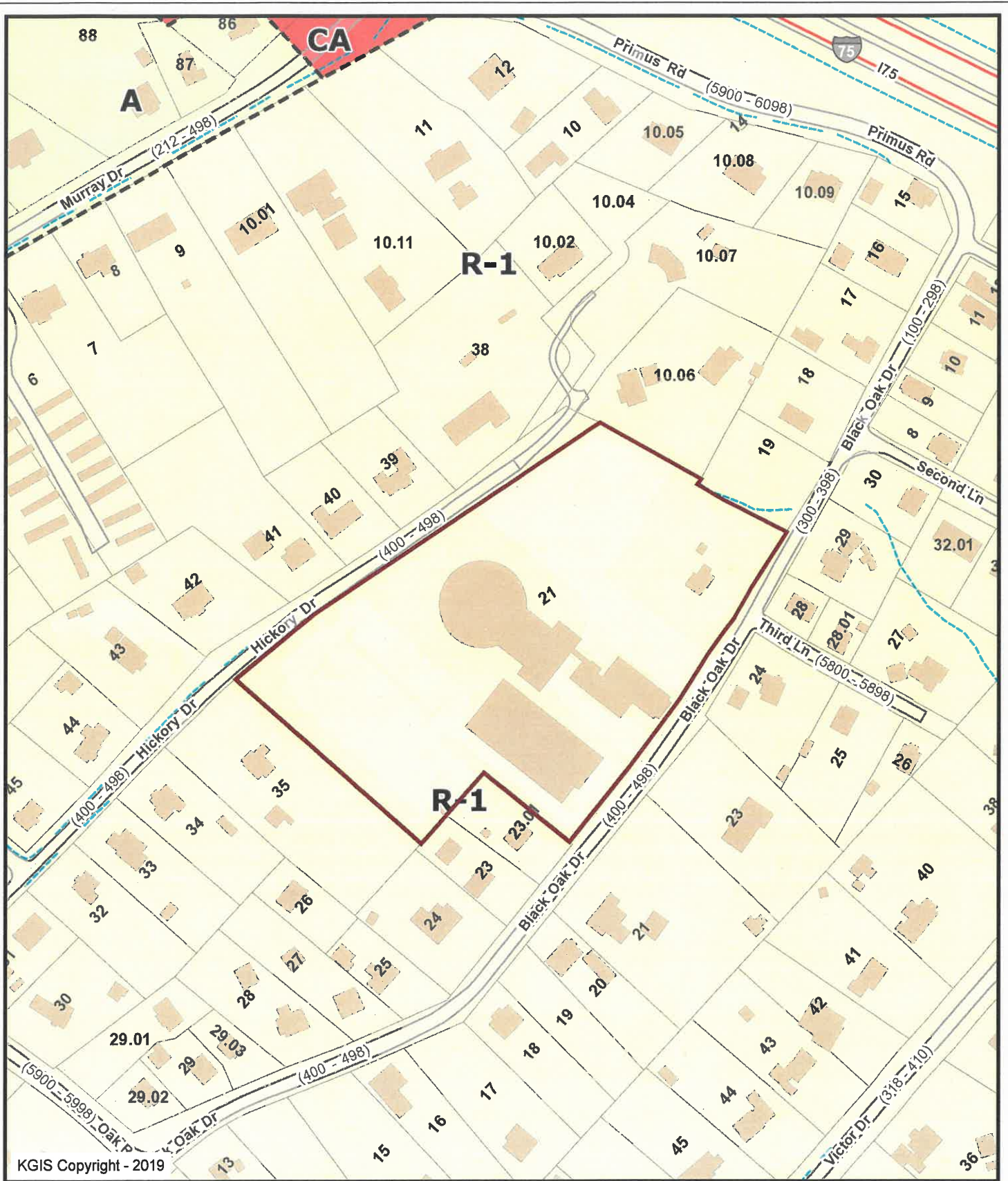
pd 12/27 by check of

Council District 5th

BZA Meeting Date January 17th, 2019

PLANS REVIEWER Scott Elder/Josh Jenkins

DATE 12-24-18



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**Cantrell Eng. & Surveying, LLC**

405 Black Oak Dr.

1-B-19-VA

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

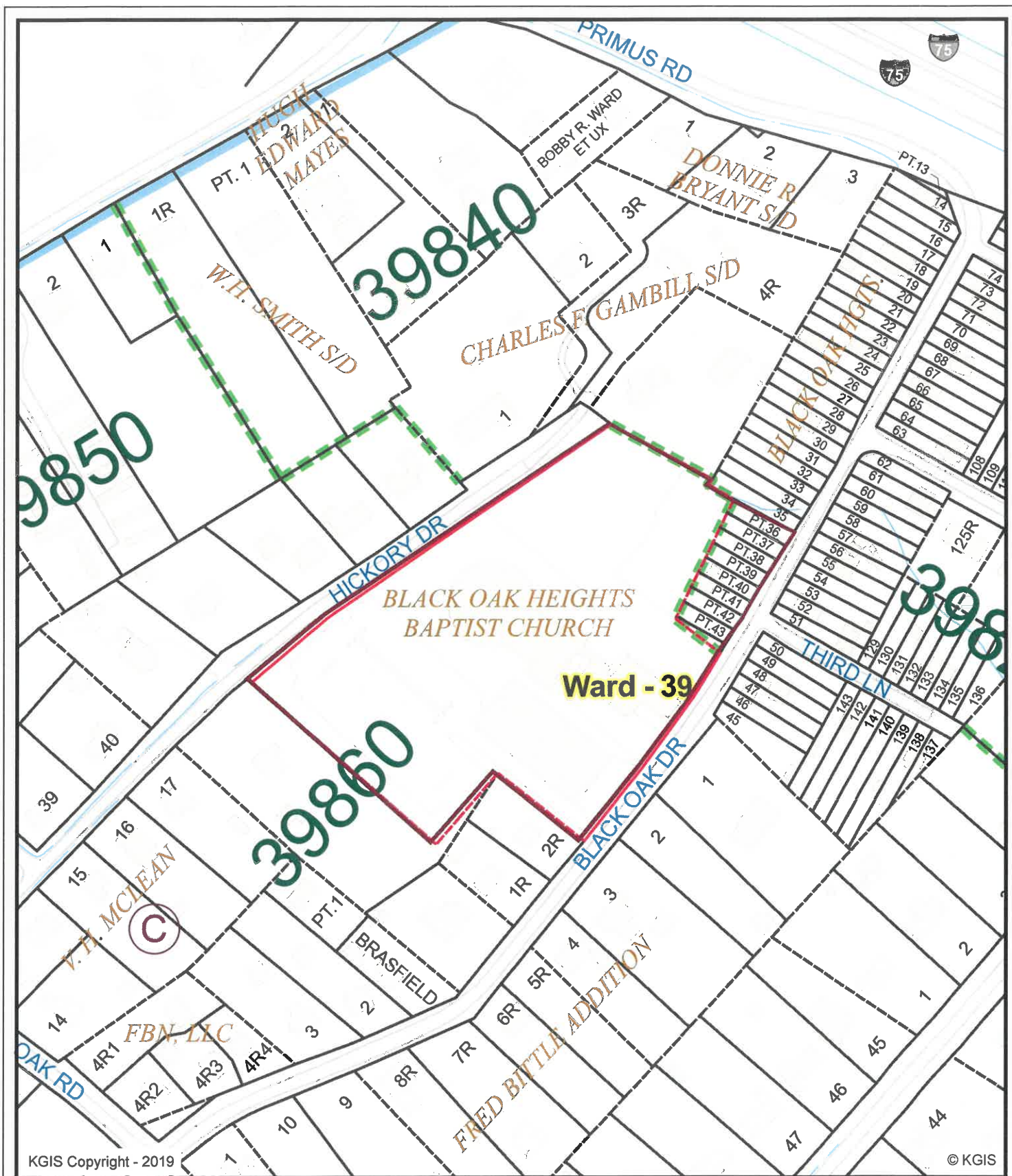


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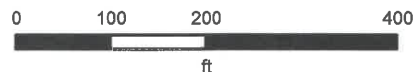
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**Knoxville - Knox County - KUB Geographic Information System**



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**Cantrell Eng. & Surveying, LLC**

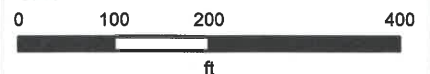
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1-B-19-VA

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

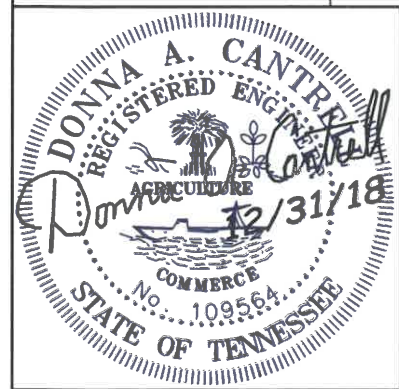
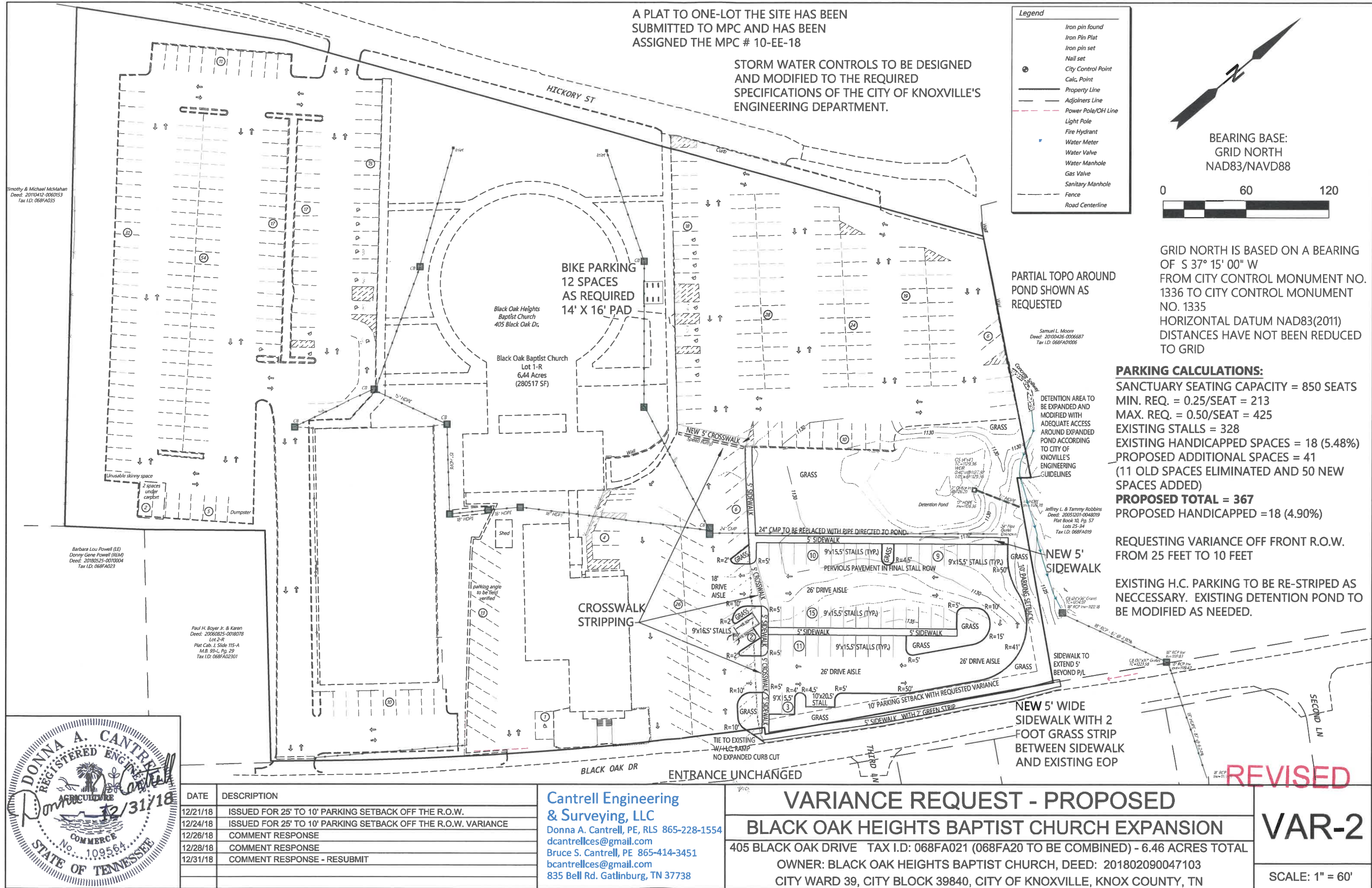


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DATE	DESCRIPTION
12/21/18	ISSUED FOR 25' TO 10' PARKING SETBACK OFF THE R.O.W.
12/24/18	ISSUED FOR 25' TO 10' PARKING SETBACK OFF THE R.O.W. VARIANCE
12/26/18	COMMENT RESPONSE
12/28/18	COMMENT RESPONSE
12/31/18	COMMENT RESPONSE - RESUBMIT

Cantrell Engineering & Surveying, LLC  
Donna A. Cantrell, PE, RLS 865-228-1554  
dcantrellces@gmail.com  
Bruce S. Cantrell, PE 865-414-3451  
bcantrellces@gmail.com  
835 Bell Rd. Gatlinburg, TN 37738

**VARIANCE REQUEST - PROPOSED**  
**BLACK OAK HEIGHTS BAPTIST CHURCH EXPANSION**  
405 BLACK OAK DRIVE TAX I.D: 068FA021 (068FA20 TO BE COMBINED) - 6.46 ACRES TOTAL  
OWNER: BLACK OAK HEIGHTS BAPTIST CHURCH, DEED: 201802090047103  
CITY WARD 39, CITY BLOCK 39840, CITY OF KNOXVILLE, KNOX COUNTY, TN

**VAR-2**  
SCALE: 1" = 60'