

BOARD OF ZONING APPEALS

NAME OF APPLICANT Central United Methodist Church

FILE NO. 7-5-18-V4

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 201 Third Ave		<input type="checkbox"/> Temporary <input checked="" type="checkbox"/> Official
Zoning District R-1A/IH-1 and C3	Zoning Map Number 94	
Ward and Block 6/07022	Lot/Parcel 383R/094DL00801	

This proposal pertains to: ☐ New Structure ☐ Extension of Existing Structure ☐ Off-Street Parking
☐ Signage ☒ Other Parking Lot

Is a plat required? ☐ Yes ☒ No

DESCRIPTION OF PROPOSAL

Church wants to turn some of the existing lot into landscaped green space. This is a variance to eliminate 9 of the parking spaces. Two of the spaces are accessible. They will be re-located to the North East parking lot near Morgan Street.

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):

Reduce the number of required parking spaces from 300 spaces to 21 spaces as per Article 5, Section 7.D.1.Table 1.

CITY OF KNOXVILLE BUILDING INSPECTOR

Brandon L.

DATE

06/15/2018

APPLICANT'S HARDSHIP

7-6-18-VA

Which special circumstance(s) of the property do not apply generally in the zoning district?

☐ Size ☐ Elevation ☐ Slope ☐ Shape ☒ Soil ☒ Subsurface ☒ Other

The R1 zone does not generally require large amounts of asphalt

What legal hardship(s) prevents any reasonable use of your land under the terms of the Zoning Ordinance?

The Church was built in 1922 for 1200 people. This was done before the zoning code was developed on land that had been previously developed as residential.

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: Prior to the construction of the church the property had been developed for residential housing. In 1890 there were numerous houses and stables on the site. By 1917 there was a large livery stable in operation just uphill from where we have bad soil and unstable asphalt.

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: Robert Whetsel

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

Name (Print) Street Address City State Zip Telephone

Robert Whetsel 1015 Luffell St Knoxville TN 37917

865-740-2769

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

Name (Print) Street Address City State Zip Telephone

Central United Methodist Church
201 E Third Ave. Knoxville, TN 37917

Date Filed:

6/15/18

Fee Paid:

\$250.00 KWT

Councilmanic District:

4

MPC Planning Sector:

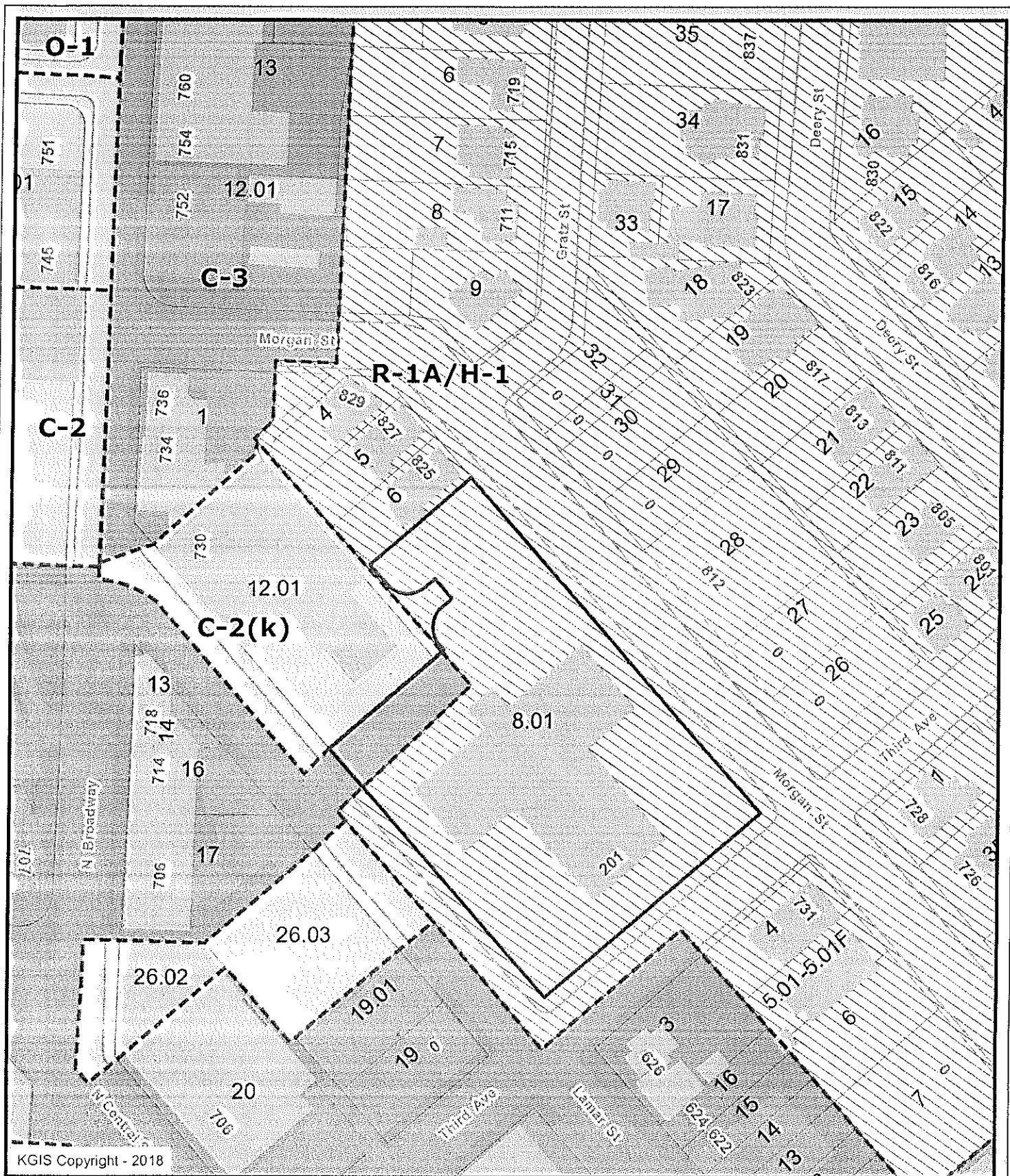
Central City

General Location Description

Size: Acres

Size: Sq. Ft.

METROPOLITAN PLANNING COMMISSION**DATE:**



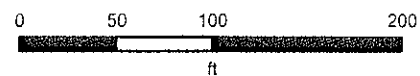
KGIS Copyright - 2018

Central United Methodist Church

201 Third Ave
7-G-18-VA

Knoxville - Knox County - KUB Geographic Information System

Printed: 6/19/2018 at 5:03:12 PM



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

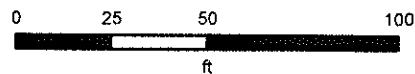


201 E THIRD AVE 7-6-18-VA

PROPOSED LANDSCAPED GREEN SPACE

Knoxville - Knox County - KUB Geographic Information System

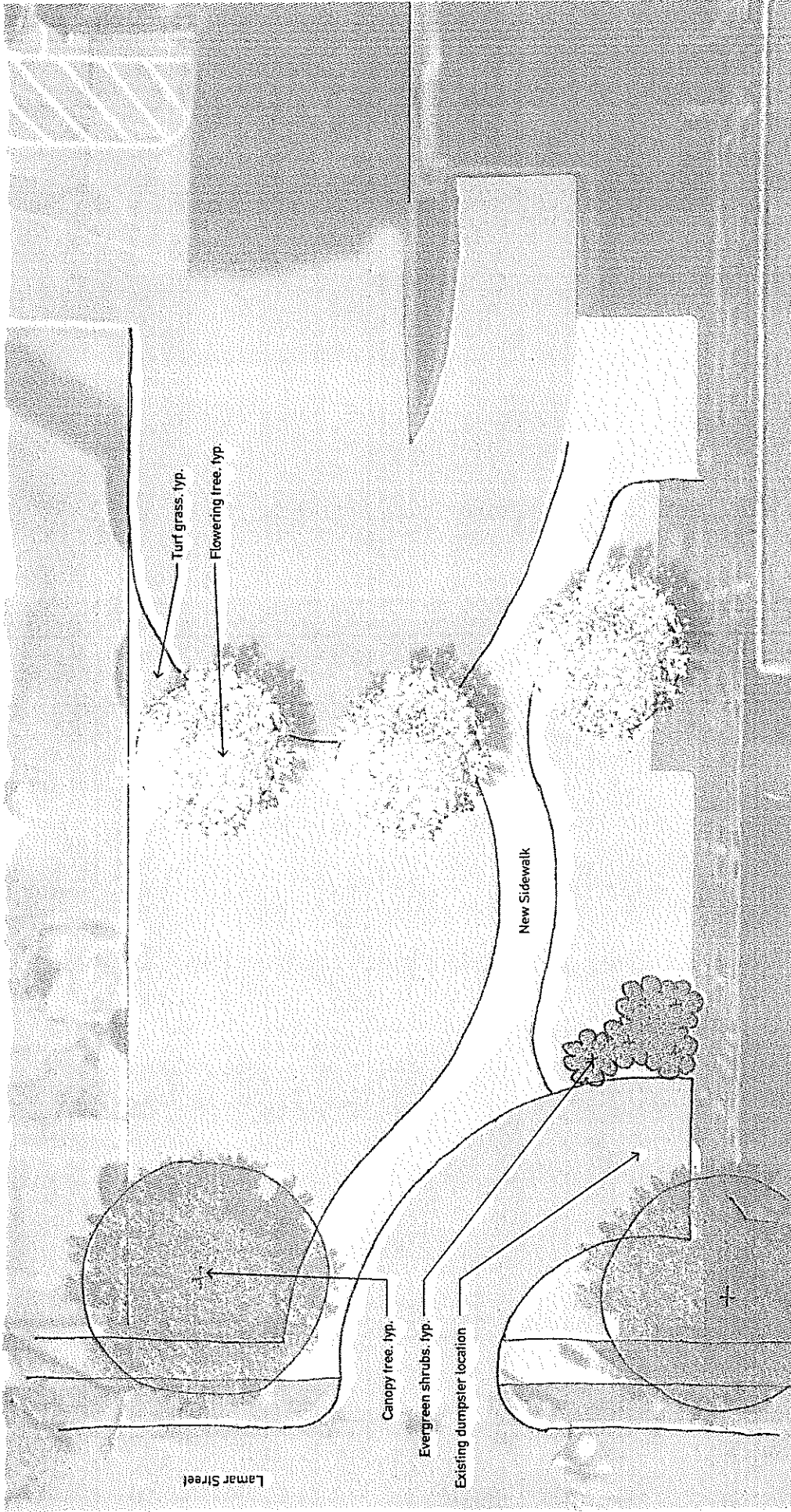
Printed: 6/15/2018 at 3:25:14 PM



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

Existing Conditions

გარე



Central United Methodist Church
June 19, 2018

Parking Lot Modification

grün

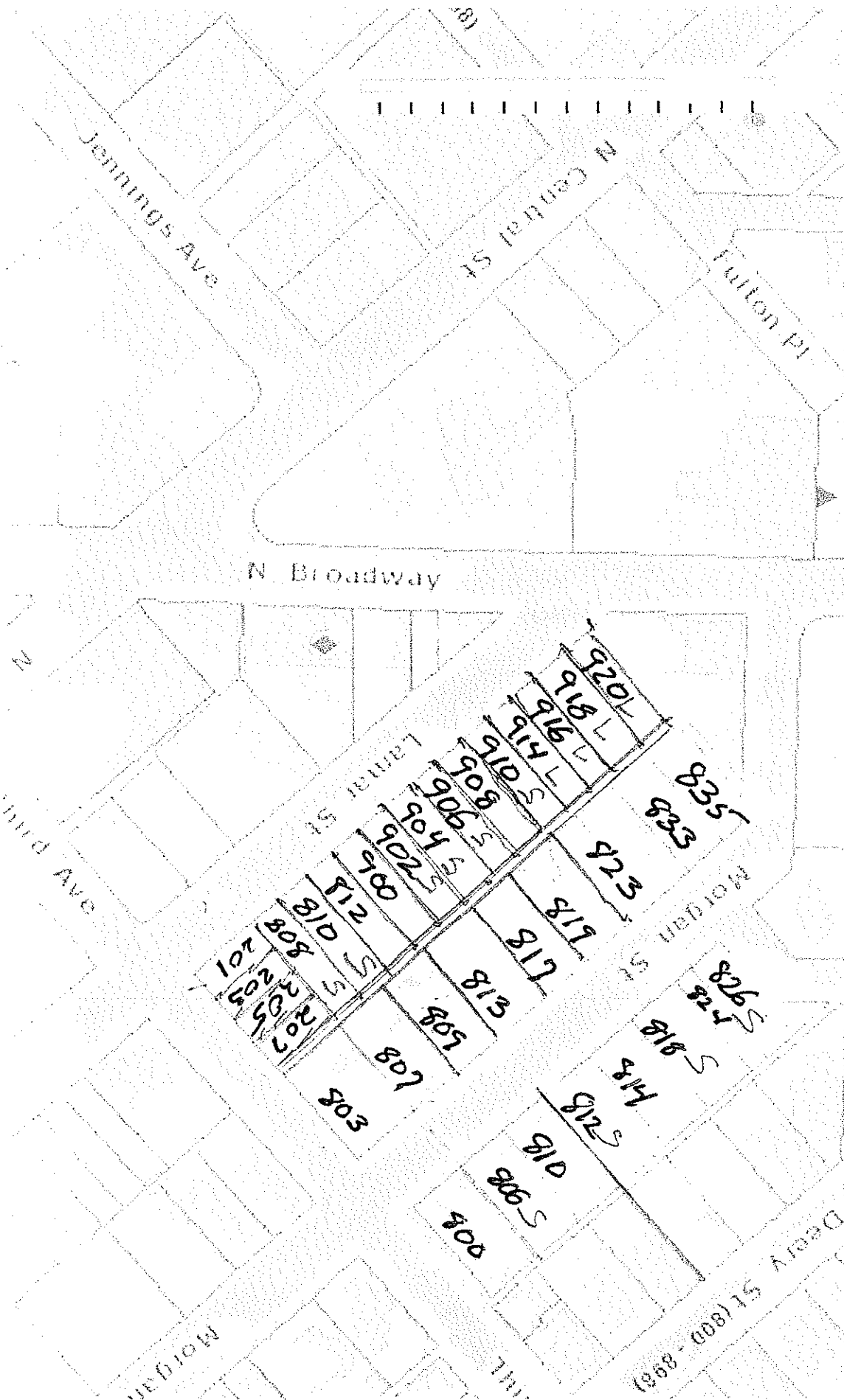
7-G-18-VA



KGIS Maps
a Kgis website

SOURCE
1890 & 1917 Sanborn MAPS

76-18-VA



July 9, 2018

Mr. Scott Elder
Board of Zoning Appeals
Room 505, City-County Building
P. O. Box 1631
Knoxville, Tennessee 37901

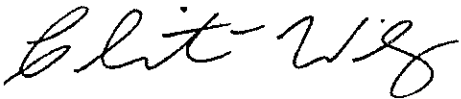
Dear Mr. Elder:

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