

File #

11-H-18-VA



CITY OF KNOXVILLE

BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION		APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name	Church Street United Methodist	Owner <input checked="" type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address	913 Henley	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip	Knoxville TN 37901	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number	865-387-5769	Other <input type="checkbox"/>	Signage <input checked="" type="checkbox"/>
Email	amycathay@gmail.com		Other <input type="checkbox"/>

THIS IS A REQUEST FOR:

- ☒ Zoning Variance (Building Permit Denied)
 ☐ Extension of Non-Conforming Use/or Structure
☐ Appeal of Administrative Official's Decision
 ☐ Map Interpretation

PROPERTY INFORMATION

Street Address 913 Henley
 City, State, Zip Knoxville, TN 37901
 Parcel # (see KGIS.org)
 Zoning District (see KGIS.org)

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 variance(s) being requested.

Church Street presented a property signage plan to the BZA and Downtown Design Review Board in 2017, which was approved and is attached as page 2 of the proposal. There are no changes in placement from the original plan. When the property lines were drawn by survey, 4 signs as placed originally do not meet the 10 foot ~~set~~ set-back requirement. For the BZA sign we are requesting a zero set back.

Describe hardship conditions that apply to this variance.

For the two signs on Main there are large utility poles across from signage location that would make seeing the signs if set back 10 feet difficult.

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

Amy Cathay

DATE

10/15/18

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

Is a plat required? Yes ☐ No ☒

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

Sign 1 - Reduce the required minimum setback for an incidental sign at Cumberland Ave from 10' to 0'.
Per Article 8, Section 8.4.d.7.

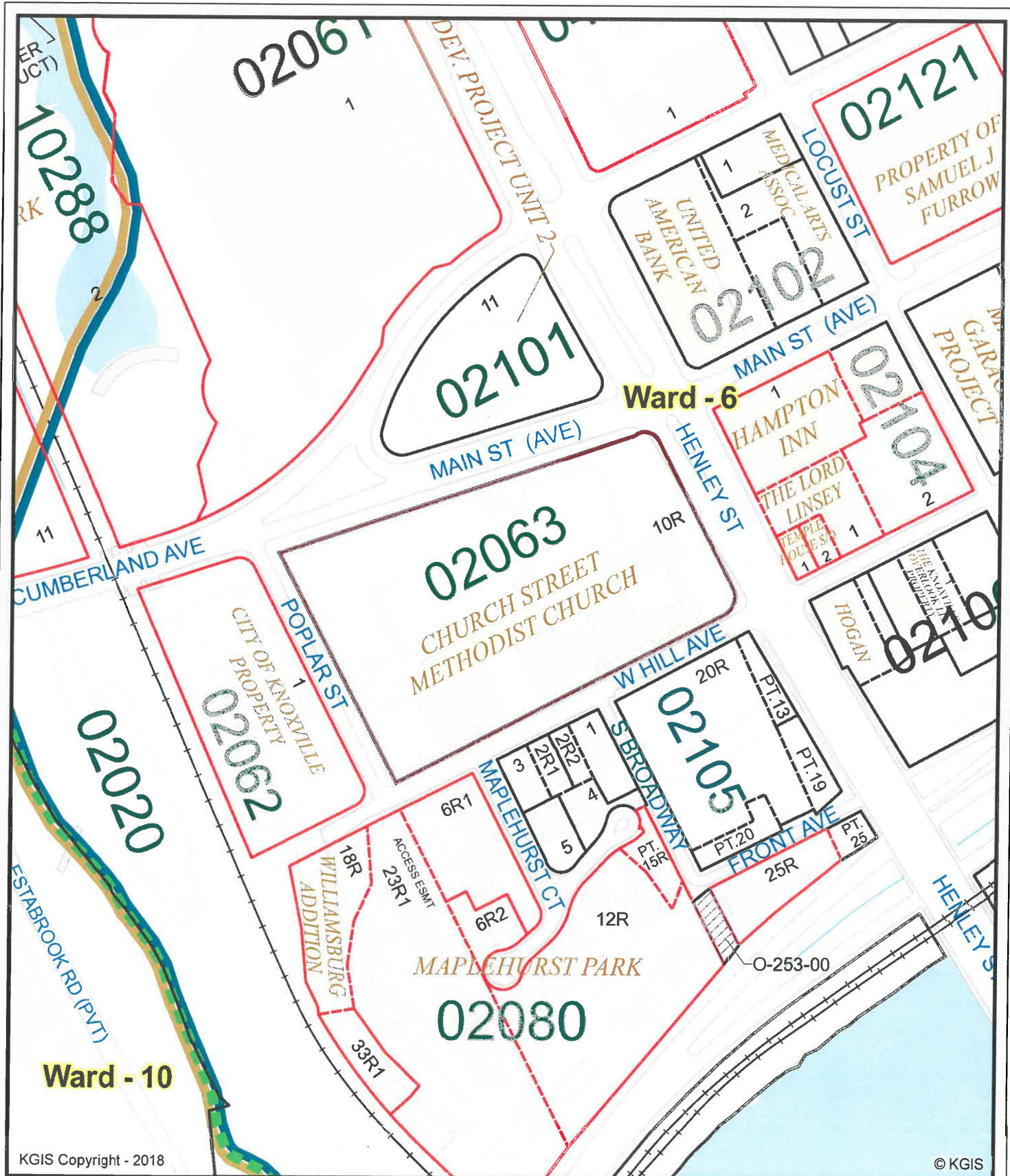
Sign 2 - Reduce the required minimum setback for a monument sign at Poplar St. Corner from 10' to 0'. Per Article 8, Section 7.1.a.

Sign 3 - Reduce the required minimum setback for a incidental sign at Poplar St from 10' to 0'. Per Article 8, Section 8.4.d.7.

Sign 4 - Reduce the required minimum setback for a incidental sign at W. Hill Ave from 10' to 0'. Per Article 8, Section 8.4.d.7.

PROJECT INFORMATION

Date Filed	10/15/18	Fee Amount	\$250 pd 10/15/18 ct# 3278
Council District		BZA Meeting Date	11/15/18
PLANS REVIEWER	Rebecca Johnson		DATE 10/15/18



Church Street United Methodist

913 Henley St.

11-H-18-VA

Knoxville - Knox County - KUB Geographic Information System



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Church Street United Methodist

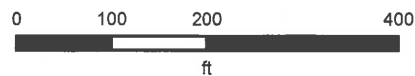
913 Henley St.

11-H-18-VA

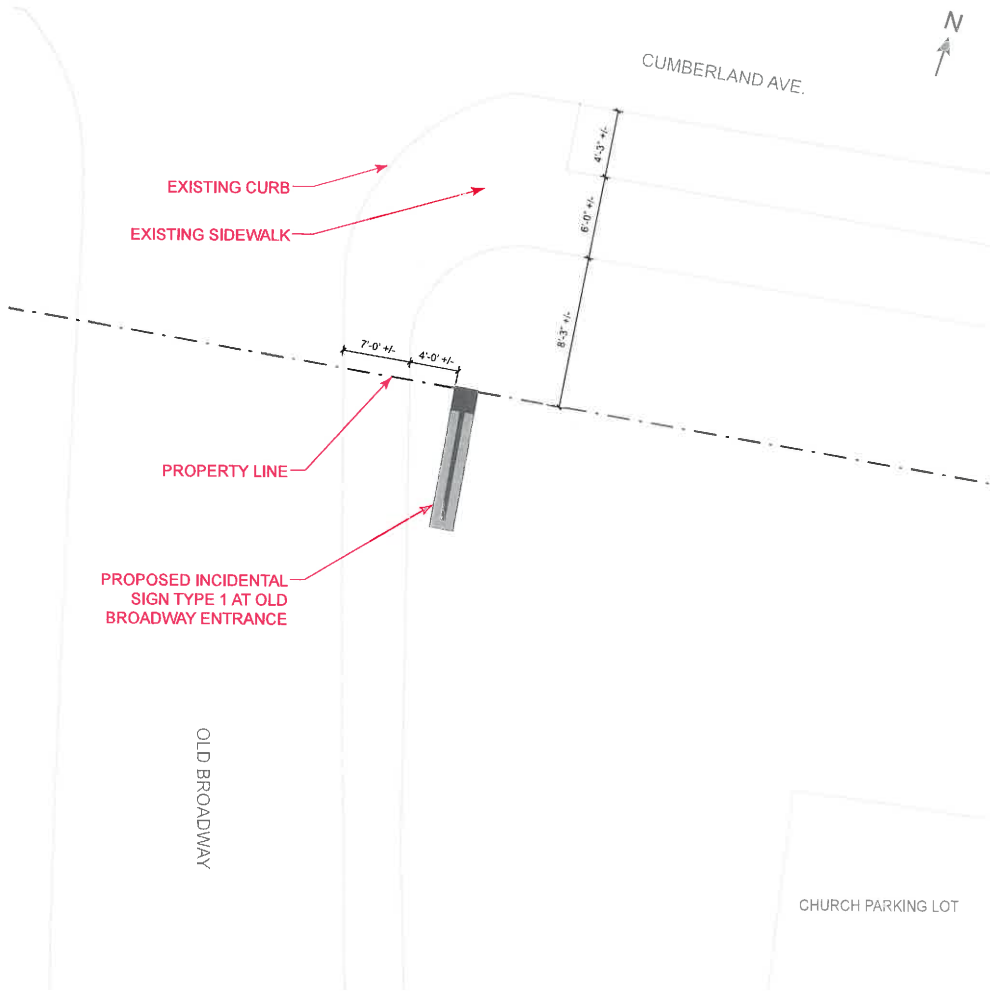
Knoxville - Knox County - KUB Geographic Information System



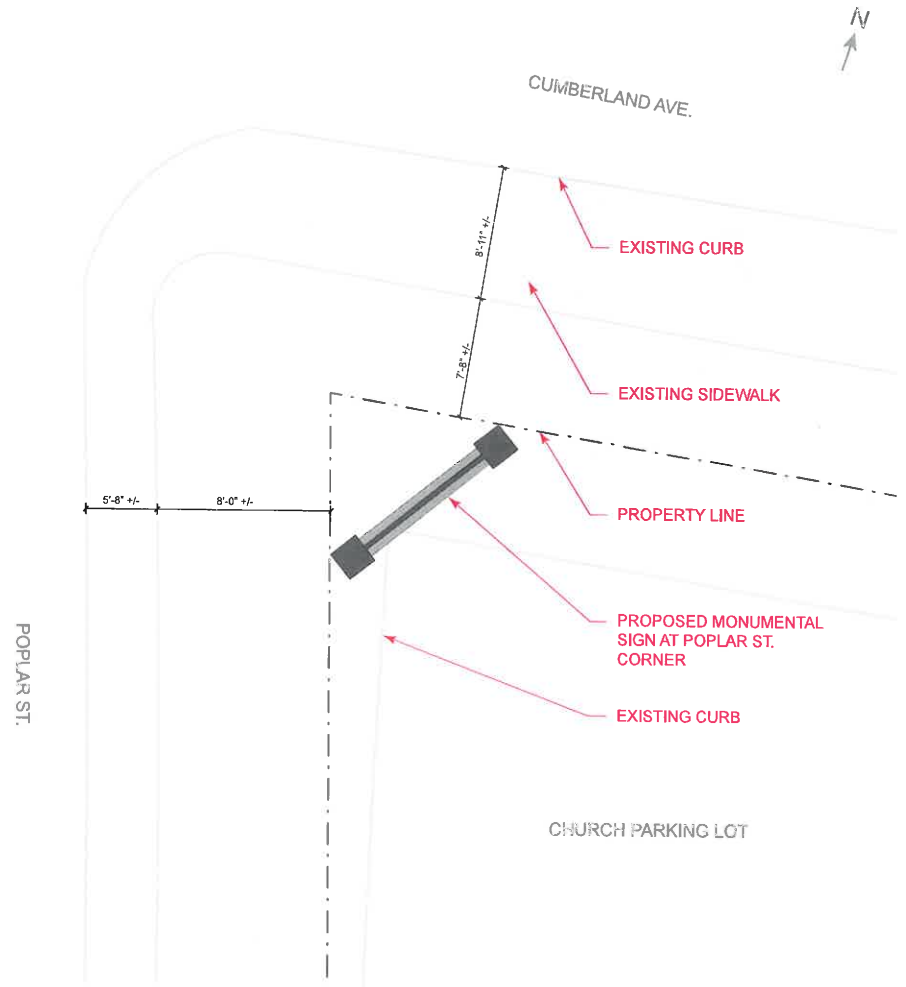
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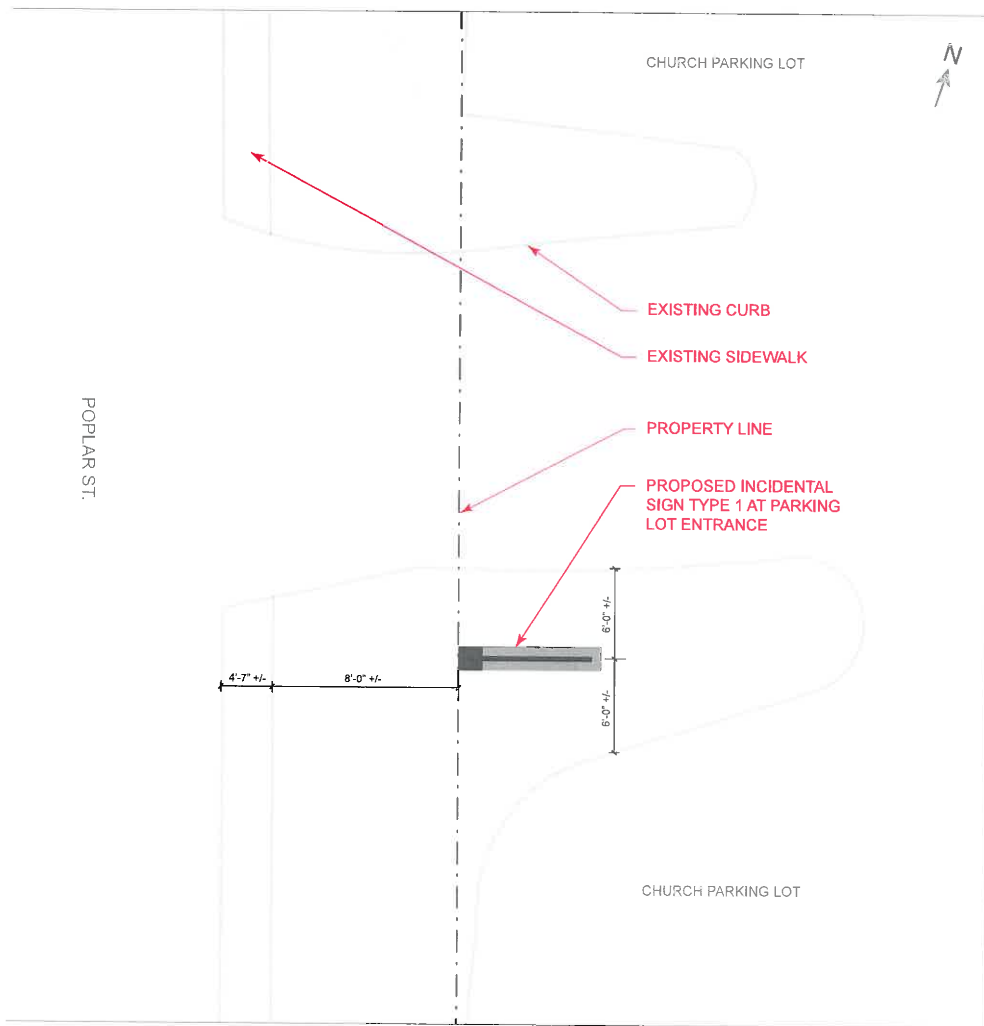


PROPOSED INCIDENTAL SIGN AT OLD BROADWAY ENTRANCE

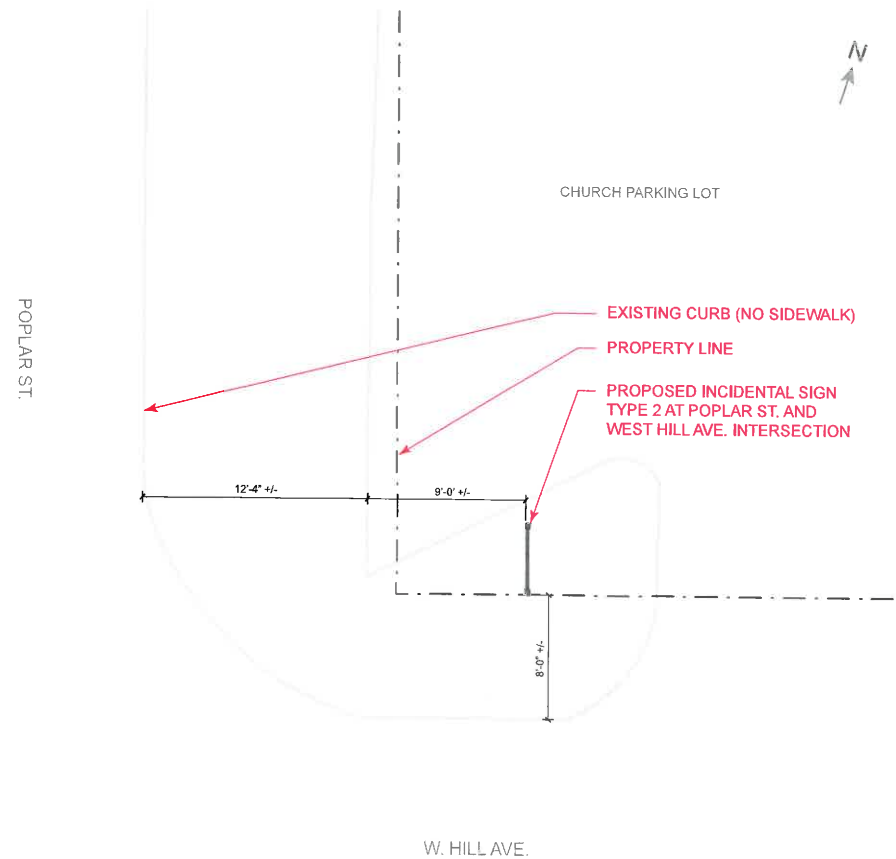


PROPOSED MONUMENTAL SIGN AT POPLAR STREET CORNER

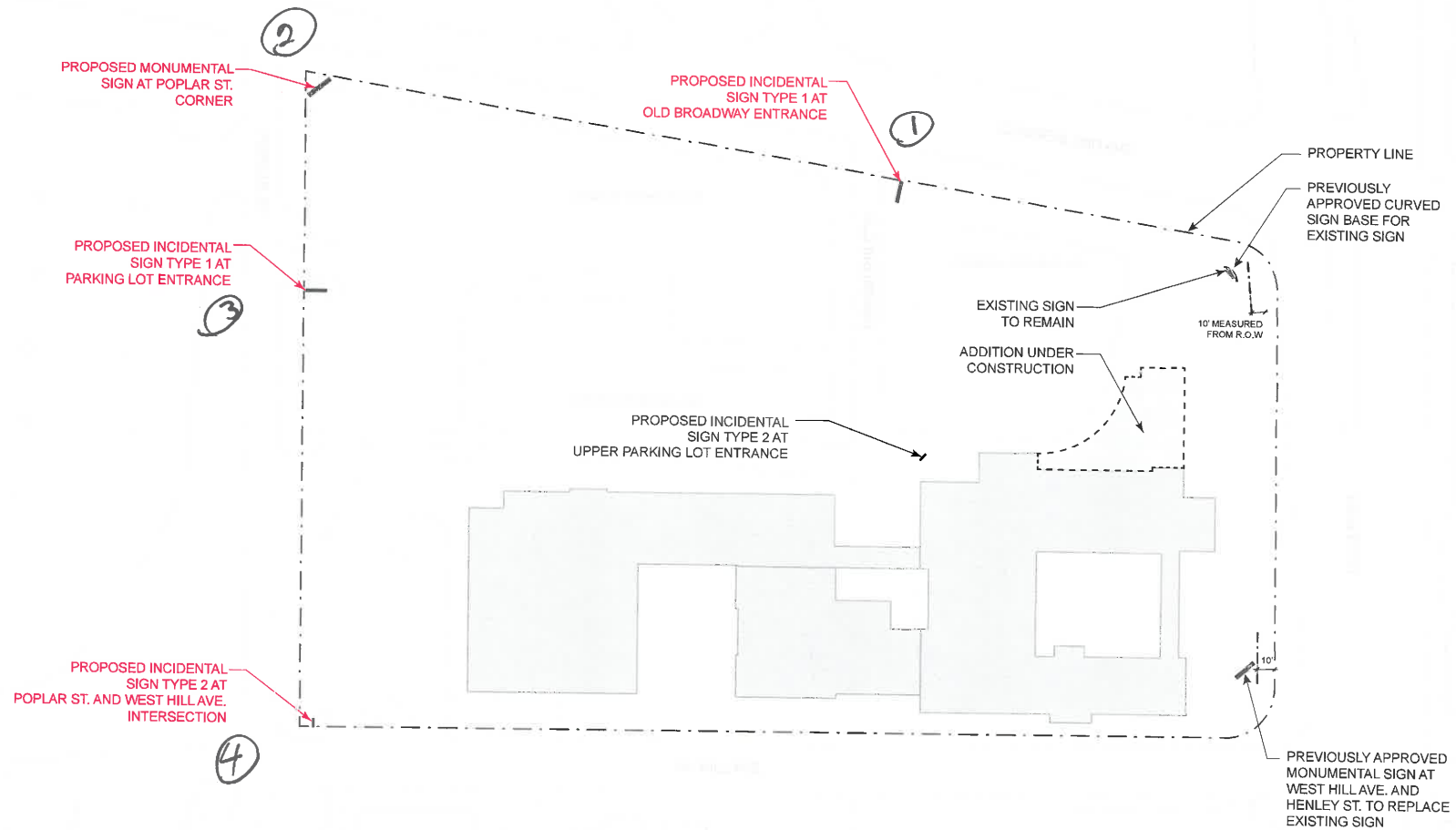
11-H-18-VA

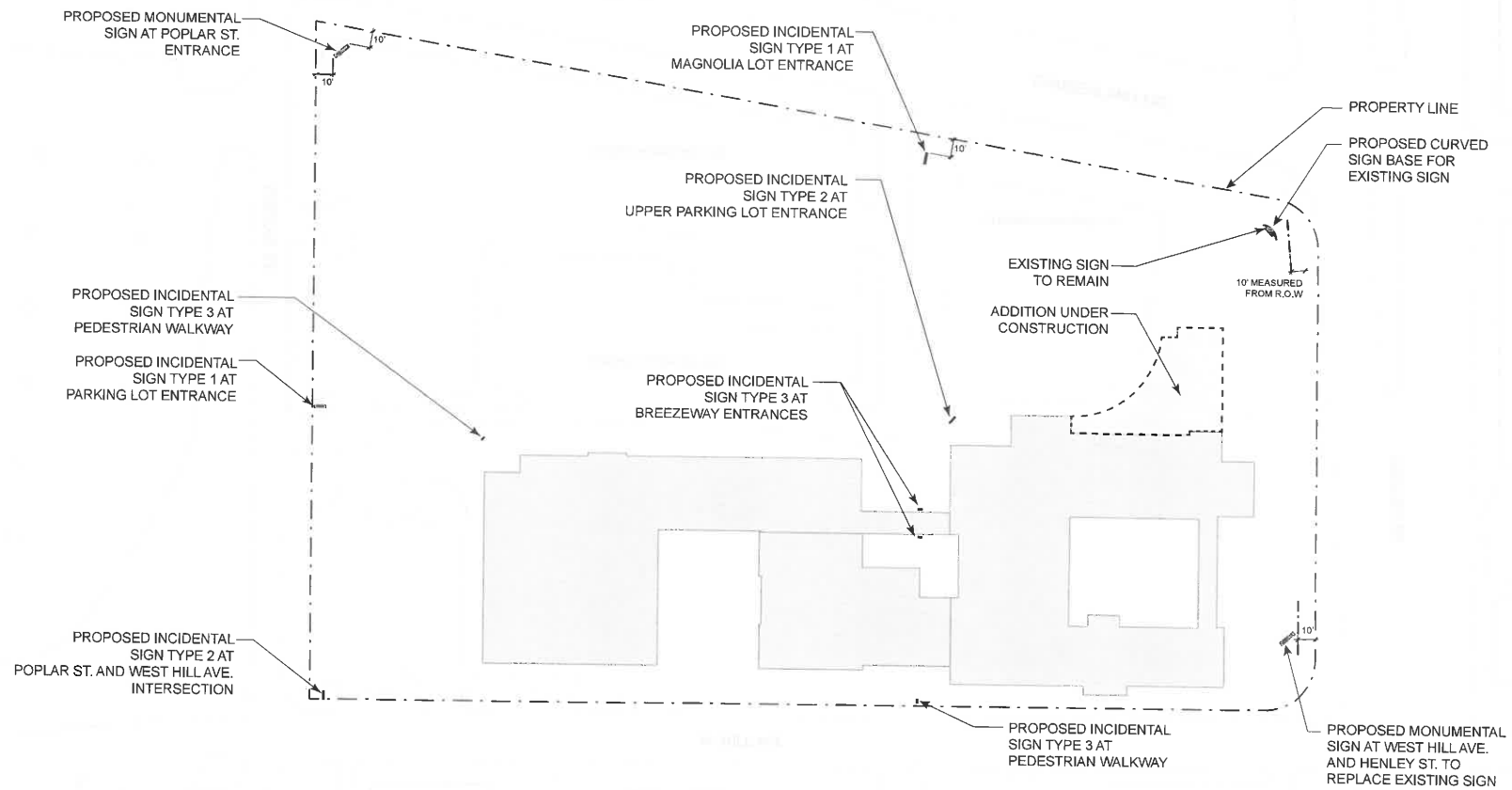


PROPOSED INCIDENTAL SIGN AT POPLAR STREET PARKING LOT ENTRANCE



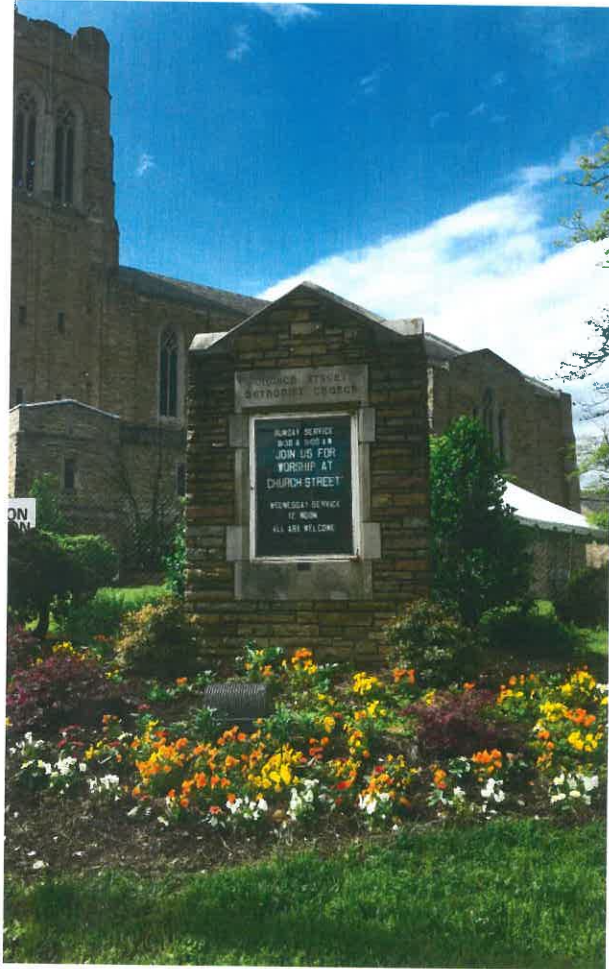
PROPOSED INCIDENTAL SIGN AT CORNER OF POPLAR STREET AND WEST HILL AVENUE



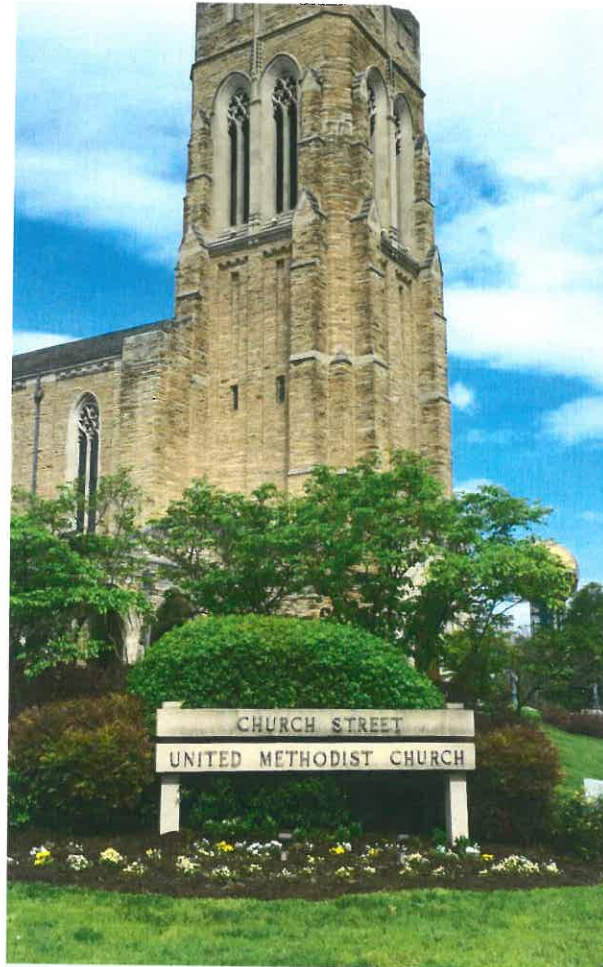


PROPOSED SIGNAGE PLAN

HARTMAN-COX ARCHITECTS



EXISTING SIGN AT MAIN STREET AND HENLEY STREET



EXISTING SIGN AT WEST HILL AVENUE AND HENLEY STREET



EXISTING SIGN AT OLD BROADWAY STREET ENTRANCE

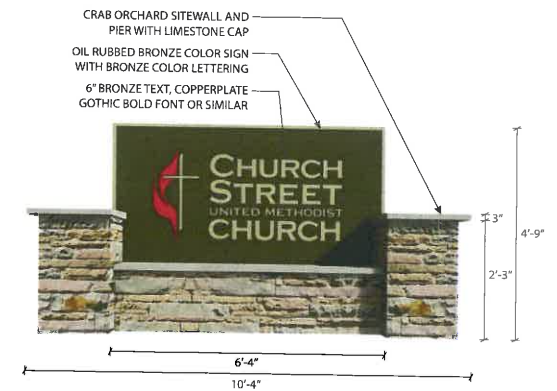


POPLAR STREET CORNER - PROPOSED NEW MONUMENTAL SIGN

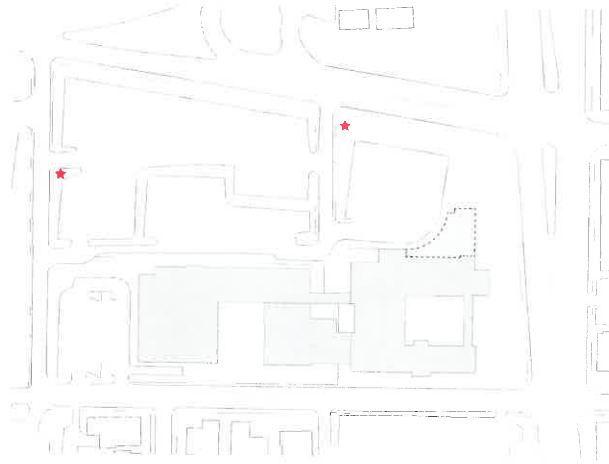


KEY PLAN

Proposed Sign Area - 20.5 SQ. FEET

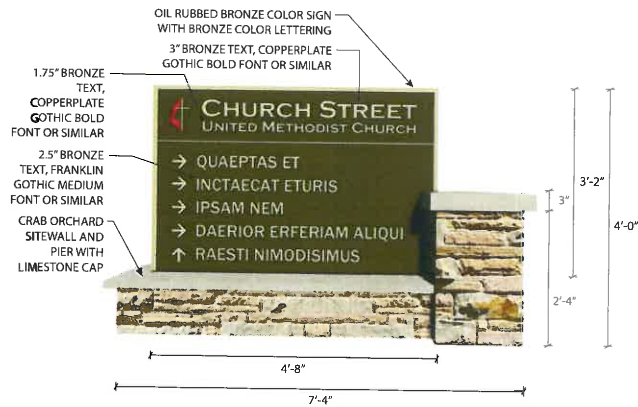


CRAB ORCHARD, LIMESTONE, AND BRONZE PANEL SIGN



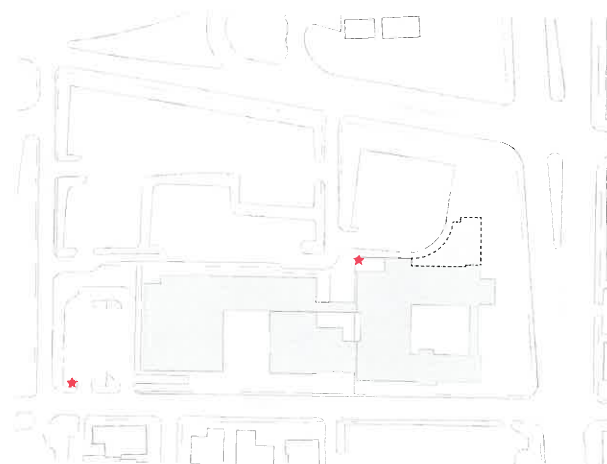
KEY PLAN

Proposed Sign Area - 14.25 SQ. FEET



INCIDENTAL SIGN TYPE 1

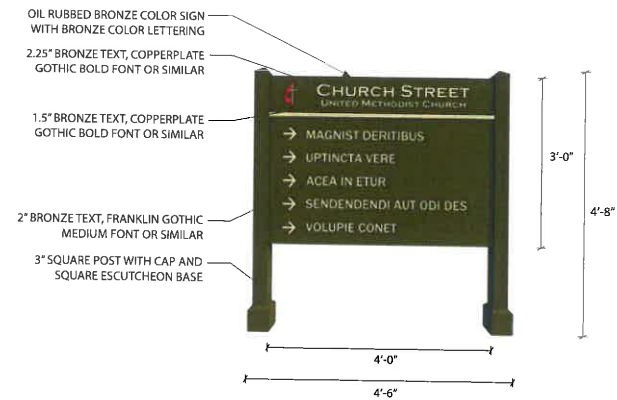
CRAW ORCHARD, LIMESTONE, AND BRONZE PANEL SIGN



KEY PLAN

Proposed Sign Area - 12 SQ. FEET

KEY PLAN

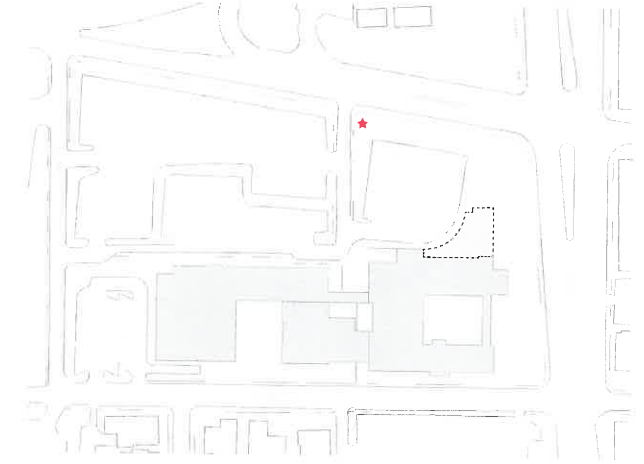


INCIDENTAL SIGN TYPE 2

BRONZE DUAL POST AND PANEL DIRECTIONAL SIGN

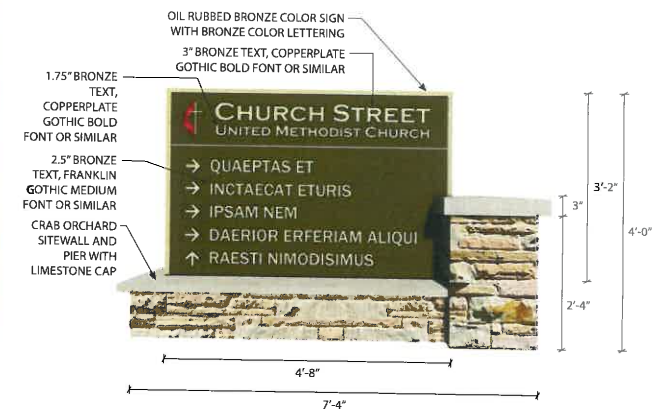


OLD BROADWAY STREET ENTRANCE - PROPOSED NEW INCIDENTAL SIGN TYPE 1



KEY PLAN

Proposed Sign Area - 14.25 SQ. FEET



CRAB ORCHARD, LIMESTONE, AND BRONZE PANEL SIGN