BOARD OF ZONING APPEALS

NAME OF APPLICANT   Central United Methodist Church
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
☐ Temporary  ☑ Official
Zoning District   R-1A/IH-1 and C3
Ward and Block 6/07022
Zoning Map Number 94
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.
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 __________________________

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)? ☑ Yes ☐ No 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 had 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: ____________________________

Address to which all correspondence should be mailed regarding this application: 865-740-2769

Name (Print) Street Address City State Zip Telephone

Robert Whetsel 1015 Buftool St. Knoxville, TN 37917

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

____________________________________________

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

Date Filed: 6/15/18 Fee Paid: $250.00 KIT

Councilmanic District: 4 MPC Planning Sector: Central City

General Location Description

Size: Acres Size: Sq. Ft.
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:


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,

[Signature]

Christian G. Wiberley  
Engineering

CGW