

File #

10-A-19-VA



CITY OF KNOXVILLE

## BOARD OF ZONING APPEALS APPLICATION

## APPLICANT INFORMATION

Name : Mt. Calvary Baptist Church-Sheila Walton  
 Street Address : 1807 Dandridge Ave  
 City, State, Zip : Knoxville, TN 37915  
 Phone Number : 865-850-1820  
 Email : sawal1908@gmail.com

## APPLICANT IS:

Owner ☐  
 Contractor ☐  
 Tenant ☐  
 Other ☒

## THIS PROPOSAL PERTAINS TO:

New Structure ☐  
 Modification of Existing Structure ☐  
 Off Street Parking ☒  
 Signage ☐  
 Other : Landscaping ☒

## 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 : 1914 Saxton Ave and 1807 Dandridge Ave (lot will be combined with plat)  
 City, State, Zip : Knoxville, TN 37915  
 Parcel # (see KGIS.org) : 095BL038 and 095BL058  
 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.

Mt. Calvary Baptist Church wishes to provide safe, off-street, parking for its congregation. The current parking facilities are inadequate which results in many church members parking along Dandridge Ave on Sunday mornings. Dandridge Ave is classified as a minor arterial according to the Major Road Plan. The proposed parking lot will be connected to the main parking facility and will only be accessed from the existing parking, not from the street. In order to provide adequate parking spaces, landscape and zoning setbacks could not be met.

The Church also wishes to obtain a variance for the bicycle parking requirement. They do not feel this is necessary for their congregation and would accommodate bicycle riders with other parking facilities if ever necessary.

## Describe hardship conditions that apply to this variance.

Parking requirements, setbacks, and landscaping requirements make it impossible to utilize this property as an additional parking facility.

## 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

*Sheila Walton*  
 Mt. Calvary Baptist Church  
 DATE 09/09/19



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. Decrease the minimum depth of the setback between a parking lot and ROW from 25' to 9' for 101' of parking fronting Saxton Ave (Article V, Section 7.C.2).
2. Decrease the minimum perimeter screening area between a parking lot and ROW from 10' to 9' for 101' of parking fronting Saxton Ave (Article V, Section 7.J.2.c.2).
3. Decrease the minimum depth of the setback between a parking lot and ROW from 25' to 0.5' for 70' of parking fronting Saxton Ave (Article V, Section 7.C.2).
4. Decrease the minimum width of a perimeter screening area between a parking lot and ROW from 10' to 0.5' for 70' of parking fronting Saxton Ave (Article V, Section 7.J.2.c.2).
5. Decrease the minimum number of evergreen and/or deciduous trees between a parking lot and ROW for 70' of parking fronting Saxton Ave from 2 to zero (Article V, Section 7.J.2.c.2).
6. Decrease the minimum number of shrubs between a parking lot and ROW for 70' of parking fronting Saxton Ave from 7 to zero (Article V, Section 7.J.2.c.2).
7. Decrease the minimum depth of a side or rear yard setback for a parking lot from 10' to 2' for 115' (Article V, Section 7.C.4.d)
8. Decrease the minimum width of a perimeter screening area between a parking lot and a residential zone from 10' to 2' for 115' of the parking lot (Article V, Section 7.J.2.c.1).
9. Decrease the minimum depth of a side or rear yard setback for a parking lot from 10' to 3' for 57' (Article V, Section 7.C.4.d).
10. Decrease the minimum width of a perimeter screening area between a parking lot and a residential zone from 10' to 3' for 57' of the parking lot (Article V, Section 7.J.2.c.1).
11. Decrease the minimum required bicycle parking from 12 to 0 (Article V, Section 7.I.1. Table 8).

**REVISED****PROJECT INFORMATION**

Date Filed 9-9-19

Fee Amount *pd 5250 cc 9/9/19 agt*

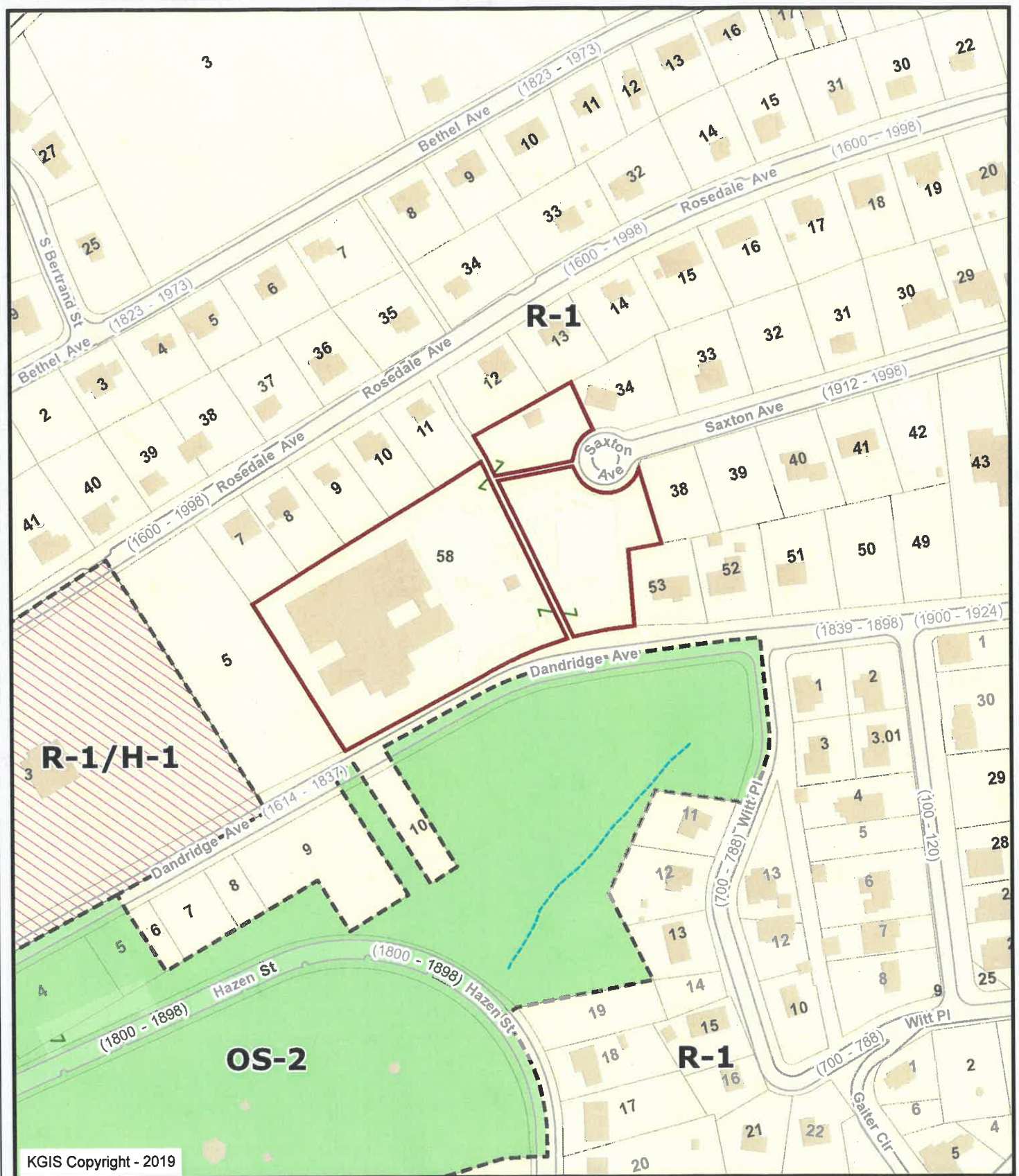
Council District 6

BZA Meeting Date *10/17/19*

PLANS REVIEWER J Van Horn / Joshua Frerichs

DATE Revised (2019-09-23)





1807 Dandridge Ave.

10-A-19-VA

Mt. Calvary Baptist Church

Knoxville - Knox County - KUB Geographic Information System

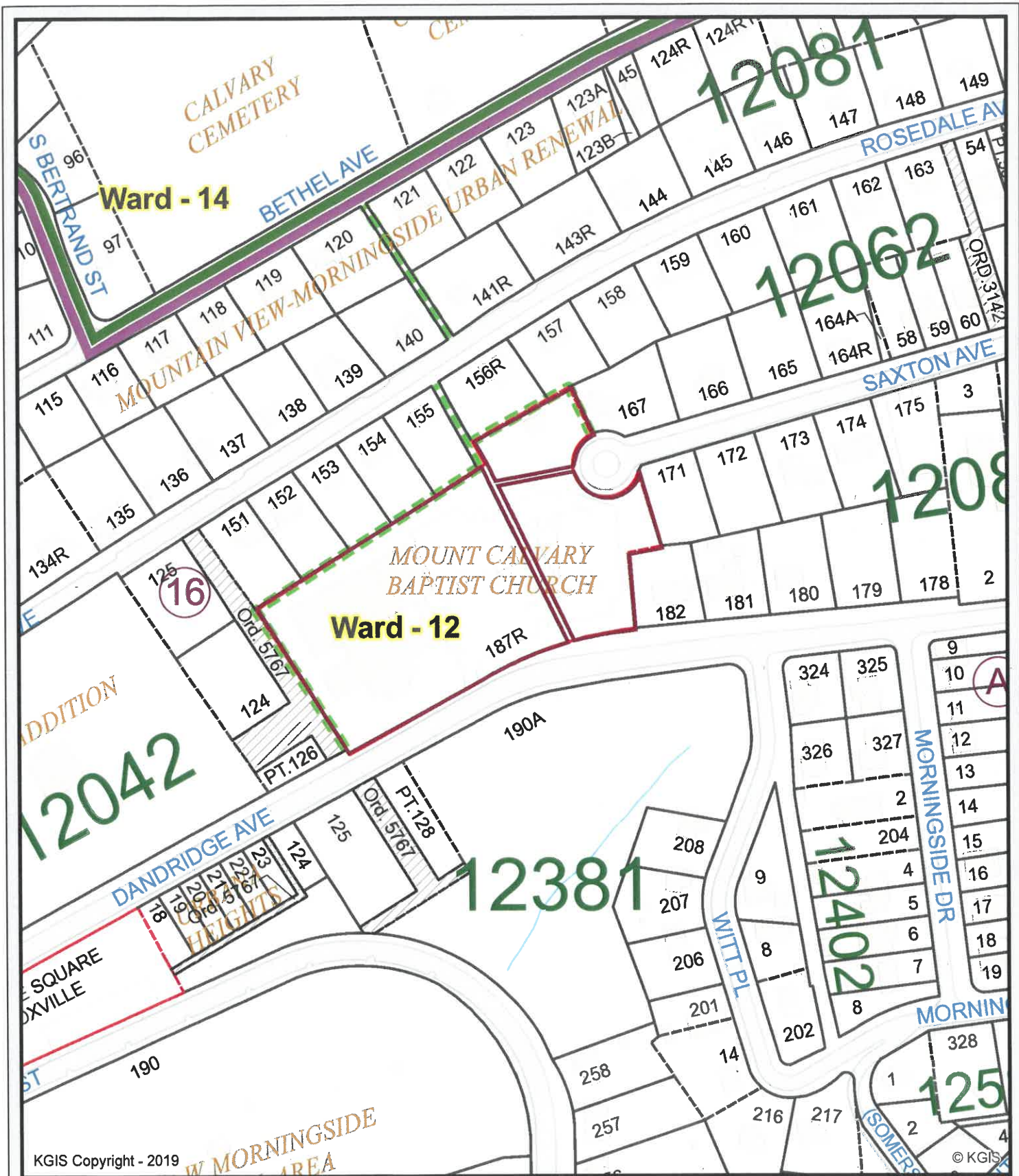


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1807 Dandridge Ave.

10-A-19-VA

Mt. Calvary Baptist Church

Knoxville - Knox County - KUB Geographic Information System



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**1914 Saxton Ave.**

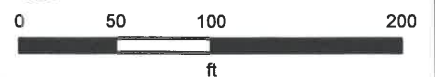
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Mt. Calvary Baptist Church

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

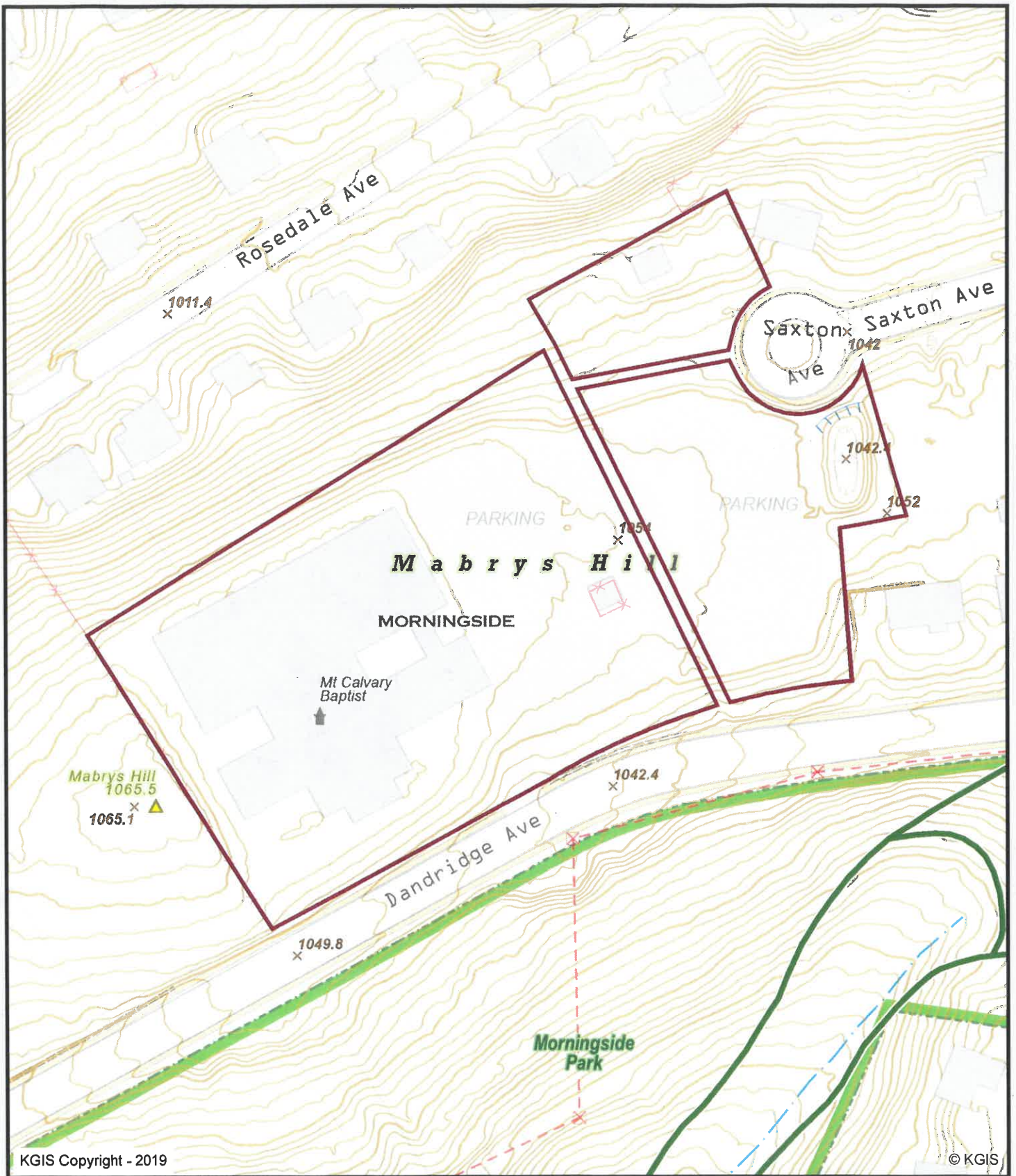


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1807 Dandridge Ave..

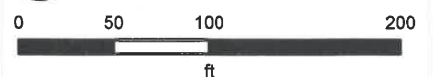
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Mt. Calvary Baptist Church

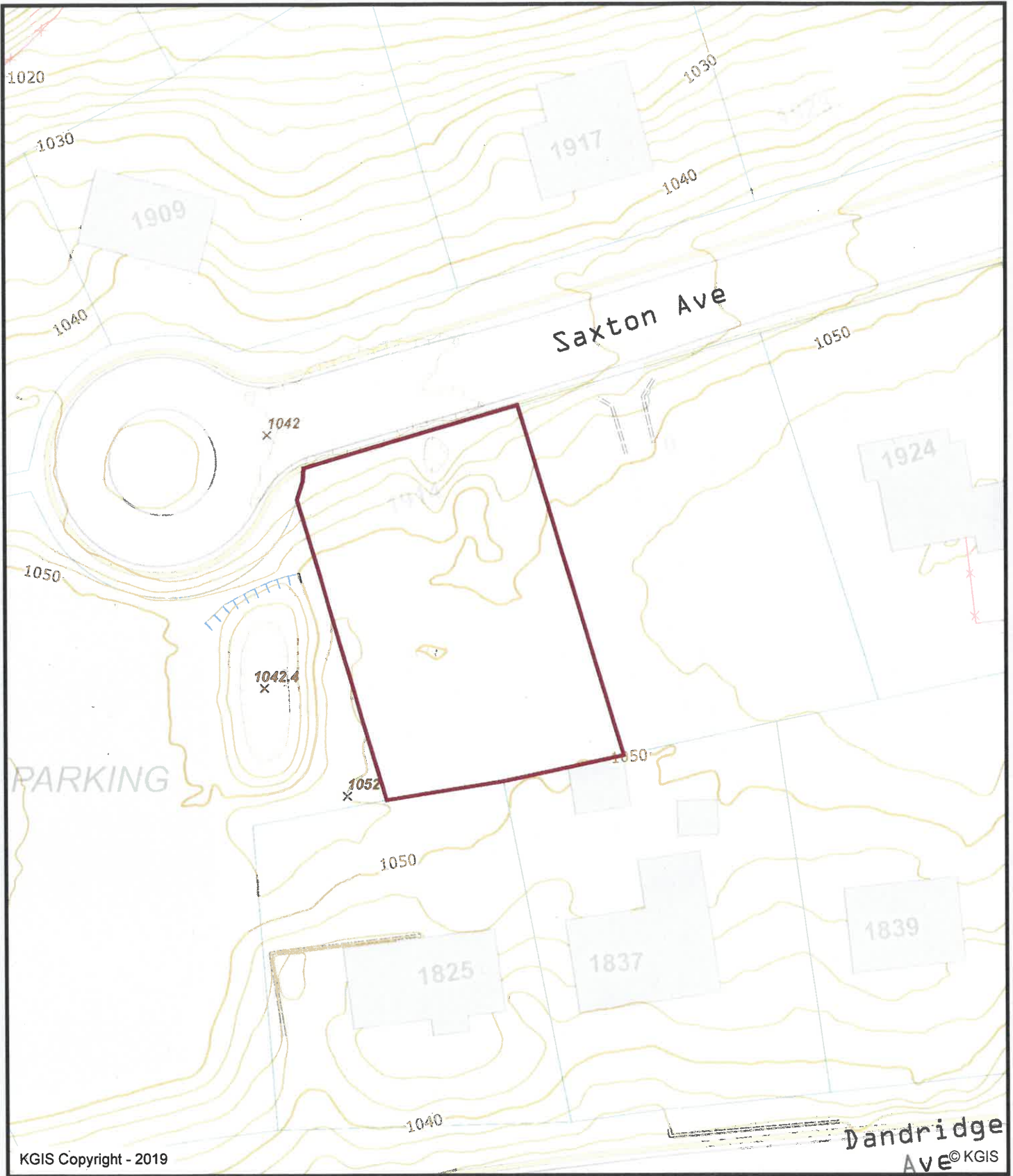
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**1914 Saxton Ave.**

10-A-19-VA

Mt. Calvary Baptist Church

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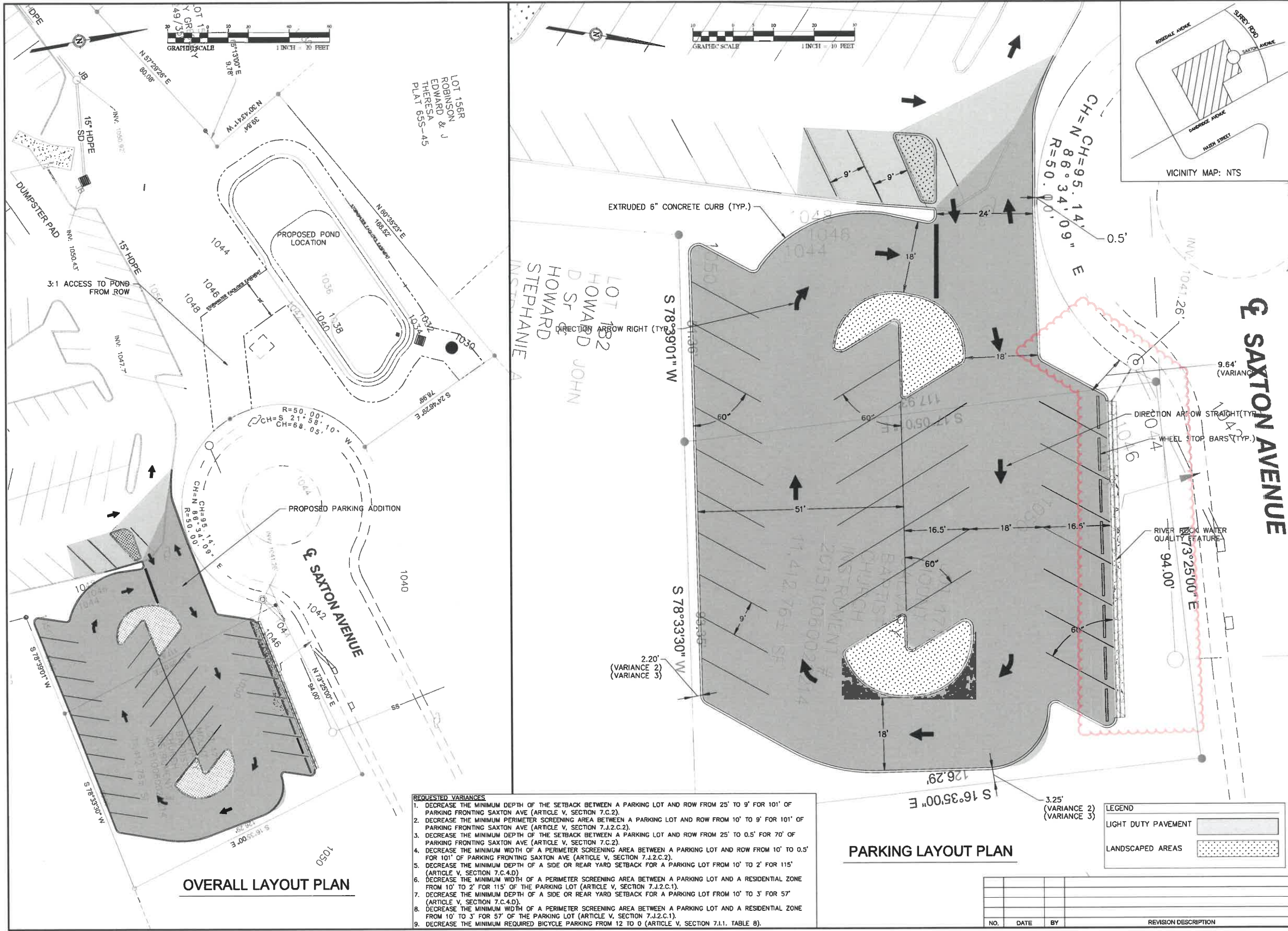


10-A-19-VA



PROVIDE ONSITE PARKING AREA  
SO THAT MEMBERS OF THE  
CONGREGATION CAN SAFELY  
PARK FOR CHURCH SERVICES





- REQUESTED VARIANCES**
1. DECREASE THE MINIMUM DEPTH OF THE SETBACK BETWEEN A PARKING LOT AND ROW FROM 25' TO 9' FOR 101' OF PARKING FRONTING SAXTON AVE (ARTICLE V, SECTION 7.C.2).
  2. DECREASE THE MINIMUM PERIMETER SCREENING AREA BETWEEN A PARKING LOT AND ROW FROM 10' TO 9' FOR 101' OF PARKING FRONTING SAXTON AVE (ARTICLE V, SECTION 7.J.2.C.2).
  3. DECREASE THE MINIMUM DEPTH OF THE SETBACK BETWEEN A PARKING LOT AND ROW FROM 25' TO 0.5' FOR 70' OF PARKING FRONTING SAXTON AVE (ARTICLE V, SECTION 7.C.2).
  4. DECREASE THE MINIMUM WIDTH OF A PERIMETER SCREENING AREA BETWEEN A PARKING LOT AND ROW FROM 10' TO 0.5' FOR 101' OF PARKING FRONTING SAXTON AVE (ARTICLE V, SECTION 7.J.2.C.2).
  5. DECREASE THE MINIMUM DEPTH OF A SIDE OR REAR YARD SETBACK FOR A PARKING LOT FROM 10' TO 2' FOR 115' (ARTICLE V, SECTION 7.C.4.D).
  6. DECREASE THE MINIMUM WIDTH OF A PERIMETER SCREENING AREA BETWEEN A PARKING LOT AND A RESIDENTIAL ZONE FROM 10' TO 2' FOR 115' OF THE PARKING LOT (ARTICLE V, SECTION 7.J.2.C.1).
  7. DECREASE THE MINIMUM DEPTH OF A SIDE OR REAR YARD SETBACK FOR A PARKING LOT FROM 10' TO 3' FOR 57' (ARTICLE V, SECTION 7.C.4.D).
  8. DECREASE THE MINIMUM WIDTH OF A PERIMETER SCREENING AREA BETWEEN A PARKING LOT AND A RESIDENTIAL ZONE FROM 10' TO 3' FOR 57' OF THE PARKING LOT (ARTICLE V, SECTION 7.J.2.C.1).
  9. DECREASE THE MINIMUM REQUIRED BICYCLE PARKING FROM 12 TO 0 (ARTICLE V, SECTION 7.I.1. TABLE 8).

PARKING LAYOUT PLAN

**LEGEND**

LIGHT DUTY PAVEMENT

LANDSCAPED AREAS

NO.	DATE	BY	REVISION DESCRIPTION

**McGill ASSOCIATES**  
ENGINEERING • PLANNING • FINANCE  
2240 SUTTERLAND AVENUE, SUITE 2 KNOXVILLE, TN 37919 P41 (865) 546-0601

PARKING ADDITION FOR  
MT. CALVARY BAPTIST CHURCH  
**CITY OF KNOXVILLE**  
KNOX COUNTY, TENNESSEE

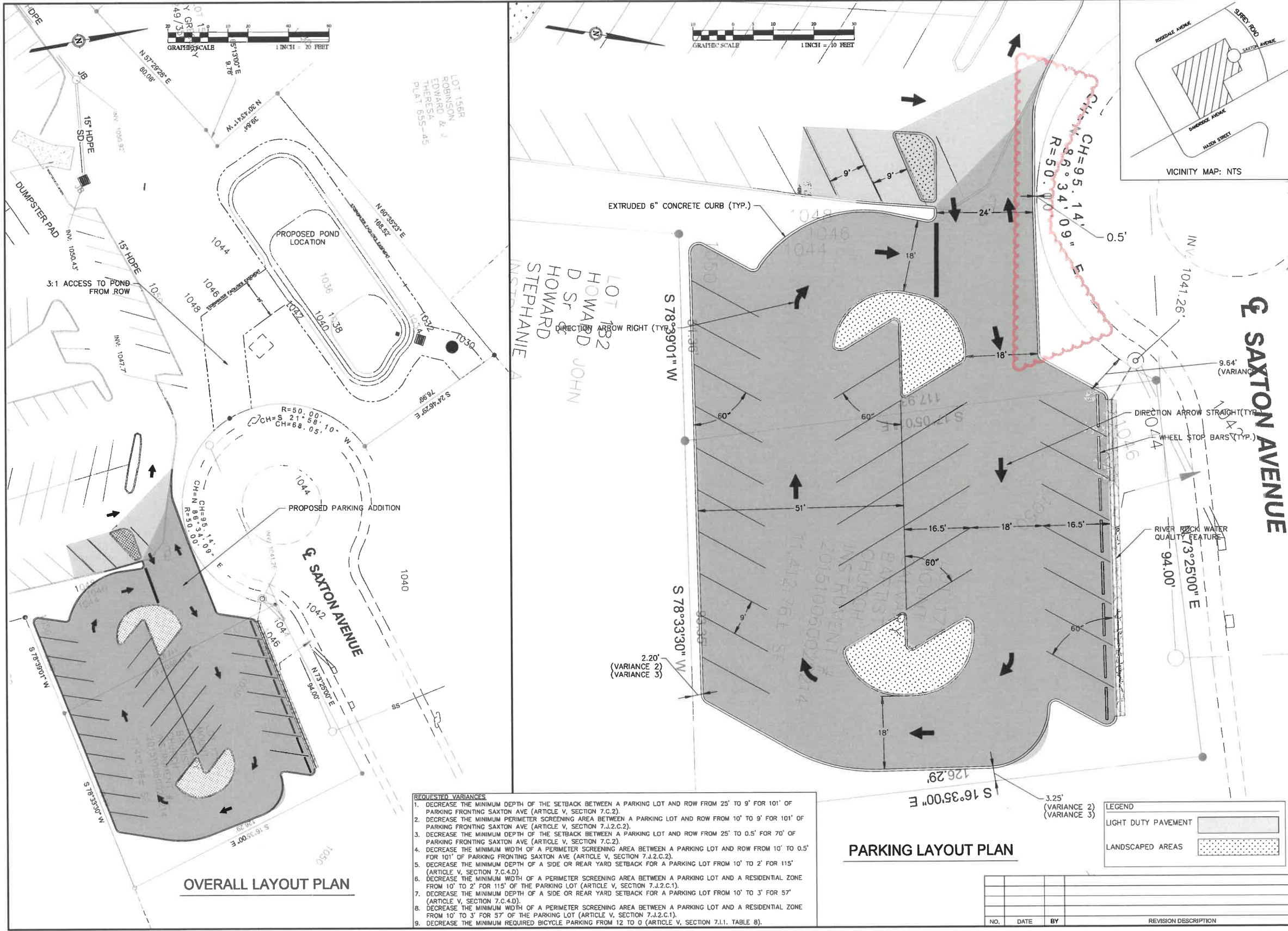
**LAYOUT PLAN**

1 and 2

**SHEET**  
**C-101**

REVISED 10-A-19-VA





- REQUESTED VARIANCES**
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PARKING LAYOUT PLAN

LEGEND

LIGHT DUTY PAVEMENT

LANDSCAPED AREAS

NO.	DATE	BY	REVISION DESCRIPTION

**McGill ASSOCIATES**  
ENGINEERING • PLANNING • FINANCE  
2240 SUTTERLAND AVENUE, SUITE 2 KNOXVILLE, TN 37919 P.L. (615) 544-9801

**PARKING ADDITION FOR  
MT. CALVARY BAPTIST CHURCH  
CITY OF KNOXVILLE  
KNOX COUNTY, TENNESSEE**

**LAYOUT PLAN**

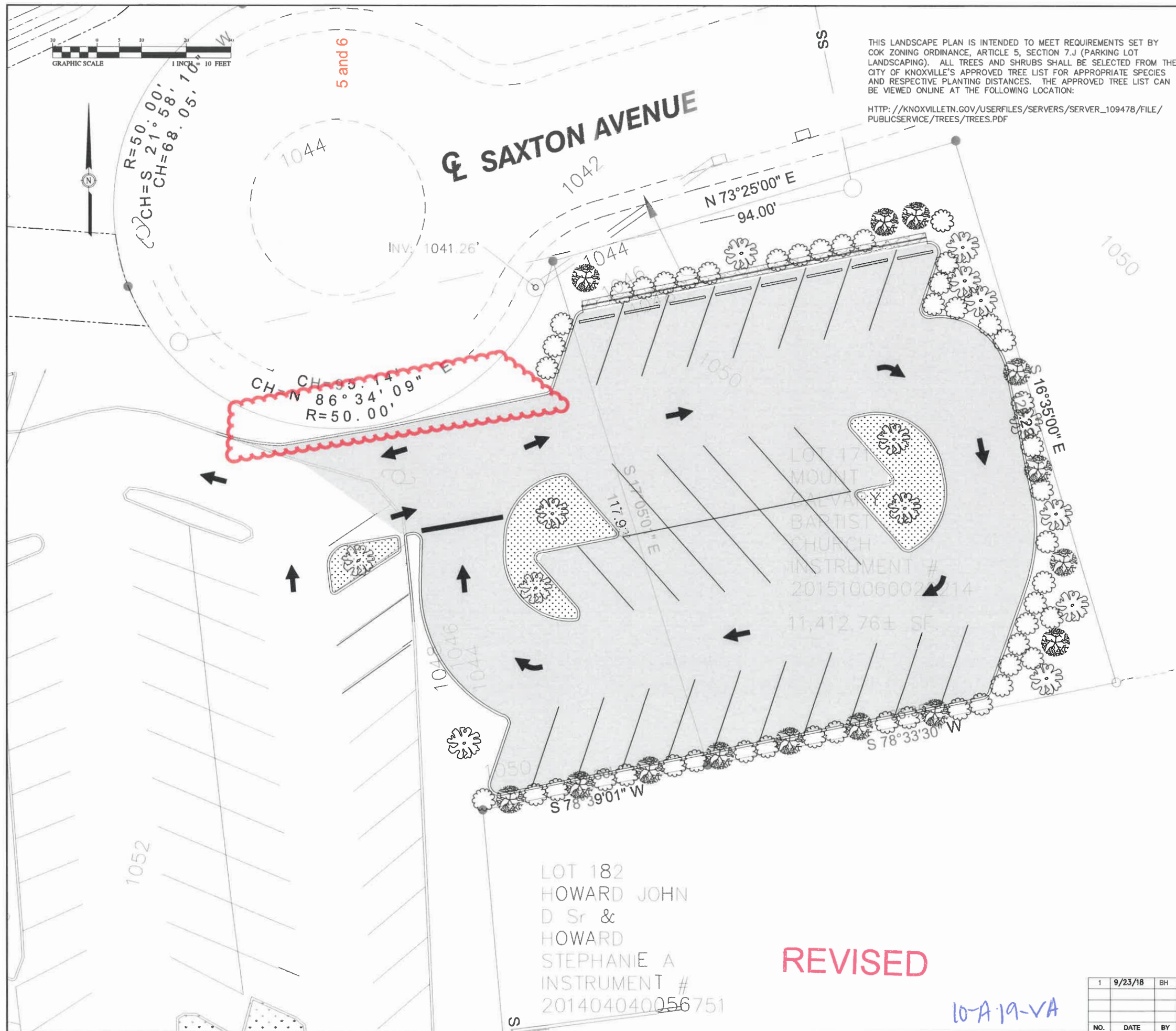
3 and 4

**SHEET  
C-101**

REVISED 10-A-19-VA



L:\Knoxville\Projects\2017\17-06522 Mt. Calvary Baptist Church Drawings\Design\Drawings\17-06522 - BaseRev.dwg 9/20/2019 4:44 PM BOONE HILLENBRAND



THIS LANDSCAPE PLAN IS INTENDED TO MEET REQUIREMENTS SET BY COK ZONING ORDINANCE, ARTICLE 5, SECTION 7.J (PARKING LOT LANDSCAPING). ALL TREES AND SHRUBS SHALL BE SELECTED FROM THE CITY OF KNOXVILLE'S APPROVED TREE LIST FOR APPROPRIATE SPECIES AND RESPECTIVE PLANTING DISTANCES. THE APPROVED TREE LIST CAN BE VIEWED ONLINE AT THE FOLLOWING LOCATION:

[HTTP://KNOXVILLE.TN.GOV/USERFILES/SERVERS/SERVER\\_109478/FILE/PUBLICSERVICE/TREES/TREES.PDF](http://KNOXVILLE.TN.GOV/USERFILES/SERVERS/SERVER_109478/FILE/PUBLICSERVICE/TREES/TREES.PDF)

PROJECT INFORMATION:

1. PROPERTY OWNER: MT. CALVARY BAPTIST CHURCH  
PROJECT CONTACT: SHEILA WALTON  
PROJECT CONTACT PH: 865-850-1820
2. CITY BLOCK #: 12084
3. CLT #: 095BL058, 038
4. TOTAL SITE PROPERTY ACREAGE: 4 AC
5. TOTAL DISTURBED AREA: 30,000 SF
6. TOTAL ADDED IMPERVIOUS AREA: 14,200 SF
7. TOTAL EXISTING PARKING: 133  
TOTAL PROPOSED PARKING: 164
8. TOTAL ACCESSIBLE PARKING: 9  
VAN ACCESSIBLE PARKING: 2
9. NAVD83

PLEASE NOTE: EXISTING STORM STRUCTURES SHALL NOT BE DEMO'D, ABANDONED, OR REMOVED UNTIL PROPOSED POND IS INSTALLED, STABILIZED, AND OPERATIONAL. EXISTING STORM SYSTEM MUST REMAIN OPERATIONAL UNTIL NEW FACILITIES ARE PROVIDED TO MANAGE STORMWATER RUNOFF.

EVERGREEN TREE:



DECIDUOUS TREE:



SHRUB:



PLEASE NOTE: LANDSCAPING WILL COMPLY WITH ALL ASPECTS OF THE KNOXVILLE TREE PROTECTION ORDINANCE.

LANDSCAPING NOTES

PERIMETER SCREENING CALCULATIONS:

ALONG ROW (130')

EVERG. OR DECID. TREES:	3 X 1.3 =	4
SHRUBS (50% EVERGREEN):	10 X 1.3 =	14

ALONG RESIDENTIAL ZONES (230')

EVERGREEN TREES:	4 X 2.3 =	9
DECIDUOUS TREES:	3 X 2.3 =	7
SHRUBS (50% EVERGREEN):	14 X 2.3 =	33

TOTAL TREE COUNT:

EVERGREEN:	14	INCLUDES 5 TERMINAL ISLAND TREES
DECIDUOUS:	14	
SHRUB:	47	

PARKING ADDITION FOR  
MT. CALVARY BAPTIST CHURCH  
**CITY OF KNOXVILLE**  
KNOX COUNTY, TENNESSEE

JOB NO.: 17-06522  
DATE: MARCH, 2019  
DESIGNED BY: BH  
CADD BY: BH  
DESIGN REVIEW:  
CONST. REVIEW:  
17-06522 - BaseRev.dwg

LANDSCAPE PLAN

5 and 6

SHEET

C-401

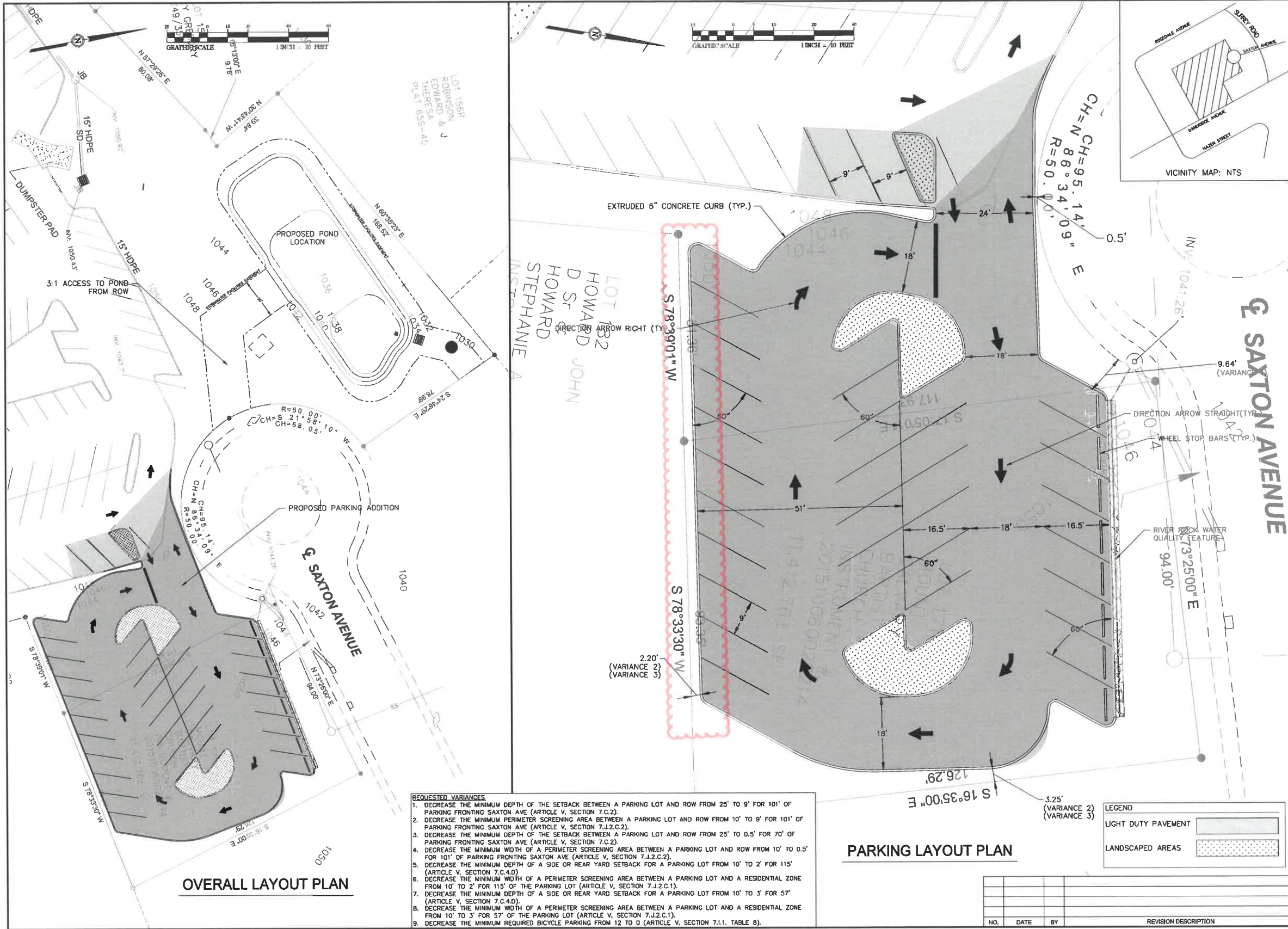
**McGill**  
ASSOCIATES  
ENGINEERING-PLANNING-FINANCE  
2240 SUTHERLAND AVENUE, SUITE 2 KNOXVILLE, TN 37919 PH: (865) 540-0801



NO.	DATE	BY	REVISION DESCRIPTION
1	9/23/18	BH	REVISIONS TO LANDSCAPING PLAN PER COK ZONING COMMENTS

10-A-19-VA







**McGill ASSOCIATES**  
ENGINEERING • PLANNING • FINANCE  
2240 SUTTERLAND AVENUE, SUITE 2, KNOXVILLE, TN 37919 PH: (615) 344-9801



**PARKING ADDITION FOR  
MT. CALVARY BAPTIST CHURCH  
CITY OF KNOXVILLE  
KNOX COUNTY, TENNESSEE**

JOB NO.: 17-06522  
DATE: MARCH, 2018  
DESIGNED BY: BH  
CADD BY: BH  
DESIGN REVIEW: —  
CONSIST REVIEW: —  
17-06522 - BaseRev.dwg

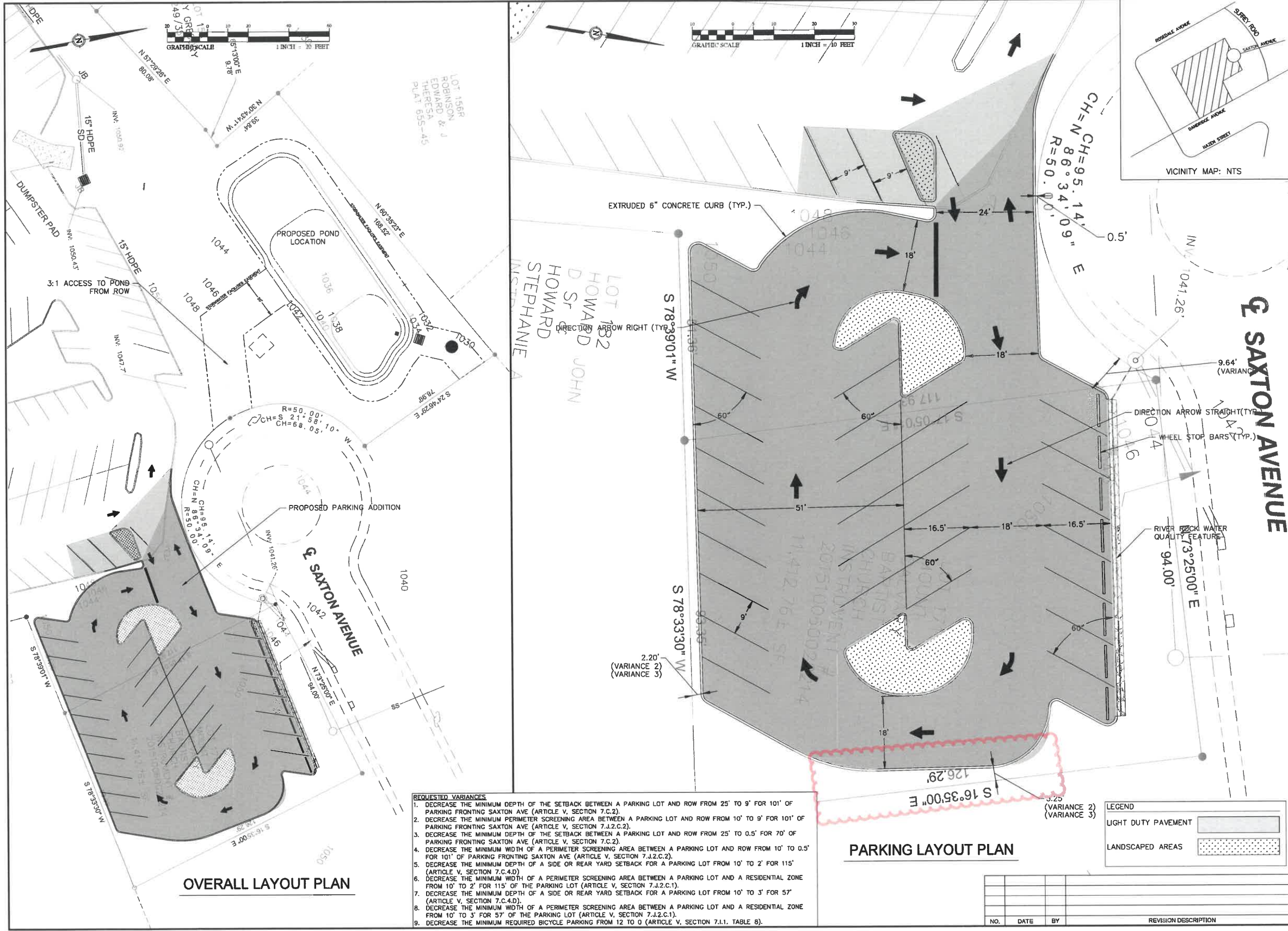
**LAYOUT PLAN**

7 and 8

**SHEET  
C-101**

REVISED 10-A-19-VA





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- REQUESTED VARIANCES**
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PARKING LAYOUT PLAN

**LEGEND**

LIGHT DUTY PAVEMENT

LANDSCAPED AREAS

NO.	DATE	BY	REVISION DESCRIPTION



McGill ASSOCIATES  
ENGINEERING • PLANNING • FINANCE  
2240 SUTTERLAND AVENUE, SUITE 2 KNOXVILLE, TN 37919 PH: (865) 940-0101



PLANNING ENGINEER  
BRENT R. H.  
NO. 17-06522  
EXPIRATION DATE 12/31/2020

PARKING ADDITION FOR  
MT. CALVARY BAPTIST CHURCH  
**CITY OF KNOXVILLE**  
KNOX COUNTY, TENNESSEE

**LAYOUT PLAN**

9 and 10

**SHEET C-101**

REVISED 10-A-19-VA