



BOARD OF ZONING APPEALS APPLICATION

Please reach out to a City of Knoxville Zoning Examiner about your project before submitting a variance application.

APPLICANT INFORMATION

Name Dale Maddox (Wallace Memorial Baptist)
 Street Address 701 Merchant Drive
 City, State, Zip Knoxville, TN, 37912
 Phone Number 865-688-4343
 Applicant Email dmaddox@wmabc.net

APPLICANT IS:

Owner ☐
 Contractor ☐
 Tenant ☐
 Other ☒

THIS PROPOSAL PERTAINS TO:

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

THIS IS A REQUEST FOR:

☒ Zoning Variance (Building Permit Denied)
☐ Appeal of Administrative Official's Decision

☐ Extension of Non-Conforming Use/or Structure
☐ Map Interpretation

PROPERTY INFORMATION

Street Address 701 Merchant Drive

City, State, Zip Knoxville, TN, 37912

See KGIS.org for Parcel # 68KF parcel 10 City Council District # 5

and Zoning District C-H-1

VARIANCE REQUIREMENTS

City of Knoxville Zoning Ordinance Article 16, Section 16.3

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.

Existing parking lot is located within 8 feet of the property line. Zoning requires a 25 foot parking setback from the property line.

Describe hardship conditions that apply to this variance.

Existing parking lot became non-compliant due to recode.

Site plans and any other relevant information associated with the hardship must accompany this application.

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

Dale Maddox Administrator

DATE

10/18/22

File #



CITY OF KNOXVILLE

BOARD OF ZONING APPEALS APPLICATION

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

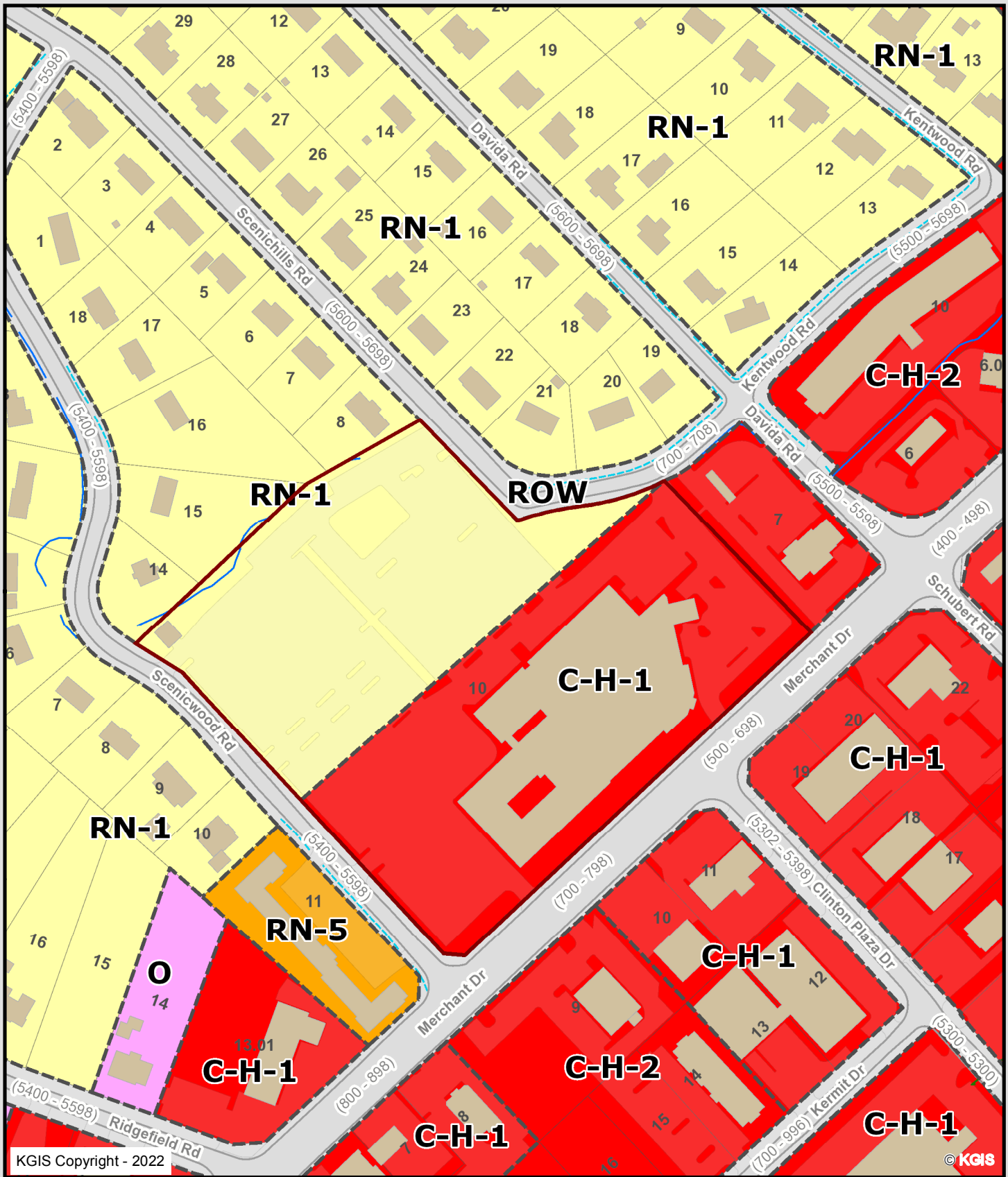
Is a plat required? Yes ☐ No ☐

Small Lot of record? ☐

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

PROJECT INFORMATION

Date Filed	Fee Amount
Council District	BZA Meeting Date
PLANS REVIEWER	DATE



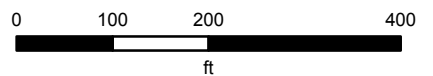
701 MERCHANT DR

11-G-22-VA
DALE MADDOX

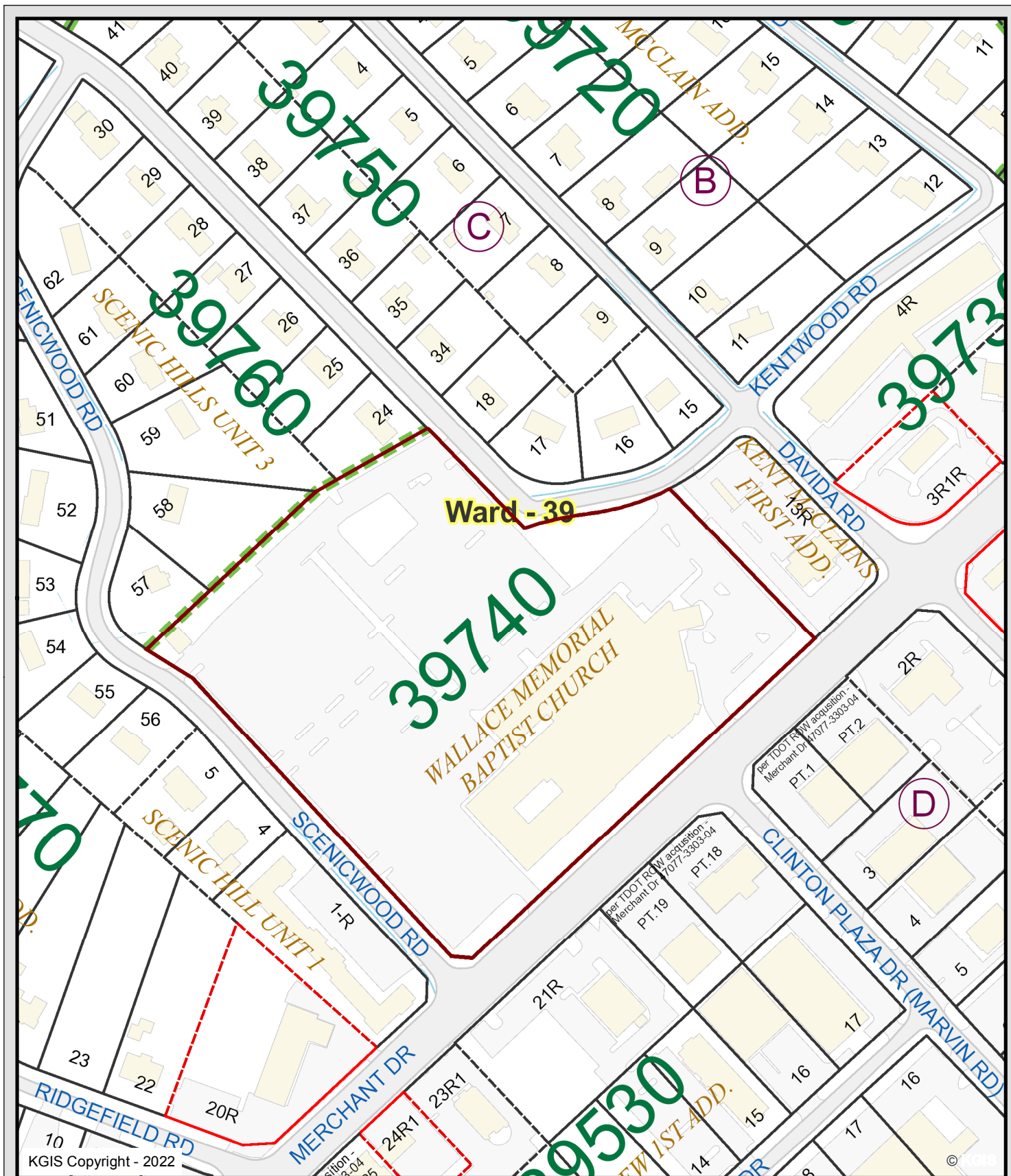
Knoxville - Knox County - KUB Geographic Information System



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701 MERCHANT DR

11-G-22-VA
DALE MADDOX

Knoxville - Knox County - KUB Geographic Information System



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701 MERCHANT DR

11-G-22-VA
DALE MADDOX

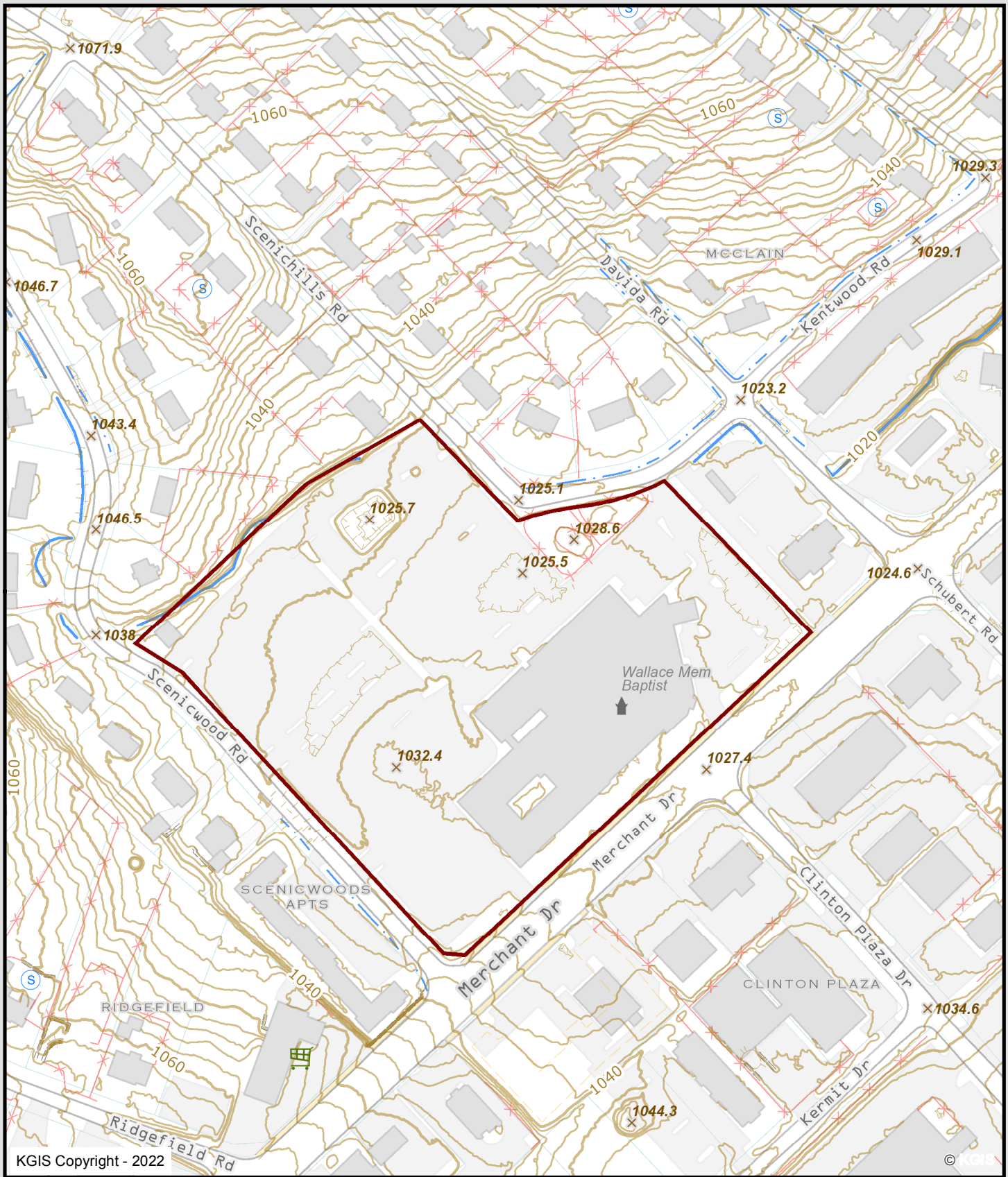
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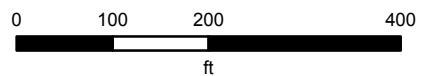
701 MERCHANT DR

11-G-22-VA
DALE MADDOX

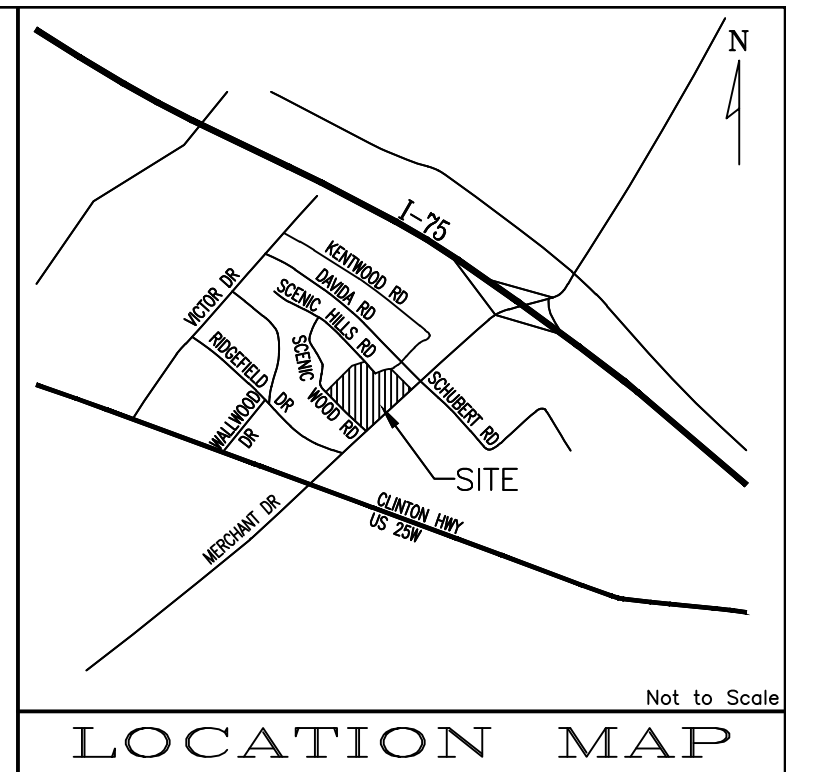
Knoxville - Knox County - KUB Geographic Information System



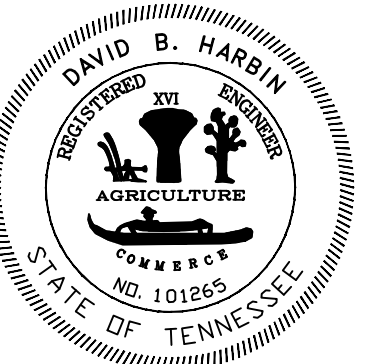
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- NOTES:**
1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 2. 10' UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS INSIDE ALL EXTERIOR LOT LINES AND ALONG ALL ROADS, 5' UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS ALONG BOTH SIDES OF ALL EXTERIOR LOT LINES, AND OTHER EASEMENTS AS SHOWN.
 3. SANITARY SEWER EASEMENT OF 15', 7.5' EACH SIDE OF SEWER AS INSTALLED (WHERE APPLICABLE).
 4. THIS PROPERTY IS ZONED C-H-1 AND RN-1.
 5. THIS PROPERTY CONTAINS 9.81 ACRES.
 6. UTILITY PROVIDERS:
WATER: KNOXVILLE UTILITIES BOARD
SEWER: KNOXVILLE UTILITIES BOARD
ELECTRICITY: KNOXVILLE UTILITIES BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: AT&T SOUTHEAST
 7. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES.
 8. BZA VARIANCE REQUESTED:
PARKING SETBACK FOR THE SOUTHERN PROPOSED PARKING LOT FROM 25FT TO 8FT



OWNER/DEVELOPER
WALLACE MEMORIAL BAPTIST
CHURCH, INC.
701 MERCHANT DRIVE
KNOXVILLE, TN 37912
PHONE: (865) 688-4343

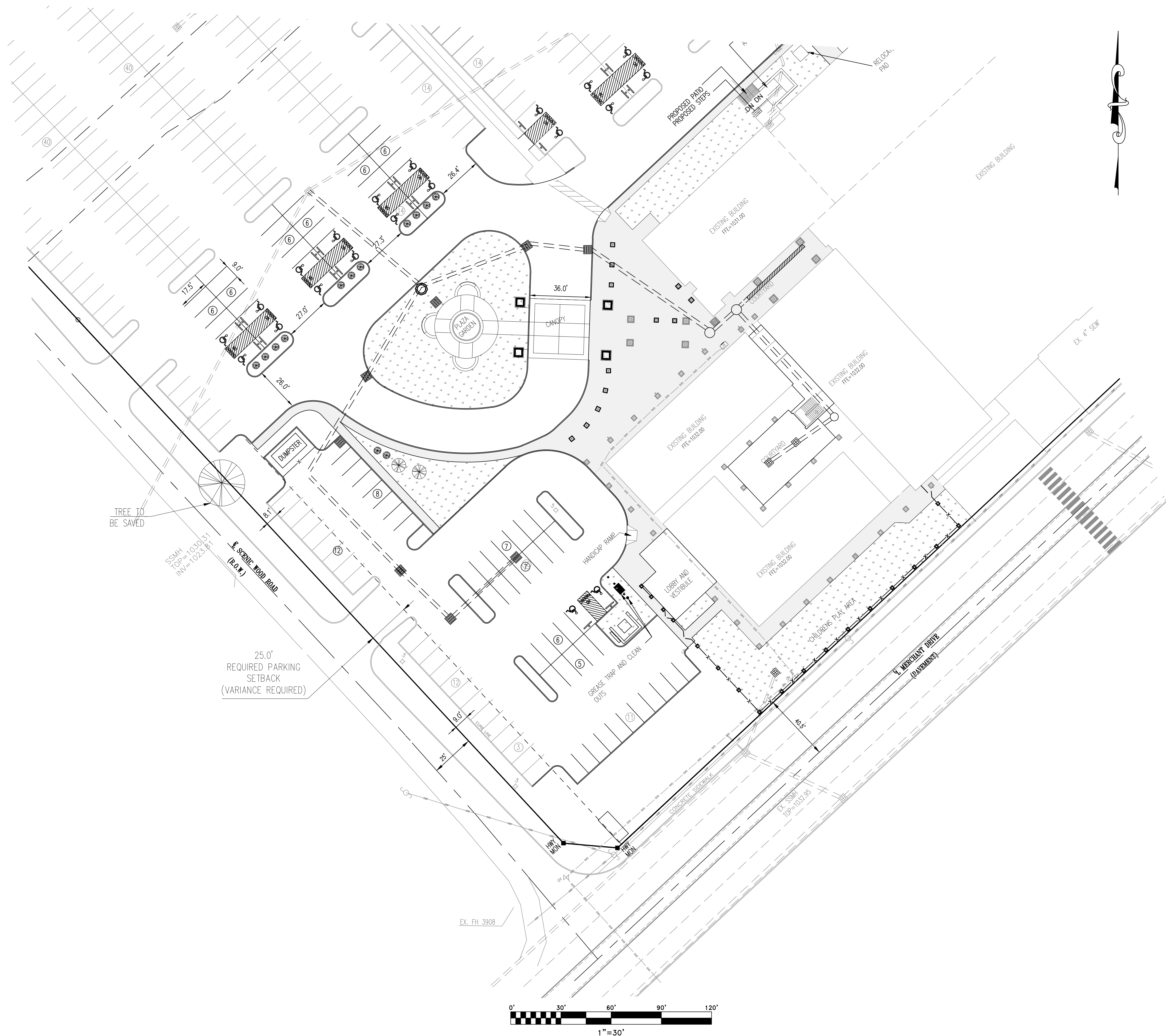
BZA VARIANCE REQUEST FOR
WALLACE MEMORIAL BAPTIST CHURCH

TAX MAP 68K-F PARCEL 10
DISTRICT 5, KNOX COUNTY, TENNESSEE
CITY BLOCK 39760, 39740, 39TH WARD, CITY OF KNOXVILLE

24134-SP

SHEET 1 OF 1 SHEET(S)

Q:\24134\EXPANSION\24134-EXP-BZA.DWG



BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
email@bhn-p.com

DESIGNED DRUG

DRAWN SEW

CHECKED DBH

NO.	DATE
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REVISION

APPR.	
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NO.	DATE
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REVISION

APPR.	
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SCALE
HORIZONTAL: 1" = 30'
VERTICAL: 2' INTERVAL

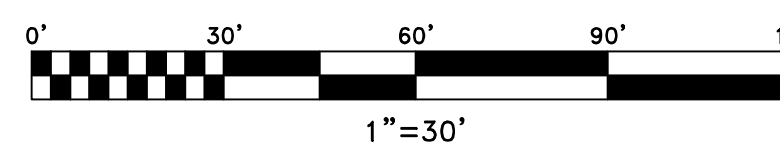
DATE _____

10 / 17 / 22

10/17/22

PLAT REFERENCE: INSTR# 200606300110800
DEED REFERENCE: INSTR# 200602170069713

DEED REFERENCE: INSTR# 200602170069713


$$1'' = 30'$$