



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	APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name (Individual not company) Kathryn Greer	Owner <input type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address 550 W. Main Street Ste. 300	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip Knoxville TN, 37902	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number 8653575445	Other <input checked="" type="checkbox"/>	Signage <input type="checkbox"/>
Applicant Email kgreer@mhminc.com		Other Parking <input checked="" 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 2439 E MAGNOLIA AVE City, State, Zip Knoxville, TN 37917
 See KGIS.org for Parcel # Parcel ID:082JN017 City Council District # 6 and Zoning District C-G-2

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.

A new event center is planned to be located off Magnolia Avenue in the old Knoxville Baptist Tabernacle property. The main build is expected to be preserved with additions built onto it. However, the current site has no room on the land (lot size) with the existing building to comply with the zoning parking requirements.

Describe hardship conditions that apply to this variance.

The property cannot meet the required parking on the current lot because of the lot size and the existing structure. ADA spaces are supplied as required. This will require a variance on parking requirements.

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 Kathryn Greer  DATE _____

File #



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):

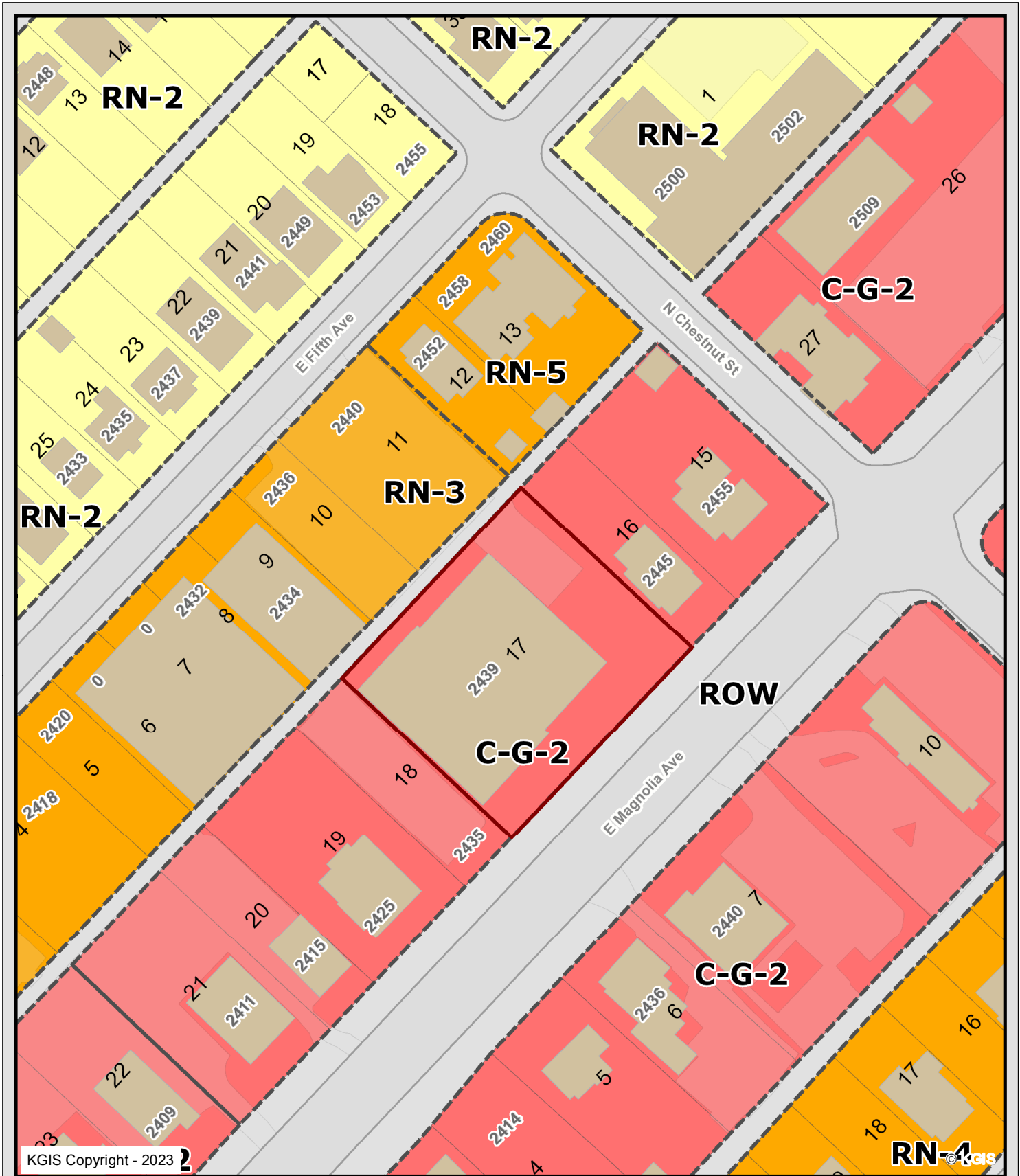
Large empty rectangular area for providing variance request details and ordinance citations.

PROJECT INFORMATION

Date Filed | Fee Amount

Council District | BZA Meeting Date

PLANS REVIEWER | DATE



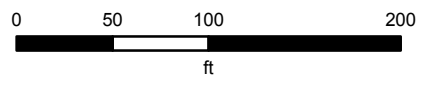
2439 E. MAGNOLIA AVE

3-G-23-VA
KATHRYN GREER

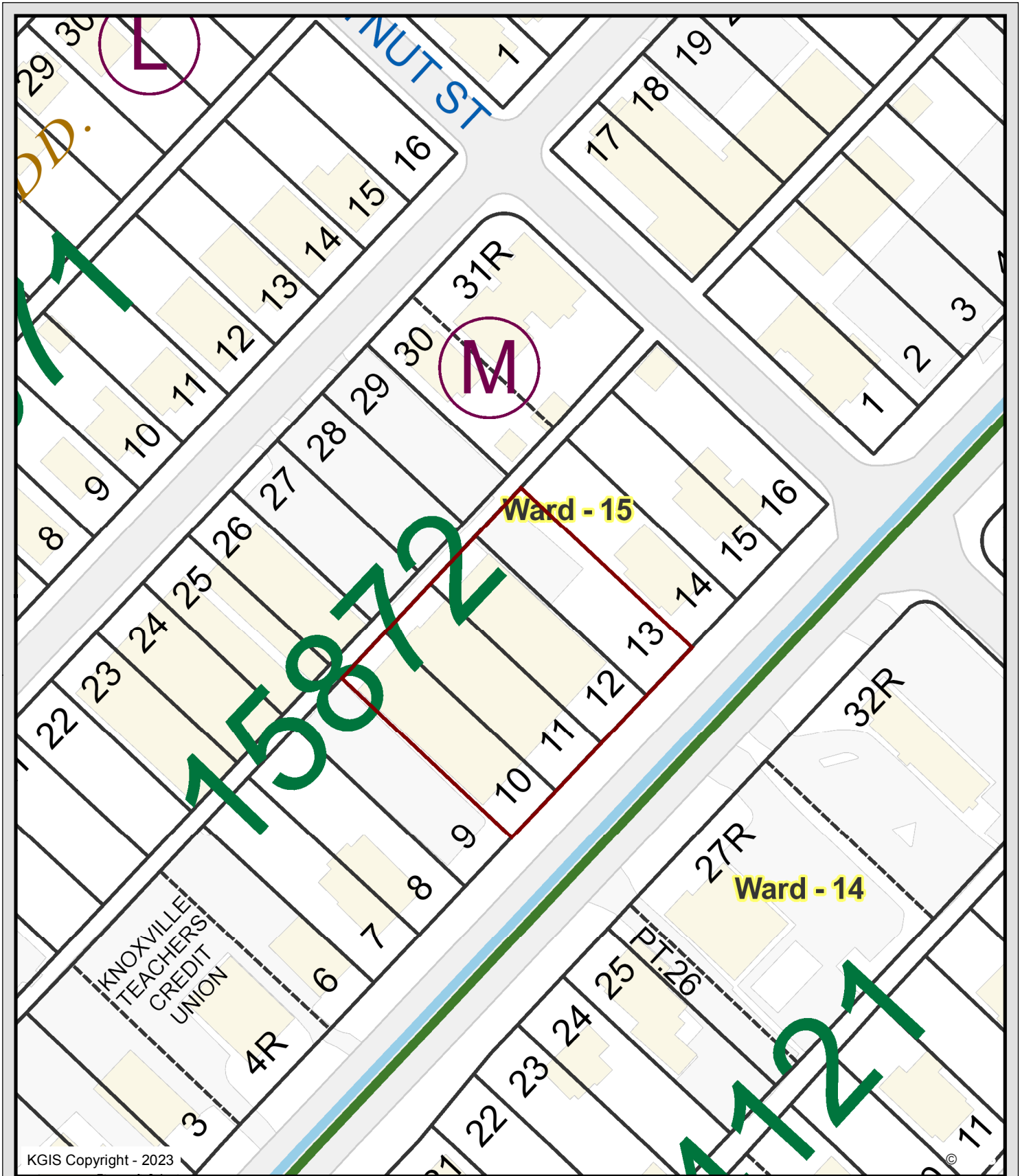
Knoxville - Knox County - KUB Geographic Information System



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3-G-23-VA

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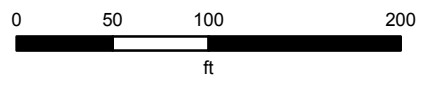
3-G-23-VA

KATHRYN GREER

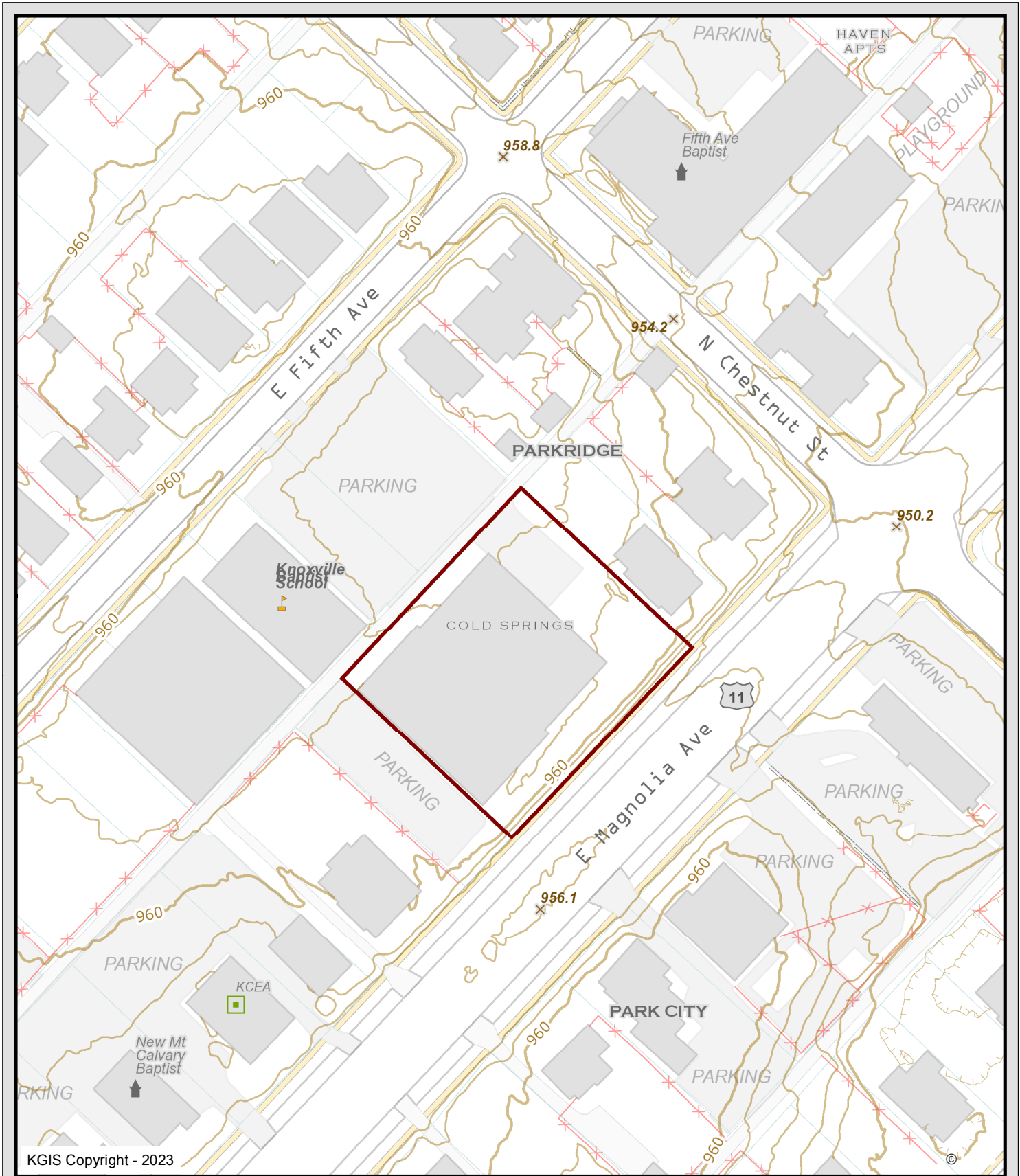
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2439 E. MAGNOLIA AVE

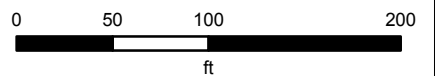
3-G-23-VA

KATHRYN GREER

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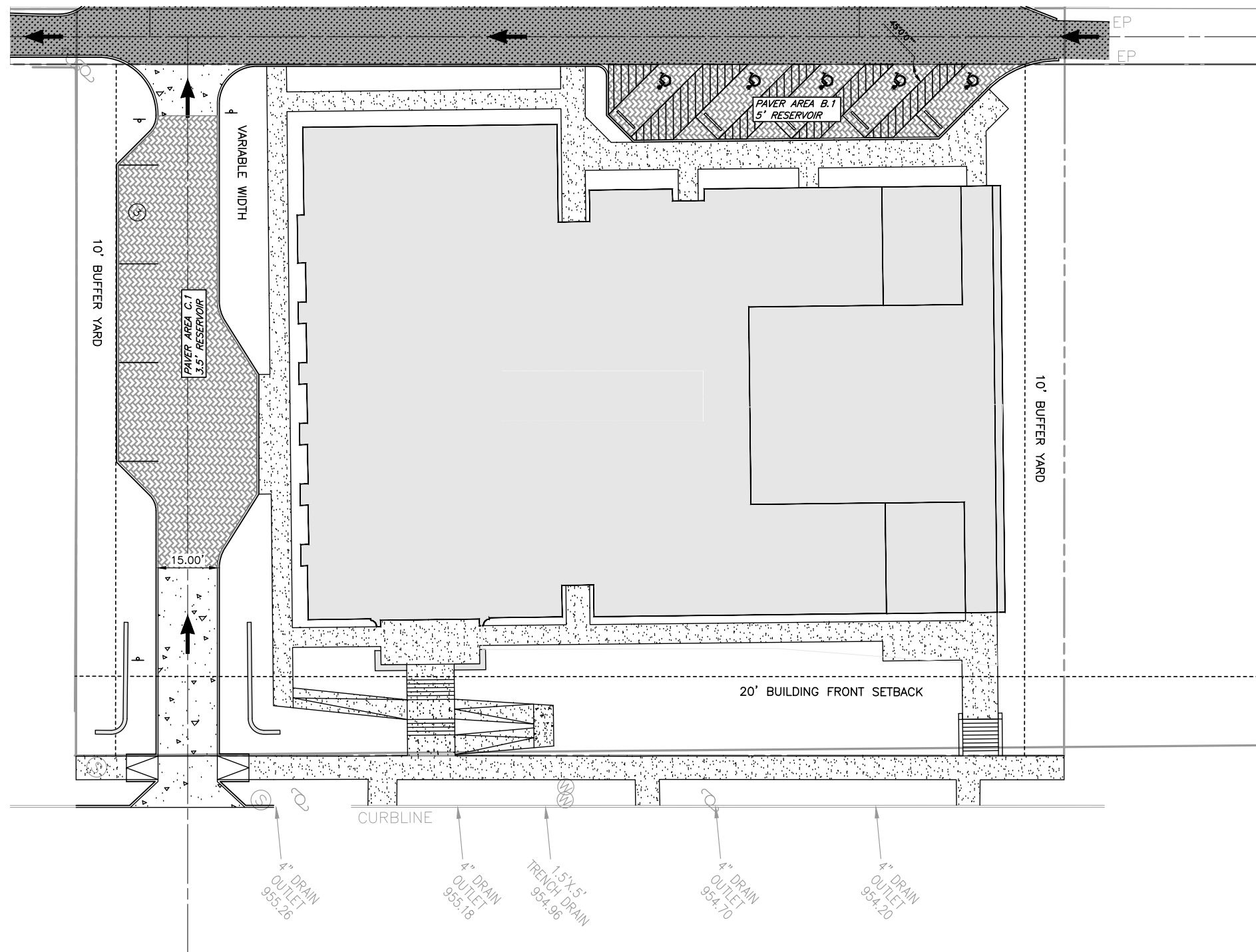


Parcel ID:082JN017

EXISTING CONTEXT



EXISTING CONTEXT



E MAGNOLIA AVE



NORTH

From: [Steve Borden](#)
To: [Jennifer Scobee](#)
Subject: RE: March BZA Applications
Date: Monday, March 6, 2023 11:40:44 AM
Attachments: [image001.png](#)

Jennifer,

Please see our comments below.

3-A-23-VA 6800 Deane Hill Dr.: Operations has no comment.
3-B-23-VA 5450 Millertown Pk: Operations has no comment.
3-C-23-VA 206 Cedar Ln: Operations has no comment.
3-D-23-VA 1113 & 1115 Phillips Ave: Operations has no comment.
3-E-23-VA 0 Division St: Operations has no comment.
3-F-23-VA 416 Cherokee Blvd: Operations has no comment.
3-G-23-VA 2439 E. Magnolia Ave: Operations has no comment.
3-H-23-VA 2424 Washington Ave: Operations has no comment.

Thank you,



Steven M. Borden, P.E. | Director/Assistant Chief Engineer
TDOT – Region 1
7345 Region Lane
Knoxville, TN 37914
(865) 594-2400
Steve.Borden@tn.gov
tn.gov/tdot



March 8, 2023

Mr. Bryan Berry, Deputy Director
Board of Zoning Appeals
Room 475, City-County Building
P. O. Box 1631
Knoxville, Tennessee 37901

Dear Mr. Berry:

Re: Variance Requests 3-A-23-VA, 3-B-23-VA, 3-C-23-VA, 3-D-23-VA, 3-E-23-VA, 3-F-23-VA, 3-G-23-VA, and 3-H-23-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,

A handwritten signature in black ink, appearing to read "C. Wiberley".

Christian Wiberley, P.E.
Engineering

CGW



VARIANCE
3-G-23-VA
Knoxville BZA
PUBLIC HEARING
215-4244

CITY OF KNOXVILLE
102102