

BOARD OF ZONING APPEALS

NAME OF APPLICANT

Damon Falconnier

FILE NO.

7-D-18-VA

The applicant is:☐

Owner

☐

Tenant

☐

Contractor

☒

Other

Architects

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 925 W Baxter Ave

☐

Temporary

☒

Official

Zoning District R1-A

Zoning Map Number 094

Ward and Block 21104 / 20

Lot/Parcel 24R / 094 CS01001

This proposal pertains to:☒

New Structure

☐

Extension of Existing Structure

☐

Off-Street Parking

☐

Signage

☐

Other

Is a plat required?☐

Yes

☐

No

DESCRIPTION OF PROPOSAL

Church is adding a new 1-story building. Parking is existing, non-conforming. Additionally, the sanctuary, which dictates parking count, is not being altered. Therefore, the parking will not require a variance.

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):

1. Reduce the required rear yard setback from 25 ft to 13ft 4in (Article IV Section 2.1.2.D.3.a).

CITY OF KNOXVILLE BUILDING INSPECTOR

Joshua Frerichs

DATE

06-15-2018

APPLICANT'S HARDSHIP

7-D-18-VA

Which special circumstance(s) of the property do not apply generally in the zoning district?

☐ Size ☐ Elevation ☐ Slope ☐ Shape ☐ Soil ☐ Subsurface ☒ Other _____

Existing non-conforming building built prior to zoning regulations. Owner desires to align new building w/existing bldg.

What legal hardship(s) prevents any reasonable use of your land under the terms of the Zoning Ordinance?

Locating the new building 25 feet from the alley will reduce the non-conforming gravel parking area that was created prior to the City of Knoxville zoning and parking regulations.

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: The existing building was constructed at 13'± from the property line in the early 1950's prior to the creation of the City of Knoxville zoning regulation.

Are the conditions on your property the result of other man-made changes (such as the relocation of a road or highway)? ☒ No ☐ Yes If answering yes, describe: _____

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:

Name (Print)	Street Address	City	State	Zip	Telephone
Damon Falconnier	4622 Chambliss Ave	Knoxville	TN	37919	865-584-7868

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

Name (Print)	Street Address	City	State	Zip	Telephone
New Victory Baptist Church	925 W Baxter Ave	Knoxville	TN	37921	

Date Filed: 6/15/18

Fee Paid: \$250.00

Councilmanic District: 10

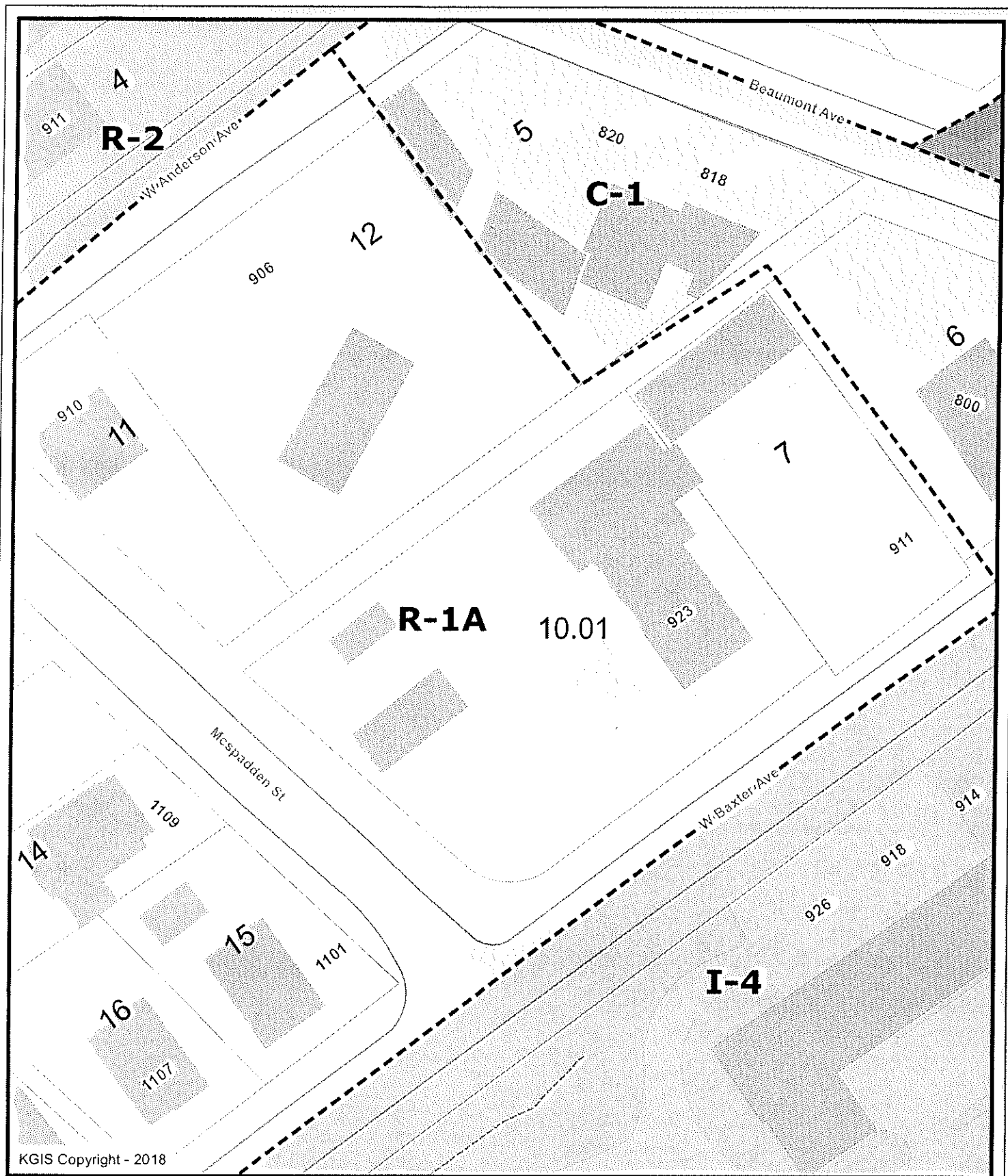
MPC Planning Sector: Central City

General Location Description

Size: Acres

Size: Sq. Ft.

METROPOLITAN PLANNING COMMISSION**DATE**



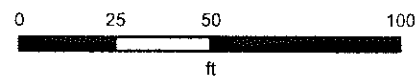
DAMON FALCONNIER

925 W BAXTER AVE

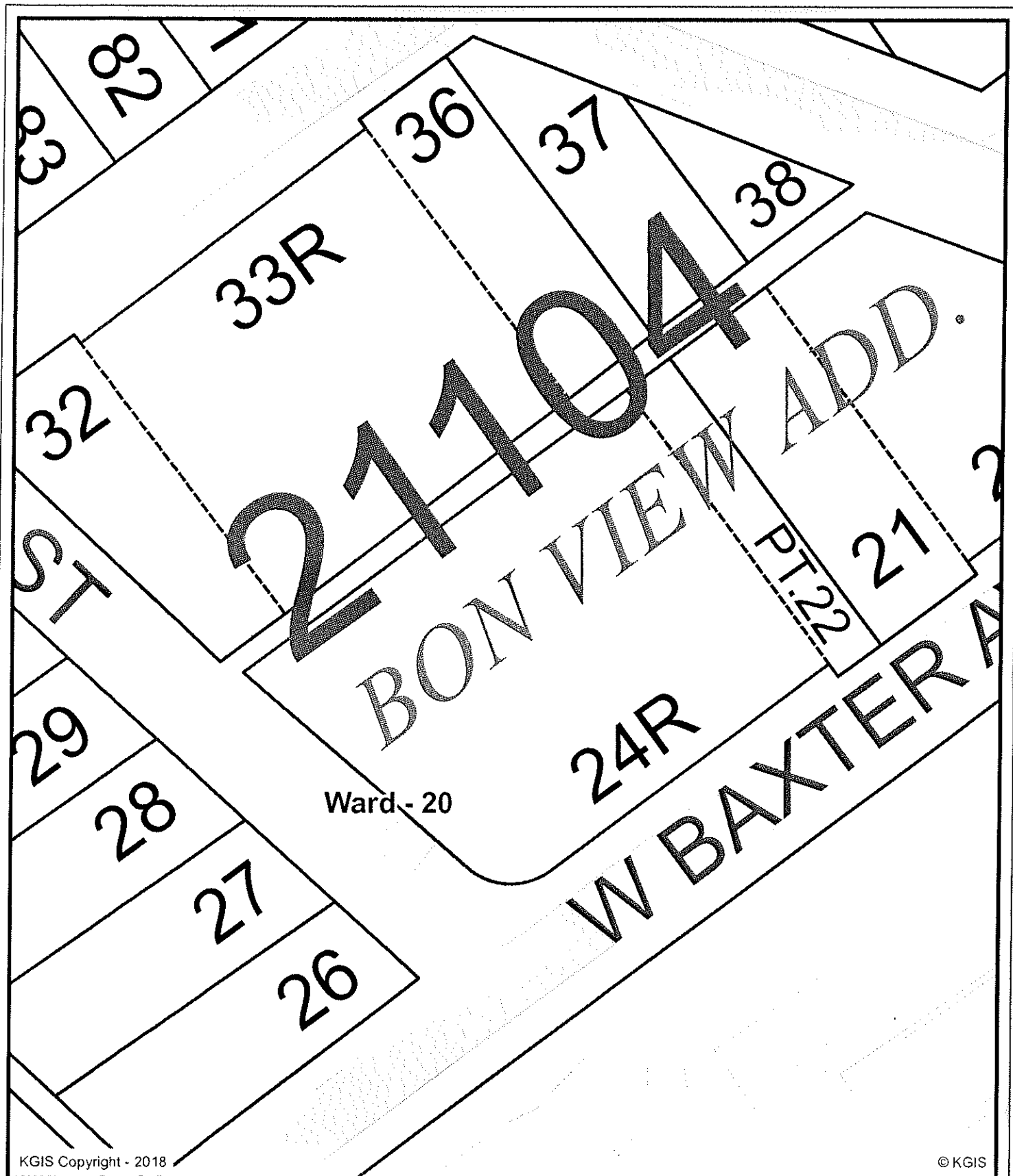
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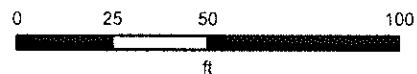
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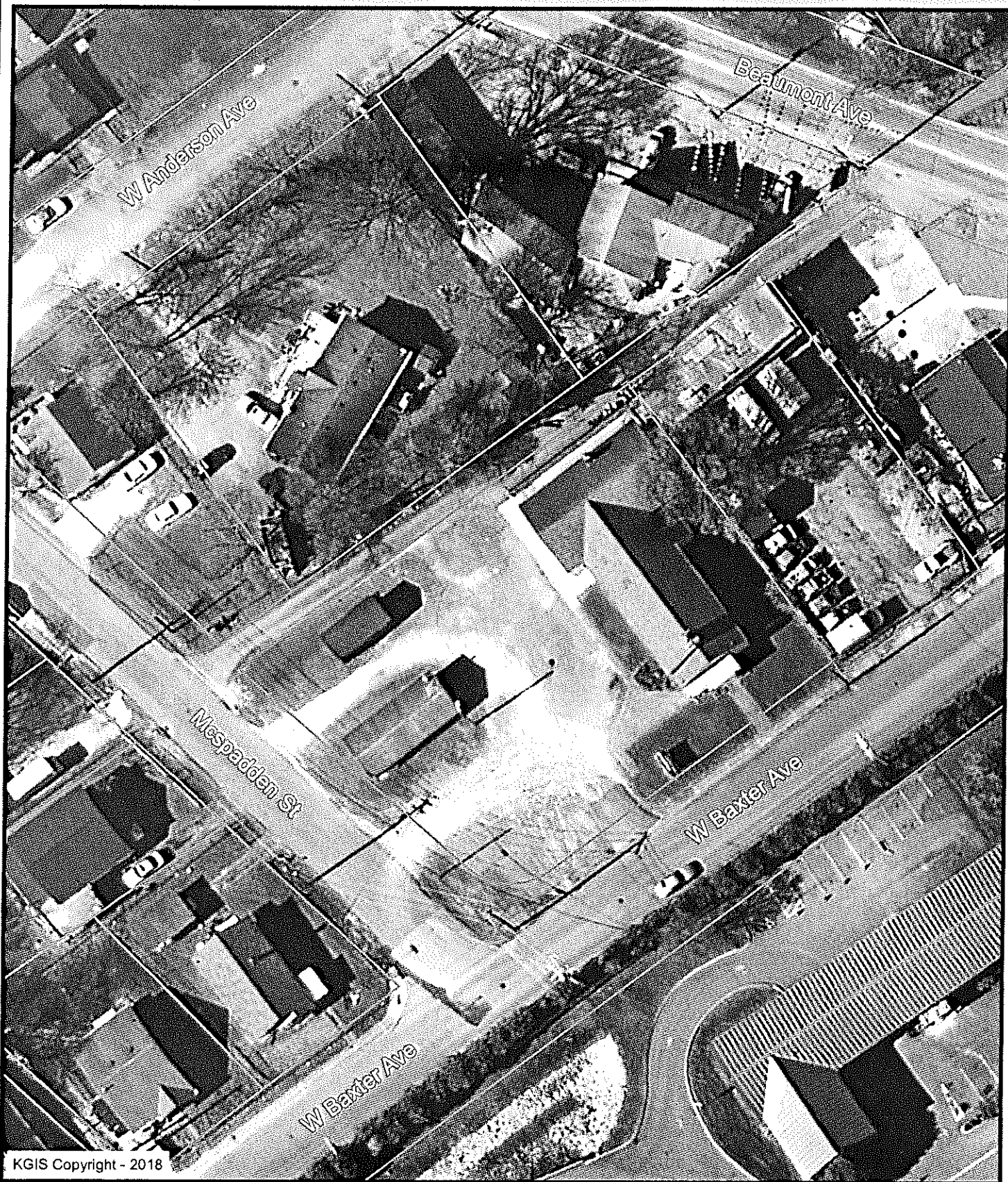
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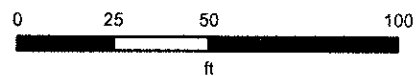
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July 9, 2018

Mr. Scott Elder
Board of Zoning Appeals
Room 505, City-County Building
P. O. Box 1631
Knoxville, Tennessee 37901

Dear Mr. Elder:

Re: Variance Requests 7-A-18-VA, 7-B-18-VA, 7-C-18-VA, 7-D-18-VA, 7-E-18-VA, 7-F-18-VA, 7-G-18-VA, 7-H-18-VA, 7-J-18-VA, 7-K-18-VA, 7-L-18-VA, and 7-M-18-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,



Christian G. Wiberley
Engineering

CGW

DEMO & SITE USE NOTES

1. BLASTING SHALL NOT BE USED IN DEMOLITION WORK.
2. DEBRIS SHALL BE REMOVED BY THE GENERAL CONTRACTOR UNLESS SPECIFICALLY REQUESTED OTHERWISE BY OWNER.
3. DEBRIS SHALL NOT BE BURIED OR BURNED ON SITE.
4. DECONSTRUCTED ITEMS WHICH THE OWNER DESIGNATES FOR "RE-USE" SHALL BE NEATLY STORED IN LOCATION DETERMINED BY OWNER. PROTECT AS REQUIRED.
5. PROTECT EXISTING EGRESS ROUTES FROM EXISTING BUILDING DURING AND AFTER CONSTRUCTION. PREPARE AN EVACUATION PLAN WITH THE OWNER AND FIRE MARSHAL PRIOR TO COMMENCEMENT OF CONSTRUCTION.
6. GENERAL CONTRACTOR SHALL PROVIDE BARRIERS AS REQUIRED TO NOTIFY THE PUBLIC OF THE DANGERS OF CONSTRUCTION AREAS. CONSTRUCTION ACTIVITIES SHALL NOT INHIBIT ACCESS TO THE SITE BY CHURCH MEMBERS OR EMERGENCY VEHICLES.
7. AS THE CHURCH BUILDING WILL BE IN USE DURING CONSTRUCTION, CARE SHALL BE TAKEN TO PREVENT CONSTRUCTION ACTIVITIES FROM INTERFERING WITH OWNER'S USE OF THE BUILDING. COORDINATE WITH OWNER THE PLACEMENT OF ALL CONSTRUCTION EQUIPMENT, MATERIALS AND DEBRIS.
8. CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE EXISTING TO REMAIN AREAS SURROUNDING DEMOLITION AREA. DAMAGE TO EXISTING BUILDINGS, SYSTEMS, VEGETATION, ETC. SHALL BE REPAIRED TO PREVIOUS CONDITION OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PROTECTION OF EXISTING STRUCTURE INCLUDING, BUT NOT LIMITED TO, TEMPORARY SHORING AND BRACING TO PREVENT COLLAPSE OF EXISTING TO REMAIN BUILDINGS AND SERVICES.
10. ADEQUATE ADVANCE NOTICE SHALL BE GIVEN TO THE OWNER PRIOR TO THE COMMENCEMENT OF DEMOLITION ACTIVITIES. NO DEMOLITION SHALL PROCEED WITHOUT THE EXPRESS WRITTEN NOTICE TO PROCEED FROM THE OWNER.
11. DEMOLITION SHALL NOT PROCEED UNTIL CONTRACT IS FINALIZED AND FINANCING FOR THE ENTIRE PROJECT IS SECURED.
12. PROTECT EXISTING HVAC SYSTEM FROM DUST INGESTION.
13. SEE ADDITIONAL NOTES & DIRECTIONS IN DIV. 2 SHEET C-101.

SITE NOTES

- MUNICIPAL JURISDICTION: CITY OF KNOXVILLE, TN
 SITE ZONE: R-1A
 PARCEL ID: 094C501001
 WARD: 20
 BLOCK: 21/21104
 SITE SIZE: 0.49 ACRE (21,479 S.F.)
- EXISTING BUILDING (TO REMAIN):
 925 BAXTER AVENUE
 3,725 GROSS SQ.FT.
 1 STORY
 TYPE V-B, UNSPRINKLERED
 A-3 "RELIGIOUS WORSHIP"
- PROPOSED BUILDING:
 925 BAXTER AVENUE
 1,200 GROSS SQ.FT.
 1 STORY
 TYPE V-B, UNSPRINKLERED
 A-3 "RELIGIOUS WORSHIP"
- VARIANCE REQUESTS:
1. MPC USE-ON-REVIEW (PENDING):
 1.1. SITE PLAN
 1.2. FLOOR PLAN
 1.3. EXTERIOR ELEVATIONS
 2. REAR SETBACK (PENDING): REQUEST REDUCTION IN REAR SETBACK TO 13'-0" FROM 25'-0" SO THAT NEW BUILDING WALL CAN ALIGN WITH EXISTING BUILDING WALL
- PARKING NOTES:
1. ORIGINAL BUILDING WAS BUILT ca.1949, PRIOR TO ADOPTION OF ZONING ORDINANCE.
 2. PROPOSED ADDITION WOULD NOT INCREASE THE REQUIRED PARKING.
 3. THEREFORE, THE EXISTING GRAVEL PARKING AREA MAY REMAIN WITH THE UNDERSTANDING THAT NO ADDITIONAL IMPERVIOUS AREA WILL BE ADDED PAST THE COMPLETION OF THIS PROJECT.
 4. SINGLE PAVED ACCESSIBLE PARKING SPACE AND ACCESS AISLE AS SHOWN ON PLAN.

SITE DEVELOPMENT NOTES:

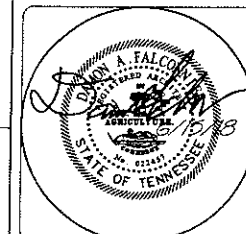
1. COORDINATE ALL SITE UTILITIES SIZES AND LOCATIONS WITH KUB OR OTHER LOCAL UTILITY.
2. LANDSCAPING IS BY OWNER, INCLUDING ORNAMENTAL HORTICULTURE AND PERMANENT LAWNS.
3. SEED AND STRAW BY GC ONLY TO STABILIZE SITE, REPAIR UTILITY EXCAVATIONS AND REPLACE DISTURBED LAWNS.
4. EXCAVATION AREA NOT TO EXCEED 2,800 S.F. (EXCLUDING UTILITY TRENCHES).
5. NEW BUILDING DOES NOT HAVE NATURAL GAS SERVICE.
6. SITE PLAN BASED ON ARCHITECT'S FIELD DOCUMENTATION, PUBLICLY AVAILABLE GIS DATA AND ORIGINAL SURVEY/PLAT PREPARED BY CANNON & CANNON, DATED SEPTEMBER 24, 2012.
7. CONCRETE EQUIPMENT PADS SHALL BE 6" THK 4000 PSI CONCRETE w/ 6x6x1.4/1.4 WWF OVER 4" (MIN) COMPACTED CRUSHED STONE BASE. VERIFY REQUIRED SIZES WITH MECHANICAL CONTRACTOR. SLOPE SLIGHTLY TO DRAIN AWAY FROM BUILDING.
8. VERIFY SPOT ELEVATIONS IN FIELD. REPORT DISCREPANCIES TO ARCHITECT.
9. SITE LIGHTING IS EXISTING TO REMAIN; NO PROPOSED IMPROVEMENTS OR CHANGES.
10. COORDINATE COMMUNICATIONS REQUIREMENTS WITH LOCAL UTILITY AND OWNER.

SITE LEGEND

- INDICATES EXISTING TOPOGRAPHICAL CONTOURS. NUMBER INDICATES ELEVATION IN FEET ABOVE MEAN SEA LEVEL AND IS PLACED ON HIGH SIDE OF CONTOUR.
- INDICATES EXISTING BUILDING TO BE DEMOLISHED
- INDICATES EXISTING PROPERTY LINE & CORNER PIN
- INDICATES SEWER LINE
- INDICATES OVERHEAD POWER LINE TO BE REMOVED
- INDICATES OVERHEAD POWER LINE
- INDICATES DOMESTIC SUPPLY WATER LINE
- INDICATES NEW BUILDING
- INDICATES EXISTING BUILDING



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 Knoxville, TN 37919
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 faldesca@gmail.com
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BZA APPLICATION

FELLOWSHIP HALL

NEW VICTORY
 BAPTIST CHURCH
 925 BAXTER AVENUE
 KNOXVILLE, TN 37921

SITE LAYOUT & UTILITIES PLAN

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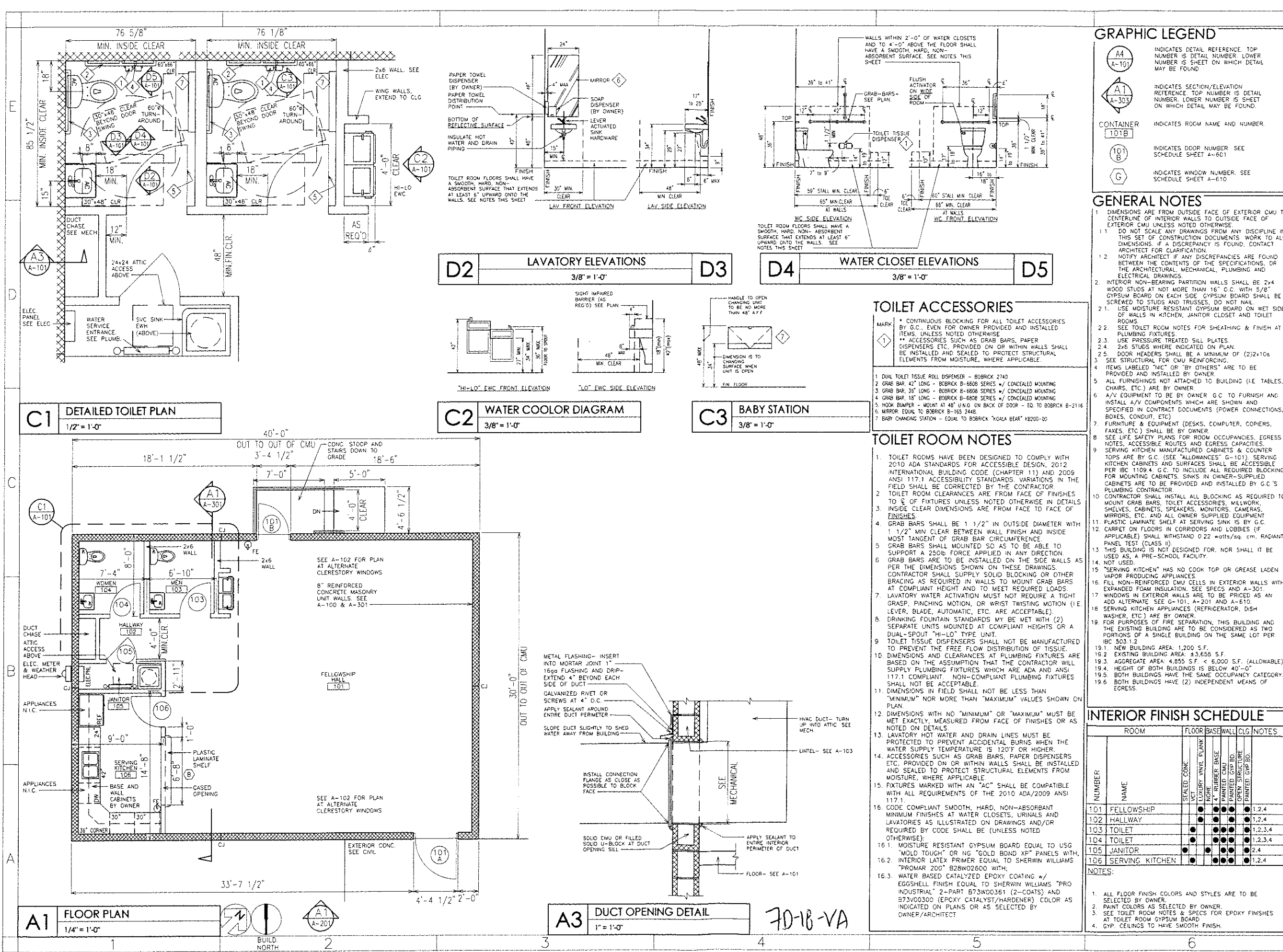
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 REVISION(S):

FILE:	2018-045
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C-101

A1 SITE LAYOUT PLAN
 1" = 10'-0"

7-D-18-VA



**FALCONNIER
DESIGN COMPANY**

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Knoxville, TN 37919
Phone 865.584.7868
Fax 865.584.3159
faldesco@gmail.com
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STATE OF TENNESSEE

BZA APPLICATION

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BAPTIST CHURCH
925 BAXTER AVENUE
KNOXVILLE, TN 37921

**FLOOR PLAN &
DETAILED TOILET
ROOM PLANS**

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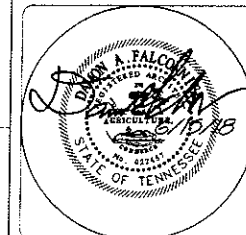
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BZA APPLICATION

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925 BAXTER AVENUE
KNOXVILLE, TN 37921

EXTERIOR ELEVATIONS

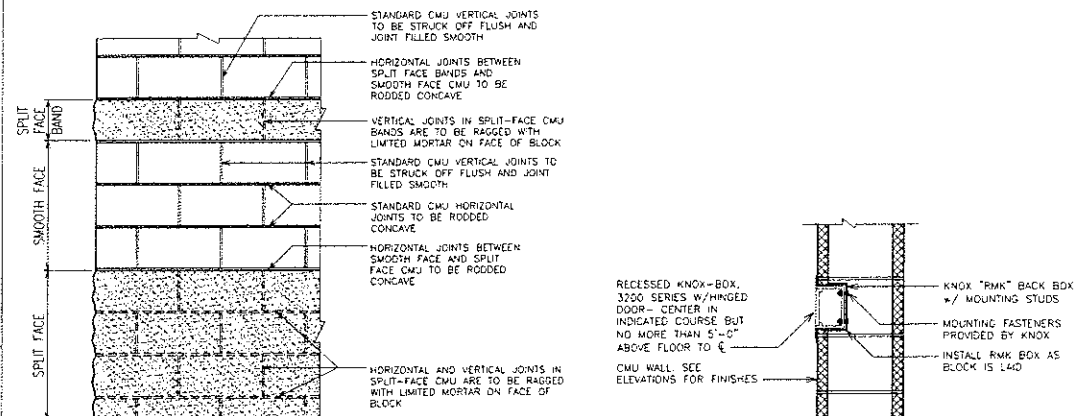
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REVISION(S):

NO.	DESCRIPTION	DATE
1	AS SHOWN	06/15/18

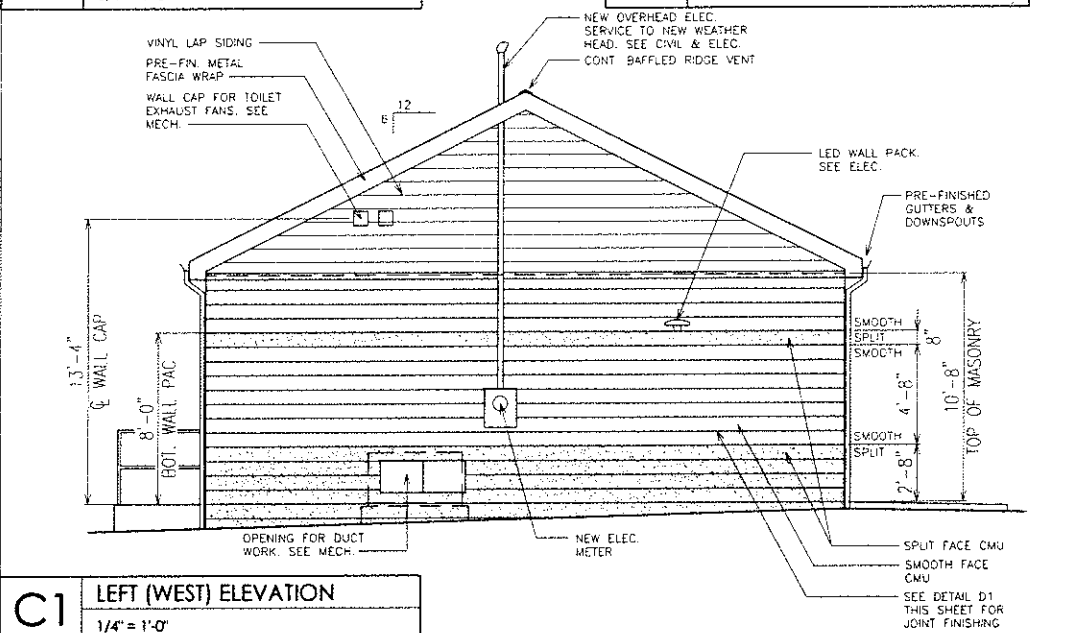
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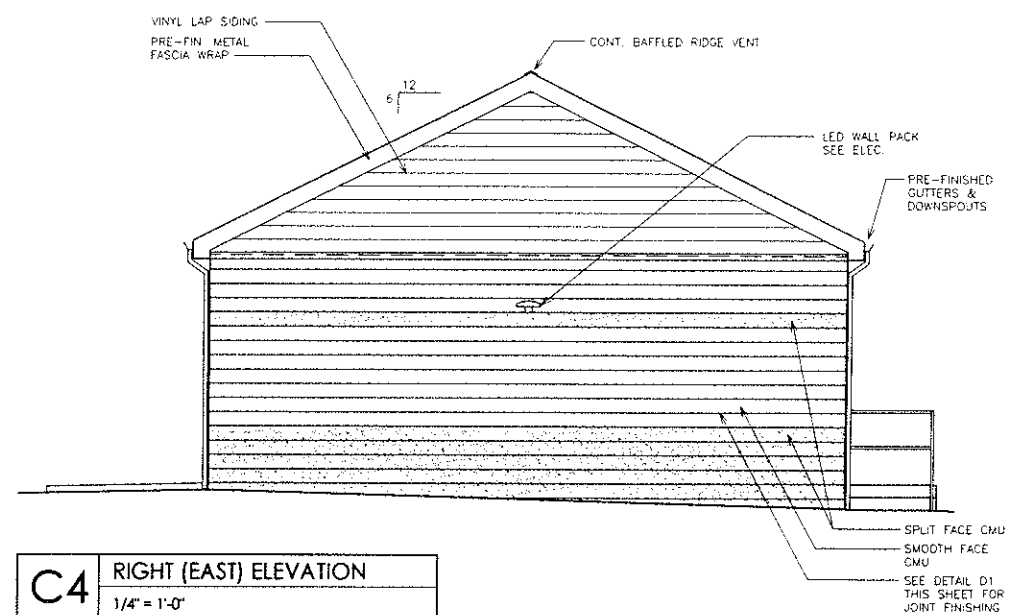


D1 EXTERIOR CMU JOINT DETAIL
3/4" = 1'-0"

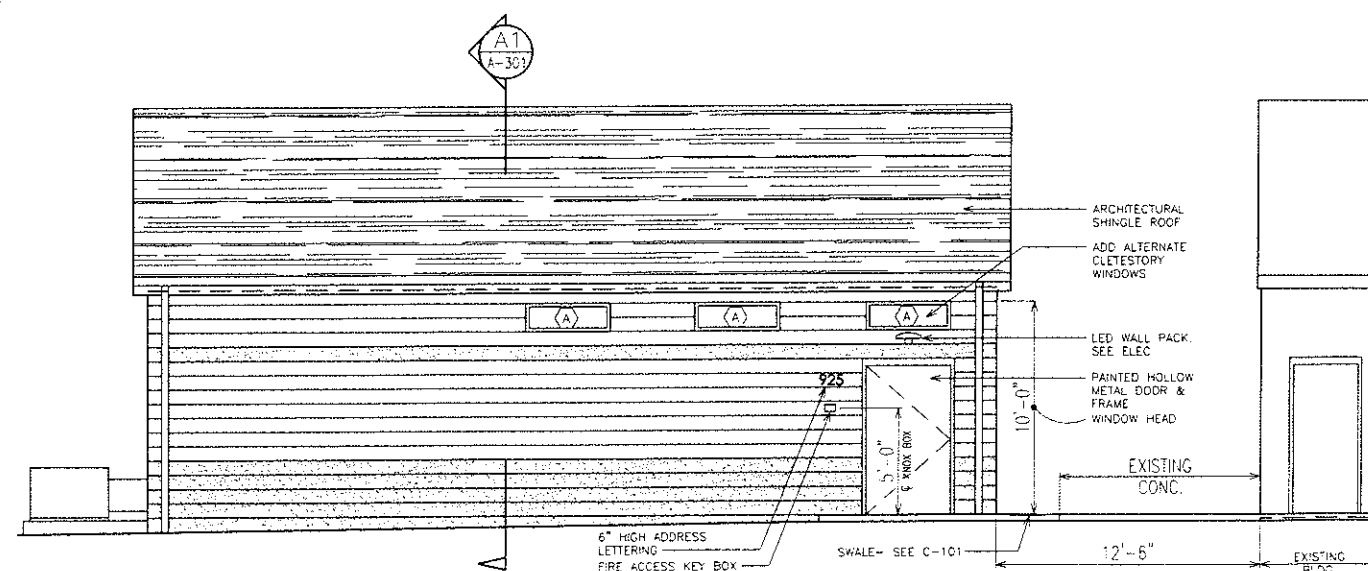
D1 FIRE DEPARTMENT KEY BOX
1" = 1'-0"



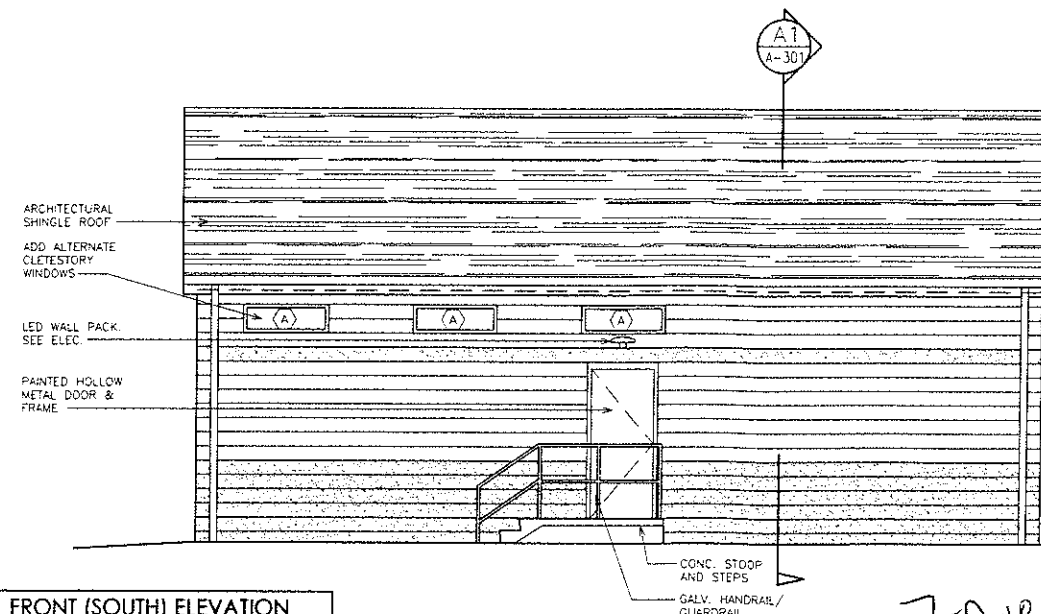
C1 LEFT (WEST) ELEVATION
1/4" = 1'-0"



C4 RIGHT (EAST) ELEVATION
1/4" = 1'-0"



A1 FRONT (SOUTH) ELEVATION
1/4" = 1'-0"



A4 FRONT (SOUTH) ELEVATION
1/4" = 1'-0"

7-D-18-VA