

File #

3-A-19-VA



# BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION	APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name Bethel African Methodist Episcopal Church	Owner <input checked="" type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address 2460 Parkview Avenue	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip Knoxville, TN 37917	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number (865) 673-5810	Other <input type="checkbox"/>	Signage <input checked="" type="checkbox"/>
Email bethelknox@aol.com and leerussellbrown@yahoo.com		Other <input type="checkbox"/>

## THIS IS A REQUEST FOR:

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Zoning Variance (Building Permit Denied) | <input type="checkbox"/> Extension of Non-Conforming Use/or Structure |
| <input type="checkbox"/> Appeal of Administrative Official's Decision        | <input type="checkbox"/> Map Interpretation                           |

## PROPERTY INFORMATION

Street Address 2460 Parkview Avenue

City, State, Zip Knoxville, TN 37917

Parcel # (see KGIS.org) 082 OG 017

Zoning District (see KGIS.org) R-2

## 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.

We are seeking variance for our church's sign to be 5' from the Parkview Avenue property line and 6' from the Chestnut St. property line to have full visibility of sign from both sides. Otherwise we would have to put the sign almost against the building with only one side visible to Chestnut Street only.

### Describe hardship conditions that apply to this variance.

The sign 10' from the property lines places the sign where one side of it would be flesh against the front porch. The sign is 2 sided. We want one side to face Parkview Avenue and the other to face the opposite side visible by Chestnut Street traffic. The above variance request does not compromise the sign being too close to the property line.

## 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

DATE

2/4/19

File # 3A19VA



## BOARD OF ZONING APPEALS APPLICATION

### \*\*\*\*\*OFFICE USE ONLY\*\*\*\*\*

Is a plat required? Yes ☐ No ☒

Small lot of record/substandard lot ☐

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

1. Reduce the required Parkview Avenue front yard setback from 10' to 5'. (Per Article 8, Section 7.1.a.) To allow a new ground sign.
2. Reduce the required Chestnut Street front yard setback from 10' to 6'. (Per Article 8, Section 7.1.a.) To allow a new ground sign.

REVISED

### PROJECT INFORMATION

Date Filed 2-13-19

Fee Amount \$250.00

Council District 6

BZA Meeting Date 3-21-19

PLANS REVIEWER Rebecca Johnson

DATE 2-13-19 (Revised 3-5-19)



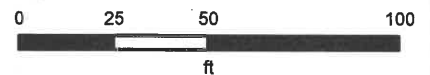
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**2460 Parkview Ave.**  
Bethel African Methodist Episcopal Church  
3-A-19-VA

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

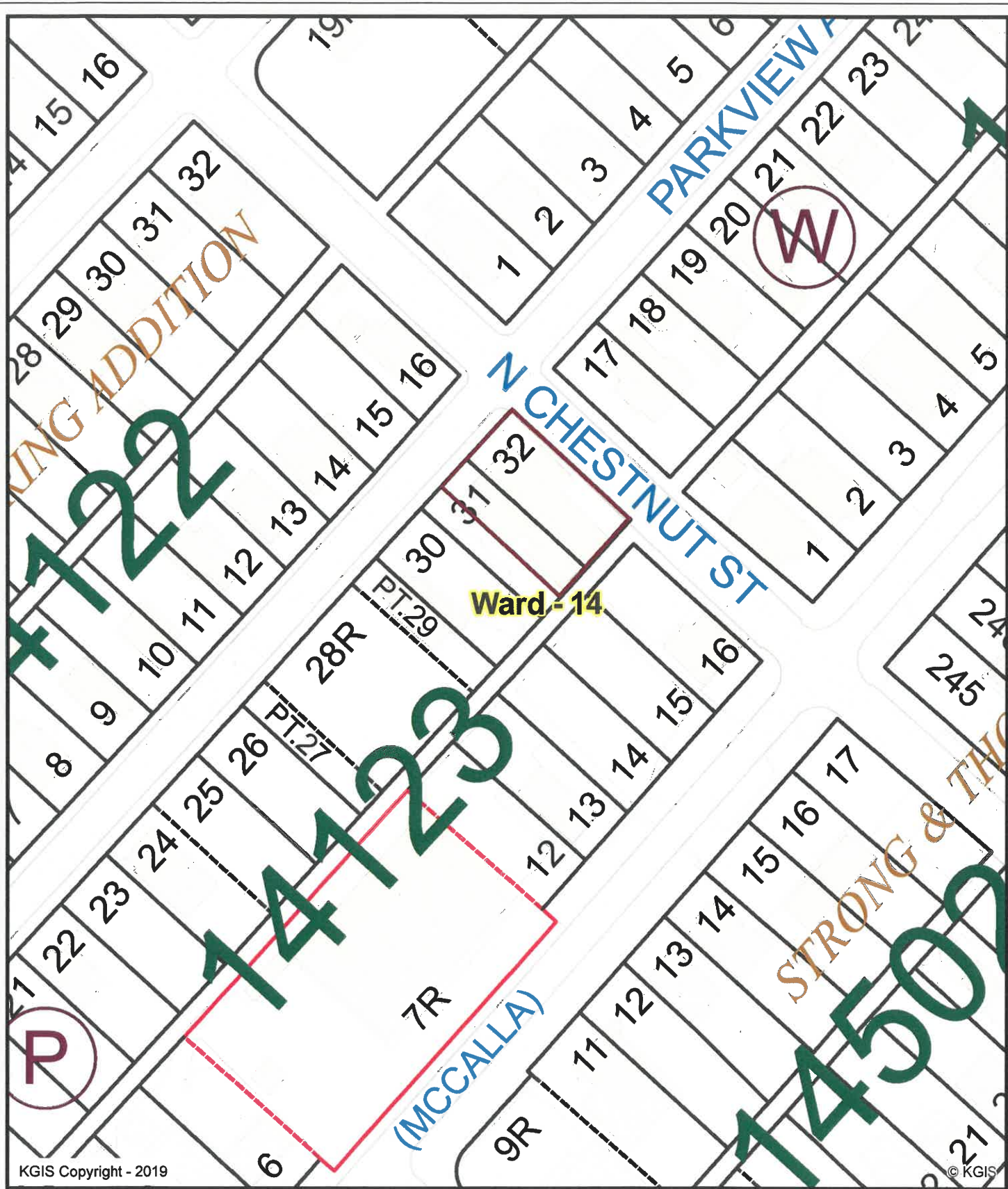


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2460 Parkview Ave.  
Bethel African Methodist Episcopal Church  
3-A-19-VA

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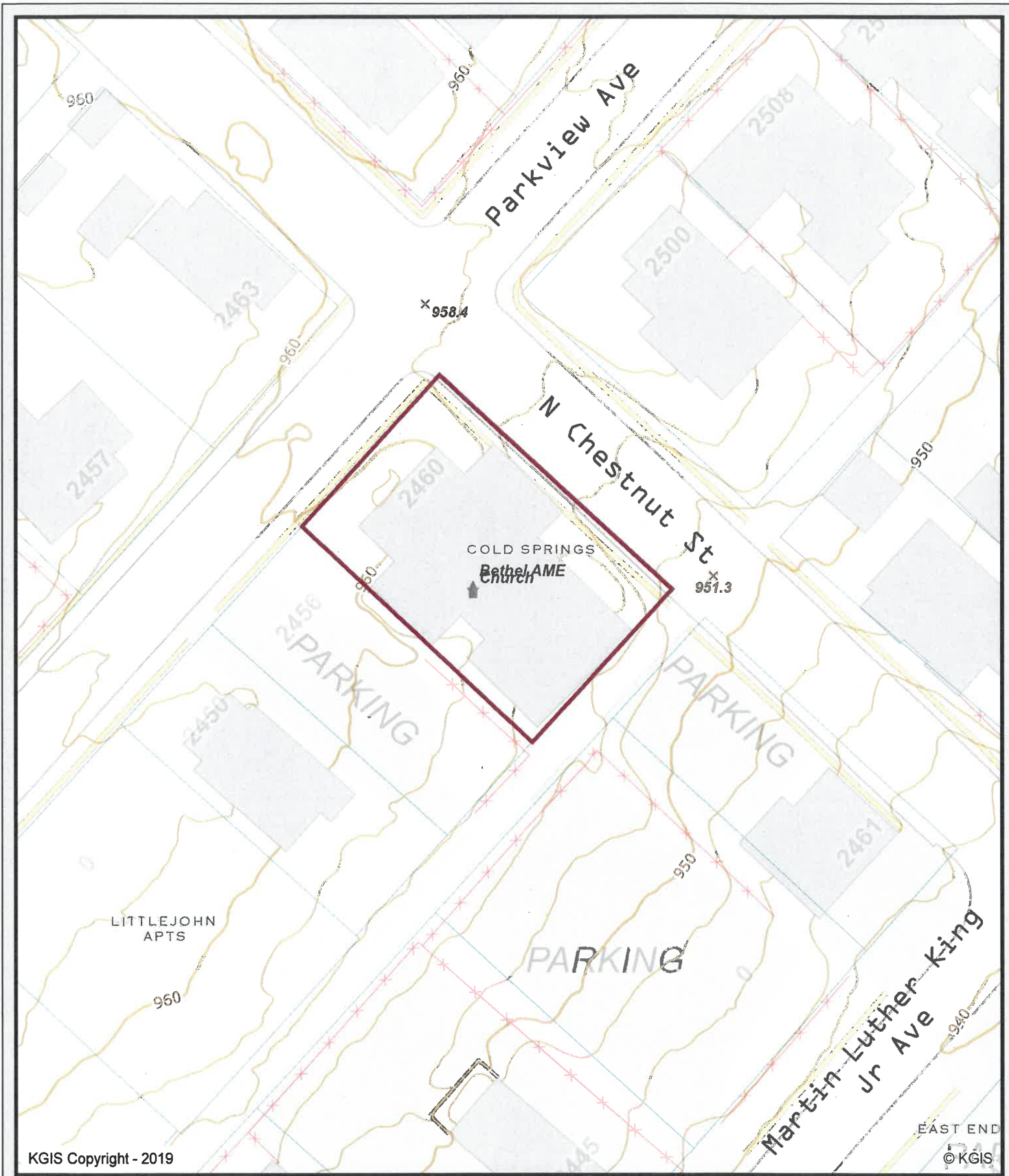



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0 25 50 100  
ft

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<p><b>3-A-19-VA</b> Bethel African Methodist Episcopal Church 2460 Parkview Ave.</p>		<p>Printed: 3/7/2019 at 8:13:50 AM</p>  <p>0 25 50 100 ft</p>	
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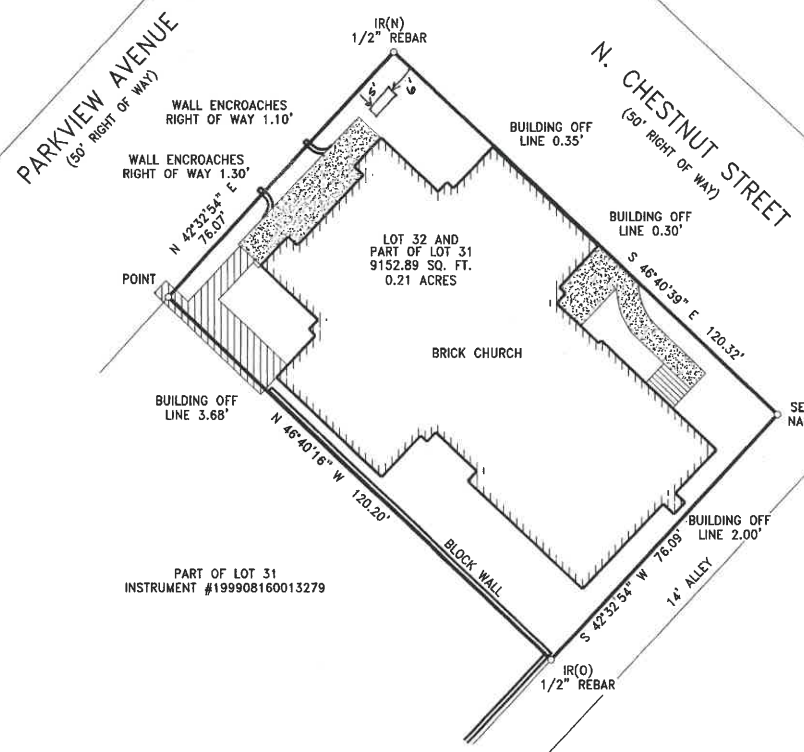


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UTILITIES SHOWN WERE LOCATED FROM ACTUAL FIELD EVIDENCE, EXISTING UTILITY RECORDS AND OTHER AVAILABLE EVIDENCE. OTHER UNDERGROUND UTILITIES MAY EXIST AND NOT BE SHOWN OR UTILITIES MAY VARY FROM WHERE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE LOCATION OF ANY UTILITIES SHOWN WHICH ARE NOT VISIBLE FROM THE SURFACE. UTILITY DATA SHOULD NOT BE RELIED UPON WITHOUT VERIFICATION FROM THE PROPER UTILITY AUTHORITY HAVING JURISDICTION. I.C.A. §102-3-06.

LEGEND	
	WOOD
	CONCRETE
IR(O)	IRON ROD OLD
IR(N)	IRON ROD NEW
IP(O)	IRON PIPE OLD



BEARINGS BASED ON  
MAP BOOK 3, PAGE 106



- NOTES:
- 1) IRON RODS WITH CAPS SET AT ALL CORNERS NOT RECOVERED UNLESS OTHER MONUMENTATION IS NOTED ON DRAWING.
  - 2) CLT TAX MAP 0820, GROUP 14, PARCEL 014.
  - 3) DEED REFERENCE: DEED BOOK 1232, PAGE 1052.
  - 4) PLAT REFERENCE: MAP BOOK 3, PAGE 106.
  - 5) PROPERTY SUBJECT TO EASEMENTS, RIGHTS OF WAY OR CLAIMS OF EASEMENTS OR RIGHTS OF WAY NOT SHOWN BY THE PUBLIC RECORDS.
  - 6) PROPERTY SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE REPORT WAS FURNISHED TO SURVEYOR PRIOR TO SURVEY.
  - 7) NO TITLE OPINION IS EXPRESSED OR IMPLIED.
  - 8) THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP AND FOUND THE DESCRIBED NOT TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA.
  - 9) BUILDING SETBACK LINES AND EASEMENTS SHALL CONFORM TO ANY AND ALL CURRENT KNOX COUNTY/ CITY OF KNOXVILLE ZONING STANDARDS.



Surveyors Certification:  
I hereby certify that this is a Category 1 Survey and the ratio of precision of the unadjusted survey exceeds 1:10,000 as shown hereon. This survey has been prepared in accordance with the standards of practice of land surveys in the State of Tennessee.  
*Gary L. Roth, Jr.*  
Gary L. Roth, Jr. TN. RLS #2051

3-A-19-VA

PROJECT NO.	19-016
FILENAME:	19-016.DWG SHEET NO. 1 OF 1
DRAWN BY:	CLR
DATE OF FIELD SURVEY:	1/28/19
SCALE:	1" = 20'
DATE:	1/28/19

SURVEY FOR:	COLD SPRINGS ADDITION
	LOT 32 AND PART OF LOT 31, BLOCK "P"
	CITY BLOCK NO. 14123
	2460 PARKVIEW AVENUE
	1ST CIVIL DISTRICT OF KNOX COUNTY, TENNESSEE
	WITHIN THE 14TH WARD OF THE CITY OF KNOXVILLE
OWNER:	BETH EL AME CHURCH
	2460 PARKVIEW AVENUE
	KNOXVILLE, TN. 37917

ROTH LAND SURVEYING
Gary L. Roth, Jr. RLS
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Knoxville, TN. 37918
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