



TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: January 17, 2024

RE: 737 E. Sevier Ave.

The Board is asked to consider the following request:

**Case: BZA24-0007 – The owner of property located at 737 E Sevier Avenue, Control Map 0460, Group C, Parcel 024.10** requests approval for commercial parking in a residential zone to Sec 114-563(4). The property is zoned R-4, Medium Density Apartment District.

*Code reference:*

***Sec. 114-563. - General standards for parking.***

*(4)Residential areas. Unless approval has been secured from the board of zoning appeals, no buses, trucks, heavy equipment or for sale vehicles shall be parked or stored in residential areas. Parking and loading requirements for business and industrial activities shall be met on land zoned for such activities, except that the board of zoning appeals may consider permitting such accessory uses on residentially zoned property if such can be effected without creating a public hazard or effectively reducing the value of adjoining residential properties. When permitted, the board shall require any necessary screening, landscaping, lighting, signing, access control or other physical design or operational restrictions that would help ensure the compatibility of the parking activities with adjoining residential activities.*