

BOARD OF ZONING APPEALS

AGENDA May 17, 2018

The City of Knoxville Board of Zoning Appeals will consider the following petitions for variance of requirements of the Knoxville City Code, Appendix B, Zoning Regulations at their May 17, 2018, meeting at 4:00 pm in the Small Assembly Room, City County Building, 400 Main St, Knoxville, TN. Data pertinent to this amendment may be seen in the office of City of Knoxville Inspections Division, 5th Floor of the City County Building, Main Street, Knoxville, TN. If you need assistance or accommodation for a disability, please contact the City ADA coordinator at 216-2034.

This meeting and all communications between the Board members is subject to the provisions of the Tennessee Open Meetings Act, Tenn. Code. Ann. § 9-44-101, et seq.

An agenda review meeting is held at 3:00 pm in Room 511 of the City County Building, prior to the regular meeting.

A decision of this Board may be appealed to City Council by filing an Appeal Application and paying the required fee with the Metropolitan Planning Commission within fifteen (15) days of the date of the decision.

CALL TO ORDER

ROLL CALL

MINUTES

April 19, 2018

OLD BUSINESS

File:	1-B-18-VA	Parcel ID: 081NH00801
Applicant:	Knoxville Preservation & Development, LLC	(formerly 081NH004, 005, 008)
Address:	108 W. Oklahoma Avenue (formerly 1221 N Central St)	4 th Council District
Zoning:	C-3/I-2 (General Commercial / Restricted Manufacturing & Warehousing)	

Variance Requests:

1. Reduce the minimum required front yard setback from 25 ft to 1 ft along N. Central Street per Article 4, Section 2.2.3.E.1.
2. Reduce the minimum required front yard setback from 25 ft to 0 ft along W. Oklahoma Avenue per Article 4, Section 2.2.3.E.1.

3. Reduce the minimum required screening area between the proposed parking lots and all rights-of-way from 6 ft to 0 ft per Article 5, Section 7.J.2.c.2.
4. Reduce the minimum required setback for a parking lot from 6 ft to 0 ft per Article 5, Section 7.C.3.
5. Reduce the minimum required area for a terminal island from 120 sf to 0 sf for 4 terminal islands per Article 5, Section 7.G.5.d.
6. Reduce the minimum distance between a driveway accessing an arterial street on a corner lot and a local intersecting street from 100 ft to 42 ft 10 inches per Article 5, Section 7.H.2.a.Table 5.
7. Reduce the minimum required parking spaces from 127 to 57 per Article 5, Section 7.Tables 1.31 and 1.46.

As per plan submitted to combine lots with existing non-conforming buildings in a C-3 and I-2 Districts.

File: [2-B-18-VA](#)
Applicant: Creative Structures
Address: 2012 N. Broadway
Zoning: C-3 (General Commercial)

Parcel ID: 082HA021
 4th Council District

Variance Request:

Increase the maximum width of a driveway entrance from 30 ft to 40 ft per Article 5, Section 7.H.3C.Table, as per plan submitted showing as-built condition of a driveway in a C-3 District.

File: [4-E-18-VA](#)
Applicant: Ann Sowards
Address: 1708 Boone Street
Zoning: I-3 (General Industrial)

Parcel ID: 082HD035
 2nd Council District

Variance Request:

Reduce the minimum required side yard setback on the north property line from 25 ft to 11 ft per Article 4, Section 2.3.2.E.3., as per plan submitted proposing construction of a new detached dwelling in an I-3 District.

NEW BUSINESS

File: [5-A-18-VA](#)
Applicant: Sycamore Sign Service
Address: 8906 Kingston Pike
Zoning: C-3 (General Commercial)

Parcel ID: 132-03413
 2nd Council District

Variance Request:

Decrease the minimum required setback from the street for a detached on-premise ground sign from 10 ft to 2 ft per Article 8, Section 7.1.a, as per plan submitted to install a new business sign on an existing pole and foundation in a C-3 District.

File: 5-B-18-VA
Applicant: James Ellis
Address: 2714 Carson Avenue
Zoning: R-1A (Low Density Residential)

Parcel ID: 082BA039
4th Council District

Variance Request:

Allow the alley to be used as a primary means of vehicular ingress and egress per Article 5, Section 6.D.9, as per plan submitted proposing construction of a detached dwelling in an R-1A District.

File: 5-C-18-VA
Applicant: David Hooper
Address: 1363 Shepard Street
Zoning: R-1A/IH-1 (Low Density Residential/Infill Housing Overlay)

Parcel ID: 081KF015
4th Council District

Variance Requests:

1. Reduce the minimum required side yard setback for an accessory structure from 8 ft to 3 ft per Article 4, Section 2.1.2.D.2.b.
2. Increase the maximum permitted lot coverage for principal and accessory structures from 30% to 32.5% per Article 4, Section 2.1.2.D.6.a.

As per plan submitted proposing construction of a new accessory structure in the rear yard in R-1A/IH-1 Districts.

File: 5-D-18-VA
Applicant: John Holmes
Address: 1605 Forest Avenue
Zoning: R-3/NC-1 (High Density Residential / Neighborhood Conservation Overlay)

Parcel ID: 094ND017
1st Council District

Variance Requests:

1. Reduce the minimum side yard setback for a house greater than one story from 12 ft to 2 ft 2 inches on the west elevation per Article 4, Section 2.1.7.D.2.b.
2. Reduce the minimum side yard setback for a house greater than one story from 12 ft to 3 ft 1 inch on the east elevation per Article 4, Section 2.1.7.D.2.b.

As per plan submitted proposing to create an additional story in the attic in R-3/NC-1 Districts.

File: 5-E-18-VA
Applicant: Joshua Beeler
Address: 1007 Milam Circle
Zoning: R-1 (Low Density Residential)

Parcel ID: 121PB035
2nd Council District

Variance Requests:

1. Reduce the minimum front yard setback from 25 ft to 18 ft per Article 4, Section 2.1.1.E.1.a.
2. Reduce the minimum side yard setback for a detached accessory structure from 8 ft to 5 ft per Article 4, Section 2.1.1.E.2.b.

As per plan submitted proposing to construct a new detached dwelling in an R-1 District.

File: 5-F-18-VA
Applicant: John Sanders FAIA/Sanders Pace Architecture
Address: 1114 Clinch Avenue
Zoning: O-1 (Office, Medical & Related Services)

Parcel ID: 094MG007
1st Council District

Variance Request:

Increase the maximum permitted distance that mechanical equipment may extend into the required yard from 4 ft to 14 ft 5 inches per Article 5, Section 6.B.13, as per plan submitted proposing construction of a new natural gas emergency generator on the west side of the existing building in an O-1 District.

File: 5-G-18-VA
Applicant: Thomas Caldwell
Address: 4201 West Martin Mill Pike
Zoning: C-3/R-1 (General Commercial / Low Density Residential)

Parcel ID: 123AG00501
1st Council District

Variance Requests:

1. Reduce the minimum required number of parking spaces from 104 to 47 per Article 5, Section 7.D.1.Table 1.
2. Reduce the required parking setback from 25 ft to 6 ft for parking lots with common frontage in the same block with residentially zoned property and located on roads with less than 4 existing travel lanes, for the 43.5 ft long area next to the ADA parking per the site plan (Article 5, Section 7.C.2).
3. Reduce the required parking setback from 10 ft to 6 ft, measured from the edge of the parking lot to all rights-of-way, for the 43.5 ft long area next to the ADA parking per the site plan per Article 5, Section 7.C.3.
4. Reduce the required perimeter screening area from 10 ft to 6 ft for the 43.5 ft long area next to the ADA parking per the site plan per Article 5, Section 7.J.2.c.2.

As per plan submitted proposing a new commercial recreation establishment in C-3/R-1 Districts.

File: 5-H-18-VA
Applicant: David Harbin
Address: 115 Circle Lane
Zoning: O-1 (Office, Medical & Related Services)

Parcel ID: 121AA030
2nd Council District

Variance Requests:

1. Increase the maximum number of driveways for lot frontage of less than 150 feet from 1 to 2 per Article 5, Section 7.H.1.a.Table 4.
2. Reduce the minimum distance between driveways from 25 ft to 18 ft per Article 5, Section 7.H.2.c.

As per plan submitted proposing to construct a new office building in an O-1 District.

File: 5-I-18-VA
Applicant: Aubrey's Inc, Randy Burluson
Address: 2226 Chapman Hwy
Zoning: FD-SW-6 (Henley Gateway)

Parcel ID: 109AK012
1st Council District

Variance Requests:

1. Reduce the required front yard setback from 0 ft to 40 ft per Article 4, Section 4.1.3.G.4.
2. Reduce the minimum required building frontage at setback from 50% to 0% per Article 4, Section 4.1.3.G.4.
3. Reduce the minimum required building height from 40 ft and 3-story to 20 ft 6 inches and 1-story per Article 4, Section 4.1.3.G.4.
4. Reduce the minimum transparent glass at the ground level on the principal frontage from 70% to 12.6% per Article 4, Section 4.1.3.G.6.
5. Increase the maximum parking from 3 spaces per 1,000 sf (23 spaces) to 7 spaces per 1,000 sf (52 spaces) per Article 4, Section 4.1.3.G.7.b.

As per plan submitted proposing to construct a new restaurant in the FD-SW-6 District.

File: 5-J-18-VA
Applicant: Jim Stratton
Address: 1931 Middlebrook Pike
Zoning: I-2/C-3 (Restricted Manufacturing & Warehousing / General Commercial)

Parcel ID: 094JH025
6th Council District

Variance Request:

Reduce the minimum required setback for open storage of material from 25 ft to 10 ft per Article 4, Section 2.2.6.E.1 and Article 4, Section 2.2.6.B.21), as per plan submitted proposing a new open storage area in I-2/C-3 Districts.

File: 5-K-18-VA
Applicant: Dempster Poured Foundations
Address: 6731 Ridgerock Lane
Zoning: R-1E (Low Density Exclusive Residential)

Parcel ID: 106MB016
2nd Council District

Variance Request:

Increase the average roof height of an accessory structure from 15 ft to 17.87 ft per Article 4, Section 2.1.3.E, as per plan submitted proposing a new two-story pool house in an R-1E District.

File: 5-L-18-VA
Applicant: Orange Knoxville Cumberland, LLC
Address: 2223 Cumberland Avenue
Zoning: FD-CU-2 (Cumberland Avenue) and FD-CU-3 (White Avenue/Hospital)

Parcel ID: 108CC03301
1st Council District

Variance Requests:

1. Decrease the story level for a building stepback from the 2nd or 3rd story to the 1st story on the northeast end of the building per Article 4, Section 4.2.3.B.3.Table.

2. Reduce the minimum ground floor elevation for a nonresidential use from 0 ft to negative (-) 12.5 ft per Article 4, Section 4.2.3.B.3.Table.
3. Reduce the minimum required ground story transparency on Cumberland Avenue from 75% to 55% per Article 4, Section 4.2.3.B.4.Table.
4. Reduce the minimum required ground story transparency on Twenty Second Street from 75% to 44% per Article 4, Section 4.2.3.B.4.Table.
5. Reduce the minimum required residential parking spaces from 360 to 329 (9% reduction) per Article 4, Section 4.2.6.B.2.Table.

As per plan submitted proposing construction of a new 7-story mixed-use (commercial and residential) building in the FD-CU-2 / FD-CU-3 Districts.

OTHER BUSINESS

The next BZA meeting is June 21, 2018.

ADJOURNMENT