

**CITY OF KNOXVILLE
BOARD OF ZONING APPEALS
MEETING AGENDA
January 15, 2015**

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 **January 15, 2015, meeting at 4:00 p.m. in the Small Assembly Room, City/County Building, 400 Main Street, 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 215-2034.

An agenda review meeting is held at 3:00 p.m. 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.

If any applicant is denied, a new application for the same proposal shall not be accepted for a period of one (1) year from the date of the denial.

CALL TO ORDER

ROLL CALL

APPROVAL OF NOVEMBER 20, 2014 MINUTES

OLD BUSINESS

File: 11-H-14-VA
Applicant: Earthadelic
Address: 4217 Hiawatha Drive Parcel ID: 107MC023
Zoning: R-1 (Low Density Residential) District
2nd Council District

Variance Request:

Reduce the minimum required northeast side yard setback from 5 feet to 2.5 feet per Article 4, Section 2.1.1.E.2.

As per the submitted plan to permit the construction of a deck addition on an existing pool in an R-1 (Low Density Residential) District.

File: 12-E-14-VA
Applicant: Batson, Himes, Norvell & Poe
Address: 2313 Amherst Road Parcel ID: 092-part of 092
Zoning: RP-1 (Planned Residential) District
3rd Council District

Variance Requests:

1. Reduce the minimum required rear yard setback from 25 feet to 18.2 feet per Article 4, Section 3.1.D.2.

2. Reduce the minimum number of required parking spaces from 46 spaces to 32 spaces per Article 5, Section 7.A.3.a. Table.
3. Increase the maximum permitted wall sign size from 10 square feet to 69 square feet per Article 5, Section 10.C.6.

As per the submitted plan to permit the construction of a new commercial development in an RP-1 (Planned Residential) District.

NEW BUSINESS

File: 1-A-15-VA
Applicant: Tamara Daggs
Address: 419 E. Quincy Avenue **Parcel ID:** 081FM02001
Zoning: R-2/IH-1 (General Residential / Infill Housing Overlay) District
5th Council District

Variance Requests:

1. Increase the maximum permitted lot coverage from 30% to 38% per Article 4, Section 2.1.6.D.6.
2. Increase the maximum permitted lot coverage of an accessory structure from 900 square feet to 1019 square feet for a lot less than 15,000 square feet in size subject to use on review approval per Article 5, Section 4.C. Table.

As per the submitted plan to permit constructing an addition to an existing accessory structure in an R-2/IH-1 (General Residential / Infill Housing Overlay) Districts.

File: 1-B-15-VA
Applicant: Boys and Girls Club of the Tennessee Valley
Address: 407 Caswell Avenue **Parcel ID:** 081MT005
Zoning: R-2 (General Residential) District
4th Council District

Variance Request:

Reduce the minimum number of required parking spaces from 169 spaces to 145 spaces per Article 5, Section 7.A.3.a. Table

As per the submitted plan to permit an addition to the existing club facilities in an R-2 (General Residential) District.

File: 1-C-15-VA
Applicant: H. Frank Shanklin Jr.
Address: 2658 E. Magnolia Avenue **Parcel ID:** 082KB006
Zoning: General Commercial District
6th Council District

Variance Request:

Reduce the minimum number of required parking spaces from 32 spaces to 9 spaces per Article 5, Section 7.A.3.a. Table.

As per the submitted plan to permit renovations to an existing commercial building in a C-3 (General Commercial) District.

File: 1-D-15-VA

Applicant: Iqbal Bhimani
Address: 4004 Holston Drive
Zoning: C-3 (General Commercial) District
6th Council District

Parcel ID: 082DC012

Variance Requests:

1. Reduce the minimum required amount of outdoor fenced play area from 12,000 square feet to 7,000 square feet per Article 5, Section 3.F.4.c.
2. Reduce the minimum required setback for the fenced play area from Speedway Circle from 35 feet to 0 feet per Article 5, Section 3.F.4.c.

As per the submitted plan to permit conversion of an existing building for use as a child day care facility enrolling up to 100 children in a C-3 (General Commercial) District.

File: 1-E-15-VA
Applicant: Anthony Capiello
Address: 5400 Kingston Pike
Zoning: C-3 (General Commercial) District
2nd Council District

Parcel ID: 107NJ001

Variance Request:

Reduce the minimum required front yard setback on Homberg Drive from 25 feet to 0 feet per Article 4, Section 2.2.6.E.1.

As per the submitted plan to permit an addition to an existing non-conforming commercial building in a C-3 (General Commercial) District.

File: 1-F-15-VA
Applicant: The Tombras Group
Address: 630 S. Concord Street
Zoning: O-1 / C-6 (Office, Medical and Related Services / General Commercial Park) Districts
6th Council District

Parcel ID: 108BB008

Variance Request:

Reduce the minimum number of required parking spaces from 62 spaces to 50 spaces per Article 5, Section 7.A.3.a. Table.

As per the submitted plan to permit the vertical expansion of an existing office building in an O-1 (Office, Medical and Related Services) and C-6 (General Commercial Park) Districts.

File: 1-G-15-VA
Applicant: Aaron McClain
Address: 6 Emory Place
Zoning: C-3 (General Commercial) District
6th Council District

Parcel ID: 094DM008

Variance Request:

Reduce the minimum number of required parking spaces from 20 spaces to 0 spaces per Article 5, Section 7.A.3.a. Table.

As per the submitted plan to permit an eating and drinking establishment in a C-3 (General Commercial) District.

OTHER BUSINESS

Election of Board Chairman for year 2015

The next BZA meeting is February 19, 2015.

ADJOURNMENT