

**CITY OF KNOXVILLE
BOARD OF ZONING APPEALS
MEETING AGENDA
May 21, 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 **May 21, 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.

This meeting and all communications between the Board members is subject to the provisions of the Tennessee Open Meetings Act, Tenn. Code. Ann. § 8-44-101, et seq.

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 MINUTES

April 16, 2015 minutes

OLD BUSINESS

File: 4-B-15-VA
Applicant: James S. Cook
Address: 1215 Snowdon Drive Parcel ID: 058IC011
Zoning: R-1 (Low Density Residential) District
5th Council District

Variance Request:

Reduce the minimum required Woodslope Circle front yard setback from 25 ft. to 0 ft. per Article 4, Section 2.1.1.E.1.a. & Article 5, Section 6.D.11.

As per the submitted plan to permit construction of an accessory building in an R-1 (Low Density Residential) District.

File: 4-C-15-VA
Applicant: Chris Morris
Address: 407 Caswell Avenue Parcel ID: 081MT005
Zoning: R-2 (General Residential) District
4th Council District

Variance Requests:

1. Reduce the minimum required setback on Stewart Street for a community tennis court that is not open to the public from 25 ft. to 13 ft. per Article 5, Section 16.D.2.
2. Reduce the minimum required setback on Cullen Place for a community tennis court that is not open to the public from 25 ft. to 17 ft. per Article 5, Section 16.D.2.
3. Increase the maximum permitted driveway width from 30 ft. to 40 ft. at the Irwin Street entrance per Article 5, Section 7.B.3.c. Table.
4. Reduce the minimum permitted distance a driveway can be constructed adjacent to a street right-of-way line from 25 ft. to 23 ft. on Irwin Street per Article 5, Section 7.B.2.a.

As per submitted plan to permit the construction of a tennis court at the Boys and Girls Club of Knoxville in an R-2 (General Residential) District.

NEW BUSINESS

File: 5-A-15-VA
Applicant: Kelly Headden
Address: 426 East Hillvale Turn **Parcel ID: 108IC052**
Zoning: R-1 (Low Density Residential) District
 2nd Council District

Variance Request:

Reduce the minimum required south side yard setback for a two-story house from 12 ft. to 8 ft. per Article 4, Section 2.1.1.E.2.a.

As per the submitted plan to permit the addition to an existing two-story house in an R-1 (Low Density Residential) District, 2nd Council District.

File: 5-B-15-VA
Applicant: David Harbin
Address: 2737 Clay Top Lane **Parcel ID: 080HA00301**
Zoning: RP-1 (Planned Residential) District
 3rd Council District

Variance Requests:

1. Reduce the minimum required number of lots in a subdivision in order to permit a monument sign from 26 lots to 11 lots per Article 5, Section 10.C.3.
2. Reduce the minimum required setback from Pleasant Ridge Road setback from 12.5 ft. to 10.0 ft. per Article 5, Section 10.C.3.

As per the submitted plan to permit the construction of subdivision identification sign in an RP-1 (Planned Residential) District, 3rd Council District.

File: 5-C-15-VA
Applicant: SWB Holdings, LLC
Address: 708 E. Depot Avenue **Parcel ID: 095AL012**
Zoning: I-2 (Restricted Manufacturing and Warehousing) District
 6th Council District

Variance Requests:

1. Reduce the minimum required front yard setback from 19 ft. to 0 ft. per Article 4, Section 2.3.1.E.2. and Article 5, Section 6.B.11.
2. Reduce the minimum required west side yard setback from 10 feet to 1 foot per Article 4, Section 2.3.1.E.3.

As per the submitted plan to permit the additions to an existing building in an I-2 (Restricted Manufacturing and Warehousing) District, 6th Council District.

File: 5-D-15-VA
Applicant: Falconnier Design Company
Address: 211 Harriet Tubman Street **Parcel ID: 095AH023**
Zoning: C-6 (General Commercial Park) District
 6th Council District

Variance Requests:

1. Reduce the minimum required building area for a child daycare center with 74 students from 2,590 sq. ft. to 2540 sq. ft. per Article 5, Section 3.F.4.b.
2. Reduce the minimum required fenced play area for a child daycare center with 74 students from 9,400 sq. ft. to 4,557 sq. ft. per Article 5, Section 3.F.4.c.
3. Reduce the minimum required setback for the fenced play area from 35 ft. to 0 ft. per Article 5, Section 3.F.4.c.
4. Reduce the minimum required number of parking spaces for the church from 186 spaces to 179 spaces per Article 5, Section 7.A.3.a. Table.

As per the submitted plan to permit a child daycare center in an existing church in a C-6 (General Commercial Park) District, 6th Council District.

File: 5-E-15-VA
Applicant: Ben Kershaw
Address: 937 N. Broadway **Parcel ID: 081MS004**
Zoning: C-3 (General Commercial) District
 4th Council District

Variance Request:

Reduce the minimum required number of parking spaces from 38 spaces to 5 spaces per Article 5, Section 7.A.3.a. Table.

As per the submitted plan to permit the occupancy of a drinking establishment in an existing multi-tenant, mixed use building in a C-3 (General Commercial) District, 4th Council District.

File: 5-F-15-VA
Applicant: Collegiate Development Group
Address: 1915 Cumberland Avenue **Parcel ID: 108CD042**
Zoning: FD-CU-2 (Form District – Cumberland Avenue-2)
 1st Council District

Variance Requests:

1. Reduce the minimum number of required parking spaces for a residential use from 240 spaces to 158 spaces per Article 4, Section CU4.2.6.B.2. Table.
2. Reduce the minimum required parking stall width for Class “B” parking from 8.5 ft. to 8.0 ft. per Article 5, Section 7.A.4.b.
3. Reduce the minimum required parking module width in a parking garage with 90-degree parking on both sides of the aisle from 60 ft. wide to 54 ft. wide per Article 5, Section 7.A.4.d.1. Table.

4. Reduce the minimum required parking module width in a parking garage with 90-degree parking on one side of the aisle from 44 ft. wide to 38 ft. wide per Article 5, Section 7.A.4.d.1. Table.
5. Reduce the minimum distance a driveway can be located from the non-continuous leg's right-of-way of a "T" intersection from 25 ft. to 0 ft. per Article 5, Section 7.B.2.b.

As per the submitted plan to permit the construction of a mixed use (commercial/residential) building in the FD-CU-2 (Form District – Cumberland Avenue – 2, 1st Council District.

File: 5-G-15-VA
Applicant: Collegiate Development Group
Address: 1830 Cumberland Avenue **Parcel ID: 108CE004**
Zoning: FD-CU-2 (Form District – Cumberland Avenue-2),
 1st Council District

Variance Requests:

1. Reduce the minimum number of required parking spaces for a residential use from 325 spaces to 225 spaces per Article 4, Section CU 4.2.6.B.2. Table.
2. Reduce the minimum required parking stall width for Class "B" parking from 8.5 ft. to 8.0 ft. per Article 5, Section 7.A.4.b.
3. Reduce the minimum required parking module width in a parking garage with 90-degree parking on both sides of the aisle from 60 ft. wide to 54 ft. wide per Article 5, Section 7.A.4.d.1. Table.
4. Reduce the minimum required parking module width in a parking garage with 90-degree parking on one side of the aisle from 44 ft. wide to 38 ft. wide per Article 5, Section 7.A.4.d.1. Table.

As per the submitted plan to permit the construction of a mixed use (commercial/residential) building in the FD-CU-2 (Form District – Cumberland Avenue – 2), 1st Council District.

File: 5-I-15-VA
Applicant: Chad Boetger
Address: 4208 Holston Hills Road **Parcel ID: 083GC003**
Zoning: EN-1 (Established Neighborhood) District
 6th Council District

Variance Request:

Increase the maximum allowed front yard setback from 215.75 ft. to 233.5 ft. per Article 4, Section 2.1.4.E. Table.

As per the submitted plan to permit the construction of a detached dwelling in an EN-1 (Established Neighborhood) District, 6th Council District.

OTHER BUSINESS

The next BZA meeting is June 18, 2015.

ADJOURNMENT