

**CITY OF KNOXVILLE
BOARD OF ZONING APPEALS
MEETING AGENDA
June 18, 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 **June 18, 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

May 21, 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, 5th 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 270 spaces to 152 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 359 spaces to 228 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.

NEW BUSINESS

File: 6-A-15-VA
Applicant: Laurence Eaton
Address: 242 E. Anderson Avenue **Parcel ID: 081MC004**

**Zoning: R-1A (Low Density Residential) District
4th Council District**

Variance Request:

To allow an alley to serve as the primary means of vehicular access for a dwelling per Article 5, Section 6.D.9.

As per submitted plan to permit the primary access for a dwelling to be from an alley in an R-1A (Low Density Residential) District, 4th Council District.

File: 6-B-15-VA
Applicant: Sean Alsobrooks / Makers Donuts
Address: 800 & 804 Tyson Street **Parcel ID: 094DP019**
Zoning: C-3 (General Commercial) District
6th Council District

Variance Request:

Reduce the minimum number of required parking spaces from 28 spaces to 0 spaces per Article 5, Section 7.A.3.a.Table.

As per submitted plan to permit reuse of the existing 2,712 sq. ft. building in a C-3 (General Commercial) District, 6th Council District.

File: 6-C-15-VA
Applicant: Aaron Dickerson
Address: 5839 Washington Pike **Parcel ID: 049-09201**
Zoning: C-3 (General Commercial) District
4th Council District

Variance Request:

Reduce the minimum number of required parking spaces from 46 spaces to 30 spaces as per Article 5, Section 7.A.3.a.Table.

As per submitted plan to permit construction of a Dollar General Store in a C-3 (General Commercial) District, 4th Council District.

File: 6-D-15-VA
Applicant: Debbie Oyler
Address: 311 E. Scott Avenue **Parcel ID: 081LR026**
Zoning: R-1A / H-1 (Low Density Residential / Historic Overlay) District
4th Council District

Variance Requests:

1. Reduce the minimum required lot width at the front building line from 75 ft. to 69 ft. per Article 4 Section 2.1.2.D.4.a.
2. Reduce the minimum required northeast side yard setback for a one story accessory building from 5 ft. to 4.1 ft. per Article 4 Sec. 2.1.2.D.2.b.

As per submitted plan to permit recording of a plat of a substandard parcel in a R-1A / H-1 (Low Density Residential / Historic Overlay) District, 4th Council District

File: 6-E-15-VA
Applicant: People's Development Co., Inc.

Address: 5316 Kingston Pike
Zoning: C-3 (General Commercial) District
2nd Council District

Parcel ID: 107NJ002

Variance Requests:

1. Reduce the minimum parkway width between the parking lot and the right-of-way line from 10 ft. to 0 ft. per Article 5, Section 7.A.5.b.1.
2. Reduce the minimum required terminal island width from 5 ft. to 2.97 ft. per Article 5, Section 7.A.5.b.3.
3. Reduce the minimum number of required parking spaces from 78 spaces to 57 spaces per Article 5, Section 7.A.3.a.Table.
4. Reduce the minimum required drive aisle width for 90 degree parking from 26 ft. to 24 ft. per Article 5, Section 7.A.4.a.2.Table.

As per submitted plan to permit construction of a new commercial development in a C-3 (General Commercial) District, 2nd Council District

File: 6-F-15-VA
Applicant: City of Knoxville
Address: 1101 Phillips Avenue
Zoning: SW-4 (South Waterfront) District
1st Council District

Parcel ID: 095OB01603 &
095OB01604

Variance Requests:

1. Reduce the minimum required distance on the continuous leg of a "T" intersection can be located from the extended right-of-way of the non-continuous leg from 25 ft. to 0 ft. per Article 5, Section 7.B.2.b.
2. Increase the maximum permitted width of a one-way driveway from 10 ft. to 18 ft. per Article 4, Section 4.1.3.7.g.
3. Decrease the minimum required percentage of porous pavement from 65% to 0% per Article 4, Section 4.1.3.7.c.

As per submitted plan to permit the development of a public park in a SW-4 (South Waterfront) District, 1st Council District.

File: 6-G-15-VA
Applicant: Matthew Hatfield
Address: 915 Luttrell Street
Zoning: R-1A / H-1 (Low Density Residential / Historic Overlay) District
4th Council District

Parcel ID: 081MN008

Variance Requests:

1. Reduce the minimum required rear yard setback for an accessory building from 5 ft. to 1 ft. per Article 4, Section 2.1.2.D.3.b.
2. Increase the maximum permitted lot coverage for principal and accessory buildings from 30% to 33 % per Article 4, Section 2.1.2.D.6.a.

As per submitted plan to permit construction of a carport in an R-1A / H-1 (Low Density Residential / Historic Overlay) District, 4th Council District.

File: 6-H-15-VA
Applicant: John L. Sanders
Address: 100 S. Broadway

Parcel ID: 094EJ048

**Zoning: C-2 / D-1 (Central Business District / Downtown Design Overlay) District
6th Council District**

Variance Request:

Reduce the minimum required Broadway front yard setback from 5 ft. to 0 ft. per Article 4, Section 2.2.5.E.1.

As per submitted site plan to permit renovations and an addition to an existing commercial building in a C-2/D-1 (Central Business District / Downtown Design Overlay) District, 6th Council District.

OTHER BUSINESS

The next BZA meeting is July 16, 2015.

ADJOURNMENT