

**CITY OF KNOXVILLE
BOARD OF ZONING APPEALS
MEETING AGENDA
JANUARY 21, 2016**

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 21, 2016 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.

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

December 17, 2015 minutes

OLD BUSINESS

File: 11-G-15-VA
Applicant: Metropolitan Airport Authority
Address: 2701 Spence Place **Parcel ID: 095MC014**
Zoning: A-1 (General Agricultural) District
1st Council District

Variance Request:

Reduce the minimum required floor elevation from 832.2 ft. to 831.0 ft. above sea level per Flood Damage Prevention and Control Ordinance: Article 3, Section 12-52(2).

As per the submitted plan to permit the construction of an airplane hangar at Downtown Island Airport that will 1.2 ft. below the 500 year flood level in an A-1 (General Agricultural) District

NEW BUSINESS

File: 1-A-16-VA
Applicant: Leon Barbosa
Address: 322 Barrar Avenue **Parcel ID: 109KP006**
Zoning: R-2 (General Residential) District
1st Council District

Variance Request:

Reduce the minimum required west side yard setback from 12 ft. to 5.8 ft. per Article 4 Section 2.1.6.D.2.a.

As per submitted plan to permit addition to an existing detached dwelling in an R-2 (General Residential) District

File:	1-B-16-VA	
Applicant:	908 Development Group	
Address:	2308 Forest Avenue	Parcel ID: 094OD02001
Zoning:	RP-3 (Planned Residential) District	
	1st Council District	

Variance Requests:

1. Reduce the minimum drive aisle width for two-way traffic with 90 degree parking from 26 ft. to 24 ft. near the pool per Article 5 Section 7.A.4.a.2.Table.
2. Reduce the minimum drive aisle width for two-way traffic with 90 degree parking from 26 ft. to 25 ft. in the alley per Article 5, Section 7.A.4.a.2.Table.

As per submitted plan to bring existing parking lot into conformance in an RP-3 (Planned Residential) District.

File:	1-C-16-VA	
Applicant:	JMB Investments	
Address:	1612 Elm Street	Parcel ID: 081NQ009-01201
Zoning:	C-3 (General Commercial) District	
	5th Council District	

Variance Request:

Reduce the minimum required southeast front yard setback from 25 ft. to 14 ft. per Article 4, Section 2.2.6.E.1.

As per submitted plan to permit construction of a commercial building in a C-3 (General Commercial) District.

File:	1-D-16-VA	
Applicant:	Julie Shelby Davis	
Address:	2613 Adair Drive	Parcel ID: 058ND04502
Zoning:	C-3 (General Commercial) District	
	5th Council District	

Variance Request:

Increase the maximum permitted size of wall signs from 47 sq. ft. to 61 sq. ft. per Article 8, Section 11.6.a.2.

As per submitted plan to permit additional square footage of wall signage in a C-3 (General Commercial) District.

File:	1-E-16-VA	
Applicant:	Urban Engineering, Inc.	
Address:	1132 N. Sixth Avenue	Parcel ID: 082PC007
Zoning:	C-2 (Central Business) District	
	4th Council District	

Variance Request:

Reduce the minimum permitted distance a driveway 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.

As per submitted plan to permit the rehabilitation of an existing building in a C-2 (Central Business District).

File: 1-F-16-VA
Applicant: Brian Pittman / McCarty, Holsaple, McCarty
Address: 220 Carrick Street **Parcel ID:** 094KF015
Zoning: O-1/H-1 (Office, Medical and Related Services / Historic Overlay) Districts
6th Council District

Variance Request:

Increase the maximum number of ground signs permitted from 1 sign to 2 signs per Article 8 Section 11.5.b.2.

As per submitted plan to permit an additional ground sign in an O-1/H-1 (Office, Medical and Related Services / Historic Overlay) Districts.

File: 1-G-16-VA
Applicant: Barge, Waggoner, Sumner and Cannon, Inc.
Address: 2714 Chapman Hwy **Parcel ID:** 109HB007
Zoning: C-4 (Highway and Arterial Commercial) District
1st Council District

Variance Request:

Increase the maximum permitted Chapman Hwy driveway width from 30 ft. to 36 ft. per Article 5, Section 7.B.3.c.Table.

As per submitted plan to permit construction of a new commercial building in a C-4 (Highway and Arterial Commercial) District.

File: 1-H-16-VA
Applicant: Whitney Manahan / DeWhirst Properties
Address: 205 W. Depot Avenue **Parcel ID:** 094EF017
Zoning: C-2 (Central Business) District
6th Council District

Variance Requests:

1. Reduce the minimum required Ogden Street front yard setback from 5 ft. to 0 ft. per Article 4 Section 2.2.5.E.1.)
2. Reduce the minimum required Depot Avenue front yard setback from 5 ft. to 0 ft. per Article 4 Section 2.2.5.E.1.

As per submitted plan to permit construction of a new mixed use building in a C-2 (Central Business District).

File: 1-I-16-VA
Applicant: Whitney Manahan / DeWhirst Properties
Address: 310 Ogden Street **Parcel ID:** 094EF01601
Zoning: C-2 (Central Business) District
6th Council District

Variance Requests:

- 1. Reduce the minimum required Ogden Street front yard setback from 5 ft. to 0 ft. per Article 4 Section 2.2.5.E.1.
- 2. Reduce the minimum required Depot Avenue front yard setback from 5 ft. to 0 ft. per Article 4 Section 2.2.5.E.1.

As per submitted plan to permit construction of a new mixed use building in a C-2 (Central Business District).

File: 1-N-16-VA
Applicant: Joseph Staats
Address: 203 N. Seven Oaks Drive **Parcel ID: 132-02501**
Zoning: SC-3 (Regional Shopping Center) District
 2nd Council District

Variance Requests:

- 1. Reduce the minimum number of required parking spaces from 1,665 spaces to 1,010 spaces per Article 5 Section 7.A.3.a.Table.
- 2. Increase the maximum permitted lot coverage from 20% to 31.1 % per Article 4 Section 3.2.C.2.

As per submitted plan to permit construction of a new commercial building in an SC-3 (Regional Shopping Center) District.

File: 1-O-16-VA
Applicant: Abbey Fields, LLC
Address: 300 E. Depot Avenue **Parcel ID: 094EE012**
Zoning: I-2 (Restricted Manufacturing and Warehousing) District
 6th Council District

Variance Request:

Reduce the minimum number of required parking spaces from 3 spaces to 0 spaces per Article 5 Section 7.A.3.c.

As per attached plan to permit development of a market garden and community garden in an I-2 (Restricted Manufacturing and Warehousing) District.

File: 1-P-16-VA
Applicant: Biltmore Properties
Address: 4315 Kingston Pike **Parcel ID: 107LA019**
Zoning: C-6 (General Commercial Park) District
 2nd Council District

Variance Request:

Reduce the minimum number of required parking spaces from 1,041 spaces to 738 spaces per Article 5 Section 7.A.3.a.Table.

As per submitted plan to permit construction of a new commercial building(s) in a C-6 (General Commercial Park) District.

File: 1-Q-16-VA
Applicant: Kenneth Ellsworth
Address: 151 E. Blount Avenue **Parcel ID: 109AA002**
Zoning: FD-SW6 (South Waterfront) Form District
 1st Council District

Variance Request:

Increase the maximum permitted Henley Street front yard setback from 0 ft. to 132 ft. per South Waterfront Guidelines, Section 4.1.3.G.4.

As per submitted plan to permit construction of a new building(s) in the FD-SW6 (South Waterfront) Form District.

File: 1-R-16-VA
Applicant: Sara Martin
Address: 708 Morgan Street **Parcel ID:** 094DJ031
Zoning: R-1A/H-1 (Low Density Residential / Historic Overlay) Districts
4th Council District

Variance Requests:

1. Reduce the minimum number of required parking spaces from 6 spaces to 4 spaces per Article 5 Section 7.A.3.a.Table.
2. Reduce the minimum required drive aisle width for 90 degree parking off the alley from 26 ft. to 22 ft. per Article 5, Section 7.A.5.c.2.

As per submitted plan to permit a triplex dwelling unit in an R-1A/H-1 (Low Density Residential / Historic Overlay) District.

OTHER BUSINESS

Election of Board Chairman for 2016.

The next BZA meeting is February 18, 2016.

ADJOURNMENT