

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

July 21, 2016 minutes

OLD BUSINESS

File: 6-A-16-VA
Applicant: Chris Mershon
Address: 2706 Piedmont Street
Zoning: R-1A (Low Density Residential) District
3rd Council District

Parcel ID: 093EE035

Variance Requests:

1. Increase the maximum permitted driveway width from 25 ft. to 40 ft. per Article 5, Section 7.B.3.a.Table.
2. Reduce the minimum required Canna Avenue front yard setback from 25 ft. to 9 ft. per Article 4, Section 2.1.2.D.1.a.

As per submitted plan to permit the construction of accessory buildings and driveway expansion in an R-1A District.

File: 6-G-16-VA
Applicant: John Wisinger
Address: 5656 Lyons View Pike
Zoning: R-1 (Low Density Residential) District
2nd Council District

**Parcel ID: 121GJ001, -002,
-003, and -004**

Variance Requests:

1. Increase the maximum permitted wall height from 42 in. to 114 in. (9'6") on parcels 121GJ001, 002, 003, & 004 per Article 5, Section 6.C.2.

2. Increase the maximum permitted curb cut length from 40 ft. to 104.5 ft. per Article 5, Section 7.B.3.a.Table.
3. Increase the maximum permitted driveway width from 25 ft. to 41.25 ft. per Article 5, Section 7.B.3.a.Table.

As per submitted plan to permit the construction of detached dwellings in an R-1 District.

NEW BUSINESS

File: 8-A-16-VA **Parcel ID: 121DK025**
Applicant: Bruce Bankhead
Address: 4221 Whitlow Avenue
Zoning: R-1 (Low Density Residential) District
 2nd Council District

Variance Request:

Reduce the minimum required west side yard setback from 12 ft. to 3 ft. 9.5 in. per Article 4, Section 2.1.1.E.2.a.

As per submitted plan to permit the construction of an addition to a detached dwelling in an R-1 District.

File: 8-B-16-VA **Parcel ID: 094ED006**
Applicant: Aaron Pennington
Address: 516 Williams Street
Zoning: C-3 (General Commercial) District
 6th Council District

Variance Request:

Reduce the minimum number of required parking spaces from 33 to 0 spaces per Article 5, Section 7.A.3.a.Table.

As per submitted plan to permit interior renovations in a commercial building in a C-3 District.

File: 8-C-16-VA **Parcel ID: 094ME021**
Applicant: Benchmark Associates
Address: 802/804 W. Hill Avenue
Zoning: R-3 (High Density Residential) District
 6th Council District

Variance Requests:

1. Reduce the required front setback from 25 ft. to 12.9 ft. (Lot 2R1) per Article 5, Section 3.C.3.a.
2. Reduce the required side yard setback from 12 ft. to 10.7 ft. on westerly lot line. (Lot 2R1) per Article 5, Section 3.C.3.b.
3. Reduce the required rear yard setback from 25 ft. to 18.3 ft. (Lot 2R1) per Article 5, Section 3.C.3.c.
4. Reduce the required side yard setback from 12 ft. to 10.2 ft. (Lot 2R2) per Article 5, Section 3.C.3.b.
5. Reduce the required rear yard setback from 25 ft. to 6.4 ft. (Lot 2R2) per Article 5, Section 3.C.3.c.
6. Reduce the required front yard setback from 25 ft. to 22.8 ft. (Lot 2R2) per Article 5, Section 3.C.3.a.
7. Reduce off-street parking from 2 to 0 spaces (Lot 2R2) per Article 5, Section 7.A.1.a.
8. Reduce off-street parking from 2 to 0 spaces (Lot 2R1) per Article 5, Section 7.A.1.a.
9. Reduce the minimum required development area from 3 acres to 6,304 sq. ft. (Lots 2R1 & 2R2) per Article 5, Section 3.C.1.

As per submitted plan to permit the subdivision of a building containing 2 attached dwellings so that each dwelling will be on a lot to be on its own lot in an R-3 District.

File: 8-D-16-VA
Applicant: Jimmy Ryan, Johnson Architecture
Address: 2023 Lake Avenue
Zoning: FD-CU-1 (Form District – Cumberland Avenue)
1st Council District

Parcel ID: 108CH018

Variance Request:

Increase the maximum permitted building height from 120 ft. / 10 stories to 120 ft. / 12 stories per Article 4, Section 4.2.3.A.3.

As per submitted plan to permit the construction of a multi-dwelling structure in an FD-CU-1 District.

OTHER BUSINESS

The next BZA meeting is September 15, 2016.

ADJOURNMENT