



BOARD OF ZONING APPEALS

**MEETING AGENDA
May 18, 2017**

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 18, 2017, meeting at 4:00 pm in the Small Assembly Room, City County Building, 400 Main St, 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 pm 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

April 20, 2017

OLD BUSINESS

File: 2-B-17-VA
Applicant: Reagan Design and Construction
Address: 902 N. Central Street
Zoning: C-3 (General Commercial) District
4th Council District

Parcel ID: 081MU009

Variance Request:

Reduce the minimum required number of parking spaces from 4 spaces to 0 spaces per Article 5, Section 7.A.3.a.Table.

As per submitted plan to permit development of two dwelling units on the second floor of an existing commercial building in a C-3 District.

File: 4-E-17-VA
Applicant: Mac Tobler
Address: 3100, 3102 & 3102, Unit A, Forestdale Avenue
Zoning: RP-1 (Planned Residential) District
4th Council District

Parcel ID: 070JJ009,
010, and 011

Variance Request:

Reduce the minimum required peripheral boundary setback from 25 ft. to 6.12 ft. for proposed lot #1; from 25 ft. to 12.34 ft. for proposed lot #2; from 25 ft. to 6.07 ft. for proposed lot #3; and from 25 ft. to 6.09 ft. for proposed lot #4 per Article 4, Section 3.1.D.2.

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

NEW BUSINESS

File: 5-A-17-VA
Applicant: Alejandro Badillo-Estudillo
Address: 1600 N. Fourth Avenue
Zoning: R-1A (Low Density Residential) District
4th Council District

Parcel ID: 082HK027

Variance Request:

Reduce the minimum required floor elevation from 902.8 ft. (one foot above the 500 year flood level) to 902.19 ft. per Flood Damage Prevention Ordinance, Article 3, Section 12-52(1).

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

File: 5-B-17-VA
Applicant: A. A. Metler
Address: 1300 Dutch Valley Drive
Zoning: C-6 (General Commercial Park) District
5th Council District

Parcel ID: 069JC02403

Variance Requests:

1. Reduce the minimum required rear yard setback from 30 ft. to 20 ft. per Article 4, Section 2.2.9.D.2.c.
2. Reduce the minimum required side yard setback from 20 ft. to 5 ft. per Article 4, Section 2.2.9.D.2.b.

As per submitted plan to permit the subdivision of the property in a C-6 District.

File: 5-C-17-VA
Applicant: Design Innovations Architects
Address: 333 W. Depot Avenue
Zoning: C-2/D-1 (Central Business / Downtown Design Overlay) District
6th Council District

Parcel ID: 094EF02101

Variance Request:

Reduce the minimum required parking stall width for 90 degree parking from 9 ft. wide to 8 ft. 10 in. wide per Article 5, Section 7.A.4.a.2.Table.

As per submitted plan to permit the construction of a mixed use building and parking garage in a C-2 / D-1 District.

File: 5-D-17-VA
Applicant: Kent Leemis
Address: 3701 Henson Road
Zoning: I-3 (General Industrial) District
3rd Council District

Parcel ID: 093PA004

Variance Request:

Reduce the minimum required front yard setback from 35 ft. to 30 ft. per Article 4, Section 2.3.2.E.2.

As per submitted plan to permit the construction of an office/warehouse building in an I-3 District.

File: 5-E-17-VA
Applicant: Hatcher-Hill Properties
Address: 5209 Kingston Pike
Zoning: C-3 (General Commercial) District
2nd Council District

Parcel ID: 107OE025

Variance Request:

Reduce the minimum required number of parking spaces from 15 spaces to 4 spaces per Article 5, Section 7.A.3.a.Table.

As per submitted plan to permit the construction of a retail commercial building in a C-3 District

OTHER BUSINESS

The next BZA meeting is June 15, 2017.

ADJOURNMENT