

## BOARD OF ZONING APPEALS

### AGENDA

July 20, 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 July 20, 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 216-2034.

***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

June 15, 2017

### OLD BUSINESS

**File:** 6-A-17-VA  
**Applicant:** John Zimmerman  
**Address:** 3343 Dewine Road  
**Zoning:** O-1 (Office, Medical and Related Services)

**Parcel ID:** 093HB056  
3<sup>rd</sup> Council District

Appeal of the Building Official's interpretation that the proposed use of the property is a hospital per Article 4, Section 2.2.1.C.2. and Article 2, Definitions in an O-1 District.

**File:** 6-C-17-VA  
**Applicant:** Civil and Environmental Consultants Inc

**Parcel ID:** 095AK019  
6<sup>th</sup> Council District

**Address:** 1010 E. Jackson Avenue  
**Zoning:** I-3 (General Industrial)

**Variance Requests:**

1. Reduce the minimum required width of a perimeter parkway from 10 ft. to 0 ft. per Article 5, Section 7.A.5.b.1.
2. Reduce the minimum required drive aisle width for 90 degree parking from 26 ft. to 20 ft. per Article 5, Section 7.A.4.a.2.Table.

As per submitted plan to permit construction of a parking lot in an I-3 District.

**File:** 6-J-17-VA  
**Applicant:** BET Investments Inc  
**Address:** 0 Lake Avenue  
**Zoning:** FD-CU-1 (Form District – Cumberland Ave)

**Parcel ID:** 108CH01801  
1<sup>st</sup> Council District

**Variance Requests:**

1. Reduce the minimum side street parking setback from 10 ft to 5 ft per Article 4, Section 4, Lake Avenue District 4.2.3.A.2.F.
2. Reduce the minimum required number of parking spaces from 223 spaces to 176 spaces per Article 4, Section 4, Lake Avenue District 4.2.6.
3. Reduce the minimum facade wall offset depth from 4 ft to 2 ft on the 1st, 2nd, & 3rd floors per Article 4, Section 4, Lake Avenue District 4.2.3.A.3.E.
4. Reduce the required balcony extension from the vertical plane of the lot line at the alley elevation from 2 ft to 1 ft per Article 4, Section 4, Cumberland Avenue District, 4.2.4.C.1.
5. Reduce the minimum parking space width from 9 ft to 7 ft, 2 inches for 62 out of 176 spaces (35%) per Article 5, Section 7.A.4.a.2.
6. Reduce the minimum aisle width for 75 degree spaces with one-way traffic from 22 ft to 18 ft. per Article 5, Section 7.A.4.a.2.
7. Reduce the minimum module width for multilevel parking facilities with 90 degree spaces with parking on both sides of the aisle from 60 ft to 59 ft per Article 5, Section 7.A.4.d.1.
8. Reduce the minimum module width for multilevel parking facilities with 90 degree spaces with parking on one side of the aisle from 44 ft to 41 ft per Article 5, Section 7.A.4.d.1.
9. Reduce the minimum module width for multilevel parking facilities with 60 degree spaces with parking on both sides of the aisle from 55 ft to 54 ft per Article 5, Section 7.A.4.d.1.

As per submitted plan to permit the construction of an 8-story residential building in an FD-CU-1 District.

**NEW BUSINESS**

**File:** 7-A-17-VA  
**Applicant:** Andrew Edens  
**Address:** 1700 N. Central Street  
**Zoning:** C-3 / IH-1 (General Commercial / Infill Housing Overlay)

**Parcel ID:** 081KJ034  
5<sup>th</sup> Council District

**Variance Request:**

Reduce the minimum required number of parking spaces from 38 spaces to 6 spaces per Article 4, Section 7.A.3.a.Table.

As per the submitted plan to permit a change of use to a retail lumber store in C-3 / IH-1 Districts.

**File:** 7-B-17-VA  
**Applicant:** Tony Saffles  
**Address:** 5508 Lonas Road  
**Zoning:** O-3 (Office Park)

**Parcel ID:** 107IB01703  
2<sup>nd</sup> Council District

**Variance Requests:**

1. Increase the maximum area permitted for a wall sign from 24 sq. ft. to 425 sq ft for “sign A” per Article 8, Section 11.5.b.1.
2. Increase the maximum area permitted for a wall sign from 24 sq ft to 88 sq. ft. for “sign B” per Article 8, Section 11.5.b.1.
3. Increase the maximum permitted ground sign height from 6 ft. to 8 ft. 1 in. per Article 8, Section 11.5.b.2.

As per submitted plan to permit a sign change-out at an existing business in an O-3 District.

**File:** 7-C-17-VA  
**Applicant:** Paul Bush  
**Address:** 3308 Forestdale Avenue  
**Zoning:** R-1A (Low Density Residential)

**Parcel ID:** 070JA006  
4<sup>th</sup> Council District

**Variance Request:**

Reduce the minimum required side yard setback for an accessory building from 5 ft. to 30 in. per Article 4, Section 2.1.2.D.2.b.

As per submitted plan to permit an accessory building in an R-1A District.

**File:** 7-D-17-VA  
**Applicant:** Hal Wilhoit  
**Address:** 2718 N. Central Street  
**Zoning:** I-3 (General Industrial)

**Parcel ID:** 081FU016  
5<sup>th</sup> Council District

**Variance Requests:**

1. Reduce the minimum required rear yard setback from 25 ft to 15 ft per Article 4, Section 2.3.2.E.4.
2. Reduce the minimum required northwest and southeast side yard setbacks from 25 ft to 6.5 ft per Article 4, Section 2.3.2.E.3.

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

**File:** 7-E-17-VA  
**Applicant:** BHNP  
**Address:** 2885 Tazewell Pike  
**Zoning:** C-6 (General Commercial Park)

**Parcel ID:** 058ME004  
4<sup>th</sup> Council District

**Variance Requests:**

1. Reduce the minimum required N. Broadway front yard setback from 25 ft to 2 ft per Article 4, Section 2.2.9.D.2.a.
2. Reduce the minimum required Tazewell Pike front yard setback from 25 ft to 9 ft per Article 4, Section 2.2.9.D.2.a.

As per submitted plan to permit remodeling of an existing commercial building in a C-6 District.

**File:** 7-F-17-VA  
**Applicant:** Tyson Court, LLC  
**Address:** 814 Tyson Street  
**Zoning:** C-2 (Central Business)

**Parcel ID:** 094DP002  
6<sup>th</sup> Council District

**Variance Request:**

Reduce the minimum required 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 3 story residential building in a C-2 District.

**File:** 7-H-17-VA  
**Applicant:** Sara Martin  
**Address:** 1019 Eleanor Street  
**Zoning:** R-1A / H-1 (Low Density Residential / Historic Overlay)

**Parcel ID:** 081MH013  
4<sup>th</sup> Council District

**Variance Requests:**

1. Reduce the minimum required rear yard setback from 5 ft to 0 ft per Article 4, Section 2.1.2.D.3.b.
2. Reduce the minimum required side yard setback from 5 ft to 0 ft per Article 4, Section 2.1.2.D.2.b.
3. Increase the maximum permitted lot coverage from 30% to 39% per Article 4, Section 2.1.2.D.6.

As per submitted plan to permit a detached garage in an R-1A / H-1 District.

**File:** 7-I-17-VA  
**Applicant:** Joel Hargis  
**Address:** 4110 Central Avenue Pike  
**Zoning:** R-2 (General Residential)

**Parcel ID:** 069PC013  
5<sup>th</sup> Council District

**Variance Request:**

Reduce the minimum required northwest side setback from a residential district from 115.5 ft to 60 ft per Article 5, Section 20.B.2.a.

As per submitted plan to permit construction of a telecommunications tower in an R-2 District.

**File:** 7-J-17-VA  
**Applicant:** Ward Land Surveying  
**Address:** 4201 W. Martin Mill Pike  
**Zoning:** C-3 (General Commercial)

**Parcel ID:** 123AG003  
1<sup>st</sup> Council District

**Variance Requests:**

1. Reduce the minimum required Ogle Avenue front yard setback from 25 ft to 0 ft per Article 4, Section 2.2.6.E.1.
2. Reduce the minimum required W. Martin Mill Pike front yard setback from 25 ft to 0 ft per Article 4, Section 2.2.6.E.1.
3. Reduce the minimum required clear height for an awning extending to the curb line from 14 ft to 8 ft per Article 5, Section 6.B.1.b.i.2.

As per submitted plan to permit platting of the property with non-compliant buildings in a C-3 District.

**OTHER BUSINESS**

The next BZA meeting is August 17, 2017.

**ADJOURNMENT**