



BOARD OF ZONING APPEALS

AGENDA

August 17, 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 August 17, 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

July 20, 2017

OLD BUSINESS

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

Parcel ID: 070JA006
4th 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-H-17-VA
Applicant: Sara Martin
Address: 1019 Eleanor Street
Zoning: R-1A / H-1 (Low Density Residential / Historic Overlay)

Parcel ID: 081MH013
4th 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 37% per Article 4, Section 2.1.2.D.6.
4. Increase the maximum required height for an accessory structure from 15 ft to 18 ft 4 in. per Article 4, Section 2.1.2.F.

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

NEW BUSINESS

File: 8-A-17-VA
Applicant: Dynamis, Inc
Address: 3707 Henson Road
Zoning: I-3 (General Industrial)

Parcel ID: 093PA003
3rd Council District

Variance Request:

Reduce the minimum required southeast side yard setback from 25 ft to 7 ft per Article 4, Section 2.3.2.E.3.

As per submitted plan to permit the re-platting of the lot in an I-3 District.

File: 8-B-17-VA
Applicant: Teri Cade-Hill
Address: 3906 Martin Luther King, Jr. Avenue
Zoning: C-3 (General Commercial)

Parcel ID: 082DC002
6nd Council District

Variance Request:

Reduce the minimum number of required parking spaces for a restaurant from 55 spaces to 0 spaces per Article 5, Section 7.A.3.a.Table.

As per submitted plan to permit the redevelopment of the property in a C-3 District.

File: 8-C-17-VA
Applicant: Teri Cade-Hill
Address: 3930 Martin Luther King, Jr. Avenue
Zoning: C-3 (General Commercial)

Parcel ID: 082DC010
6th Council District

Variance Request:

Reduce the minimum number of required parking spaces for a restaurant from 45 spaces to 0 spaces per Article 5, Section 7.A.3.a.Table.

As per submitted plan to permit the redevelopment of the property in a C-3 District.

File: 8-D-17-VA
Applicant: Teri Cade-Hill
Address: 3900 & 3902 Martin Luther King, Jr. Avenue
Zoning: C-3 (General Commercial)

Parcel ID: 082DC001
6th Council District

Variance Request:

Reduce the minimum number of required parking spaces for a restaurant from 69 spaces to 0 spaces per Article 5, Section 7.A.3.a.Table.

As per submitted plan to permit the redevelopment of the property in a C-3 District.

File: 8-E-17-VA
Applicant: Mark and Shelley Quinn
Address: 2201 Fairmont Blvd
Zoning: R-1 (Low Density Residential)

Parcel ID: 069LG030
4th Council District

Variance Request:

Reduce the minimum required Clearview Street front yard setback from 25 ft to 7 ft per Article 4, Section 2.1.1.E.1.a.

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

File: 8-F-17-VA
Applicant: Elmington Capital
Address: 2712 E. Martin Mill Pike
Zoning: RP-2 (Planned Residential)

Parcel ID: 109AK00202
1st Council District

Variance Requests:

1. Reduce the minimum required periphery boundary setback from 29 ft to 15 ft per Article 4, Section 3.1.D.2.
2. Reduce the minimum number of required parking spaces from 236 spaces to 186 spaces per Article 5, Section 7.A.3.a.Table.

As per submitted plan to permit the construction of an apartment development in an RP-2 District.

File: 8-G-17-VA
Applicant: Joshua Wright, Wright Makers LLC
Address: 608 W. Hill Avenue

Parcel ID: 094MD017
6th Council District

Zoning: C-2 / D-1 (Central Business / Downtown Design Overlay)

Variance Requests:

1. Reduce the minimum required driveway width from 20 ft to 10 ft for 2 driveways per Article 5, Section 7.B.3.c.Table.
2. Reduce the minimum required parking module width for structured parking with 90 degree parking on both sides of the aisle from 60 ft to 59.5 ft per Article 5, Section 7.A.4.a.3.d.1. Table.
3. Increase the maximum number of driveways permitted for a lot with 60 ft of frontage from 1 driveway to 2 driveways per Article 5, Section 7.B.1.b.Table.

As per submitted plan to permit the construction of a 6 level attached residential development in a C-2 / D-1 District.

File: 8-H-17-VA
Applicant: Kathie A. Weaver
Address: 3207 South Haven Road
Zoning: C-1 (Neighborhood Commercial)

Parcel ID: 109FB016
1st Council District

Variance Request:

Reduce the minimum required south side yard setback from 12 ft to 6.7 ft per Article 4, Section 2.2.4.D.2.b.

As per submitted plan to permit the combined commercial and residential use of an existing building in a C-1 District.

File: 8-I-17-VA
Applicant: Kear Investments
Address: 7709 Red Bay Way
Zoning: RP-1 (Planned Residential)

Parcel ID: 133FG021
2nd Council District

Variance Request:

Reduce the minimum required periphery boundary setback from 25 ft to 16 ft per Article 4, Section 3.1.D.2.

As per submitted plan to permit the enclosure of a porch in an RP-1 District.

OTHER BUSINESS

The next BZA meeting is September 21, 2017.

ADJOURNMENT