

BOARD OF ZONING APPEALS

AGENDA

December 21, 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 December 21, 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. § 9-44-101, 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

November 16, 2017

OLD BUSINESS

File: 10-L-17-VA
Applicant: Keith Percic / Barber McMurray Architects
Address: 3804 Kenilworth Drive
Zoning: R-1 (Low Density Residential)

Parcel ID: 107ME028
2nd Council District

Variance Request:

Reduce the minimum required side yard setback for buildings on corner lots from 25 ft to 8 ft per Article 5, Section 6.D.3 and Article 4, Section 2.1.1.E.1.a.

As per plan submitted proposing a new detached garage in the R-1 District.

File: 11-A-17-VA
Applicant: Oak Leaf Construction
Address: 1524 Jefferson Avenue
Zoning: I-3 (General Industrial)

Parcel ID: 082PE003
6th Council District

Variance Request:

1. Reduce the minimum required side yard setback from 25 ft to 10 ft per Article 4, Section 2.3.2.E.3.
2. Reduce the minimum required rear yard setback on an alley from 25 ft to 5 ft per Article 4, Section 2.3.2.E.4.

As per plan submitted to construct a new metal building intended to be used as storage only in the I-3 District.

File: 11-B-17-VA
Applicant: Michael Brady, Inc.
Address: 4214 Greenway Drive
Zoning: I-3 (General Industrial)

Parcel ID: 059JB005
4th Council District

Variance Request:

1. Reduce the minimum required east side yard setback from 25 ft to 4 ft per Article 4, Section 2.3.2.E.3.
2. Increase the maximum number of driveways from 2 to 3 per Article 5, Section 7.H.1.a.Table4.
3. Increase the maximum width of a driveway from 30 ft to 75 ft per Article 5, Section 7.H.3.c.Table7.
4. Decrease the minimum distance between driveways from 75.5 ft (width of wider driveway) to 14 ft per Article 5, Section 7.H.2.c.
5. Decrease the width of the west side parking lot perimeter screening area from 5 ft to 0 ft per Article 5, Section 7.J.2.c.3.

As per plan submitted to record a final plat in the I-3 District.

NEW BUSINESS

File: 12-A-17-VA
Applicant: David Kerns
Address: 1955 Woodbine Avenue
Zoning: R-1A (Low Density Residential)

Parcel ID: 082OA026
6th Council District

Variance Request:

1. Increase the maximum permitted lot coverage from 30% to 40.3% per Article 4, Section 2.1.2.D.6.a.
2. Reduce the minimum required west side yard setback for a detached accessory structure from 8 ft to 5 ft per Article 4, Section 2.1.2.D.2.b.

As per plan submitted to construct an accessory structure in the R-1A District.

File: [12-B-17-VA](#) **Parcel ID:** 081KJ034
Applicant: Andrew Edens, Smoky Mountain Vintage Lumber 5th Council District
Address: 1700 N. Central Street
Zoning: C-3 (General Commercial) / IH-1 (Infill Housing Overlay)

Variance Request:

1. Reduce the minimum required setback for outdoor storage along E. Emerald Avenue from 25 ft to 0 ft per Article 4, Section 2.2.6.B.21.a.
2. Increase the maximum permitted height of a privacy fence from 42 in. to 6 ft per Article 5, Section 6.C.2.

As per plan submitted to construct a privacy fence in the C-3/IH-1 District.

File: [12-C-17-VA](#) **Parcel ID:** 109FB016
Applicant: Kathie Weaver 1st Council District
Address: 3207 South Haven Road
Zoning: C-1 (Neighborhood Commercial)

Variance Request:

Reduce the minimum required number of parking spaces from 4 to 0 per Article 5, Section 7.D.1.Table1.

As per plan submitted to construct a second story on an existing building in the C-1 District.

File: [12-D-17-VA](#) **Parcel ID:** 081MQ00401
Applicant: Colin Hoffman 4th Council District
Address: 215 Bearden Place
Zoning: O-1 (Office, Medical & Related Services)

Variance Request:

1. Increase the maximum permitted area of an attached wall sign on the north building elevation from 24 sf to 84 sf per Article 8, Section 11.5.b.1.
2. Increase the maximum permitted area of an attached wall sign on the south building elevation from 24 sf to 84 sf per Article 8, Section 11.5.b.1.

As per plan submitted to install two wall signs on an existing building in the O-1 District.

File: [12-E-17-VA](#) **Parcel ID:** 122HA035
Applicant: Tim Cormier, Cormier Construction 2nd Council District
Address: 2039 Cherokee Blvd
Zoning: R-1 (Low Density Residential)

Variance Request:

Reduce the minimum required side yard setback for a one-story house addition from 8 ft to 0.51 ft per Article 4, Section 2.1.1.E.2.a.

As per plan submitted to construct an addition to an existing residence in the R-1 District.

File: 12-F-17-VA
Applicant: Sara Martin
Address: 911 Luttrell Street
Zoning: R-1A / H-1 (Low Density Residential / Historic Overlay)

Parcel ID: 081MN009
4th Council District

Variance Request:

1. Increase the maximum allowable lot coverage from 30% to 37% per Article 4, Section 2.1.2.D.6.a.
2. Reduce the minimum required side yard setback for a two-story dwelling on a small lot of record from 5 ft to 4 ft 2 inches per Article 5, Section 6.D.6.

As per plan submitted to construct an addition to an existing residence in the R-1A/H-1 District.

File: 12-G-17-VA
Applicant: S & ME
Address: 6751 Wilbanks Road
Zoning: C-6 (General Commercial Park)

Parcel ID: 068BC001 & 002
3rd Council District

Variance Request:

Reduce the minimum required landscaped front yard setback from 25 ft to 5 ft per Article 4, Section 2.2.9.E.1.

As per plan submitted to improve the site and reuse the existing building for a car dealership in the C-6 District.

File: 12-H-17-VA
Applicant: John L. Sanders, Sanders Pace Architecture
Address: 3825, 3829 & 3831 Martin Mill Pike
Zoning: C-3 (General Commercial)

Parcel ID: 109PL014-016
1st Council District

Variance Request:

1. Reduce the minimum required front yard setback from 25 ft to 5 ft per Article 4, Section 2.2.6.E.1.
2. Reduce the minimum required front yard setback for a parking lot from 6 ft to 0 ft per Article 5, Section 7.C.3.

As per plan submitted to construct a new 2-story, multi-dwelling building and parking lot in the C-3 District.

File: 12-I-17-VA
Applicant: Len Johnson
Address: 6410 Chapman Hwy
Zoning: C-4 (Highway & Arterial Commercial)

Parcel ID: 124IC012
1st Council District

Variance Request:

1. Reduce the minimum front yard setback from 50 ft to 25 ft per Article 4, Section 2.2.7.E.2.
2. Reduce the minimum east side yard setback from 12 ft to 0 ft per Article 4, Section 2.2.7.E.3.

As per plan submitted to construct an additional, temporary building for a car dealership in the C-4 District.

OTHER BUSINESS

The next BZA meeting is January 18, 2018.

ADJOURNMENT