



**BOARD OF ZONING APPEALS**

**AGENDA**

**March 15, 2018**

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 March 15, 2018, 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**

**MINUTES**

February 15, 2018

March 1, 2018

**OLD BUSINESS**

**File:** 12-C-17-VA  
**Applicant:** Kathie Weaver  
**Address:** 3207 South Haven Road  
**Zoning:** C-1 (Neighborhood Commercial)

**Parcel ID:** 109FB016  
1st Council District

**Variance Request:**

Reduce the minimum required number of parking spaces from 4 to 2 per Article 5, Section 7.D.1.Table 1, as per plan submitted to permit the construction of a second story on an existing building in a C-1 District.

**File:** 1-B-18-VA  
**Applicant:** Knoxville Preservation & Development, LLC  
**Address:** 1221 N. Central Street  
**Zoning:** C-3/I-2 (General Commercial/Restricted Manufacturing & Warehousing)

**Parcel ID:** 081NH004,  
081NH005, & 081NH008  
4th Council District

**Variance Requests:**

1. Reduce the minimum required front yard building setback from 25 ft to 1 ft along N. Central Street per Article 4, Section 2.2.3.E.1.
2. Reduce the minimum required front yard building setback from 25 ft to 0 ft along W. Oklahoma Avenue per Article 4, Section 2.2.3.E.1.
3. Reduce the required perimeter screening area between the proposed parking lots and all Rights-of-Way from 6 ft to 0 ft per Article 5, Section 7.J.2.c.2.
4. Reduce the minimum required setback for a parking lot from 6 ft to 0 ft per Article 5, Section 7.C.3.
5. Reduce the minimum required area for a terminal island from 120 sf to 0 sf for 4 terminal islands per Article 5, Section 7.G.5.d.
6. Reduce the minimum distance between a driveway accessing an arterial street on a corner lot and a local intersecting street from 100 ft to 42 ft 10 inches per Article 5, Section 7.H.2.a.Table 5.
7. Reduce the required number of parking spaces from 127 to 57 per Article 5, Section 7.Table 1.31 & Table 1.51.

As per plan submitted to combine lots with existing non-conforming buildings in C-3/I-2 Districts.

**NEW BUSINESS**

**File:** 2-B-18-VA  
**Applicant:** Creative Structures  
**Address:** 2012 N Broadway  
**Zoning:** C-3 (General Commercial)

**Parcel ID:** 082HA021  
4th Council District

**Variance Request:**

Increase the maximum width of a drive entrance from 30 ft to 40 ft per Article 5, Section 7.H.3.C.Table, as per plan submitted showing as-built condition of a driveway width in a C-3 District.

**File:** 3-A-18-VA  
**Applicant:** Matthew Dawson, Smokey Mnt Land Surveying  
**Address:** 314 Susong Drive  
**Zoning:** R-2 (General Residential)

**Parcel ID:** 068MD029  
5<sup>th</sup> Council District

**Variance Request:**

Reduce the minimum lot width at the building line from 75 ft to 74 ft per Article 4, Section 2.1.6.D.4.a., as per plan submitted proposing a lot combination in an R-2 District.

**File:** [3-B-18-VA](#)  
**Applicant:** Nick McCook/Jill McCook/John McCook  
**Address:** 6905 Quail Drive  
**Zoning:** R-1 (Low Density Residential)

**Parcel ID:** 120EB009  
2<sup>nd</sup> Council District

**Variance Request:**

Increase the minimum required side yard setback for a detached accessory use from 5 ft to 2.5 ft per Article 4, Section 2.1.1.E.2.b., as per plan submitted proposing the addition of a detached carport in an R-1 District.

**File:** [3-C-18-VA](#)  
**Applicant:** Image 360  
**Address:** 8351 East Walker Springs Lane  
**Zoning:** O-1 (Office, Medical & Related Services)

**Parcel ID:** 120HB02201  
2<sup>nd</sup> Council District

**Variance Requests:**

1. Increase the total maximum area of attached wall signs from 351 sf to 440 sf per Article 8, Section 11.5.b.1.
2. Increase the maximum individual area of an attached wall sign from 24 sf to 94 sf per Article 8, Section 11.5.b.1.

As per plan submitted proposing new wall signage in an O-1 District.

**File:** [3-E-18-VA](#)  
**Applicant:** Jessalyn Friske, Open Door Architecture  
**Address:** 940 Eleanor Street  
**Zoning:** R-1A/H-1 (Low Density Residential/Historic Overlay)

**Parcel ID:** 081MK013  
4<sup>th</sup> Council District

**Variance Request:**

Increase the maximum permitted lot coverage from 30% to 43% per Article 4, Section 2.1.2.D.6. as per plan submitted proposing the construction of a rear covered porch addition to an existing home in an R-1A/H-1 District.

**File:** [3-F-18-VA](#)  
**Applicant:** Flournoy Development  
**Address:** 1971 Willow Loop Way  
**Zoning:** RP-2 (Planned Residential)

**Parcel ID:** 154-09406  
2<sup>nd</sup> Council District

**Variance Request:**

Reduce the minimum drive aisle width for 90 degree parking from 26 ft to 24.3 ft per Article 5, Section 7.E.1.d.Table 3, as per plan submitted showing as-built condition of a parking lot in an RP-2 District.

**File:** 3-G-18-VA  
**Applicant:** Corey Yeager, Tristar Builders  
**Address:** 3748 Dellwood Drive  
**Zoning:** R-1 (Low Density Residential)

**Parcel ID:** 108IC034  
2<sup>nd</sup> Council District

**Variance Request:**

Increase the minimum required side yard setback for a detached accessory structure from 5 ft to 1 ft per Article 4, Section 2.1.1.E.2.b., as per plan submitted proposing the addition of a detached structure in an R-1 District.

**File:** 3-H-18-VA  
**Applicant:** Stockyard Lofts, LLC  
**Address:** 215 Willow Avenue  
**Zoning:** C-2/D-1 (Central Business / Downtown Design Overlay)

**Parcel ID:** 095HA002  
6<sup>th</sup> Council District

**Variance Requests:**

1. Reduce the minimum parking space width from 9 ft to 8.4 ft for 27 spaces (21% of total) per Article 5, Section 7.E.1.d.Table 3.
2. Reduce the minimum aisle width for 90 degree parking from 26 ft to 24 ft per Article 5, Section 7.E.1.d.Table 3.
3. Reduce the minimum driveway width from 20 ft to 16 ft for service driveway off of Willow Avenue per Article 5, Section 7.H.3.c.Table 7.

As per plan submitted proposing a new multi-family development in C-2/D-1 Districts.

**OTHER BUSINESS**

The next BZA meeting is April 19, 2018.

**ADJOURNMENT**