

## BOARD OF ZONING APPEALS

### AGENDA July 19, 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 July 19, 2018, meeting at 4:00 pm in the Main 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

June 21, 2018

### OLD BUSINESS

**File:**            **5-J-18-VA**

**Parcel ID:** 094JH025  
6<sup>th</sup> Council District

**Applicant:** Jim Stratton

**Address:** 1931 Middlebrook Pike

**Zoning:** I-2/C-3 (Restricted Manufacturing & Warehousing / General Commercial) District

### **Variance Request:**

Reduce the minimum required setback for open storage of material from 25 ft to 10 ft (Article 4, Section 2.2.6.E.1 and Article 4, Section 2.2.6.B.21)

As per plan submitted proposing a new open storage area in I-2/C-3 Districts.

**File:** 6-H-18-VA  
**Applicant:** Land Development Solutions  
**Address:** 8529 Kingston Pike  
**Zoning:** C-4 (Highway & Arterial Commercial) District

**Parcel ID:** 120IA013  
2<sup>nd</sup> Council District

**Variance Request:**

- 1) Decrease the front yard setback from Kingston Pike from 50' to 25'  
(Article 4, Section 2.2.7.E.2.a)
- 2) Decrease front yard setback from Walker Springs Rd. from 50' to 25'  
(Article 4, Section 2.2.7.E.2.a)

As per plan submitted proposing to construct a new car wash in the C-4 (Highway & Arterial Commercial) District.

**NEW BUSINESS**

**File:** 6-J-18-VA  
**Applicant:** Michael Brady, Inc.  
**Address:** 901 E. Summit Hill Drive  
**Zoning:** C-3 (General Commercial) District

**Parcel ID:** 095HC00801  
6<sup>th</sup> Council District

**Variance Request:**

Increase the allowable curb cut width for the Patton St driveway from 60 feet to 108.81 feet  
(Article V Section 7.H.3.c Table 7).

As per plan submitted proposing to construct a new data center in the C-3 (General Commercial) District.

**File:** 7-A-18-VA  
**Applicant:** Anthony Stubbs  
**Address:** 7901 Livingston Dr.  
**Zoning:** R-1 (Low Density Residential) District

**Parcel ID:** 120JC008  
2<sup>nd</sup> Council District

**Variance Request:**

- 1) Increase the height of a detached accessory structure from 15' to 16'-4"  
(Article 4, Section 2.1.1.F.)
- 2) Increase the maximum building coverage for a single use accessory structure as a use on review from 1100 sq ft to 1320 sq ft (Article 5, Section 4.C.Table)

As per plan submitted proposing an installation of a detached garage in the R-1 (Low Density Residential) District.

**File:** 7-B-18-VA

**Applicant:** George E. McAlister

**Address:** 1107 Phillips Ave.

**Zoning:** F-1 (Floodway) District and the SW-4 (South Waterfront) District

**Parcel ID:** 095OB012

1<sup>st</sup> Council District

**Variance Requests:**

Reduce the minimum floor elevation from 830 to 823.6 (Chapter 12.Article III, Section 12-52.2)

As per plan submitted proposing renovations to upgrade facility for outdoor retail sales and rental in the F-1 (Floodway) District and the SW-4 (South Waterfront) District.

**File:** 7-C-18-VA

**Applicant:** Mary Phillips

**Address:** 424 Kituwah Trail

**Zoning:** R-1 (Low Density Residential) District

**Parcel ID:** 108IG006

2<sup>nd</sup> Council District

**Variance Requests:**

Reduce the front yard setback in an R1 zone from 25' to 12' (Article 4, Section 2.1.1.E.1.a.)

As per plan submitted proposing construction of a new house in the R-1 (Low Density Residential) District.

**File:** 7-D-18-VA

**Applicant:** Damon Falconnier

**Address:** 925 W. Baxter Ave.

**Zoning:** R1-A (Low Density Residential) District

**Parcel ID:** 094CS01001

6<sup>th</sup> Council District

**Variance Requests:**

Reduce the required rear yard setback from 25 ft to 13 ft 4 in (Article IV Section 2.1.2.D.3.a)

As per plan submitted showing construction of a new one story building in the R1-A (Low Density Residential) District.

**File:** 7-E-18-VA  
**Applicant:** Knoxville Preservation & Development, LLC  
**Address:** 108 W. Oklahoma Ave.  
**Zoning:** C-2 (Central Business) District

**Parcel ID:** 081NH00801  
4<sup>th</sup> Council District

**Variance Requests:**

- 1) Decrease front yard setback of restaurant building on Central St. from 5' to 1' (Article 4, Section 2.2.5.E.1)
- 2) Decrease front yard setback of banquet hall on Central St. from 5' to 1'-10" (Article 4, Section 2.2.5.E.1)
- 3) Decrease required corner clearance from 100' to 46'-7" (Article 5, Section 7.H.2.a.Table 5)

As per plan submitted for mixed-use development and platting of property in the C-2 (Central Business) District.

**File:** 7-F-18-VA  
**Applicant:** Creative Structures  
**Address:** 2012 N. Broadway  
**Zoning:** C-3 (General Commercial) District

**Parcel ID:** 082HA021  
4<sup>th</sup> Council District

**Variance Requests:**

- 1) Reduce the minimum drive aisle width from 26 feet to 24 feet (Article V Section 7.E.1.d.Table 3)
- 2) Reduce the minimum parking space depth for 90 degree parking spaces from 17.5 feet to 15 feet (Article V section 7.E.1.d.Table 3) and 3) Reduce the required number of parking spaces from 35 to 17 (Prior Ordinance – Article V Section 7.A.3.a Table)

As per plan submitted proposing construction of a new multi-tenant building in the C-3 (General Commercial) District.

**File:** 7-G-18-VA  
**Applicant:** Central United Methodist Church  
**Address:** 201 E. Third Ave  
**Zoning:** R-1A (Low Density Residential), the H-1 (Historic Overlay) District and the C-3 (General Commercial) Districts

**Parcel ID:** 094DL00801  
4<sup>th</sup> Council District

**Variance Requests:**

Reduce the number of required parking spaces from 300 spaces to 21 spaces (Article 5, Section 7.D.1.Table 1)

As per plan submitted proposing replacement of a portion of the existing lot with landscaped green space in the R-1A (Low Density Residential), the H-1 (Historic Overlay) District and the C-3 (General Commercial) Districts.

**File:** 7-H-18-VA  
**Applicant:** Ryan Estabrooks  
**Address:** 3501 Middlebrook Pike  
**Zoning:** I-3 (General Industrial) District

**Parcel ID:** 093LG023  
3<sup>rd</sup> Council District

**Variance Requests:**

Increase the required maximum grade in a parking lot from 10% to 16% (Article V Section 7.G.2)

As per plan submitted for the extension of an existing parking lot in the I-3 (General Industrial) District.

**File:** 7-I-18-VA  
**Applicant:** Arthur Seymour  
**Address:** 619 Womens Basketball Hall of Fame Drive  
**Zoning:** O-1 (Office, Medical and Related Services) District

**Parcel ID:** 095IH00101  
6<sup>th</sup> Council District

**Variance Requests:**

- 1) Decrease the front yard setback off Womens Basketball Hall of Fame Drive from 25' to 10' (Article 4, Section 2.2.1.D.)
- 2) Decrease the front yard setback off James White Parkway from 25' to 14'-1" (Article 4, Section 2.2.1.D.1)
- 3) Decrease the east side yard setback from 15' to 5' (Article 4, Section 2.2.1.D.2)
- 4) Increase maximum lot coverage from 35% to 52% (Article 4, Section 2.2.1.D.5.b)

As per plan submitted proposing construction of a new indoor storage facility in the O-1 (Office, Medical and Related Services) District.

**File:** 7-J-18-VA  
**Applicant:** William Andrews Architects  
**Address:** 4033 Sequoyah Ave.  
**Zoning:** R-1 (Low Density Residential) District

**Parcel ID:** 121DG009  
2<sup>nd</sup> Council District

**Variance Requests:**

Increase lot coverage from 30% to 31.3% (Article 4, Section 2.1.1.E.6.a)

As per plan submitted proposing construction of an addition to a single family residence in the R-1 (Low Density Residential) District.

**File:** 7-K-18-VA  
**Applicant:** Houston Smelcer  
**Address:** 2704 Mineral Springs Ave.  
**Zoning:** O-1 (Office, Medical and Related Services) District

**Parcel ID:** 069EB01502  
4<sup>th</sup> Council District

**Variance Requests:**

Reduce the number of required parking spaces from 60 to 45 spaces (Article 5, Section 7.D.1.Table1)

As per plan submitted for a new multi-family structure in the O-1 (Office, Medical and Related Services) District.

**File:** 7-L-18-VA  
**Applicant:** Mark A. Bialik  
**Address:** 4924 N. Broadway  
**Zoning:** C-3 (General Commercial) District

**Parcel ID:** 058LJ034  
4<sup>th</sup> Council District

**Variance Requests:**

- 1) Reduce the minimum set back of a parking lot from the right-of-way on North Broadway from 10feet to 6.28 feet (Article V, Section 7.C.3)
- 2) Reduce the width of a perimeter screening area between a parking lot and right-of-way line on N Broadway from 10 feet to 6.28 feet (Article V, Section 7.J.2.c.2)
- 3) Reduce the minimum setback of a parking lot from the right-of-way on Rennoc Rd from 25 feet to 16.15feet (Article V, Section 7.C.2)
- 4) Reduce the width of a perimeter screening area between a parking lot and a mixed use or non-residential zone from 5 feet to 2.5 feet (Article V, Section 7.J.2.c.3)
- 5) Reduce the minimum area of a terminal island from 120sq ft to 42.3sq ft (Article V, Section 7.G.5.d)
- 6) Reduce the minimum area of a terminal island from 120sq ft to 0 sq ft for the one terminal island to the left of the area marked "LOADDOCK" (Article V, Section 7.G.5.d)
- 7) Increase the maximum curb cut for the driveway on Rennoc Rd from 60ft to 85.22 ft (Article V, Section 7.H.3.c. Table 7)
- 8) Increase the maximum driveway width for the driveway on Rennoc Rd from 30ft to 50.51 ft (Article V, Section 7.H.3.c. Table 7)
- 9) Reduce the minimum parking space depth to an interlock from 17.5ft to 16.83 ft for 11 spaces (Article V, Section 7.E.1.d. Table 3)
- 10) Reduce the minimum parking space depth to an interlock from 17.5ft to 17.02 ft for 12 spaces (Article V, Section 7.E.1.d. Table 3)
- 11) Reduce the minimum parking space depth to a wall from 17.5 ft to 16.64 ft for 14 spaces (Article V, Section 7.E.1.d. Table 3)
- 12) Reduce the minimum parking space depth to a curb from 15.5ft to 14.44 ft for 9 spaces (Article V, Section 7.E.1.d. Table 3)

As per plan submitted proposing the demolition of a portion of a shopping center and the construction of a new building in the C-3 (General Commercial) District.

**File:** 7-M-18-VA  
**Applicant:** Elizabeth Eason Architecture  
**Address:** 7621 Kingston Pike  
**Zoning:** C-3 (General Commercial) District

**Parcel ID:** 120GB010  
2<sup>nd</sup> Council District

**Variance Requests:**

- 1) Increase the maximum height of a secondary detached ground sign from 8' to 62' (Article 8, Section 11.6.b.3)
- 2) Increase the maximum area of a secondary detached ground sign from 32 Sqft to 200 sqft (Article 8, Section 11.6.b.3)
- 3) Decrease the setback of a detached sign from 10' to 0' (Article 8, Section 7.1.a)

As per plan submitted proposing the remodeling of the existing pole and foundation of hotel sign in the C-3 (General Commercial) District.

**OTHER BUSINESS**

The next BZA meeting is August 16, 2018 in the Small Assembly Room.

**ADJOURNMENT**