

BOARD OF ZONING APPEALS

AGENDA February 21, 2019

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 February 21, 2019 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 Plans Review and Building Inspections Department, 4th 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 865-215-2034.

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 Plans Review and Building Inspections Department within fifteen (15) days of the date of the decision.

CALL TO ORDER

ROLL CALL

MINUTES

January 17, 2019 meeting

OLD BUSINESS

None

NEW BUSINESS

File: 02-A-19-VA
Applicant: Matthew Dawson
Address: 3147 Whitney Pl.
Zoning: R-1 (Low Density Residential) District

Parcel ID: 070IE009
4th Council District

Variance Request:

1) Reduce the front yard setback on Boright Dr. from 25 ft. to 7 ft. (Article 4, Section 2.1.1.E.1.a)

As per plan submitted to construct a new detached house in the R-1 (Low Density Residential) District.

File: 02-B-19-VA
Applicant: Zachary Young
Address: 3111 McClure Ln.
Zoning: I-4 (Heavy Industrial and F-1 (Floodway) Districts

Parcel ID: 095MD001
1st Council District

Variance Request:

1) Allow all electrical equipment and wiring to be elevated or flood-proofed to 1 ft. above the 100 year floodplain elevation (Elevated to 825.2') instead of 1 foot above the 500 year floodplain elevation (832.4') (Chapter 12. Article III, Section 12-52.2)

As per plan submitted for Ergon Terminals to add power to a jib crane, gangway, lighting and update existing electrical infrastructure in the I-4 (Heavy Industrial) and F-1 (Floodway) Districts.

File: 02-C-19-VA
Applicant: Rainier Services, LLC
Address: 2921 Pershing St.
Zoning: I-3 (General Industrial) District

Parcel ID: 081CM001
5th Council District

Variance Request:

1) Reduce north side yard setback at railroad from 25 ft. to 7 ft. (Article 4, Section 2.3.2.E.3)

2) Reduce south side yard setback from 25 ft. to 5 ft. (Article 4, Section 2.3.2.E.3) and 3) Reduce rear setback from 25 ft. to 6 ft. (Article 4, Section 2.3.2.E.4)

As per plan submitted to construct a 4,800 sq. ft. warehouse and office space in the I-3 (General Industrial) District.

File: 02-D-19-VA
Applicant: Hugh Edward Mayes
Address: 5016 McIntyre Rd.
Zoning: R-1 (Low Density Residential) District

Parcel ID: 071AJ012
4th Council District

Variance Request:

1) Reduce the minimum required side yard setback from 5 ft. to 3.36 ft. (Article 5, Section 6.D.6)

As per plan submitted to obtain appeals permit in the R-1 (Low Density Residential) District, 4th Council District.

File: 02-E-19-VA
Applicant: Brian Ewers
Address: 1901 Foggy Bottom St.
Zoning: FD (Form District) SW-2 (River Road, Goose Creek ROW and Island Home Avenue) Districts

Parcel ID: 095OA03102
1st Council District

Variance Request:

1) Decrease the minimum distance, on a corner lot, between a driveway and the intersecting street from 50 ft. to 48.86 ft. (Article V, Section 7.H.2.a Table 5)

As per plan submitted to construct a new, 14 unit residential rental townhouse development in the FD (Form District) SW-2 (River Road, Goose Creek ROW and Island Home Avenue) Districts, 1st Council District.

File: 02-F-19-VA
Applicant: Dover Development Corporation
Address: 101 E. Fifth Ave.
Zoning: C-2 (Central Business) / H-1 (Historic Overlay) Districts

Parcel ID: 094DH005
4th Council District

Variance Request:

1) Decrease the minimum distance, on a corner lot, between a driveway and the intersecting street from 100 ft. to 56 ft. (Article V, Section 7.H.2.a Table 5)

As per plan submitted for additional parking at a senior living facility in the C-2 (Central Business) / H-1 (Historic Overlay) Districts.

File: 02-G-19-VA
Applicant: 1410 Boyd, LLC
Address: 1410 Boyd St.
Zoning: R-1A (Low Density Residential) District

Parcel ID: 094FP018
6th Council District

Variance Request:

1) Reduce front yard setback from 25 ft. to 10 ft. 1 in. (Article 4, Section 2.1.2.D.1.a)
2) Reduce the minimum number of required parking spaces from 2 to 0 (Article 5, Section 7.D.1 Table 1)

As per plan submitted to construct a new detached house in the R-1A (Low Density Residential) District.

File: 02-H-19-VA
Applicant: Cogent Bay, Inc.
Address: 1015 Locust St.
Zoning: C-2 (Central Business) / D-1 (Downtown Design Overlay) Districts

Parcel ID: 094MD022, 25, 24,18
6th Council District

Variance Request:

1) Decrease the minimum drive aisle width for 90 degree parking from 26 ft. to 24 ft. for the entire parking garage (Article V, Section 7.E.1.d Table 3)

As per plan submitted to construct a new, multi-family residential structure with a parking garage in the C-2 (Central Business) / D-1 (Downtown Design Overlay) Districts.

OTHER BUSINESS

The next BZA meeting is March 21, 2019 in the Small Assembly Room.

ADJOURNMENT