



BOARD OF ZONING APPEALS

AGENDA May 16, 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 May 16, 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 461 of the City County Building, prior to the 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

April 18, 2019 meeting.

NO OLD BUSINESS

NEW BUSINESS

File: 05-A-19-VA
Applicant: William McGhee
Address: 4100 Apex
Zoning: R-2 (General Residential) District

Parcel ID: 107EC012
1st Council District

Variance Request:

1) Reduce the required front yard setback on Washburn Rd. from 25 ft. to 15 ft. (Article IV, Section 2.1.6.D.1.a)

As per plan submitted to build a new single family residence on a corner lot in the R-2 (General Residential) District.

File: 05-B-19-VA
Applicant: Dover Development Corporation
Address: 719 Locust St.
Zoning: C-2 (Central Business) / D-1 (Downtown Design Overlay) Districts

Parcel ID: 094MC01501
6th Council District

Variance Request:

- 1) Reduce the minimum corner clearance for the southwest entrance from 150 feet to 36 feet (Article V Section 7.H.2.a. Table 5)
- 2) Reduce the minimum corner clearance for the southeast entrance from 100 feet to 51 feet (Article V Section 7.H.2.a. Table 5)
- 3) Increase the number of allowed compact parking spaces from twenty (20) percent of total number of parking spaces provided to twenty-two (22) percent (Article V Section 7.E.1.e)
- 4) Reduce the minimum drive aisle width for a two-way aisle with 60 degree parking from 26 feet to 11 feet (Article V Section 7.E.1.d Table 3)

As per plan submitted to renovate the Historic Supreme Court building to hotel use in the C-2 (Central Business) / D-1 (Downtown Design Overlay) Districts.

File: 05-C-19-VA
Applicant: Church & Henley Partners, LLC
Address: 719 Locust St.
Zoning: C-2 (Central Business) / D-1 (Downtown Design Overlay) Districts

Parcel ID: 094MC01501
6th Council District

Variance Request:

- 1) Reduce the minimum corner clearance for the northwest entrance from 150 feet to 66 feet (Article V Section 7.H.2.a. Table 5)
- 2) Reduce the minimum front yard building setback from 5 feet to 4.4 feet (Article IV Section 2.2.5.E.1)
- 3) Reduce the minimum drive aisle width for two-way aisles with 90 degree parking from 26 feet to 20.5 feet (Article V Section 7.E.1.d Table 3)

As per plan submitted to construct a 7 story garage and multi-family development in the C-2 (Central Business) / D-1 (Downtown Design Overlay) Districts.

File: [05-E-19-VA](#) **Parcel ID:** (093PA02305) & (092MB005) to be combined
Applicant: Will McWhorter **3rd Council District**
Address: 1743 Louisville Dr.
Zoning: I-3 (General Industrial) District

Variance Request:

- 1) Reduce the width of the north side yard which abuts a residential district from 75 ft. to 25 ft. (Article 4, Section 2.3.2.E.3)
- 2) Reduce the width of the south side yard which abuts a residential district from 75 ft. to 49 ft. (Article 4, Section 2.3.2.E.3)

As per plan submitted to construct a new building in the I-3 (General Industrial) District.

File: [05-F-19-VA](#) **Parcel ID:** 067LB007
Applicant: Tire Discounters **3rd Council District**
Address: 2382 Old Callahan Dr.
Zoning: C-3 (General Commercial) District

Variance Request:

- 1) Increase the maximum square footage of attached signs allowed from 354 sq. ft. (10%) to 516 sq. ft. (15%) (Article 8, Section 11.6.a.2)

2) Increase the maximum height of a primary ground sign from 10 ft. to 20 ft. (Article 8, Section 11.6.c.table)

As per plan submitted to increase the visibility of a sign in the C-3 (General Commercial) District.

File: 05-G-19-VA
Applicant: Sycamore Sign Service
Address: 9352 Park W. Blvd.
Zoning: PC-1 (Retail and Office Park) District

Parcel ID: 11901837
2nd Council District

Variance Request:

TYPE 1 SIGNS - SIGN 17: 1) Increase the maximum overall height of an incidental sign on a large site from 6' to 13'2" (Article 8, Section 8.4.d.6)

2) Increase the maximum permitted sign area of an incidental sign on a large site from 16 square feet to 40 square feet (Article 8, Section 8.4.d.5)

SIGN 28: 3) Increase the maximum overall height of an incidental sign on a large site from 6' to 13'2" (Article 8, Section 8.d.6.)

4) Increase the maximum permitted sign area of an incidental sign on a large site from 16 square feet to 40 square feet (Article 8, Section 8.4.d.5)

SIGN 18: 5) Increase the maximum overall height of an incidental sign on a large site from 6' to 13'2" (Article 8, Section 8.d.6.)

6) Increase the maximum permitted sign area of an incidental sign on a large site from 16 square feet to 40 square feet (Article 8, Section 8.4.d.5.)

SIGN 20: 7) Increase the maximum overall height of an incidental sign on a large site from 6' to 13'2" (Article 8, Section 8.d.6.)

8) Increase the maximum permitted sign area of an incidental sign on a large site from 16 square feet to 40 square feet (Article 8, Section 8.4.d.5)

TYPE 2 SIGNS - SIGN 19: 9) Increase the maximum overall height of a secondary sign from 8' to 12'11" (Article 8, Section 11.6.b.3)

10) Increase the maximum square footage of a secondary sign from 32 square feet to 68.72 square feet (Article 8, Section 11.6.b.3.)

TYPE 3 SIGNS - SIGN 22: 11) Increase the maximum overall height of an incidental sign on a large site from 6' to 6' 10 1/2" (Article 8, Section 8.4.d.6.)

12) Increase the maximum permitted sign area of an incidental sign on a large site from 16 square feet to 25 square feet (Article 8, Section 8.4.d.5.)

SIGN 27: 13) Increase the maximum overall height of an incidental sign on a large site from 6' to 6' 10 1/2" (Article 8, Section 8.d.6.)

14) Increase the maximum permitted sign area of an incidental sign on a large site from 16 square feet to 25 square feet (Article 8, Section 8.4.d.5.)

As per plan submitted to provide direction and signage at a hospital in the PC-1 (Retail and Office Park) District.

File: 05-H-19-VA **Parcel ID:** 06727319
Applicant: Tracey Diehl 3rd Council District
Address: 6745 Clinton Hwy.
Zoning: C-4 (Highway and Arterial Commercial) District

Variance Request:

1) Increase the maximum permitted square footage of attached wall signs in a C-4 zone from (10%) 182 sq. ft. to 346 sq. ft. (19%) (Article 8, Section 11.6.a.2)

As per plan submitted to increase visibility of a sign in the C-4 (Highway and Arterial Commercial) District.

OTHER BUSINESS

The next BZA meeting is June 20, 2019 in the Small Assembly Room.

ADJOURNMENT