

**CITY OF KNOXVILLE
BOARD OF ZONING APPEALS
MEETING AGENDA
March 19, 2015**

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 19, 2015 meeting at 4:00 p.m. in the Small Assembly Room, City/County Building, 400 Main Street, 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 215-2034.

An agenda review meeting is held at 3:00 p.m. 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.

If any applicant is denied, a new application for the same proposal shall not be accepted for a period of one (1) year from the date of the denial.

CALL TO ORDER

ROLL CALL

OLD BUSINESS

File: 1-E-15-VA
Applicant: Anthony Capiello
Address: 5400 Kingston Pike **Parcel ID: 107NJ001**
Zoning: C-3 (General Commercial) District
2nd Council District

Variance Request:

Reduce the minimum required front yard setback on Homberg Drive from 25 feet to 0 feet per Article 4, Section 2.2.6.E.1.

As per the submitted plan to permit an addition to an existing non-conforming commercial building in a C-3 (General Commercial) District.

File: 2-E-15-VA
Applicant: Ortwein Sign
Address: 6650 Clinton Highway **Parcel ID: 067LB002**
Zoning: PC-1 (Retail and Office Park) District
3rd Council District

Variance Request:

Increase the maximum sign allowance from 1 square foot of sign area per each 10 square feet of floor space to 1.4 square feet of sign area per each 10 square feet of floor space per Article 5, Section 10.E.13.

As per the submitted plan to permit the installation of a new sign package for the existing business in a PC-1 (Retail and Office Park) District.

File: 2-H-15-VA
Applicant: Dan Cannon
Address: 146 Moss Grove Blvd. **Parcel ID:** 132-02713
Zoning: PC-1(k) (Retail and Office Park) District
2nd Council District

Variance Request:

Reduce the minimum number of required parking spaces from 315 spaces to 280 spaces per Article 5, Section 7.A.3.a.Table.

As per the submitted plan to permit the construction of a new commercial building in a PC-1(k) (Retail and Office Park) District.

NEW BUSINESS

File: 3-A-15-VA
Applicant: Dan Butler
Address: 724 Deery Street **Parcel ID:** 094DJ019
Zoning: R-1A/H-1 (Low Density Residential / Historic Overlay) Districts
4th Council District

Variance Request:

Increase the maximum permitted lot coverage from 30% to 55% coverage per Article 4, Section 2.1.2.D.6.a.

As per the submitted plan to permit the construction of an addition to a house in an R-1A / H-1 (Low Density Residential / Historic Overlay) Districts.

File: 3-B-15-VA
Applicant: Knoxville Botanical Gardens and Arboretum
Address: 2832 Wimpole Avenue **Parcel ID:** 082NJ00801
Zoning: A-1 (General Agricultural) District
6th Council District

Variance Request:

Reduce the minimum number of required parking spaces from 44 spaces to 42 spaces per Article 5, Section 7.A.3.a.Table.

As per the submitted plan to permit conversion of an existing building for use as a visitor pavilion in an A-1 (General Agricultural) District.

File: 3-C-15-VA
Applicant:
Address: **Parcel ID:**
Zoning:

Variance Request: WITHDRAWN

File: 3-D-15-VA

Applicant: Elizabeth Eason Architecture
Address: 2647 Bafford Place **Parcel ID:** 109DC00802
Zoning: RP-1 (Planned Residential) & H-1 (Historic Overlay) Districts
1st Council District

Variance Request:

Reduce the minimum number of required parking spaces from 25 spaces to 17 spaces per Article 5, Section 7.A.3.a. Table.

As per the submitted plan to permit increased enrollment at an existing private school in an RP-1 (Planned Residential) & H-1 (Historic Overlay) Districts.

File: 3-E-15-VA
Applicant: Breck Bowlin
Address: 1929 Laurel Avenue **Parcel ID:** 094NN017
Zoning: O-1 (Office, Medical and Related Services) District
1st Council District

Variance Request:

Reduce the minimum required west side yard setback from 15 feet to 5 feet per Article 4, Section 2.2.1.D.2.b.

As per the submitted plan to permit the construction of a new accessory structure to serve the hospital in an O-1 (Office, Medical and Related Services) District.

File: 3-F-15-VA
Applicant: The Tennessean, LLC
Address: 531 Henley Street **Parcel ID:** 094LJ001, 00101,00104,00105
Zoning: C-2/D-1 (Central Business / Downtown Design Overlay) Districts
6th Council District

Variance Request:

Reduce the minimum floor elevation from one foot above the 500-year flood elevation 876.0 to 866.2 feet above sea level (City Code, Chapter 12 – Flood Damage Prevention and Control, Article 3, Section 12-52(2)).

As per the submitted letter from Cannon & Cannon to permit the renovation of an existing building for the conversion to a hotel in a C-2 / D-1 (Central Business / Downtown Design Overlay) Districts.

File: 3-G-15-VA
Applicant: Matrix Holdings
Address: 301 Dickson Street **Parcel ID:** 082DC039
Zoning: R-1 (Low Density Residential) District
6th Council District

Variance Requests:

1. Reduce the minimum required front yard setback from 25 feet to 21 feet per Article 4, Section 2.1.1.E.1.a.
2. Reduce the minimum required rear yard setback from 25 feet to 6 feet per Article 4, Section 2.1.1.E.3.a.
3. Reduce the minimum required lot size from 7500 square feet to 5587 square feet per Article 4, Section 2.1.1.E.5.a.

As per the submitted plan to permit the construction of a new dwelling in an R-1 (Low Density Residential) District.

OTHER BUSINESS

The next BZA meeting is April 16, 2015.

ADJOURNMENT