

**CITY OF KNOXVILLE  
BOARD OF ZONING APPEALS  
MEETING AGENDA  
October 15, 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 **October 15, 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, 5<sup>th</sup> 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.

**This meeting and all communications between the Board members is subject to the provisions of the Tennessee Open Meetings Act, Tenn. Code. Ann. § 8-44-101, et seq.**

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**

**APPROVAL OF MINUTES**

September 17, 2015 minutes

**OLD BUSINESS**

**File: 7-E-15-VA  
Applicant: Courtland Group  
Address: 317 Ogden Street  
Zoning: C-2 (Central Business) District  
6<sup>th</sup> Council District**

**Parcel ID: 094EF011**

**Variance Requests:**

1. Reduce the minimum required Ogden Street front yard setback from 5 ft. to 0 ft. per Article 4, Section 2.2.5.E.1.
2. Reduce the minimum required W. Magnolia Avenue front yard setback from 5 ft. to 0 ft. per Article 4, Section 2.2.5.E.1.

As per submitted plan to permit construction of a mixed use development in a C-2 (Central Business) District, 6<sup>th</sup> Council District.

**NEW BUSINESS**

**File: 10-A-15-VA  
Applicant: K-Town Tavern**

**Address:** 320 N. Peters Road  
**Zoning:** C-3 (General Commercial) District  
2<sup>nd</sup> Council District

**Parcel ID:** 132-02616

**Variance Request:**

Reduce the minimum number of required parking spaces from 148 spaces to 135 spaces per Article 5, Section 7.A.3.a.Table.

As per submitted plan to permit the expansion of an existing restaurant in a C-3 (General Commercial) District, 2<sup>nd</sup> Council District.

**File:** 10-B-15-VA  
**Applicant:** Peggy Hambright – Magpies Bakery  
**Address:** 846 N. Central Street  
**Zoning:** C-2(k) (Central Business District with condition(s))  
4<sup>th</sup> Council District

**Parcel ID:** 094DC020

**Appeal Request:**

Appealing the decision of Knoxville’s Chief Building Official that the roof structure as proposed is an advertising device per Article 8, Section 2.2.

The site is zoned C-2(k) (Central Business District with condition(s)), 4<sup>th</sup> Council District.

**File:** 10-C-15-VA  
**Applicant:** Dile M. Brown  
**Address:** 5800 Clinton Hwy  
**Zoning:** C-4 (Highway and Arterial Commercial) District  
5<sup>th</sup> Council District

**Parcel ID:** 068KA06801

**Variance Requests:**

1. Increase the maximum number of permitted primary signs from 1 sign to 4 signs per Article 8, Section 11.6.b.1.
2. Increase the maximum permitted ground sign height for sign #1 from 20 ft. to 27 ft. per Article 8, Section 11.6.c.Table.
3. Increase the maximum permitted ground sign height for sign #2 from 20 ft. to 37 ft. per Article 8, Section 11.6.c.Table.
4. Increase the maximum permitted ground sign height for sign #3 from 20 ft. to 27 ft. per Article 8, Section 11.6.c.Table.
5. Increase the maximum permitted ground sign height for sign #4 from 20 ft. to 32 ft. per Article 8, Section 11.6.c.Table.
6. Increase the maximum permitted sign area for sign #4 from 165 sq. ft. to 201 sq. ft. per Article 8, Section 11.6.d.Table.

As per submitted plan to permit the installation of signs on the site in a C-4 (Highway and Arterial Commercial) District.

**File:** 10-D-15-VA  
**Applicant:** Dale Thompson  
**Address:** 2233 Keith Avenue  
**Zoning:** C-3 (General Commercial) District  
6<sup>th</sup> Council District

**Parcel ID:** 094HF033

**Variance Request:**

Decrease the minimum required northeast side yard setback abutting a residential district from 25 ft. to 0 ft. per Article 4, Section 2.2.6.E.2.

As per submitted plan to permit the construction of a new commercial building in a C-3 (General Commercial) District.

**File:** 10-E-15-VA  
**Applicant:** Sharon Adams  
**Address:** 1421 Southgate Road **Parcel ID:** 121DH013  
**Zoning:** R-1 (Low Density Residential) District  
2<sup>nd</sup> Council District

**Variance Requests:**

1. Reduce the minimum required Taliluna Drive front yard setback from 25 ft. to 0 ft. per Article 4, Section 2.1.1.E.1.a.
2. Increase the maximum permitted lot coverage for principal and accessory buildings from 30% to 41% per Article 4, Section 2.1.E.6.a.

As per submitted plan to permit an addition to an existing house in an R-1 (Low Density Residential) District, 2<sup>nd</sup>

**File:** 10-F-15-VA  
**Applicant:** Hatcher-Hill Properties LLC  
**Address:** 519, 521-603 W. Vine Avenue **Parcel ID:** 094EJ03201  
**Zoning:** C-2 / D-1 (Central Business/Downtown Design Overlay) Districts  
6<sup>th</sup> Council District

**Variance Request:**

Reduce the minimum required driveway width from 20 ft. to 10 ft. per Article 5, Section 7.B.3.c.Table.

As per submitted plan to permit the construction of a multi-unit residential structure in a C-2/D-1 (Central Business /Downtown Design Overlay) Districts.

**File:** 10-G-15-VA  
**Applicant:** Dean Evans  
**Address:** 846 Bluff Drive **Parcel ID:** 108PD010  
**Zoning:** R-1 (Low Density Residential) District  
2<sup>nd</sup> Council District

**Variance Request:**

Increase the maximum permitted driveway width from 25 ft. to 87 ft. per Article 5, Section 7.B.3.a.Table.

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

**File:** 10-H-15-VA  
**Applicant:** Keith Julian  
**Address:** 202 Sherway Road **Parcel ID:** 131-12510  
**Zoning:** C-3 (General Commercial) District  
2<sup>nd</sup> Council District

**Variance Request:**

Reduce the minimum number of required parking spaces from 35 spaces to 20 spaces per Article 5, Section 7.A.3.a.Table.

As per submitted plan to permit the expansion of an existing business in a C-3 (General Commercial) District.

**File:** 10-I-15-VA  
**Applicant:** LeConte Equities Group LLC  
**Address:** 0 E. Emory Road  
**Zoning:** C-6 (General Commercial Park) District  
5<sup>th</sup> Council District

**Parcel ID: 047-08614**

**Variance Request:**

Reduce the minimum required front yard setback from 25 ft. to 0 ft. per Article 4, Section 2.2.9.D.2.a.

As per submitted plan to permit the construction of a multi-tenant commercial development in a C-6 (General Commercial Park) District.

**OTHER BUSINESS**

The next BZA meeting is November 19, 2015.

**ADJOURNMENT**