

**CITY OF KNOXVILLE
BOARD OF ZONING APPEALS
MEETING AGENDA
December 17, 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 **December 17, 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.

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.

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

November 19, 2015 minutes

OLD BUSINESS

File: 10-E-15-VA
Applicant: Sharon Adams
Address: 1421 Southgate Road **Parcel ID: 121DH013**
Zoning: R-1 (Low Density Residential) District
2nd 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 the submitted plan to permit an addition to an existing house in an R-1 (Low Density Residential) District

File: 11-D-15-VA
Applicant: Byron Wood
Address: 6909 Quail Drive **Parcel ID: 120EB010**
Zoning: R-1 (Low Density Residential) District
2nd Council District

Variance Request:

Reduce the minimum required west side yard setback from 12 ft. to 10.33 ft. per Article 4, Section 2.1.1.E.2.a.

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

File: 11-G-15-VA
Applicant: Metropolitan Airport Authority
Address: 2701 Spence Place **Parcel ID: 095MC014**
Zoning: A-1 (General Agricultural) District
1st Council District

Variance Request:

Reduce the minimum required floor elevation from 832.2 ft. to 831.0 ft. above sea level per Flood Damage Prevention and Control Ordinance: Article 3, Section 12-52(2).

As per the submitted plan to permit the construction of an airplane hangar at Downtown Island Airport that will 1.2 ft. below the 500 year flood level in an A-1 (General Agricultural) District

NEW BUSINESS

File: 12-A-15-VA
Applicant: Bill Docktor
Address: 226 N. Peters Road **Parcel ID: 119-02925**
Zoning: PC-2 (Retail and Distribution Park) District
2nd Council District

Variance Request:

Increase the maximum sign area permitted for wall signs from 74 sq. ft. to 200 sq. ft. per Article 8, Section 11.6.a.2.

As per the submitted plan to permit signage for a new tenant in an existing building in a PC-2 (Retail and Distribution Park) District.

File: 12-B-15-VA
Applicant: Gary Smith, Southeast Commercial LLC
Address: 5760 Grove Drive **Parcel ID: 058CE002**
Zoning: R-1 (Low Density Residential) District
4th Council District

Variance Request:

Increase the maximum permitted height of an accessory structure from 15 ft. to 20 ft. 4 in. per Article 4, Section 2.1.1.F.

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

File: 12-D-15-VA
Applicant: City of Knoxville
Address: 3447 Reagan Avenue **Parcel ID: 108AA034**
Zoning: R-2 (General Residential) District
6th Council District

Variance Requests:

1. Reduce the minimum required front yard setback from 25 ft. to 13 ft. per Article 4, Section 2.1.6.D.1.a.
2. Increase the maximum permitted encroachment for a porch into the required front yard setback from 6 ft. to 8 ft. per Article 5, Section 6.B.11.

As per the submitted plan to permit construction of a detached dwelling in an R-2 (General Residential) District.

File: 12-E-15-VA
Applicant: Grace Covenant Church
Address: 9956 Dutchtown Road **Parcel ID: 118-164**
Zoning: A-1 (General Agricultural) District
 2nd Council District

Variance Request:

Reduce the minimum number of required parking spaces from 108 spaces to 83 spaces per Article 5, Section 7.A.3.a.Table.

As per the submitted plan to permit the elimination of infrequently used parking in an A-1 (General Agricultural) District.

File: 12-F-15-VA
Applicant: Cannon & Cannon, Inc.
Address: 515 Wellsley Park Road; 7310-7350 Antoinette Way **Parcel ID: 120FB03607**
Zoning: RP-1 (Planned Residential) District
 2nd Council District

Variance Request:

Increase the maximum permitted driveway curb cut length from 60 ft. to 76 ft. per Article 5, Section 7.B.3.c.Table.

As per the submitted plan to construction of an attached residential development in an RP-1 (Planned Residential) District

File: 12-G-15-VA
Applicant: Wes Bradley
Address: 1995 Henley Street **Parcel ID: 109AA00301 and**
Zoning: FD-SW-6 (Form District – South Waterfront) Districts **109AA003**
 1st Council District

Variance Requests:

1. Increase the maximum permitted front yard setback from 0 ft. to 16.1 ft.
2. Reduce the minimum required percentage of building frontage at the setback line from 50% to 0%.
3. Increase the maximum permitted side yard setback from 25 ft. to 97.4 ft.
4. Increase the maximum permitted lot area from 3 acres to 5.65 acres per South Waterfront Design Guidelines, Section 4.1.3.G.4.
5. Increase the maximum permitted on-site parking from 288 spaces to 482 spaces per South Waterfront Design Guidelines, Section 4.1.3.G.7.b.
6. Reduce the minimum required percentage of porous pavement from 65% to 0% per South Waterfront Design Guidelines, Section 4.1.3.G.7.c.
7. Increase the maximum permitted driveway width from 24 ft. to 28 ft. per South Waterfront Design Guidelines, Section 4.1.3.G.7.g.i.

8. Reduce the minimum permitted distance a driveway can be located across from a T-intersection from 25 ft. to 0 ft. per Article 5, Section 7.B.2.b.

As per the submitted plan to permit construction of a multi-dwelling structure in an FD-SW-6 (Form District – South Waterfront) District.

File: 12-I-15-VA
Applicant: TMM Partnership
Address: 9546 S. Northshore Drive **Parcel ID:** 154-11007
Zoning: C-6 (General Commercial Park) District
2nd Council District

Variance Request:

Reduce the minimum required front yard setback from 25 ft. to 5 ft. per Article 4, Section 2.2.9.D.2.a.

As per the submitted plan to permit a parking lot expansion in a C-6 (General Commercial Park) District.

OTHER BUSINESS

The next BZA meeting is January 21, 2016.

ADJOURNMENT