

**CITY OF KNOXVILLE  
BOARD OF ZONING APPEALS  
MEETING AGENDA  
FEBRUARY 18, 2016**

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 18, 2016 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.**

**CALL TO ORDER**

**ROLL CALL**

**APPROVAL OF MINUTES**

January 21, 2016 minutes

**OLD BUSINESS**

**File: 1-B-16-VA**  
**Applicant: 908 Development Group**  
**Address: 2308 Forest Avenue** **Parcel ID: 094OD02001**  
**Zoning: RP-3 (Planned Residential) District**  
**1<sup>st</sup> Council District**

**Variance Requests:**

1. Reduce the minimum drive aisle width for two-way traffic with 90 degree parking from 26 ft. to 24 ft. near the pool per Article 5 Section 7.A.4.a.2.Table.
2. Reduce the minimum drive aisle width for two-way traffic with 90 degree parking from 26 ft. to 25 ft. in the alley per Article 5, Section 7.A.4.a.2.Table.

As per submitted plan to bring existing parking lot into conformance in an RP-3 (Planned Residential) District.

**File: 1-F-16-VA**  
**Applicant: Brian Pittman / McCarty, Holsaple, McCarty**  
**Address: 220 Carrick Street** **Parcel ID: 094KF015**  
**Zoning: O-1/H-1 (Office, Medical and Related Services / Historic Overlay) Districts**  
**6<sup>th</sup> Council District**

**Variance Request:**

Increase the maximum number of ground signs permitted from 1 sign to 2 signs per Article 8 Section 11.5.b.2.

As per submitted plan to permit an additional ground sign in an O-1/H-1 (Office, Medical and Related Services / Historic Overlay) Districts.

**File:** 1-N-16-VA  
**Applicant:** Joseph Staats  
**Address:** 203 N. Seven Oaks Drive **Parcel ID:** 132-02501  
**Zoning:** SC-3 (Regional Shopping Center) District  
2<sup>nd</sup> Council District

**Variance Requests:**

1. Reduce the minimum number of required parking spaces from 1,665 spaces to 1,010 spaces per Article 5 Section 7.A.3.a.Table.
2. Increase the maximum permitted lot coverage from 20% to 31.1% per Article 4 Section 3.2.C.2.

As per submitted plan to permit construction of a new commercial building in an SC-3 (Regional Shopping Center) District.

**NEW BUSINESS**

**File:** 2-B-16-VA  
**Applicant:** 835 North Central, LLC  
**Address:** 835 N. Central Avenue **Parcel ID:** 094DQ032  
**Zoning:** C-3 (General Commercial) District  
4<sup>th</sup> Council District

**Variance Request:**

Reduce the minimum number of required parking spaces from 247 spaces to 0 spaces per Article 5, Section 7.A.3.a.Table.

As per submitted plan to permit reuse of an existing building as a multi-use facility including assembly occupancy in a C-3 (General Commercial) District.

**File:** 2-C-16-VA  
**Applicant:** Bailey Sharp  
**Address:** 1239 Forest Brook Road **Parcel ID:** 134AC030  
**Zoning:** R-1 (Low Density Residential) District  
2<sup>nd</sup> Council District

**Variance Requests:**

Reduce the minimum required rear yard setback from 25 ft. to 16.5 ft. per Article 4, Section 2.1.1.E.3.a.

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

**File:** 2-D-16-VA  
**Applicant:** Will Robinson  
**Address:** 2701 Sevier Avenue **Parcel ID:** 109BF041  
**Zoning:** R-2 (General Residential) District  
1<sup>st</sup> Council District

**Variance Request:**

Reduce the minimum required front yard setback from 25 ft. to 8.49 ft. per Article 4, Section 2.1.6.D.1.a.

As per submitted plan to permit construction of apartments in an R-2 (General Residential) District, 1<sup>st</sup> Council District.

**File:** 2-E-16-VA  
**Applicant:** Sanders Pace Architecture  
**Address:** 200 Jennings Avenue **Parcel ID: 094DP001**  
**Zoning:** C-3 (General Commercial) District  
6<sup>th</sup> Council District

**Variance Request:**

Reduce the minimum number of required parking spaces from 55 spaces to 0 spaces per Article 5, Section 7.A.3.a.Table.

As per submitted plan to permit the adaptive reuse of an existing building in a C-3 (General Commercial) District, 6<sup>th</sup> Council District.

**File:** 2-F-16-VA  
**Applicant:** Sunday Tel  
**Address:** 1045 Maryville Pike **Parcel ID: 122DE01701**  
**Zoning:** C-1 / I-4 (Neighborhood Commercial / Heavy Industrial) Districts  
1<sup>st</sup> Council District

**Variance Requests:**

1. Reduce the minimum number of required parking spaces from 20 spaces to 17 spaces per Article 5, Section 7.A.3.a. Table.
2. Reduce the minimum required drive aisle width for parallel parking from 25 ft. to 24.75 ft. per Article 5, Section 7.A.4.a.2. Table.

As per submitted plan to permit conversion of an existing building for use as a restaurant in a C-1 / I-4 (Neighborhood Commercial / Heavy Industrial) District.

**File:** 2-G-16-VA  
**Applicant:** Dile M. Brown  
**Address:** 5820 Clinton Hwy **Parcel ID: 068KA001**  
**Zoning:** C-4 (Highway and Arterial Commercial) District  
5<sup>th</sup> Council District

**Variance Request:**

Reduce the minimum required setback for a detached on premise sign from 10 ft. to 0 ft. per Article 8, Section 7.1.a.

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

**OTHER BUSINESS**

The next BZA meeting is March 17, 2016.

**ADJOURNMENT**