

**CITY OF KNOXVILLE
BOARD OF ZONING APPEALS
MEETING AGENDA
April 21, 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 **April 21, 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, 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

March 17, 2016 minutes

OLD BUSINESS

File: 1-B-16-VA Parcel ID: 094OD02001
Applicant: 908 Development Group
Address: 2308 Forest Avenue
Zoning: RP-3 (Planned Residential) District
1st 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 Parcel ID: 094KF015
Applicant: Brian Pittman / McCarty, Holsaple, McCarty
Address: 220 Carrick Street
Zoning: O-1/H-1 (Office, Medical and Related Services / Historic Overlay) Districts
6th 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: 3-F-16-VA **Parcel ID:** 069LA013
Applicant: Brett Honeycutt
Address: 4125 McKinley Street
Zoning: C-3 (General Commercial) District
5th Council District

Variance Request:

Reduce the minimum required front yard setback from 25 ft. to 15 ft. per Article 4, Section 2.2.6.E.1.

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

NEW BUSINESS

File: 4-A-16-VA **Parcel ID:** 058ED012
Applicant: Brian Ripley
Address: 5101 Kesterwood Court
Zoning: R-1 (Low Density Residential) District
4th Council District

Variance Request:

Reduce the minimum required front yard setback from 25 ft. to 19.7 ft. per Article 4, Section 2.1.1.E.1.

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

File: 4-C-16-VA **Parcel ID:** 131NC01401
Applicant: Southern Signs
Address: 10248 Kingston Pike
Zoning: C-3 (General Commercial) District
2nd Council District

Variance Request:

Reduce the minimum required setback for a sign from a street right-of-way for an on premise ground sign from 10 ft. to 8 ft. 6 in. per Article 8, Section 7.1.a.

As per submitted plan to permit reuse of existing poles to install a new sign in a C-3 (General Commercial) District.

File: 4-D-16-VA **Parcel ID:** 109GB01505 &
Applicant: City of Knoxville 109GB01504
Address: 953 E. Moody Avenue
Zoning: R-1/H-1 (Low Density Residential / Historic Overlay) and OS-2 (Park and Open
Space) Districts
1st Council District

Variance Requests:

1. Reduce the minimum required southern side yard setback from 35 ft. to 15 ft. per Article 4, Section 2.1.1.E.2.c.
2. Reduce the minimum required rear yard setback from 25 ft. to 0 ft. per Article 4, Section 2.1.1.E.3.a.

3. Increase the maximum permitted lot coverage from 25% to 35.6% per Article 4, Section 2.1.1.E.6.b.

As per submitted plan to permit platting of the City owned property in an R-1/H-1 (Low Density Residential / Historic Overlay) and OS-2 (Park and Open Space) District.

File: 4-E-16-VA **Parcel ID:** 094EF02501
Applicant: Jesse Galbraith
Address: 333 Depot Avenue
Zoning: C-2/D-1 (Central Business / Downtown Design Overlay) District
6th Council District

Variance Requests:

1. Reduce the minimum required driveway width from 20 ft. to 11 ft. on Williams Street per Article 5, Section 7.B.3.c.Table.
2. Reduce the minimum required driveway width from 20 ft. to 16 ft. on E. Magnolia Avenue per Article 5, Section 7.B.3.c.Table.
3. Reduce the minimum required distance between driveways from 21 ft. to 8 ft. per Article 5, Section 7.B.1.d.

As per submitted plan to permit development of a parking lot in a C-2/D-1 (Central Business District / Downtown Design Overlay) Districts.

File: 4-F-16-VA **Parcel ID:** 121JB00507
Applicant: Knoxville Utilities Board
Address: 1500 Lyons Bend Road
Zoning: O-2 (Civic and Institutional) District
2nd Council District

Variance Request:

Decrease the minimum required floor elevation from 823.5 ft., one foot above the 500 year flood elevation, to 814.5 ft. per Flood Damage Prevention and Control Ordinance: Article 3, Section 12-52(2).

As per submitted plan to permit the construction of new equipment buildings in an O-2 (Civic and Institutional) District.

File: 4-G-16-VA **Parcel ID:** 121HA00225
Applicant: Gerry Eastman
Address: 6520 Baum Drive
Zoning: C-6 (General Commercial Park) District
2nd Council District

Variance Request:

Reduce the minimum required east side yard setback from 20 ft. to 17.46 ft. per Article 4, Section 2.2.9.D.2.b.

As per submitted plan to permit an addition to an existing building in a C-6 (General Commercial Park) District.

File: 4-H-16-VA **Parcel ID:** 058FF024 & 058FF028
Applicant: Robert G. Campbell & Associates, LP
Address: 103 Midlake Drive
Zoning: O-1 (Office, Medical and Related Services) and R-2 (General Residential) Districts
4th Council District

Variance Request:

Reduce the minimum required width of a drive aisle serving 90 degree parking from 26 ft. to 24 ft. per Article 5, Section 7.A.4.a.2.Table.

As per submitted plan to permit expansion of an existing medical office building in an O-1 (Office, Medical and Related Services) and R-2 (General Residential) Districts.

File: 4-I-16-VA **Parcel ID:** 081LC017
Applicant: Nick Shaffer
Address: 517 E. Oklahoma Avenue
Zoning: R-1A/H-1 (Low Density Residential / Historic Overlay) District
4th Council District

Variance Requests:

1. Reduce the minimum required side yard setback for an accessory structure from 8 ft. to 3 ft. per Article 4, Section 2.1.2.D.2.b.
2. Increase the maximum permitted height of an accessory structure from 15 ft. to 17.5 ft. per Article 4, Section 2.1.2.F.
3. Reduce the minimum required lot width at the front building line from 75 ft. to 53 ft. 8 in. per Article 4, Section 2.1.2.D.4.a.

As per submitted plan to permit platting of the lot and the construction of an accessory building in an R-1A/H-1 (Low Density Residential / Historic Overlay) District.

File: 4-J-16-VA **Parcel ID:** 109AA003-00302
Applicant: Wes Bradley
Address: 1995 Henley Street, 313 W. Blount Avenue
Zoning: FD-SW-6 (Form District, South Waterfront)
1st Council District

Variance Requests:

1. Increase the maximum permitted number of parking spaces from 482 spaces to 498 spaces per South Waterfront Design Guidelines, Section 4.1.3.G.7.b.
2. Reduce the minimum required percentage of porous pavement from 65% to 0% on the rail road property per South Waterfront Guidelines, Section 4.1.3.G.7.c.

As per submitted plan to permit construction of new apartments in an FD-SW-6 (Form District, South Waterfront) District.

File: 4-K-16-VA **Parcel ID:** 080JA007
Applicant: Batson, Himes, Norvell & Poe
Address: 5429 Pleasant Ridge Road
Zoning: C-3 (General Commercial), RP-1 (Planned Residential), and F-1 (Floodway) Districts
3rd Council District

Variance Requests:

1. Reduce the minimum required number of parking spaces from 46 spaces to 32 spaces per Article 5, Section 7.A.3.a.Table.
2. Increase the maximum driveway width from 30 ft to 36.5 ft per Article 5, Section 7.B.3.c.Table.
3. Increase the maximum driveway curb cut from 60 ft to 87.2 ft per Article 5, Section 7.B.3.c.Table.

As per submitted plan to permit construction of a new retail store in C-3 (General Commercial), RP-1 (Planned Residential) and F-1 (Floodway) Districts.

File: 4-L-16-VA **Parcel ID:** 108CE004-006 & 019-021
Applicant: Collegiate Development Group

Address: 1830 Cumberland Avenue
Zoning: FD-CU-1 and FD-CU-2 (Cumberland Avenue Form District)
1st Council District

Variance Requests:

1. Reduction of the minimum required parking module width in a parking garage with 90 degree parking on one side of the aisle from 44 ft. to 39 ft. per Article 5, Section 7.A.4.d.1.Table.
2. Reduction of the minimum required parking module width in a parking garage with 90 degree parking on both sides of the aisle from 60 ft. to 56 ft. per Article 5, Section 7.A.4.d.1.Table.
3. Reduce the minimum required number of parking spaces from 363 spaces to 348 spaces per Article 4, Section 4, Cumberland Avenue District 4.2.6.B.2.
4. Reduce the minimum ground floor elevation in the CU-1 Zone from 2 ft. to no minimum per Article 4, Section 4, Cumberland Avenue District 4.2.3.A.3.i.
5. Reduce the minimum required ground floor transparency for residential use in the CU-1 Zone from 40% to 20% per Article 4, Section 4, Cumberland Avenue District 4.2.3.A.4.A.
6. Reduce the minimum required width of a parking space from 8.5 ft. to 8.0 ft. for up to 40% of the provided parking per Article 5, Section 7.A.4.b.

As per submitted plan to permit construction of a mixed commercial and residential development in an FD-CU-1 & FD-CU-2 (Cumberland Avenue Form District).

File: 4-M-16-VA **Parcel ID:** 131KA03101
Applicant: Arthur Seymour, Jr.
Address: 10461 Parkside Drive
Zoning: C-6 (General Commercial Park) District
2nd Council District

Variance Request:

Reduce the minimum required setback from the street right-of-way for a sign from 10 ft. to 0 ft. per Article 8, Section 7.1.a.

As per submitted plan to permit reuse of an existing sign after a change in tenant use in a C-6 (General Commercial Park) District.

File: 4-N-16-VA **Parcel ID:** 121CO1501
Applicant: Charles Atkins
Address: 6400 Sherwood Drive
Zoning: EN-2 (Established Neighborhood) District
2nd Council District

Variance Request:

Reduce the minimum required front yard setback from 79.45 ft. to 25 ft. per Article 4, Section 2.1.4.E.Table.

As per submitted plan to permit construction of a detached dwelling on a substandard lot of record in an EN-2 (Established Neighborhood) District.

OTHER BUSINESS

The next BZA meeting is May 19, 2016.

ADJOURNMENT