

**CITY OF KNOXVILLE
BOARD OF ZONING APPEALS
MEETING AGENDA
May 19, 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 **May 19, 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

April 21, 2016 minutes

OLD BUSINESS

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 Requests:

1. Reduce the minimum required front yard setback from 79.45 ft to 40 ft per Article 4, Section 2.1.4.E.Table.
2. Reduce the minimum required rear yard setback from 25 ft to 10.3 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 District.

NEW BUSINESS

File:	5-B-16-VA	Parcel ID: 082OJ022
Applicant:	Ken Block	
Address:	2329 Wilson Avenue	
Zoning:	R-1 (Low Density Residential) District 6th Council District	

Variance Requests:

1. Reduce the minimum required Parham Street front yard setback from 25 ft to 10 ft per Article 4, Section 2.1.1.E.1.a.
2. Reduce the minimum required Wilson Avenue front yard setback from 25 ft to 15 ft per Article 4, Section 2.1.1.E.1.a.

As per submitted plan to permit construction of a detached dwelling in an R-1 District.

File: 5-C-16-VA **Parcel ID:** 109KD00203
Applicant: Brian Hann
Address: 3701 Sevierville Pike
Zoning: C-1 (Neighborhood Commercial) District
1st Council District

Variance Request:

Reduce the minimum number of required parking spaces from 33 spaces to 22 spaces per Article 5, Section 7.A.3.a.Table.

As per submitted plan to permit reuse of an existing building as a restaurant in a C-1 District.

File: 5-D-16-VA **Parcel ID:** 094IF020
Applicant: Fulgham, MacIndoe & Associates, Inc.
Address: 2700 Middlebrook Pike
Zoning: C-6 (General Commercial Park) District
3rd Council District

Variance Requests:

1. Reduce the required distance a driveway on the continuous leg of a "T" intersection must be located from the extended right-of-way of the non-continuous leg from 25 ft to 0 ft per Article 5, Section 7.B.2.b.
2. Increase the maximum permitted width for a driveway serving an office use from 30 ft to 33 ft per Article 5, Section 7.B.3.c.Table.
3. Reduce the minimum required front yard setback from 25 ft to 11 ft per Article 4, Section 2.2.9.D.2.a.

As per submitted plan to permit reconstruction of an existing parking lot in a C-6 District.

File: 5-E-16-VA **Parcel ID:** 082OK001
Applicant: Knoxville's Community Development Corporation
Address: 407 S. Olive Street
Zoning: R-2 (General Residential) District
6th Council District

Variance Requests:

1. Reduce the minimum required S. Olive Street front yard setback from 25 ft to 18 ft per Article 4, Section 2.1.6.D.1.a.
2. Reduce the minimum required Kenner Avenue front yard setback from 25 ft to 14 ft per Article 4, Section 2.1.6.D.1.a.

As per submitted plan to permit the construction of an apartment development in an R-2 District.

File: 5-F-16-VA **Parcel ID:** 068IC015
Applicant: Chris Malone
Address: 2662 Clinton Hwy
Zoning: C-4 (Highway and Arterial Commercial) District
5th Council District

Variance Request:

Reduce the minimum required front yard setback for a primary ground sign from 10 ft to 0 ft per Article 8, Section 7.1.a.

As per attached plan to permit reuse of existing sign support structure in a C-4 District.

File: 5-G-16-VA **Parcel ID:** 093PA004
Applicant: W. Fred Campbell
Address: 3701 Henson Road
Zoning: I-3 (General Industrial) District
3rd Council District

Variance Request:

Reduce the minimum required north side yard setback from 25 ft to 12 ft 6 inches per Article 4, Section 2.3.2.E.3.

As per submitted plan to permit construction of an office/warehouse in an I-3 District.

File: 5-H-16-VA **Parcel ID:** 057-00702
Applicant: John Roegge
Address: 234 E. Emory Road
Zoning: PC-1 (Retail and Office Park) District
5th Council District

Variance Requests:

1. Increase the maximum permitted height of a detached primary ground sign from 10 ft to 25 ft per Article 8, Section 11.6.c.Table.
2. Increase the maximum permitted sign area of a detached primary ground sign from 100 sf to 205 sf per Article 8, Section 11.6.d.Table.

As per submitted plan to permit construction of a new sign in a PC-1 District.

OTHER BUSINESS

The next BZA meeting is June 16, 2016.

ADJOURNMENT