

**CITY OF KNOXVILLE
BOARD OF ZONING APPEALS
MEETING AGENDA
September 15, 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 **September 15, 2016 meeting at 4:00 p.m. in the Small Assembly Room, City County Building, 400 Main St, 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

August 18, 2016 minutes

OLD BUSINESS

**File: 6-G-16-VA Parcel ID: 121GJ001, -002,
Applicant: John Wisinger -003, and -004
Address: 5656 Lyons View Pike
Zoning: R-1 (Low Density Residential) District
2nd Council District**

Variance Requests:

1. Increase the maximum permitted wall height from 42 in. to 114 in. (9'6") on parcels 121GJ001, 002, 003, & 004 per Article 5, Section 6.C.2.
2. Increase the maximum permitted curb cut length from 40 ft. to 104.5 ft. per Article 5, Section 7.B.3.a.Table.
3. Increase the maximum branch type turn-around area from 200 sq. ft. to 700 sq. ft. per Article 5, Section 7.A.2.j.iii.

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

**File: 7-C-16-VA Parcel ID: 121BD038 & 039
Applicant: John Browder
Address: 204 Gore Road
Zoning: C-6 (General Commercial Park) District
2nd Council District**

Variance Request:

Reduce the minimum required front yard setback on Gore Road from 25 ft. to 10 ft. per Article 4, Section 2.2.9.D.2.a.

As per submitted plan to permit construction of office/warehouse buildings in a C-6 District.

NEW BUSINESS

File: 9-A-16-VA **Parcel ID:** 058IC011
Applicant: James Cook
Address: 1215 Snowdon Drive
Zoning: R-1 (Low Density Residential) District
5th Council District

Variance Request:

Reduce the minimum required front yard setback for an accessory building from 25 ft. to 8 ft. 10 inches per Article 4, Section 2.1.1.E.1.a.

As per submitted plan to permit and accessory building to encroach into the required front setback in an R-1 District.

File: 9-B-16-VA **Parcel ID:** 107KE021
Applicant: Stewart Anderson
Address: 4647 Newcom Avenue
Zoning: O-1 (Office, Medical and Related Services) District
2nd Council District

Variance Request:

Reduce the minimum required rear yard setback from 30 ft. to 5 ft. per Article 4, Section 2.2.1.D.3.

As per submitted plan to permit an addition to a building in an O-1 District.

File: 9-C-16-VA **Parcel ID:** 122OJ00202
Applicant: Arthur Seymour, Jr.
Address: 2932 Alcoa Hwy
Zoning: C-3 (General Commercial) District
1st Council District

Variance Request:

Increase the maximum permitted height of a primary detached ground sign from 20 ft. to 40 ft. per Article 8, Section 11.6.c.Table.

As per attached plan to permit reconstruction of a ground sign in a C-3 District.

File: 9-D-16-VA **Parcel ID:** 094EF02501
Applicant: Design Innovation Architects
Address: 319 W Depot Avenue
Zoning: C-2 / D-1 (Central Business District / Downtown Design Overlay) Districts
6th Council District

Variance Request:

1. Reduce the minimum required length of street frontage required for two driveways from 150 ft. to 105.97 ft. per Article 5, Section 7.B.1.b.Table.
2. Reduce the minimum required width for a one-way driveway from 20 ft. to 16 ft. per Article 5, Section 7.B.3.c.Table.

As per submitted plan to permit construction of a mixed use development in a C-2 / D-1 District.

File: 9-E-16-VA **Parcel ID:** 132-02813
Applicant: Main Event
Address: 9049 Kingston Pike
Zoning: PC-1 (Retail and Office Park) District
2nd Council District

Variance Requests:

1. Reduce the minimum number of required parking spaces from 417 spaces to 368 spaces per Article 5, Section 7.A.3.a.Table.
2. Increase the maximum permitted wall signage size from 795 sq. ft. to 860 sq. ft. per Article 8, Section 11.6.a.2.

As per submitted plan to permit construction of a commercial building in a PC-1 District.

File: 9-F-16-VA **Parcel ID:** 082DQ010
Applicant: Cliff Shadwell, Habitat for Humanity
Address: 3429 Lansing Avenue
Zoning: R-1 (Low Density Residential) District
6th Council District

Variance Request:

Reduce the minimum required lot width from 75 ft. to 50 ft.at the front building line per Article 4, Section 2.1.1.E.4.a.

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

File: 9-G-16-VA **Parcel ID:** 068KC00202
Applicant: Michael Brady Inc.
Address: 5616 Merchants Center Blvd.
Zoning: C-3 (General Commercial) District
5th Council District

Variance Request:

Increase the maximum permitted building height from 45 ft. to 70 ft. per Article 4, Section 2.2.6.F.

As per submitted plan to permit construction of a hotel in a C-3 District.

File: 9-H-16-VA **Parcel ID:** 108CE004-006,
Applicant: Collegiate Development Group 019-021
Address: 1830 Cumberland Avenue
Zoning: FD-CU-1 (Form District – Cumberland Avenue Corridor)
1st Council District

Variance Request:

Reduce the minimum required depth of canopies from 6 ft. to 4 ft. per Article 4, Section 4.2.4.E.1.

As per submitted plan to permit installation of four canopies that will extend into the public right-of-way on a new mixed use building in the FD-CU-1 & FD-CU-2 District.

OTHER BUSINESS

The next BZA meeting is October 20, 2016.

ADJOURNMENT