

BOARD OF ZONING APPEALS
MEETING AGENDA
October 20, 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 **October 20, 2016** meeting at 4:00 pm 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 pm 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

September 15, 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	
	2 nd 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 branch type turn-around from 200 sq. ft. to 420 sq. ft. per Article 5, Section 7.A.2.j.iii.

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

File: 7-C-16-VA
Applicant: John Browder
Address: 204 Gore Road
Zoning: C-6 (General Commercial Park) District
2nd Council District

Parcel ID: 121BD038 & 039

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

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

Parcel ID: 122OJ00202

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 submitted plan to permit reconstruction of a ground sign in a C-3 District.

NEW BUSINESS

File: 10-A-16-VA
Applicant: Knox Whiskey Works
Address: 516 W. Jackson Avenue
Zoning: C-2 / D-1 (Central Business District / Downtown Design Overlay) Districts
6th Council District

Parcel ID: 094EJ009

Variance Request:

Increase the maximum area of permitted wall signs from 66 sq. ft. to 204 sq. ft. per Article 8, Section 11.6.a.2.

As per submitted plan to permit increased size of wall signs in C-2 / D-1 Districts.

File: 10-B-16-VA
Applicant: William Nail
Address: 1903 Fairmont Blvd.
Zoning: R-1 / NC-1 (Low Density Residential / Neighborhood Conservation) Districts
4th Council District

Parcel ID: 069MB018

Variance Request:

Reduce the minimum required interior side yard setback from 8 ft. to 3 ft. 5 in. per Article 4, Section 2.1.1.E.2.a.

As per submitted plan to permit addition of an attached carport in an R-1 / NC-1 Districts.

File: 10-C-16-VA
Applicant: PHG Energy, dba Aries Energy
Address: 4801 Westover Terrace
Zoning: EN-1 (Established Neighborhood) District
4th Council District

Parcel ID: 083BG008

Variance Request:

Reduce the minimum required front setback for an accessory structure from 50 ft. to 17 ft. per Article 4, Section 2.1.4.E.Table.

As per submitted plan to permit installation of solar array panels in an EN-1 District.

File: 10-D-16-VA
Applicant: David Wedekind
Address: 100 S. Broadway
Zoning: C-2 / D-1 (Central Business District / Downtown Design Overlay) Districts
6th Council District

Parcel ID: 094EJ048

Variance Request:

Reduce the minimum required parking stall depth for 90 degree parking from 15.5 ft. to 15.3 ft. per Article 5, Section 7.A.4.a.2.Table.

As per submitted plan to permit parking spaces as built in a C-2 / D-1 Districts.

File: 10-E-16-VA
Applicant: One Life Church
Address: 2900 Knoxville Center Drive
Zoning: SC-3 (Regional Shopping Center) District
4th Council District

Parcel ID: 059-02608

Variance Request:

Reduce the minimum required number of parking spaces from 168 to 110 spaces per Article 5, Section 7.A.3.a.Table.

As per submitted plan to permit conversion of existing building into a church in an SC-3 District.

File: 10-F-16-VA
Applicant: WP General Partnership
Address: 4315 Kingston Pike
Zoning: C-6 (General Commercial Park) District
2nd Council District

Parcel ID: 107LA019

Variance Requests:

1. Reduce the minimum required number of parking spaces from 1022 to 670 spaces per Article 5, Section 7.A.3.a.Table.
2. Reduce the minimum required west side yard setback from 20 ft. to 8.9 ft. per Article 4, Section 2.2.9.D.2.b.
3. Reduce the minimum required east side yard setback from 60 ft. to 10 ft. per Article 4, Section 2.2.9.D.2.b.
4. Reduce the minimum required width of the curbed and landscaped terminal islands at the end of the parking rows from 5 ft. to 0 ft. per Article 5, Section 7.A.5.b.3.

5. Reduce the minimum required front yard setback from 25 ft. to 10 ft. per Article 4, Section 2.2.9.D.2.a.
6. Increase the maximum permitted distance between interior parkways from 200 ft. to 245 ft. per Article 5, Section 7.A.5.b.2.

As per submitted plan to permit redevelopment of an existing shopping center in a C-6 District.

File: [10-G-16-VA](#) **Parcel ID:** 081NH01201
Applicant: Brett Honeycutt
Address: 109 W. Anderson Avenue
Zoning: C-3 (General Commercial) District
4th Council District

Variance Request:

Reduce the minimum required number of parking spaces from 33 to 0 spaces per Article 5, Section 7.A.3.a.Table.

As per submitted plan to permit reuse of a commercial building in a C-3 District.

File: [10-H-16-VA](#) **Parcel ID:** 1211A03001
Applicant: Jonathan Miller Architects
Address: 6811 Sherwood Drive
Zoning: EN-2 (Established Neighborhood) District
2nd Council District

Variance Request:

Increase the required average build to line from 125 ft. to 200 ft. per Article 4, Section 2.1.4.E.Table.

As per submitted plan to permit the construction of a detached dwelling in an EN-2 District.

File: [10-J-16-VA](#) **Parcel ID:** 069HC01601
Applicant: Robert Campbell & Associates
Address: 4829 Maple Sunset Way
Zoning: R-2 (General Residential) District
5th Council District

Variance Request:

Reduce the minimum required drive aisle width for 90 degree parking from 26 ft. to 14 ft. per Article 5, Section 7.A.4.a.2.Table.

As per submitted plan to address an as built parking lot not on the original plans in an R-2 District.

File: [10-K-16-VA](#) **Parcel ID:** 094OE016
Applicant: Urban Engineering, Inc.
Address: 2201 Sutherland Avenue
Zoning: O-1 (Office, Medical and Related Services) District
6th Council District

Variance Requests:

1. Reduce the minimum required Sutherland Avenue front yard setback from 25 ft. to 5 ft. per Article 4, Section 2.2.1.D.1.

2. Reduce the minimum required Concord Street front yard setback from 25 ft. to 5 ft. per Article 4, Section 2.2.1.D.1.
3. Reduce the minimum required southwest side yard setback from 12 ft. to 9 ft. per Article 4, Section 2.2.1.D.2.
4. Reduce the minimum required rear yard setback from 25 ft. to 7 ft. per Article 4, Section 2.2.1.D.3.
5. Increase the maximum permitted lot coverage from 30% to 42% per Article 4, Section 2.2.1.D.5.a.

As per submitted plan to permit construction of an attached housing development in an O-1 District.

File: **10-M-16-VA** **Parcel ID:** 107DD001
Applicant: Knoxville Habitat for Humanity
Address: 3630 Dance Avenue
Zoning: R-2 (General Residential) District
 6th Council District

Variance Request:

Reduce the minimum required Frank Street front yard setback from 25 ft. to 5 ft. per Article 4, Section 2.1.6.D.1.a.

As per submitted plan to permit construction of a detached dwelling in an R-2 District.

File: **10-N-16-VA** **Parcel ID:** 119DD00601
Applicant: James J. Phillips
Address: 660 N. Gallaher View Road
Zoning: C-3(k) / F-1 (General Commercial / Floodway) Districts
 2nd Council District

Variance Request:

Reduce the minimum required offset of a driveway on the continuous leg of a “T-intersection” from the width of the non-continuous leg right-of-way plus 25 ft. to 0 ft. per Article 5, Section 7.B.2.b.

As per submitted plan to permit the development of a commercial use in a C-3(k) / F-1 Districts.

OTHER BUSINESS

The next BZA meeting is November 17, 2016.

ADJOURNMENT