



BOARD OF ZONING APPEALS

MEETING AGENDA

December 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 December 15, 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

November 17, 2016 minutes

OLD BUSINESS

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 Request:

Reduce the minimum required number of parking spaces from 1022 spaces to 670 spaces per Article 5, Section 7.A.3.a.Table.

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

NEW BUSINESS

File: 12-A-16-VA
Applicant: Batson-Cook Company
Address: 2308 Forest Avenue
Zoning: RP-3 (Planned Residential) District
1st Council District

Parcel ID: 094OD02001

Variance Request:

Reduce the minimum drive aisle width for two-way traffic with 90 degree parking from 26 ft. wide to 23.5 ft. wide per Article 5, Section 7.A.4.a.2.Table.

As per submitted plan to accommodate an as built parking lot in an RP-3 District.

File: 12-B-16-VA
Applicant: James Hayes
Address: 733 W. Emerald Avenue
Zoning: R-1A (Low Density Residential) District
6th Council District

Parcel ID: 081NA005

Variance Request:

Reduce the minimum required lot width at the front building line from 75 ft. to 65 ft. per Article 4, Section 2.1.2.D.4.a.

As per submitted plan to permit plating of a nonconforming parcel in an R-1A District.

File: 12-C-16-VA
Applicant: Johnson Architecture
Address: 133 N. Broadway
Zoning: C-6 (General Commercial Park) District
6th Council District

Parcel ID: 094EL009

Variance Request:

Reduce the minimum required front yard setback from a railroad right-of-way from 25 ft. to 0 ft. per Article 4, Section 2.2.9.D.2.a.

As per submitted plan to permit an addition to a commercial building in a C-6 District.

File: 12-D-16-VA
Applicant: Derek Dague
Address: 3120 McKamey Road
Zoning: C-3 (General Commercial) District
3rd Council District

Parcel ID: 093AE00205

Variance Requests:

1. Increase the maximum permitted sign height of a primary detached ground sign from 10 ft. to 20 ft. per Article 8, Section 11.6.c.Table.
2. Increase the maximum permitted sign area of a primary detached ground sign from 100 sq. ft. to 141 sq. ft. per Article 8, Section 11.6.d.Table.

As per submitted plan to permit construction of a ground sign as shown in a C-3 District.

File: 12-E-16-VA
Applicant: Acadia Landscape Company
Address: 706 Luttrell Street
Zoning: R-1A / H-1 (Low Density Residential / Historic Overlay) Districts
4th Council District

Parcel ID: 094DF012

Variance Requests:

1. Reduce the minimum required southeast side yard setback from 8 ft. to 0 ft. per Article 4, Section 2.1.2.D.2.B.
2. Reduce the minimum required rear yard setback from 5 ft. to 3 ft. per Article 4, Section 2.1.2.D.3.b.
3. Increase the maximum permitted lot coverage from 30% to 45% per Article 4, Section 2.1.2.D.6.

As per submitted plan to permit the addition of a carport to the rear of the house in R-1A / H-1 Districts.

File: 12-F-16-VA
Applicant: Mark Miller
Address: 1311 Dowell Springs Blvd
Zoning: O1 (Office, Medical and Related Services) District
3rd Council District

Parcel ID: 106DA00912

Variance Requests:

1. Increase the maximum permitted area of wall sign #1 from 24 sq. ft. to 145 sq. ft. per Article 8, Section 11.5.1.
2. Increase the maximum permitted area of wall sign #2 from 24 sq. ft. to 58 sq. ft. per Article 8, Section 11.5.1.

As per submitted plan to permit wall signs as requested in an O1 District.

File: 12-G-16-VA
Applicant: Flatiron Restorations, LLC
Address: 724 N. Broadway
Zoning: C-3 (General Commercial) District
4th Council District

Parcel ID: 094DL013

Variance Request:

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

As per submitted plan to permit mixed use development (commercial / residential) in a C-3 District.

File: 12-H-16-VA
Applicant: Urban Engineering, Inc.
Address: 118 Lovell Road
Zoning: C-3 (General Commercial) District
2nd Council District

Parcel ID: 131-05401

Variance Request:

Reduce the minimum required number of parking spaces from 118 spaces to 66 spaces per Article 5 Section 7.A.3.a.Table.

As per submitted plan to permit construction of a senior independent living facility in a C-3 District.

File: 12-I-16-VA **Parcel ID:** 059EA002 & 003
Applicant: Toby Strange
Address: Miller Place Way
Zoning: SC-3 (Regional Shopping Center) District
4th Council District

Variance Request:

Increase the maximum permitted sign height of a primary detached ground sign from 10 ft. to 35 ft. per Article 8, Section 11.6.c.Table.

As per submitted plan to permit construction of a new ground sign in an SC-3 District.

File: 12-J-16-VA **Parcel ID:** 094MJ023
Applicant: Brewer Ingram Fuller Architects, Inc.
Address: 1501 White Avenue
Zoning: O-2 (Civic and Institutional) District
1st Council District

Variance Requests:

1. Reduce the minimum required number of parking spaces from 110 to 12 per Article 5, Section 7.A.3.a.Table.
2. Reduce the minimum width of a 2-way aisle within a parking garage from 26 feet to 15 feet, as shown on the site plan per Article 5, Section 7.A.4.d.2.
3. Reduce the minimum module width between columns or walls within a parking garage with 90 degree parking and two-way traffic from 60 feet to 59 feet per Article 5, Section 7.A.4.d.1.Table.
4. Reduce the minimum driveway width from 20 feet to 15 feet per Article 5, Section 7.B.3.c.Table.

As per submitted plan to permit an addition to an existing office building in an O-2 District.

File: 12-K-16-VA **Parcel ID:** 082HA021
Applicant: Eddie Mubarak
Address: 2004 N. Broadway
Zoning: C-3 (General Commercial) District
4th Council District

Variance Request:

Reduce the minimum required number of parking spaces from 35 spaces to 21 spaces per Article 5, Section 7.A.3.a.Table.

As per submitted plan to permit construction of a multi-tenant center in a C-3 District.

File: 12-L-16-VA **Parcel ID:** 095BF02201
Applicant: Cherokee Health Systems
Address: 2202 Martin Luther King, Jr. Avenue
Zoning: O-1 (Office, Medical and Related Services) District
6th Council District

Variance Request:

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

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

File: 12-M-16-VA **Parcel ID:** 069LA013
Applicant: Brett Honeycutt
Address: 4125 McKinley Street
Zoning: C-6 (General Commercial Park) District
5th Council District

Variance Request:

Reduce the minimum required front yard setback from 25 ft. to 0 ft. per Article 4, Section 2.2.9.D.2.a.

As per submitted plan to permit construction of a commercial building in a C-6 District.

File: 12-N-16-VA **Parcel ID:** 108CK006 &
Applicant: Starboard Properties IV, LLC 009-013
Address: 2120 Cumberland Avenue
Zoning: FD-CU-1 & FD-CU-2 (Form District-Cumberland Avenue) Districts
1st Council District

Variance Request:

Reduce the minimum required width for a parking space from 9 ft. to 8 ft. per Article 5, Section 7.A.4.a.2.Table.

As per submitted plan to permit redevelopment of the site with a multi-use project in an FD-CU-1 & FD-CU-2 Districts.

OTHER BUSINESS

The next BZA meeting is January 19, 2017.

ADJOURNMENT