



BOARD OF ZONING APPEALS

AGENDA

September 21, 2017

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 21, 2017, 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 216-2034.

This meeting and all communications between the Board members is subject to the provisions of the Tennessee Open Meetings Act, Tenn. Code. Ann. § 9-44-101, 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

August 17, 2017

OLD BUSINESS

File: 7-C-17-VA
Applicant: Paul Bush
Address: 3308 Forestdale Avenue
Zoning: R-1A (Low Density Residential)

Parcel ID: 070JA006
4th Council District

Variance Request:

Reduce the minimum required side yard setback for an accessory building from 5 ft. to 30 in. per Article 4, Section 2.1.2.D.2.b.

As per submitted plan to permit an accessory building in an R-1A District.

NEW BUSINESS

File: 9-A-17-VA
Applicant: Helen-Ross McNabb
Address: 3720 Middlebrook Pike
Zoning: R-2 (General Residential)

Parcel ID: 093MB003
3rd Council District

Variance Request:

Reduce the minimum required number of parking spaces from 20 to 11 per Article 5, Section 7.A.3.a.Table.

As per plan submitted to permit the construction of a multi-dwelling structure (10 units) in an R-2 District.

File: 9-B-17-VA
Applicant: Steve Abbott
Address: 524 Arrowhead Trail
Zoning: R-1 (Low Density Residential)

Parcel ID: 107NF024
2nd Council District

Variance Requests:

1. Reduce the minimum permitted side yard setback for a 2-story structure from 12 ft to 5.92 ft per Article 4, Section 2.1.1.E.2.a.
2. Reduce the minimum required rear yard setback from 25 ft to 14.5 ft per Article 4, Section 2.1.1.E.3.a.

As per plan submitted proposing to attach an existing detached garage to the existing residence in an R-1 District.

File: 9-C-17-VA
Applicant: Amy Cathey
Address: 913 Henley Street
Zoning: C-2/D-1 (Central Business/Downtown Design Overlay)

Parcel ID: 094MF025
6th Council District

Variance Request:

Increase the maximum number of permitted detached ground signs from 2 to 5 per Article 8, Section 11.6.b.1.

As per plan submitted showing additional signage in a C-2/D-1 District.

File: 9-E-17-VA
Applicant: Civil & Environmental Consultants, Inc.
Address: 1010 E. Jackson Avenue
Zoning: I-3 (General Industrial)

Parcel ID: 095AK019
6th Council District

Variance Request:

Reduce the minimum required width of a perimeter parkway from 10 ft to 0 ft on Kentucky Street per Article 5, Section 7.A.5.b.1.

As per submitted plan to permit the construction of a parking lot in an I-3 District.

File: 9-F-17-VA
Applicant: Schaad Brown
Address: 2209 N. Central Street
Zoning: C-3 (General Commercial)

Parcel ID: 081KA015-017
5th Council District

Variance Requests:

1. Reduce the minimum required number of parking spaces from 37 to 30 per Article 5, Section 7.A.3.a.Table.
2. Increase the maximum permitted driveway width from 30 ft. to 40 ft. per Article 5, Section 7.B.3.c.Table.

As per plan submitted to permit the construction of a new 7,490 sf Dollar General store in a C-3 District.

File: 9-G-17-VA
Applicant: Schaad Brown
Address: 7407 Middlebrook Pike
Zoning: C-1 (Neighborhood Commercial)

Parcel ID: 106JD032
3rd Council District

Variance Requests:

1. Reduce the minimum required number of parking spaces from 37 to 32 per Article 5, Section 7.A.3.a.Table.
2. Increase the maximum permitted driveway width from 30 ft to 35 ft (Article 5, Section 7.B.3.c.Table.

As per plan submitted to permit the construction of a new 7,490 sf Dollar General store in a C-1 District.

File: 9-H-17-VA
Applicant: Schaad Brown
Address: 3812 Boyds Bridge Pike
Zoning: C-1 (Neighborhood Commercial)

Parcel ID: 083IE010
6th Council District

Variance Requests:

1. Reduce the minimum required number of parking spaces from 47 to 31 per Article 5, Section 7.A.3.a.Table.
2. Increase the maximum permitted driveway width from 30 ft to 40 ft per Article 5, Section 7.B.3.c.Table.
3. Increase the maximum permitted driveway curb cut length from 60 ft to 90 ft per Article 5, Section 7.B.3.c.Table.

As per plan submitted to permit construction of a new 9,435 sf Dollar General store in a C-1 District.

File: 9-I-17-VA
Applicant: Peter Hall
Address: 3822 Sutherland Avenue
Zoning: C-1(k) (Neighborhood Commercial)

Parcel ID: 107KF002
2nd Council District

Variance Requests:

1. Reduce the minimum required west side yard parking lot setback from 5 ft. to 0 ft. per Article 5, Section 7.A.2.c.
2. Reduce the minimum required rear yard parking lot setback from 5 ft. to 0 ft. per Article 5, Section 7.A.2.c.

3. Reduce the minimum number of required parking spaces from 26 to 20 per Article 5, Section 7.A.3.a.Table.

As per plan submitted to permit the construction of a new 2-story office building in a C-1(k) District.

File: 9-J-17-VA
Applicant: Matthew Dawson
Address: 341 Taliwa Drive
Zoning: R-1 (Low Density Residential)

Parcel ID: 109JB032
1st Council District

Variance Requests:

1. Reduce the minimum required east side yard setback from 5 ft to 0 ft per Article 4, Section 2.1.1.E.2.b.
2. Reduce the minimum required east side yard setback from 8 ft to 2.9 ft per Article 4, Section 2.1.1.E.2.b.
3. Reduce the minimum required west side yard setback from 5 ft to 2 ft per Article 4, Section 2.1.1.E.2.b.
4. Reduce the minimum required rear yard setback from 5 ft to 0 ft per Article 4, Section 2.1.1.E.3.b.

As per submitted plan to permit the platting of the property with an existing structure in an R-1 District.

File: 9-K-17-VA
Applicant: Matthew Dawson
Address: 401 Taliwa Drive
Zoning: R-1 (Low Density Residential)

Parcel ID: 109JB031
1st Council District

Variance Request:

Reduce the minimum permitted west side yard setback from 8 ft to 4 ft per Article 4, Section 2.01.1.E.2.b.

As per submitted plan to permit the platting of the property with an existing structure in an R-1 District.

OTHER BUSINESS

The next BZA meeting is October 19, 2017.

ADJOURNMENT