

## BOARD OF ZONING APPEALS

### AGENDA

October 19, 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 October 19, 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

September 21, 2017

### OLD BUSINESS

**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  
6<sup>th</sup> Council District

### **Variance Request:**

Increase the maximum number of permitted detached ground signs from 2 to 3 per Article 8, Section 11.6.b.1.

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

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

**Parcel ID:** 081KA015-017  
5<sup>th</sup> Council District

**Variance Request:**

Reduce the minimum required number of parking spaces from 37 to 30 per Article 5, Section 7.A.3.a.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  
3<sup>rd</sup> Council District

**Variance Request:**

Reduce the minimum required number of parking spaces from 37 to 32 per Article 5, Section 7.A.3.a.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  
6<sup>th</sup> Council District

**Variance Request:**

Reduce the minimum required number of parking spaces from 47 to 31 per Article 5, Section 7.A.3.a.Table.

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

**NEW BUSINESS**

**File:** 10-A-17-VA  
**Applicant:** Jim Fox  
**Address:** 4508 W. Martin Mill Pike  
**Zoning:** R-1A (Low Density Residential)

**Parcel ID:** 123AF048  
1<sup>st</sup> Council District

**Variance Request:**

Permit an alley to serve as the primary means of vehicle access per Article 5, Section 6.D.9.

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

**File:** 10-B-17-VA  
**Applicant:** Batson, Himes, Norvell and Poe  
**Address:** 7305 Lorimar Place  
**Zoning:** R-1 (Low Density Residential)

**Parcel ID:** 133DL012  
2<sup>nd</sup> Council District

**Variance Request:**

Reduce the minimum required rear setback for an accessory building from 5 ft to 0.7 ft per Article 4 Section 2.1.1.E.3.b.

As per plan submitted to permit the replatting of the lot in an R-1 District.

**File:** 10-D-17-VA  
**Applicant:** MK/Jim McMichael Signs  
**Address:** 1415 Old Weisgarber Road  
**Zoning:** O-3 (Office Park)

**Parcel ID:** 106DA00822  
3<sup>rd</sup> Council District

**Variance Request:**

Increase the maximum area for a wall sign from 24 sf to 63 sf per Article 8, Section 11.5.1.

As per plan submitted to permit the installation of a new wall sign in an O-3 District.

**File:** 10-E-17-VA  
**Applicant:** Christopoulos and Kennedy  
**Address:** 4960 Kingston Pike  
**Zoning:** C-3 (General Commercial)

**Parcel ID:** 107NB00401  
2<sup>nd</sup> Council District

**Variance Requests:**

1. Reduce the minimum required drive aisle width from 26 ft to 22.7 ft per Article 5, Section 7.A.4.a.2.Table.
2. Reduce the minimum required parking space width from 9 ft to 8.8 ft per Article 5, Section 7.A.4.a.2.Table.

As per plan submitted showing as-built survey with deficiencies identified in a C-3 District.

**File:** 10-F-17-VA  
**Applicant:** 501 Arthur, LLC  
**Address:** 501 Arthur Street  
**Zoning:** C-1/H-1 (Neighborhood Commercial/Historic Overlay)

**Parcel ID:** 094FH01101  
6<sup>th</sup> Council District

**Variance Requests:**

1. Reduce the minimum required front yard setback on Arthur Street from 25 ft to 0 ft per Article 4, Section 2.2.4.D.1.
2. Reduce the minimum required front yard setback along McGhee Street from 25 ft to 0 ft per Article 4, Section 2.2.4.D.1.
3. Reduce the minimum required north side yard setback from 20 ft to 0 ft per Article 4, Section 2.2.4.D.2.c.

4. Reduce the minimum west side yard setback from 20 ft to 14.3 ft per Article 4, Section 2.2.4.D.2.c.
5. Increase the maximum permitted lot coverage from 35% to 59.27% per Article 4, Section 2.2.4.D.4.

As per plan submitted to permit the recording of a plat for the property in a C-1/H-1 Districts.

**File:** **10-G-17-VA** **Parcel ID:** 147IB042  
**Applicant:** Brian P. Krebs 1<sup>st</sup> Council District  
**Address:** 3842 Shipwatch Lane  
**Zoning:** RP-1 (Planned Residential)  
**Variance Request:**  
Reduce the minimum required peripheral boundary setback from 25 ft to 19.2 ft per Article 4, Section 3.1.D.2.

As per plan submitted proposing a detached dwelling unit in an RP-1 District.

**File:** **10-H-17-VA** **Parcel ID:** 106BA02101  
**Applicant:** Larry Hickey and Alice Kachelries 3<sup>rd</sup> Council District  
**Address:** 6112 Creekhead Drive  
**Zoning:** R-1 (Low Density Residential)-pending

**Variance Requests:**

1. Reduce the minimum required north side yard setback from 8 ft to 6.7 ft per Article 4, Section 2.1.1.E.2.a.
2. Reduce the minimum required front yard setback from 25 ft to 5.8 ft per Article 4, Section 2.1.1.E.1.a.

As per plan submitted showing a proposed subdivision to create two lots with a detached dwelling on each in an R-1 (pending) District.

**File:** **10-I-17-VA** **Parcel ID:** 106BA02101  
**Applicant:** Larry Hickey and Alice Kachelries 3<sup>rd</sup> Council District  
**Address:** 6114 Creekhead Drive  
**Zoning:** R-1 (Low Density Residential)-pending

**Variance Request:**

Reduce the minimum required south side yard setback from 8 ft to 6.7 ft per Article 4, Section 2.1.1.E.2.a.

As per plan submitted showing a proposed subdivision to create two lots with a detached dwelling on each in an R-1 (pending) District.

**File:** 10-J-17-VA  
**Applicant:** Keith Percic / Barber McMurray Architects  
**Address:** 3804 Kenilworth Drive  
**Zoning:** R-1 (Low Density Residential)

**Parcel ID:** 107ME028  
2<sup>nd</sup> Council District

Appeal of the Building Official's determination that the Oakhurst Street frontage represents a front yard and therefore prohibits the location of an accessory structure per Article 4, Section 2.1.1.E.1.a.

As per plan submitted proposing a new detached garage in an R-1 District.

**File:** 10-K-17-VA  
**Applicant:** Sunil Patel  
**Address:** 5317 Pratt Road  
**Zoning:** C-4 (Highway & Arterial Commercial)

**Parcel ID:** 068EE00302  
5<sup>th</sup> Council District

**Variance Requests:**

1. Increase maximum height of detached ground sign from 10 ft to 40 ft per Article 8, Section 11.6.c.Table.
2. Increase the maximum sign area of detached ground sign from 100 sf to 180 sf per Article 8, Section 11.6.d.Table.

As per plan submitted proposing a sign face replacement in a C-4 District.

**File:** 10-L-17-VA  
**Applicant:** Keith Percic / Barber McMurray Architects  
**Address:** 3804 Kenilworth Drive  
**Zoning:** R-1 (Low Density Residential)

**Parcel ID:** 107ME028  
2<sup>nd</sup> Council District

**Variance Request:**

Reduce the minimum required side yard setback for buildings on corner lots from 25 ft to 8 ft per Article 5, Section 6.D.3 & Article 4, Section 2.1.1.E.1.a.

As per plan submitted proposing a new detached garage in an R-1 District.

**OTHER BUSINESS**

The next BZA meeting is November 16, 2017.

**ADJOURNMENT**