

BOARD OF ZONING APPEALS

AGENDA

February 15, 2018

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 February 15, 2018, 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

January 18, 2018

OLD BUSINESS

File: 12-C-17-VA
Applicant: Kathie Weaver
Address: 3207 South Haven Road
Zoning: C-1 (Neighborhood Commercial)

Parcel ID: 109FB016
1st Council District

Variance Request:

Reduce the minimum required number of parking spaces from 4 to 0 per Article 5, Section 7.D.1.Table1, as per plan submitted to permit the construction of a second story on an existing building in the C-1 District.

File: 1-B-18-VA **Parcel ID:** 081NH004,
Applicant: Knoxville Preservation & Development, LLC 081NH005, & 081NH008
Address: 1221 N. Central Street 4th Council District
Zoning: C-3 / I-2 (General Commercial / Restricted Manufacturing & Warehousing) Districts

Variance Requests:

1. Reduce the minimum required front yard setback from 25 ft to 0 ft along N. Central Street per Article 4, Section 2.2.6.E.1.
2. Reduce the minimum required front yard setback from 25 ft to 0 ft along W. Oklahoma Avenue per Article 4, Section 2.2.6.E.1.
3. Reduce the minimum required parking spaces from 102 to 59 per Article 5, Section 7.D.1.Table.

As per plan submitted to combine lots with existing non-conforming buildings in C-3 and I-2 Districts.

NEW BUSINESS

File: 2-A-18-VA **Parcel ID:** 058ME004
Applicant: Falconnier Architecture 4th Council District
Address: 2917 Tazewell Pike
Zoning: C-6 (General Commercial Park)

Variance Request:

Increase the maximum number of primary detached ground signs from 1 to 3 per Article 8, Section 11.6.b.1, as per plan submitted proposing the addition of a third ground sign to this site in a C-6 District.

File: 2-C-18-VA **Parcel ID:** 081LS018
Applicant: Sara Martin 4th Council District
Address: 221 E Oklahoma Avenue
Zoning: R-1A/H-1 (Low Density Residential/Historical Overlay) Districts

Variance Request:

Increase the maximum permitted lot coverage from 30% to 37.5% per Article 4, Section 2.1.2.D.6, as per plan submitted proposing the construction of a rear sunroom addition to an existing home in R-1A/H-1 Districts.

OTHER BUSINESS

The next BZA meeting is March 15, 2018.

ADJOURNMENT