



BOARD OF ZONING APPEALS

MINUTES

February 15, 2018

The City of Knoxville **Board of Zoning Appeals** considered 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 Main Assembly Room, City County Building, 400 Main St, Knoxville, TN.

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.

CALL TO ORDER

Board Chairman Kristin Grove called the meeting to order at 4:00 pm.

ROLL CALL

Board members present were David Dupree, Kristin Grove, Don Horton, Daniel Odle and Charlie Van Beke.

Others in attendance were Peter Ahrens, Building Official; Mike Brusseau, MPC Senior Planner; Scott Elder, Zoning Chief; Joshua Frerichs, Stormwater Engineering; Lisa Hatfield, Staff Attorney; Jimmy Johnson, Staff Attorney; Brandon Littlejohn, Zoning Inspector; and Angelia Rooks, Board Secretary.

MINUTES

Member Charlie Van Beke made a motion to approve the minutes from January 18, 2018. It was seconded by member Don Horton. The Board voted 5-0 to **APPROVE**.

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.

Kathie Weaver, the applicant was present. She amended the variance request to reduce the parking spaces to two. Three spaces may be possible if it were redesigned for parallel parking. Board members suggested postponing to the next meeting to allow her time to review other options. Ms. Weaver agreed.

Chairman Kristin Grove made a motion to postpone. It was seconded by member Don Horton. The Board voted 5-0 to **POSTPONE** to the March 15, 2018 meeting.

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.

The staff received a request from the applicant to **POSTPONE** to the March 15, 2018 meeting.

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.

Damon Falconnier, the applicant, was present. The hardships were the lot size, separate buildings, the closure of an entry by TDOT, and arterial roads.

Member Daniel Odle made a motion to approve with the condition of a maximum height of 8 ft. It was seconded by member Charlie Van Beke. The Board voted 5-0 to **APPROVE** with one **CONDITION**: maximum sign height of 8 feet.

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.

Sara Martin, the applicant was present. The hardship was the lot size.

Member Charlie Van Beke made a motion to approve with the condition of HZC approval. It was seconded by member Daniel Odle. The Board voted 5-0 to **APPROVE** with one **CONDITION**: approval by the Historic Zoning Commission.

OTHER BUSINESS

The next BZA meeting is March 15, 2018.

ADJOURNMENT

The meeting adjourned at 4:18 pm.