

BOARD OF ZONING APPEALS

AGENDA April 19, 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 April 19, 2018, meeting at 4:00 pm in the Main 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

MINUTES

March 15, 2018

OLD BUSINESS

File: **1-B-18-VA** **Parcel ID:** 081NH004, 005, 008
Applicant: Knoxville Preservation & Development, LLC 4th Council District
Address: 1221 N Central Street
Zoning: C-3/I-2 (General Commercial / Restricted Manufacturing & Warehousing)

Variance Requests:

1. Reduce the minimum required front yard setback from 25 ft to 1 ft along N. Central Street per Article 4, Section 2.2.3.E.1.
2. Reduce the minimum required front yard setback from 25 ft to 0 ft along W. Oklahoma Avenue per Article 4, Section 2.2.3.E.1.

3. Reduce the minimum required screening area between the proposed parking lots and all rights-of-way from 6 ft to 0 ft per Article 5, Section 7.J.2.c.2.
4. Reduce the minimum required setback for a parking lot from 6 ft to 0 ft per Article 5, Section 7.C.3.
5. Reduce the minimum required area for a terminal island from 120 sq. ft to 0 sq. ft for 4 terminal islands per Article 5, Section 7.G.5.d.
6. Reduce the minimum distance between a driveway accessing an arterial street on a corner lot and a local intersecting street from 100 ft to 42 ft 10 inches per Article 5, Section 7.H.2.a.Table 5.
7. Reduce the minimum required parking spaces from 127 to 57 per Article 5, Section 7.Tables 1.31 and 1.46.

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

File: [2-B-18-VA](#)
Applicant: Creative Structures
Address: 2012 N. Broadway
Zoning: C-3 (General Commercial)

Parcel ID: 082HA021
 4th Council District

Variance Request:

Increase the maximum width of a driveway entrance from 30 ft to 40 ft per Article 5, Section 7.H.C.Table, as per plan submitted showing as-built condition of a driveway in a C-3 District.

File: [3-E-18-VA](#)
Applicant: Jessalyn Friske, Open Door Architecture
Address: 940 Eleanor Street
Zoning: R-1A/H-1 (Low Density Residential/Historic Overlay)

Parcel ID: 081MK013
 4th Council District

Variance Request:

Increase the maximum permitted lot coverage from 30% to 43% per Article 4, Section 2.1.2.D.6 as per plan submitted proposing construction of a rear covered porch addition to an existing home in an R-1A/H-1 District.

File: [3-H-18-VA](#)
Applicant: Stockyard Lofts, LLC
Address: 215 Willow Avenue
Zoning: C-2/D-1 (Central Business / Downtown Design Overlay)

Parcel ID: 095HA002
 6th Council District

Variance Requests:

1. Reduce the minimum aisle width for 90 degree parking from 26 ft to 24 ft per Article 5, Section 7.E.1.d.Table 3.
2. Reduce the minimum driveway width from 20 ft to 16 ft for service driveway off of Willow Avenue per Article 5, Section 7.H.3.c.Table 7.

As per plan submitted proposing new multi-family development in C-2/D-1 Districts.

NEW BUSINESS

File: 4-A-18-VA
Applicant: Mark Graham
Address: 2506 Johnston Street
Zoning: I-4 (Heavy Industrial)

Parcel ID: 081OC006
5th Council District

Variance Request:

Reduce the minimum required side yard setback from 50 ft to 24.5 ft per Article 4, Section 2.3.3.E.3., as per plan submitted proposing construction of a covered storage area in an I-4 District.

File: 4-C-18-VA
Applicant: Matt Varney
Address: 4705 Ridgedale Road
Zoning: R-1 (Low Density Residential)

Parcel ID: 079KA02201
3rd Council District

Variance Request:

Reduce the minimum required rear yard setback from 25 ft to 20.5 ft per Article 4, Section 2.1.1.E.3.a., as per plan submitted proposing an addition to an existing detached dwelling in an R-1 District.

File: 4-D-18-VA
Applicant: Evan Foster, Chick-Fil-A, Inc.
Address: 9638 Kingston Pike
Zoning: SC-2 (Community Shopping Center)

Parcel ID: 132-02107
2nd Council District

Variance Requests:

1. Reduce the minimum required front yard setback from 25 ft to 13.68 ft per Article 4, Section 3.2.C.1.a.
2. Increase the maximum distance an attached awning may project into a required yard from 3 ft to 7.91 ft per Article 5, Section 6.B.1.b.ii.3.

As per plan submitted to construct a new drive-thru restaurant in an SC-2 District.

File: 4-E-18-VA
Applicant: Ann Sowards
Address: 1708 Boone Street
Zoning: I-3 (General Industrial)

Parcel ID: 082HD035
2nd Council District

Variance Request:

Reduce the minimum required side yard setback on the north property line from 25 ft to 11 ft per Article 4, Section 2.3.2.E.3., as per plan submitted proposing construction of a new detached dwelling in an I-3 District.

File: 4-F-18-VA
Applicant: Robert Campbell & Associates
Address: 2609 Woods-Smith Road
Zoning: R-1 (Low Density Residential)

Parcel ID: 079NA014
3rd Council District

Variance Requests:

1. Reduce the minimum required front yard setback from 25 ft to 18.1 ft per Article 4, Section 2.1.1.E.1.a.
2. Reduce the minimum required rear yard setback from 25 ft to 19.8 ft per Article 4, Section 2.1.1.E.3.a.

As per plan submitted proposing construction of a new detached dwelling in an R-1 District.

File: 4-G-18-VA
Applicant: Robert Campbell & Associates
Address: 2615 Woods-Smith Road
Zoning: R-1 (Low Density Residential)

Parcel ID: 079NA014
3rd Council District

Variance Requests:

1. Reduce the minimum required front yard setback from 25 ft to 18.1 ft per Article 4, Section 2.1.1.E.1.a.
2. Reduce the minimum required rear yard setback from 25 ft to 18.1 ft per Article 4, Section 2.1.1.E.3.a.

As per plan submitted proposing construction of a new detached dwelling in an R-1 District.

File: 4-H-18-VA
Applicant: West Town Mall, LLC
Address: 7600 Kingston Pike
Zoning: SC-3 (Regional Shopping Center)

Parcel ID: 120KA00103
2nd Council District

Variance Requests:

1. Reduce the minimum drive aisle width for 90 degree parking from 26 ft to 25 ft per Article 5, Section 7.E.1.d.Table 3.
2. Reduce the minimum required number of divider medians from 1 median per every six parking rows to 0 medians per every six parking rows per Article 5, Section 7.G.5.c.

As per Area A on plan submitted proposing demolition of an existing building and construction of a new building, parking lot, and driveway adjustments at West Town Mall in an SC-3 District.

File: 4-I-18-VA
Applicant: John L. Sanders, Sanders Pace Architecture
Address: 857 N. Central Street
Zoning: C-3 (General Commercial)

Parcel ID: 094DQ018
4th Council District

Variance Requests:

1. Reduce the minimum required perimeter screening area width next to the alley from 6 ft to 2 ft 9 inches per Article 5, Section 7.J.2.c.2.
2. Reduce the minimum required setback from the alley from 6 ft to 2 ft 9 inches per Article 5, Section 7.C.3.
3. Reduce the minimum number of required parking spaces from 80 to 36 per Article 5, Section 7.D.1.Table 1.
4. Increase the maximum allowable percentage of the total number of parking spaces that may be designed for compact spaces from 20% to 22% per Article 5, Section 7.E.1.e.

As per plan submitted proposing new development and renovation of an existing parking lot in a C-3 District.

File: 4-J-18-VA
Applicant: West Town S&S, LLC
Address: 216 Montvue Road
Zoning: SC-3 (Regional Shopping Center)

Parcel ID: 120KA013
2nd Council District

Variance Request:

Reduce the minimum drive aisle width for 90 degree parking from 26 ft to 25.4 ft per Article 5, Section 7.E.1.d.Table 3., as per Area A on plan submitted proposing demolition of an existing building and construction of a new building, parking lot, and driveway adjustments at West Town Mall in an SC-3 District.

OTHER BUSINESS

The next BZA meeting is May 17, 2018.

ADJOURNMENT