

**CITY OF KNOXVILLE  
BOARD OF ZONING APPEALS  
MEETING AGENDA  
February 19, 2015**

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 19, 2015, meeting at 4:00 p.m. in the Small Assembly Room, City/County Building, 400 Main Street, Knoxville, TN.** Data pertinent to this amendment may be seen in the office of City of Knoxville Inspections Division, 5<sup>th</sup> 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 215-2034.

An agenda review meeting is held at 3:00 p.m. 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.**

If any applicant is denied, a new application for the same proposal shall not be accepted for a period of one (1) year from the date of the denial.

**CALL TO ORDER**

**ROLL CALL**

**APPROVAL OF MINUTES**

December 18, 2014 Minutes  
January 15, 2015 Minutes

**OLD BUSINESS**

**File:** 11-H-14-VA  
**Applicant:** Earthadelic  
**Address:** 4217 Hiawatha Drive **Parcel ID: 107MC023**  
**Zoning:** R-1 (Low Density Residential) District  
2nd Council District

**Variance Request:**

Reduce the minimum required northeast side yard setback from 5 feet to 2.5 feet per Article 4, Section 2.1.1.E.2.

As per the submitted plan to permit the construction of a deck addition on an existing pool in an R-1 (Low Density Residential) District.

**File:** 12-E-14-VA  
**Applicant:** Batson, Himes, Norvell & Poe  
**Address:** 2313 Amherst Road **Parcel ID: 092-part of 092**  
**Zoning:** RP-1 (Planned Residential) District  
3rd Council District

**Variance Requests:**

1. Reduce the minimum required rear yard setback from 25 feet to 18.2 feet per Article 4, Section 3.1.D.2.
2. Reduce the minimum number of required parking spaces from 46 spaces to 32 spaces per Article 5, Section 7.A.3.a. Table.
3. Increase the maximum permitted wall sign size from 10 square feet to 69 square feet per Article 5, Section 10.C.6.

As per the submitted plan to permit the construction of a new commercial development in an RP-1 (Planned Residential) District.

**File:** 1-B-15-VA  
**Applicant:** Boys and Girls Club of the Tennessee Valley  
**Address:** 407 Caswell Avenue **Parcel ID:** 081MT005  
**Zoning:** R-2 (General Residential) District  
4th Council District

**Variance Requests:**

1. Reduce the minimum number of required parking spaces from 169 spaces to 145 spaces per Article 5, Section 7.A.3.a. Table.
2. Reduce the minimum required Baxter Avenue front yard setback from 35 feet to 25 feet per Article 4, Section 2.1.6.D.1.a.

As per the submitted plan to permit an addition to the existing club facilities in an R-2 (General Residential) District.

**File:** 1-C-15-VA  
**Applicant:** H. Frank Shanklin Jr.  
**Address:** 2658 E. Magnolia Avenue **Parcel ID:** 082KB006  
**Zoning:** C-3 (General Commercial) District  
6th Council District

**Variance Request:**

Reduce the minimum number of required parking spaces from 32 spaces to 9 spaces per Article 5, Section 7.A.3.a. Table.

As per the submitted plan to permit the renovations to an existing commercial building in a C-3 (General Commercial) District.

**File:** 1-E-15-VA  
**Applicant:** Anthony Capiello  
**Address:** 5400 Kingston Pike **Parcel ID:** 107NJ001  
**Zoning:** C-3 (General Commercial) District  
2nd Council District

**Variance Request:**

Reduce the minimum required front yard setback on Homberg Drive from 25 feet to 0 feet per Article 4, Section 2.2.6.E.1.

As per the submitted plan to permit an addition to an existing non-conforming commercial building in a C-3 (General Commercial) District.

**NEW BUSINESS**

**File:** 2-A-15-VA  
**Applicant:** Ron Burress  
**Address:** 923 W. Oldham Avenue Parcel ID: 081OL010, 012, & pt. 01501  
**Zoning:** R-2 (General Residential), C-1 (Neighborhood Commercial) & O-1 (Office, Medical and Related Services) Districts.  
6th Council District

**Variance Requests:**

1. Reduce the minimum required Sunrise Street front yard setback from 35 feet to 20 feet per Article 4, Section 2.1.6.D.1.b.
2. Reduce the minimum required W. Oldham Avenue front yard setback from 35 feet to 25 feet per Article 4, Section 2.1.6.D.1.b.
3. Reduce the minimum number of required parking spaces from 60 spaces to 31 spaces per Article 5, Section 7.A.3.a.Table.

As per the submitted plan to permit the construction of a gymnasium as part of the existing church/school facilities in an R-2 (General Residential), C-1 (Neighborhood Commercial) & O-1 (Office, Medical and Related Services) Districts.

**File:** 2-B-15-VA  
**Applicant:** Greg Sistrunk  
**Address:** 3051 Kinzel Way Parcel ID: 060IA02301  
**Zoning:** C-6 (General Commercial Park) District  
4th Council District

**Variance Request:**

Reduce the minimum number of required parking spaces from 971 spaces to 861 spaces per Article 5, Section 7.A.3.a.Table.

As per the submitted plan to permit the construction of a fueling center in an existing parking lot in a C-6 (General Commercial Park) District.

**File:** 2-C-15-VA  
**Applicant:** Precision Crafters  
**Address:** 743 Spring Park Way Parcel ID: 071AL041  
**Zoning:** RP-1 (Planned Residential) District  
4th Council District

**Variance Request:**

**WITHDRAWN – NOT APPLICABLE**

**File:** 2-D-15-VA  
**Applicant:** Precision Crafters  
**Address:** 747 Spring Park Way Parcel ID: 071AL012  
**Zoning:** RP-1 (Planned Residential) District  
4th Council District

**Variance Request:**

**WITHDRAWN – NOT APPLICABLE**

**File:** 2-E-15-VA  
**Applicant:** Ortwein Sign  
**Address:** 6650 Clinton Highway  
**Zoning:** PC-1 (Retail and Office Park) District  
3rd Council District

**Parcel ID:** 067LB002

**Variance Request:**

Increase the maximum sign allowance from 1 square feet of sign area per each 10 square feet of floor space to 1.4 square feet of sign area per each 10 square feet of floor space per Article 5, Section 10.E.13.

As per the submitted plan to permit the installation of a new sign package for the existing business in a PC-1 (Retail and Office Park) District.

**File:** 2-F-15-VA  
**Applicant:** Matrix Holdings  
**Address:** 302 Nash Road  
**Zoning:** R-1A (Low Density Residential) District  
6<sup>th</sup> Council District

**Parcel ID:** 071IF035

**Variance Requests:**

1. Reduce the minimum required rear yard setback from 25 feet to 16 feet per Article 4, Section 2.1.2.D.3.
2. Reduce the minimum required front yard setback from 25 feet to 20 feet per Article 4, Section 2.1.2.D.1.a.

As per the submitted plan to permit the construction of a new detached dwelling in an R-1A (Low Density Residential) District.

**File:** 2-G-15-VA  
**Applicant:** Target Stores  
**Address:** 11100 Parkside Drive  
**Zoning:** C-3 (General Commercial) District  
2nd Council District

**Parcel ID:** 131-029.12

**Variance Request:**

Reduce the minimum number of required parking spaces from 783 spaces to 565 spaces per Article 5, Section 7.A.3.a.Table.

As per the submitted plan to permit the subdivision of the existing parcel in a C-3 (General Commercial) District.

**File:** 2-H-15-VA  
**Applicant:** Dan Cannon  
**Address:** 146 Moss Grove Boulevard  
**Zoning:** PC-1(k) (Retail and Office Park) District  
2nd Council District

**Parcel ID:** 132-02713

**Variance Request:**

Reduce the minimum number of required parking spaces from 315 spaces to 280 spaces per Article 5, Section 7.A.3.a.Table.

As per the submitted plan to permit the construction of a new commercial building in a PC-1(k) (Retail and Office Park) District.

**File:** 2-I-15-VA  
**Applicant:** Brian Ewers  
**Address:** 301 E. Baxter Avenue **Parcel ID: 081MD016**  
**Zoning:** I-2 (Restricted Manufacturing and Warehousing) District  
4th Council District

**Variance Requests:**

1. Reduce the minimum required rear yard setback when adjacent to a residential zone from 50 feet to 10 feet per Article 4, Section 2.3.1.E.4.
2. Increase the maximum allowable lot coverage from 50% to 58% per Article 4, Section 2.3.1.E.5.
3. Reduce the minimum number of required parking spaces from 36 spaces to 32 spaces per Article 5, Section 7.A.3.a.Table.

As per the submitted plan to permit the construction of an addition to an existing commercial building in an I-2 (Restricted Manufacturing and Warehousing) District.

**File:** 2-J-15-VA  
**Applicant:** Marion Environmental  
**Address:** 1907 Gillespie Avenue **Parcel ID: 082HG01602**  
**Zoning:** I-3 (General Industrial) District  
4th Council District

**Variance Requests:**

1. Reduce the minimum required front yard setback from Gillespie Avenue from 35 feet to 2 feet per Article 4, Section 2.3.2.E.2.
2. Reduce the minimum required front yard setback from Ninth Avenue from 25 feet to 2 feet per Article 4, Section 2.3.2.E.2.

As per the submitted plan to permit the erection of a screening fence in an I-3 (General Industrial) District.

**File:** 2-K-15-VA  
**Applicant:** Patrick McInturff  
**Address:** 1320 N. Broadway Street **Parcel ID: 081LL001**  
**Zoning:** C-3 (General Commercial) District  
4th Council District

**Variance Request:**

Reduce the minimum number of required parking spaces from 50 spaces to 4 spaces per Article 5, Section 7.A.3.a.Table.

As per the submitted plan to permit the change of use in an existing commercial development in a C-3 (General Commercial) District.

**OTHER BUSINESS**

The next BZA meeting is March 19, 2015.

**ADJOURNMENT**