

**CITY OF KNOXVILLE  
BOARD OF ZONING APPEALS  
MEETING AGENDA  
July 16, 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 **July 16, 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.

**This meeting and all communications between the Board members is subject to the provisions of the Tennessee Open Meetings Act, Tenn. Code. Ann. § 8-44-101, et seq.**

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**

June 18, 2015 minutes

**OLD BUSINESS**

**File: 4-B-15-VA**  
**Applicant: James S. Cook**  
**Address: 1215 Snowdon Drive** **Parcel ID: 058IC011**  
**Zoning: R-1 (Low Density Residential) District**  
**5<sup>th</sup> Council District**

**Variance Request:**

Reduce the minimum required Woodslope Circle front yard setback from 25 ft. to 0 ft. per Article 4, Section 2.1.1.E.1.a. & Article 5, Section 6.D.11.

As per the submitted plan to permit construction of an accessory building in an R-1 (Low Density Residential) District, 5<sup>th</sup> Council District.

**File: 5-E-15-VA**  
**Applicant: Ben Kershaw**  
**Address: 937 N. Broadway** **Parcel ID: 081MS004**  
**Zoning: C-3 (General Commercial) District**  
**4<sup>th</sup> Council District**

**Variance Request:**

Reduce the minimum required number of parking spaces from 38 spaces to 5 spaces per Article 5, Section 7.A.3.a.Table.

As per the submitted plan to permit the occupancy of a drinking establishment in an existing multi-tenant, mixed use building in a C-3 (General Commercial) District, 4<sup>th</sup> Council District.

**File:** 6-E-15-VA  
**Applicant:** People’s Development Co., Inc.  
**Address:** 5316 Kingston Pike **Parcel ID: 107NJ002**  
**Zoning:** C-3 (General Commercial) District  
2<sup>nd</sup> Council District

**Variance Requests:**

1. Reduce the minimum parkway width between the parking lot and the right-of-way of Homberg Drive from 10 ft. to 0 ft. per Article 5, Section 7.A.5.b.1.
2. Reduce the minimum parkway width between the parking lot and the right-of-way of Kingston Pike from 10 ft. to 5 ft. per Article 5, Section 7.A.5.b.1.
3. Reduce the minimum number of required parking spaces from 82 spaces for a retail center less than 15,000 sf to 52 spaces per Article 5, Section 7.A.3.a.Table.
4. Reduce the minimum required drive aisle width for 90 degree parking from 26 ft. to 24 ft. per Article 5, Section 7.A.4.a.2.Table.

As per submitted plan to permit construction of a new commercial development in a C-3 (General Commercial) District, 2<sup>nd</sup> Council District.

**NEW BUSINESS**

**File:** 7-A-15-VA  
**Applicant:** Knoxville Habitat for Humanity  
**Address:** 3725 Speedway Circle **Parcel ID: 082DC016**  
**Zoning:** R-1 (Low Density Residential) District  
6<sup>th</sup> Council District

**Variance Request:**

Permit an alley to serve as primary means of vehicular access for a dwelling per Article 5, Section 6.D.9.

As per submitted plan to permit the primary access from an alley for a new detached dwelling in an R-1 (Low Density Residential) District, 6<sup>th</sup> Council District.

**File:** 7-D-15-VA  
**Applicant:** Peoples Development Company, Inc.  
**Address:** 5316 Kingston Pike **Parcel ID: 107NJ002**  
**Zoning:** C-3 (General Commercial) District  
2<sup>nd</sup> Council District

**Variance Request:**

Reduce the minimum required front yard setback from 25 ft. to 23.63 ft. on Kingston Pike per Article 4, Section 2.2.6.E.1.

As per submitted plan to permit construction of a multi-use commercial building in a C-3 (General Commercial) District, 2<sup>nd</sup> Council District.

**File:** 7-E-15-VA  
**Applicant:** Courtland Group  
**Address:** 317 Ogden Street  
**Zoning:** C-3 (General Commercial)  
6<sup>th</sup> Council District

**Parcel ID:** 094EF011

**Variance Requests:**

1. Reduce the minimum required Ogden Street front yard setback from 25 ft. to 0 ft. per Article 4, Section 2.2.6.E.1.
2. Reduce the minimum required W. Magnolia Avenue front yard setback from 25 ft. to 0 ft. per Article 4, Section 2.2.6.E.1.
3. Increase the maximum permitted lot coverage from 75% to 77% per Article 4, Section 2.2.6.E.4.
4. Reduce the minimum number of required parking spaces from 44 spaces to 0 spaces per Article 5, Section 7.A.3.a.Table.

As per submitted plan to permit construction of a mixed use development in a C-3 (General Commercial) District, 6<sup>th</sup> Council District.

**File:** 7-F-15-VA  
**Applicant:** Ben Garlington, Architect  
**Address:** 708 Washburn Road  
**Zoning:** R-2 (General Residential) District  
6<sup>th</sup> Council District

**Parcel ID:** 107EE010

**Variance Requests:**

1. Reduce the minimum number of required parking spaces from 40 spaces to 30 spaces per Article 5, Section 7.A.3.a.Table.
2. Reduce the minimum lot area required for a church from 30,000 sq. ft. to 20,473.2 sq. ft. per Article 4, Section 2.1.6.D.5.f.
3. Reduce the minimum drive aisle width for 90 degree parking from 26 ft. to 21 ft. per Article 5, Section 7.A.4.a.2.Table.
4. Reduce the required side yard setback from 5 ft. to 2 ft. per Article 5, Section 7.A.2.c.

As per submitted plan to permit reconstruction of a church in an R-2 (General Residential) District, 6<sup>th</sup> Council District.

**File:** 7-G-15-VA  
**Applicant:** Kim Kimmons, Holrob Investments, LLC  
**Address:** 1992 Pinnacle Pointe Way  
**Zoning:** C-6 (General Commercial Park) District  
2<sup>nd</sup> Council District

**Parcel ID:** 154EG003

**Variance Request:**

Reduce the minimum required S. Northshore Drive front yard setback from 25 ft. to 13 ft. per Article 4, Section 2.2.9.D.2.a.

As per submitted plan to permit construction of a multi-tenant commercial building in a C-6 (General Commercial Park) District, 2<sup>nd</sup> Council District.

**File:** 7-H-15-VA  
**Applicant:** Michael Brady, Inc.  
**Address:** 5810 Middlebrook Pike

**Parcel ID:** 107HA009

**Zoning: I-3 (General Industrial) District  
2<sup>nd</sup> Council District**

**Variance Requests:**

1. Reduce the minimum required east side yard setback from 25 ft. to 8.96 ft. per Article 4, Section 2.3.2.E.3.
2. Reduce the minimum required west side yard setback from 25 ft. to 3 ft. per Article 4, Section 2.3.2.E.3.

As per submitted plan to permit construction of a storage/office building an I-3 (General Industrial) District, 2<sup>nd</sup> Council District.

**File: 7-J-15-VA**  
**Applicant: University of Tennessee Research Foundation**  
**Address: 1717 Alcoa Hwy** **Parcel ID: 108-001**  
**Zoning: BP-1 (Business and Technology Park) District**  
**1<sup>st</sup> Council District**

**Variance Request:**

Reduce the minimum number of required parking spaces for the Labs/Office from 4 parking spaces per 1,000 sq. ft. to 2.5 parking spaces per 1,000 sq. ft. per Article 5, Section 7.A.3.a.Table.

As per submitted plan to permit reduced parking for the developing U.T. research park as approved by M.P.C. (12-A-14-UR) in a BP-1 (Business and Technology Park) District, 1<sup>st</sup> Council District

**OTHER BUSINESS**

The next BZA meeting is August 20, 2015.

**ADJOURNMENT**