

## BOARD OF ZONING APPEALS

### MEETING AGENDA

April 20, 2017

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 20, 2017, 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 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 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

March 16, 2017

### OLD BUSINESS

**File:** **3-D-17-VA**

**Parcel ID:** 107NG021

**Applicant:** Reagan Bollig

**Address:** 565 Arrowhead Trail

**Zoning:** R-1 (Low Density Residential) District  
2<sup>nd</sup> Council District

### **Variance Request:**

Reduce the minimum required north side yard setback from 12 ft. to 5.5 ft. per Article 4, Section 2.1.1.E.2.a.

As per submitted plan to permit the addition of an attached carport in an R-1 district.

**NEW BUSINESS**

**File:** 4-B-17-VA  
**Applicant:** Hatcher-Hill Properties, LLC  
**Address:** 2038 N. Broadway  
**Zoning:** C-3 (General Commercial) District  
4<sup>th</sup> Council District

**Parcel ID:** 082HA026

**Variance Request:**

Reduce the minimum required number of parking spaces from 32 spaces to 24 spaces per Article 5, Section 7.A.3.a.Table.

As per submitted plan to permit a change in occupancy in a C-3 District.

**File:** 4-C-17-VA  
**Applicant:** Arthur Seymour, Jr.  
**Address:** 3812 Boyds Bridge Pike  
**Zoning:** C-1 (Neighborhood Commercial) District  
6<sup>th</sup> Council District

**Parcel ID:** 083IE010

Appeal the determination of the Chief Building Official that a Dollar General (retail establishment) is not a permitted use in a C-1 District per Article 4, Section 2.2.4.

**File:** 4-E-17-VA  
**Applicant:** Mac Tobler  
**Address:** 3100, 3102 & 3102, Unit A, Forestdale Avenue  
**Zoning:** RP-1 (Planned Residential) District  
4<sup>th</sup> Council District

**Parcel ID:** 070JJ009,  
010, and 011

**Variance Request:**

Reduce the minimum required peripheral boundary setback from 25 ft. to 6.12 ft. for proposed lot #1; from 25 ft. to 12.34 ft. for proposed lot #2; from 25 ft. to 6.07 ft. for proposed lot #3; and from 25 ft. to 6.09 ft. for proposed lot #4 per Article 4, Section 3.1.D.2.

As per submitted plan to permit the construction of four detached dwellings in an RP-1 District.

**File:** 4-F-17-VA  
**Applicant:** Jervis Brown  
**Address:** 3814 Martin Luther King Jr. Avenue  
**Zoning:** C-3 (General Commercial) District  
6<sup>th</sup> Council District

**Parcel ID:** 082DL002

**Variance Request:**

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

As per submitted plan to permit a change in occupancy in a C-3 District.

**File:** 4-G-17-VA  
**Applicant:** Frayer Properties, LLC  
**Address:** 6522 Chapman Hwy  
**Zoning:** C-4 (Highway and Arterial Commercial) District  
1<sup>st</sup> Council District

**Parcel ID:** 124IC00103

**Variance Request:**

Reduce the minimum required north side yard setback from 12 ft. to 0 ft. per Article 4, Section 2.2.7.E.3.

As per submitted plan to permit the subdivision of the property in a C-4 District.

**File:** 4-H-17-VA  
**Applicant:** Jason Lee  
**Address:** 1007 Craigland Court  
**Zoning:** R-1 (Low Density Residential) District  
2<sup>nd</sup> Council District

**Parcel ID:** 121JC006

**Variance Requests:**

1. Increase the maximum permitted lot coverage for principal residential and accessory buildings from 30% to 35.7% per Article 4, Section 2.1.1.E.6.a.
2. Reduce the minimum required rear yard setback from 25 ft. to 7.5 ft. per Article 4, Section 2.1.1.E.3.a.

As per submitted plan to permit the covering an existing open porch in an R-1 District.

**File:** 4-I-17-VA  
**Applicant:** Jamie Heiskell  
**Address:** 4612 Bob White Road  
**Zoning:** RP-1 (Planned Residential) District  
1<sup>st</sup> Council District

**Parcel ID:** 109OG003

**Variance Request:**

Increase the maximum permitted number of driveways for a residential lot with a frontage of 75 ft. to 149 ft. from 1 driveway to 2 driveways per Article 5, Section 7.B.1.a.Table.

As per submitted plan to permit the construction of a garage in an R-1 District.

**OTHER BUSINESS**

The next BZA meeting is May 18, 2017.

**ADJOURNMENT**