

BOARD OF ZONING APPEALS

AGENDA

December 20, 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 December 20, 2018 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 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

November 15, 2018 meeting.

OLD BUSINESS

File: 11-G-18-VA
Applicant: NLA Kingston, LLC
Address: 7621 Kingston Pike
Zoning: C-3 (General Commercial) District

Parcel ID: 120GB01101
2nd Council District

Variance Request:

- 1) Increase maximum height of secondary detached sign from 8' to 62' (Article 8, Section 11.6.b.3)
- 2) Increase maximum sign area of a secondary detached sign from 32 sq. ft. to 200 sq. ft. (Article 8, Section 11.6.b.3)
- 3) Decrease the minimum setback of a detached sign from 10' to 0.2' (Article 8, Section 7.1.b)

As per plan submitted for property signage in the C-3 (General Commercial) District.

File: 12-A-18-VA
Applicant: Chris Turpen
Address: 5100 N. Broadway St.
Zoning: C-3 (General Commercial) District

Parcel ID: 058EH016
4th Council District

Variance Request:

- 1) Reduce the required front yard setback for a detached structure on Hillcrest Dr. from 25' to 20'7" (Article 4, Section 2.2.6.E.1)
- 2) Reduce the required front yard setback for a detached structure on N. Broadway from 25' to 16'8" (Article 4, Section 2.2.6.E.1)

As per plan submitted to construct two new Chick-Fil-A drive thru canopies in the C-3 (General Commercial) District.

File: 12-B-18-VA
Applicant: Hatcher Hill Properties, LLC.
Address: 1731 Western Ave.
Zoning: C-3 (General Commercial) District

Parcel ID: 094KB013
6th Council District

Variance Request:

- 1) Reduce parking requirements for office/retail space from 40 spaces to 23 spaces (Article 5, Section 7.D.1, Table 1)

As per plan submitted to renovate vacant building in the C-3 (General Commercial) District.

File: 12-C-18-VA

Applicant: Chris Sharp

Address: 5911 Weisbrook Lane

Zoning: I-3 (General Industrial) and C-6 (General Commercial Park) Districts

Parcel ID: 106DA00403/106DA00624

3rd Council District

Variance Request:

- 1) Reduce the minimum depth of the setback of the parking lot, measured from the edge of the parking lot to the right-of-way, from 6 ft to 0 ft between the center and eastern driveway (Article V, Section 7.C.3)
- 2) Reduce the minimum depth of the perimeter screening area, measured from the edge of the parking lot to the right-of-way, from 6 ft to 0 ft between the center and eastern driveway (Article V, Section 7.J.2.c.2)
- 3) Increase the maximum number of driveways from 2 to 3 (Article V, Section 7.H.1.a)
- 4) Increase the maximum driveway width from 40 ft to 57 ft for the eastern-most driveway (Article V, Section 7.H.3.c, Table 7)
- 5) Increase the maximum driveway width from 40 ft to 49 ft for the center driveway (Article V, Section 7.H.3.c, Table 7)
- 6) Decrease the minimum driveway width from 20 ft to 15 ft for the western-most driveway (Article V, Section 7.H.3.c, Table 7)

As per plan submitted to expand building for a postal distribution center in the I-3 (General Industrial) and C-6 (General Commercial Park) Districts.

File: 12-E-18-VA

Applicant: Brackins Property/Jarrett Benson

Address: 1531 N. Central

Zoning: C-3 (General Commercial / H-1 (Historical Overlay) Districts

Parcel ID: 081NC019

5th Council District

Variance Request:

- 1) Reduce the minimum number of required parking spaces from 11 spaces to 0 (Article 5, Section 7.D.1, Table 1)

As per site plan to renovate a building into a barbershop in the C-3 (General Commercial / H-1 (Historical Overlay) Districts.

File: 12-F-18-VA

Applicant: Long Sisters, LLC/Chris Bush

Address: 2806 Painter Ave.

Zoning: R-2 (General Residential) District

Parcel ID: 108BE014

2nd Council District

Variance Request:

1) Reduce minimum lot size required for duplex from 9,000 sq.ft. to 7,870 sq.ft (Article 4, Section 2.1.6.D.5.b)

As per plan submitted to build a two-unit condo building in the R-2 (General Residential) District.

File: 12-G-18-VA

Applicant: Land Development Solutions

Address: 501 Nineteenth St.

Zoning: O-1 (Office, Medical and Related Services) District

Parcel ID: 094NK00401

1st Council District

Variance Request:

1) Reduce the minimum required front yard setback on Laurel Avenue from 25 ft. to 0 ft. (Article 4, Section 2.2.1.D.1)

2) Reduce the minimum required East side yard setback from 15ft. to 0ft. (Article 4, Section 2.2.1.D.2)

As per plan submitted to construct an overhead connector between the Laurel Plaza Building and the Center for Advance Medicine in the O-1 (Office, Medical and Related Services) District.

File: 12-H-18-VA

Applicant: Land Development Solutions

Address: 1904 Highland Ave.

Zoning: O-1 (Office, Medical and Related Services) District

Parcel ID: 094NN01701

1st Council District

Variance Request:

1) Reduce the minimum required front yard setback on Laurel Avenue from 25 ft. to 0 ft. (Article 4, Section 2.2.1.D.1)

2) Reduce the minimum required front yard setback on 19th Street from 25 ft. to 0 ft. (Article 4, Section 2.2.1.D.1)

As per plan submitted to construct an overhead connector between the Laurel Plaza Building and the Center for Advance Medicine in the O-1 (Office, Medical and Related Services) District.

File: 12-I-18-VA
Applicant: Land Development Solutions
Address: 1901 Clinch Ave.
Zoning: O-1 (Office, Medical and Related Services) District

Parcel ID: 094NK01901
1st Council District

Variance Request:

1) Reduce the minimum required interior West side yard setback from 15 ft. to 0 ft. (Article 4, Section 2.2.1.D.2)

As per plan submitted to construct an overhead connector between the Laurel Plaza Building and the Center for Advance Medicine in the O-1 (Office, Medical and Related Services) District.

File: 12-J-18-VA
Applicant: Pat Boles
Address: 8014 Kingston Pike
Zoning: C-4 (Highway and Arterial Commercial) District

Parcel ID: 120JA00601
2nd Council District

Variance Request:

1) Reduce the required front setback for a ground sign from 10' to 0' (Article 8, Section 7.1.a)

As per plan submitted to reconstruct a damaged sign in the C-4 (Highway and Arterial Commercial) District.

NEW BUSINESS

OTHER BUSINESS

The next BZA meeting is January 17, 2019 in the Small Assembly Room.

ADJOURNMENT