



BOARD OF ZONING APPEALS

AGENDA

March 26, 2019 (Re-Scheduled)

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 Re-Scheduled March 26, 2019 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 Plans Review and Building Inspections Department, 4th 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 865-215-2034.

This meeting and all communications between the Board members is subject to the provisions of the Tennessee Open Meetings Act, Tenn. Code. Ann. § 9-44-101, et seq.

An agenda review meeting is held at 3:00 pm in Room 549 of the City County Building, prior to the re-scheduled meeting.

A decision of this Board may be appealed to City Council by filing an Appeal Application and paying the required fee with the Plans Review and Building Inspections Department within fifteen (15) days of the date of the decision.

CALL TO ORDER

ROLL CALL

MINUTES

February 21, 2019 meeting

OLD BUSINESS

File: 02-C-19-VA
Applicant: Rainier Services, LLC
Address: 2921 Pershing St.

Parcel ID: 081CM001
5th Council District

Zoning: I-3 (General Industrial) District

Variance Request:

- 1) Reduce north side yard setback at railroad from 25 ft. to 7 ft. (Article 4, Section 2.3.2.E.3)
- 2) Reduce south side yard setback from 25 ft. to 5 ft. (Article 4, Section 2.3.2.E.3)
- 3) Reduce rear setback from 25 ft. to 6 ft. (Article 4, Section 2.3.2.E.4)

As per plan submitted to construct a 4,800 sq. ft. warehouse and office space in the I-3 (General Industrial) District.

File: 02-G-19-VA
Applicant: 1410 Boyd, LLC
Address: 1410 Boyd St.
Zoning: R-1A (Low Density Residential) District

Parcel ID: 094FP018
6th Council District

Variance Request:

- 1) Reduce front yard setback from 25 ft. to 8.5 ft. (Article 4, Section 2.1.2.D.1.a)
- 2) Reduce required parking spaces from 2 to 0 (Article 5, Section 7.D.1 Table 1)

As per plan submitted to construct a new detached house in the R-1A (Low Density Residential) District.

NEW BUSINESS

File: 03-A-19-VA
Applicant: Bethel African Methodist Episcopal Church
Address: 2460 Parkview Ave.
Zoning: R-2 (General Residential) District

Parcel ID: 082OG017
6th Council District

Variance Request:

- 1) Reduce the required Parkview Ave. front yard setback from 10 ft. to 5 ft. (Article 8, Section 7.1.a)
- 2) Reduce the required Chestnut St. front yard setback from 10' to 6' (Article 8, Section 7.1.a)

As per plan submitted to allow a new ground sign in the R-2 (General Residential) District.

File: 03-B-19-VA
Applicant: Kenny Boatman
Address: 6600 Jim Sterchi Rd.
Zoning: C-6 (General Commercial Park) District

Parcel ID: 05714904
5th Council District

Variance Request:

- 1) Reduce the south side yard building setback from 20 feet to 11.97 feet (Article 4, Section 2.2.9.D.2.b.)
- 2) Reduce the east rear yard building setback from 60 feet to 2.08 feet (Article 4, Section 2.2.9.D.2.c.)
- 3) Reduce the east rear yard landscaping strip from 15 feet to 2.08 feet at area directly behind existing building (Article 4, Section 2.2.9.E.2.)

As per plan submitted to construct a building on existing slab remaining from fire damage in the C-6 (General Commercial Park) District.

File: 03-C-19-VA
Applicant: Tru by Hilton/Pratt Partners
Address: 5418 Pratt Rd.
Zoning: O-1 (Office, Medical and Related Services) District

Parcel ID: 068EC02601
5th Council District

Variance Request:

- 1) Increase the maximum square footage of a wall sign in an O-1 zone from 24 sq. ft. to 62.6 sq. ft. (Article 8, Section 11.5.b.1)
- 2) Increase the maximum overall height of a monument sign from 6 ft. to 10 ft. (Article 8, Section 11.5.b.2)

As per plan submitted to install signage for Hilton tru brand in the O-1 (Office, Medical and Related Services) District.

File: 03-D-19-VA
Applicant: Design Innovation Architects
Address: 835 N. Central St.
Zoning: C-3 (General Commercial) District

Parcel ID: 094DQ032
4th Council District

Variance Request:

- 1) Increase the maximum permitted lot coverage from 75% to 86.5% (Article 4, Section 2.2.6.E.4)

As per plan submitted to construct a covered balcony on an existing building in the C-3 (General Commercial) District.

File: 03-E-19-VA **Parcel ID:** 109AK013
Applicant: Brantley Basinger 1st Council District
Address: 2230 Chapman Hwy.
Zoning: FD (Form District) SW-6 (Henley Gateway) Districts

Variance Request:

- 1) Reduce the required Sherrod Road building frontage at setback from 50% to 0% (Article 4.1.3.G.4.)
- 2) Increase the minimum required front setback on Sherrod Road from 0 feet to 70.06 feet. (Article 4.1.3.G.4)
- 3) Increase the maximum permitted lot size from 3 acres to 7.16 acres (Article 4.1.3.G.4)
- 4) Increase the maximum permitted side setback from 25 feet to 37.46 feet on the northern property line (Article 4.1.3.G.4.)
- 5) Increase the maximum permitted side setback from 25 feet to 100.35 feet on the southern property line (Article 4.1.3.G.4)
- 6) Reduce the minimum required rear yard setback from 3 feet to 1 foot on the western property line (Article 4.1.3.G.4)
- 7) Increase the maximum permitted driveway width for two way traffic from 26 feet to 36 feet (Article IV Section 4.1.3.G.7.g.i)

As per plan submitted to construct apartment buildings, clubhouse and parking in the FD (Form District) SW-6 (Henley Gateway) Districts.

File: 03-F-19-VA **Parcel ID:** 07302306
Applicant: Allen Sign Company/Lazy Days 4th Council District
Address: 835 Huckleberry Springs Rd.
Zoning: C-4 (Highway and Arterial Commercial) District

Variance Request:

1) Increase the maximum overall height of a ground sign from 35 ft. to 60 ft. (Article 8, Section 11.6.c.table)

As per plan submitted to install detached ground sign in the C-4 (Highway and Arterial Commercial) District.

File: 03-G-19-VA
Applicant: Mark A. Bialik
Address: 4001 Middlebrook Pike
Zoning: C-6 (General Commercial Park) District

Parcel ID: 093KB002
6th Council District

Variance Request:

1) Increase the maximum allowable driveway width for a use serving a substantial number of large trucks from 40 feet to 73.79 feet (Article V Section 7.H.3.c. Table 7)
2) Increase the maximum allowable curb cut width for a use serving a substantial number of large trucks from 90 feet to 126.55 feet (Article V Section 7.H.3.c. Table 7)

As per plan submitted for a wider curb-cut to allow for semi-truck entrance and exit in the C-6 (General Commercial Park) District.

File: 03-H-19-VA
Applicant: Clear Springs II, L.P.
Address: 1716 Merchant Dr.
Zoning: R-1A (Low Density Residential) District

Parcel ID: 080CA00303
5th Council District

Variance Request:

(Parking Lot Dimensions) 1) Reduce the minimum drive aisle width for 90 degree parking from 26 feet to 24 feet (Article V Section 7.E.d.Table 3)
2) Reduce the minimum width of an ADA pedestrian access aisle from 5.0 feet to 4 feet for 2 aisles (Article V Section 7.E.1.a)
3) Reduce the minimum width of an ADA pedestrian access aisle from 5.0 feet to 2 feet for 2 aisles (Article V Section 7.E.1.a)

- (Interior Landscaping) 4) Increase the maximum number of spaces in a parking row from 15 to 20 before it shall be broken by an interior island for 1 run of spaces (Article V Section 7.J.3.b)
- 5) Increase the maximum number of spaces in a parking row from 15 to 19 before it shall be broken by an interior island for 1 run of spaces (Article V Section 7.J.3.b)
- 6) Increase the maximum number of spaces in a parking row from 15 to 18 before it shall be broken by an interior island for 1 run of spaces (Article V Section 7.J.3.b)
- 7) Reduce the number of required number of trees per landscaped island from 1 to 0 for 9 islands (Article V Section 7.J.3.a.1)
- (Northeast Landscaping) 8) Reduce the minimum depth of a side or rear setback of a parking lot for a multi-dwelling structure or development abutting a single family residential zoning district from 10 feet to 9.22 along the northeast property boundary (Article V Section 7.C.4.c)
- 9) Reduce the minimum width of a perimeter screening area between a parking lot and a residential zoning district from 10 feet to 9.22 along the northeast property boundary (Article V Section 7.J.2.c.1)
- 10) Reduce the minimum number of required evergreen trees from 33 trees to 7 trees for a perimeter screening area on northeast property boundary (Article V Section 7.J.2.c.1)
- 11) Reduce the minimum number of required deciduous trees from 25 trees to 10 trees for a perimeter screening area on northeast property boundary (Article V Section 7.J.2.c.1)
- 12) Reduce the minimum required number of shrubs from 116 shrubs to 0 shrubs for a perimeter screening area on northeast property boundary (Article V Section 7.J.2.c.1)
- (Southwest Landscaping) 13) Reduce the minimum number of required evergreen trees from 2 trees to 0 trees for a perimeter screening area on southwest property boundary (Article V Section 7.J.2.c.1)
- 14) Reduce the minimum required number of shrubs from 6 shrubs to 0 shrubs for a perimeter screening area on southwest property boundary (Article V Section 7.J.2.c.1)
- (Northwest Landscaping) 15) Reduce the minimum number of required evergreen trees from 7 trees to 0 trees for a perimeter screening area on northwest property boundary (Article V Section 7.J.2.c.1)
- 16) Reduce the minimum number of required deciduous trees from 5 trees to 0 trees for a perimeter screening area on northwest property boundary (Article V Section 7.J.2.c.1)
- 17) Reduce the minimum required number of shrubs from 23 shrubs to 0 shrubs for a perimeter screening area on northwest property boundary (Article V Section 7.J.2.c.1)

As per plan submitted to renovate and rehabilitate existing apartment complex in the R-1A (Low Density Residential) District.

File: 03-I-19-VA
Applicant: Brian Ewers
Address: 2304 West Blount Ave.
Zoning: SW-1 (Old Sevier and Scottish Pike) District

Parcel ID: 108EB021
 1st Council District

Variance Request:

- 1) Appeal the determination of the Building Official that the proposed dwelling is a three-story building (Article 4, Section 4.1.3.B.4)

As per plan submitted to construct a new single family residence in the SW-1 (Old Sevier and Scottish Pike) District.

File: 03-J-19-VA
Applicant: 1408 Boyd, LLC
Address: "0" Boyd St.
Zoning: R-1A (Low Density Residential) District

Parcel ID: 094FP020
6th Council District

Variance Request:

- 1) Reduce the minimum required front yard setback from 25 feet to 8 feet (Article 4, Section 2.1.2.D.1.a)
- 2) Reduce the minimum number of required parking spaces from 2 spaces to 0 spaces (Article 5, Section 7.D.1.Table 1)

As per plan submitted to construct a single family dwelling in the R-1A (Low Density Residential) District.

OTHER BUSINESS

The next BZA meeting is April 18, 2019 in the Small Assembly Room.

ADJOURNMENT