

**CITY OF KNOXVILLE
BOARD OF ZONING APPEALS
MEETING AGENDA
August 20, 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 **August 20, 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, 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 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

July 16, 2015 minutes

OLD BUSINESS

File:	7-E-15-VA	
Applicant:	Courtland Group	
Address:	317 Ogden Street	Parcel ID: 094EF011
Zoning:	C-3 (General Commercial) 6th Council District	

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, 6th Council District.

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

NEW BUSINESS

File: 8-A-15-VA
Applicant: Bob Alcorn
Address: 3644 Talahi Drive
Zoning: R-1 (Low Density Residential) District
2nd Council District

Parcel ID: 108PF003

Variance Request:

Increase the maximum permitted height for an accessory structure from 15 ft. to 17.5 ft. per Article 4 Section 2.1.1.F.

As per submitted plan to permit construction of an accessory structure in an R-1 (Low Density Residential) District, 2nd Council District.

File: 8-B-15-VA
Applicant: Gerry Moll
Address: 800 N. Fourth Avenue
Zoning: O-1/H-1 (Office, Medical and Related Service / Historic Overlay) District
4th Council District

Parcel ID: 082PA011

Variance Request:

Reduce the minimum required north side yard setback from 15 ft. to 5 ft. per Article 4, Section 2.2.1.D.2.

As per submitted plan to permit construction of a commercial accessory structure in an O-1/H-1 (Office, Medical and Related Service / Historic Overlay) District.

File: 8-C-15-VA
Applicant: Terrence McDonough
Address: 1208 Kenyon Street
Zoning: R-1A/H-1 (Low Density Residential / Historic Overlay) District
4th Council District

Parcel ID: 081LD014

Variance Request:

Increase the maximum permitted lot coverage from 30% to 43% per Article 4, Section 2.1.2.D.6.a.

As per submitted plan to permit demolition and reconstruction of an existing carport in an R-1A/H-1 (Low Density Residential / Historic Overlay) District.

File: 8-D-15-VA
Applicant: Andrea G. Brewer
Address: 1300 Forest Brook Road **Parcel ID:** 121PD018
Zoning: R-1 (Low Density Residential) District
2nd Council District

Variance Requests:

1. Reduce the minimum required Glen Brook Drive front yard setback for a pool from 25 ft. to 14 ft. per Article 5, Section 16.A.2.
2. Reduce the minimum required Glen Brook Drive front yard setback for an accessory building from 25 ft. to 16 ft. per Article 4, Section 2.1.1.E.1.a.

As per submitted plan to permit construction of a swimming pool and an accessory structure in an R-1 (Low Density Residential) District.

File: 8-E-15-VA
Applicant: Architects International
Address: 2719 Kingston Pike **Parcel ID:** 108BC009
Zoning: O-1 (Office, Medical and Related Services) District
2nd Council District

Variance Request:

Reduce the minimum required Lindsay Place front yard setback from 25 ft. to 17 ft. per Article 4, Section 2.2.1.D.1.

As per submitted to permit an addition to a commercial building in an O-1 (Office, Medical and Related Services) District.

File: 8-F-15-VA
Applicant: Marshall Stair
Address: 1325 Armstrong Avenue **Parcel ID:** 081LF005
Zoning: R-1A/H-1 (Low Density Residential / Historic Overlay) District
4th Council District

Variance Request:

Reduce the minimum required rear yard setback for an accessory structure from 5 ft. to 0 ft. per Article 4, Section 2.1.2.D.3.b.

As per submitted plan to permit construction of a detached garage in an R-1A/H-1 (Low Density Residential / Historic Overlay) District.

File: 8-G-15-VA
Applicant: Denise Hensley
Address: 5401 Kingston Pike **Parcel ID:** 107OF005
Zoning: C-3 (General Commercial) District
2nd Council District

Variance Request:

Reduce the minimum required front yard setback for a sign from 10 ft. to 0 ft. per Article 8, Section 7.1.a.

As per submitted plan to permit construction of a ground sign in a C-3 (General Commercial) District.

File: 8-H-15-VA
Applicant: Aaron T. Allen
Address: 1546 Ohio Avenue **Parcel ID: 081PD01701**
Zoning: R-1A / IH-1 (Low Density Residential / Infill Housing Overlay) District
5th Council District

Variance Requests:

1. Reduce the minimum required Ohio Avenue front yard setback from 25 ft. to 19 ft. per Article 4, Section 2.1.2.D.1.a.
2. Reduce the minimum required Stonewall Street front yard setback from 25 ft. to 19 ft. per Article 4, Section 2.1.2.D.1.a.
3. Reduce the minimum required northeast side yard setback from 8 ft. to 7 ft. per Article 4, Section 2.1.2.D.2.a.
4. Reduce the minimum required lot area from 10,000 sq. ft. to 9,600 sq. ft. per Article 4, Section 2.1.2.D.5.b.
5. Increase the maximum permitted lot coverage from 30 % to 31% per Article 4, Section 2.1.2.D.6.a.

As per submitted plan to permit platting of the property in an R-1A / IH-1 (Low density residential / Infill Housing Overlay) District.

File: 8-I-15-VA
Applicant: Aaron Pennington and Tim Zitzman
Address: 1138 N. Broadway **Parcel ID: 081MF001**
Zoning: C-3 (General Commercial) District
4th Council District

Variance Requests:

1. Reduce the minimum number of required parking spaces from 16 spaces to 6 spaces per Article 5, Section 7.A.3.a.Table.
2. Reduce the minimum required width of a commercial driveway from 20 ft. to 15 ft. per Article 5, Section 7.B.3.c.Table.

As per submitted plan to permit renovation/reuse of an existing building in a C-3 (General Commercial) District, 4th Council District.

File: 8-J-15-VA
Applicant: Greg Sistrunk (Greenberg Farrow)
Address: 6777 Clinton Hwy **Parcel ID: 067-27320**
Zoning: C-4 (Highway and Arterial Commercial) District
3rd Council District

Variance Requests:

Reduce the minimum number of required parking spaces from 945 spaces to 869 spaces per Article 5, Section 7.A.3.a.Table.

As per submitted plan to permit construction of a fueling center in a C-4 (Highway and Arterial Commercial) District.

OTHER BUSINESS

The next BZA meeting is September 17, 2015.

ADJOURNMENT