



BOARD OF ZONING APPEALS

MEETING AGENDA

January 19, 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 January 19, 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

December 15, 2016 minutes

OLD BUSINESS

File:	12-N-16-VA	Parcel ID: 108CK006 &
Applicant:	Starboard Properties IV, LLC	009-013
Address:	2120 Cumberland Avenue	
Zoning:	FD-CU-1 & FD-CU-2 (Form District-Cumberland Avenue) Districts	
	1 st Council District	

Variance Request:

Reduce the minimum required width for a parking space from 9 ft. to 8 ft. per Article 5, Section 7.A.4.a.2.Table.

As per submitted plan to permit redevelopment of the site with a multi-use project in an FD-CU-1 & FD-CU-2 Districts.

NEW BUSINESS

File: 1-A-17-VA
Applicant: Church of God of Union Assembly, Inc.
Address: 3428 Keith Avenue
Zoning: R-2 (General Residential) District
3rd Council District

Parcel ID: 093LG005

Variance Requests:

1. Reduce the minimum required front yard setback for an accessory structure for a church from 35 ft. to 30 ft. per Article 4, Section 2.1.6.D.1.b.
2. Reduce the minimum required east side yard setback for an accessory structure for a church from 35 ft. to 25 ft. per Article 4, Section 2.1.6.D.2.c.

As per submitted plan to permit a new accessory structure for the church in an R-2 District.

File: 1-B-17-VA
Applicant: John McCay
Address: 4005 Ivy Avenue
Zoning: R-1 (Low Density Residential) District
6th Council District

Parcel ID: 083AA03

Variance Request:

Reduce the sum of the two side yards from 12 ft. to 10 ft. per Article 4, Section 6.D.6.

As per submitted plan to permit construction of a new single-family dwelling in an R-1 District.

File: 1-C-17-VA
Applicant: John McCay
Address: 2922 Tecoma Drive
Zoning: R-1 (Low Density Residential) District
4th Council District

Parcel ID: 070HC075

Variance Request:

Reduce the sum of the two side yards from 12 ft. to 10 ft. per Article 4, Section 6.D.6.

As per submitted plan to permit construction of a new single-family dwelling in an R-1 District.

File: 1-D-17-VA
Applicant: CCSHP Knoxville LLC
Address: 1830 Cumberland Avenue
Zoning: FD-CU1 and FD-CU2 (Form District – Cumberland Avenue) Districts
1st Council District

Parcel ID: 108CE00601 &
108CE02101

Variance Request:

Reduce the minimum required depth for a canopy from 6 ft. to 5 ft. per Article 4, Section 4, Cumberland Avenue Corridor District 4.2.4.E.1.

As per submitted plan to permit construction of a canopy on the south side (Lake Ave) of the building in FD-CU1 and FD-CU2 Districts.

File: 1-E-17-VA **Parcel ID:** 0951E024 & 02401
Applicant: Scott Falvey
Address: 322 W. Church Avenue
Zoning: C-2 / D-1 (Central Business District / Downtown Design Overlay) District
6th Council District

Variance Requests:

1. Reduce the minimum stall dimensions from 9 ft to 7.5 ft. per Article 5, Section 7.A.4.2.Table.
2. Reduce the minimum module widths for 90 degree parking on both sides of the aisle from 60 ft to 53.5 ft. per Article 5, Section 7.A.4.d.1.Table.
3. Reduce the minimum module width for 90 degree parking on one side of the aisle from 44 ft to 43 ft. per Article 5, Section 7.A.4.d.1.Table.
4. Reduce the minimum driveway width on Clinch Avenue from 20 ft to 18.5 ft. per Article 5, Section 7.B.3.c.
5. Reduce the minimum driveway width on Market Street from 20 ft to 17 ft. per Article 5, Section 7.B.3.c.

As per submitted plan to permit redevelopment of the Pryor Brown Parking Garage in a C-2 / D-1 District.

File: 1-F-17-VA **Parcel ID:** 082ON003
Applicant: David Harbin
Address: 2104 E. Magnolia Avenue
Zoning: C-3 (General Commercial) District
6th Council District

Variance Requests:

1. Reduce the minimum required drive aisle width for 90degree parking from 26 ft to 19.6 ft. per Article 5, Section 7.A.4.2.Table.
2. Reduce the minimum required Kyle St. front yard setback from 25 ft. to 8.5 ft. per Article 4, Section 2.2.6.E.1.
3. Reduce the minimum required Islington Avenue front yard setback from 25 ft to 17.25 ft. per Article 4 Section 2.2.6.E.1.

As per submitted plan to permit a change in occupancy and to construct an accessory building in a C-3 District.

File: 1-G-17-VA **Parcel ID:** 121DK029
Applicant: Matthew Lyon
Address: 1043 Cedar Hill Road
Zoning: R-1 (Low Density Residential) District
2nd Council District

Variance Request:

Reduce the minimum required side yard setback for a single story dwelling from 8 ft to 4 ft. per Article 4, Section 2.1.1.E.2.a.

As per submitted plan to permit an addition to an existing house in an R-1 District.

File: 1-H-17-VA
Applicant: Capso Properties LLC
Address: 3515 N. Broadway
Zoning: C-3 / F-1 (General Commercial / Floodway) District
5th Council District

Parcel ID: 069MA010

Variance Request:

Reduce the minimum required separation distance that an Alternative Financial Service facility must maintain from a residential zoning district from 1000 ft to 89.3 ft. per Article 5, Section 26.A.2.

As per submitted plan to permit an alternative financial service to occupy an existing building in a C-3 / F-1 District.

OTHER BUSINESS

The next BZA meeting is February 16, 2017.

ADJOURNMENT