

## BOARD OF ZONING APPEALS

### AGENDA June 21, 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 June 21, 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**

May 17, 2018

### **OLD BUSINESS**

**File:** [2-B-18-VA](#)  
**Applicant:** Creative Structures  
**Address:** 2012 N. Broadway  
**Zoning:** C-3 (General Commercial)

**Parcel ID:** 082HA021  
4<sup>th</sup> Council District

### **Variance Request:**

Increase the maximum width of a driveway entrance from 30 ft to 40 ft per Article 5, Section 7.H.3C. Table, as per plan submitted showing as-built condition of a driveway in a C-3 District.

**File:** 4-E-18-VA  
**Applicant:** Ann Sowards  
**Address:** 1708 Boone Street  
**Zoning:** I-3 (General Industrial)

**Parcel ID:** 082HD035  
2<sup>nd</sup> Council District

**Variance Request:**

Reduce the minimum required side yard setback on the north property line from 25 ft to 11 ft per Article 4, Section 2.3.2.E.3., as per plan submitted proposing construction of a new detached dwelling in an I-3 District.

**File:** 5-J-18-VA  
**Applicant:** Jim Stratton  
**Address:** 1931 Middlebrook Pike  
**Zoning:** I-2/C-3 (Restricted Manufacturing & Warehousing / General Commercial)

**Parcel ID:** 094JH025  
6<sup>th</sup> Council District

**Variance Request:**

Reduce the minimum required setback for open storage of material from 25 ft to 10 ft per Article 4, Section 2.2.6.E.1 and Article 4, Section 2.2.6.B.21, as per plan submitted proposing a new open storage area in I-2/C-3 Districts.

**NEW BUSINESS**

**File:** 6-A-18-VA  
**Applicant:** Crisoforo Martin  
**Address:** 3105 Wood Duck Lane  
**Zoning:** R-1 (Low Density Residential)

**Parcel ID:** 080OF023  
3<sup>rd</sup> Council District

**Variance Request:**

Increase the maximum allowable height of a detached accessory structure from 15 ft to 18 ft per Article 4, Section 2.1.1.F, as per plan submitted proposing a new detached garage in the R-1 (Low Density Residential) District.

**File:** 6-B-18-VA  
**Applicant:** Matthew Dawson  
**Address:** 4502 Hutton Road  
**Zoning:** R-1 (Low Density Residential)

**Parcel ID:** 069ID016  
5<sup>th</sup> Council District

**Variance Requests:**

Reduce the minimum required front yard setback from Glenoaks Dr. from 25 ft to 7 ft per Article 4, Section 2.1.1.E.1.a and Article 5, Section 6.D.3, as per plan submitted proposing a new residence in the R-1 (Low Density Residential) District.

**File:** 6-C-18-VA  
**Applicant:** Arthur Seymour, Jr.  
**Address:** 6720 Clinton Highway  
**Zoning:** C-3 (General Commercial)

**Parcel ID:** 067LB007  
3<sup>rd</sup> Council District

**Variance Requests:**

Reduce the minimum required front yard setback from 25 ft to 8 ft per Article 4, Section 2.2.6.E.1, as per plan submitted proposing a new tire business in the C-3 (General Commercial) District.

**File:** 6-D-18-VA  
**Applicant:** David Kennedy / Alyssa Kuhns  
**Address:** 2439 E. Fifth Avenue  
**Zoning:** R-1A (Low Density Residential)

**Parcel ID:** 082JP022  
6<sup>th</sup> Council District

**Variance Requests:**

Increase the maximum permitted lot coverage from 30% to 39% for principal and accessory structures per Article 4, Section 2.1.2.D.6.a, as per plan submitted proposing a storage shed and carport in the R-1A (Low Density Residential) District.

**File:** 6-E-18-VA  
**Applicant:** Barber McMurry Architects  
**Address:** 2018 Clinch Avenue  
**Zoning:** O-1 (Office, Medical & Related Services)

**Parcel ID:** 108CB021  
1<sup>st</sup> Council District

**Variance Requests:**

Decrease the minimum permitted front yard setback on Twentieth Street from 25 ft to 3 ft per Article 4, Section 2.2.1.D.1, as per plan submitted proposing a building addition in the O-1 (Office, Medical & Related Services) District.

**File:** 6-F-18-VA  
**Applicant:** Todd Witcher  
**Address:** 1603 Jefferson Avenue  
**Zoning:** R-1A/H-1 (Low Density Residential / Historic Overlay)

**Parcel ID:** 082PF024  
6<sup>th</sup> Council District

**Variance Requests:**

1. Increase the maximum permitted lot coverage from 30% to 31.2% for principal and accessory structures per Article 4, Section 2.1.2.D.6.a.
2. Reduce the minimum number of required parking from 2 spaces to 0 spaces per Article 5, Section 7.D.1.Table.
3. Reduce the lot size of a primary use from 'more than one acre' to 8,177.04 sq ft per Article 5, Section 4.C Table.Column 1.Row 4.
4. Reduce the minimum lot width at the building line from 75 ft to 60.1 ft per Article 4, Section 2.1.2.D.4.a.
5. Reduce the minimum required front yard setback on Winona Street from 25 ft to 10.05 ft for a pre-existing, non-conforming primary structure per Article 4, Section 2.1.2.D.1.a and Article 5, Section 6.D.3.

6. Reduce the minimum required front yard setback on Winona Street from 25 ft to 12.3 ft for a pre-existing, non-conforming accessory structure per Article 4, Section 2.1.2.D.1.a and Article 5, Section 6.D.3.

As per plan submitted proposing to subdivide lots with existing structures in the R-1A (Low Density Residential) / H-1 (Historic Overlay) District.

**File:** 6-G-18-VA **Parcel ID:** 082PF023  
**Applicant:** Todd Witcher 6<sup>th</sup> Council District  
**Address:** 1605 Jefferson Avenue  
**Zoning:** R-1A/H-1 (Low Density Residential / Historic Overlay)

**Variance Requests:**

1. Reduce the minimum required west side yard setback from 8 ft to 6 ft per Article 4, Section 2.1.2.D.2.a.
2. Reduce the minimum required east side yard setback from 8 ft to 3.2 ft per Article 4, Section 2.1.2.D.2.a.
3. Reduce the minimum required sum of side yard setbacks from 20 ft to 9.2 ft per Article 4, Section 2.1.2.D.2.a.
4. Reduce the minimum required parking from 2 spaces to 0 spaces per Article 5, Section 7.D.1.Table.
5. Reduce the minimum required lot area for a house from 7500 sq. ft to 7001.34 sq. ft per Article 4, Section 2.1.2.D.5.a.
6. Reduce the minimum lot width at the building line from 75 ft to 50.29 ft per Article 4, Section 2.1.2.D.4.a.

As per plan submitted proposing to subdivide lots with existing structures in the R-1A (Low Density Residential) / H-1 (Historic Overlay) District.

**File:** 6-H-18-VA **Parcel ID:** 120IA013  
**Applicant:** Land Development Solutions 2<sup>nd</sup> Council District  
**Address:** 8529 Kingston Pike  
**Zoning:** C-4 (Highway & Arterial Commercial)

**Variance Requests:**

1. Decrease the minimum required front yard setback on Kingston Pike from 50 ft to 38 ft per Article 4, Section 2.2.7.E.2.a.
2. Decrease the minimum required front yard setback on Walker Springs Road from 50 ft to 25 ft per Article 4, Section 2.2.7.E.2.a.

As per plan submitted proposing to construct a new car wash in the C-4 (Highway & Arterial Commercial) District.

**File:** 6-I-18-VA  
**Applicant:** Land Development Solutions  
**Address:** 1901 Clinch Avenue  
**Zoning:** O-1 (Office, Medical & Related Services)

**Parcel ID:** 094NK01901  
1<sup>st</sup> Council District

**Variance Requests:**

Increase the maximum allowable building height from 99 ft to 101 ft per Article 4, Section 2.2.1.E.2, as per plan submitted proposing a building addition in the O-1 (Office, Medical & Related Services) District.

**File:** 6-J-18-VA  
**Applicant:** Michael Brady, Inc.  
**Address:** 901 E. Summit Hill Drive  
**Zoning:** C-3 (General Commercial)

**Parcel ID:** 095HC00801  
6<sup>th</sup> Council District

**Variance Requests:**

1. Reduce the minimum required parking from 132 spaces to 69 spaces per Article 5, Section 7.D.1.Table.
2. Increase the maximum allowable width for the Bell Street driveway from 30 ft to 33.49 ft per Article 5, Section 7.H.3.c.Table 7.
3. Increase the maximum allowable width for the Patton Street driveway from 30 ft to 33.09 ft per Article 5, Section 7.H.3.c.Table 7.
4. Increase the maximum allowable curb cut width for the Bell Street driveway from 60 ft to 86.79 ft per Article 5, Section 7.H.3.c.Table 7.
5. Increase the maximum allowable curb cut width for the Bell Street driveway from 60 ft to 86.79 ft per Article 5, Section 7.H.3.c.Table 7.
6. Reduce the minimum required depth of a rear yard for a building that abuts a residential district from 15 ft to 0 ft per Article 4, Section 2.2.6.E.3.

As per plan submitted proposing to construct a new data center in the C-3 (General Commercial) District.

**File:** 6-K-18-VA  
**Applicant:** Rick Norris / Oren Yarbrough  
**Address:** 814 Tyson Street  
**Zoning:** C-2 (Central Business)

**Parcel ID:** 094DP002  
6<sup>th</sup> Council District

**Variance Requests:**

Reduce the minimum required drive aisle width for 90 degree parking from 26 ft to 25 ft per Article 5, Section 7.E.1.d.Table 3, as per plan submitted proposing to develop offices in an existing building in the C-2 (Central Business) District.

