



**BOARD OF ZONING APPEALS**

**AGENDA**  
**August 16, 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 August 16, 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**

July 19, 2018

**OLD BUSINESS**

<b>File:</b>	<b>5-J-18-VA</b>	<b>Parcel ID:</b> 094JH025
<b>Applicant:</b>	Jim Stratton	6 <sup>th</sup> Council District
<b>Address:</b>	1931 Middlebrook Pike	
<b>Zoning:</b>	I-2/C-3 (Restricted Manufacturing & Warehousing / General Commercial) District	

**Variance Request:**

- 1) Reduce the required setback for open storage of materials and equipment from 25ft. to 10ft. on the Western Ave. frontage (Article 4, Section 2.2.6.B.21.a. and Article 4, Section 2.2.6.E.1)
- 2) Reduce the required setback for open storage of materials and equipment from 25ft. to 10ft. on the northeast permanent access easement from 25ft. to 10ft. (Article 4, Section 2.2.6.B.21.a and Article 4, Section 2.2.6.E.1)
- 3) Reduce the required setback for open storage of materials and equipment from 25ft. to 10ft. on the Bruce Ave. frontage (Article 4, Section 2.2.6.B.21.a and Article 4, Section 2.2.6.E.1)
- 4) Increase the maximum permitted height of a screening fence from 42in. to 6 ft. (Article 5, Section 6.C.2.)

As per plan submitted proposing to combine two properties into one property in the I-2 (Restricted Manufacturing & Warehousing) and C3 (General Commercial) Districts.

**File:** 7-I-18-VA  
**Applicant:** Arthur Seymour  
**Address:** 619 Women’s Basketball Hall of Fame Drive  
**Zoning:** O-1 (Office, Medical and Related Services) District

**Parcel ID:** 095IH00101  
6<sup>th</sup> Council District

**Variance Requests:**

- 1) Decrease the front yard setback off Women’s Basketball Hall of Fame Dr. from 25’ to 10’ (Article 4, Section 2.2.1.D.1)
- 2) Decrease the front yard setback off James White Parkway from 25’ to 11’-2” (Article 4, Section 2.2.1.D.1)
- 3) Decrease the east side yard setback from 15’ to 5’ (Article 4, Section 2.2.1.D.2)
- 4) Increase maximum lot coverage from 35% to 52% (Article 4, Section 2.2.1.D.5.b)
- 5) Decrease the minimum required parking from 17 to 8 (Article 5, Section 7.D.1.Table 1)

As per plan submitted proposing construction of a new indoor storage facility in the O-1 (Office, Medical and Related Services) District.

**File:** 7-K-18-VA **Postponed to September Meeting**  
**Applicant:** Houston Smelcer  
**Address:** 2704 Mineral Springs Ave.  
**Zoning:** O-1 (Office, Medical and Related Services) District

**Parcel ID:** 069EB01502  
4<sup>th</sup> Council District

**Variance Requests:**

Reduce the number of required parking spaces from 60 to 45 spaces (Article 5, Section 7.D.1.Table1)

As per plan submitted for a new multi-family structure in the O-1 (Office, Medical and Related Services) District.

**File:** 7-M-18-VA **Postponed to September Meeting**  
**Applicant:** Elizabeth Eason Architecture  
**Address:** 7621 Kingston Pike  
**Zoning:** C-3 (General Commercial) District

**Parcel ID:** 120GB010  
2<sup>nd</sup> Council District

**Variance Requests:**

- 1) Increase the maximum height of a secondary detached ground sign from 8' to 62' (Article 8, Section 11.6.b.3)
- 2) Increase the maximum area of a secondary detached ground sign from 32 Sqft to 200 sqft (Article 8, Section 11.6.b.3)
- 3) Decrease the setback of a detached sign from 10' to 0' (Article 8, Section 7.1.a)

As per plan submitted proposing the remodeling of the existing pole and foundation of hotel sign in the C-3 (General Commercial) District.

**NEW BUSINESS**

**File:** 8-A-18-VA  
**Applicant:** Edie Gilboy  
**Address:** 3312 Kenilworth Ln.  
**Zoning:** R-1 (Low Density Residential) District

**Parcel ID:** 070JD028  
4<sup>th</sup> Council District

**Variance Request:**

Increase the allowable number of driveways for properties with less than 150 ft. of frontage from 1 to 2 (Article V, Section 7.H.1.a Table 4)

As per plan submitted to construct new driveway in the R-1 (Low Density Residential) District.

**File:** 8-B-18-VA  
**Applicant:** Creed Cox  
**Address:** 214 Sequoyah Gardens Way  
**Zoning:** R-1 (Low Density Residential) District

**Parcel ID:** 107LA025  
2<sup>nd</sup> Council District

**Variance Request:**

- 1) Reduce side yard setback for a two story home in an R-1 zone from 12' to 5' (Article 4, Section 2.1.1.E.2.a)
- 2) Reduce side yard setback for a two story home in an R-1 zone from 12' to 9'-1" (Article 4, Section 2.1.1.E.2.a)
- 3) Reduce the minimum lot width at the front building line from 75' to 71' (Article 4, Section 2.1.1.E.4.a)

As per plan submitted to construct a new, two story single family home in the R-1 (Low Density Residential) District.

**File:** 8-C-18-VA  
**Applicant:** Gerry Moll  
**Address:** 816 Gratz St.  
**Zoning:** R-1 (Low Density Residential) and H-1 (Historical Overlay) Districts

**Parcel ID:** 081MN022  
4<sup>th</sup> Council District

**Variance Request:**

- 1) Increase lot coverage from 30% to 32.63% (Article 4, Section 2.1.1.E.6.a)
- 2) Decrease rear yard setback of a detached accessory structure from 5' to 3.5' (Article 4, Section 2.1.1.E.3.b)

As per plan submitted to add an accessory structure to rear of property in the R-1 (Low Density Residential) and H-1 (Historical Overlay) Districts.

**File:** 8-D-18-VA  
**Applicant:** Teresa Mathews  
**Address:** 703 Luttrell St.  
**Zoning:** R-1A (Low Density Residential) and H-1 (Historical Overlay) Districts

**Parcel ID:** 094DE009  
4<sup>th</sup> Council District

**Variance Request:**

Increase the lot coverage from 30% to 53% (Article 4, Section 2.1.2.D.6.a)

As per plan submitted to restore a historic home back to its original footprint in the R-1A (Low Density Residential) and H-1 (Historical Overlay) Districts.

**File:** 8-E-18-VA  
**Applicant:** Bill Petty  
**Address:** 121 Chickamauga Ave.  
**Zoning:** I-3 (General Industrial) District

**Parcel ID:** 081GA006  
5<sup>th</sup> Council District

**Variance Request:**

- 1) Reduce required front yard setback for the commercial building fronting on Chickamauga Ave from 35' to 12.5' (Article 4, Section 2.3.2.E.2)
- 2) Reduce required side yard setback for the commercial building fronting on Chickamauga Ave. from 25' to 9.9' (Article 4, Section 2.3.2.E.3)
- 3) Reduce required side yard setback for the larger commercial building on SW edge of lot from 25' to 0' (Article 4, Section 2.3.2.E.3)
- 4) Reduce required side yard setback for the smaller commercial building on the SW edge of the lot from 25' to 0' (Article 4, Section 2.3.2.E.3)
- 5) Reduce the required side yard setback for the covered storage building on the SW edge of the lot from 25' to 0' (Article 4, Section 2.3.2.E.3)

As per plan submitted to construct a new warehouse building for existing business and to record final plat of property in the I-3 (General Industrial) District, 5<sup>th</sup> Council District.

**File:** 8-F-18-VA  
**Applicant:** Michael Brady, Inc.  
**Address:** 5511 Kingston Pike  
**Zoning:** C-3 (General Commercial) District

**Parcel ID:** 107OF010  
2<sup>nd</sup> Council District

**Variance Request:**

- 1) Reduce the minimum distance between the driveway accessing Sutherland Ave and Westwood Rd from 200 ft to 165.43 ft (Article V Section 7.H.2.a Table 5)
- 2) Reduce the minimum distance between the driveway accessing Kingston Pike and Westwood Rd from 200 ft to 152.57 ft (Article V Section 7.H.2.a Table 5).
- 3) Reduce the minimum depth of the setback of a parking lot to the Sutherland Ave right-of-way from 10 ft to 0 ft (Article V Section 7.C.3)
- 4) Reduce the minimum width of a perimeter screening area between the parking lot and the Sutherland Ave right-of-way from 10 ft to 0 ft (Article V Section 7.J.2.c.2)
- 5) Reduce the minimum depth of the setback of a parking lot to the Westwood Rd right-of-way from 10 ft to 5.27 ft (Article V Section 7.C.3)
- 6) Reduce the minimum width of a perimeter screening area between the parking lot and the Westwood Rd right-of-way from 10 ft to 4.41 ft (Article V Section 7.J.2.c.2)

As per plan submitted to construct a two-story bank in the C-3 (General Commercial) District.

**File:** 8-G-18-VA  
**Applicant:** Sycamore Sign Service  
**Address:** 520 W. Summit Hill Dr.  
**Zoning:** C-2 (Central Business) and D-1 (Downtown Design Overlay) Districts

**Parcel ID:** 094LC018  
6<sup>th</sup> Council District

**Variance Request:**

- 1) Reduce the Setback of a detached ground sign on Locust St. from 10' to 2'-0 ¾" (Article 8, Section 7.1.a)
- 2) Reduce the setback of a detached ground sign on Summer Place from 10' to 3'-1 ¾" (Article 8, Section 7.1.a)

As per plan submitted to add two ground signs to the property in the C-2 (Central Business) and D-1 (Downtown Design Overlay) Districts.

**File:** 8-H-18-VA

**Parcel ID:** 094NC027

**Applicant:** JMS Investments/City Lights, LLC

094NC028

**Address:** 1829 & 1833 Forest Ave.

1<sup>st</sup> Council District

**Zoning:** I-2 (Restricted Manufacturing and Warehousing) District

**Variance Request:**

1) Decrease required number of parking spaces from 7 down to 3 (Article 5, Section 7.D.1 Table 1)

2) Decrease minimum aisle width for 60 degree parking from 18' down to 15' (Article 5, Section 7.E.d.Table3) and (Article 5, Section 7.G.1.b)

As per plan submitted to convert a commercial building with no onsite parking currently situated on two lots into a 10 unit apartment building in the I-2 (Restricted Manufacturing and Warehousing) District.

**OTHER BUSINESS**

The next BZA meeting is September 20, 2018 in the Small Assembly Room.

**ADJOURNMENT**