



## BOARD OF ZONING APPEALS

### AGENDA

September 20, 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 September 20, 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

August 16, 2018

### OLD BUSINESS

**File:** 7-F-18-VA  
**Applicant:** Creative Structures  
**Address:** 2012 N. Broadway  
**Zoning:** C-3 (General Commercial) District

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

**Variance Request:**

- 1) Reduce the minimum drive aisle width from 26 ft. to 24 ft. (Article V Section 7.E.1.d.Table 3)
- 2) Reduce the minimum parking space depth for 90 degree parking spaces from 17.5 ft. to 15 ft. (Article V section 7.E.1.d.Table 3)
- 3) Reduce the required number of parking spaces from 35 to 17 (Prior Ordinance – Article V Section 7.A.3.a Table)

As per plan submitted proposing construction of a new multi-tenant building in the C-3 (General Commercial) District, 4<sup>th</sup> Council District.

**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 Drive 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 the maximum lot coverage from 35% to 52% (Article 4, Section 2.2.1.D.5.b)
- 5) Decrease the minimum required parking from 17 spaces to 8 spaces (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, 6<sup>th</sup> Council District.

**File:** 7-M-18-VA  
**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) Appeal of the Building Official’s determination that 7216 Kingston Pike is not considered adjacent to the interstate (Article 8, Section 11.6.e.1) and (Article 7, Section 1.C.a.)
- 2) 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:** 9-A-18-VA  
**Applicant:** Perry Childress  
**Address:** 212 Hialeah Dr.  
**Zoning:** R-1A (Low Density Residential) District

**Parcel ID:** 123BF016  
1<sup>st</sup> Council District

### **Variance Request:**

1) Reduce rear yard setback from 25' to 18.4' (Article 4, Section 2.1.2.D.3.a) as per plan submitted proposing legalization of previously installed addition in the R-1A (Low Density Residential) District, 1<sup>st</sup> Council District.

**File:** 9-B-18-VA  
**Applicant:** Paul Williams  
**Address:** 9101 Executive Park Dr.  
**Zoning:** C-3 (General Commercial) District

**Parcel ID:** 11903307  
2<sup>nd</sup> Council District

### **Variance Request:**

- 1) Decrease front yard setback from 25' to 17' (Article 4, Section 2.2.6.E.1)
- 2) Increase height from 45' to 81'-3" (Article 4, Section 2.2.6.F)

As per plan submitted proposing construction of a new hotel in the C-3 (General Commercial) District.

**File:** 9-C-18-VA  
**Applicant:** Barber McMurry Architects  
**Address:** 5331 Lyons View Pike  
**Zoning:** R-1 (Low Density Residential), the R-2 (General Residential), the O-1 (Office, Medical and Related Services) and the OS-1 (Open Space Preservation) Districts

**Parcel ID:** 121BD001  
2<sup>nd</sup> Council District

### **Variance Request:**

- 1) Reduce the minimum required setback distance from Lyons View Pike property line from 50 ft. to 36.92 ft. (Article 5, Section 16.C.2)

As per plan submitted proposing the construction of a new swimming pool and pool house in the R-1 (Low Density Residential), the R-2 (General Residential), the O-1 (Office, Medical and Related Services) and the OS-1 (Open Space Preservation) Districts.

**File:** 9-D-18-VA  
**Applicant:** Aaron Wise  
**Address:** 6632 Colonial Forest Ln.  
**Zoning:** R-1 (Low Density Residential) District

**Parcel ID:** 121OC1006  
2<sup>nd</sup> Council District

**Variance Request:**

1) Reduce the required front yard setback in an R-1 zone from 25' to 12' (Article 4, Section 2.1.1.E.1.a)

As per plan submitted proposing the addition of an attached garage to an existing house in the R-1 (Low Density Residential) District.

**File:** 9-E-18-VA  
**Applicant:** Dollar & Ewers Architecture  
**Address:** 4683 Old Broadway  
**Zoning:** C-3 (General Commercial) District

**Parcel ID:** 069DA006  
5<sup>th</sup> Council District

**Variance Request:**

1) Reduce the minimum required elevation for electrical outlets and switches from 964.0' to 960.0' (Chapter 12. Article III, Section 12-52.2)

As per plan submitted to remodel an existing building in the C-3 (General Commercial) District.

**File:** 9-F-18-VA  
**Applicant:** Logan Higgins  
**Address:** 605 Yarnell Ave.  
**Zoning:** R-1 (Low Density Residential) District

**Parcel ID:** 109AE029  
1<sup>st</sup> Council District

**Variance Request:**

- 1) Reduce the minimum required front yard setback on Yarnell Ave. from 25 ft. to 8 ft. 11 in (Article 4, Section 2.1.1.E.1.a)
- 2) Reduce the minimum required east side yard setback from 12 ft. to 3 ft. 2 in (Article 4, Section 2.1.1.E.2.a)
- 3) Reduce the minimum required north rear yard setback from 25 ft. to 8 ft. 8 in. (Article 4, Section 2.1.1.E.3.a)

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

**File:** 9-G-18-VA  
**Applicant:** Sanders Pace Architecture  
**Address:** 3415 N. Broadway  
**Zoning:** C-3 (General Commercial), C-4 (Highway and Arterial Commercial), O-1 (Office, Medical and Related Services), IH-1 (Infill Housing Overlay) and F-1 (Floodway) Districts, 5<sup>th</sup> Council District

**Parcel ID:** 069ML051/069ML053  
5<sup>th</sup> Council District

**Variance Request:**

- 1) Reduce the minimum depth for a parking setback from 15 ft. to 3 ft. (Article V, Section 7.C.4)

As per plan submitted proposing the development of a parking lot to the rear of a proposed renovated residential building in the C-3 (General Commercial), C-4 (Highway and Arterial Commercial), O-1 (Office, Medical and Related Services), IH-1 (Infill Housing Overlay) and F-1 (Floodway) Districts.

**File:** 9-H-18-VA  
**Applicant:** Knoxville Utilities Board  
**Address:** 2912 Scottish Pike  
**Zoning:** SW-1 (Old Sevier and Scottish Pike) District

**Parcel ID:** 108LD006  
1<sup>st</sup> Council District

**Variance Request:**

- 1) Reduce the minimum floor elevation from 827.1 to 821.4 (Chapter 12, Article III, Section 12.52.2)

As per plan submitted to replace the current Scottish Pike Pump Station in the SW-1 (Old Sevier and Scottish Pike) District.

**OTHER BUSINESS**

The next BZA meeting is October 18, 2018 in the Main Assembly Room.

**ADJOURNMENT**