



BOARD OF ZONING APPEALS

AGENDA

Re-Scheduled Meeting
October 29, 2019

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 Re-Scheduled October 29, 2019 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 Plans Review and Building Inspections Department, 4th 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 865-215-2034.

This meeting and all communications between the Board members is subject to the provisions of the Tennessee Open Meetings Act, Tenn. Code. Ann. § 9-44-101, et seq.

An agenda review meeting is held at 3:00 pm in Room 549 of the City County Building, prior to the meeting.

A decision of this Board may be appealed to City Council by filing an Appeal Application and paying the required fee with the Plans Review and Building Inspections Department within fifteen (15) days of the date of the decision.

CALL TO ORDER

ROLL CALL

MINUTES

September 19, 2019 meeting.

OLD BUSINESS

None

NEW BUSINESS

File: 10-A-19-VA
Applicant: Mt. Calvary Baptist Church
Address: 1914 Saxton Ave. & 1807 Dandridge Ave.
Zoning: R-1 (Low Density Residential District)

Parcel ID: 095BL038/095BL058
6th Council District

Variance Request:

- 1) Decrease the minimum depth of the setback between a parking lot and ROW from 25' to 9' for 101' of parking fronting Saxton Ave (Article V, Section 7.C.2)
- 2) Decrease the minimum perimeter screening area between a parking lot and ROW from 10' to 9' for 101' of parking fronting Saxton Ave (Article V, Section 7.J.2.c.2)
- 3) Decrease the minimum depth of the setback between a parking lot and ROW from 25' to 0.5' for 70' of parking fronting Saxton Ave (Article V, Section 7.C.2)
- 4) Decrease the minimum width of a perimeter screening area between a parking lot and ROW from 10' to 0.5' for 70' of parking fronting Saxton Ave (Article V, Section 7.J.2.c.2)
- 5) Decrease the minimum number of evergreen and/or deciduous trees between a parking lot and ROW for 70' of parking fronting Saxton Ave from 2 to zero (Article V, Section 7.J.2.c.2)
- 6) Decrease the minimum number of shrubs between a parking lot and ROW for 70' of parking fronting Saxton Ave from 7 to zero (Article V, Section 7.J.2.c.2)
- 7) Decrease the minimum depth of a side or rear yard setback for a parking lot from 10' to 2' for 115' (Article V, Section 7.C.4.d)
- 8) Decrease the minimum width of a perimeter screening area between a parking lot and a residential zone from 10' to 2' for 115' of the parking lot (Article V, Section 7.J.2.c.1)
- 9) Decrease the minimum depth of a side or rear yard setback for a parking lot from 10' to 3' for 57' (Article V, Section 7.C.4.d)
- 10) Decrease the minimum width of a perimeter screening area between a parking lot and a residential zone from 10' to 3' for 57' of the parking lot (Article V, Section 7.J.2.c.1)
- 11) Decrease the minimum required bicycle parking from 12 to 0 (Article V, Section 7.I.1. Table 8)

As per plan submitted to build a parking lot attached to an existing parking facility in the R-1 (Low Density Residential District).

File: 10-B-19-VA
Applicant: Raising a Voice
Address: 1209 E. Magnolia Ave.
Zoning: C-3 (General Commercial District)

Parcel ID: 095AC019
6th Council District

Variance Request:

1) Reduce the required parking for mixed use occupancy from 10 to 0 (Article V, Section 7.D.1. Table 1)

As per plan submitted to save two 100-plus year old oak trees to the rear of an existing building in the C-3 (General Commercial District).

File: 10-C-19-VA
Applicant: Joseph DaMommio
Address: 1812 Prosser Rd.
Zoning: I-2 (Restricted Manufacturing and Warehousing District)

Parcel ID: 070ND005
4th Council District

Variance Request:

1) Reduce the front yard setback in an I-2 zone for a commercial building addition from 25' to 14.99' (Article 4, Section 2.3.1.E.2.)

As per plan submitted to build an addition to an existing building in the I-2 (Restricted Manufacturing and Warehousing District).

File: 10-D-19-VA
Applicant: The 9 Group (Shailesh Patel)
Address: 1100/1104/1110/1114 Clinch Ave.
Zoning: O-1 (Office, Medical and Related Services) District

Parcel ID:
094MG012, 094MG011,
094MG010, 094MG008,
094MG007
1st Council District

Variance Request:

1) Reduce the required front yard setback in an O-1 zone on Twelfth St. from 25' to 0' (Article IV, Section 2.2.1.D.1.)

- 2) Reduce the required front yard setback in an O-1 zone on Clinch Ave. from 25' to 0' (Article IV, Section 2.2.1.D.1.)
- 3) Reduce the required front yard setback in an O-1 zone on Eleventh St. from 25' to 0' (Article IV, Section 2.2.1.D.1.)
- 4) Reduce the required side yard setback in an O-1 zone along the existing alley from 15' to 0' (Article IV, Section 2.2.1.D.2.)
- 5) Increase the required maximum lot coverage in an O-1 zone from 35% to 95% (Article IV, Section 2.2.1.D.5.b.)
- 6) Increase the height maximum in an O-1 zone from 45' to 85' (Article IV, Section 2.2.1.E.2.)
- 7) Reduce the required parking for a hotel from 1 space per lodging unit to .95 space per lodging unit (Article V, Section 7.D.1. Table1)
- 8) Reduce the minimum distance between a driveway and the intersecting street from 50' to 28' (Article V, Section 7.H.2.a. Table 5)

As per plan submitted to build a new hotel and parking garage in the O-1 (Office, Medical and Related Services) District.

File: 10-E-19-VA
Applicant: Justin Vaughn
Address: 2430 Jefferson Ave.
Zoning: R-1A (Low Density Residential) District

Parcel ID: 082JQ010
6th Council District

Variance Request:

- 1) To allow an alley to be the primary means of vehicular ingress and egress in an R-1A zone (Article V, Section 6.D.9)

As per plan submitted to create parking spaces for a new single family dwelling in the R-1A (Low Density Residential) District.

OTHER BUSINESS

The next BZA meeting is November 21, 2019 in the Small Assembly Room.

ADJOURNMENT