



BOARD OF ZONING APPEALS

AGENDA

December 19, 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 December 19, 2019 meeting at 4:00 pm in the Small Assembly Room, Main floor of the 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 461 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

November 21, 2019 meeting.

OLD BUSINESS

File: 10-D-19-VA **Parcel ID:** 094MG012, 094MG011, 094MG010
Applicant: The 9 Group (Shailesh Patel) 094MG008, 094MG007
Address: 1100/1104/1110/1114 Clinch Ave. 1st Council District
Zoning: O-1 (Office, Medical and Related Services) District

Variance Request:

1) Reduce the minimum distance between a driveway and an intersecting street from 50' to 33.9' (Article 5, 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, 1st Council District.

File: 11-I-19-VA **Parcel ID:** 095OB02701, 095OB02801, 095OB03004
Applicant: Michael Davis 095OB03003, 095OB03002
1st Council District
Address: 931 Langford Ave.
Zoning: SW-2 (River Road, Goose Creek ROW and Island Home Ave. District)

Variance Request:

Empire Block: 1) Reduce the minimum required building frontage at setback for a principal building in an FD-SW-2 district from 75% to 32.3% for Building "A" along Empire St. (Article 4 Section 4.1.3.C.4)

Dixie Block: 2) Reduce the minimum required building frontage at setback for a principal building in an FD-SW-2 district from 75% to 49.2% for Building "F" along Waterfront Dr. (Article 4 Section 4.1.3.C.4)

Claude Block: 3) Reduce the minimum required building frontage at setback for a principal building in an FD-SW-2 district from 75% to 69.6% for Building "H" along Waterfront Dr. (Article 4 Section 4.1.3.C.4)

Barber Block: 4) Reduce the minimum required building frontage at setback for a principal building in an FD-SW-2 district from 75% to 62% for building "K" along Waterfront Dr. (Article 4 Section 4.1.3.C.4)

As per plan submitted to construct a 230-unit multi-family development in the SW-2 (River Road, Goose Creek ROW and Island Home Ave.) District.

NEW BUSINESS

File: 12-A-19-VA
Applicant: New River Properties
Address: 1509 Grainger Ave.
Zoning: R-1A (Low Density Residential) District

Parcel ID: 082IB009
4th Council District

Variance Request:

1) To reduce the minimum required width of a lot for a single family residence in an R-1A zone from 75' to 25' (Article 4, Section 2.1.2.D.4.a)

As per plan submitted to renovate a house in the R-1A (Low Density Residential) District.

File: 12-B-19-VA
Applicant: Southern Signs, Inc.
Address: 7325 Middlebrook Pike
Zoning: C-1 (Neighborhood Commercial) District

Parcel ID: 106JD030
3rd Council District

Variance Request:

1) Reduce the minimum required front setback of a monument sign in a C-1 zone from 10' to 0' (Article 8, Section 7.1.a)

2) Increase the maximum overall height of a monument sign in a C-1 district from 6' to 6'4" (Article 8, Section 11.6.e.2)

As per plan submitted to install a new monument sign in the C-1 (Neighborhood Commercial) District.

File: 12-C-19-VA
Applicant: Herberto Hernandez
Address: 116 Green Rd.
Zoning: C-4 (Highway and Arterial Commercial) District

Parcel ID: 13719304
1st Council District

Variance Request:

1) Reduce the minimum parking space requirement for a restaurant from 18 to 14 (Article 5, Section 7.D.1.Table 1.31.)

As per plan submitted to renovate an existing Radio Shack into a restaurant in the C-4 (Highway and Arterial Commercial) District.

File: 12-D-19-VA
Applicant: C3 Studio, LLC
Address: 1119 Sevier Ave.
Zoning: FD-SW-3 (Sevier Avenue) District

Parcel ID: 095OA041
1st Council District

Variance Request:

1) To reduce the minimum width of a landscaping buffer from 10' to 0' for a parking lot that adjoins a public street in an FD-SW-3 district (Article IV, Section 4.1.4.D.b)

2) To reduce the minimum width of a parking aisle from 26.0 feet to 24 feet 8 inches (Article V, Section 7.E.d)

As per plan submitted to maximize parking for a pre-existing, non-conforming structure in the FD-SW-3 (Sevier Avenue) District.

File: 12-E-19-VA
Applicant: Chad Smock
Address: 1526 Coleman Rd.
Zoning: O-3 (Office Park) District

Parcel ID: 107GC012
2nd Council District

Variance Request:

1) Reduce the minimum driveway width from 20 feet to 18 feet (Article V, Section 7.H.3.c)

As per plan submitted to construct an 18 ft. roadway in the O-3 (Office Park) District.

File: 12-F-19-VA
Applicant: T and T Signs, Inc.
Address: 7535 Mountain Grove Dr.
Zoning: C-3 (General Commercial) District

Parcel ID: 13723523
1st Council District

Variance Request:

1) Increase the maximum overall height of a secondary detached monument sign in a C-3 zone from 8' to 22' (Article VIII, Section 11.6.b.3)

As per plan submitted to install a road sign in the C-3 (General Commercial) District.

OTHER BUSINESS

The next BZA meeting is January 16, 2019 in the Small Assembly Room.

ADJOURNMENT