

**CITY OF KNOXVILLE  
BOARD OF ZONING APPEALS  
MEETING AGENDA  
September 17, 2015**

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 17, 2015, meeting at 4:00 p.m. in the Small Assembly Room, City/County Building, 400 Main Street, Knoxville, TN.** Data pertinent to this amendment may be seen in the office of City of Knoxville Inspections Division, 5<sup>th</sup> 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 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. § 8-44-101, et seq.**

An agenda review meeting is held at 3:00 p.m. 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.**

If any applicant is denied, a new application for the same proposal shall not be accepted for a period of one (1) year from the date of the denial.

**CALL TO ORDER**

**ROLL CALL**

**APPROVAL OF MINUTES**

August 20, 2015 minutes

**OLD BUSINESS**

**File: 7-E-15-VA  
Applicant: Courtland Group  
Address: 317 Ogden Street  
Zoning: C-3 (General Commercial)  
6<sup>th</sup> Council District**

**Parcel ID: 094EF011**

**Variance Requests:**

1. Reduce the minimum required Ogden Street front yard setback from 25 ft. to 0 ft. per Article 4, Section 2.2.6.E.1.
2. Reduce the minimum required W. Magnolia Avenue front yard setback from 25 ft. to 0 ft. per Article 4, Section 2.2.6.E.1.
3. Increase the maximum permitted lot coverage from 75% to 77% per Article 4, Section 2.2.6.E.4.
4. Reduce the minimum number of required parking spaces from 44 spaces to 0 spaces per Article 5, Section 7.A.3.a.Table.

As per submitted plan to permit construction of a mixed use development in a C-3 (General Commercial) District, 6<sup>th</sup> Council District.

**File:** 7-F-15-VA  
**Applicant:** Ben Garlington, Architect  
**Address:** 708 Washburn Road  
**Zoning:** R-2 (General Residential) District  
6<sup>th</sup> Council District

**Parcel ID:** 107EE010

**Variance Requests:**

1. Reduce the minimum number of required parking spaces from 40 spaces to 30 spaces per Article 5, Section 7.A.3.a.Table.
2. Reduce the minimum lot area required for a church from 30,000 sq. ft. to 20,473.2 sq. ft. per Article 4, Section 2.1.6.D.5.f.
3. Reduce the minimum drive aisle width for 90 degree parking from 26 ft. to 21 ft. per Article 5, Section 7.A.4.a.2.Table.
4. Reduce the required side yard setback from 5 ft. to 2 ft. per Article 5, Section 7.A.2.c.

As per submitted plan to permit reconstruction of a church in an R-2 (General Residential) District, 6<sup>th</sup> Council District.

**File:** 8-C-15-VA  
**Applicant:** Terrence McDonough  
**Address:** 1208 Kenyon Street  
**Zoning:** R-1A/H-1 (Low Density Residential / Historic Overlay) District  
4<sup>th</sup> Council District

**Parcel ID:** 081LD014

**Variance Request:**

Increase the maximum permitted lot coverage from 30% to 43% per Article 4, Section 2.1.2.D.6.a.

As per submitted plan to permit demolition and reconstruction of an existing carport in an R-1A/H-1 (Low Density Residential / Historic Overlay) District.

**NEW BUSINESS**

**File:** 9-A-15-VA  
**Applicant:** Alicia McAuley, Michael Brady, Inc.  
**Address:** 104 N. Seven Oaks Drive  
**Zoning:** SC-3 (Regional Shopping Center) District  
2<sup>nd</sup> Council District

**Parcel ID:** 132-02515

**Variance Request:**

Increase the maximum permitted distance a canopy may extend into the required rear yard from 3 ft. to 16.38 ft. per Article 5, Section 6.B.1.ii.3.

As per submitted plan to permit construction of a canopy over an existing patio in an SC-3 (Regional Shopping Center) District.

**File:** 9-B-15-VA  
**Applicant:** The Historic Sherrill House Partnership  
**Address:** 9320 Kingston Pike  
**Zoning:** PC-1 / H-1(k) (Retail and Office Park / Historic Overlay (conditioned)) District  
2<sup>nd</sup> Council District

**Parcel ID:** 132-02709

**Variance Request:**

Reduce the minimum required drive aisle width from 26 ft. to 22 ft. for a parking lot with 90 degree parking per Article 5, Section 7.A.4.a.2.Table.

As per submitted plan to permit renovation of this historic structure in a PC-1/H-1(k) (Retail and Office Park / Historic Overlay (conditioned)) District.

**File:** 9-C-15-VA  
**Applicant:** Ben Kershaw  
**Address:** 937 N. Broadway **Parcel ID: 081MS004**  
**Zoning:** C-3 (General Commercial) District  
4<sup>th</sup> Council District

**Variance Request:**

Reduce the minimum number of required parking spaces from 59 spaces to 5 spaces per Article 5, Section 7.A.3.a.Table.

As per submitted plan to permit a change of use to an eating and drinking establishment in a C-3 (General Commercial) District.

**File:** 9-D-15-VA  
**Applicant:** Berry Engineers, LLC  
**Address:** 5517 Ball Camp Pike **Parcel ID: 093AE00202**  
**Zoning:** C-3 (General Commercial) District  
3<sup>rd</sup> Council District

**Variance Requests:**

1. Reduce the minimum number of required parking spaces from 212 spaces to 194 spaces per Article 5, Section 7.A.3.a.Table.
2. Increase the maximum permitted curb cut length from 60 ft. to 146 ft. per Article 5, Section 7.B.3.c.Table.

As per submitted plan to permit construction of a fueling center in a C-3 (General Commercial) District.

**File:** 9-E-15-VA  
**Applicant:** Stovers LLC, Holston Properties LLC  
**Address:** 4505 Asheville Hwy **Parcel ID: 071ID018**  
**Zoning:** C-6(k) (General Commercial Park (conditioned)) District  
6<sup>th</sup> Council District

**Variance Requests:**

1. Reduce the minimum number of required parking spaces from 178 spaces to 97 spaces per Article 5, Section 7.A.3.a.Table.
2. Reduce the minimum required width of terminal islands 5 ft. to 0 ft. per Article 5, Section 7.A.5.b.3.

As per submitted plan to permit reconfiguration of the existing parking and outdoor storage area in a C-6 (k) (General commercial Park (conditioned)) District.

**File:** 9-F-15-VA  
**Applicant:** Brian Hann  
**Address:** 3701 Sevierville Pike **Parcel ID: 109KD001 & 109KD00202**  
**Zoning:** C-1 (Neighborhood Commercial) District  
1<sup>st</sup> Council District

**Variance Request:**

Reduce the minimum number of required parking spaces from 33 spaces to 15 spaces per Article 5, Section 7.A.3.a.Table.

As per submitted plan to permit conversion of existing building for mixed use in a C-1 (Neighborhood Commercial) District.

**File:** 9-G-15-VA  
**Applicant:** Karen Black-Cook and Jon Cook  
**Address:** 4700 Treybrooke Lane  
**Zoning:** R-1 (Low Density Residential) District  
4<sup>th</sup> Council District

**Parcel ID:** 049HF009

**Variance Request:**

Increase the maximum permitted height for an opaque fence in the required front yard from 3.5 ft. to 6 ft. per Article 5, Section 6.C.2.

As per submitted plan to permit construction of a 6 ft. high privacy fence in an R-1 (Low Density Residential) District.

**File:** 9-H-15-VA  
**Applicant:** Kelley Hicks  
**Address:** 407 McConnell Street  
**Zoning:** R-2 (General Residential) District  
6<sup>th</sup> Council District

**Parcel ID:** 095BF023

**Variance Requests:**

1. Reduce the minimum number of required parking spaces from 106 spaces to 103 spaces per Article 5, Section 7.A.3.a.Table.
2. Increase the maximum permitted building height from 35 ft. to 37.79 ft. per Article 4, Section 2.1.6.F.
3. Increase the intensity of lot area use from 90 units on 141,000 sq. ft. to 90 units on 135,000 sq. ft. per Article 4, Section 2.1.6.D.5.
4. Increase the maximum permitted building height for an accessory structure from 15 ft. to 16.79 ft. per Article 4, Section 2.1.6.F.

As per submitted plan to permit construction of an attached residential development and pavilion in a R-2 (General Residential) District.

**File:** 9-I-15-VA  
**Applicant:** Merchants Retail Partners LLC  
**Address:** 1644 Ailor Avenue  
**Zoning:** C-4 (Highway and Arterial Commercial) District  
6<sup>th</sup> Council District

**Parcel ID:** 094KL001 – 004,  
094KL015 – 016 &  
094KL01601

**Variance Requests:**

1. Reduce the minimum required N. Seventeenth Street front yard setback from 50 ft. to 20 ft. per Article 4, Section 2.2.7.E.2.a.
2. Reduce the minimum required Euclid Avenue front yard setback from 35 ft. to 20 ft. per Article 4, Section 2.2.7.E.2.b.
3. Reduce the minimum lot area required for a self-storage facility from 2 acres to 1.51 acres per Article 5, Section 3.F.7.d.

As per submitted plan to permit the construction of a self-storage facility in a C-4 (Highway and Arterial Commercial) District.

**OTHER BUSINESS**

The next BZA meeting is October 15, 2015.

**ADJOURNMENT**